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Kary Ka Wai HO/PLAND

寄件者: CHAN, Sam Sun Yau <[REDACTED]>
寄件日期: 2026年5月27日星期三 12:13
收件者: Kary Ka Wai HO/PLAND
副本: [REDACTED]
主旨: FW: Planning Application No. A/SK-TMT/87 - Proposed Public Utility Installation (Underground Cable) and Associated Excavation of Land, Government Land in D.D. 216, Near Tai Wan, Sai Kung - Departmental Comments
附件: A_SK-TMT_87_Dept Comment_Batch 2 (as at 20260428).pdf; Form No. S.16-I_Sep 2023_WESK2025-0201-0120260304 part B.pdf; A_SK-TMT_87_Dept Comment_Batch 1 (as at 20260324).pdf
類別: Internet Email

Dear Kary

As discuss, page 10 is updated and amended.

Dear all

We would like to response your comment Batch 1&2. For further enquiry, please feel free to contact Sam Chan and landowner representative – Albert Lau

Detail of landowner representative

Planning Application No.: A/SK-TMT/87
Address: G/F DD 216 Lot 482, Tai Wan, Sai Kung
Applicant: S&Y CONSTRUCTION LIMITED
Authorized Signatory: Albert Lau
Contact No.: [REDACTED]
Email: [REDACTED]

Confirmation and Declaration (provided by Albert Lau)

The undersigned confirms that all information provided in this letter is true, accurate and complete. The land use, agricultural facilities and electricity demand comply with the requirements for agricultural land use.

We undertake to fully cooperate with the AFCD and Planning Department in the review process and provide any further documentation as required.

We also confirm that the site will be used strictly for agricultural farming purposes, without unauthorised change of use, unauthorised structures or any public commercial activities.

There is supplementary information for responding comments shown below. Thank you for your attention

Response to Comments from AFCD (provided by Albert Lau)

- a) Details of Agricultural Electricity Usage

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The site is strictly for agricultural farming purposes only and will not be open to the public. All electricity supply is for agricultural operations and daily farm management, as detailed below:

a) Lighting

The farm is located on a hillside with no existing lighting. When farming work continues until dusk or at night, the area is completely dark, creating a high risk of work accidents. Stable electricity for lighting is essential for on-site work safety.

b) Irrigation

The farmland is situated on high ground, while the water source is from a stream at a lower level. Electricity is required to power water pumps to lift water from the stream to the farmland for distribution across different zones, ensuring the survival and healthy growth of crops.

c) Weeding

Trees and weeds inside and around the farm are dense and fast-growing. To protect the environment and avoid using herbicides that damage soil quality, electric machinery is needed for regular trimming and weeding. Therefore, a reliable power supply for such equipment is essential.

d) Water Heater

During hot weather, farmers and on-site staff need safe drinking water. Without electricity, boiled water is unavailable. Drinking untreated stream or rainwater may introduce bacteria and cause health hazards. Electricity for a water heater is necessary to ensure safe drinking water.

e) CCTV

As part of agricultural support facilities, the CCTV system requires continuous and stable electricity for site security and property protection.

b) Agricultural Structures and On-site Facilities

1. there are no permanent agricultural structures on site. Only containers are used as temporary supporting facilities for agricultural production, for storage of crops, farming tools and materials, without any unauthorised structures.

2. The site is not participating in the Organic Farming Support Service Scheme, Voluntary Registration Scheme, Accredited Farm Scheme, or "Agri enJoy" Scheme. The land is used exclusively for agricultural farming with no other commercial or educational uses.

Response to Queries from Planning Department (provided by Albert Lau)

a) Land Use of Lot 482

Its core use is agricultural farming, with no public visits, experience activities, educational programmes or other commercial operations.

b) On-site Farming and Facilities

1. The lot is designated for agricultural cultivation, used solely for crop planting and related farming activities.

2. Only agricultural supporting facilities are provided, including containers, irrigation equipment, electric weeding tools and CCTV. No residential, commercial or educational buildings are proposed.

c) whether the Lot will be open to public

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The lot is not open to the public.

d) Site Inspection

The company fully cooperates with site inspections arranged by the Planning Department and relevant authorities. For on-site verification of land use, facilities and farming conditions, please contact the authorized signatory by phone to arrange an appointment.

Comments from Chief Engineer/Construction, Water Supplies Department (WSD):

Contact Person: Ms. NG Wan Ki, Maye

Tel.: 2152 5759

Please note the following comments on the subject application:

The site under the subject application is located within the Water Gathering Grounds (WGG). See the enclosed sketch for information. In view of above, the applicant is requested to comply with the Conditions for Working within Water Gathering Ground as enclosed.

Applicant Reply

Our contractor will undertake the measurement control to comply with the Conditions for Working within Water Gathering Ground as enclosed.

Comments from Director of Environmental Protection:

Contact Person: Mr. LI Chun Leung, Alan

Tel.: 2835 1114

Please note the following comments on the subject application:

The applicant is advised to adopt the recommended pollution control measures during construction to minimize the potential environmental impacts to the surroundings. Details of the pollution control measures are available at EPD website

https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html.

Applicant Reply

Our contractor will undertake environmental protection measures to reduce the environmental impacts arising from the execution of the Works. Also we will apply method of working to minimise the effects on the air, noise, water quality as well as nuisance of waste within and outside the Site.

Comments from the District Lands Officer/Sai Kung, Lands Department:

Contact Person: Mr. CHAN Ying Kit

Tel.: 2792 5288

Please note the following comments on the subject application:

A portion of the application site falls within Government Land Licence No. S10103 for the purpose of unimproved grazing and grass cutting and the growing of pine trees on a non-commercial basis. The applicant is required to consult the licensee concerned prior to the commencement of the works;

A portion of the application site also falls within water gathering grounds. Water Supplies Department should be consulted prior to the commencement of the works;

The application site is in the vicinity of the boundaries of Slope No. 8SW-A/CR303(1) and Simplified Temporary Land Allocation No. STLA-TSK 400 which has been allocated to Slope Maintenance Section, Lands Department. The applicant is required to consult Slope Maintenance Section, Lands Department prior to the commencement of the works.

Applicant Reply

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Before the site construction, we will apply written applications to corresponding authorities to seek the comment and execute the preventive measures.

Comments from the Urban Design & Landscape Section, Planning Department:

Contact Person: Mr. HO Chi Kong, George

Tel.: 3565 3952

Please note the following comments on the subject application:

The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval.

Applicant Reply

Before the site construction, we will carry on an existing tree and plant assessment. No tree pruning, transplanting, and felling is required. The new installations will be kept a 2m distance of the existing tree. we will employ plant contractor to reinstate affected grass and plant area.

Comments from the Director of Fire Services:

Contact Person: Mr. LI Chi Fung

Tel.: 2733 5844

Please note the following comments on the subject application:

It was noted that the application area includes one of the accesses to “南丫” (north to the application area). Where there is a village at that area. Attached please find the map for your kind reference.

To ensure that firefighting and rescue operations in the affected village are not impeded, the applicant shall submit additional information regarding the excavation works, **specifically the width of the access road that will be retained throughout the excavation works.**

Applicant Reply

Before the site construction, we will apply written an application to corresponding authorities to seek the comment and execute the preventive measures. We will carry on the reinstatement work by sections ensure enough width of the access road be retained throughout the excavation works.

Comments from Director of Electrical and Mechanical Services:

Contact Person: Mr. Nick WONG/
Mr. Simon WONG

Tel.: 2808 3110/
2808 3229

Please note the following comments on the subject application:

Electricity Safety

In the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier for the requisition of cable plans and overhead line alignment drawings, where applicable, to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working

the vicinity of the electricity supply lines.

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Town Gas Safety

Please note that there is a high pressure underground town gas pipe running along Tai Mong Tsai Road near the application site.

It is noticed that excavation works will be conducted for this application. As a general reminder, please liaise with The Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the works site and any required minimum set back distance away from them.

Please observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition" for reference. The webpage address is:

[https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf)

Applicant Reply

Before the site construction, we will carry on a underground detection locating the underground utilities. If there are any enquiry and uncertain, we will contact corresponding utilities company for further advise and review.

Best Regards

Sam Chan

Manager

Distribution Circuits

Kum Shing (K.F.) Construction Company Limited

Tel [REDACTED]

Kum Shing Group 金城營造集團

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

CLP has received an application for the provision of new electricity supply for Lot 482 in D.D. 216 for agricultural purposes. The location is near Tai Mong Tsai Road, Sai Kung. To enhance the supply network to Tai Wan, the planning proposal is extension of the existing power network. It is necessary to install underground cables (380V) to connect to the existing electrical network. The existing and nearest sufficient power source is planned to connect this electrical system and meter box inside Lot 482 provided by our customer. This application is applied for excavation on government land only.

Given that the proposed installation is located within the CA, there are no feasible alternatives for the proposed works other than installing cable in this zone. The laying of new underground cables in the caption will have minimal impact on the existing landscape of the CA. There will be no visual impact after the completion of the underground cable installation. The application sites will be backfilled upon completion of installation works

Power supply from CLP underground cable is stable, clean, and no pollutant to surrounding environment. Other means like solar panel cannot generate the power at rainy day and nighttime. On the other hand, power generation using mobile generator will generate heat, exhausted gas and noise. It may have an environment impact to surrounding. In conclusion, this method represents the best approach with the least environmental impact for this application. The main uses of electricity for applicant are

a) Lighting

The farm is located on a hillside and lacks lighting. Whenever we work until dusk/night, it is pitch dark and lighting is extremely needed, otherwise work accidents are prone to occur.

b) Irrigation

The farmland is on a higher hillside, and the water source is in a lower mountain stream. Irrigation requires water to be pumped from the lower mountain stream to the farm for irrigation in different corners to ensure that the crops can survive.

c) Weeding

There are numerous trees/weeds inside and outside the farm, which are growing rapidly. In order to protect the environment and not use herbicides to damage the soil quality, it is necessary to use electric machinery to cut it off from time to time, so electrical power equipment is extremely needed;

d) Water heater

Farmers and staff working in hot weather need to replenish their bodies with water. Without electricity supply, they cannot drink boiled water. If you drink rainwater from mountain streams, bacteria may enter your body and cause permanent harm to your body.

e) CCTV

As part of stated agricultural equipment, a non-stop and stable electricity for CCTV system is necessary for security and property protection.