

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/1272

Applicant : CLP Power Hong Kong Limited

Site : Government Land (GL) in D.D. 110, Tai Kong Po, Kam Tin North, Yuen Long

Site Area : About 11.99m²

Land Status : GL

Plan : Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11

Zoning : “Agriculture” (“AGR”)

Application : Proposed Public Utility Installation (PUI) (High Voltage (HV) Pillar)

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed PUI (HV pillar) at the application site (the Site) falling within an area zoned “AGR” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “AGR” zone, ‘PUI’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently vacant and largely vegetated (**Plan A-4**).
- 1.2 The Site is accessible from Kong Po Road (**Plans A-1 and A-2**). According to the applicant, two HV pillars (3.32m (L) x 1.78m (W) x 2.57m (H) each) of about 11.82m² in total floor area (**Drawings A-1 to A-2b**) (the proposed installation) are proposed at the Site to address the anticipated growing demand for electricity in Tai Kong Po area. It also involves associated excavation works at the entire Site with a depth of about 2m. The site layout plan and section plans submitted by the applicant are at **Drawings A-1, A-2a and A-2b** respectively.
- 1.3 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with attachments received on (**Appendix I**) 6.8.2026
 - (b) Further information (FI) received on 14.9.2026* (**Appendix Ia**)

* *accepted and exempted from publication and recounting requirements*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FI at **Appendices I and Ia**, as summarised below:

- (a) taking into account the anticipated growing demand for electricity from the existing users and new Small House developments in Tai Kong Po area, the proposed HV pillars are considered essential facilities to alleviate the heavy loading condition of existing electricity supply facilities and enhance the reliability of the electricity supply system in the area;
- (b) the proposed HV pillars are specially designed electrical equipment that occupy an area of less than 12m². They are prefabricated, totally-enclosed equipment that are easy to install, maintenance-free and made of fireproof materials. Their impacts on the nearby areas and local traffic are minimal. Also, no felling of tree will be involved under the application; and
- (c) the applicant has explored alternative sites on GL in Tai Kong Po area. However, none of those sites are feasible due to insufficient space for cable laying and the access roads being too narrow for transporting the proposed HV pillars. Considering the spatial requirements, equipment delivery routings, proximity to load centre, etc., the Site has been identified as the only feasible option.

3. Compliance with the “Owner’s Consent/Notification” Requirements

As the Site involves GL only, the “owner’s consent/notification” requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) are not applicable to the application.

4. Previous Application

There is no previous application at the Site.

5. Similar Application

There is no similar application for PUI use within the same “AGR” zone in the vicinity of the Site.

6. The Site and its Surrounding Areas (Plans A-1 to A-4)

6.1 The Site is:

- (a) currently vacant and largely vegetated; and
- (b) accessible from Kong Po Road.

- 6.2 The surrounding areas are rural in character with mainly open storage yards, domestic dwellings, animal boarding establishment, hobby farm, active farmland, woodland/grassland and vacant land. To its east is Kong Po Road and a watercourse running from northwest to south. To its further southwest is the village ‘environs’ of Tai Kong Po (**Plan A-1**).

7. Planning Intention

The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

8. Comments from Relevant Government Departments

- 8.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

- 8.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) no adverse comment on the application;
- (b) no permission is given for occupation of GL (about 11.99m² subject to verification) included in the Site. Any occupation of GL without Government’s prior approval is not allowed; and
- (c) advisory comments are at **Appendix II**.

Agriculture and Nature Conservation

- 8.1.2 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) the Site falls within the “AGR” zone and is generally abandoned. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed installation is not supported from agricultural perspective; and
- (b) no comment on the application from nature conservation perspective.

Environment

8.1.3 Comments of the Director of Environmental Protection (DEP):

- (a) no objection to the application from environmental planning perspective;
- (b) there was no environmental complaint received against the Site in the past three years; and
- (c) advisory comments at **Appendix II**.

Landscape

8.1.4 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) no adverse comment on the application from landscape planning perspective;
- (b) based on the aerial photo taken in October 2024, the Site was situated in an area of rural inland plain landscape character comprising village houses, open storage sites/warehouses, farmland, scattered tree groups and a river channel. The proposed installation is considered not incompatible with the landscape setting in the proximity;
- (c) with reference to the above aerial photo and the site photos taken in August 2026, the Site was largely covered with wild plants. No trees were observed within the Site. According to the Application Form, no tree felling will be involved; and
- (d) in view of the above, significant adverse landscape impact arising from proposed installation is not anticipated.

Electricity Supply Safety

8.1.5 Comment of the Director of Electrical and Mechanical Services (DEMS):

- (a) no particular comment on the application from electricity supply safety perspective; and
- (b) advisory comments are at **Appendix II**.

Drainage

8.1.6 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) no in-principle objection to the application from public drainage viewpoint, considering that the drainage impact should be minimal

due to the small site area and that no existing watercourses would be affected; and

- (b) advisory comments are at **Appendix II**.

Traffic

8.1.7 Comments of the Commissioner for Transport (C for T):

- (a) no adverse comment on the application from traffic engineering perspective; and
- (b) advisory comments are at **Appendix II**.

8.1.8 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) no objection to the application on the understanding that there is and will be no vehicular access to/from the Site; and
- (b) advisory comments are at **Appendix II**.

District Officer's Comments

8.1.9 Comments of the District Officer (Yuen Long), Home Affairs Department:

- (a) no comment on the application; and
- (b) his office has not received comment from locals on the application upon close of consultation.

8.2 The following government departments have no objection to or no adverse comment on the application.

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Director of Fire Services;
- (c) Project Manager (West), Civil Engineering and Development Department; and
- (d) Chief Building Surveyor/New Territories West, Buildings Department.

9. Public Comment Received During Statutory Publication Period

On 14.8.2026, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

10. Planning Considerations and Assessments

- 10.1 The application is for proposed PUI (HV pillar) at the Site zoned “AGR” on the OZP (**Plan A-1**). The proposed installation is not in line with the planning intention of “AGR” zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. Although DAFC does not support the application from agricultural perspective, according to the applicant, the proposed installation at the Site, which is small in size and scale (about 11.99m²), is considered essential to ensure reliable electricity supply to the residents of Tai Kong Po area (**Plan A-1**). Moreover, the Site sitting on GL abutting the access road (i.e. Kong Po Road) is the most suitable location in view of the sufficient width of the access road for transporting the prefabricated HV pillars to the Site and their proximity to the existing electricity network. DLO/YL, LandsD and DEMS have no adverse or particular comment on the application.
- 10.2 The Site is currently vacant and largely vegetated, but no trees were observed within the Site (**Plan A-4**). The proposed installation is considered not incompatible with the surrounding areas which are rural in character with open storage yards, domestic dwellings, animal boarding establishment, hobby farm, active farmland, woodland/grassland and vacant land. CTP/UD&L, PlanD has no adverse comment on the application from landscape planning perspective, and considers that the proposed installation is not incompatible with landscape setting in the proximity and significant adverse landscape impact arising from the proposed installation is not anticipated.
- 10.3 Other relevant government departments consulted including DEP, CE/MN, DSD, C for T and CHE/NTW, HyD have no objection to or no adverse comment on the application. To address the technical requirements of concerned departments, appropriate advisory clauses are recommended in **Appendix II**. It is also recommended to advise the applicant to follow the good engineering practice set out in “Recommended Pollution Control Clauses for Construction Contracts” and meet the statutory requirements under relevant environmental legislation in order to minimise any potential environmental nuisance caused by the proposed installation.

11. Planning Department’s Views

- 11.1 Based on the assessments made in paragraph 10 above, PlanD has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 25.9.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The recommended advisory clauses are attached at **Appendix II**.
- 11.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members’ reference:

the proposed public utility installation is not in line with the planning intention of the “AGR” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 12.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 12.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

13. Attachments

Appendix I	Application Form with attachments received on 6.8.2026
Appendix Ia	FI received on 14.9.2026
Appendix II	Recommended advisory clauses
Drawing A-1	Layout plan
Drawings A-2a and A-2b	Section plans
Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Aerial photo
Plan A-4	Site photos

**PLANNING DEPARTMENT
SEPTEMBER 2026**