

RNTPC Paper No. A/NE-LT/767 to 769
For Consideration by
The Rural and New Town Planning
Committee on 5.7.2024

APPLICATIONS FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATIONS NO. A/NE-LT/767 to 769

(for 1st Deferment)

- Applicant** : CLP Power Hong Kong Limited represented by Kum Shing (K.F.)
Construction Company Limited
- Sites** : Government Land in D.D. 25 Tai Om Shan Village, Lam Tsuen, Tai Po,
New Territories
- Sites Areas** : About 34m² (Application No. A/NE-LT/767)
About 65.5m² (Application No. A/NE-LT/768)
About 296m² (Application No. A/NE-LT/769)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11
- Zonings** : “Agriculture” (“AGR”) (25%) (Application No. A/NE-LT/767)
and “Conservation Area” (“CA”) (75%)
“CA” (Application No. A/NE-LT/768)
“AGR” (Application No. A/NE-LT/769)
- Applications** : Proposed Public Utility Installation (Application No. A/NE-LT/767)
(PUI) (Overhead Line, Pole and Pole
Stay Erection) and Excavation and
Filling of land
Proposed PUI (Underground Cable (Application No. A/NE-LT/768)
Laying, Overhead Line, Pole and Pole
Stay Erection) and Excavation and
Filling of land
Proposed PUI (Underground Cable (Application No. A/NE-LT/769)
Laying and Pole Erection) and
Excavation and Filling of land

1. Background

On 7.5.2024, the applicant seeks planning permissions for proposed PUI (overhead line, underground cable laying, pole and pole stay erection) and associated excavation and filling of land at the application sites (**Plan A-1a to A-1c**).

2. Request for Deferment

On 17.6.2024, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the applications for two months in order to allow more time for preparation of further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for the first deferment as the justification for deferment meets the criteria as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.

3.2 Should the Rural and New Town Planning Committee (the Committee) agree to defer a decision on the applications, the applications will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and can be processed within a shorter time, the applications could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed a period of two months for preparation of FI submission, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the applications will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1a to A-1c

Email dated 17.6.2024 from the applicant's representative
Location Plans