

2403082 By hand 24/12
2024年12月30日

此文件在 收到・城市規劃委員會
只會在收到所有必需的資料及文件後才正式確認收到
申請的資料
30 DEC 2024

Form No. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in
rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SLC/188
	Date Received 收到日期	30 DEC 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

CLP Power Hong Kong Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

KTA Planning Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Government Land at Upper Cheung Sha Beach, South Lantau	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 149 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約	
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 149 sq.m 平方米 <input checked="" type="checkbox"/> About 約	

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23
(e) Land use zone(s) involved 涉及的土地用途地帶	"Coastal Protection Area"
(f) Current use(s) 現時用途	Underground Cable Circuit and Gazetted Beach (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。
- ☐ is not a "current land owner".
並不是「現行土地擁有人」。

☒ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)".
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)".
已取得 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)^{#&}
於 (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on (DD/MM/YYYY)[&]
於 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)[&]
於 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)[&]
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☒ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(d) For Type (d) application 供第(d)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 149 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 1.6 - 2.4 m 米 <input checked="" type="checkbox"/> About 約 (backfilling to the existing ground level only) </div> <div> <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 149 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 2.6 - 3 m 米 <input checked="" type="checkbox"/> About 約 </div> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	Public Utility Installation (Public Utility Pipeline) and Associated Filling and Excavation of Land

(iii) For Type (iii) application 供第(iii)類申請		
(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度	
	Name/type of installation 裝置名稱/種類	Number of provision 數量 Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
	Please refer to supporting note attached.	
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)		

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ About 約

*measured from site formation level at about 185.5mPD.

- ☐ Domestic part 住用部分
- GFA 總樓面面積 sq. m 平方米 ☐ About 約
- number of Units 單位數目 ☐ About 約
- average unit size 單位平均面積 sq. m 平方米
- estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

☐ eating place 食肆

☐ hotel 酒店

☐ office 辦公室

☐ shop and services 商店及服務行業

☐ Government, institution or community facilities
政府、機構或社區設施

☐ other(s) 其他

☐ Open space 休憩用地

☐ private open space 私人休憩用地

☐ public open space 公眾休憩用地

GFA 總樓面面積

..... sq. m 平方米 ☐ About 約

..... sq. m 平方米 ☐ About 約

(please specify the number of rooms
請註明房間數目)

..... sq. m 平方米 ☐ About 約

..... sq. m 平方米 ☐ About 約

(please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積/總
樓面面積)

.....
.....
.....

(please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積/總
樓面面積)

.....
.....
.....

(please specify land area(s) 請註明地面面積)

..... sq. m 平方米 ☐ Not less than 不少於

..... sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....
.....
.....
.....
.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

March 2025

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) South Lantau Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如屬必要，請用獨立紙張說明所擬措施以減低可能之不利影響，否則請提供理據/理由。

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施。否則請提供主線電話。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 149 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 1.6 - 2.4 m 米 <input checked="" type="checkbox"/> About 約 (backfilling to the existing ground level only)</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 149 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 2.6 - 3 m 米 <input checked="" type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tbody> <tr> <td>On environment 對環境</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On traffic 對交通</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On water supply 對供水</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On drainage 對排水</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On slopes 對斜坡</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Affected by slopes 受斜坡影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Landscape Impact 構成景觀影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Tree Felling 砍伐樹木</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Visual Impact 構成視覺影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> </tbody> </table> <p>_____</p> <p>_____</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. Justifications 理由	
<p>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。</p>	
<p>Please refer to Supporting Note attached.</p> <div></div>	


Please refer to Supporting Note attached.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


.....
FOK CHI WAI DAVID

Name in Block Letters
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員
☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☒ RPP 註冊專業規劃師 No. 323
 Others 其他

on behalf of
代表

KTA Planning Limited

☒ Company 公司 / ☐ Organisation 機構 (if applicable) 機構名稱及蓋章（如適用）



Date 日期

24/12/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

@ Ash interment capacity in relation to a columbarium means --

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium,
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Government Land at Upper Cheung Sha Beach, South Lantau		
Site area 地盤面積	149	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	149	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23		
Zoning 地帶	"Coastal Protection Area"		
Applied use/ development 申請用途/發展	Public Utility Installation (Public Utility Pipeline) and Associated Filling and Excavation of Land		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 (CMH only) <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Location Plan, Site Photo		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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By Hand

Our Ref: S3151/IWMF_Cable/24/001Lg

24 December 2024

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG

九龍觀塘海濱道133號
萬兆豐中心16樓K室

電話TEL
傳真FAX
電郵EMAIL

Dear Sir/Madam,

**Public Utility Installation (Public Utility Pipeline) and Associated Filling and Excavation
of Land at Government Land at Upper Cheung Sha Beach, South Lantau**

On behalf of the Applicant, CLP Power Hong Kong Limited, we submit herewith the Application Form No. S16, together with 4 sets of Supporting Note, for the consideration of the Town Planning Board. Authorization Letter, a "Completed Particulars of Applicant and Authorized Agent" and Checklist of Documents are also enclosed with this letter.

Meanwhile, should you have any queries in relation to the above, please do not hesitate to contact Mr Otto Kan at [REDACTED] or the undersigned.

Thank you for your attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

A handwritten signature in blue ink, appearing to read 'David Fok', written over a light blue horizontal line.

David Fok

Encl.

cc. the Applicant

KT/DF/vy



Public Utility Installation (Public Utility Pipeline)
and Associated Filling and Excavation of Land at “Coastal Protection Area”,
Government Land at Upper Cheung Sha Beach, Lantau Island
S16 Planning Application

Supporting Note

Background of the Project

To align with the Government's development of the Integrated Waste Management Facilities (i.e. I.Park) to substantially reduce the bulk size of mixed municipal solid waste and to recover useful resources, i.e. converting waste into electricity, it is required to install new 132kV cable circuits connecting the I.Park to the power grid. The CLP Power Hong Kong Limited (“CLP” or “the Applicant”) is therefore required to install submarine cables connecting the artificial island near Shek Kwu Chau and the CLP's Cheung Sha Substation and construct landing facilities in near Upper Cheung Sha Beach. Since the landing site is within a “Coastal Protection Area” (“CPA”) under the South Lantau Coast Outline Zoning Plan and the gazetted area of Upper Cheung Sha Beach, approval from the Town Planning Board and the Leisure and Cultural Services Department (LCSD) must be obtained before the commencement of excavation work.

The Planning Approval (Planning Application No. A/SLC/160) for the proposed ‘Public Utility Installation’ (public utility pipeline) and associated filling and excavation of land for the installation of 132kV cable circuits (including underground power cables, cable joint bay, cable ducts, cable trough and 2 cable markers) at area zoned “CPA” on the then Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21 was obtained from the Town Planning Board (“TPB”) at its meeting on 9 October 2020.

The installation works of the cable circuits including cable ducts, cable joint bay and cable trough were commenced upon obtaining the Planning Approval. Despite the Applicant's engineering team had conducted preliminary investigation on the underground conditions prior to the commencement of excavation works, during the construction period in between November 2021 and April 2022, a large number of boulders were found under the sandy beach at the originally planned location of the cable joint bay. The employment of heavy machinery would be required to either remove or break the boulders which would not only substantially increase the works area but would also lengthen the construction period for excavation and additional gravel works. These additional works required for constructing the cable joint bay at the original location would impact the construction programme of the I.Park and incur nuisance to the beach users.

Due to the need to adhere to the tight programme of the submarine cable installation works in order not to delay the commissioning date of I.Park in 2025 and the need to complete the works within the non-bathing season, the location of the cable joint bay had to shift eastward for about 30m from the boundary of the Approved Planning Application No. A/SLC/160 to avoid the big boulders upon careful investigation of the condition on site and the location of the cable markers was also shifted accordingly. The adjustments to the cable works do not compromise the safety or cost of the cable installation and do not cause additional impacts on the beach users or ecological resources. Relevant works were completed in Apr 2024. The layout of the cable and the cable markers are shown in **Figure 1** and a photo showing the existing condition is provided in **Figure 2** for information.

In May 2024, CLP applied for the extension of excavation permit ("XP") which was expired in May 2024 for the preparation of works for jointing the land and submarine cables at the cable joint bay at the Upper Cheung Sha Beach during the non-bathing season starting in November 2024. It was found that the works done were outside the application site of the Planning Approval. CLP has decided to suspend all works on site and regularise the cable works by submitting a S16 Planning Application to seek permission from the TPB for the installation of cable circuits in the area that was previously not covered by the Planning Approval. The Application Site falls within "CPA" under the prevailing South Lantau Coast Outline Zoning Plan No. S/SLC/23 and the area of Upper Cheung Sha Beach (GLA-IS 643) under the purview of LCSD. The location of the Application Site is provided in **Figure 3**.



Figure 2: Site Photo

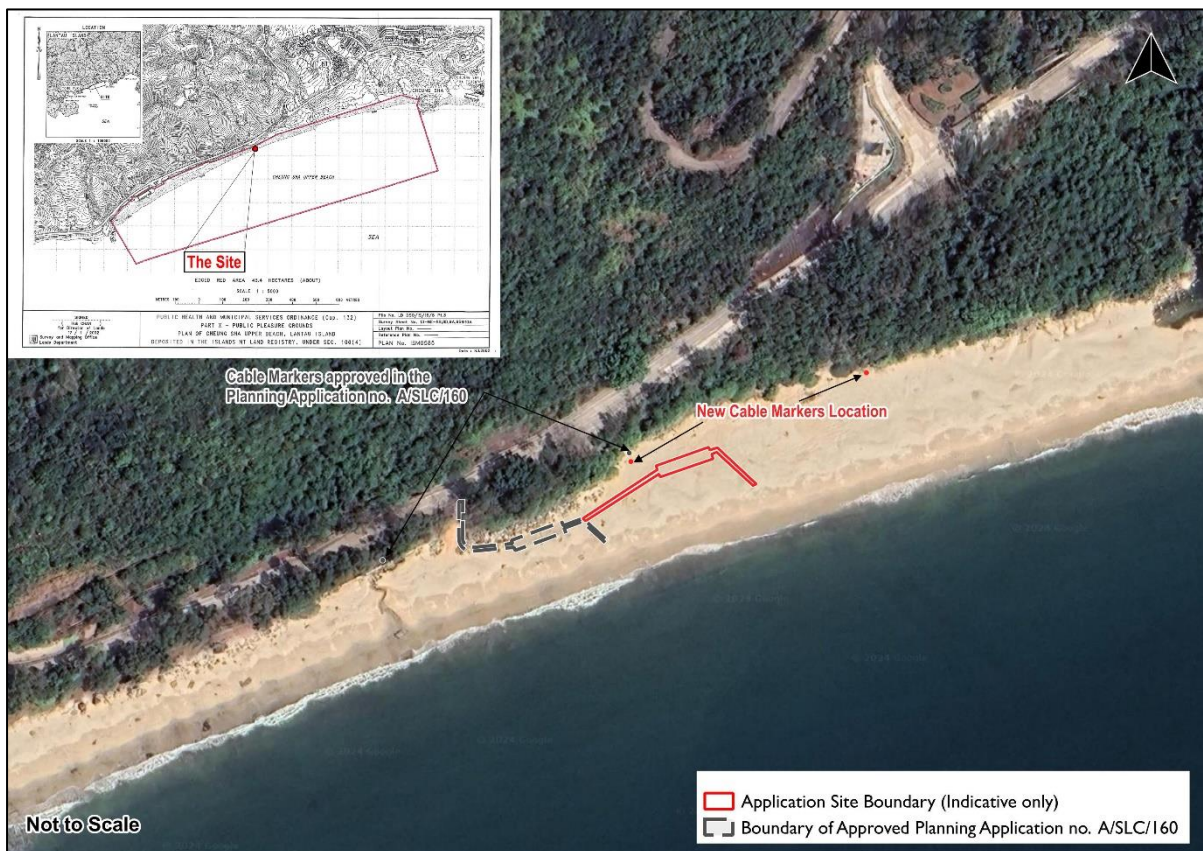


Figure 3: Site Location Plan

The Current Planning Application

The current Planning Application covers the cable duct extended about 30m eastward from the boundary of the Approved Planning Application No. A/SLC/160 and the new location of the cable markers as shown in **Figure 1**. The Application Site also falls within area on the South Lantau Coastal Regulated Area Plan No. RA/SLC/1 gazetted on 15 September 2023. The details of the cable installation works are provided in **Table 1** below:

Table 1 Details of Cable Installation Works

Name of Installation	No. of Provision	Dimension (m) (Length X Width X Height)	Depth (m)
Underground Cable Duct	1	30 x 1.4 x 0.615	3
Underground Joint Bay	1	20 x 4 x 1	2.6
Underground Cable Trough	1	25 x 1 x 0.75	2.8
Aboveground Cable Markers	2	6.3m high steel post with rhombus steel plate (1.2 x 1.2) and with concrete footing (0.75 x 0.75 x 1.5)	/

All other completed works are confined within the area approved under the previous Planning Approval. The area of Government Land involves in this Planning Application is about 149m² which falls within the area allocated to Leisure and Cultural Services Department under GLA-IS 643.

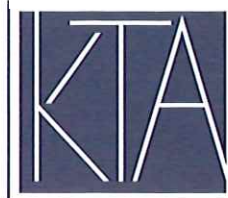
Works to be Conducted in 2025

According to the current project programme, CLP will complete the cable connection project on the beach which will involve excavation works over the cable joint bay (with excavation extent of about 20m x 4m x 1.6m) in February and March 2025 for jointing the cables upon obtaining approval from the TPB. There will be no new installations in the coming stage of work. The CLP power supply circuits can be put into operation by end of April 2025 without affecting the commissioning date of I.Park by 2025. Meanwhile, CLP will apply to Leisure and Cultural Services Department in advance for permission to start construction of Upper Cheung Sha Beach. CLP will also liaise closely with the Environmental Protection Department and its contractor of the I.PARK with regard to the programme and progress of the cable installation works.

Justifications for this Planning Application

The purpose of this Planning Application is to rectify the extent of the cable installation works at Upper Cheung Sha Beach that falls outside the previous Planning Approval and is fully justified based on the followings:

- The new 132kV cable circuits to be laid at South Lantau to connect CLP Cheung Sha Substation and Shek Kwu Chau Artificial Island are required to facilitate the development of the I.Park, which is to be commissioned in 2025.
- The routing and extent of the completed cable installation works had not led to any adverse impact on the adjoining road, slope and trees.
- The subject application site is within the study area of the Ecological Baseline Review Report. With reference to the Ecological Baseline Review Report, the ecological values of the works area at the sandy shore are considered low. No significant nursery or breeding ground and no plant and fauna species of conservation interest in the vicinity of the works area are recorded. The findings from the Ecological Baseline Review Report supporting the Planning Submission which was approved by TPB in Oct 2020 remain valid.
- CLP has also considered the option of removing the installation already laid outside the original Application Site area. The removal works and repaving works involved will cause secondary damage to the beach which will lead to more nuisance to beach users for a longer period of time or may trigger delay to the commissioning of I.Park. The option of submission a S16 Planning Application to the TPB is to minimize the disturbance of the use of the beach by the public and the implementation of the I.Park.



PLANNING LIMITED
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電話TEL
傳真FAX
電郵EMAIL



By Email

Our Ref: S3151/IWMF_Cable/24/002Lg

31 December 2024

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Public Utility Installation (Public Utility Pipeline) and Associated Filling and Excavation
of Land at Government Land at Upper Cheung Sha Beach, South Lantau
S16 Planning Application No. A/SLC/188**

We refer to the captioned planning application submitted to the Town Planning Board on 24 December 2024 and the comments from Sai Kung and Islands District Planning Office, Planning Department on 31 December 2024.

Please find enclosed replacement pages to the Application Form and supplementary pages to the Support Note (including a Geotechnical Planning Review) to address relevant department comments received for your consideration.

Meanwhile, should you have any queries in relation to the above, please do not hesitate to contact Mr Otto Kan at [REDACTED] or the undersigned.

Thank you for your attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

David Fok

Encl.

cc. the Applicant

KT/DF/vy



6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☒ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	m 米	<input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積	149 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of filling 填土厚度	1.6 - 2.4 m 米	<input checked="" type="checkbox"/> About 約
	(backfilling to the existing ground level only)		
	<input checked="" type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積	149 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of excavation 挖土深度	2.6 - 3 m 米	<input checked="" type="checkbox"/> About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍))			
(b) Intended use/development 有意進行的用途／發展	Public Utility Installation (Public Utility Pipeline) and Associated Filling and Excavation of Land		

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置												
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物／構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱／種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td colspan="3">Please refer to supporting note attached.</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)	Please refer to supporting note attached.								
	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)										
Please refer to supporting note attached.													
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Government Land at Upper Cheung Sha Beach, South Lantau		
Site area 地盤面積	149 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 149 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23		
Zoning 地帶	"Coastal Protection Area"		
Applied use/ development 申請用途／發展	Public Utility Installation (Public Utility Pipeline) and Associated Filling and Excavation of Land		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 (CMH only) <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Location Plan, Site Photo		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical Planning Review		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

- The new 132kV cable circuits to be laid at South Lantau to connect CLP Cheung Sha Substation and Shek Kwu Chau Artificial Island are required to facilitate the development of the I.Park, which is to be commissioned in 2025.
- The routing and extent of the completed cable installation works had not led to any adverse impact on the adjoining road, slope and trees.
- The subject application site is within the study area of the Ecological Baseline Review Report. With reference to the Ecological Baseline Review Report, the ecological values of the works area at the sandy shore are considered low. No significant nursery or breeding ground and no plant and fauna species of conservation interest in the vicinity of the works area are recorded. The findings from the Ecological Baseline Review Report supporting the Planning Submission which was approved by TPB in Oct 2020 remain valid.
- Fugro (Hong Kong) Limited was commissioned by CLP Power Hong Kong Limited to undertake a geotechnical planning review (**Annex A** refers) for a new cable laying works at Upper Cheung Sha Beach, South Lantau. The review presents the study on the effects of the proposed construction works on the adjoining geotechnical features. Excavation and lateral support (ELS) works to facilitate further cabling works are required at Upper Cheung Sha Beach below a registered slope 13NE-B/FR83 and an unregistered slope. The cable laying works are located below existing slopes and are buried in ground. As the cable laying works are 10m to 15m away from the slope toe, the slope effect on the buried cable laying works is insignificant. The new cable laying works, including construction of a cable duct, cable joint bay, cable trough and cable markers, are considered geotechnically feasible and there is no adverse impact to the nearby features.
- CLP has also considered the option of removing the installation already laid outside the original Application Site area. The removal works and repaving works involved will cause secondary damage to the beach which will lead to more nuisance to beach users for a longer period of time or may trigger delay to the commissioning of I.Park. The option of submission a S16 Planning Application to the TPB is to minimize the disturbance of the use of the beach by the public and the implementation of the I.Park.

Annex A
Geotechnical Planning Review



Geotechnical Planning Review Report for Cable Joint Bay and Cable Trough in Vicinity of Upper Cheung Sha Beach

Geotechnical Planning Review Report | Vicinity of Upper Cheung Sha Beach

B220171.012.GPRR 01 | December 2024

CLP Power Hong Kong Limited

Executive Summary

Fugro (Hong Kong) Limited was commissioned by CLP Power Hong Kong Limited to undertake a review for a cable laying works at Upper Cheung Sha Beach, South Lantau.

To facilitate future development of Southern Lantau and development of Integrated Waste Management Facilities, CLP is required to install 132kV cable circuits at Southern Lantau to connect Artificial Island near Shek Kwu Chau. The cable laying works include the construction of a cable duct, a cable joint bay, a cable trough and cable markers at Upper Cheung Sha Beach.

This Geotechnical Planning Review Report is prepared in support of the Section 16 planning application for cable laying works. The report presents the study on the effects of the construction works on the adjoining geotechnical features.

Excavation and lateral support (ELS) works to facilitate the further works are required at Upper Cheung Sha Beach below a registered slope 13NE-B/FR83 and an unregistered slope.

The cable laying works are located below existing slopes and are buried in ground. As the cable laying works are 10m to 15m away from the slope toe, the slope effect on the buried cable laying works is insignificant.

The cable laying works, including construction of a cable duct, cable joint bay, cable trough and cable markers, are considered geotechnically feasible and there is no adverse impact to the nearby features.

Contents

Executive Summary	1
1. Introduction	4
1.1 The Project	4
1.2 The Report	4
2. Site Description	4
2.1 The Site	4
2.2 The Cable Laying Works	4
2.3 Existing Features / Structures	5
3. Geotechnical Condition	5
3.1 Previous Ground Investigation (GI) Works	5
3.2 Geological Condition and Groundwater Condition	6
4. The Cable Laying Works	6
4.1 Excavation Effect to the Adjacent Existing Slope	6
4.2 Slope Effect on the Cable Laying Works	6
5. Conclusions and Recommendations	7
6. References	7

Plates

Plate 1	Site Photo of Cable Joint Bay, Cable Trough and Cable Marker
Plate 2	Site Location Plan of Cable Joint Bay, Cable Trough and Cable Marker

Figures

Figure 1	Location Plan
Figure 2	Regional Geological Map

Appendices

Appendix A SIS Record of Existing Feature No. 13NE-B/FR83

Appendix B Ground Investigation Record of Existing Feature No. 13NE-B/FR83

1. Introduction

1.1 The Project

Fugro (Hong Kong) Limited was commissioned by CLP Power Hong Kong Limited to undertake a review for a cable laying works at Upper Cheung Sha Beach, South Lantau.

To facilitate future development of Southern Lantau and development of Integrated Waste Management Facilities, CLP is required to install 132kV cable circuits at Southern Lantau to connect Artificial Island near and Shek Kwu Chau. The cable laying works include the construction of a cable duct, a cable joint bay, a cable trough and cable markers at Upper Cheung Sha Beach. The locations of the cable joint bay and cable trough are shown on **Figure 1**.

1.2 The Report

This Geotechnical Planning Review Report (GPRR) is prepared in support of the Section 16 planning application for the cable joint bay and cable trough. The report presents the study on the effects of the construction works on the adjoining structures and geotechnical features.

2. Site Description

2.1 The Site

The site falls within the LCSD's gazetted beach area at Upper Cheung Sha Beach. The cable laying works on the Site are bounded to the north by existing slopes and to the south by the coastline of Upper Cheung Sha Beach. Above the existing slopes is South Lantau Road.

2.2 The Cable Laying Works

The cable laying works are located at Upper Cheung Sha Beach (see **Plate 1** and **Plate 2**). The cable laying works include the construction of a cable duct, a cable joint bay, a cable trough and cable markers (see **Plate 1** and **Plate 2**) and detailed in the following Table:

Name of Installation	No. of Provision	Dimension (m) (Length X Width X Height)	Depth (m)
Underground Cable Duct	1	30 x 1.4 x 0.615	3
Underground Joint Bay	1	20 x 4 x 1	2.6
Underground Cable Trough	1	25 x 1 x 0.75	2.8
Aboveground Cable Markers	2	6.3m high steel post with rhombus steel plate (1.2 x 1.2) and with concrete footing (0.75 x 0.75 x 1.5)	/

2.3 Existing Features / Structures

A registered Feature No. 13NE-B/FR83 and an unregistered slope are located above the cable laying works.

Feature No. 13NE-B/FR83 at the north-east of the Site is a fill slope with retaining wall along the feature's slope toe. The fill slope portion is about 5m high with an overall sloping angle of 25° and the retaining wall portion is about 2m high. The SIS record is shown in **Appendix A**. WSD main is located at the crest of the feature.

The unregistered slope at the north of the Site is about 5m high with an overall sloping angle of 30°. Locations of the features are shown on **Figure 1**.

3. Geotechnical Condition

3.1 Previous Ground Investigation (GI) Works

Previous GI works at the existing Feature No. 13NE-B/FR83 include a vertical drillhole no. DH27 and trial pit no. TP5. The GI plan and record are shown in **Appendix B**.

3.2 Geological Condition and Groundwater Condition

The Hong Kong Geological Survey Map (**Figure 2**) indicates that the Site is generally underlain by a layer of tuff. The GI record revealed that the Site is composed of a layer of sandy to silty fill with cobbles and boulders overlying colluvium.

The slopes are located at Upper Cheung Sha Beach and the groundwater in the slopes are fluctuated between +0.5 mPD to +2.5 mPD affected by tiding effect.

4. The Cable Laying Works

The cable laying works near existing slopes comprise construction of cable duct, cable joint bay and cable trough.

4.1 Excavation Effect to the Adjacent Existing Slope

Considering the shallow excavation depth on the beach, planking supported by strut would be adopted as temporary excavation support depending on the site condition. Minor trenching works would be required for the laying of the further works as shown on **Figure 1**.

With proper installation of ELS, there is no adverse impact on the stability of the feature 13NE-B/FR83 and the unregistered slope, which are located at 10m to 15m away the ELS works.

As the excavation is shallow, the effects of the ELS on the stability of adjacent feature 13NE-B/FR83 and the unregistered slope are considered insignificant.

4.2 Slope Effect on the Cable Laying Works

The cable laying works are located below existing slopes and are buried in ground. As the cable laying works are 10m to 15m away from the slope toe, the slope effect on the buried cable laying works is insignificant.

5. Conclusions and Recommendations

1. Based on the preliminary findings, the cable laying works are considered geotechnically feasible to construct and there is no adverse impact to the nearby features.
2. Excavation and lateral support (ELS) works for the works are required at Upper Cheung Sha Beach.
3. The cable laying works are located below existing slopes and are buried in ground. As the cable laying works are 10m to 15m away from the slope toe, the slope effect on the buried cable duct, cable joint bay and cable trough is insignificant.

6. References

1. Geotechnical Control Office (1991). "Solid and Superficial Geology. Hong Kong Geological Survey, Series HGM20, Sheet No.13, 1995 Edition". Government Press, Hong Kong.
2. Fugro Geotechnical Services Limited (2014). "Final Fieldwork Report for CEDD Contract No. GE/2012/02".

Plates



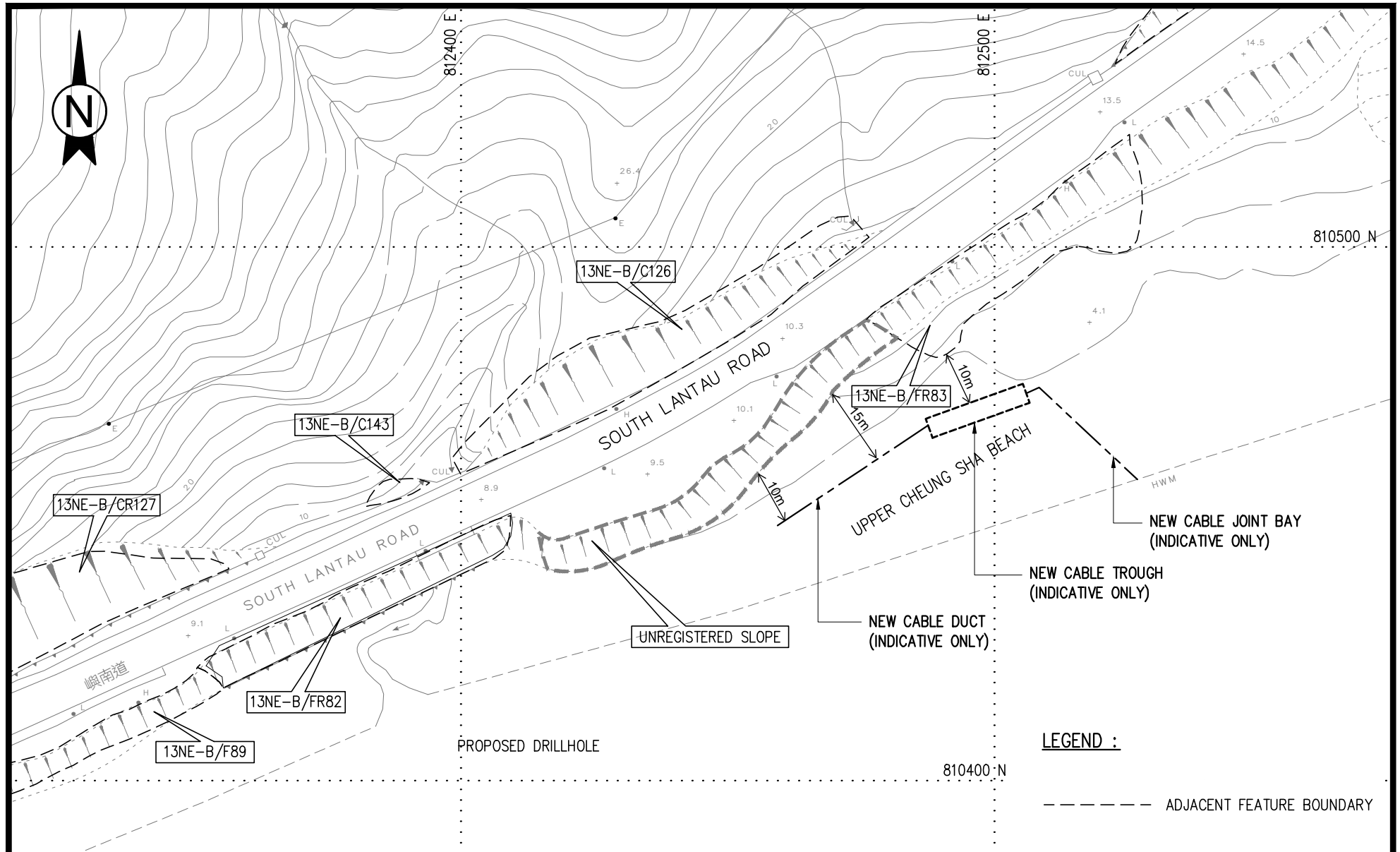
Plate 1: Site Photo of Cable Joint Bay, Cable Duct, Cable Trough and Cable Marker

Figures

Compiled by :

Drawn by :

Checked by :



LEGEND :

----- ADJACENT FEATURE BOUNDARY



Project
2-YEAR OUTLINE AGREEMENT NO. 4600006281
FOR PROVISION OF GEOTECHNICAL
CONSULTANCY SERVICES FOR SLOPE
IMPROVEMENT WORKS AND OTHER
GEOTECHNICAL WORKS AT HKSAR & SHENZHEN

Drawing Title

LOCATION PLAN FOR NEW CABLE JOINT BAY AND CABLE
TROUGH AND CABLE DUCT FOR CABLE LAYING WORKS AT
UPPER CHEUNG SHA BEACH

Job No.

220171.012

Figure No.

1

Scale

1:1000

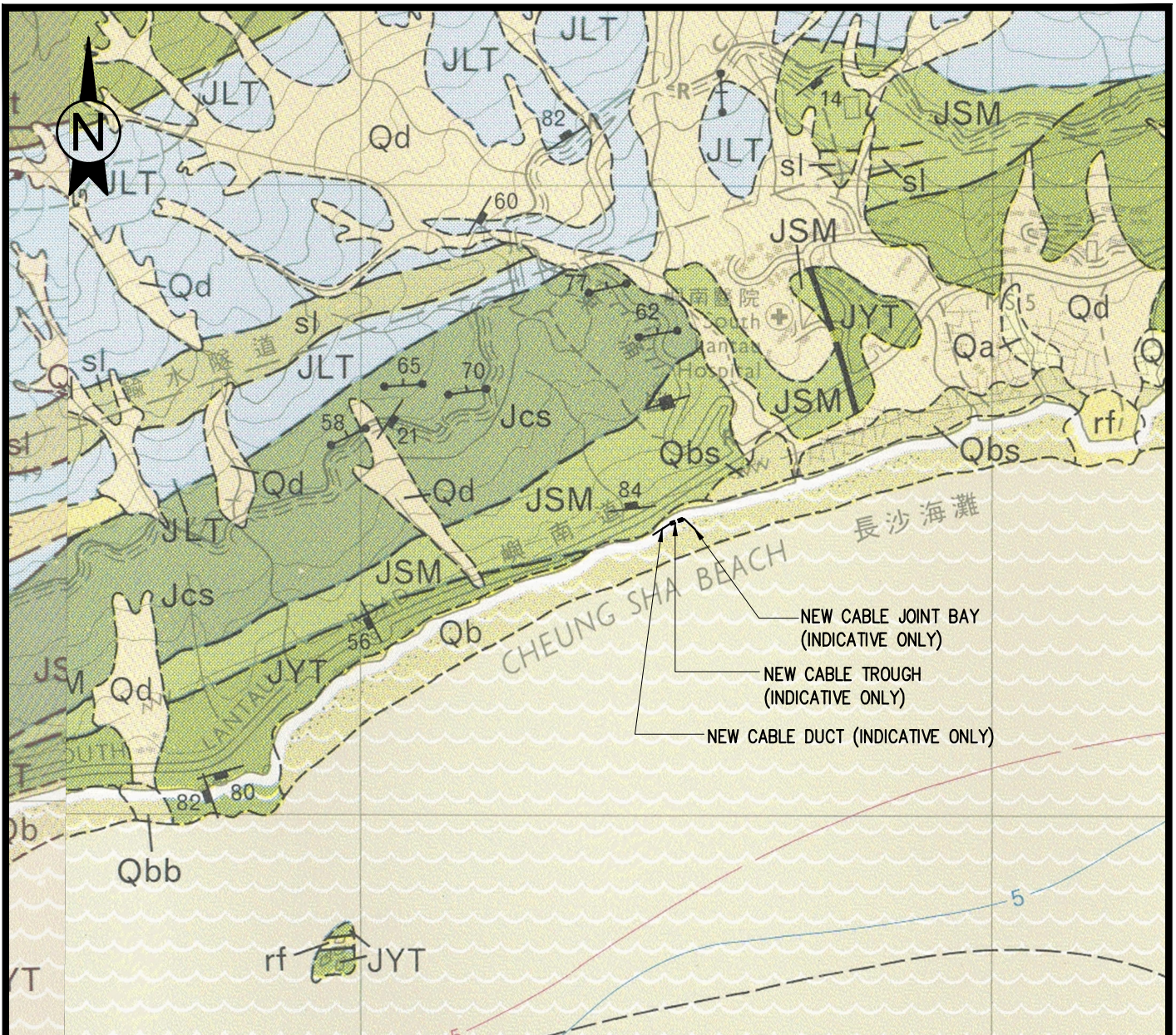
Date

DEC-2024

Checked by :

Drawn by :

Compiled by :



LEGEND :

	GEOLOGICAL BOUNDARY, SUPERFICIAL DEPOSIT
	FAULT
	ISOPACH OF HANG HAU FORMATION
	CONCEALED GEOLOGICAL BOUNDARY
	FLOW FABRIC
	JOINTING (INCLINED)
	JOINTING (VERTICAL)

	Qa	SILT, SAND AND GRAVEL (ALLUVIUM)
	Qbb	COBBLES AND BOULDERS (BEACH DEPOSITS)
	Qbs	SAND (BACK BEACH DEPOSITS)
	Qd	SAND, GRAVEL, COBBLES AND BOULDERS IN SILT MATRIX (SLOPE DEBRIS)
	JLT	RHYOLITE LAVA AND TUFF
	Jcs	EUTAXITE
	JSM	ASH LITHIC CRYSTAL TUFF
	JYT	COARSE ASH CRYSTAL TUFF
	sl	SILTSTONE, TUFFITE AND TUFF
	rf	FELDSPARPHYRIC RHYOLITE

NOTE: BROKEN LINES ON MAP FACE DENOTE UNCERTAINTY



Project

2-YEAR OUTLINE AGREEMENT NO. 4600006281 FOR PROVISION OF GEOTECHNICAL CONSULTANCY SERVICES FOR SLOPE IMPROVEMENT WORKS AND OTHER GEOTECHNICAL WORKS AT HKSAR & SHENZHEN

Drawing Title

REGIONAL GEOLOGICAL MAP FOR NEW CABLE JOINT BAY AND CABLE TROUGH (H.K. GEOLOGICAL SURVEY, SERIES HGM20, SHEET 13, 1995 EDITION) FOR CABLE LAYING WORKS AT SOUTH LANTAU ROAD

Job No.

220171.012

Figure No.

2

Scale

1 : 10000

Date

DEC-2024

Appendix A

BASIC INFORMATION

Location: SOUTH LANTAU ROAD, Is
Registration Date: 25-02-1998
Ranking Score (NPRS): 17 (EI)
Date of Formation: pre-1977
Date of Construction/ Modification:
Data Source: EI(HyD)
Approximate Coordinates: Easting : 812504 Northing : 810498

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Open car park
Distance of Facility from Crest (m): 2.5
Facility at Toe: Lightly-used open area/facilities
Distance of Facility from Toe (m): 0
Consequence-to-life Category: 2
Remarks: N/A

SLOPE PART

(1) Max. Height (m): 5 Length (m): 60 Average Angle (deg): 25

WALL PART

(1) Max. Height (m): 2 Length (m): 55 Face Angle (deg): 90

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Government Feature Party: HyD Agent: HyD Land Cat.: 5b(iii) Reason Code: 56 MR Endorsement Date: 30-06-2006

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 10-06-2014
Data Source: EI(HyD)
Slope Part Drainage: N/A
Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

Wall Part (1)

Type of Wall:	Wall Material: Concrete	Wall Location: N/A
Berm:	No. of Berms: N/A	Min. Berm Width (m): N/A
Weepholes:	Size (mm): N/A	Spacing (m): N/A

SERVICES

(1) Utilities Type: Water Main Size(mm): 400 Location: On crest Remark: N/A

CHECKING STATUS INFORMATION

Tagmark: SCS_17474 Part: 0 Checking Status: Feature to be modified/upgraded to current standard Checking Certificate No.: N/A

BACKGROUND INFORMATION

GIU Cell Ref.:	13NE9A6
Map Sheet Reference (1:1000):	13NE- 9A
Aerial Photos:	22467-8 (1978),
Nearest Rainguage Station (Station Number):	Cheung Sha Upper Beach, South Lantau Road, Cheung Sha(N22)
Data Collected On:	10-06-2014
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1978 After: N/A
Related Reports/Files or Documents:	N/A
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None
Advisory Letter (To Be Confirmed with Buildings Department):	None
LPMIS:	None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 08/10/2024)

STAGE 1 STUDY REPORT

Inspected On:

Weather:

District: MW

Section No: 1-1

Height(m):

Type of Toe Facility: Lightly-used open area/facilities

Distance from Toe(m): 0

Type of Crest Facility: Open car park

Distance from Crest(m): 2.5

Consequence Category:

Engineering Judgement:

Section No: 2-2

Type of Toe Facility:

Distance from Toe(m):

Type of Crest Facility:

Distance from Crest(m):

Consequence Category:

Engineering Judgement:

Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

OTHER EXTERNAL ACTION

Check / repair Services:

Action By: N/A



Non-routine Maintenance:

Action By: N/A

PHOTO

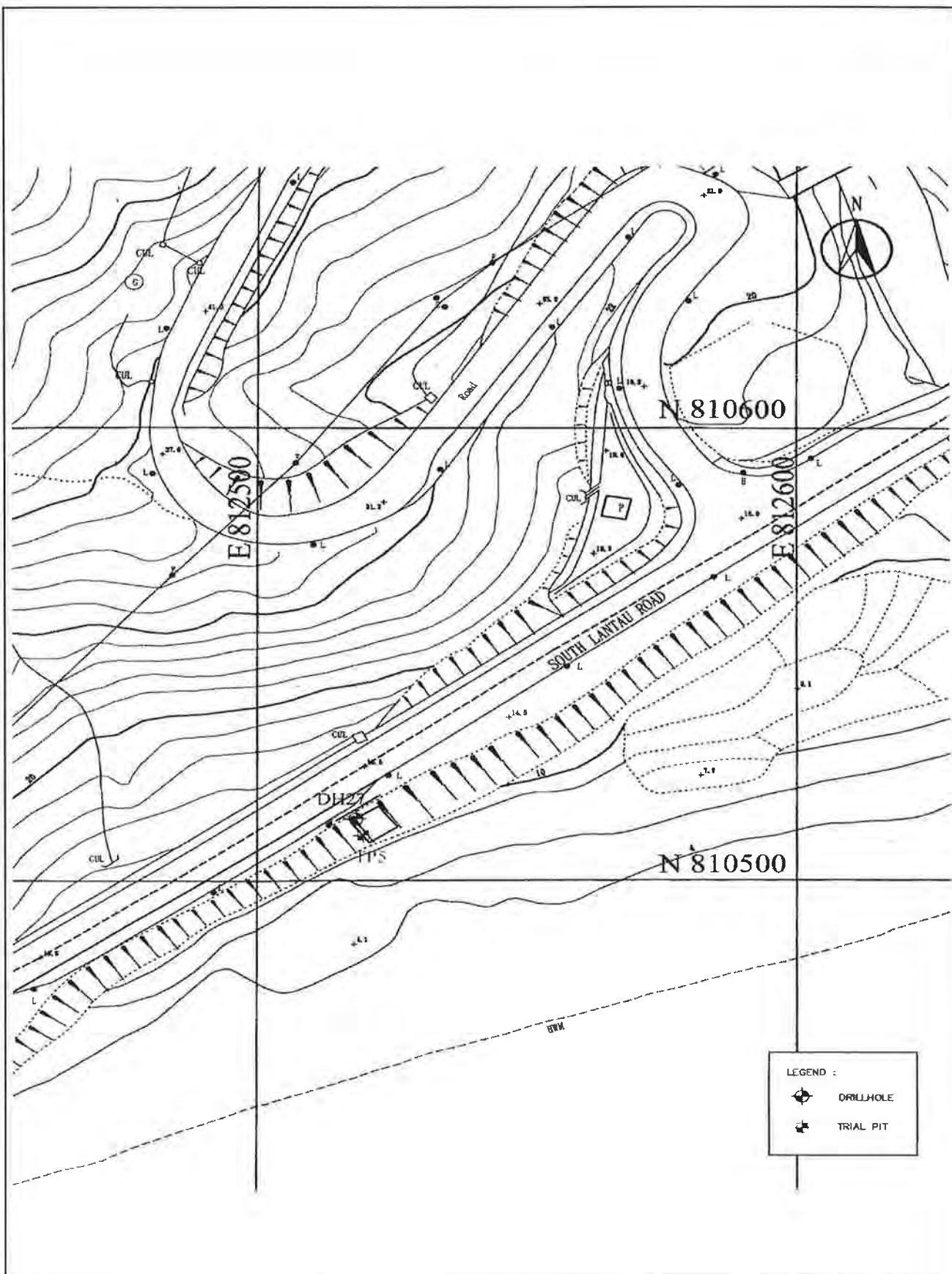




Appendix B

TEST REPORT

Ground Investigation Plan



Form : SR021 / Aug.01.01 / Issue 1 / Rev 0

Customer : DSD

Project : Agreement No. CE 17/2012 (DS) Outlying Islands Sewerage Stage 2 –
South Lantau Sewerage Works and Other Works – Design and Construction

Job No. : J3612

Contract No. : GE/2016/11

Service Order : GE/2016/11.26

Report No. :-

J3612-11.26

Page 1 of 6

DRILTECH**DRILLHOLE RECORD**

CONTRACT NO. GE/2014/07

HOLE NO.

DH27

SHEET

1

of

2

PROJECT Ground Investigation - New Territories West (Term Contract), Agreement No. CE 17/2012 (DS), Outlying Islands Sewerage Stage 2 - South Lantau Sewerage Works and Other Works - Design and Construction

METHOD ROTARY

CO-ORDINATES

E 812518.33

N 810513.72

WORKS ORDER NO.

GE/2014/07.7A

MACHINE

SD20

DATE

18.02.2016 to 22.02.2016

FLUSHING MEDIUM

WATER

ORIENTATION VERTICAL

GROUND LEVEL

+12.73 mPD

Drilling Progress	Casing Size	Water Level (m) Shift Start/End	Water Return%	TCR%	SCR%	RQD%	Fracture Index	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Description
18.02.2016	PW								1 0.00	+12.73	0.00			Red (10R 4/6) spotted grey, slightly silty very clayey fine to coarse SAND with some to much angular to subangular fine to coarse gravel of rock fragments. (FILL)
1									2 0.45					
2			80	82					3 0.95					
3									4 1.45	+11.23	1.50			Firm to stiff, red (10R 4/6) spotted yellow, silty sandy CLAY with occasional angular to subangular fine gravel of quartz and rock fragments. (FILL)
4			80	0					5 1.50					
5									6 2.50					
6									7 2.60					
7									8 2.70					
8			80	0					9 3.00					
9									10 3.50	+9.23	3.50			Firm, red (10R 5/8) dappled dark grey, spotted brown, silty sandy CLAY with some angular to subangular fine to coarse gravel and cobble of rock fragments. (COLLUVIUM)
10			80	60					11 4.50	+8.13	4.60			
11			80	88	95	95	5.3		12 4.60					
12									13 5.10	+7.53	5.20			Extremely weak, light yellowish brown (10YR 6/4) mottled red, completely decomposed coarse ash TUFF. (Firm, silty sandy CLAY with occasional angular fine gravel of quartz fragments)
13			80	88	95	95	5.3		14 5.20					
14									15 5.83	+6.77	5.96			Strong, dark grey, slightly decomposed coarse ash TUFF. (CORESTONE)
15									16 5.83	+6.55	6.18			
16			80	77	43	35	6.7		17 6.18	+6.10	6.63			From 5.96m to 6.18m and 6.63m to 6.83m: Weak to moderately weak and highly decomposed. (Angular, slightly silty sandy fine to coarse GRAVEL and occasional cobble of highly decomposed tuff fragments)
17									18 6.63	+5.90	6.83			
18			80	98					19 7.18	+5.55	7.18			From 6.83m to 7.18m: No recovery, assumed to be completely decomposed TUFF.
19									20 7.35	+5.38	7.35			
20									21 8.35					From 7.18m to 7.35m: Moderately strong and moderately decomposed.
21			80	98					22 8.45					Weak to moderately weak, grey (2.5Y 6/1) mottled yellowish brown, highly decomposed coarse ash TUFF. (Angular, slightly clayey silty sandy fine to coarse GRAVEL of highly decomposed tuff fragments)
22									23 9.01	+3.72	9.01			
23			80	100	12	0	>20		24 9.98	+2.75	9.98			Moderately strong, greyish brown, moderately decomposed coarse ash TUFF. (CORESTONE)
24									25 10.07					
25									26 10.38					
26									27 10.85					
27									28 11.35					
28									29 11.53					
29									30 11.53					
30									31 11.53					

- SMALL DISTURBED SAMPLE
- LARGE DISTURBED SAMPLE
- U76 SAMPLE
- PISTON SAMPLE (76mm)
- MAZIER SAMPLE
- SPT LINER SAMPLE
- WATER SAMPLE
- U100 SAMPLE

- STANDARD PENETRATION TEST
- IN-SITU VANE SHEAR TEST
- PACKER TEST
- PERMEABILITY TEST
- PRESSUREMETER TEST
- BOREHOLE TELEVIEWER
- PIEZOMETER TIP
- STANDPIPE TIP

LOGGED

S.L. Chiu

DATE

26.02.2016

CHECKED

R. Chu

DATE

29.02.2016

REMARKS

- An inspection pit was excavated to 1.50m deep by hand tools.
- Groundwater sample was taken at 19.49m.
- A standpipe was installed at 10.00m.
- A piezometer was installed with tip at 13.90m.

DRILTECH**DRILLHOLE RECORD**

CONTRACT NO. GE/2014/07

HOLE NO.

DH27

SHEET

2 of 2

PROJECT **Ground Investigation - New Territories West (Term Contract), Agreement No. CE 17/2012 (DS), Outlying Islands Sewerage Stage 2 - South Lantau Sewerage Works and Other Works - Design and Construction**METHOD **ROTARY**

CO-ORDINATES

E 812518.33

N 810513.72

WORKS ORDER NO.

GE/2014/07.7A

MACHINE

SD20

DATE

18.02.2016 to 22.02.2016

FLUSHING MEDIUM

WATER

ORIENTATION **VERTICAL**

GROUND LEVEL

+12.73 mPD

Drilling Progress	Casing Size	Water Level (m) Shift Start/End	Water Return%	TCR%	SCR%	RQD%	Fracture Index	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Description
11			80	100	20	0	NI		T2-101	+2.66	10.07		IV	highly decomposed. (Angular, slightly sandy fine to coarse GRAVEL and occasional cobble of highly decomposed tuff fragments)
							>20			+2.35	10.38		IV	
			80	100	42	35	NI		T2-101	+1.88	10.85		III	
							>20			+1.38	11.35		IV	
12			80	100	69	24	8.7		T2-101	+1.20	11.53		II	Moderately strong, greyish brown, moderately decomposed coarse ash TUFF. Joints are very closely to closely spaced, occasionally medium spaced, rough planar and rough undulating, iron and manganese oxide stained, dipping at 0° to 10°, 10° to 20°, 20° to 30°, 65° to 75° and subvertically from 16.34m to 17.38m and 18.97m to 19.49m.
							>20			+0.74	11.99		III	
			80	100	20	0	5.6		T2-101	+0.27	12.46		II	
										+0.09	12.64		III	
13			80	100	28	0			T2-101		13.47			From 11.53m to 11.99m, 12.46m to 12.64m and 18.63m to 18.83m: With a dyke of strong and slightly decomposed feldsparphyric RHYODACITE. From 12.67m to 12.79m and 12.89m to 13.00m: Moderately weak to moderately strong.
							>20				14.44			
			80	100	75	53	7.3		T2-101		15.58			
							>20				15.87			
14			80	100	55	35	>20		T2-101		16.20			
							10.2				16.90			
			80	100	87	71	>20		T2-101		17.78			
							6.7				17.88			
15			80	100	59	38	>20		T2-101		18.39			
											18.63			
											18.83			
											18.92			
16											19.49			End of hole at 19.49 m.

- SMALL DISTURBED SAMPLE
- LARGE DISTURBED SAMPLE
- U76 SAMPLE
- PISTON SAMPLE (76mm)
- MAZIER SAMPLE
- SPT LINER SAMPLE
- WATER SAMPLE
- U100 SAMPLE

- STANDARD PENETRATION TEST
- IN-SITU VANE SHEAR TEST
- PACKER TEST
- PERMEABILITY TEST
- PRESSUREMETER TEST
- BOREHOLE TELEVIEWER
- PIEZOMETER TIP
- STANDPIPE TIP

LOGGED

S.L. Chiu

DATE

26.02.2016

CHECKED

R. Chu

DATE

29.02.2016

REMARKS

PROJECT Ground Investigation - New Territories West (Term Contract), Agreement No. CE 17/2012 (DS), Outlying Islands Sewerage Stage 2 - South Lantau
Sewerage Works and Other Works - Design and Construction

WORKS ORDER NO. GE/2014/07.7A

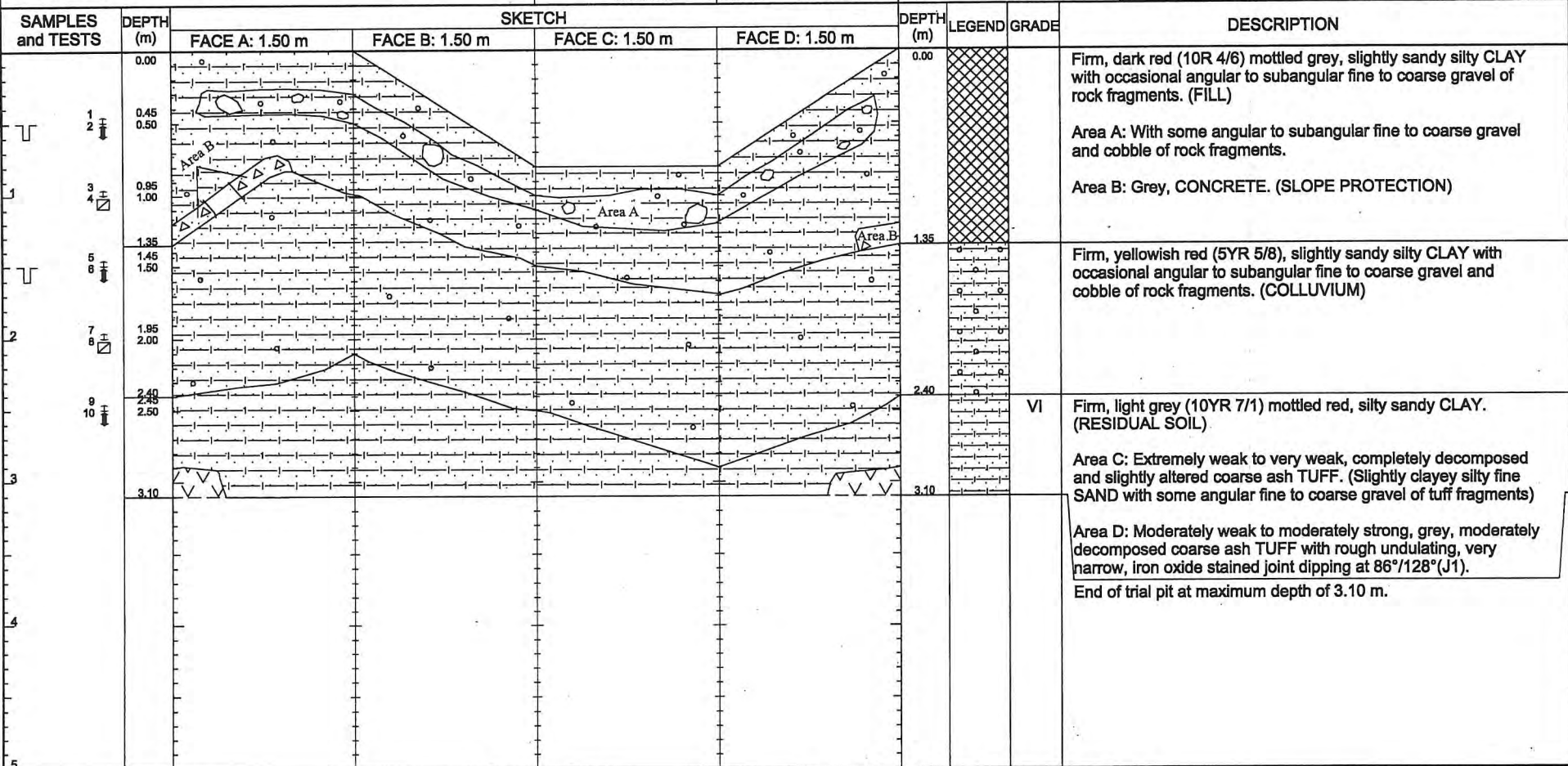
CO-ORDINATES E 812519.64 N 810510.00

GROUND LEVEL:
+9.73 mPD

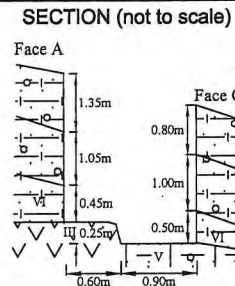
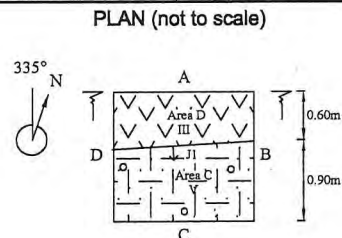
LOGGED S.L. Chiu
DATE 26.02.2016

CHECKED R. Chu
DATE 29.02.2016

EXCAVATION DATES: 17.02.2016 to 18.02.2016
BACKFILL DATES: 10.03.2016 to 10.03.2016



- ↑ SMALL DISTURBED SAMPLE
- ↓ LARGE DISTURBED SAMPLE
- ▨ / ▨ U76 SAMPLE (VERTICAL / HORIZONTAL)
- / ■ U100 SAMPLE (VERTICAL / HORIZONTAL)
- BLOCK SAMPLE
- ┌ IN-SITU DENSITY TEST
- ▲ WATER SAMPLE
- ▽ WATER SEEPAGE
- ↘ N-SCHMIDT HAMMER TEST



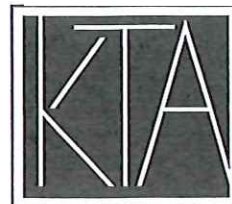
REMARKS
Maximum Depth: 3.10 m Average Depth: 2.70 m
Shoring: YES Stability: STABLE
Water Seepage: NO

1. Small disturbed samples were taken at 0.50m, 1.00m, 1.50m, 2.00m and 2.50m.
2. Large disturbed samples were taken at 0.50m, 1.50m and 2.50m.
3. Block samples were taken at 1.00m and 2.00m.
4. In-situ density tests were carried out at 0.50m and 1.50m.

DRILTECH

TRIAL PIT RECORD
CONTRACT NO. GE/2014/07

TRIAL PIT NO. TP 5
SHEET 1 of 1



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG

九龍觀塘海濱道133號
萬兆豐中心16樓K室

電話TEL
傳真FAX
電郵EMAIL

By Email

Our Ref: S3151/IWMF_Cable/24/003Lg

21 January 2025

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

**Public Utility Installation (Public Utility Pipeline) and Associated Filling and Excavation
of Land at Government Land at Upper Cheung Sha Beach, South Lantau
S16 Planning Application No. A/SLC/188
- Further Information No. 1 -**

We refer to the captioned planning application submitted to the Town Planning Board on 24 December 2024 and the comments from Environmental Protection Department (EPD) conveyed by Sai Kung and Islands District Planning Office, Planning Department on 10 and 17 January 2025.

Please find enclosed our responses to the comments from EPD for your consideration.

Meanwhile, should you have any queries in relation to the above, please do not hesitate to contact Mr Otto Kan at [REDACTED] or the undersigned.

Thank you for your attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

David Fok

Encl.

cc. the Applicant

KT/DF/vy



S16 Planning Application No. A/SLC/188 – Further Information No. 1

Comments	Response
<p>17 January 2025</p> <p>Environmental Protection Department, Territory South Group – Miss CHEUNG Wai-yan, Louisa (Tel.: 2835 1103)</p> <p>Please note that the number of complaint case mentioned in the last paragraph of previous comments, should be 1.</p>	<p>Noted and thanks for confirming.</p>
<p>10 January 2025</p> <p>Environmental Protection Department, Territory South Group – Miss CHEUNG Wai-yan, Louisa (Tel.: 2835 1103)</p> <p>ased on the information provided, it is understood that the subject planning application is related to a previously approved planning application no. A/SLC/160 (the approved application). According to the approved application, the proposed works involve a marine cable section and a land cable section. The marine cable section involves construction of cable joint bay with associated cable trough connecting submarine cables, and 2 cable markers at Upper Cheung Sha Beach, whilst the land cable section involves construction of cable ducts from Upper Cheung Sha Beach to South Lantau Road.</p> <p>It is understood that the construction works for the cable ducts, cable joint bay, cable trough, cable markers and the cable laying works (i.e. the works items) were completed in April 2024. Nonetheless, during the construction works, due to presence of boulders, the location of the cable joint bay had to shift eastward for about 30m from the boundary of the approved application.</p> <p>The current planning application was submitted by the applicant to cover the new locations of the works items, including the installation of cable circuits in the area which has previously not covered by the planning approval.</p> <ul style="list-style-type: none"> - The land cable section would be located above high water mark and does not involve dredging operation; and - Remaining works to be carried out only involve cable connection at the cable joint bay at Upper Cheung Sha Beach which involve land-based excavation works over the cable joint bay. No marine works would be carried out. <p>Regarding complaint records, please be advised that 2 substantiated complaints have been received previously concerning construction site at the Cheung Sha beach, the applicant should clarify whether appropriate measures would be undertaken to minimise the potential environmental impacts arising from the works.</p>	<p>Based on the monthly EM&A reports (No. 1 to 3 for Oct to Dec 2023) prepared for the previous works carried out at UCSB, there is only 1 complaint received with Investigation Report (IR) provided in Appendix K of the monthly EM&A report No. 3. The IR concluded that the required mitigation measures were in place and deployed properly. No particular muddy water dispersion was observed and hence there is no non-compliance due to the work activities being carried out on-site.</p> <p>(Link to the monthly EM&A reports: https://www.epd.gov.hk/eia/english/register/index8/vdp5762020_content.html)</p> <p>It is confirmed that appropriate measures stipulated in the approved Updated EM&A Manual (dated 30 June 2023) would be undertaken to minimise the potential environmental impacts arising from the works.</p>

By Email

Our Ref: S3151/IWMF_Cable/24/004Lg

28 January 2025

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



PLANNING LIMITED
規 劃 顧 問 有 限 公 司

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九龍觀塘海濱道133號
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Dear Sir/Madam,

**Public Utility Installation (Public Utility Pipeline) and Associated Filling and
Excavation of Land at Government Land at Upper Cheung Sha Beach, South Lantau
S16 Planning Application No. A/SLC/188
- Further Information No. 2 -**

We refer to the captioned planning application submitted to the Town Planning Board on 24 December 2024 and the comments from Environmental Protection Department (EPD) conveyed by Sai Kung and Islands District Planning Office, Planning Department (SKI DPO, PlanD) on 27 January 2025. In addition, in response to queries from SKI DPO, PlanD on 24 January 2025, we would like to clarify that the excavation depth of the cable marker is 0.5m.

Please find enclosed our responses to the comments and replacement pages of Supporting Notes and Application Form for your consideration.

Meanwhile, should you have any queries in relation to the above, please do not hesitate to contact Mr Otto Kan at [REDACTED] or the undersigned.

Thank you for your attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

David Fok

Encl.

cc. the Applicant

KT/DF/OK/vy

S16 Planning Application No. A/SLC/188 – Further Information No. 2

Comments	Response
<p data-bbox="155 228 344 256">27 January 2025</p> <p data-bbox="155 277 1150 342">Environmental Protection Department, Territory South Group – Miss CHEUNG Wai-yan, Louisa (Tel.: 2835 1103)</p> <p data-bbox="155 363 1192 428">The applicant should confirm whether our understanding as listed below is still valid even with the shifting of the location of the works items.</p> <ul data-bbox="155 433 1192 597" style="list-style-type: none"><li data-bbox="155 433 1192 498">• the land cable section would be located above high water mark and does not involve dredging operation; and<li data-bbox="155 498 1192 597">• remaining works to be carried out only involve cable connection at the cable joint bay at Upper Cheung Sha Beach which involve land-based excavation works over the cable joint bay. No marine works would be carried out.	<p data-bbox="1215 363 1415 391">It is confirmed that</p> <ol data-bbox="1215 412 1942 630" style="list-style-type: none"><li data-bbox="1215 412 1942 477">(1) The land cable section works are located above high water mark and does not involve dredging operation; and<li data-bbox="1215 498 1942 630">(2) Remaining works to be carried out only involve cable connection at the cable joint bay at Upper Cheung Sha Beach which involved land-based excavation works over the cable joint bay. No marine works would be carried out.

The Current Planning Application

The current Planning Application covers the cable duct extended about 30m eastward from the boundary of the Approved Planning Application No. A/SLC/160 and the new location of the cable markers as shown in **Figure 1**. The Application Site also falls within area on the South Lantau Coastal Regulated Area Plan No. RA/SLC/1 gazetted on 15 September 2023. The details of the cable installation works are provided in **Table 1** below:

Table 1 Details of Cable Installation Works

Name of Installation	No. of Provision	Dimension (m) (Length X Width X Height)	Depth (m)
Underground Cable Duct	1	30 x 1.4 x 0.615	3
Underground Joint Bay	1	20 x 4 x 1	2.6
Underground Cable Trough	1	25 x 1 x 0.75	2.8
Aboveground Cable Markers	2	6.3m high steel post with rhombus steel plate (1.2 x 1.2) and with concrete footing (0.75 x 0.75 x 0.5)	0.5

All other completed works are confined within the area approved under the previous Planning Approval. The area of Government Land involves in this Planning Application is about 149m² which falls within the area allocated to Leisure and Cultural Services Department under GLA-IS 643.

Works to be Conducted in 2025

According to the current project programme, CLP will complete the cable connection project on the beach which will involve excavation works over the cable joint bay (with excavation extent of about 20m x 4m x 1.6m) in February and March 2025 for jointing the cables upon obtaining approval from the TPB. There will be no new installations in the coming stage of work. The CLP power supply circuits can be put into operation by end of April 2025 without affecting the commissioning date of I.Park by 2025. Meanwhile, CLP will apply to Leisure and Cultural Services Department in advance for permission to start construction of Upper Cheung Sha Beach. CLP will also liaise closely with the Environmental Protection Department and its contractor of the I.PARK with regard to the programme and progress of the cable installation works.

Justifications for this Planning Application

The purpose of this Planning Application is to rectify the extent of the cable installation works at Upper Cheung Sha Beach that falls outside the previous Planning Approval and is fully justified based on the followings:

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積	..... sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	..... m 米	<input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積	..... 149 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of filling 填土厚度	..... 0.5 - 2.4 m 米	<input checked="" type="checkbox"/> About 約
	(backfilling to the existing ground level only)		
	<input checked="" type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積	..... 149 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of excavation 挖土深度	..... 0.5 - 3 m 米	<input checked="" type="checkbox"/> About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍))			
(b) Intended use/development 有意進行的用途／發展	Public Utility Installation (Public Utility Pipeline) and Associated Filling and Excavation of Land		

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置												
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱／種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td colspan="3">Please refer to supporting note attached.</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)	Please refer to supporting note attached.								
	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)										
Please refer to supporting note attached.													
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

Similar s.16 Applications within “Coastal Protection Area” (“CPA”) zone
on the South Lantau Coast Outline Zoning Plan

Approved Applications

Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC)	Approval Condition(s)
A/SLC/160	Proposed Public Utility Installation (Public Utility Pipeline) and Filling and Excavation of Land	9.10.2020	-
A/SLC/169	Proposed Public Utility Installation (Underground Power Cable and Pole) and Excavation and Filling of Land	11.6.2021	(1)

Approval Condition(s):

- (1) Provision of at least 300mm clearance from the outer face of existing drainage facilities to the proposed underground power cable and pole.

Rejected Applications

Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC)	Rejection Reason(s)
A/SLC/162	Proposed Public Utility Installation (Underground Cable) and Excavation and Filling of Land	6.11.2020	(1) and (2)
A/SLC/167	Proposed Public Utility Installation (Underground Power Cable) and Excavation and Filling of Land	22.1.2021	(1) and (2)
A/SLC/171	Proposed Public Utility Installation (Poles, Underground Cables and Overhead Cables) and Excavation and Filling of Land	23.12.2022	(1)
A/SLC/176	Proposed Public Utility Installation (Underground Power Cables) and Excavation and Filling of Land	9.6.2023	(1)
A/SLC/177	Proposed Public Utility Installation (Underground Power Cables) and Excavation and Filling of Land	9.6.2023	(1)
A/SLC/184	Proposed Public Utility Installation (Poles, Stays and Overhead Cables) and Associated Excavation and Filling of Land	20.12.2024	(1)
A/SLC/187	Proposed Public Utility Installation (Underground Cables) and Associated Excavation and Filling of Land	22.11.2024	(1)

Rejection Reason(s):

- (1) Not in line with the planning intention in which only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the areas or are essential infrastructure projects with overriding public interest may be permitted.
- (2) Setting of undesirable precedent for similar applications to provide utility installation for uses not permitted within the “CPA” zone.

Government Departments' General Comments

1. Policy Support

Comment of the Director of Environmental Protection (DEP):

- (a) policy has been given for the proposed submarine cable; and
- (b) he has no objection to and no comment on the application.

2. Land Administration

Comments of the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD):

- (a) the Sites are on unleased Government land. The major parts of the Sites encroach onto the Upper Cheung Sha Beach and is within Leisure and Cultural Services Department's (LCSD) beach area as shown on Plan No. ISM0585 deposited in the Land Registry under the Public Health and Municipal Services Ordinance (Cap. 132). No land control or lease enforcement action has been taken at the Sites by her office;
- (b) excavation permit LP12916 was previously issued to the applicant for the area in close proximity to the Sites. The applicant had applied for extension of the excavation permit and the applicant was informed that the extension application would only be processed if planning permission for the Sites is not required or relevant planning permission is obtained;
- (c) if the planning application is approved by the Board, the applicant needs to apply to DLO/Is, LandsD for excavation permit and/or other approval (as appropriate) for (i) land excavation and (ii) laying and installation of the electricity cables, fibre optic cables and associated structures. There is no guarantee that excavation permit and/or other approval will be approved by LandsD. Excavation permit and/or other approval, if approved, will be subject to such terms and conditions as imposed by LandsD; and
- (d) she has no comment on the application subject to the above.

3. Nature Conservation

Comment of the Director of Agriculture, Fisheries and Conservation (DAFC):

the proposed excavation area are on sandy areas which are devoid of vegetation, he has no comment on the application.

4. Environment

Comment of the Director of Environmental Protection (DEP):

- (a) as confirmed by the applicant, although the locations of the works elements have been shifted, the land cable section is still located above high water mark and does not involve dredging operation. The remaining works to be carried out would only involve cable connection at the cable joint bay of the marine cable section at Upper Cheung Sha Beach which would involve land-based excavation works. No marine works would be carried out;
- (b) the marine cable section is covered by a Further Environmental Permit (FEP) No. FEP-02/429/2012/B "Submarine Cable for the Development of the Integrated Waste Management Facilities Phase 1" issued under the EIA Ordinance (Cap. 499). Whilst previous complaint concerning construction works at the Upper Cheung Sha beach has been received, the applicant committed to implement appropriate measures as stipulated in the updated Environmental Monitoring and Audit manual for the Submarine Cable for the Development of the Integrated Waste Management Facilities Phase 1 to minimise the potential environmental impacts arising from the works; and
- (c) he has no objection to the subject planning application and the applicant is reminded to ensure the statutory provisions of the aforementioned FEP are duly followed.

5. Urban Design and Landscape

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

- (a) according to the information submitted by the applicant, only two cable markers (about 6.3m) are proposed above ground. Given the small scale of the works, significant visual impact is not anticipated;
- (b) according to aerial photo of 2024, the Sites are situated in an area of coastal, uplands and hillsides landscape character predominated by coastal landscape feature landscape including sandy shore at Upper Cheung Sha Beach and woodland. The Sites are entirely within sandy shore area without any existing trees. As the applicant commits to backfill the excavated land to the existing ground level after the completion of work, the work is considered not incompatible with the landscape character of the surrounding environment and significant landscape impact arising from the proposed development is not envisaged; and
- (c) she has no adverse comment on the application from urban design, visual impact and landscape planning perspective.

6. Archaeological and Built Heritage Conservation

Comments of the Chief Heritage Executive (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau (CHE(AM), AMO):

- (a) she has no objection in principle to the application from both archaeological and built heritage conservation perspective; and
- (b) other advisory comments are at **Appendix IV**.

7. Fire Safety

Comments of the Director of Fire Services (D of FS):

- (a) he has no objection to the application; and
- (b) other advisory comments are at **Appendix IV**.

8. Others

Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) she has no adverse comment on the application; and
- (b) other advisory comments are at **Appendix IV**.

9. Other Departments

The following government departments have no comment on/objection to the application:

- (a) Chief Building Surveyor/New Territories East (1) & Licence, Buildings Department;
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD);
- (d) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (e) Commissioner for Transport (C for T);
- (f) Director of Electrical and Mechanical Services (DEMS);
- (g) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD); and
- (h) Head of Sustainable Lantau Office, Civil Engineering and Development Department (H(SLO), CEDD).

Recommended Advisory Clauses

1. to note the comments of the Director of Fire Services Department that any excavation/construction works shall under no circumstances cause obstruction to nearby fire hydrants and their control valves in-situ. Should any relocation/blanking-off of fire hydrants be necessary, prior consent from the Fire Services Department has to be sought;
2. to note the comments of the Director of Leisure and Cultural Services that as the excavation works falls within the gazetted Upper Cheung Sha Beach under the purview of Leisure and Cultural Services Department (LCSD), the applicant is required to submit application of excavation works to LCSD with method statement, layout plan showing the intended works and machinery to be utilised within the beach area, exact works schedule, for LCSD's assessment and comments. In addition, the applicant is required to provide adequate safety measures against winds and sea waves with water barriers/hoarding, lighting and warning notices/signage. Apart from that, a footway not less than three (3) metres in width should be maintained for beach goers. More importantly, no excavation works inside the beach and allowance of extension will be considered after 1 April 2025 as the swimming seasons start. Hence, relevant excavation permit at the gazetted beach and locations in proximity of the gazetted beach should not extend beyond 1 April 2025; and
3. to note the comments of Chief Heritage Executive (Antiquities & Monuments) Antiquities and Monuments Office (AMO), Development Bureau that if the application is approved, pursuant to Antiquities and Monuments Ordinance, Cap. 53, the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Ordinance are discovered in the course of works.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2025-01-17 星期五 03:26:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/SLC/188 Cheung Sha Beach CPA CLP Pipeline

A/SLC/188

Government Land at Upper Cheung Sha Beach, Lantau Island

Site area: About 149sq.m

Zoning: "Coastal Protection Area"

Applied development: CLP Public Utility Pipeline / Filling and Excavation of Land

Dear TPB Members,

The data provided does not provide an explanation as to why further installation is required in addition to that of the approved 160.

Also of concern is the statement that "*CLP has also considered the option of removing the installation already **laid outside the original Application Site area.***"

So why was this presumably illegal work allowed and what is the extent of the unapproved installation?

It appears that there has been some dodgy manoeuvring involved and this is being covered up.

The community would like to have a clear picture of what exactly has been going on. Having so many power lines right under a popular beach is a less than desirable scenario.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 1 September 2020 3:27 AM HKT
Subject: Re: A/SLC/160 Cheung Sha Beach CPA CLP Pipeline

Dear TPB Members,

I cannot see any significant difference, it does not answer the question WHY RUN SUCH A FACILITY UNDER A VERY POPULAR PUBLIC BEACH?

The MTR was forced to amend its plans re running through Long Valley. Is CLP being allowed to take the easiest, and least costly, route on this project?

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, July 24, 2020 2:29:05 AM
Subject: A/SLC/160 Cheung Sha Beach CPA CLP Pipeline

A/SLC/160
Government Land at Upper Cheung Sha Beach, Lantau Island
Site area : About 165sq.m
Zoning : "Coastal Protection Area"
Applied development : CLP Public Utility Pipeline / Filling and Excavation of Land

Dear TPB Members,

The Applicant states that the project is intended '**to facilitate future development of South Lantau**'. I would remind members that the 2018 Policy Address and various statements made by the Chief Executive and Development Bureau since then have promised that South Lantau will be conserved.

Enhancing environmental capacity for sustainable development

*The fourth key development axle of the Lantau Tomorrow Vision is sustainable development. Upholding firmly the planning principle of "development for the north, **conservation for the south**"*

2019 Policy Address supplement :

Established the Sustainable Lantau Office in December 2017 to take forward the co-ordination, planning and implementation of various development projects and initiatives in conservation, local improvement and leisure and recreation in Lantau. (DEVB)

Cheung Sha Beach is a very popular beach and a core attraction in the vision that South Lantau will serve the leisure and recreational needs of the community.

So one has to ask, why with such a long coast line has CLP decided to run its pipeline straight through the beach? There is no justification provided why it has to located there. It may be the most efficient route to the CLP substation and a cost effective arrangement, but is it the most beneficial for the community?

What are the implications for the health of beach users?

Mary Mulvihill