

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**  
**APPLICATION NO. A/SLC/188**

**Applicant** : CLP Power Hong Kong Limited represented by KTA Planning Limited

**Site** : Government Land at Upper Cheung Sha Beach, Lantau Island

**Site Area** : About 149m<sup>2</sup>

**Land Status** : Government Land

**Plan** : Approved South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/23

**Zoning** : “Coastal Protection Area” (“CPA”)

**Application** : Public Utility Installation (Public Utility Pipeline) and Associated Filling and Excavation of Land

**1. The Proposal**

- 1.1 The applicant seeks planning permission to regularise a public utility installation and associated filling and excavation of land at the application sites (the Sites). The Sites fall within an area zoned “CPA” on the OZP (**Plans A-1 and A-2**). According to the Notes of the OZP, ‘Public Utility Installation’ and filling and excavation of land in the “CPA” zone require planning permission from the Town Planning Board (the Board).
- 1.2 The subject public utility installation relates to an s.16 planning application (No. A/SLC/160) for proposed public utility installation (public utility pipeline) and filling and excavation of land, which was approved by the Rural and New Town Planning Committee (the Committee) on 9.10.2020. The installations form part of the submarine power cable system connecting the Integrated Waste Management Facilities (IWMF) Phase 1, now known as I-PARK1 on the artificial island near Shek Kwu Chau and the Cheung Sha Substation. According to the applicant, due to on-site technical difficulties, namely unforeseeable boulders found underground, limited construction period outside the swimming season of the gazetted beach and engineering considerations, part of the alignment of completed public utility installation has been adjusted and extended about 30m eastward beyond the approved application site. Upon discovery of the adjusted alignment, the applicant has suspended all works on site and applied for the current planning application to regularise the part of installations that were not covered by the previously approved planning application.

- 1.3 The Sites are located at the sandy shore of the gazetted Upper Cheung Sha Beach (**Plan A-3**). The installations involve a cable duct, a cable joint bay, a cable trough and two cable markers (signages to indicate the location of the submarine cable landing point) to the east and west of the cable landing location (**Drawing A-1**). The area for the excavation works that have been taken at the Sites is about 149m<sup>2</sup> in total with an excavation depth of about 0.5m to 3m for the completed installations. The excavated land has been backfilled to the existing ground level. Upon obtaining approval from the Board, the applicant will carry out the outstanding cable connection works in February and March 2025. No new installation will be involved in the coming stage of work of the cable<sup>1</sup>. The layout plan and site photos submitted by the applicant are at **Drawings A-1 and A-2** respectively. The details of the installations at the Sites are as below:

Name of Installation	No. of provision	Dimension (m) (Length x Width x Height)	Excavation 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

- 1.4 In support of the application, the applicant has submitted the following documents:

- (a) application form with attachments received on 30.12.2024; (**Appendix I**)
- (b) supplementary information received on 31.12.2024; (**Appendix Ia**)
- (c) further information (FI) received on 21.1.2025\*; and (**Appendix Ib**)
- (d) further information (FI) received on 28.1.2025\*. (**Appendix Ic**)

*\* accepted and exempted from publication and recounting requirement*

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in **Appendices I, Ia, Ib and Ic**, and summarised as follows:

- (a) during the construction period, a large number of boulders were found under the sandy beach at the originally planned location of the cable joint bay (which was covered by the approved planning application No. A/SLC/160) despite the preliminary investigation prior to the commencement of excavation works. The works for constructing the cable joint bay at the originally planned location would incur additional nuisance to the beach users, substantially increase the works area and impact the

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<sup>1</sup> The outstanding excavation works over the installed cable joint bay can be considered as maintenance of public utility pipeline which is always permitted in “CPA” zone on the OZP.

construction programme of I-PARK1 due to the employment of heavy machinery for removing or breaking the boulders at the beach;

- (b) upon careful investigation of the site condition, the locations of proposed cable joint bay and cable markers have been adjusted from the approved scheme and shifted eastward in order to avoid the big boulders. The adjustments do not compromise the safety or cost of the cable installation and do not cause additional impacts to the beach users or ecological resources;
- (c) noting the cable works carried out are partially outside the application site of the approved planning application, the applicant has decided to suspend all works on site and regularise the part of completed works which are not covered by the approved planning application;
- (d) upon obtaining approval from the Board, the applicant will complete the cable connection project in February and March 2025 with no new installations in the coming stage of work. It will involve excavation of top soil over the installed cable joint bay of about 80m<sup>2</sup> in total with an excavation depth of about 1.6m and will be backfilled afterwards. The CLP power supply circuits will be put into operation by end of April 2025 without affecting the commissioning date of I-PARK1. The applicant will also apply to Leisure and Cultural Services Department (LCSD) for prior permission of the above works on the gazetted beach;
- (e) the applicant concluded not to remove the completed installation that laid outside the application site of the previously approved planning application (No. A/SLC/160) as a better option since the removal and repaving works involved will cause secondary damage to the gazetted 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-PARK1;
- (f) the routing and extent of installations have no adverse impact to the adjoining road, slope and trees. The findings of Ecological Baseline Review Report in the previously approved planning application remain valid. No significant nursery or breeding ground, plant and fauna species of conservation interest in the vicinity of the works area is recorded; and
- (g) according to the findings of geotechnical planning review, the proposed installations are considered geotechnically feasible and there is no adverse impact to the nearby features.

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

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

#### **4. Background**

4.1 The Government announced in 2013 the “Hong Kong: Blueprint for Sustainable Use of Resources 2013 – 2022” to map out a comprehensive strategy on waste management for the following 10 years. Implementation of the I-PARK1, with incineration as the core technology to treat municipal solid waste (MSW), is endorsed as part of the overall waste management strategy to tackle the imminent waste disposal problem of Hong Kong. The I-PARK1, currently under construction at an artificial island near Shek Kwu Chau, will have a capacity of 3,000 tonnes of MSW per day upon commissioning. The heat energy recovered from its incineration process will be sufficient to produce 480 million kWh of surplus electricity to be exported to the power grid of the CLP Power Hong Kong Limited. The proposed submarine cable will enable the gainful use of the recovered energy and is regarded as an essential part of the entire I-PARK1 which embraces the long term strategy of ‘Waste-to-Energy’.

4.2 The Sites are within South Lantau Coast Regulated Area. They are not subject to any active planning enforcement action.

#### **5. Previous Application**

There is no previous application at the Sites.

#### **6. Similar Application**

6.1 There are nine similar planning applications (No. A/SLC/160, 162, 167, 169, 171, 176, 177, 184 and 187) in the past five years for proposed public utility installation (underground or overhead power cables) with/without involving filling/excavation of land within or straddling the “CPA” zone on the OZP, with two approved and seven rejected by the Committee. Details of the similar applications are summarized in **Appendix II** and their locations are shown on **Plan A-1**.

6.2 Amongst the two approved applications, one application (No. A/SLC/160) is directly related to the current application with no overlapping of the site areas. The application for the underground public utilities pipeline and associated excavation and filling of land, which formed part of the submarine cable system connecting the I-PARK1 on the artificial island near Shek Kwu Chau and the Cheung Sha Substation, was approved by the Committee in 2020 mainly on the consideration that the proposed installation was an essential infrastructure project with overriding public interest and no adverse impact on the surrounding areas was anticipated. The other application (No. A/SLC/169) for an underground power cable, a pole and associated excavation and filling of land along the verge of Chi Ma Wan Road, was approved by the Committee in 2021 mainly on the consideration that the proposed installation was to provide electricity supply to facilitate the operation of permitted agricultural use and no adverse impact on the surrounding areas was anticipated. As such, sympathetic consideration was given to the application.

- 6.3 The seven rejected applications (No. A/SLC/162, 167, 171, 176, 177, 184 and 187) were rejected by the Committee between 2020 and 2024 mainly on the grounds that the proposed installations were not in line with the planning intention of the “CPA” zone while the applicants failed to demonstrate that the proposed installations were essential infrastructure projects with overriding public interest.

**7. The Sites and Their Surrounding Areas (Plans A-1 to A-3 and site photos on Plans A-4a to A-4b)**

- 7.1 The Sites are located to the south of South Lantau Road and fall within the gazetted Upper Cheung Sha Beach fronting to the sea. They are at sandy shore and accessible via staircase which leads to South Lantau Road.
- 7.2 The surrounding areas are mainly rural in character with coastal, uplands and hillsides landscape predominated by coastal landscape features including sandy shore at the gazetted Upper Cheung Sha Beach. To the west of the Sites is a streamcourse. The area to its north is partly covered by backshore vegetation and across South Lantau Road is a vegetated slope. To the further northeast about 300m is the nearest residential cluster at Cheung Fu Street.

**8. Planning Intention**

- 8.1 The “CPA” zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 8.2 According to the Explanatory Statement (ES) of the OZP, any filling of land or excavation of land may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by Government, and maintenance or repair works.

**9. Comments from Relevant Government Departments**

All Government bureaux/departments (B/Ds) consulted have no objection to or no adverse comment on the application. Their general comments on the application and recommended advisory clauses are provided in **Appendices III and IV** respectively.

## **10. Public Comments Received During Statutory Publication Period**

On 7.1.2025, the application was published for public inspection. During the statutory publication period, one public comment from an individual objecting to the application was received (**Appendix V**) which considered the installation is a less than desirable scenario and requested for more justifications in support of current installation in addition to the approved application (No. A/SLC/160).

## **11. Planning Considerations and Assessments**

- 11.1 The applicant seeks planning permission to regularise a public utility installation and associated filling and excavation of land at the Sites within an area zoned “CPA” on the OZP. The installations involve a cable duct, a cable joint bay, a cable trough and two cable markers (signages to indicate the location of the submarine cable landing point) to the east and west of the cable landing location (**Drawing A-1**). The installations form part of the submarine power cable system connecting the I-PARK1 on the artificial island near Shek Kwu Chau and the Cheung Sha Substation. The area for the excavation works that have been taken at the Sites is about 149m<sup>2</sup> in total with an excavation depth of about 0.5m to 3m for the completed installations. The excavated land has been backfilled to the existing ground level.
- 11.2 The planning intention of the “CPA” zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 11.3 The installation which is to support the submarine power cable system connecting the I-PARK1 on the artificial island near Shek Kwu Chau and the Cheung Sha Substation, enabling the gainful use of the recovered energy generated by the I-PARK1 and embracing the long term strategy of ‘Waste-to-energy’ in Hong Kong can be considered as an essential infrastructure with overriding public interest. According to the ES of the OZP, any filling of land or excavation of land may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required. The area for the excavation works is about 149m<sup>2</sup> in total with an excavation depth of about 0.5m to 3m. Director of Environmental Protection (DEP) and Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD) have no adverse comment on or no objection to the application.
- 11.4 On technical side, according to the applicant, the adjusted locations of cable joint bay and cable markers from the originally planned location under the approved application (No. A/SLC/160) do not compromise the safety or cost of the cable installation and do not cause additional impacts to the beach users or ecological resources. According to the geotechnical planning review report submitted by the applicant, the proposed installations will not have adverse impact to the nearby features and are considered

geotechnically feasible. Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) has no objection to the application from geotechnical engineering perspective. Other relevant B/Ds, including the Director of Agricultural, Fisheries and Conservation (DAFC) and the Director of Leisure and Cultural Services (DLCS), have no objection to or no adverse comment on the application.

11.5 There are nine similar applications for proposed public utility installation (underground or overhead power cables) with/without involving excavation and/or filling of land within or straddling the “CPA” zone on the OZP. Among which, two applications were approved and seven applications were rejected by the Committee as summarised in paragraph 6. Apart from one approved application (No. A/SLC/160) directly related to the current application, another approved application (No. A/SLC/169) was to provide electricity supply to facilitate the operation of permitted agricultural use and no adverse impact on the surrounding areas was anticipated. As such, sympathetic consideration was given to the application. Moreover, seven rejected applications were not essential infrastructure projects with overriding public interest. The planning circumstances of the current application are similar to one of the approved applications (No. A/SLC/160) which are essential infrastructure projects with overriding public interest. Approval of the current application is in line with the Committee’s previous decisions.

11.6 Regarding the concerns raised in the public comments as detailed in paragraph 10 above, the Government departments’ comments in paragraph 9 and planning assessments in paragraphs 11.1 to 11.5 above are relevant.

## **12. Planning Department’s Views**

12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, the Planning Department has no objection to the application.

12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until **14.2.2029**, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The recommended advisory clauses at **Appendix IV** are also suggested Member’s reference.

12.3 There is no strong reason to recommend rejection of the application.

## **13. Decision Sought**

13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

#### **14. Attachments**

<b>Appendix I</b>	Application form with attachments received on 30.12.2024
<b>Appendix Ia</b>	Supplementary Information received on 31.12.2024
<b>Appendix Ib</b>	Further Information received on 21.1.2025
<b>Appendix Ic</b>	Further Information received on 28.1.2025
<b>Appendix II</b>	Similar Applications
<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendix V</b>	Public Comment
<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	Site Photo
<b>Drawing A-3</b>	Location Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4b</b>	Site Photos

**PLANNING DEPARTMENT  
FEBRUARY 2025**