

2025年 2月 6日

此文件在_____收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

- 6 FEB 2025

This document is received on _____
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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 or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas
位於鄉郊地區或受規管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.tpb.gov.hk/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.tpb.gov.hk/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

250230 27/1 by post

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SLC/189
	Date Received 收到日期	6 FEB 2025

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>），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 中華電力有限公司

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)

CLPe Solutions Limited 中電源動有限公司

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 IN DD316L AT LO UK VILLAGE, PUI O, LANTAU ISLAND.
(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 33.82 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）	33.82 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	S/SLC/23
(e) Land use zone(s) involved 涉及的土地用途地帶	"CA" AND "CPA"
(f) Current use(s) 現時用途	Road & Vacant Land (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	33.82 sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填土厚度	1.2 m 米	<input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積	33.82 sq.m 平方米	<input type="checkbox"/> About 約
	Depth of excavation 挖土深度	1.2 m 米	<input 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	<p>Proposed Public Utility Installation (LV Cable Laying, Overhead Line Pole and Overhead Line Pole Stay) and Excavation of Land and Filling of Land</p> <p>擬議的公用事業設施裝置 (低壓電纜安裝接駁, 低壓架空天線棟及土爹安裝)及填土及挖土工程</p>
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(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>Overhead Line Pole (Item3, Item6, Item9)</td> <td>3</td> <td>1m(L) x 0.7m(W) x 1.8m(H)</td> </tr> <tr> <td>Overhead Line Pole Stay (Item4, Item5, Item7, Item8, Item10, Item11)</td> <td>6</td> <td>1.6m(L) x 0.7m(W) x 1.7m(H)</td> </tr> <tr> <td>Power Cable (Item 1 and Item2)</td> <td>1</td> <td>25m(L) x 1m(W) x 1.2m(D)</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)	Overhead Line Pole (Item3, Item6, Item9)	3	1m(L) x 0.7m(W) x 1.8m(H)	Overhead Line Pole Stay (Item4, Item5, Item7, Item8, Item10, Item11)	6	1.6m(L) x 0.7m(W) x 1.7m(H)	Power Cable (Item 1 and Item2)	1	25m(L) x 1m(W) x 1.2m(D)
	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)										
Overhead Line Pole (Item3, Item6, Item9)	3	1m(L) x 0.7m(W) x 1.8m(H)											
Overhead Line Pole Stay (Item4, Item5, Item7, Item8, Item10, Item11)	6	1.6m(L) x 0.7m(W) x 1.7m(H)											
Power Cable (Item 1 and Item2)	1	25m(L) x 1m(W) x 1.2m(D)											
(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 From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
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 From 由m to 至 m
非建築用地限制
- ☐ 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

☐ 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
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

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

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ other(s) 其他 (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)

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 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)

NOVEMBER 2025

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)) CHI MA WAN ROAD</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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) _____ _____</p> <p><input checked="" type="checkbox"/></p>
<p>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？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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) _____ _____</p> <p><input checked="" type="checkbox"/></p>

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，否則請提供理據/理由。

<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</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><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</p> <p>No 否</p>	<p><input 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／或範圍)</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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約</p> <p><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"> <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 checked="" type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> </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>There were 5 trees existing trees (Sapium sebiferum & Scolopia chinensis) will felling. The DBH of trees from 112mm to 279mm.</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 checked="" type="checkbox"/>	No 不會 <input 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 type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													

10. Justifications 理由

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

Electricity supply is required by the CLPP's client located at Government Land in DD316L at Lo UK Village, Pui O, Lantau Island.

In Order to provide new electricity supply for the application to support agricultural use, this scheme is prepared to lay new LV Overhead Line & Cable as shown in the Drawing: WELT2023-0189-02.

The total dimensions is 33.82m(L) x 1m(W) x 1.2m(D).

[illegible]

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



YEUNG TZE FUNG

Name in Block Letters
姓名（請以正楷填寫）

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

Project Manager

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

Others 其他

on behalf of
代表

CLPe Solutions Limited (中電源動有限公司)

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

Date 日期 14/01/2025

(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

1. 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。

2. 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。

3. 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 IN DD316L AT LO UK VILLAGE, PUI O, LANTAU ISLAND.		
Site area 地盤面積	<div>33.82 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>(includes Government land of 包括政府土地 33.82 sq. m 平方米 <input checked="" type="checkbox"/> About 約)</div>		
Plan 圖則	S/SLC/23		
Zoning 地帶	"CA" AND "CPA"		
Applied use/ development 申請用途／發展	Proposed Public Utility Installation (LV Cable Laying, Overhead Line Pole and Overhead Line Pole Stay) and Excavation of Land and Filling 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 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 <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/>	

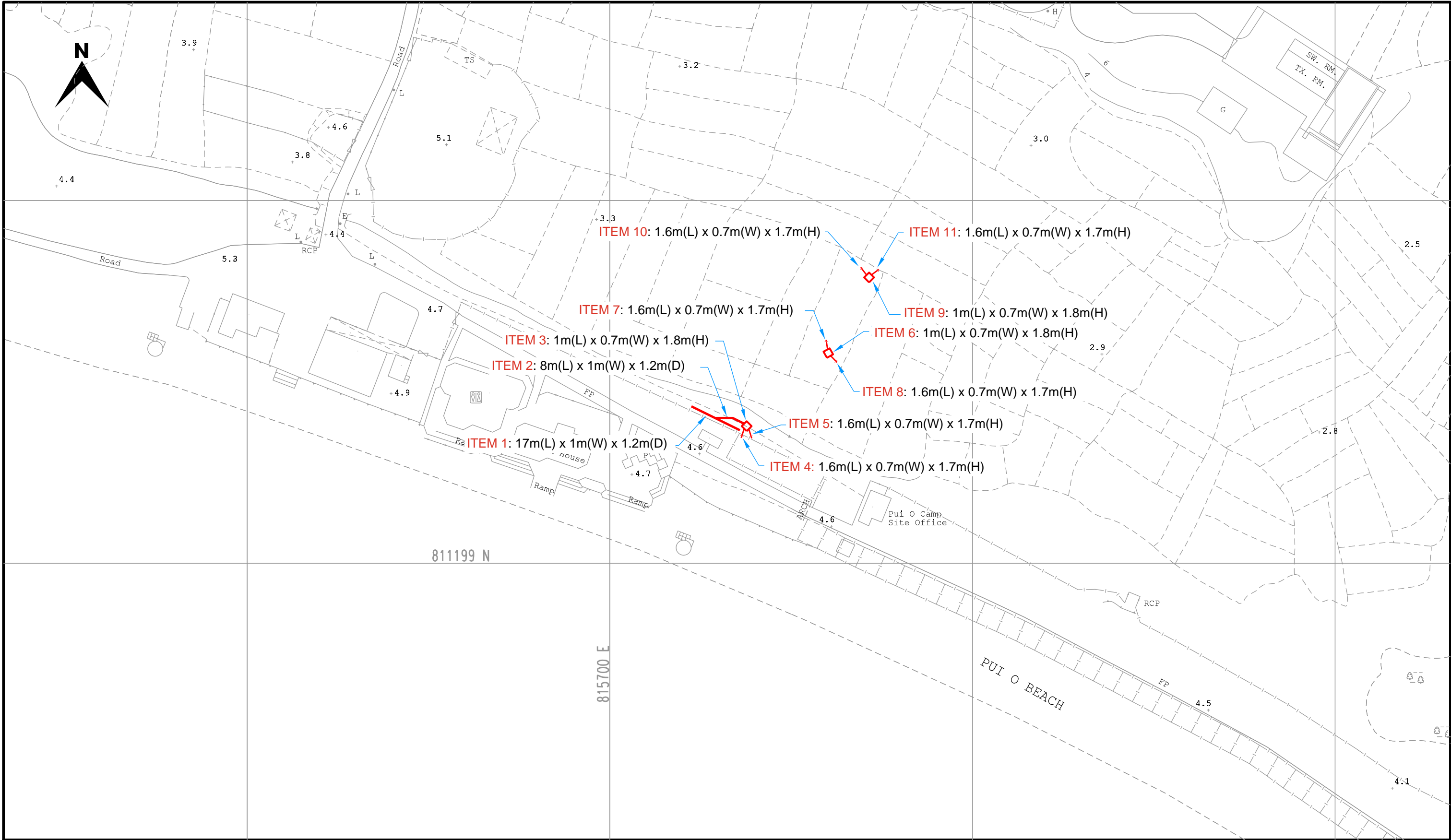
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor 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"/>
Plan Ref. WELT2023-0189-02, Excavation of Land Drawing, Filling of Land Drawing		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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 checked="" 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"/>
<hr/>		
<hr/>		
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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LEGEND :

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| | PROPOSED TRENCH FOR LAYING / RECOVERING CABLE | | EXISTING OVERHEAD LINE & POLE |
| | PROPOSED TRENCH FOR LAYING DUCTS | | PROPOSED 11kV, L.V., OHL OF STEEL / WOODEN POLE |
| | PROPOSED CABLE THROUGH EXISTING DUCTS | | OVERHEAD LINE & POLE TO BE REMOVED |
| | EXISTING PILLAR | | PROPOSED TREE TRIMMING / CUTTING |
| | PROPOSED PILLAR 1.6M x 0.6M x 0.75M / CUTOUT BOX | | EXISTING POLE MOUNTED TRANSFORMER |
| | EXCAVATION FOR JOINTING / REPAIRING / INSPECTING CABLE | | PROPOSED POLE MOUNTED TRANSFORMER |
| | PROPOSED 3.6M(L) x 3.32M(W) x 2.7M(H) HV PILLAR | | PROPOSED STAY / STAY POLE |



SCALE 1:1000 @A3

DATE :10-05-2024

REGION :WE

DRAWN :NY CHOI

CHECKED : SC LAM

O.C. : LT

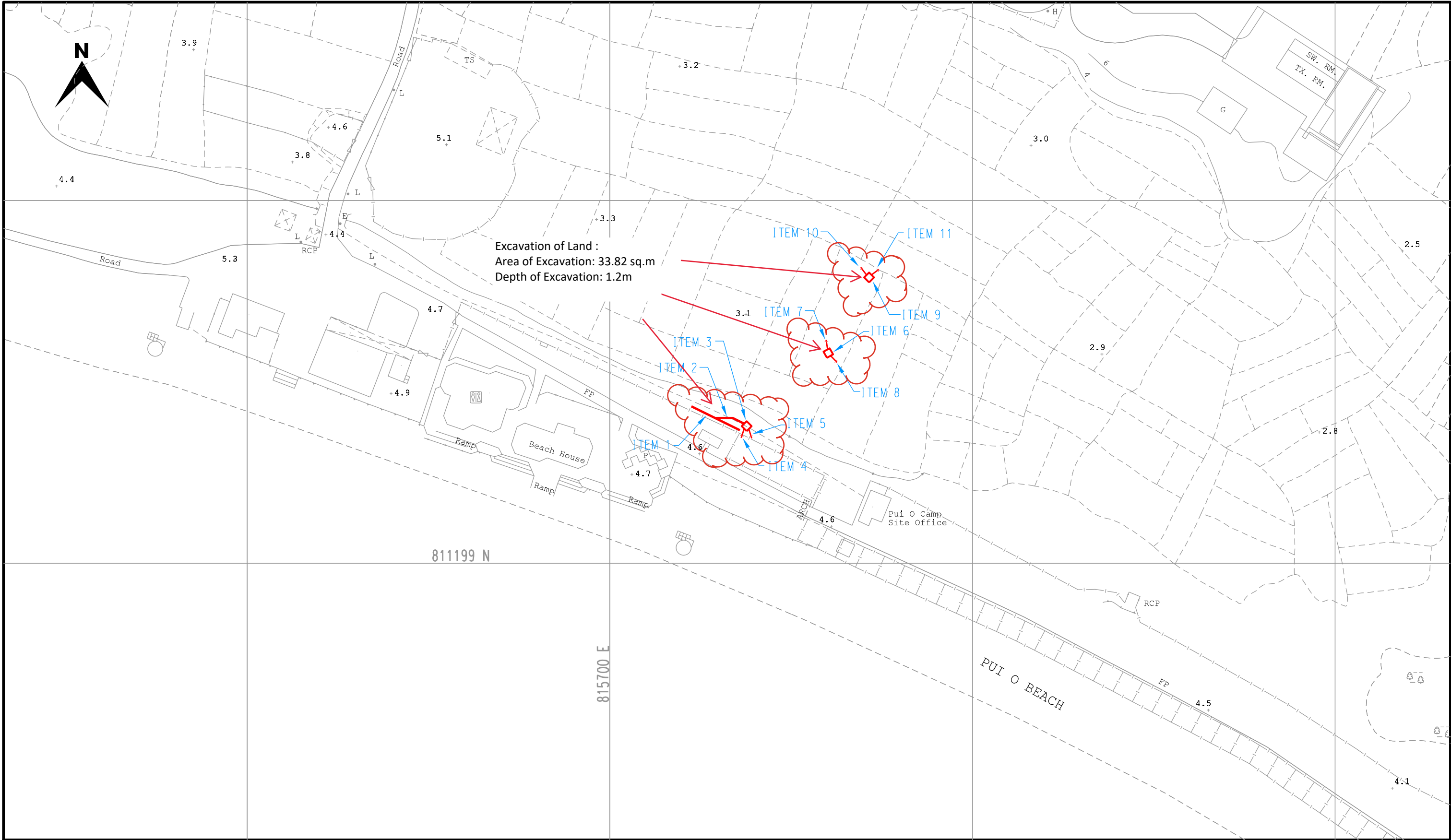
E/O NO :

TITLE :POLO & STAY ERECTION &
LV CABLE LAYING AT
PUI O BEACH, PUI O

MAP NO : 14NW01C, 14NW01D

PROJECT REF. : LT2023-0189

PLAN REF. :WELT2023-0189-02



LEGEND :

- PROPOSED TRENCH FOR LAYING / RECOVERING CABLE
- PROPOSED TRENCH FOR LAYING DUCTS
- PROPOSED CABLE THROUGH EXISTING DUCTS
- EXISTING PILLAR
- PROPOSED PILLAR 1.6M x 0.6M x 0.75M / CUTOUT BOX
- EXCAVATION FOR JOINTING / REPAIRING / INSPECTING CABLE
- PROPOSED 3.6M(L) x 3.32M(W) x 2.7M(H) HV PILLAR

- EXISTING OVERHEAD LINE & POLE
- PROPOSED 11kV, L.V., OHL OF STEEL / WOODEN POLE
- OVERHEAD LINE & POLE TO BE REMOVED
- PROPOSED TREE TRIMMING / CUTTING
- EXISTING POLE MOUNTED TRANSFORMER
- PROPOSED POLE MOUNTED TRANSFORMER
- PROPOSED STAY / STAY POLE



SCALE 1:1000 @A3

DATE :10-05-2024

REGION :WE

DRAWN :NY CHOI

CHECKED : SC LAM

O.C. : LT

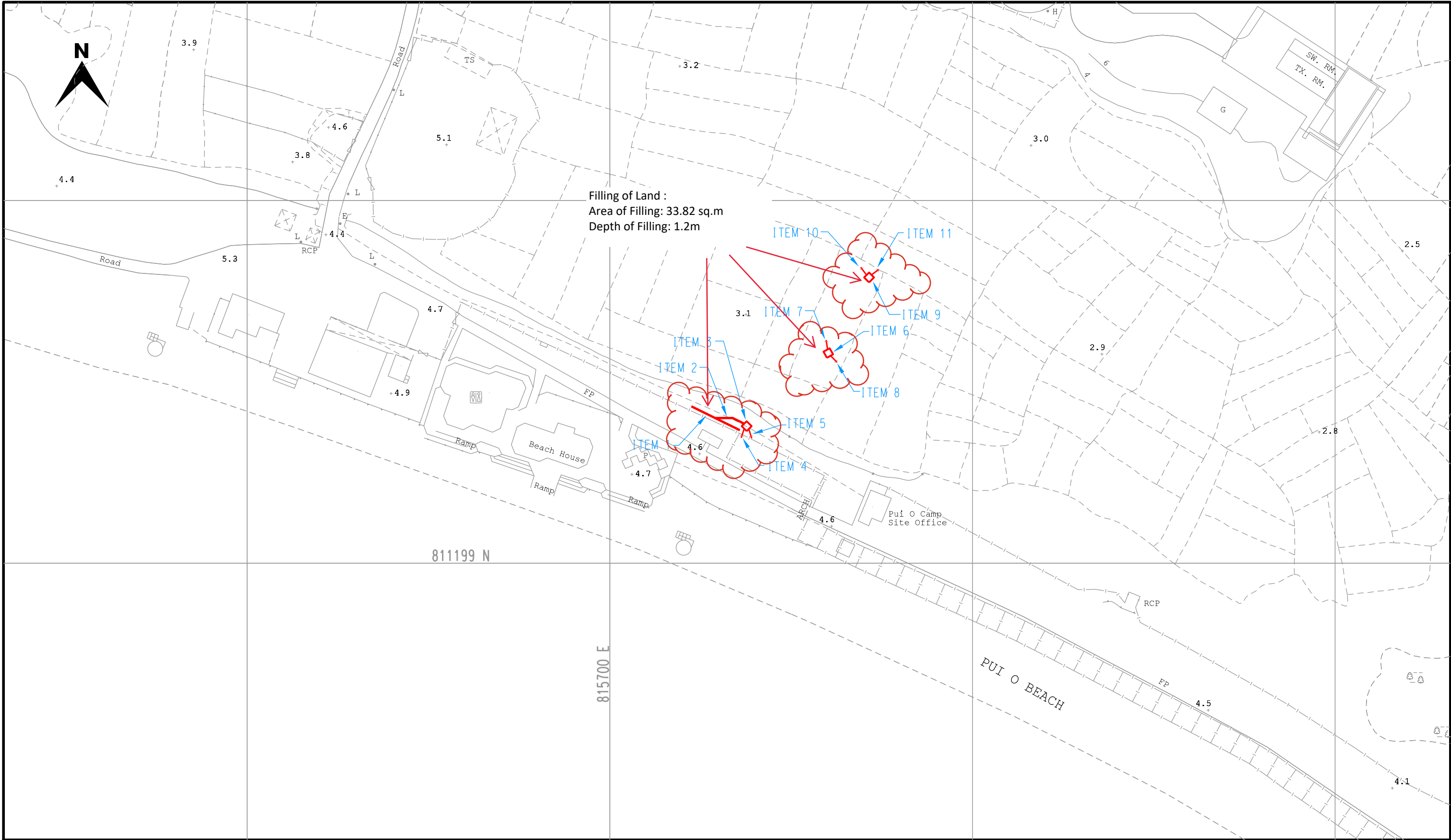
E/O NO :

TITLE :POLO & STAY ERECTION &
LV CABLE LAYING AT
PUI O BEACH, PUI O

MAP NO : 14NW01C, 14NW01D

PROJECT REF. : LT2023-0189

Excavation of Land Drawing



LEGEND :

- | | | | |
|--|--|--|--|
| | PROPOSED TRENCH FOR LAYING / RECOVERING CABLE | | EXISTING OVERHEAD LINE & POLE |
| | PROPOSED TRENCH FOR LAYING DUCTS | | PROPOSED 1kV, L.V., OHL OF STEEL / WOODEN POLE |
| | PROPOSED CABLE THROUGH EXISTING DUCTS | | OVERHEAD LINE & POLE TO BE REMOVED |
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| | PROPOSED 3.6M(L) x 3.32M(W) x 2.7M(H) HV PILLAR | | PROPOSED STAY / STAY POLE |



SCALE 1:1000 @A3

DATE :10-05-2024

REGION :WE

DRAWN :NY CHOI

CHECKED : SC LAM

O.C. : LT

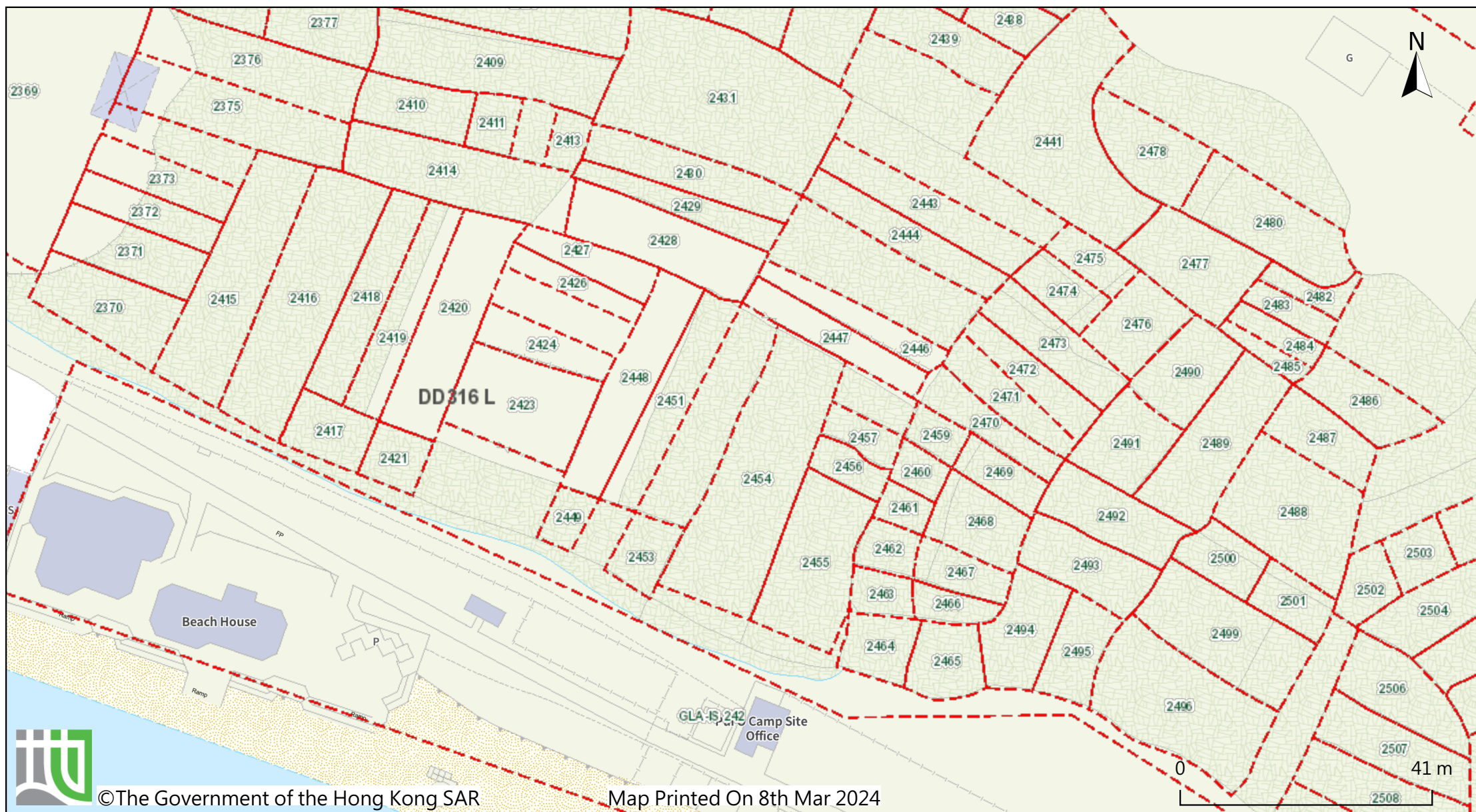
E/O NO :

TITLE :POLO & STAY ERECTION &
LV CABLE LAYING AT
PUI O BEACH, PUI O

MAP NO : 14NW01C, 14NW01D

PROJECT REF. : LT2023-0189

Filling of Land Drawing



Tree Survey Report
for
Pole and Stay Erection and LV Cable Laying
at
Pui O Beach, Pui O

(Rev.0)

Prepared by:

LAU Wan Lun
Registered Arborist (TM124235)
Tarzan Landscape Contractors Ltd.

Date of Survey: 29th February 2024

Table of Content

1. Introduction
2. Survey and Assessment Methodology
3. Tree Survey Findings
4. Summary

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- Appendix A Tree Location Plan
- Appendix B Tree Assessment Schedule
- Appendix C Photographic Records of Existing Trees

- Annex I Setting out Survey for Part of Lot Nos. 2447, 2449 and 2453 in D.D.316L and Location of Pole at Piu O, Lantau (Final Report, January 2024)

1. Introduction

1.1 Background

Tarzan Landscape Contractors Ltd. was instructed by the CLP Power Hong Kong Limited to carry out a tree survey for Pole and Stay Erection and LV Cable Laying at Pui O Beach, Pui O, Lantau. Please refer to the report of setting out survey in **Annex I** for the details of the proposed works location.

Field survey was carried out by Mr. LAU Wan Lun, Registered Arborist, Registration Scheme for Tree Management Personnel (TM124235) on 29th February 2024. A thorough visual inspection of the above-ground portion of each existing tree was conducted.

1.2 Purpose of this Report

The purpose of this report is to record a comprehensive tree survey on all existing trees inside the proposed works location. The survey identifies their locations, species and sizes. The report offers professional views and recommendations on the trees' form, health and structural conditions, any damages to them.

2. Survey and Assessment Methodology

2.1 Individual Tree Survey

In accordance with DEVB TC(W) No. 4/2020, all existing individual trees with a trunk diameter equal to or larger than 95mm (300mm girth) measured 1300mm above ground level are surveyed and identified with the following information recorded:

- (A) Tree Identity Number: Number individual trees, label on site and denote correspondingly on the tree survey plan;
- (B) Tree Species: Botanical (Scientific) and Chinese names of trees surveyed;
- (C) Tree Size (Measurement):
 - (i) Overall Height: Height measured from ground level to the top branch;
 - (ii) Trunk diameter (DBH): Diameter at Breast Height, Girth of the main trunk measured at 1.3m above ground level;
 - (iii) Crown Spread: Average diameter of the foliage canopy;
- (D) Form:
 - (i) Good: Well-balanced crown and straight strong trunk;
 - (ii) Fair: Slightly unbalanced crown and non-straight trunk;
 - (iii) Poor: Misshapen or awkwardly-forked trunk and / or unbalanced crown;
- (E) Health Condition:
 - (i) Good: Sound and healthy trees;
 - (ii) Fair: Trees which are with few or no visible defects or health problem
 - (iii) Poor: Decays and / or cavities in the main trunk and / or crown die back, severely infected with disease.
- (F) Amenity Value (according to form, size, age, condition and situation of the tree):
 - (i) High: Specimen of rare trees to be retained if at all possible or good form and good health.

(ii) Medium: Trees which individually or collectively make a useful but not vital contribution to the local environment or fair form and fair health / fair form and good health / good form and fair health.

(iii) Low: Dead, dangerous and unhealthy trees or trees of generally poor form / shape or poor form and fair health / fair form and poor health.

G) Suitability for Transplanting: Assess the suitability of affected trees be transplanted taken into account of the following factors:

- (i) conditions of the tree to be transplanted (including form, health and structure which will affect success of the proposed transplanting);
- (ii) size, species, and conservation status of the tree to be transplanted;
- (iii) availability and suitability of a permanent receptor site, both within and outside the project site;

- (iv) adequate time for preparation of transplanting operation;
- (v) identification of a long-term maintenance party for the transplanted tree(s);
- (vi) access to the existing location and transportation to the receptor site (including availability of access to accommodate the tree, topography of the proposed route, engineering limitations, etc.); and
- (vii) cost-effectiveness.

H) Trees with the following features should not be considered suitable for transplanting under normal circumstances:

- (i) low amenity value;
- (ii) irrecoverable form after transplanting (e.g. if substantial crown and root pruning are necessary to facilitate the transplanting);
- (iii) low survival rate after transplanting;
- (iv) very large size (unless the feasibility to transplant has been considered financially reasonable and technically feasible during the feasibility stage);
- (v) with evidence of over-maturity and onset of senescence;
- (vi) with poor health, structure or form (e.g. imbalanced form, leaning, with major cavity/cracks/splits); or

- (vii) undesirable species (e.g. *Leucaena leucocephala* which is an invasive exotic tree);
- (viii) growing on steep slope where proper rootball cannot be formed;
- (ix) rootball extraction not feasible (e.g. rootball directly conflicting with adjacent structure or tree)

Having considered the above factors and features of the trees, trees are assessed as follows: -

- (i) High - Trees are highly suitable for transplanting.
- (ii) Medium - Trees are moderately suitable for transplanting.
- (iii) Low - Trees are not suitable for transplanting.

I) Conservation Status: State the rarity and protection status of the species under relevant ordinances in Hong Kong. References such as Rare and Precious Plants of Hong Kong, the IUCN Red List of Threatened Species and the Forests and Countryside Ordinance (Cap. 96), (Cap 586) are used.

J) Proposed treatment

- (i) Retain
- (ii) Transplant
- (iii) Fell

K) Tree Maintenance Department(s) of the subject site before the commencement of the government project and Tree Maintenance Department(s) which will take over the subject site for long-term tree maintenance to provide Comments on Tree Preservation and Removal Proposal.

L) Additional Remarks: Supplementary note about the assessment.

3. Tree Survey Findings

3.1 General Site Condition

Field survey was carried out on 29th February 2024. The survey site was adjoining Pui O Beach. Majority of the site was seasonally wet grassland without existing trees, whilst there was a plantation situated between the Beach and the grassland. All surveyed trees were located at the edge of or in *Pandanus* bush.

3.2 Existing Trees

There were 5 trees existing trees and 2 different native tree species recorded in this tree survey. The locations of all surveyed trees were shown in **Appendix A** Tree Location Plan.

The form, health and structural conditions of 5 existing trees were rated poor to average. One dead tree, T4, was recorded. For the details of trees' conditions, please refer to **Appendix B** Tree Assessment Schedule. Please refer to **Appendix C** for tree photographic records.

No trees will be removed or transplanted to give way to Pole and Stay Erection and LV Cable Laying.

Abundance of the surveyed trees is summarized in the following Table 1.

3.3 Trees of Particular Interest

No Trees of Particular Interest (TPI) was recorded in this survey.

There were no surveyed trees being classified as species of conservation interest or trees potentially registerable in the Register of OVTs. All trees had DBH below 1000mm, tree height and crown spread below 25m.

Table 1 - Summary of the Surveyed Trees

Tree Species	Chinese Names	Nos. of Trees	Retain	Transplant	Remove
<i>Sapium sebiferum</i>	烏柏	4*	4*	0	0
<i>Scolopia chinensis</i>	刺柃	1	1	0	0
	Total	5	5	0	0

Note: * This tree count includes one dead tree, T4.

4. Summary

Based on the tree survey on 29th February 2024, there were 5 trees of common species recorded in the vicinity. One dead tree, T4, was recorded.

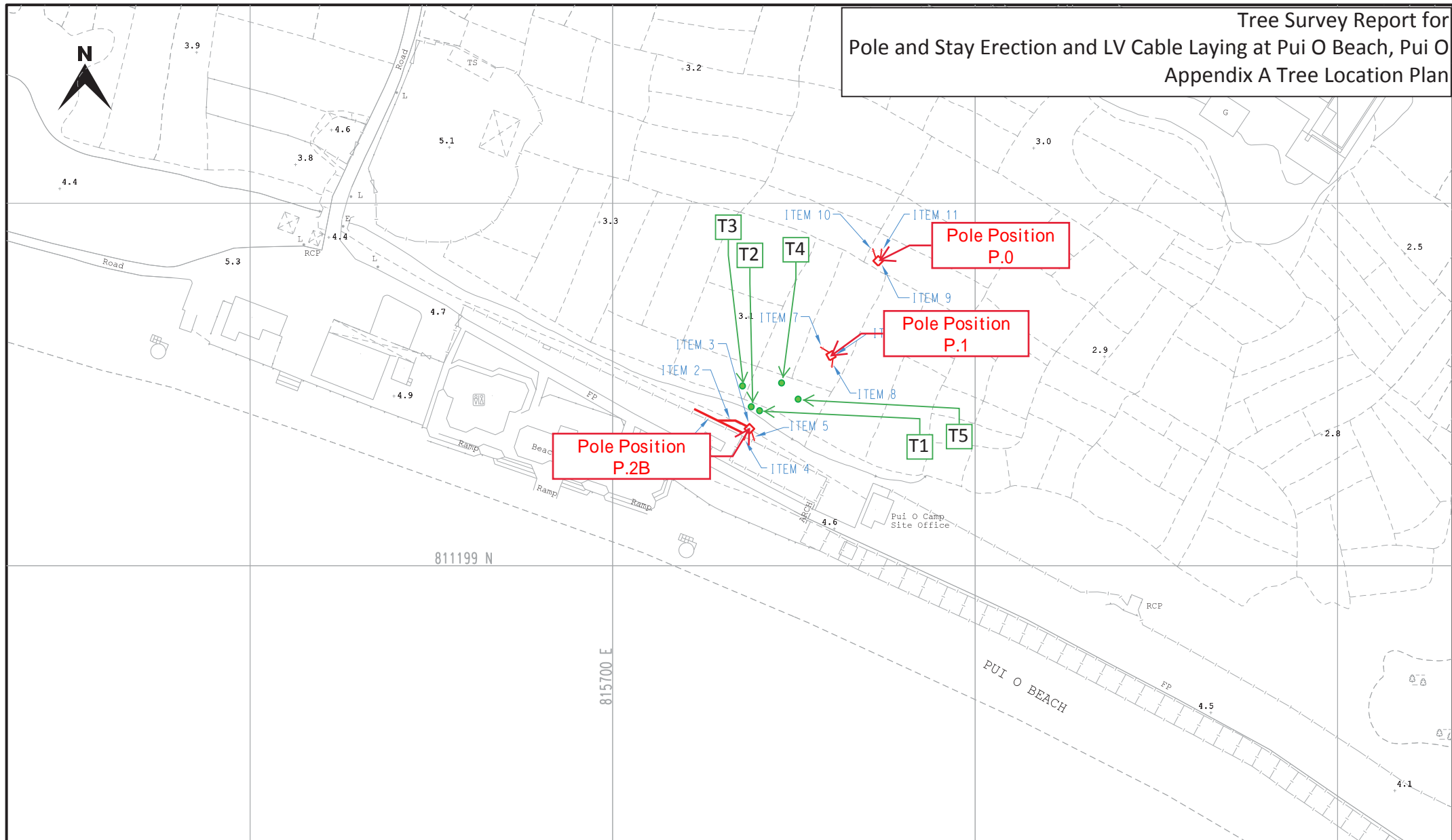
It is confirmed that no Trees of Particular Interest (TPI) was recorded in this survey.

All surveyed trees will be retained on-site.

Appendix A

Tree Location Plan

Tree Survey Report for Pole and Stay Erection and LV Cable Laying at Pui O Beach, Pui O Appendix A Tree Location Plan



LEGEND :		● SURVEYED TREE (FOR TREE IDENTIFICATION ONLY)
	PROPOSED TRENCH FOR LAYING / RECOVERING CABLE	
	PROPOSED TRENCH FOR LAYING DUCTS	
	PROPOSED CABLE THROUGH EXISTING DUCTS	
	EXISTING PILLAR	
	PROPOSED PILLAR 1.6M x 0.6M x 0.75M / CUTOUT BOX	
	EXCAVATION FOR JOINTING / REPAIRING / INSPECTING CABLE	
	PROPOSED 3.6M(L) x 3.32M(W) x 2.7M(H) HV PILLAR	
	EXISTING OVERHEAD LINE & POLE	
	PROPOSED 11kV, L.V., OHL, OF STEEL / WOODEN POLE	
	OVERHEAD LINE & POLE TO BE REMOVED	
	PROPOSED TREE TRIMMING / CUTTING	
	EXISTING POLE MOUNTED TRANSFORMER	
	PROPOSED POLE MOUNTED TRANSFORMER	
	PROPOSED STAY / STAY POLE	



SCALE 1:1000 @A3

DRAWN :WL LAU

DATE :29-02-2024



TITLE: POLE & STAY ERECTION &
LV CABLE LAYING AT PUI O BEACH,
PUI O

PROJECT REF.: LT2023-0189

PLAN REF.:WELT2023-0189-01(T.S.)

Map data reproduced with permission of the Director of Lands. (C) Hong Kong
Information Classification: PROPRIETARY

Appendix B

Tree Assessment Schedule

Tree Assessment Schedule

Tree No.	Species		Measurements			Amenity Value	Form	Health condition	Structural condition	Suitability for transplanting		Conservation Status (Yes/No)	Recommendation		Maintenance department to provide comments on TPRP		Remarks
															Before	After	
	Scientific name	Chinese Name	Height (m)	DBH (mm)	Crown Spread (m)	(High/Medium/Low)	(Good/Average/Poor)			(High/Medium/Low)	Remarks		(Retain/Transplant/Remove)	Justifications			
T1	<i>Sapium sebiferum</i>	烏桕	6	172	2.5	L	P	A	P	L	1,2,3,7	N	Retain	-	-	-	Leaning; bent trunk; a wound at trunk bend; seasonal leaf fall at the time of survey.
T2	<i>Scolopia chinensis</i>	刺楸	6	279	4	L	P	A	P	L	1,2,3,7	N	Retain	-	-	-	Leaning; bent trunk; low branching structure; one lower branch was broken; a large wound was identified on another leader; cross branches.
T3	<i>Sapium sebiferum</i>	烏桕	8	265	4	M	A	A	A	M	3	N	Retain	-	-	-	Seasonal leaf fall at the time of survey.
T4	<i>Sapium sebiferum</i>	烏桕	3.5	146	2	L	P	P	P	L	6	N	Retain	-	-	-	DEAD TREE; severely leaning; bent trunkAbnormal bark cracks on trunk; a patch of abnormal bark cracks on trunk; no living tissue observed in trunk and inside twigs.
T5	<i>Sapium sebiferum</i>	烏桕	4	112	2.5	L	P	A	P	L	1,2,3	N	Retain	-	-	-	Bent lower trunk; seasonal leaf fall at the time of survey.

Remarks:
Key to Suitability for Transplanting
1. Trees of low amenity value
2. Trees with poor form/health/structural condition.
3. Irrecoverable form after transplanting (e.g. transplanting requires substantial crown and root pruning);
4. Low chance of survival upon transplanting (species with low ability to tolerate transplant; senescent tree with low post-transplantation survival rate; etc)
5. Undesirable species (e.g. *Leucaena leucocephala* which is an invasive, exotic and self-seeding tree);
6. Dead tree
7. Trees grown under poor conditions which have limited the formation of proper root ball necessary for transplanting (e.g. steep slope, close to utilities, close to other trees).

Key to Justifications
1. Tree is in direct conflict with the proposed works.
2. Preparation of intact and sufficient-sized root ball is not practical due to the topography (e.g. steep slope, shallow substratum, nearby structures)
3. Weedy species without special ecological significance or species creating maintenance problems.
4. Tree with poor health and/or form and/or structural condition for transplantation.
5. Lack of access for transplantation machinery or vehicle.
6. Species of low post-transplantation survival rate.
7. Tree has structural problem and may create hazard to the public during root ball preparation and/or after transplantation, and auxiliary support will not be practical.
8. Senescent tree with low post-transplantation survival rate
9. A dead tree with low post- transplantation survival rate

Appendix C

Photographic Records of Existing Trees



T1 Tree Tag.



T1 Whole view (A view from the south).



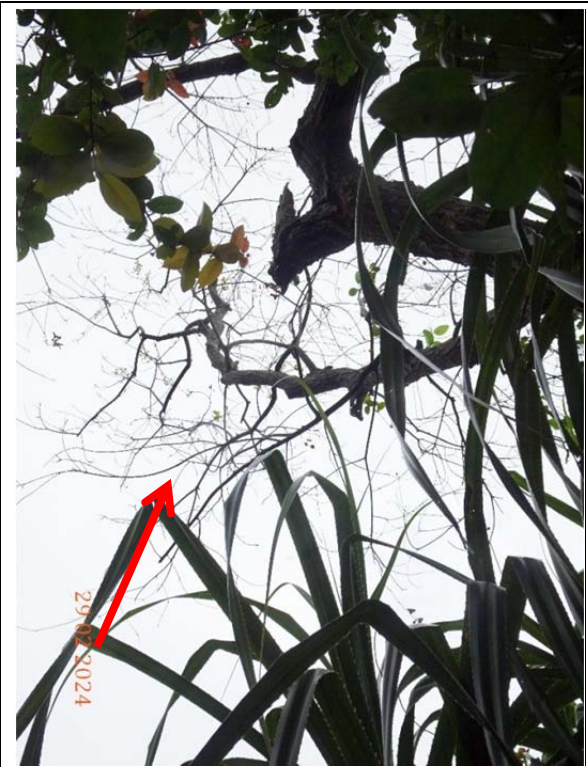
T1 Trunk view.



T1 Trunk base and rooting area.



T1 Crown view (A view from the north).




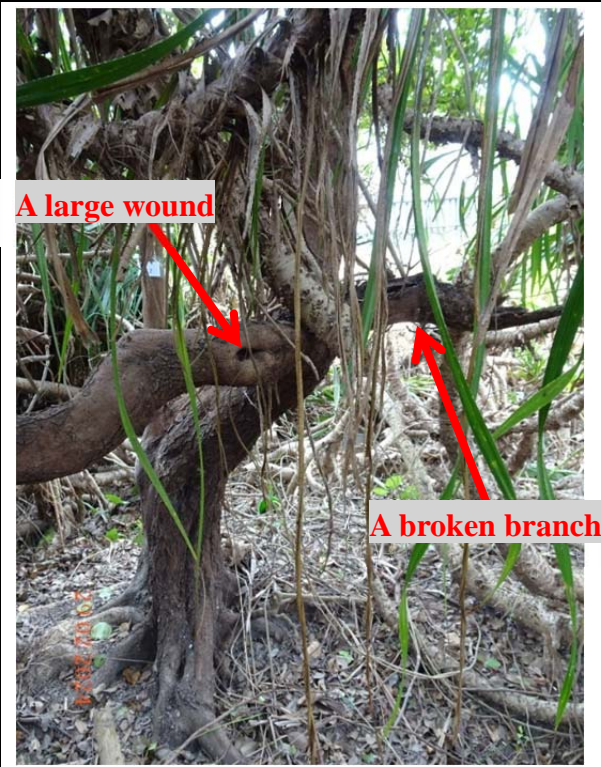





T1 Crown view (A view right under the crown spread).



T1 Trunk wound.

EMPTY BOX

 <p>A close-up photograph of a tree trunk. A white tag with the text 'CLP' and 'T 2' is attached to the trunk. A green string is also visible. The date '29.02.2024' is printed vertically on the left side of the image.</p>	 <p>A photograph showing the entire tree T2 from a southern perspective. Two red arrows point to specific features: one points to the upper canopy and the other points to the lower branches.</p>
T2 Tree Tag.	T2 Whole view (A view from the south).
 <p>A close-up photograph of the tree trunk showing a large wound and a broken branch. A red arrow points to the wound, and another red arrow points to the broken branch. The date '29.02.2024' is printed vertically on the left side of the image.</p>	 <p>A close-up photograph of the tree trunk showing a large wound and a broken branch. A red arrow points to the wound, and another red arrow points to the broken branch. The date '29.02.2024' is printed vertically on the left side of the image.</p>
T2 Trunk view.	T2 Low branching structure. One lower branch was broken; a large wound was identified on another leader.

	
T2 Trunk base and rooting area.	T2 Inner crown.
	EMPTY BOX
T2 Cross branches.	



T3 Tree Tag.



T3 Whole view (A view from the south).



T3 Whole view (A view from the north).



T3 Crown view.

 <p>A photograph showing the trunk of a tree (T3) surrounded by dense green foliage. A red arrow points to a horizontal branch extending from the trunk. A date stamp '29/02/2024' is visible in the bottom left corner.</p>	 <p>A photograph showing the base of the tree trunk (T3) and its extensive root system. A red arrow points to the roots. A date stamp '29/02/2024' is visible in the bottom left corner.</p>
T3 Trunk view.	T3 Trunk base and rooting area.
EMPTY BOX	EMPTY BOX



T4 Tree Tag.



T4 Whole view (A view from the north).



T4 Trunk view.



T4 Trunk base and rooting area.



T4 Abnormal bark cracks on trunk.







T4 No living tissue observed through scratch test.



T4 Dead twigs.



T4 No living tissue inside twigs.

	
T5 Tree Tag.	T5 Whole view (A view from the north).
	
T5 Crown view.	T5 Trunk base and rooting area.

Annex I

Setting out Survey for

Part of Lot Nos. 2447, 2449 and 2453 in
D.D.316L and Location of Pole at Piu O, Lantau
(Final Report, January 2024)

**SETTING OUT SURVEY
FOR PART OF LOT NOS. 2447, 2449 AND 2453 IN D.D.316L
AND LOCATION OF POLE
AT PUI O, LANTAU**

Setting Out Survey

Final Report

Job Number: SS151424

January 2024

**EGS (Asia) Limited
15th Floor,
North Point Industrial Building,
499 King's Road,
North Point
Hong Kong
Tel: +852 2894 8622
Fax: +852 2576 3590
<http://www.egssurvey.com>**

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1.3	SURVEY PERIOD.....	1
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3	FIELD PROCEDURE	2
3.1	ESTABLISHMENT OF CONTROL.....	2
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Appendices

- Appendix A Supplementary Document
Appendix B Horizontal Control Computation
Appendix C Data Reduction (DVD-ROM)

Drawings

Setting Out Plan (scale 1:200)

Drawing no.: SS151424

**SETTING OUT SURVEY
FOR PART OF LOT NOS. 2447, 2449 AND 2453 IN D.D.316L
AND LOCATION OF POLE
AT PUI O, LANTAU**

Setting Out Survey

Final Report

EGS Job Number: SS151424

January 2024

1. Introduction

1.1 The Project

EGS (Asia) Ltd was instructed by the CLP Power Hong Kong Limited to carry out a setting out survey at Pui O, Lantau. EGS (Asia) Ltd was requested to set out the proposed location of Pole and specified boundary marks of Lot Nos. 2447, 2449 and 2453 in D.D.316L. The supplementary documents for the work order are attached in Appendix A.

1.2 Instructions

The major survey was conducted upon the instruction by the client CLP Power Hong Kong Limited dated 22nd January 2024.

1.3 Survey Period

The survey was carried out during the period of 25th, 26th January 2024.

1.4 Objectives of the Survey

The objectives of the survey were as follows:

- To establish control points on or around the site, based on the Government control stations
- To survey the ground features within the site extent
- To set out the boundary points on site

1.5 Equipment

The following equipment was mobilized and used for this survey:

Setting Out Survey –
LEICA Viva GS16 GNSS Receiver
LEICA TS09+ Total Station

2 Survey Datum

The following datum has been adopted throughout:

Coordinates	In metres, based on Hong Kong 1980 Metric Grid
-------------	--

3 Field Procedure

3.1 Establishment of Control

A primary control network was set up within and around the site. This horizontal control network was fixed from four government control stations HKCL, HKMW, HKNP and HKPC by GNSS survey. Angles and distances between stations were measured by total station. Totally eight control points were established for detail fixation. Detail of the horizontal control computation is shown in Appendix B. The horizontal control was reduced by Bowditch adjustment.

3.2 Setting Out Survey

6 boundary marks, 1 setting out mark and 3 offset reference marks were placed by bearings and distances measured from a set-out station and were checked independently by radiations from another station. The boundary marks, setting out mark, offset reference marks and ground features were measured by a total station from temporary survey markers to the accuracy such that when plotted at scale 1:200 they are within a tolerance of 0.5mm on the survey plan. A setting out plan is attached in the drawing section of the report.


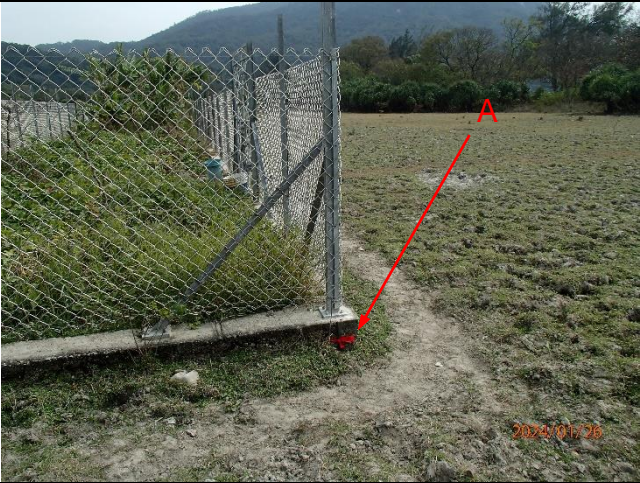
4 Accuracy

The accuracy of the setting out survey equipment is as follows:

LEICA Viva GS16 GNSS Receiver
LEICA TS09+ Total Station

Horizontal: 3 mm + 0.1 ppm
Angle: 3" Distance: 1.5 mm + 2 ppm

5 Setting Out Photos

	
<p><i>Setting out point A</i></p>	<p><i>Setting out point A</i></p>



Setting out point B



Setting out point B



Setting out point C



Setting out point C



Setting out point D



Setting out point D



Setting out point E



Setting out point E



Setting out point F



Setting out point F



Setting out point G1



Setting out point G1



Setting out point P1



Setting out point P1



Setting out point P2A



Setting out point P2A



Setting out point P2B



Setting out point P2B

From: Lam, Siu Cheong
Sent: Friday, February 7, 2025 5:27 PM
To: Dates Yat Ching YEUNG/PLAND <dycyeung@pland.gov.hk>

Cc: Kwong, Sai Man [REDACTED]; Cheng, Chauvin Hei Muk [REDACTED]
Subject: FW: Clarification of Request of Comments on Cable Trench Work at Pui O Beach, Pui O (WELT2023-0189-02)

Dear Ms Yeung,

As per phone conversation today, the following information is provided for your information:

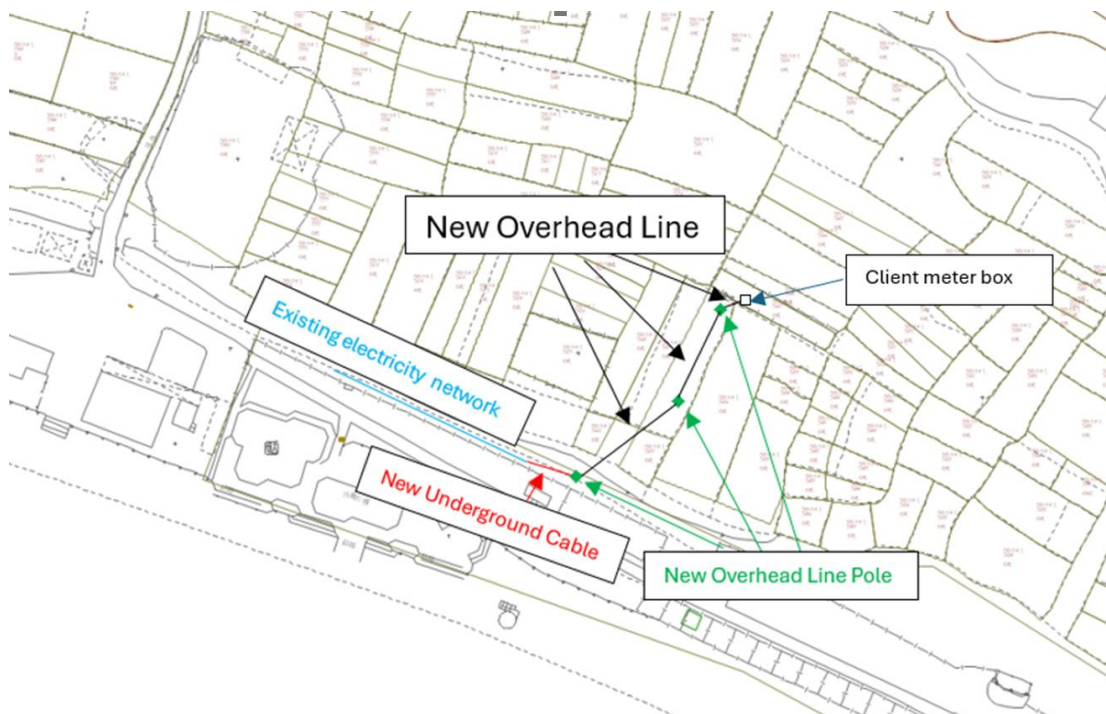
- (1) Information on the land use / development that the electricity is provide for.
The agricultural land requires the use of electric pumps for irrigation to ensure water supply, and farming machinery depends on electricity to operate efficiently.
- (2) Justifications on site / alignment selection as the best suitable option to minimize impact on the conservation zones.
Our alignment selection is reviewed that is the best suitable option to minimize impact on the conservation zones.

The proposed work is excavation for extension of our existing electricity network to provide new electricity to our client located at Lo UK Village DD316 Lot2447, Pui O.

It is required to **lay new LV underground cable (Red Line)** and **erect three new overhead line poles (Green Item)** and lay three new overhead lines (Black Line) at the captioned location and make connections to our **existing electricity network (Blue Line)**.

However, since the proposed works shall involve laying of underground cables and overhead lines with poles erection, where excavation would be required. Excavation permit would be required from Lands department and need to seek your Planning Department's comment.

The existing distribution network at Pui O Beach is illustrated below:-



This is the shortest length cable would be laid to the customer's meter box from the existing underground cable network.

We are writing to seek your approval on above excavation work. Thank you.

Best regards,

SC Lam

TEL: [REDACTED]

CLPeS / CB / PE / Distribution Cable

Information classification: Proprietary

From: Lam, Siu Cheong
Sent: Tuesday, February 11, 2025 11:15 AM
To: 'Dates Yat Ching YEUNG/PLAND' <dycyeung@pland.gov.hk>
Subject: FW: Clarification of Request of Comments on Cable Trench Work at Pui O Beach, Pui O (WELT2023-0189-02)

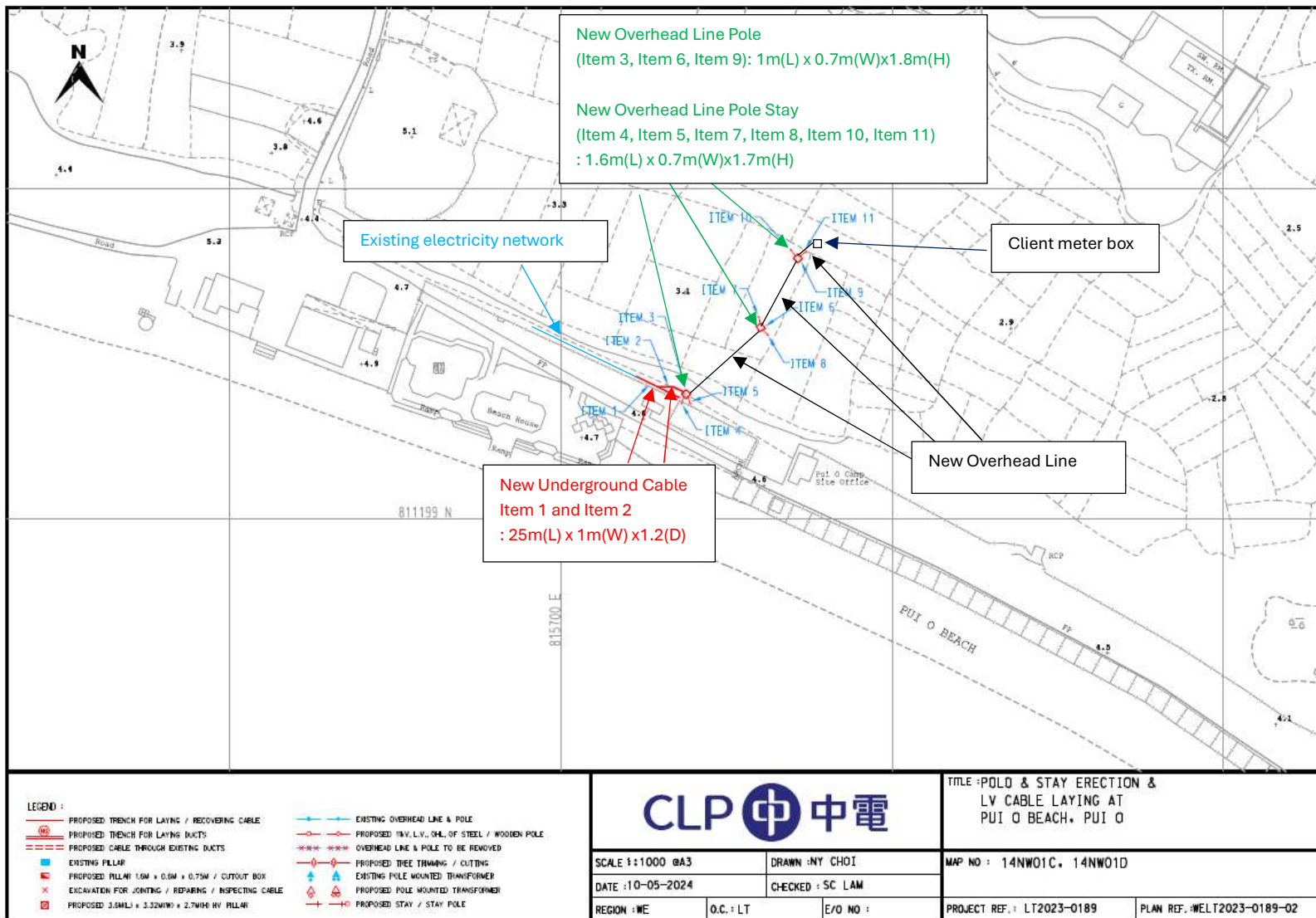
Dear Ms Yeung,

As per phone conversation today, please find attached drawing for your information.
Thank you.

Best Regards,

SC Lam
CLPeS / CB / PE / Distribution Cable
Tel: [REDACTED]

Information Classification: Proprietary



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

寄件者: Lam, Siu Cheong [REDACTED]
寄件日期: 2025年02月11日星期二 13:45
收件者: Dates Yat Ching YEUNG/PLAND
主旨: FW: Clarification of Request of Comments on Cable Trench Work at Pui O Beach, Pui O (WELT2023-0189-02)
附件: Replacement paper (Page 11).pdf
類別: Internet Email

Dear Ms Yeung,

Please find attached replacement paper for your information.
Thank you.

Best Regards,

SC Lam
CLPeS / CB / PE / Distribution Cable
[REDACTED]

Information Classification: Proprietary

10. Justifications 理由

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

Electricity supply is required by the CLPP's client located at Government Land in DD316L at Lo UK Village, Pui O, Lantau Island.

In Order to provide new electricity supply for the application to support agricultural use, this scheme is prepared to lay new LV Overhead Line & Cable to CLPP's client meter box which in DD316L Lot2447 (Private Lot) as shown in the Drawing:

WELT2023-0189-02.

The total dimensions is 33.82m(L) x 1m(W) x 1.2m(D).

This image shows a full page of white paper with horizontal dotted lines. The lines are evenly spaced and run across the width of the page, providing a guide for handwriting practice. There are no margins, text, or other markings on the page.

From: Lam, Siu Cheong [REDACTED]
Sent: Tuesday, March 18, 2025 10:01 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
[REDACTED]

Subject: RE: S.16 Application No. A/SLC/189 - Departmental Comments (Update)

Dear [REDACTED] TPB,

The following updated information is provided for your information:

1. The applicant informed that Utility electricity excels in reliability, convenience. Solar panel and/or generator involve higher upfront costs, maintenance, and operational challenges.
2. Upon completion of the excavation and cable installation, the work area will be fully reinstated to its original ground level and condition.
3. The length of the proposed overhead cables is around 70m.
4. Please find the updated replacement page and Summary drawing for your reference. whilst the proposed heights of the proposed poles and stays are 9.3m and 3m respectively
5. The project may require minor trimming of vegetation to facilitate safe access and installation. However, no trees will be felled as part of this work. All trimming will comply with local environmental guidelines to minimize ecological impact.
6. If we gain approval from the Planning Department for our proposed project, we intend to proceed with applications for excavation permits to all relevant government authorities. The proposed work is under EIAO,Q1 (b) the electrical voltage is 380V that is not more than 66kV.

Best Regards,
SC Lam
CLPeS / CB / PE / Distribution Cable
Tel: 2678 9014

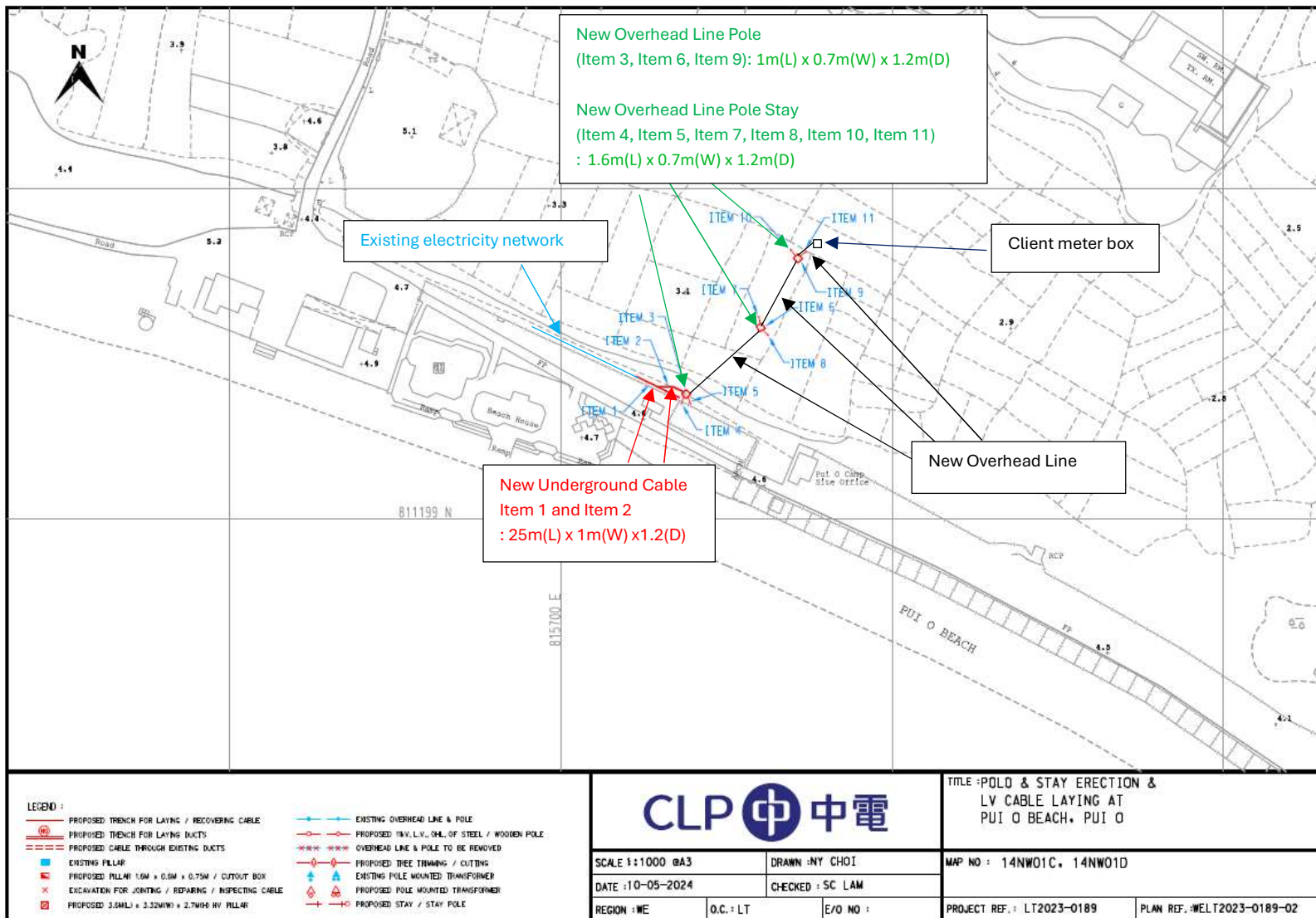
Information Classification: Proprietary

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

<p>(a) Operation involved 涉及工程</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 33.82 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 1.2 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 33.82 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 1.2 m 米 <input type="checkbox"/> About 約</p> <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>
<p>(b) Intended use/development 有意進行的用途/發展</p>	<p>Proposed Public Utility Installation (LV Cable Laying, Overhead Line Pole and Overhead Line Pole Stay) and Excavation of Land and Filling of Land 擬議的公用事業設施裝置 (低壓電纜安裝接駁, 低壓架空天線棟及土爹安裝)及填土及挖土工程</p>

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

<p>(a) Nature and scale 性質及規模</p>	<p><input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>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</p> <table border="1" data-bbox="532 1283 1451 1770"> <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>Overhead Line Pole (Item3, Item6, Item9)</td> <td>3</td> <td>1m(L) x 0.7m(W) x 1.2m(D)</td> </tr> <tr> <td>Overhead Line Pole Stay (Item4, Item5, Item7, Item8, Item10, Item11)</td> <td>6</td> <td>1.6m(L) x 0.7m(W) x 1.2m(D)</td> </tr> <tr> <td>Power Cable (Item 1 and Item2)</td> <td>1</td> <td>25m(L) x 1m(W) x 1.2m(D)</td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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)	Overhead Line Pole (Item3, Item6, Item9)	3	1m(L) x 0.7m(W) x 1.2m(D)	Overhead Line Pole Stay (Item4, Item5, Item7, Item8, Item10, Item11)	6	1.6m(L) x 0.7m(W) x 1.2m(D)	Power Cable (Item 1 and Item2)	1	25m(L) x 1m(W) x 1.2m(D)
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)											
Overhead Line Pole (Item3, Item6, Item9)	3	1m(L) x 0.7m(W) x 1.2m(D)											
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Power Cable (Item 1 and Item2)	1	25m(L) x 1m(W) x 1.2m(D)											



New Overhead Line Pole
(Item 3, Item 6, Item 9): 1m(L) x 0.7m(W) x 1.2m(D)

New Overhead Line Pole Stay
(Item 4, Item 5, Item 7, Item 8, Item 10, Item 11)
: 1.6m(L) x 0.7m(W) x 1.2m(D)

Existing electricity network

Client meter box

New Underground Cable
Item 1 and Item 2
: 25m(L) x 1m(W) x 1.2(D)

New Overhead Line

Similar s.16 Applications within or straddling the
“Coastal Protection Area” (“CPA”) Zone and/or “Conservation Area” (“CA”) 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)
A/SLC/188	Public Utility Installation (Public Utility Pipeline) and Associated Filling and Excavation of Land	14.2.2025	-

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 Reasons

- (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. Land Administration

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

- (a) the Site is partly within GLA-IS 242 allocated to the then Director of New Territories Service for recreational development and partly on unleased and unallocated Government land. The Site is within the Pui O Site of Archaeological Interest AM78-0203. No permission has been given for occupation of Government land included in the Site. Any occupation of Government land without Government's prior approval is not allowed;
- (b) the Lot is an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected within the prior approval of the Government. The application for 'Letter of Approval for Agricultural Structures' at the Lot was rejected by his office in May 2022. An application for excavation permit for the proposed works at the Site by the applicant has been received by his office and was rejected in January 2025;
- (c) no enforcement action against the Site or the Lot has been taken or being contemplated by his office; and
- (d) other advisory comments are at **Appendix IV**.

2. Lantau Development

Comments of the Head of Sustainable Lantau Office, Civil Engineering and Development Department (H(SLO), CEDD):

Noting that a few environmental vandalism cases in the vicinity have been recorded, their advisory comments are at **Appendix IV**.

3. **Landscape**

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

- (a) According to aerial photo of 2024, the Site (about 33.82m²) is situated in an area of settles valley landscape character predominated by coastal landscape feature including sandy shore at Pui O Beach, village houses and scattered tree groups. According to the submitted Tree Survey Report, there are five trees of common species recorded in the vicinity of the Site and all of them are proposed to be retained. The applicant commits to backfill the excavated land after the completion of work. As significant landscape impact on the landscape resources arising from the proposed development is not envisaged and the proposed work is considered not incompatible with the landscape character of the surrounding environment, she has no comment from landscape planning perspective; and
- (b) other advisory comments are at **Appendix IV**.

4. **Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) No comment on the application from environmental planning perspective; and
- (b) Please also be advised that we have not received any environmental complaints against the use of the Site and the Lot over the past three years.

5. **Nature Conservation**

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

- (a) it is noted that a farm under his Organic Farming Support Service is operating at the Lot; and
- (b) no comment on the application.

6. Drainage

Comment of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD):

- (a) no objection to the application from drainage point of view;
- (b) there is no existing sewer in the vicinity of the proposed works; and
- (c) it is anticipated that the proposed works would not have impact to the natural stream which approximately 200m to the east of the concerned works area.

7. Leisure and Cultural Services

Comments of the Director of Leisure and Cultural Services (D of LCS):

Part of the Site falls within the boundary of Pui O Beach managed by LCSD (i.e. GLA-IS 242) and the purpose of the works is to supply electricity to the nearby private lot(s). The proposed works would affect the daily operation of the beach. Moreover, the installation of such electrical infrastructure may hinder future development plans for the area. The applicant is required to conduct the works outside the land boundary of Pui O Beach. The application is not supported.

8. 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**.

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 (CBS/NTE1&L, BD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);

- (c) Chief Highway Engineer/ New Territories East, Highways Department (CHE/NTE, HyD);
- (d) Commissioner for Transport (C for T);
- (e) Director of Electrical and Mechanical Services (DEMS);
- (f) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (g) District Officers (Islands), Home Affairs Department; and
- (h) Chief Heritage Executive (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau (CHE(AM), AMO).

Recommended Advisory Clauses

1. To note the comments of the District Lands Officer/Islands, Lands Department that should planning approval be given to the planning application, the applicant will need to apply to DLO/Is, LandsD for Excavation Permit prior to the commencement of works on the Government land concerned. Application for the Excavation Permit will be considered by LandsD at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of fee, as may be imposed by LandsD.
2. To note the comments of the Head of Sustainable Lantau Office, Civil Engineering and Development Department that should the application be approved, the applicant should be reminded on the proper disposal of Construction and Demolition (C&D) wastes during the construction works, and avoid adverse ecological and environmental impacts on the existing wetland habitats.
3. To note the comments of the Chief Heritage Executive (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau that should the application be approved, the applicant is requested to notify AMO (Ringo Ng on 2208 4432, email: kling@amo.gov.hk and Connie Lee on 2208 4459, email: conniewtlee@amo.gov.hk) two weeks prior to the commencement of the proposed works so as to facilitate their staff members to conduct site inspection(s) in the course of excavation as and when necessary.
4. To note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant should note that approval of the s.16 application by the Board does not imply approval of the trees works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works (if any).
5. 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.

6. To note the comments of the Director of Environmental Protection that the applicant is reminded to implement relevant pollution control measures during the works to minimise the potential environmental nuisance. A full set of the "Recommended Pollution Control Clauses for Construction Contracts" is available at EPD's website (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html).

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

From: [REDACTED]
Sent: 2025-03-03 星期一 03:27:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/SLC/189 D.D. 316L, Pui O CPA CA CLP

A/SLC/189 CLP

Government Land in D.D. 316L, Pui O, Lantau Island

Site area: About 33.82sq.m

Zoning: "Coastal Protection Area" and "Conservation Area"

Applied development: Underground Cables, Poles, Stays and Overhead Cables /
Excavation and Filling of Land

Dear TPB Members,

Strongest Objections. CLP continues to facilitate development on sensitive coastal protection zones.

We manage our sustainability risks and opportunities with a systematic approach. A core part is our Climate Vision 2050.

<https://www.clpgroup.com/en/sustainability.html>

But the community knows this is a load of greenwash. CLP is only interested in selling more kWh and its bottom line.

It is quite clear from the diagrams that the intention here is to provide power for an operation on the lines of an unapproved holiday camp.

This is unacceptable on CPA CA zoning, particularly as it involves the erection of unsightly poles that would greatly impact the enjoyment of the public of what should be an idyllic coastline.

Members must request aerial images of the site to determine what development is being carried out.

The application should be rejected.

Mary Mulvihill