

RNTPC Paper No. A/YL-MP/368
For Consideration by the Rural and
New Town Planning Committee
on 7.6.2024

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-MP/368
(for 1st Deferment)

Applicant : CLP Power Hong Kong Limited represented by Pacific Extend Limited

Site : Government Land (GL) in D.D. 101, Mai Po, Yuen Long

Site Area : About 171m²

Land Status : GL

Plan : Draft Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/7

Zoning : “Other Specified Uses” annotated “Wetland Conservation Park” (“OU(WCP)”)

Application : Proposed Public Utility Installation (Low Voltage Underground Cable) and Associated Excavation and Filling of Land

1. Background

- 1.1 On 11.4.2024, the applicant submitted the current application to seek planning permission for proposed public utility installation (low voltage underground cable) and associated excavation and filling of land at the application site (the Site) (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.
- 1.2 On 8.3.2024, the draft Mai Po and Fairview Park OZP No. S/YL-MP/7, which involves, amongst others, rezoning of areas zoned “Conservation Area”, “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” and “Recreation” to “OU(WCP)” under Amendment Item B covering the Site, was exhibited under section 5 of the Town Planning Ordinance (the Ordinance) for public inspection for two months until 8.5.2024. Upon expiry of the exhibition period, a total of 1,102 valid representations were received, including adverse representations on Amendment Item B.
- 1.3 In accordance with section 8 of the Ordinance, the Board shall submit the draft

OZP, together with a schedule of the representations to the Chief Executive in Council (CE in C) for approval within five months of the expiry of the plan exhibition period, i.e. expiring on 8.10.2024.

2. Planning Department's Views

- 2.1 According to the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Ordinance (TPB PG-No. 33B), a decision on a section 16 application would be deferred if the zoning of the Site is subject to outstanding adverse representations yet to be submitted to the CE in C for consideration and the substance of the representations is relevant to the subject application.
- 2.2 Since the Site falls within an amendment item of the draft Mai Po and Fairview Park OZP No. S/YL-MP/7, which is subject to adverse representations as mentioned in paragraph 1.2 above, it is recommended to defer making a decision on the subject application pending the submission of the draft OZP together with the representations to CE in C and the CE in C's final decision on the representations in respect of the draft OZP.
- 2.3 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration after the CE in C's decisions on the OZP and the relevant adverse representations that had been made.

3. Decision Sought

The Committee is invited to consider whether or not to defer a decision on the application as recommended by the Planning Department. Should the Committee decide not to defer the decision, the application will be submitted to the Committee for consideration at the next meeting.

4. Attachment

Plan A-1 Location Plan

**PLANNING DEPARTMENT
JUNE 2024**