

RNTPC Paper No. A/YL-ST/596
For Consideration by
the Rural and New Town
Planning Committee
on 15.10.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-ST/596
(1st Deferment)

<u>Applicant</u>	: CLP Power Hong Kong Limited (CLP) represented by Pacific Extend Limited
<u>Site</u>	: Lok Ma Chau Road and Ha Wan Tsuen East Road and Adjoining Government Land in D.D. 99, San Tin, Yuen Long
<u>Site Area</u>	: About 360m ²
<u>Lease</u>	: Government Land (GL)
<u>Plan</u>	: Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8 and Approved Lok Ma Chau Loop OZP No. S/LMCL/2
<u>Zoning</u>	: “Conservation Area” (“CA”) (about 86% of the Site falls within OZP No. S/YL-ST/8; and about 8% of the Site falls within OZP No. S/LMCL/2) “Open Space” (“O”) (about 6% of the Site falls within OZP No. S/LMCL/2)
<u>Application</u>	: Proposed Public Utility Installation (Underground Cable) and associated Filling and Excavation of Land

1 Background

On 18.8.2021, the applicant submitted the application to seek planning permission for a proposed public utility installation (underground cable) and associated filling and excavation of land at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 15.10.2021.

2 Request for Deferment

On 27.9.2021, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of further information to address departmental comments (**Appendix I**).

3 Planning Department's Views

- 3.1 The Planning Department has no objection to the request for deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A¹) in that the applicant needs more time to prepare further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the rights or interests of other relevant parties.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further information from the applicant. If the further information submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of submission of further information as requested by the applicant, and no further deferment would be granted unless under very special circumstances.

4 Decision Sought

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

5 Attachments

Appendix I	Email dated 27.9.2021 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2021**

¹ The number of deferments to be granted under TPB PG-No. 33A is not applicable to this application which was received before the promulgation of the revised guideline on 24.8.2021