

2022年 1月 5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。

5 JAN 2022

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.

Appendix I of RNTPC
Paper No. S/YL-ST/612A

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

* "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a "✓" at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17C-ST/612
	Date Received 收到日期	5 JAN 2022

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

1. Name of Applicant 申請人姓名/名稱

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

CLP Power Hong Kong Limited

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

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

ERM-Hong Kong Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	The carriageways/footpaths/cycle tracks along Ha Wan Tsuen East Road, Lok Ma Chau Road, Tun Yu Road and local tracks (Government Land in D.D. 96 and 99)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 25,340 sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	 25,340 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved San Tin Outline Zoning Plan No. S/YL-ST/8 and Approved Lok Ma Chau Loop Outline Zoning Plan No. S/LMCL/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Conservation Area" and "Road"
(f) Current use(s) 現時用途	Roads and footpaths (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 ☐ About 約
	Non-domestic part 非住用部分		sq.m 平方米 ☐ About 約
	Total 總計		sq.m 平方米 ☐ 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	☒ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 8,280 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 1.9 m 米 ☒ About 約 ☒ Excavation of land 挖土 Area of excavation 挖土面積 8,280 sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 1.9 m 米 ☒ About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途/發展	Public Utility Installation (Underground Cables) and associated Filling and Excavation of Land

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	☒ Public utility installation 公用事業設施裝置 ☐ 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>Underground Public Utility Pipeline</td> <td>N/A</td> <td>Length of about 4.2km.</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	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)	Underground Public Utility Pipeline	N/A	Length of about 4.2km.						
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)											
Underground Public Utility Pipeline	N/A	Length of about 4.2km.											

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

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

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

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

☐ 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)

2026
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8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	☒ 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)) Ha Wan Tsuen East Road, Lok Ma Chau Road and Tun Yu Road ☐ 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) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	☐ (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 旅遊巴士車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____

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

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

如需要的話，請另頁表示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。

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?	Yes 是 No 否	☐ Please provide details 請提供詳情 																																				
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。)	Yes 是 No 否	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																																				
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) 	<table border="0"> <tr> <td>Yes 會</td> <td>☐</td> <td>No 不會</td> <td>☒</td> </tr> <tr> <td>Yes 會</td> <td>☐</td> <td>No 不會</td> <td>☒</td> </tr> <tr> <td>Yes 會</td> <td>☐</td> <td>No 不會</td> <td>☒</td> </tr> <tr> <td>Yes 會</td> <td>☐</td> <td>No 不會</td> <td>☒</td> </tr> <tr> <td>Yes 會</td> <td>☐</td> <td>No 不會</td> <td>☒</td> </tr> <tr> <td>Yes 會</td> <td>☐</td> <td>No 不會</td> <td>☒</td> </tr> <tr> <td>Yes 會</td> <td>☐</td> <td>No 不會</td> <td>☒</td> </tr> <tr> <td>Yes 會</td> <td>☐</td> <td>No 不會</td> <td>☒</td> </tr> <tr> <td>Yes 會</td> <td>☐</td> <td>No 不會</td> <td>☒</td> </tr> </table>	Yes 會	☐	No 不會	☒	Yes 會	☐	No 不會	☒	Yes 會	☐	No 不會	☒	Yes 會	☐	No 不會	☒	Yes 會	☐	No 不會	☒	Yes 會	☐	No 不會	☒	Yes 會	☐	No 不會	☒	Yes 會	☐	No 不會	☒	Yes 會	☐	No 不會	☒
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Yes 會	☐	No 不會	☒																																			
	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) 																																					

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。

Please refer to attached Supporting Planning Statement.

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 an application to the Board 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

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

.....Mr. Terence Fong.....

.....Partner.....

Name in Block Letters
姓名（請以正楷填寫）

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

.....ERM-Hong Kong Limited.....

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

Date 日期

.....02/12/2021.....

**Remark 備註**

The materials submitted in an application to the Board 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^②

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

② 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	The carriageways/footpaths/cycle tracks along Ha Wan Tsuen East Road, Lok Ma Chau Road, Tun Yu Road and local tracks (Government Land in D.D. 96 and 99)		
Site area 地盤面積	25,340 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 25,340 sq. m 平方米 ☒ About 約)		
Plan 圖則	Approved San Tin Outline Zoning Plan No. S/YL-ST/8 and Approved Lok Ma Chau Loop Outline Zoning Plan No. S/LMCL/2		
Zoning 地帶	"Conservation Area" and "Road"		
Applied use/ development 申請用途/發展	Public Utility Installation (Underground Cables) and associated Filling and Excavation of Land		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	% ☐ 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 ☐ Not less than 不少於
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於

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

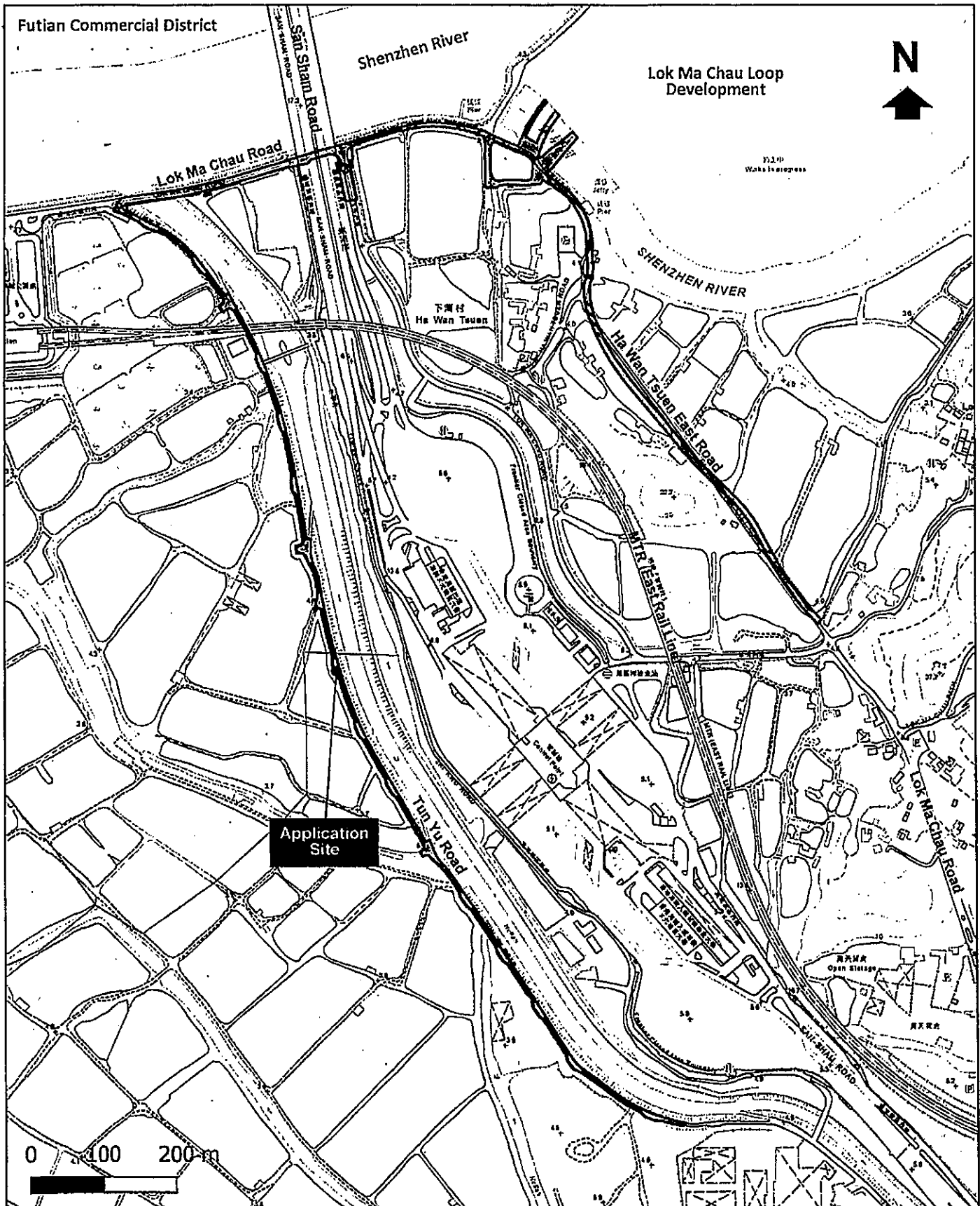
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☒
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☒
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐

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。



Base Plans:
2-SE-A, 2-SE-B, 2-NE-C & 2-NE-D

Site Location Plan

1 : 7 000

Installation of the Proposed 132kV and 11kV Cable Circuits Connecting with Ho To West Substation in Lok Ma Chau Development Area Along Ha Wan Tsuen East Road, Lok Ma Chau Road, Tun Yu Road and Local Tracks

Date: 24 November 2021

ERM

Telephone:
Fax:

2 December 2021

By Hand

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

2022年 1月 5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。

5 JAN 2022

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.



Our Reference: 0540008_Covering Letter for Planning Submission_v0.docx

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Public Utility Installation
(Underground Cables) and Associated Filling and Excavation of Land**

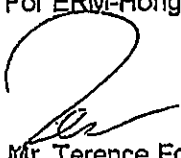
**Installation of the Proposed 132kV and 11kV Cable Circuits
Connecting with Ho To West Substation in Lok Ma Chau Loop Development Area
Along Ha Wan Tsuen East Road, Lok Ma Chau Road, Tun Yu Road and Local Tracks**

On behalf of the Applicant, CLP Power Hong Kong Limited, we submit herewith 5 signed original copies of the Application Form No. S16-1, together with 70 copies of the Supporting Planning Statement, for the consideration of the Town Planning Board. Five copies of the Site Location Plan, an Authorisation Letter, a "Completed Particulars of Applicant and Authorised Agent" and Checklist of Documents are also enclosed with this letter.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at or our planning consultant: Mr. David FOK at and Mr. Howard TANG at

Thank you for your kind attention.

Yours faithfully
For ERM-Hong Kong Limited


Mr. Terence Fong
Partner

Encl.

cc. CLP – Mr. CO Kwok (with 1 copy)
KTA – Mr. David Fok (w/o copy)

137

ERM

Telephone:
Fax:

4 January 2022

By Email

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

Our Reference: 0540008_Letter to TPB_v0.docx

2022年 1月 5 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。
5 JAN 2022
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.



Dear Sir/Madam,

**Section 16 Planning Application for Proposed Public Utility Installation
(Underground Cables) and Associated Filling and Excavation of Land**

**Installation of the Proposed 132kV and 11kV Cable Circuits
Connecting with Ho To West Substation in Lok Ma Chau Loop Development Area
Along Ha Wan Tsuen East Road, Lok Ma Chau Road, Tun Yu Road and Local Tracks
(Government Land in D.D. 96 and 99)**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 2 December 2021.

For the sake of clarity, the Application Site has an area of approximately 2.5ha which covers the existing/planned footpaths/carriageway along Lok Ma Chau Road, Ha Wan Tsuen East Road, Tun Yu Road and local tracks (Sections 2.2.1 to 2.2.3 of the submitted Supporting Planning Statement refer). The Applicant proposes to lay the Proposed Cables and carry out associated excavation and filling of land within the Application Site. The Application Site therefore covers the proposed cable duct blocks (i.e. excavation areas), the proposed works areas (including 0.5m-wide area from each side of cable trench for erection of fencing) and some other paved areas reserved for finetuning the exact alignment of the Proposed Cables.

With reference made to Figures 2.4 to 2.6 of the submitted Supporting Planning Statement showing the typical section plans of duct block for the Proposed Cables, the total estimated area of excavation and filling of land is about 8,280 sq.m. Please refer to Table 1 below for the calculation of the estimated area of land excavation for the reference of the TPB.

ERM

4 January 2022
Our Reference: 0540008_Letter to
TPB_v0.docx
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Table 1 Calculation of the Estimated Area of Land Excavation.

Route	Length of Route (m)	Width of Duct Block (m)	Area of Excavation of Land (sq.m)
132kV Western Route	2,435	2.0 (1.6 to 2m wide duct block)	4,870
132kV Western Route overlaps with 11kV Advance Supply Route.	282	2.0 (1.6 to 2m wide duct block)	564
11kV Advance Supply Route	302	2.2 (2.2m wide duct block)	664
11kV Interconnector Route	992	2.2 (2.2m wide duct block)	2,182
Total			8,280

Meanwhile, should you have any queries in relation to the above, please do not hesitate to contact the undersigned at or our planning consultant: Mr. David FOK at and Mr. Howard TANG at

Thank you for your kind attention.

Yours faithfully
For ERM-Hong Kong Limited



Mr. Terence Fong
Partner

Encl.
cc. CLP – Mr. CO Kwok
KTA – Mr. David Fok

ERM

Telephone: *
Fax: *
www.erm.com

22 April 2022

By Hand and Email

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

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2022 APR 22 P 4: 36

TOWN PLANNING BOARD



Our Reference: 0540008_Submission of Further Information_v0.docx

Dear Sir/Madam,

**Section 16 Planning Application No. AY1-ST/612 for Proposed Public Utility Installation
(Underground Cables) and Associated Filling and Excavation of Land****Installation of the Proposed 132kV and 11kV Cable Circuits
Connecting with Ho To West Substation in Lok Ma Chau Loop Development Area
Along Ha Wan Tsuen East Road, Lok Ma Chau Road, Tun Yu Road and Local Tracks
(Government Land in D.D. 96 and 99)****- Further Information No. 1 -**

References are made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 2 December 2021 and the comments from various government departments conveyed through Fanling, Sheung Shui & Yuen Long East District Planning Office of Planning Department on 11 and 16 February 2022, and the public comments received by the TPB during the public inspection period in January and February 2022.

We submit hereby the Further Information ("FI") No. 1 to address the departmental comments and public comments received for your kind consideration. This FI submission consists of:

- 1) Responses-to-Comments Tables
- 2) Annex A – Replacement Pages of Supporting Planning Statement
- 3) Annex B – Geotechnical Planning Review Report

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned at: [redacted] or our planning consultant: Mr. David FOK at [redacted] and Mr. Howard TANG at [redacted]

Thank you for your kind attention.

ERM

22 April 2022
Our Reference: 0540008_Submission
of Further Information_v0.docx
Page 2 of 2

Yours faithfully
For ERM-Hong Kong Limited



Mr. Terence Fong
Partner

Encl.
cc, CLP -- Mr. CO Kwok
KTA -- Mr. David Fok

Response to Comments

*Section 16 Planning Application No. A/NL-ST/612 for Proposed Public Utility Installation (Underground Cables)
and Associated Filling and Excavation of Land*

*Installation of the Proposed 132kV and 11kV Cable Circuits Connecting with Ho To West Substation in Lok Ma Chau Loop Development Area
Along Ha Wan Tsuen East Road, Lok Ma Chau Road, Tun Yu Road and Local Tracks (Government Land in D.D. 96 and 99)*

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No.	Department	Reference	Comments	Consultants' Response
1.	A/CD	Email from Planning Department dated 11 February 2022 Ms. Sandra CHOW	Based on the approved project profile (PP) submitted (Annex A), it seems that the approved PP only covers part of the current application site (i.e. 132kV Western Route) while other parts (i.e. 132kV Eastern Route, 11kV advance supply route and 11kV Interconnector route) are not included in the PP. No relevant ecological assessment for the 132kV Eastern Route, 11kV advance supply route and 11kV Interconnector route is provided. Therefore, the applicant is advised to provide comprehensive assessment to evaluate the ecological impacts of different sections of the project as a whole. Referring to Section 4.7 of the Statement, it is uncertain how the whole development would comply with the "no-net-loss in wetland" principle as stipulated under the TPB Guidelines No. 12C, in particular the alignment of 11kV Advance Supply Route (proposed associate route) would traverse the Shenzhen River which is a wetland habitat. Besides, the layout of this route is inconsistent under the planning statement and the Annex A (Project Profile) and should be clarified.	Assessment for 132kV Eastern Route, 11kV Advance Supply Route and 11kV Interconnector Route are supplemented and discussed in Section 4.3. The 11kV Advance Supply Route will be laid along the existing bridge crossing the Shenzhen River (constructed by CEDD), and will not traverse the Shenzhen River. Therefore, it will not violate the "no-net-loss in wetland" principle. Adjustment has been made on the alignment of the cable routing. The layout presented in the Supporting Planning Statement is the finalized version. The 11kV Advance Supply Route and 11kV Interconnector Route are not classified as a DP. The "additional L-shape" of 11kV Advance Supply Route (about 146m in length) near the Ha Wan Tsuen East Road has the same works nature as other section of 11kV Advance Supply Route and 132kV Western Route, which involve 321 sq.m of excavated land. It largely falls within the works area of planned carriageway and amenity area for the Western Connection Road (Figure 1 refers) under the EIA Report for Development of Lok Ma Chau Loop (Register No. AEIAR-176/2013). No unacceptable adverse ecological and environmental impact is anticipated.

No.	Department	Reference	Comments	Consultants' Response
			Assessment of any potential ecological impacts (direct and indirect, including any cumulative impact of any concurrent project) and provision of mitigation measures would also be useful to demonstrate that the whole project would not result in a net loss in wetland function and negative disturbance impact to the wetlands in WCA.	The potential ecological impacts (direct and indirect, and cumulative impact of concurrent project - including the Development of Lok Ma Chau Loop) were discussed in the Project Profile (PP-625/2021). The mitigation measures proposed for 132kV Western Route in PP will also be applied for the 11kV Advance Supply Route and 11kV Interconnector Route to ensure no net loss in wetland function and negative disturbance impact to the wetlands in WCA. For only cable laying for 132kV Eastern Route, the Applicant will follow the requirements and mitigation measures proposed under the Development of LMCL during the cable laying.
		Email from AFCD dated 10 March 2022 Ms. Sandra CHOW	As per the further information and our tele-conversation earlier, it is understood that no planning permission from the TPB is required for the 132kV Eastern Route while the assessment of ecological and impacts for 11kV Interconnector Route and 11kV Advanced Supply Route were covered in the EIA Report for Development of Lok Ma Chau Loop (LMCL) and/or the Project Profile for 132kV Western Route. However, some following points would require further clarifications. 1. Please confirm if the 11kV Interconnector Route and 11kV Advanced Supply Route can match with the works schedule of LMCL/132kV Western Route so that no additional ecological impact will be resulted. 2. Noting that the 11kV Interconnector Route and 11kV Advanced Supply Route will fall within works area for the proposed Western Connection Road (WCR) under the LMCL, which would involve site formations, please confirm if the two routes would involve any earthworks or only cable laying would be required. Grateful if you could confirm the above-mentioned points and revise Section 4.3 accordingly. Thank you.	For the 11kV Interconnector Route that falls within the works area for the proposed WCR under the LMCL EIA, the Applicant will coordinate with CEDD for the works. It is agreed with CEDD that the trench excavation works will be commenced by CEDD contractor. Once the excavation works have reached the agreed depth, the contractor of the Applicant will carry out minor excavation works for reaching to the desired depth for cable laying, and then pass the site back to CEDD upon completion of cable laying works. All the ecological impacts arisen from these excavation works were covered and discussed in the LMCL EIA. For the 11kV Advanced Supply Route, large section of it has the same alignment with the 132kV Western Route, the excavation and construction works for these two routes will be coordinated and carried out at the same time. The ecological impacts for this section were discussed and addressed in the PP for 132kV Western Route (PP-625/2021) to ensure no unacceptable adverse ecological impact. For the remaining section of 11kV Advanced Supply Route (i.e. the "additional L-shape" with about 146m in length) near the Ha Wan Tsuen East Road, minor excavation works (i.e. 321 sq.m of excavated land) will be carried out. This section is also fall within the works boundary of CEDD and works by the Applicant will also be coordinated with CEDD. Similarly, no unacceptable ecological impact is anticipated. Section 4.3 is also updated accordingly.

No.	Department	Reference	Comments	Consultants' Response
2.	GEO/CEDD	Email from Planning Department dated 11 February 2022 Mr. Kevin L H LO	Several man-made slopes are found adjacent to the application site and may affect or to be affected by the proposed development. The applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the planning application. The essential content of a GPRR are given in the attached GEO advice Note (Appendix I).	A Geotechnical Planning Review Report ("GPRR") is prepared to demonstrate that the Proposed Cables are geotechnically feasible to be implemented within the Application Site. For details, please refer to Annex B.
3.	DLO, LandsD	Email from Planning Department dated 16 February 2022 Mr. W. C. SHUM	Should the planning application be approved, the applicant has to apply for excavation permit(s) before commencement of works. The application for excavation permit(s) in respect of the unleased land other than streets maintained by the Highways Department would be processed by this department. However, there is no guarantee at this stage that the excavation permit(s) would be approved. Such application will be dealt with by this department acting in the capacity of the landlord at our discretion, and if it is approved under such discretion, the approval would be subject to such terms and conditions, including amongst others, the payment of administrative fee as may be imposed by this department.	Noted. Excavation permit(s) will be obtained prior to the commencement of works.
4.	TD	Email from Planning Department dated 16 February 2022 Mr. K C WONG	Should the application be approved, the following condition should be incorporated: - No vehicle is allowed to queue back to or reverse onto/from the subject site at any time during the planning approval period.	Noted.
5.	HyD	Email from Planning Department dated 16 February 2022 Ms. Patsy CHEUNG	a) Please note that WDO of CEDD is currently implementing a project named "Development of Lok Ma Chau Loop - Main Works Package 1" which involves road modification works at Ha Wan Tsuen East Road. Please closely liaise with CEDD to resolve any interface issues and observe the road opening restriction. Excavation on newly constructed road should be avoided;	Noted. The Applicant will closely liaise with CEDD for the concerned issues.

No.	Department	Reference	Comments	Consultants' Response
			b) If there is any part of the proposed ducting that would be laid underneath public road maintained by HyD, excavation permit should be obtained from this Regional Office prior to the commencement of the installation. Please also observe the minimum depth requirement for underground services as described in HyD standard drawing no. H6170. c) It is noted that part of the proposed ducting will be laid by trenchless method. Submissions and construction control for trenchless excavation shall be in accordance with the "Code of Trenchless Work by Non-government Proponents to Avoid Subsidence and Damage to Public Roads" published by this department in March 2019. The applicant should demonstrate submissions has fulfilled the requirement mentioned in this guideline, if necessary; d) The applicant shall at his own cost and to the satisfaction of this Department make good of any damage to the public carriageway, footpaths and other street furniture arising from his works; e) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; f) It is noted that part of the site falls within the boundary of railway influence area, existing railway protection zone and railway route protection zone. Comment from RDO of this department on the captioned application should be sought.	Noted. Excavation permit(s) will be obtained prior to the commencement of works. Noted. Noted. Noted. Appropriate measures will be taken in accordance with EPD's Practice Note for Professional Persons on Construction Site Drainage (ProPECC PN1/94) to properly control site run-off and drainage, and to minimise potential water quality impacts. Noted, comments from RDO of HyD on the captioned application were sought.
6.	RDO, HyD	Email from Planning Department dated 16 February 2022 Mr. SHEK Wang Fung	The location of the proposed work falls within the railway protection zone of existing Lok Ma Chau Spur Line of East Rail Line. As the operation of existing railway network is not under the jurisdiction of this office, the railway protection team of MTRCL should be consulted with	Noted. Please be advised that the Proposed Cables is not expected to affect the operation, maintenance and safety of the existing railway network.

No.	Department	Reference	Comments	Consultants' Response
			respect to operation, maintenance and safety of the existing railway network.	
7.	DSD	Email from Planning Department dated 16 February 2022 Ms. Stephanie FENG	a) There are existing public drainage facilities in the vicinity of the site. The applicant is required to obtain the relevant drainage records and verify the existence of any drains and also their exact locations, levels and alignments on site in order to minimize the conflict between the proposed works and the existing drains. b) The above works should not affect/damage DSD's assets in the vicinity, should such damage occur, the applicant is requested to inform DSD immediately and carry out remedial works so required to DSD's satisfaction. c) The applicant is required to ensure that no construction debris, silt and sediments, or cementitious materials will be discharged to or deposited inside the public drains from the site. The applicant shall monitor the internal conditions of the existing public drains running adjacent to the site with CCTV surveys (or other agreed alternatives) prior to commencement and upon completion of the works to DSD's satisfaction. d) Since the applicant proposes filling and excavation of land on the site, the applicant shall ensure that there will be no adverse drainage impact to the adjoining areas and drainage facilities in the vicinity.	Noted. The Applicant will endeavour to minimise the conflict between the Proposed Cables and the existing drains. Noted. Noted. Appropriate measures will be taken in accordance with EPD's Practice Note for Professional Persons on Construction Site Drainage (ProPECC PNI/94) to properly control site run-off and drainage. Noted.
8.	WSD	Email from Planning Department dated 16 February 2022 Mr. CH CHEUK	a) No cable or duct shall be laid in parallel and directly on top of any existing water mains. b) A minimum clearance of 450mm shall be maintained between the new cable or duct and any adjoining water mains.	Noted. Noted.

No.	Department	Reference	Comments	Consultants' Response
			c) Where cross-over of any water mains is inevitable, the minimum clearance requirement stated in (b) shall also apply.	Noted.
9.	EPD	Email from Planning Department dated 16 February 2022 Ms. Jolitta CHAN	a) The applicant submitted the environmental assessment (EA) as part of the planning statement to support the application, which has addressed the environmental issues on air quality, noise, water quality and waste management. It is expected that with implementation of good site practices and mitigation measures as detailed in section 5.1.3 of the EA to control short-term environmental impacts during construction, no adverse environmental impact is anticipated. b) The proposed installation of 132kV cable circuits with earthworks within a conservation area is a designated protect under the EIA Ordinance and an environmental permit (No. EP-594/2021) was issued by EPD on 18 August 2021 for the cable installation works.	Noted with thanks.
10.	UD&L, PlanD	Email from Planning Department dated 16 February 2022 Ms. Katherine K. Y. NG	a) Based on the aerial photo, the site is situated in an area of rural fringe landscape character comprising of river channel, ponds, farmlands, village houses, temporary structures, construction sites and scatter tree groups. Lok Ma Chau Control Point and Lok Ma Chau Loop Development is located in the vicinity of the site. With reference to Annex C – "Tree Survey Report" of Supporting Planning Statement (PS), 946 trees of common or invasive species in fair to poor conditions are identified along the existing roads near the site boundary. According to Figure 1.1 to 1.6 of Annex C, the proposed cable works would be carried out along existing roads and pathways, and no tree is direct conflict with the proposed works. Given the nature of works, significant adverse impact on the surrounding landscape resources and character	Noted with thanks.

No.	Department	Reference	Comments	Consultants' Response
			arising from the proposed development is not anticipated. b) Excavation should be carried out away from the Tree Protection Zone and trenching of roots should be avoided. Proper tree preservation measures should be carried out to avoid damage to excavation. It is advised to refer to guidelines promulgated by the DEVB on Tree Preservation during Construction c) The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting, and felling under lease. The applicant is reminded to seek comment and approval for any proposed tree works from the maintenance parties and relevant departments prior to commencement of the works	Noted. Noted.

Annex A - Replacement Pages of Supporting Planning Statement

Annex B - Geotechnical Planning Review Report

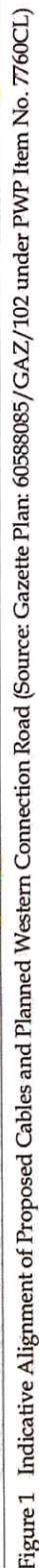


Figure 1 Indicative Alignment of Proposed Cables and Planned Western Connection Road (Source: Gazette Plan: 60588085/GAZ/102 under PWP Item No. 7760CL)

Response to Comments

Section 16 Planning Application No. A/NL-ST/612 for Proposed Public Utility Installation (Underground Cables) and Associated Filling and Excavation of Land

Installation of the Proposed 132kV and 11kV Cable Circuits Connecting with Ho To West Substation in Lok Ma Chau Loop Development Area Along Ha Wan Tsuen East Road, Lok Ma Chau Road, Tun Yu Road and Local Tracks (Government Land in D.D. 96 and 99)

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No.	Name of Organization / Person	Reference	Comments	Consultants' Response
1.	Mary Mulvihill	Hard copy collected from TPB dated 17 March 2022	Dear TPB Members, CLP promises that to minimize ecological to the CA impact cables will be laid under already concreted over paths etc and there will be no impact on ponds or any trees felled. Members should question which dept is responsible for monitoring the work to ensure that this pledge is fulfilled and not just trotted out secure approval.	CLP will employ an Independent Environmental Checker (IEC) to audit the implementation of all proposed mitigation measures in the Project Profile (PP-625/2021), and to report audit findings through a monthly audit report.
2.	Hong Kong Bird Watching Society (HKBWS)	Hard copy collected from TPB dated 17 March 2022	Dear Sir / Madam, <u>Comments on the planning application for the proposed Public Utility Installation and associated Filling and Excavation of Land at Ha Wan Tsuen East Road, Lok Ma Chau Road and Tun Yu Road, San Tin, Yuen Long (A/NL-ST/612)</u> The proposed Public Utility Installation and land filling and excavation fall within Wetland Conservation Area (WCA), where is "to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area"; and Conservation Area (CA) zoning, which is intended to "protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment...from the adverse effects of development". The Hong Kong Bird Watching Society (HKBWS) would like to draw your attention to the following concerns regarding this planning application. Ardeid Night Roost According to the Biodiversity Newsletter Issue No. 26 published by the Agriculture, Fisheries and Conservation Department (AFCD), it recorded	Our responses with respect to ardeid night roost and off-site environmental impacts are as follows: <u>Ardeid Night Roost</u> Ecological survey and potential ecological impact to ardeids (e.g. Great Egret, Little Egret, Black-faced Spoonbill) were conducted and discussed in the Project Profile (PP-625/2021) approved by Environmental Protection Department. Small number of ardeids were observed to be feeding along the drainage and/or in the drained ponds. Disturbance impacts on San Tin East Main Drainage Channel (STEMDC) and fishponds adjacent to the Project Site during the construction phase were considered to be of low significance. To avoid disturbance to the birds especially during the dry season, various mitigation measures were proposed in the PP, such as: - In view of the seasonal pattern in bird usage of these wetlands in the vicinity of the Project Site, all noisy works, in particular the excavation works, for the

No.	Name of Organization / Person	Reference	Comments	Consultants' Response
			the active ardeid night roosting site with a total of 431 ardeids in Lok Ma Chau in winter 2019/20. It is suggested that "ardeids appeared to return to the night roosts or pre-roosts by flying over waterbodies, e.g. channels, ponds and sea. Hence the direction of return depended on the environment of each site. For example, at the night roost and pre-roost in Lok Ma Chau Ecological Enhancement Area, birds returned from fishponds to the east, west and south and Shenzhen River to the north and west." The proposed Cable Circuits would possibly lie on the returning flight paths of the roosting ardeids, and the nearby wetlands are also their potential foraging grounds. We consider the project proponent should investigate the usage of the nearby habitats by these roosting ardeids and their flight paths; to identify and assess the potential adverse ecological impacts (i.e. light and water quality) on the ardeid night roost; and to adopt stricter phasing of the construction works within a day to avoid overlapping of the construction hours with the ardeid's use of the night roost starting an hour before sunset each day, so as to avoid unnecessary impacts on the roosting ardeids. <u>Off-site environmental impacts</u> The proposed utility installation and excavation are very close to the wetland habitats including fishponds and river channels, where are the potential feeding and foraging grounds for the over-wintering birds during migratory season in winter, and also the breeding ardeids in summer. The potential off-site environmental impacts during the construction phase of the proposed Cable Circuits would potentially deteriorate the habitat quality of both migratory birds and breeding birds. Given that there are increasing number of unauthorized fly-tipping activities in San Tin, Lok Ma Chau and Ma Tso Lung area, we consider stringent control to be adopted for the proposed works, which will pass through large extent of ecological sensitive area. Apart from including prohibition of authorized disposal of the excavated materials or construction waste in the contract, we consider the applicant should apply GPS tracking technology to monitor the route of dump trucks used in the project for waste disposal to effectively monitor, detect and stop unauthorized fly-tipping activities. <u>Justifications for the decision and comments made by Government departments and the Board</u> According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, "restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features". We note that all other Government bureaux/ departments are also bound to	open trench sections of the cable circuit will be scheduled to out of the wintering season (i.e. Nov - Mar). - In view of the presence of water birds within the 500m Survey Area, particularly at ponds, the shallow water sections of STEMDC and reedbeds, all construction activities should not be carried out before 0700h or after 1900h in order to minimise disturbance to the foraging and/or roosting/ resting of the birds; and - Prohibiting use of direct lighting on STEMDC and controlling night-time lighting to reduce potential ecological impact. To fulfil the requirement of excavation permit, lanterns will be provided to comply with Code of Practice for the Lighting, Signing and Guarding of Road Works. <u>Off-site environmental impacts</u> As mentioned in the approved PP (PP-625/2021), the excavated materials generated will be reused onsite as far as practicable and the remaining materials will be disposed of at appropriate waste reception facility. CLP would hire trustworthy contractor to ensure no fly-tipping of construction materials and implementation of relevant mitigation measures proposed in the approved PP.

No.	Name of Organization / Person	Reference	Comments	Consultants' Response
			the HKPSC, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) have the responsibility to advise the Board on the ecological and planning aspects in particular. Given AFCD's mission to conserve natural environment and safeguard the ecological integrity, and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object to this application. Should AFCD, PlanD or the Board feel otherwise, we urge that the appropriate justifications are provided. The HKBWS respectfully requests the Board to take our comments into consideration. Thank you for your kind attention. Yours faithfully, Wong Suet Mei Conservation Officer The Hong Kong Bird Watching Society	

ANNEX A

**REPLACEMENT PAGES OF SUPPORTING PLANNING
STATEMENT**

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4. PLANNING MERITS AND JUSTIFICATIONS

4.1 Supporting LMCL Development

As per the policy direction under the “Memorandum of Understanding on Jointly Developing the Lok Ma Chau Loop by Hong Kong and Shenzhen”, the LMCL area is planned to be developed as the Hong Kong-Shenzhen Innovation and Technology Park with a mix of higher education, R&D and C&C uses. The LMCL area will accommodate a planned working/student population in the range of 50,000 to 53,000 upon full development.

To further meet the significant electricity demand of the planned LMCL development and the growth in population, Ho To West Substation is planned to support future developments in LMCL. The 132kV Western Route and 132kV Eastern Route linking up the Ho To West Substation to the existing circuits, leading to Fanling Substation and Mai Po Substation, are therefore essential. Upon the energising of the Ho To West Substation, the 11kV Interconnector Route connecting Ho To West Substation and Kwu Tung North Substation will also be required to enhance the reliability of the electricity. Prior to the establishment of the Ho To West Substation, the 11kV Advance Supply Route is necessary to provide electricity supply to the early phase development of LMCL.

4.2 A Well Justified Alignment

As shown in **Figure 2.3**, the LMCL development is surrounded by Shenzhen River and “CA” zones, the installation of the Proposed Cables will inevitably go through the “CA” zones. Therefore, no alternative alignment not involving the “CA” zone could be identified.

As mentioned in Sections 2.2.2 and 2.2.3, to conserve the ecological value of fish ponds, the sections of 132kV Western Route, 11kV Advance Supply Route and 11kV Interconnector Route within the Application Site have been sensibly designed to be laid under the existing/planned concrete carriageways/footpaths/cycle tracks/or bridge along Lok Ma Chau Road, Ha Wan Tsuen East Road, Tun Yu Road and local tracks. No pond filling is required.

4.3 No Adverse Ecological and Environmental Impact

The 132kV Western Route involving the excavation of land (earthworks) falling within “CA” zone is classified as a Designated Project (“DP”) under Schedule 2 of the Environmental Impact Assessment Ordinance (“EIAO”), whereas the 11kV Advance Supply Route and 11kV Interconnector Route are considered minor public utility works, which the power cables have a voltage level of not more than 66 kV, and hence it is not classified as a DP.

The Applicant has followed the requirement of EIAO to submit a Project Profile (PP-625/2021) (**Annex A** refers) and applied for an environmental permit directly for installation of the 132kV Western Route. The Project Profile has been approved by EPD on 22 July 2021 and demonstrated that the 132kV Western Route would not result in unacceptable adverse environmental impact. The Environmental Permit (EP-594/2021) (**Annex B** refers) has been granted by EPD for the construction of the Proposed 132kV Cables on 18 August 2021.

Despite various habitats, including secondary woodland, plantation, grassland/shrubland, natural watercourse, channelised watercourse, pond, reed/marsh, seasonally wet grassland and mitigation wetland, being recorded within (500m radius of the) Application Site (**Annex A** refers), the 132kV Western Route is sensibly designed to be confined within the developed area (i.e. the existing concrete existing concrete carriageways or footpaths). Direct habitat loss due to tree felling or pond filling is not anticipated, and tree protection zone will be established to minimise damage to adjacent trees.

In order to further minimise any indirect impact on the adjacent fish ponds, noisy works including the excavation activities and pit construction will be carried out within April to October to avoid the wintering season of migratory birds from November to March. The use of powered mechanical equipment will not be carried out before 7 am or after 7 pm so as to minimise disturbance to the foraging and/or roosting of the birds. Other mitigation measures, including use of temporary movable noise barriers, establishment of high solid opaque barrier, control of construction runoff, avoidance on disturbing stream and banks and etc., will be implemented to reduce the potential disturbance to the adjacent habitats during construction and operational phases. The details of the proposed mitigation measures are discussed in **Annex A – Project Profile**.

For the 132kV Eastern Route, no planning permission will be required. The Applicant will lay the 132kV cables into the planned cable ducts to be constructed by CEDD under the Development of LMCL only. No earthworks will be carried out by the Applicant. The ecological and environmental impacts associated with the road works (proposed Western Connection Road; WCR) under the Development of LMCL were discussed in the approved EIA Report for Lok Ma Chau Loop (Register No. AEIAR-176/2013). The works area of WCR is shown in **Figure 4.1**. The mitigation measures specified in the approved EIA report will ensure no unacceptable ecological and environmental impacts in the areas. No ecological and environmental impact is anticipated for only cable laying by the Applicant. The Applicant will follow the requirements and mitigation measures proposed under the Development of LMCL during the cable laying.

The 11kV Interconnector Route is not classified as DP under the EIAO. The 11kV Interconnector Route is planned to have the same alignment with the 132kV Eastern Route, i.e. laying along the planned footpaths/cycle tracks/bridge along the upgraded Ha Wan Tsuen East Road and Lok Ma Chau Road. It falls within the works area for the proposed WCR under the EIA Report for development of LMCL (**Figure 4.1** refers). According to the EIA Report (Register No. AEIAR-176/2013), the construction of WCR will cover site formation works, construction of haul roads, utilities (e.g. electric cables), etc. The Applicant will coordinate with CEDD for the works. It is anticipated that CEDD will carry out trench excavation works first, and the Applicant will carry out minor excavation works for reaching to the desired depth for cable laying, and then pass the site back to CEDD. The assessment of ecological and environmental impacts for 11kV Interconnector Route were covered in the EIA Report for Development of LMCL. Therefore, no unacceptable adverse ecological and environmental impact is anticipated.

The 11kV Advanced Supply Route is not classified as DP under the EIAO. A section of 11kV Advance Supply Route has the same alignment with the 132kV Western Route that the excavation and construction works for these two routes will be coordinated and carried out at the same time. The ecological and environmental impacts for this section were discussed and addressed in the PP for 132kV Western Route (PP-625/2021). Therefore, no unacceptable adverse ecological and environmental impact is anticipated.

For the remaining section of 11kV Advance Supply Route, which is the "additional L-shape" of 11kV Advance Supply Route (about 146m in length and involving 321m² of excavated land) near the Ha Wan Tsuen East Road, has the same works nature as other section of 11kV Advance Supply Route and 132kV Western Route. It falls within the works area of planned carriageway and amenity area for the WCR under the EIA Report for Development of LMCL. The direct loss of habitat and fragmentation resulted from cable installation activities is not anticipated. Besides, according to the PP for 132kV Western Route (PP-625/2021), the 132kV Western Route was 2.4km in length and involved 4,800m² of area, and the small-scaled construction work of it was not predicted to cause significant level of additional impact to the adjacent habitats. This "additional L-shape" of 11kV Advance Supply Route is only about 6% of the length/area of 132kV Western Route. According to the PP, the potential direct impact on fauna species of conservation importance caused by the cable installation of 132kV Western Route was considered to be of Very Low significance. The disturbance on the fishponds which are located to the west of the "additional L-shape" of 11kV Advance Supply Route was also expected to be of Low significance in wet season, with the presence of roadside plantation and active operation / management of the fishponds by fishpond operators. As a result, it is anticipated that the ecological impacts arisen from this "additional" works would be negligible.

In view of the careful selection of the cable alignment to avoid and minimise potential ecological impacts, and good construction practices to be adopted, the ecological impacts during construction phase, with the implementation of the proposed mitigation measures, are expected to be low and acceptable. No unacceptable adverse ecological impacts during the construction and operational phase are envisaged. The direct and indirect disturbance/habitat loss caused by the 132kV Western Route, 11kV Advance Supply Route and 11kV Interconnector Route is low significance.

Apart from the ecological aspect, the Project Profile in **Annex A** also assessed the air quality, noise, water quality, waste management, landscape impacts of the works associated with the 132kV Western Route. The overall environmental impacts are considered to be minor. With the implementation of appropriate measures presented in the **Annex A**, no unacceptable adverse environmental impact is anticipated. In addition, the mitigation measures proposed for the 132kV Western Route under **Annex A**, including standard measures stipulated in EPD's Practice Note for Professional Persons on *Construction Site Drainage* (ProPECC PN1/94), will also be adopted for the 11kV Advance Supply Route and 11kV Interconnector Route.

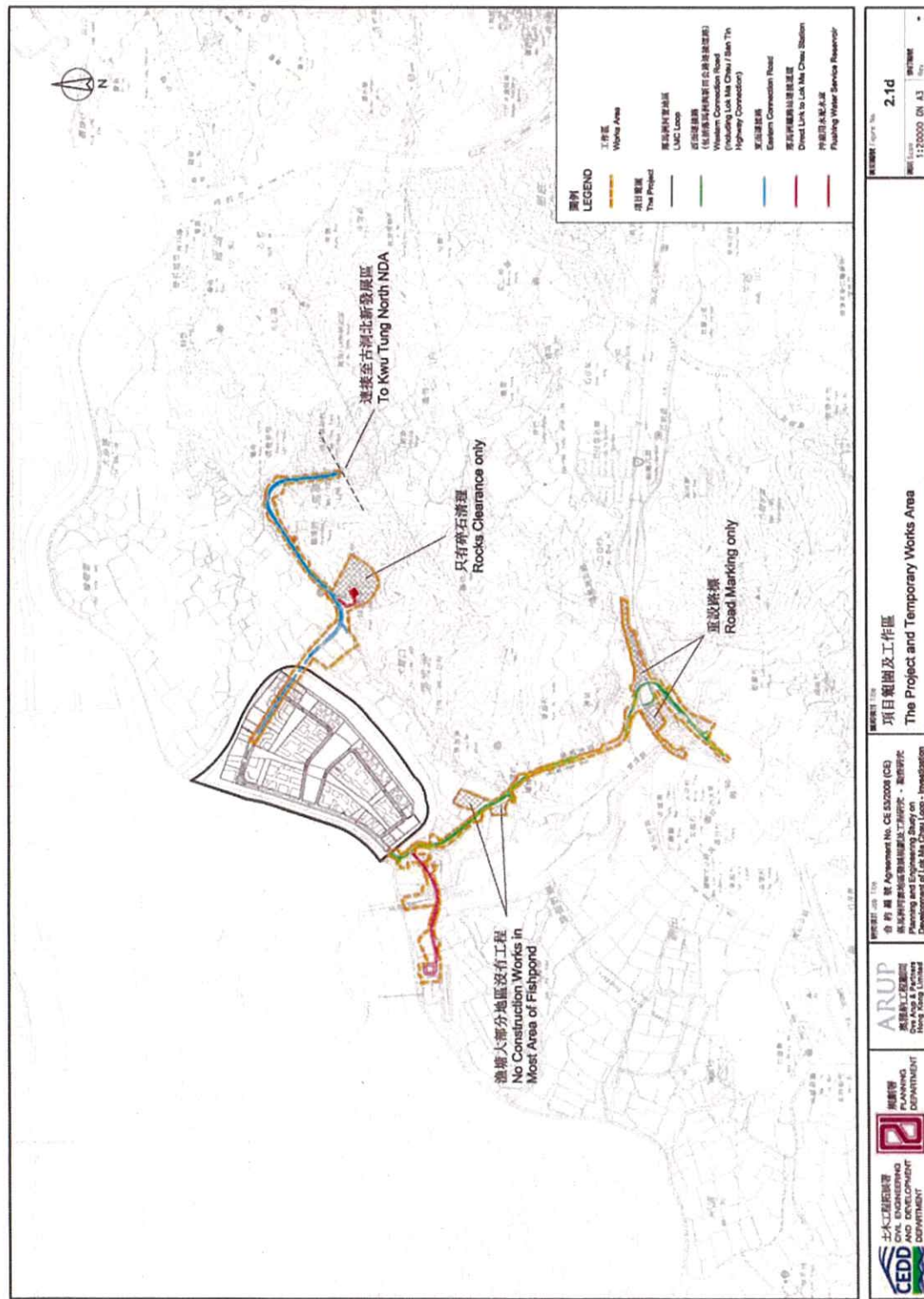


Figure 4.1 Works Area for Development of LMCL Extracted from the EIA Report (Register No. AEIAR-176/2013)

Appendix Id of RNTPC
Paper No. S/YL-ST/612A



S16 Planning Application (No. A/YL-ST/612) - Supplementary Information 2022/06/02

10:51

From: <howardtang

To: <tpbpd@pland.gov.hk>

Cc: <ccmcheung@pland.gov.hk>, <aaycheung@pland.gov.hk>, "Kenneth L K To" <kennethto@pland.gov.hk>, "David Fok" <davidfok@pland.gov.hk>

History:

This message has been forwarded.

1 Attachment



A_YL-ST_612_Supplementary Information.pdf

Dear Sir/Madam,

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 2 December 2021.

For the TPB members' ease of reference, a diagram (**Attachment A** refers) has been prepared to illustrate the sections of the proposed cable routes that are subject to this planning application and is required planning permission from the TPB.

Please note that based on the latest implementation programme (**Attachment B** refers), despite the fact that the 11kV Interconnector cable would be implemented in parallel to the road works conducted under PWP Item No. 7760CL under the coordination of by CEDD, the Applicant may be required to carry out earthworks, construction of duct blocks and cable-laying works for 11KV Interconnector Route. Regarding the earthworks and construction of duct blocks for 132kV Eastern Route, it would be conducted under above-mentioned road works. The Applicant will further liaise with CEDD regarding the detailed works schedule/sequence of 11kV Interconnector Route to avoid repeated excavation and back-filling works for the Proposed Cables and road works.

Meanwhile, should you have any queries in relation to the above, please do not hesitate to contact the undersigned at [redacted] or our planning consultant: Mr David FOK at [redacted] and Mr Howard TANG at [redacted]. Thank you for your kind attention.

Warmest regards,

Howard Tang

KTA Planning Ltd.

Address: [redacted]
 Direct Lin: [redacted]
 Fax: [redacted]
 URL: [redacted]

From: howardtang [redacted] n <howardtang

Sent: Friday, April 22, 2022 3:30 PM

To: 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>

Cc: 'aaycheung@pland.gov.hk' <aaycheung@pland.gov.hk>; 'ccmcheung@pland.gov.hk' <ccmcheung@pland.gov.hk>; 'pyleung@pland.gov.hk' <pyleung@pland.gov.hk>; 'lok1h@cedd.gov.hk' <lok1h@cedd.gov.hk>; 'sandra_ws_chow@afcd.gov.hk' <sandra_ws_chow@afcd.gov.hk>; 'Kenneth L K To' <kennethto@pland.gov.hk>; 'David Fok' <davidfok@pland.gov.hk>

Subject: S16 Planning Application (No. A/YL-ST/612) - Submission of Further Information No. 1

Dear Sir/Madam,

References are made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 2 December 2021 and the comments from various Government departments conveyed through Fanling, Sheung Shui & Yuen Long East District Planning Office of Planning Department on 11 and 16 February 2022, and the public comments received by the TPB during the public inspection period in January and February 2022.

We submit hereby the Further Information ("FI") No. 1 to address the departmental comments and public comments received for your kind consideration. This FI submission consists of:

1. Responses-to-Comments Tables
2. Annex A – Replacement Pages of Supporting Planning Statement
3. Annex B – Geotechnical Planning Review Report

The hard copies will be delivered to the TPB this afternoon, and the soft copy can be downloaded via the link below for your advance information and retention.

<https://drive.google.com/drive/folders/1-0xUkTI08DYvyzImJtutsXSujJaTV5jk?usp=sharing>

Should you have any queries in relation to the above, please do not hesitate to contact Mr. Terence FONG at
Mr. David FOK at or Mr. Howard TANG at

Warmest regards,

Howard Tang

KTA Planning Ltd.

Address:

Direct Line:

Fax:

URL:



2 June 2022

By Email

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

Our Reference: 0540008_Submission of Supplementary Information_v0.docx

Dear Sir/Madam,

**Section 16 Planning Application No. A/YL-ST/612 for Proposed Public Utility Installation
(Underground Cables) and Associated Filling and Excavation of Land**

**Installation of the Proposed 132kV and 11kV Cable Circuits
Connecting with Ho To West Substation in Lok Ma Chau Loop Development Area
Along Ha Wan Tsuen East Road, Lok Ma Chau Road, Tun Yu Road and Local Tracks
(Government Land in D.D. 96 and 99)**

- Supplementary Information -

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 2 December 2021.

For the TPB members' ease of reference, a diagram (**Attachment A** refers) has been prepared to illustrate the sections of the proposed cable routes that are subject to this planning application and required planning permission from the TPB.

Please note that based on the latest implementation programme (**Attachment B** refers), despite the fact that the 11kV Interconnector cable would be implemented in parallel to the road works conducted under PWP Item No. 7760CL under the coordination of by CEDD, the Applicant may be required to carry out earthworks, construction of duct blocks and cable-laying works for 11kV Interconnector Route. Regarding the earthworks and construction of duct blocks for 132kV Eastern Route, it would be conducted under above-mentioned road works. The Applicant will further liaise with CEDD regarding the detailed works schedule/sequence of 11kV Interconnector Route to avoid repeated excavation and back-filling works for the Proposed Cables and road works.

Meanwhile, should you have any queries in relation to the above, please do not hesitate to contact the undersigned at _____ or our planning consultant: Mr David FOK at _____ and Mr Howard TANG at _____. Thank you for your kind attention.

Yours faithfully
For ERM-Hong Kong Limited

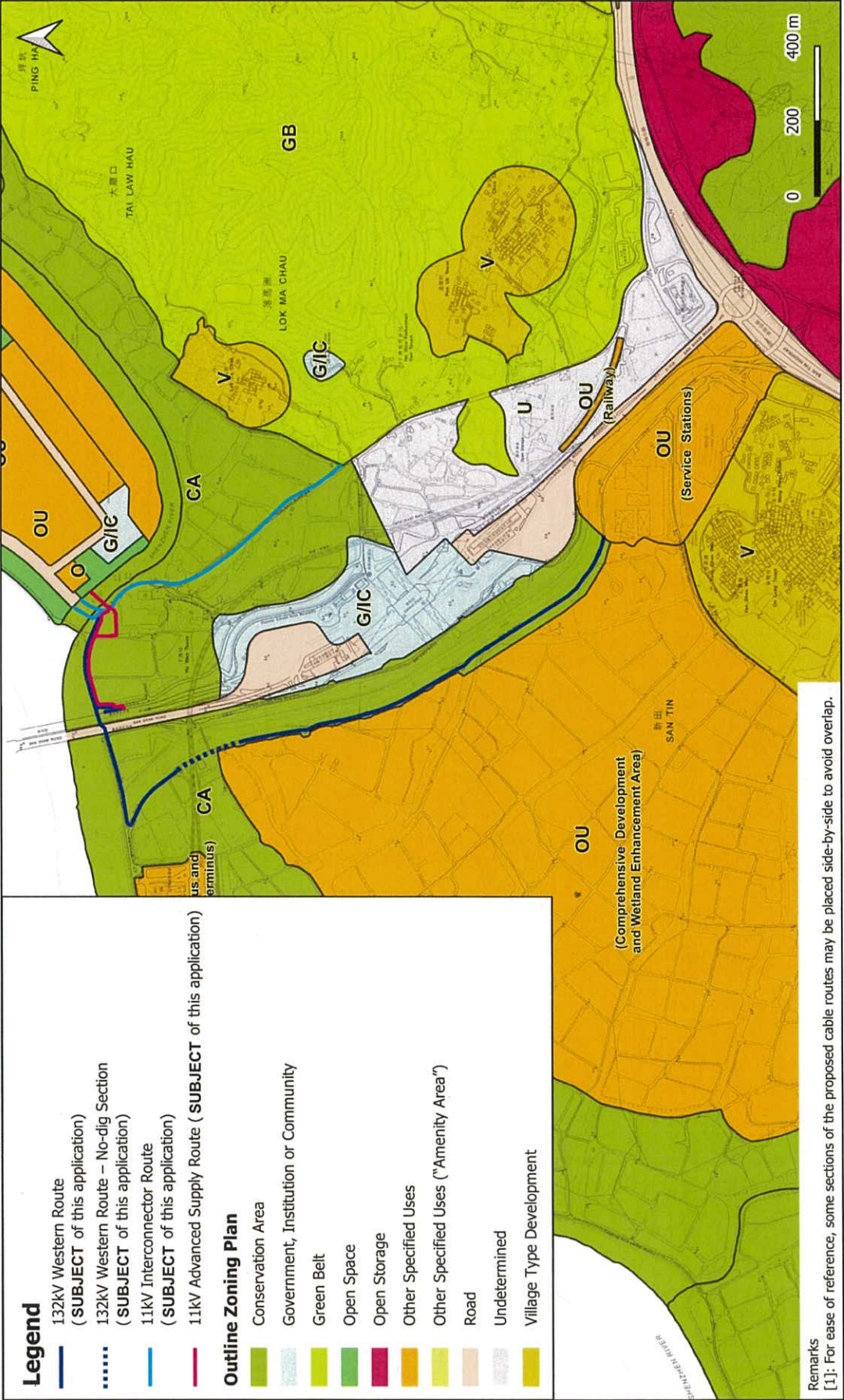


Mr. Terence Fong
Partner

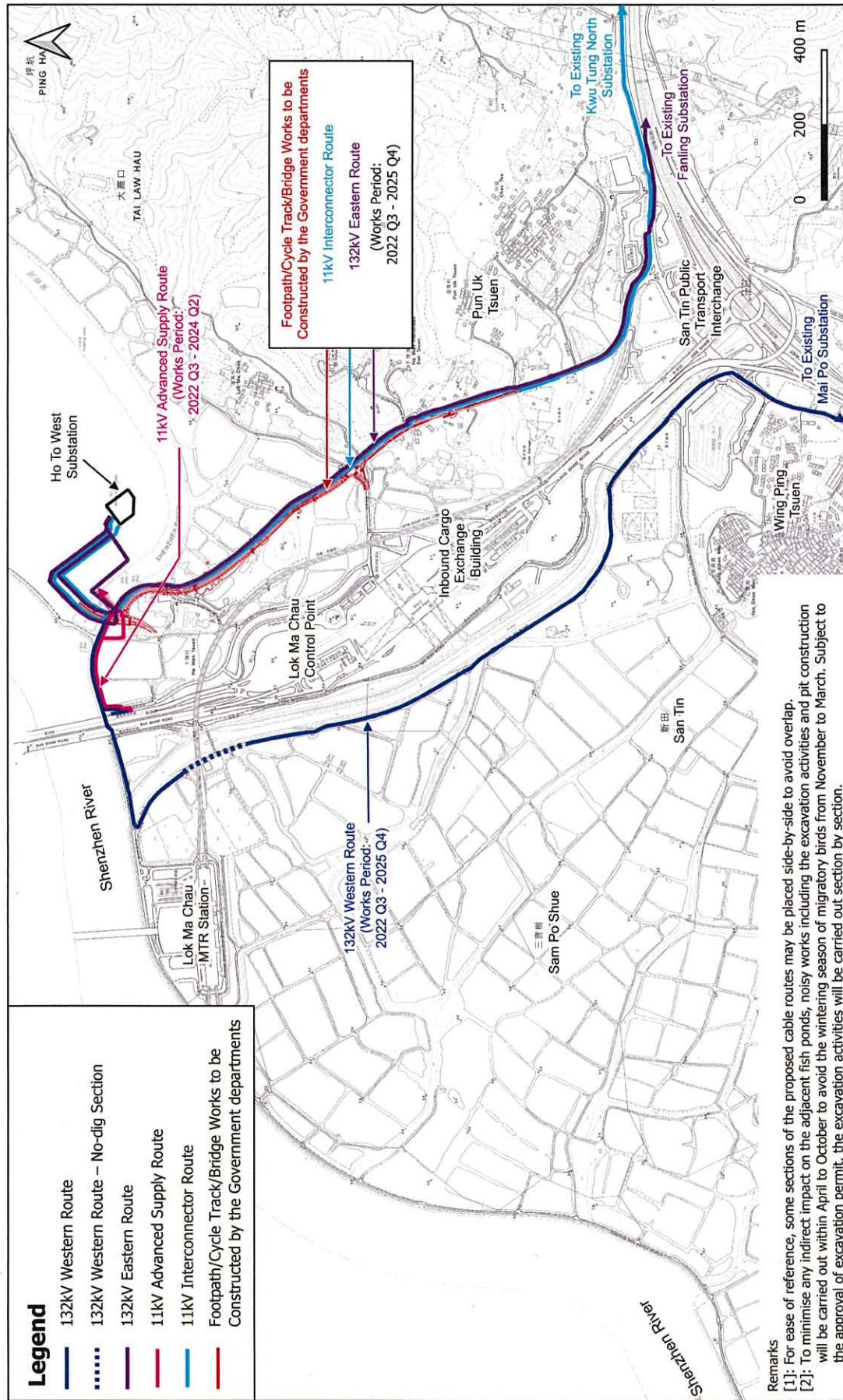
Encl.

cc. CLP – Mr. CO Kwok
KTA – Mr. David Fok

Attachment A – Indicative Alignment of Proposed Cables (SUBJECT to this application only)



Attachment B – Latest Implementation Programme



Previous s.16 Applications covering the Application Site

Approved Application

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Approval Conditions
1.	A/YL-ST/364	Proposed Excavation of Land for the Construction of a Permitted Secondary Boundary Fence	17.4.2009 Approved by RNTPC	---

Rejected Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/YL-ST/91	Container Vehicle Park and Container Storage	26.5.2000 Rejected by TPB on Review [Appeal dismissed on 14.6.2002]	(1), (2), (3), (4)
2.	A/YL-ST/95	Temporary Container Storage and Container Vehicle Parking with Ancillary Workshop Facilities for a Period of 3 Years	26.5.2000 Rejected by TPB on Review [Appeal dismissed on 14.6.2002]	(1), (2), (4), (5)
3.	A/YL-ST/101	Temporary Container Tractor/Trailer Parks and Open Storage of Containers with Ancillary Repair Area for a Period for 2 Years	21.7.2000 Rejected by TPB on Review	(1), (2), (3)
4.	A/YL-ST/248	Proposed Widening and Strengthening the Bund of the Ponds and Levelling of Sites for Planting	7.11.2003 Rejected by RNTPC	(1), (3), (6)

Rejection Reasons

- (1) Not comply with the Town Planning Board Guidelines for “Application for Developments within Deep Bay Area” in that it was contrary to the intention of WCA and there was no Ecological Impact Assessment or wetland compensation proposal to demonstrate that the development would not result in, or be able to fully compensate for, the loss in wetland function.
- (2) The submitted Traffic Impact Assessment was acceptable and there was insufficient information to demonstrate that the proposed development would not generate adverse traffic impact and/or a proper vehicular access to the site could be provided.
- (3) Insufficient information to demonstrate that the proposed development would not cause adverse impact including drainage, sewage, environment and ecology on the surrounding areas, in particular the Mai Po Nature Reserve / Insufficient information to demonstrate the development would not have adverse traffic and drainage impacts on the surrounding areas.
- (4) The submitted layout was not acceptable in that it had not satisfactorily addressed the interface problems of the “Eastern Main Drainage Channel for San Tin” and the “Village Flood Protection Works for San Tin Villages” / “Eastern Main Drainage Channel for San Tin”.

- (5) There was insufficient information in the submission to demonstrate that the proposed development would not cause net increase in pollution loading to Deep Bay during site formation and operational stages.
- (6) Setting of undesirable precedent for other similar applications within the "Green Belt", "Conservation Area" and Village Type Development" zones, the cumulative effect would result in a general degradation of the environment of the area.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL-ST/612 DD 96 and DD 99 Lok Ma Chau CLP
04/02/2022 02:10

From:
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/YL-ST/612 CLP

Government Land in D.D. 96 & D.D. 99; Ha Wan Tsuen East Road, Lok Ma Chau Road and Tun Yu Road, San Tin

Site area : About 25,340sq.m

Zoning : "Conservation Area" and area shown as 'Road'

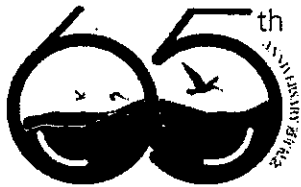
Applied development : Public Utility Installation and associated Filling and Excavation of Land

Dear TPB Members,

CLP promises that to minimize ecological to the CA impact cables will be laid under already concreted over paths etc and there will be no impact on ponds or any trees felled.

Members should question which dept is responsible for monitoring the work to ensure that this pledge is fulfilled and not just trotted out to secure approval.

Mary Mulvihill



Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)



By email only

4 February 2022

Dear Sir/Madam,

Comments on the planning application for the proposed Public Utility Installation and associated Filling and Excavation of Land at Ha Wan Tsuen East Road, Lok Ma Chau Road and Tun Yu Road, San Tin, Yuen Long (A/YL-ST/612)

The proposed Public Utility Installation and land filling and excavation fall within Wetland Conservation Area (WCA), where is "to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area"¹; and Conservation Area (CA) zoning, which is intended to "protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment...from the adverse effects of development"². The Hong Kong Bird Watching Society (HKBWS) would like to draw your attention to the following concerns regarding this planning application.

Ardeid Night Roost

According to the Biodiversity Newsletter Issue No. 26 published by the Agriculture, Fisheries and Conservation Department (AFCD)³, it recorded the active ardeid night roosting site with a total of 431 ardeids in Lok Ma Chau in winter 2019/20. It is suggested that "*ardeids appeared to return to the night roosts or pre-roosts by flying over waterbodies, e.g. channels, ponds and sea. Hence the direction of return depended on the environment of each site. For*

¹ Section 6.4 of the Town Planning Board Planning Guideline No. 12C. Available at: https://www.info.gov.hk/tpb/en/forms/Guidelines/pg12c_e.pdf

² Approved San Tin Outline Zoning Plan No. S/YL-ST/8 and Approved Lok Ma Chau Loop Outline Zoning Plan No. S/LMCL/2.

³ AFCD. 2020. Biodiversity Newsletter Issue No. 26. Available at: https://www.afcd.gov.hk/english/publications/publications_con/files/issue.No.26.pdf

香港觀鳥會 Hong Kong Bird Watching Society

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香港註冊成立的法定慈善機構及慈善團體有限公司 A charitable organization incorporated in Hong Kong with limited liability by guarantee





example, at the night roost and pre-roost in Lok Ma Chau Ecological Enhancement Area, birds returned from fishponds to the east, west and south and Shenzhen River to the north and west." The proposed Cable Circuits would possibly lie on the retuning flight paths of the roosting ardeids, and the nearby wetlands are also their potential foraging grounds. We consider the project proponent should investigate the usage of the nearby habitats by these roosting ardeids and their flight paths; to identify and assess the potential adverse ecological impacts (i.e. light and water quality) on the ardeid night roost; and to adopt stricter phasing of the construction works within a day to avoid overlapping of the construction hours with the ardeid's use of the night roost starting an hour before sunset each day, so as to avoid unnecessary impacts on the roosting ardeids.

Off-site environmental impacts

The proposed utility installation and excavation are very close to the wetland habitats including fishponds and river channels, where are the potential feeding and foraging grounds for the over-wintering birds during migratory season in winter, and also the breeding ardeids in summer. The potential off-site environmental impacts during the construction phase of the proposed Cable Circuits would potentially deteriorate the habitat quality of both migratory birds and breeding birds. Given that there are increasing number of unauthorized fly-tipping activities in San Tin, Lok Ma Chau and Ma Tso Lung area, we consider stringent control to be adopted for the proposed works, which will pass through large extent of ecological sensitive area. Apart from including prohibition of unauthorized disposal of the excavated materials or construction waste in the contract, we consider the applicant should apply GPS tracking technology to monitor the route of dump trucks used in the project for waste disposal to effectively monitor, detect and stop unauthorized fly-tipping activities.

Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, "restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features". We note that all other Government bureaux/departments are also bound to the HKPSG, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning

香港觀鳥會 Hong Kong Bird Watching Society

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Address 7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong

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Department (PlanD) have the responsibility to advise the Board on the ecological⁴ and planning aspects in particular. Given AFCD's mission to conserve natural environment and safeguard the ecological integrity⁵, and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object to this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration. Thank you for your kind attention.

Yours faithfully,
Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

cc.
The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
TrailWatch

⁴ AFCD Role of Department. Available at: http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

⁵ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

香港觀鳥會 Hong Kong Bird Watching Society

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傳真 Fax No. +852 2314 3687 網頁 Website www.hkbws.org.hk Address 7C, V Ga Building, 532 Castle Peak Road,
Lai Chi Kok, Kowloon, Hong Kong

香港註冊成立的法定慈善機構及無股本擔保有限公司 A charitable organization incorporated in Hong Kong with limited liability by guarantee



Seq. 1
3

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號：The application no. to which the comment relates

A/YL-ST/612 Received on 22/04/2022

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有意見

「提意見人」姓名/名稱 Name of person/company making this comment

張桂芳

簽署 Signature

[Signature]

日期 Date

16/5/2022

Recommended Advisory Clauses

- (a) The applicant should adopt the mitigation measures and follow the requirements pertinent to the approved Project Profile (PP-625/2021) and Environmental Permit (EP-594/2021) for the 132kV Western Route and the mitigation measures for the Western Connection Road under the approved EIA Report of or Development of Lok Ma Chau Loop (Register No. AEIAR-176/2013) in carrying out the construction works for the proposed underground cables, viz. the 132kV Western Route, 11kV Advance Supply Route and 11kV Interconnector Route, under the current application;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site will affect a number projects/land status items including, inter alias, the Northern Link and Kwu Tung Station, Development of Lok Ma Chau Loop – Main Works Package 1, Construction of a Secondary Boundary Fence and New Sections of Primary Boundary Fence and Boundary Patrol Road and Drainage Improvement Works at North District, Phase 1. The applicant should consult the parties concerned on the application. The applicant has to apply for excavation permit(s) before commencement of works. The application for excavation permit(s) in respect of the unleased land other than streets maintained by HyD will be processed by LandsD. However, there is no guarantee at this stage that the excavation permit(s) will be approved. Such application will be dealt with by LandsD acting in the capacity of the landlord at his discretion, and if it is approved under such discretion, the approval will be subject to such terms and conditions, including among others, the payment of administrative fee as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the construction period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the West Development of Civil Engineering and Development Department (CEDD) is currently implementing the project “Development of Lok Ma Chau Loop – Main Works Package 1” which involves road modification works at Ha Wan Tsuen East Road. The applicant should closely liaise with CEDD to resolve any interface issues and observe the road opening restriction. Excavation on newly constructed road should be avoided;
 - (ii) part of the Site falls within the boundary of railway influence area, existing railway protection zone and railway route protection zone. The applicant should consult the Railway Development Office of CEDD on the application;
 - (iii) if there is any part of the proposed ducting that will be laid underneath public road maintained by HyD, excavation permit should be obtained from his Department prior to the commencement of the installation. The applicant should observe the minimum depth requirement for underground services as described in HyD standard drawing no. H6170;
 - (iv) part of the proposed ducting will be laid by trenchless method. Submissions and construction control for trenchless excavation shall be in accordance with the

guidelines, namely, "Control of Trenchless Works by Non-government Proponents to Avoid Subsidence and Damage to Public Roads" published by HyD in March 2019. The applicant should demonstrate submissions have fulfilled the requirement mentioned in the guidelines, if necessary;

- (v) the applicant shall at his own cost and to the satisfaction of HyD make good of any damage to the public carriageway, footpaths and other street furniture arising from the proposed works; and
- (vi) adequate drainage measures should be provided at the Site to prevent surface water running from the Site to nearby public roads and drains;
- (e) to note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD) the location of the proposed works falls within the railway protection zone of the existing Lok Ma Chau Spur Line of East Rail Line. As the operation of existing railway network is not under the jurisdiction of his Office, the applicant should consult the railway protection team of MTRCL with respect to operation, maintenance and safety of the existing railway network.
- (f) to note the comments of the Project Manager (West), Civil Engineering and Development Department that the applicant should closely liaise with this Office regarding the interfacing works at Ha Wan Tsuen Road, Lok Ma Chau Road and roads within Lok Ma Chau Loop;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should implement appropriate pollution control measures to minimise short-term environmental impacts during construction and the cable installation works should be implemented in accordance with the environmental permit (No. EP-594/2021);
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
 - (i) excavation should be carried out away from the Tree Protection Zone and trenching of roots should be avoided. Proper tree preservation measures should be carried out to avoid damage to excavation. It is advised to refer to guidelines promulgated by the DEVB on Tree Preservation during Construction; and
 - (ii) the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting, and felling under lease. The applicant should seek comment and approval for any proposed tree works from the maintenance parties and relevant departments prior to commencement of the works;
- (i) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that several man-made slopes are found adjacent to the Site and may affect or to be affected by the proposed development. The applicant has committed in Section 4.4 of the Geotechnical Planning Review Report (**Appendix Ic of RNTPC Paper**) to carry out further geotechnical assessment on the effect of the proposed tunnelling works and excavation works on the existing railway and related structures. The applicant is advised to refer to the latest specification and standard given in Section 6 of the General Specifications for Civil

Engineering Works (2020 Edition) for backfilling of trench/pit with fine fill material, and to refer to the Guide to Trench Excavation (Shoring Support and Drainage Measures) jointly published by HyD and CEDD which provides good technical guidelines on trench excavation;

- (j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) there are existing public drainage facilities in the vicinity of the Site. The applicant is required to obtain the relevant drainage records and verify the existence of any drains and also their exact locations, levels and alignments on site in order to minimize the conflict between the proposed works and the existing drains;
 - (ii) the above works should not affect/damage DSD's assets in the vicinity. Should such damage occur, the applicant is requested to inform DSD immediately and carry out remedial works so required to DSD's satisfaction;
 - (iii) the applicant is required to ensure that no construction debris, silt and sediments, or cementitious materials will be discharged to or deposited inside the public drains from the Site. The applicant shall monitor the internal conditions of the existing public drains running adjacent to the site with CCTV surveys (or other agreed alternatives) prior to commencement and upon completion of the works to DSD's satisfaction; and
 - (iv) since the applicant proposes filling and excavation of land on the site, the applicant shall ensure that there will be no adverse drainage impact to the adjoining areas and drainage facilities in the vicinity; and
- (k) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that
 - (i) no cable or duct shall be laid in parallel and directly on top of any existing water mains;
 - (ii) a minimum clearance of 450mm shall be maintained between the new cable or duct and any adjoining water mains; and
 - (iii) where cross-over of any water mains is inevitable, the minimum clearance requirement stated in paragraph (i)(ii) shall also apply.

