

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-ST/661
(for 2nd Deferment)

<u>Applicant</u>	: CLP Power Hong Kong Limited represented by Kum Shing Engineering Company Limited
<u>Site</u>	: Government Land in D.D. 96, Lok Ma Chau Tsuen, San Tin, Yuen Long
<u>Site Area</u>	: About 42.5m ²
<u>Land Status</u>	: Government Land (GL)
<u>Plan</u>	: Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 <i>(currently in force)</i> Approved San Tin OZP No. S/YL-ST/8 <i>(at the time of submission)</i> [the zoning and development restrictions of the application site remain unchanged on OZP No. S/STT/1]
<u>Zonings</u>	: “Conservation Area” (“CA”) (about 45%) and “Green Belt” (“GB”) (about 55%)
<u>Application</u>	: Proposed Public Utility Installation (Pole and Pole Stay Erection) and Associated Filling and Excavation of Land

1. Background

- 1.1 On 9.11.2023, the applicant submitted the current application to seek planning permission for proposed public utility installation (pole and pole stay erection) and associated filling and excavation of land at the application site (the Site) (**Plan A-1a**).
- 1.2 On 22.12.2023, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments.
- 1.3 On 21.2.2024, the applicant submitted FI to address departmental comments. The

application is scheduled for consideration by the Committee at this meeting.

- 1.4 On 8.3.2024, the draft San Tin Technopole OZP No. S/STT/1, which covers among others, the area falling within the then approved San Tin OZP including the Site, was exhibited under section 5 of the Town Planning Ordinance (the Ordinance) for public inspection for two months until 8.5.2024. The concerned “CA” and “GB” zones and their development parameters remain unchanged on the draft San Tin Technopole OZP No. S/STT/1 (**Plan A-1b**).

2. Planning Department’s Views

- 2.1 According to the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Ordinance (TPB PG-No. 33B), the Board may defer a decision on a section 16 application on reasonable grounds as the Board thinks fit. It is also stipulated in the TPB PG-No. 33B that a decision on a section 16 application would be deferred if the zoning of the Site is still subject to outstanding adverse representation yet to be submitted to the Chief Executive in Council (CE in C) for consideration and the substance of the representation is relevant to the subject application.
- 2.2 Since the Site forms part of the new draft San Tin Technopole OZP No. S/STT/1, which is being exhibited for public inspection under section 5 of the Ordinance, it would be prudent for the Committee to wait until the end of the exhibition period to confirm whether there is any representation related to the Site before deciding on whether the application should be considered. This is to ensure that the decision on the application would not pre-empt CE in C’s decision on the draft OZP and the adverse representation(s) if received.
- 2.3 The application would be submitted to the Committee for consideration after the expiry of the exhibition period of the new OZP on 8.5.2024, if there is no adverse representations related to the Site. If there is/are adverse representation(s) related to the Site with substance relevant to the application, the application would be submitted to the Committee for consideration after the CE in C’s decisions on the OZP and the relevant adverse representation(s).

3. Decision Sought

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

4. Attachments

Plan A-1a	Location Plan (on approved San Tin OZP No. S/YL-ST/8)
Plan A-1b	Location Plan (on draft San Tin Technopole OZP No. S/STT/1)

**PLANNING DEPARTMENT
APRIL 2024**