

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-ST/661
(for 3rd 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>	: Approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2 <i>(currently in force)</i> Approved San Tin OZP No. S/YL-ST/8 <i>(at the time of submission)</i> [The zoning of the application site remains unchanged on OZP No. S/STT/2]
<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 sought 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-1**).
- 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. On 21.2.2024, the applicant submitted FI to address departmental comments.

- 1.3 On 19.4.2024, the Committee of the Board agreed to defer a decision on the application as requested by the Planning Department until after the Chief Executive in Council has made a decision on the draft San Tin Technopole OZP No. S/STT/1 and the relevant adverse representation(s)¹. The draft OZP is subsequently approved and the approved San Tin Technopole OZP No. S/STT/2 is gazetted on 20.9.2024. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 25.9.2024, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer marking a decision on the application for two months in order to allow more time for preparation of FI to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for deferment as the justifications for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI by the applicant is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed a total of four months for preparation of the submission of FI. The second deferment as requested by the applicant should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

4. Decision Sought

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

¹ On 8.3.2024, the draft San Tin Technopole OZP No. S/STT/1, which covers among others, area excised from the then San Tin OZP including the Site, was exhibited under section 5 of the Town Planning Ordinance for public inspection for two months until 8.5.2024. Upon expiry of the exhibition period, a total of 1,543 valid representations were received, including adverse representations covering the whole OZP. The hearings of the representations were held on 28.6.2024, 2.7.2024, 3.7.2024 and 4.7.2024. After giving consideration to the representations, the Board on 19.7.2024 decided not to uphold the representations and that no amendment should be made to the draft OZP to meet the representations.

5. Attachments

Appendix I	Letter dated 25.9.2024 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2024**