

**Previous Application covering the Application Site  
on South Lantau Coast Outline Zoning Plan**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/SLC/145	Proposed Public Utility Installation (Sewage Pumping Station and Underground Sewers) and Excavation of Land	14.7.2017	A1 – A2
A/SLC/154	Proposed Public Utility Installation (Sewage Pumping Station, Underground Sewers and Underground Effluent Pipe) and Excavation of Land for Underground Sewers	31.5.2019	A2

**Approval Conditions**

- A1. The submission and implementation of landscape proposal including tree preservation proposal to the satisfaction of the Director of Planning or of the Town Planning Board.
- A2. The provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.

**Similar s. 16 Applications within an area zoned as “Coastal Protection Area”  
on the South Lantau Coast Outline Zoning Plan**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Approval Condition(s)</b>
A/SLC/87	Proposed Public Utility Installation (Submarine Telecommunication Cable)	1.2.2008	A1 – A2
A/SLC/109	Proposed Public Utility Installation (Irrigation Pipeline)	23.4.2010	-
A/SLC/141	Proposed Public Utility Installation (Irrigation Pipeline) with Excavation of Land	3.7.2015	A3
A/SLC/160	Proposed Public Utility Installation (Public Utility Pipeline) and Filling and Excavation of Land	9.10.2020	-

**Approval Conditions**

- A1. The submission and implementation of a land transport proposal for accessing the application site at Segment 1 to the satisfaction of the Commissioner for Transport or of the Town Planning Board.
- A2. The submission and implementation of marine impact assessment and mitigation measures to address any potential impacts on the marine traffic at the waterways to the northeast of the Soko Islands to the satisfaction of the Director of Marine or of the Town Planning Board.
- A3. The submission and implementation of landscape proposal and/or tree preservation proposal and/or tree preservation and reinstatement landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board.
- A4. The provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.

### Rejected Application

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/SLC/162	Proposed Public Utility Installation (Underground Cable) and Excavation and Filling of Land	6.11.2020	R1 – R2

- R1. The proposed installation was not in line with the planning intention of the “CPA” zone which was to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It was also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast. There was a general presumption against development in this zone. The proposed installation was to provide electricity for a storage use which was not a permitted use within the “CPA” zone. The applicant failed to demonstrate that the proposed installation was to support the conservation of the existing natural landscape or scenic quality of the area or is essential infrastructure project with overriding public interest.
- R2. Approval of the application would set an undesirable precedent for similar applications to provide utility installation for uses not permitted within the “CPA” zone and the cumulative effect of approving such applications would result in a general degradation of the natural environment and landscape of the area.

Advisory Clauses

1. to note the comment of the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) that should the planning application be approved by the Board, the applicant should apply to LandsD for approval for the proposed cable or other structure(s) to be provided on Government land. Please note that there is no guarantee that such application will be approved by his office.
2. to note the comment of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD) that the proposed alignment of the proposed installation conflicts with his proposed sewers to be laid under the project with Consultancy Agreement No. 17/2012(DS) – “Outlying Islands Sewerage Stage 2 –South Lantau Sewerage Works and Other Works – Design and Construction”. The applicant should seek his comments if there is any change to the anticipated programme.
3. to note the comment of the Chief Town Planner/Urban Design and Landscape, Planning Department that there is an existing tree located in close proximity to the Site. The applicant should avoid excavation within the dripline of the existing tree in close proximity of the Site and undertake appropriate tree protection measures during the construction stage to avoid causing any damage to the tree roots.
4. to note the comment of the Director of Agriculture, Fisheries and Conservation that if tree trimming / cutting be involved for the proposed installation, the applicant should seek prior approval from relevant department(s) and undertake appropriate tree protection measures during the construction stage to avoid causing any damage to the existing tree in close proximity of the Site.