

**Proposed Public Utility Installation (Overhead Line, Pole and Pole Stay Erection) and Excavation and Filling of land
(Application No. A/NE-LT/767)**

**Proposed Public Utility Installation (Underground Cable Laying, Overhead Line, Pole and Pole Stay Erection) and Excavation and Filling of land
(Application No. A/NE-LT/768)**

**Proposed Public Utility Installation (Underground Cable Laying and Pole Erection) and Excavation and Filling of land
(Application No. A/NE-LT/769)**

Comments from Sha Tin, Tai Po & North District Planning Office, Planning Department
[Contact person: Mr. Benson LAU (Tel: 2158 6225)]

General comments (for applications no. A/NE-LT/ 767, 768, and 769)

1. According to Part 7 of the application forms, the anticipated completion time of the proposed development is July 2024. Please review if it is applicable.

~The anticipated completion time based on TPB approved the captioned applications. Since the tree survey report needs more time to process, the anticipated completion time should be postponed to Dec 2024.

2. According to the drawings attached to application no. A/NE-LT/768, the destination of the proposed Public Utility Installation (PUI) appears to be an area covered by Lots 1040 S.A, 1040 S.B, and 1041 in D.D.25 which fall outside the boundary of any Outline Zoning Plan (OZP). Please provide information on the use/ demand of this area to justify the proposed development.

*~CLP's working area located on Lots 1040 S.A, 1040 S.B, and 1041 in D.D.25 is excluded in S16 application.
~Please refer to attachment "Outline Zoning Plan (OZP) 03_R2".*

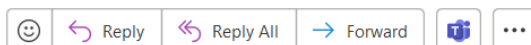
3. Part 10 of the application forms states that the proposed PUI is to enhance the security of supply and provide adequate electricity in the subject village area. According to a recent site visit, it is noted that the Tai Om Shan Village has already been vacated and only delapidated buildings/ ruins remain in the subject village. Please provide justifications on the provision of electricity to the subject village area.

~CLP received an application for power supply for a new village house.

RE: [TPB No: A/NE-LT/767 to 769] s.16 applications - Proposed Public Utility Installation (Underground Cable Layin...



Wong, Adrian Man Chau <...>
To CHU, Derek Wing Cheong
Cc



Wed 2024/08/28 09:39

Follow up. Start by Wednesday, 28 August, 2024. Due by Wednesday, 28 August, 2024.
You forwarded this message on 2024/08/28 11:11.

Dear Derek,

According to the record, the applicant is planning to build a village house on the designated area and request for electricity supply.

Best regards,
Adrian Wong

Construction Branch/Tai Po

4. As existing trees are observed along the alignment of the proposed PUI, it is suggested that a tree survey report should be submitted to ascertain that no existing trees will be affected by the proposed development, and to propose mitigation measures to minimize impact on existing trees, if any.

~The tree survey report requested is processing.

Specific comments

Application no. A/NE-LT/767

5. It is stated that the proposed development only involve Government land. However, part of the southernmost OHL pole erection appears to be within private lots (Lots 255 and 258 in D.D. 25). Please clarify.

~The captioned OHL pole will be erected with amended location outside the mentioned private lots.

~Please refer to attachment "Location Plan 02_R" & "Location Plan 03_R".

6. According to the application form, the height of the OHL pole erection is 9.2m, which is slightly different to that as indicated on drawings titled "Outline Zoning Plan (OZP) 02_R" and "Pole Section Drawing 01" (i.e. 9.1m). Also, please indicate the location of pole stay erection on the drawing titled "Outline Zoning Plan (OZP) 02_R" for consistency.

~Drawing amended.

~Please refer to attachment "Pole Section Drawing 01_R".

7. For clarity, please indicate on the drawing titled "Outline Zoning Plan (OZP) 02_R" that the OHL pole erection which falls outside the OZP does not form part of the subject planning application.

~Please refer to updated attachment "Outline Zoning Plan (OZP) 02_R2".

Application no. A/NE-LT/768

8. According to the application form, the site area is 65.5 sq.m which comprises area for cable laying (40 sq.m), OHL pole erection (3 nos. of 2m x 2m = 12 sq.m), and pole stay erection (6 nos. of 1.5m x 1.5m = 13.5 sq.m). With reference to the drawing titled "Location Plan 03", it appears that the area indicated for cable laying is about 55 sq.m (about +40% as compared to the application form). Please review the area for cable laying and update the relevant figures in the application form and drawings where appropriate.

~Please refer to updated attachment "Form No. S.16-I_Nov 2023_NRSS2022-0390-03TH_R3 Revised pages".

9. For clarity, please indicate on the drawing titled "Outline Zoning Plan (OZP) 03_R" that the OHL pole erection and cable laying which fall outside the OZP do not form part of the subject planning application. Amended.

~Please refer to updated attachment "Outline Zoning Plan (OZP) 03_R2".

10. According to the application form, the height of the OHL pole erection is 9.2m, which is slightly different to that as stated in drawings titled "Outline Zoning Plan (OZP) 03_R" and "Pole Section Drawing 01" (i.e. 9.1m). Also, please indicate the location of pole stay erection on the drawing titled "Outline Zoning Plan (OZP) 03_R" for consistency.

~Drawing amended.

~Please refer to attachment "Pole Section Drawing 01_R".

11. Please indicate the excavation depth of 1.2m for cable laying on the drawing titled "Sectional Plan_HV" as stated in part 6 (iii) for reference.

~Drawing amended.

~Please refer to attachment "Pole Section Drawing 01_R".

Application no. A/NE-LT/769

12. For clarity, please indicate on the drawing titled “Outline Zoning Plan (OZP) 01_R” that the section of cable laying which fall outside the OZP does not form part of the subject planning application.

~Drawing amended.

~Please refer to attachment “Outline Zoning Plan (OZP) 01_R2”.

13. Please indicate the excavation depth of 1.2m for cable laying on the drawing titled “Sectional Plan_HV” as stated in part 6 (iii) for reference.

~Drawing amended.

~Please refer to attachment “Sectional Plan_HV_R”.

**Proposed Public Utility Installation (Overhead Line, Pole and Pole Stay Erection) and Excavation and Filling of land
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Comments from District Lands Officer/ Tai Po, Lands Department

General Comments

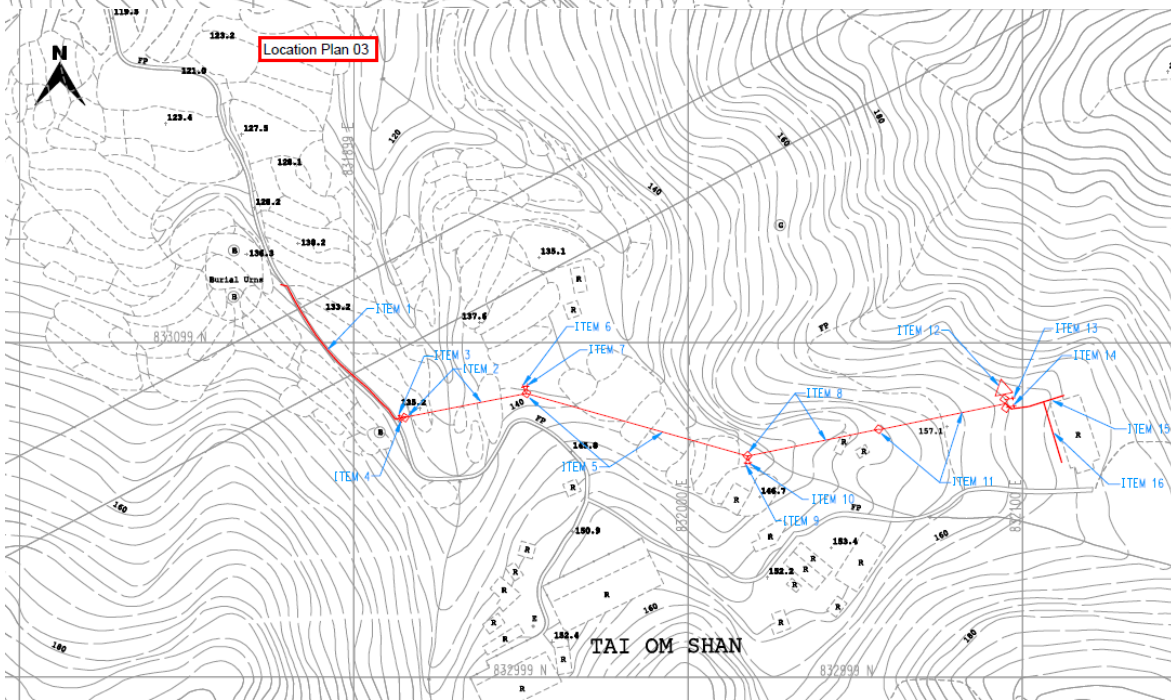
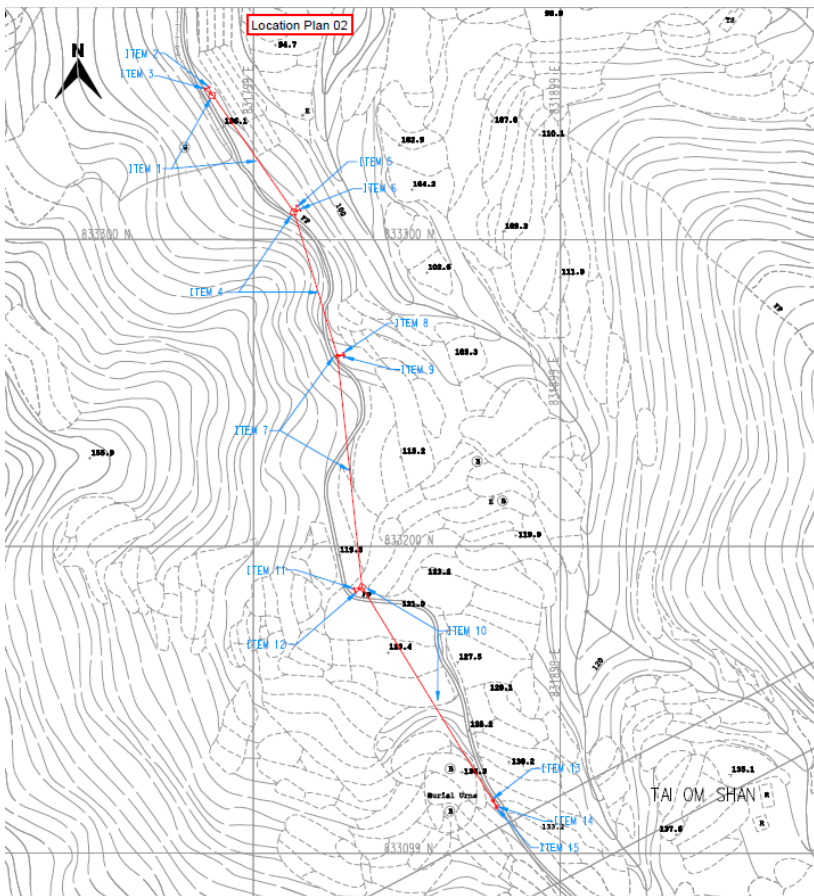
1. The site under application No. A/NE-LT/767 are partly on unleased and unallocated government land (“UUGL”) and partly on Lot Nos. ~~225~~ 255, 258 and 326 in D.D. 25.

~Drawing Amended.

~Please refer to attachment “Location Plan 02_R” & “Location Plan 03_R”.

Please note LOT 225 is located far away from CLP working area. It seems to be LOT 255





2. The sites under application No. A/NE-LT/768 and No. A/NE-LT/769 are on UUGL.
 ~Certainly.

**Comments from Chief Town Planner/Urban Design & Landscape, Planning Department
 Urban Design and Visual Perspectives**

1. The applicant seeks planning permission for proposed public utility installations with associated excavation and filling of land at the application sites (the Sites), which fall within areas zoned “Agriculture” (“AGR”) and/or ‘Conservation Area’ (“CA”) on the approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 (the OZP).
 ~Certainly.

2. The three Sites are mainly in or beside the footpaths on the vegetated hillslopes of Tai Om Shan intermixed with some graves/burial urns/ruins with a minimum distance of over 100m from the nearest village settlements to the north, except the northern section of the Site under Application No. A/NE-LT/769 being surrounded by some village settlements in Tai Om.

~Certainly.

3. As gathered from the submitted information, with site areas of about, 34m², 65.5m² and 296m² under Applications No. A/NE-LT/767, 768 and 769 respectively, the proposed public utility installations involve erection of eight^[1] Overhead Line (OHL) poles in total of about 9.2m/9.7m in heights with pole stays^[2] as well as the laying of two underground cables of about 328m long^[3] in total. The three applications also involve excavation and filling of land with 1.8m in depth and 395.5m² in area.

~Certainly.

Observations and Comments – Urban Design and Visual

4. Given their scale and site context, the proposed public utility installations will unlikely induce any significant adverse visual impact on the surrounding area.

~Site works will be processed carefully based on the aim of minimizing the effect of significant adverse visual impact on the surrounding area.

Advisory Comments

5. To respect the natural and rural setting of the locality, the project proponent may wish to briefly discuss the proposed mitigation measures under these applications (if any).

~N/L

Landscape Perspective

Landscape Observations and Comments

6. Based on the aerial photo of 2023, the sites are situated in an area of uplands and hillsides landscape character surrounded by woodlands and vegetated areas. Based on our inspection photo taken in 4.6.2024, vegetation and tree groups of common species were observed within/ in close proximity to the application sites. Some proposed location of excavation and erection of Overhead Line Pole are in conflict with existing trees, particularly Application no. A/NE-LT/768 & 769. Without information on existing trees and vegetation within and adjacent to the site, potential adverse impact on the landscape resources arising from the proposed use could not be reasonably ascertained.

~The tree survey report requested is processing.

Detailed/ Advisory Comments

7. According to the Guidance Note of s.16 planning application, for application for any use or development that may have implications on the landscape, technical assessment on the impact of the proposed use or development is required. The applicant is required to provide information on the existing trees groups within or adjacent to the application site including location, species and sizes, general condition with photos, proposed tree treatment (i.e. retain/ transplant/ fell) and mitigation measures such as compensatory planting and/ or other landscape treatment as appropriate.

~The tree survey report requested is processing.

8. The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.

~Agreed.

Comments from Agriculture, Fisheries and Conservation Department

From Agricultural Perspective

1. The subject sites pertaining to the application no. A/NE-LT/767 and A/NE-LT/769 fall within the “AGR” zone, amongst other zones, are generally abandoned or cemented. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are generally available. The subject sites could be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject sites possess potential for agricultural rehabilitation, the proposed development is not supported from an agricultural perspective.

~We will follow all the instructions of AFCD during commencement of CLP works.

From Nature Conservation Perspective

2. In the application no. A/NE-LT/767, three locations of the OHL pole erection and the associated works (excavation for pole stay, etc.) fall within the “CA” zone. The proposed excavation within the woodland area and any temporary access required for the proposed pole erection and pole stay may affect existing ecological features of the area. The applicant should provide more details on the proposed works (e.g. the size of the machinery required and how they are to be transported to the site), the potential impacts on existing vegetation, and the proposed measures for any impacts identified.

~Refer to CLP’s Email reply:

The material will be transported to the site using helicopter service and only hand tools for excavation will be used due to the site constraint.

RE: [TPB No: A/NE-LT/767 to 769] s.16 applications - Proposed Public Utility Installation (Underground Cable Layin...



Wong, Adrian Man Chau <
To CHU, Derek Wing Cheong
Cc



Wed 2024/08/28 12:01

i You responded on Wednesday, 28 August, 2024 16:31.
This message is part of a tracked conversation. [Click here to find all related messages or to open the original flagged message.](#)

Start your reply all with: [Ok, thank you.](#) [Thank you for the clarification.](#) [Understood. Thank you.](#) *i* Feedback

Dear Derek,

The material will be transported to the site using helicopter service and only hand tools for excavation will be used due to the site constraint.

Best regards,
Adrian Wong

Construction Branch/Tai Po

3. In the application no. A/NE-LT/768, three locations of the OHL pole erection and the associated works (excavation for pole stay, trench excavation for cable laying, etc.) fall within the “CA” zone. The proposed trench excavation (Item 1 on CLP’s plan) is located on an existing access track bounded by woodland on both sides. The proposed works may affect the roots of nearby trees. Also, the proposed excavation within the woodland area and any temporary access required for the proposed pole erection and pole stay may affect existing ecological features of the area. The applicant should provide more details on the proposed works (e.g. the size of the machinery required and how they are to be transported to the site), the potential impacts on existing vegetation, and the proposed measures for any impacts identified.

~ Refer to the same CLP’s Email reply:

The material will be transported to the site using helicopter service and only hand tools for excavation will be used due to the site constraint.

RE: [TPB No: A/NE-LT/767 to 769] s.16 applications - Proposed Public Utility Installation (Underground Cable Layin...



Wong, Adrian Man Chau
To CHU, Derek Wing Cheong
Cc

Reply Reply All Forward

Wed 2024/08/28 12:01

You responded on Wednesday, 28 August, 2024 16:31.
This message is part of a tracked conversation. [Click here](#) to find all related messages or to open the original flagged message.

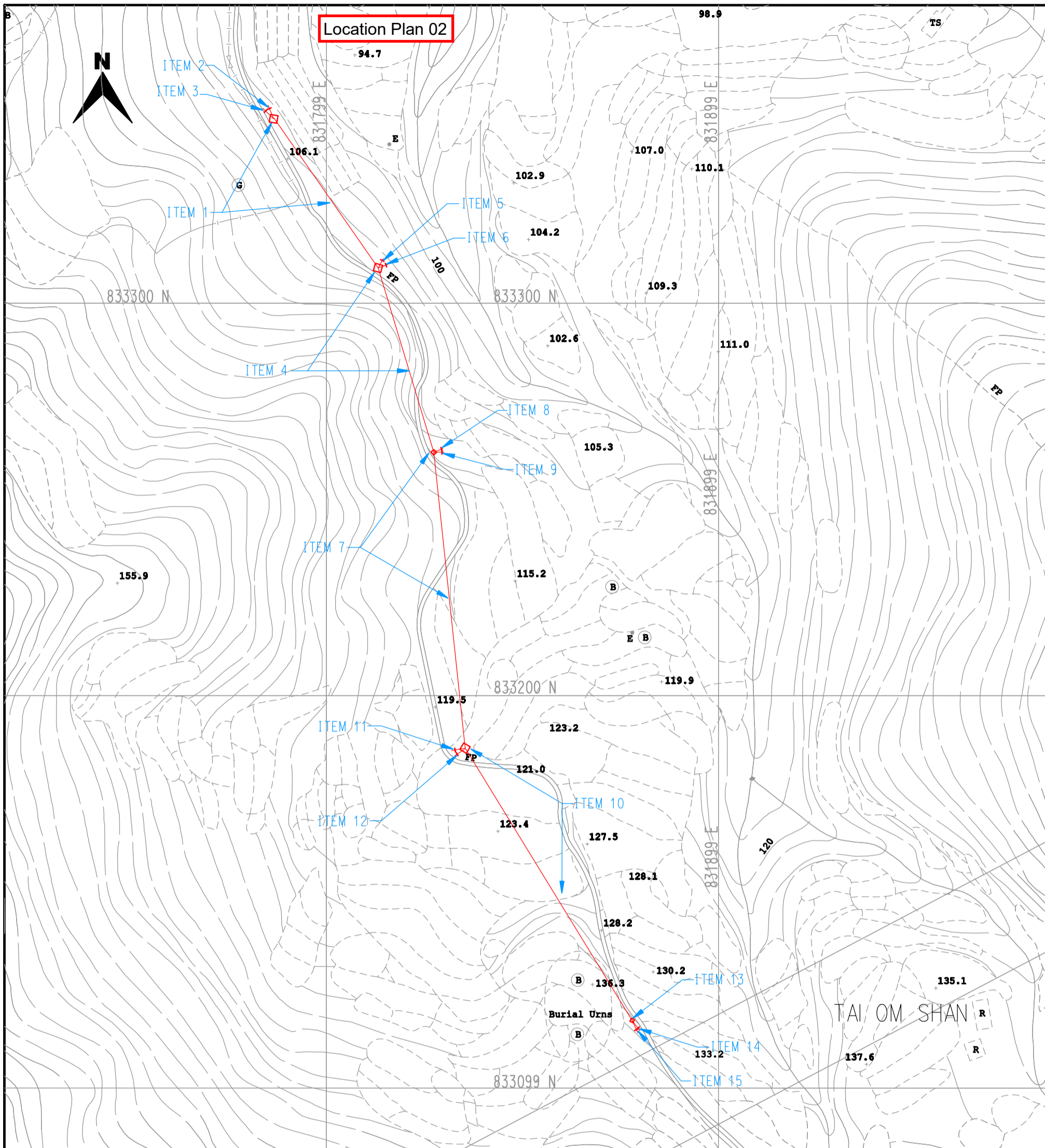
Start your reply all with: Feedback

Dear Derek,

The material will be transported to the site using helicopter service and only hand tools for excavation will be used due to the site constraint.

Best regards,
Adrian Wong

Construction Branch/Tai Po



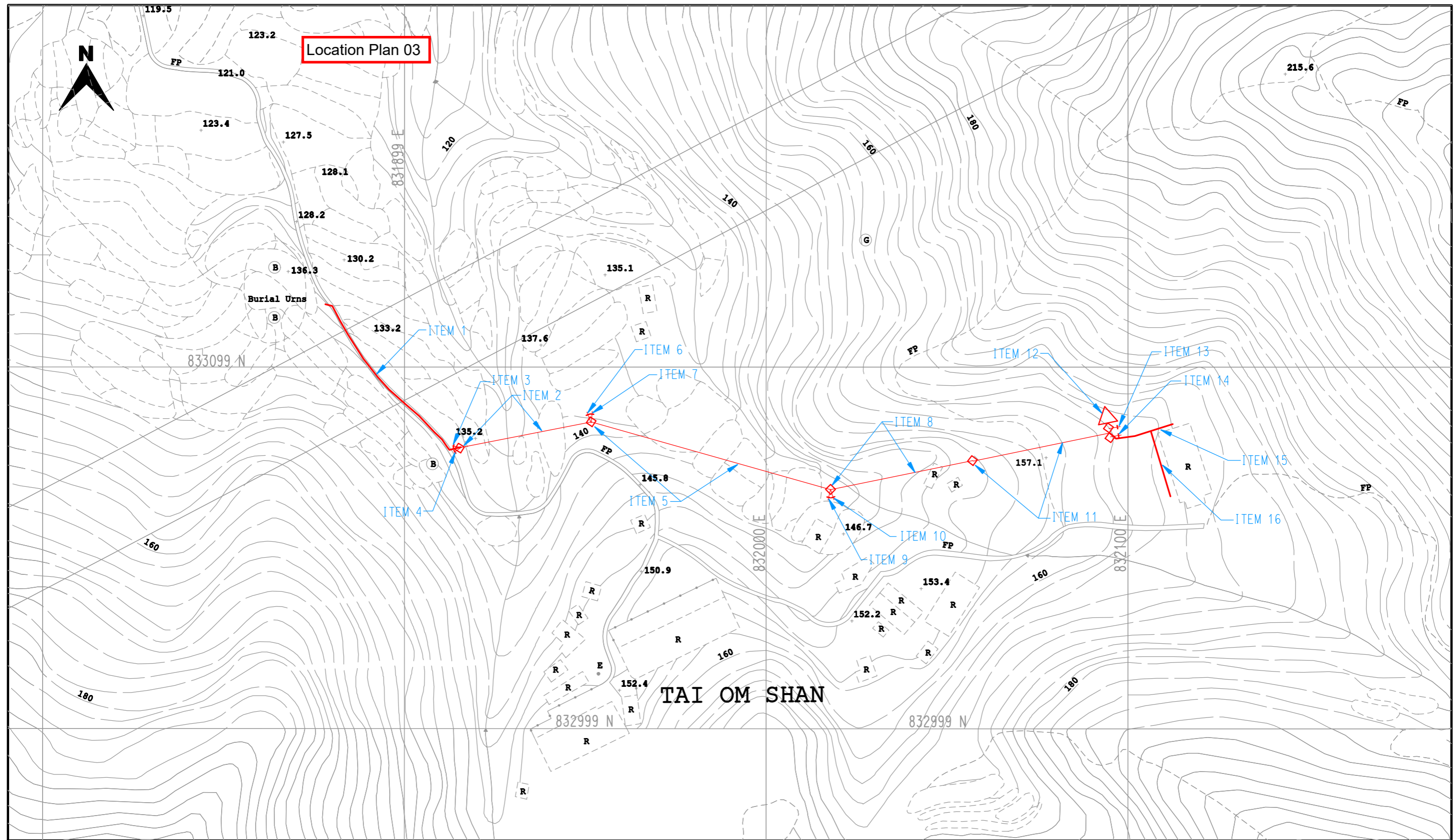
TITLE : OHL & POLE & STAY ERECTION AT TAI OM SHAN VILLAGE

LEGEND

- PROPOSED TRENCH FOR LAYING / RECOVERING CABLE
- (NO) PROPOSED TRENCH FOR LAYING DUCTS
- PROPOSED CABLE THROUGH EXISTING DUCTS
- EXISTING PILLAR
- PROPOSED PILLAR 1.6M x 0.6M x 0.75M / CUTOUT BOX
- x EXCAVATION FOR JOINTING / REPAIRING / INSPECTION CABLE
- EXISTING OVERHEAD LINE & POLE
- PROPOSED 11kV, LV, OHL, OF STEEL / WOODEN POLE
- x x x x x OVERHEAD LINE & POLE TO BE REMOVED
- △— PROPOSED TREE TRIMMING / CUTTING
- ▲ EXISTING POLE MOUNTED TRANSFORMER
- ▲ PROPOSED POLE MOUNTED TRANSFORMER
- +— PROPOSED STAY / STAY POLE
- ⊠ PROPOSED 3.6M(L) x 3.32M(W) x 2.7M(H) HV PILLAR

MAP NO : 07NW12A

DRAWN : C.M.TANG	E/O NO :
CHECKED : ADRIAN WONG	REGION : NR O.C. : SS
DATE : 03-06-2024	PROJECT REF. : NRSS2022-0390
SCALE : 1:1000	PLAN REF. : NRSS2022-0390-04TH



Location Plan 03

Burial Urns

TAI OM SHAN

LEGEND :

- PROPOSED TRENCH FOR LAYING / RECOVERING CABLE
- PROPOSED TRENCH FOR LAYING DUCTS
- PROPOSED CABLE THROUGH EXISTING DUCTS
- EXISTING PILLAR
- PROPOSED PILLAR 1.6M x 0.6M x 0.75M / CUTOUT BOX
- EXCAVATION FOR JOINTING / REPAIRING / INSPECTING CABLE
- PROPOSED 3.6M(L) x 3.32M(W) x 2.7M(H) HV PILLAR
- EXISTING OVERHEAD LINE & POLE
- PROPOSED 11kV, L.V., OHL, OF STEEL / WOODEN POLE
- OVERHEAD LINE & POLE TO BE REMOVED
- PROPOSED TREE TRIMMING / CUTTING
- EXISTING POLE MOUNTED TRANSFORMER
- PROPOSED POLE MOUNTED TRANSFORMER
- PROPOSED STAY / STAY POLE



TITLE : 11KV & LV CABLE LAYING & OHL & POLE & STAY ERECTION AT TAI OM SHAN VILLAGE

SCALE 1:1000

DRAWN : C.M. TANG

MAP NO : 07NW12C, 07NW12A

DATE : 04-06-2024

CHECKED : ADRIAN WONG

REGION : NR

O.C. : SS

E/O NO :

PROJECT REF. : NRSS2022-0390

PLAN REF. : NRSS2022-0390-05TH

Outline Zoning Plan (OZP) 02



AGR

OHL Pole and Stay Erection, out of OZP area: 2m(L) x 2m(W) x 9.2m(H)
Excluded in S16 application

OHL Pole and Stay Erection in AGR + CA ZONE:
2m(L) x 2m(W) x 9.1m(H)

Overhead Line

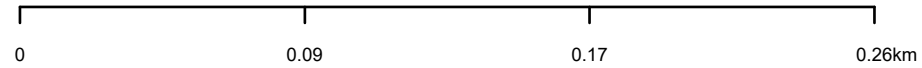
CA

CA

公用設施安裝 - (架空線路、電線桿和桿撐架設)、
土地挖掘和填土。

Public Utility Installation - (Overhead Line, Pole &
Pole Stay Erection), excavation and filling of land.

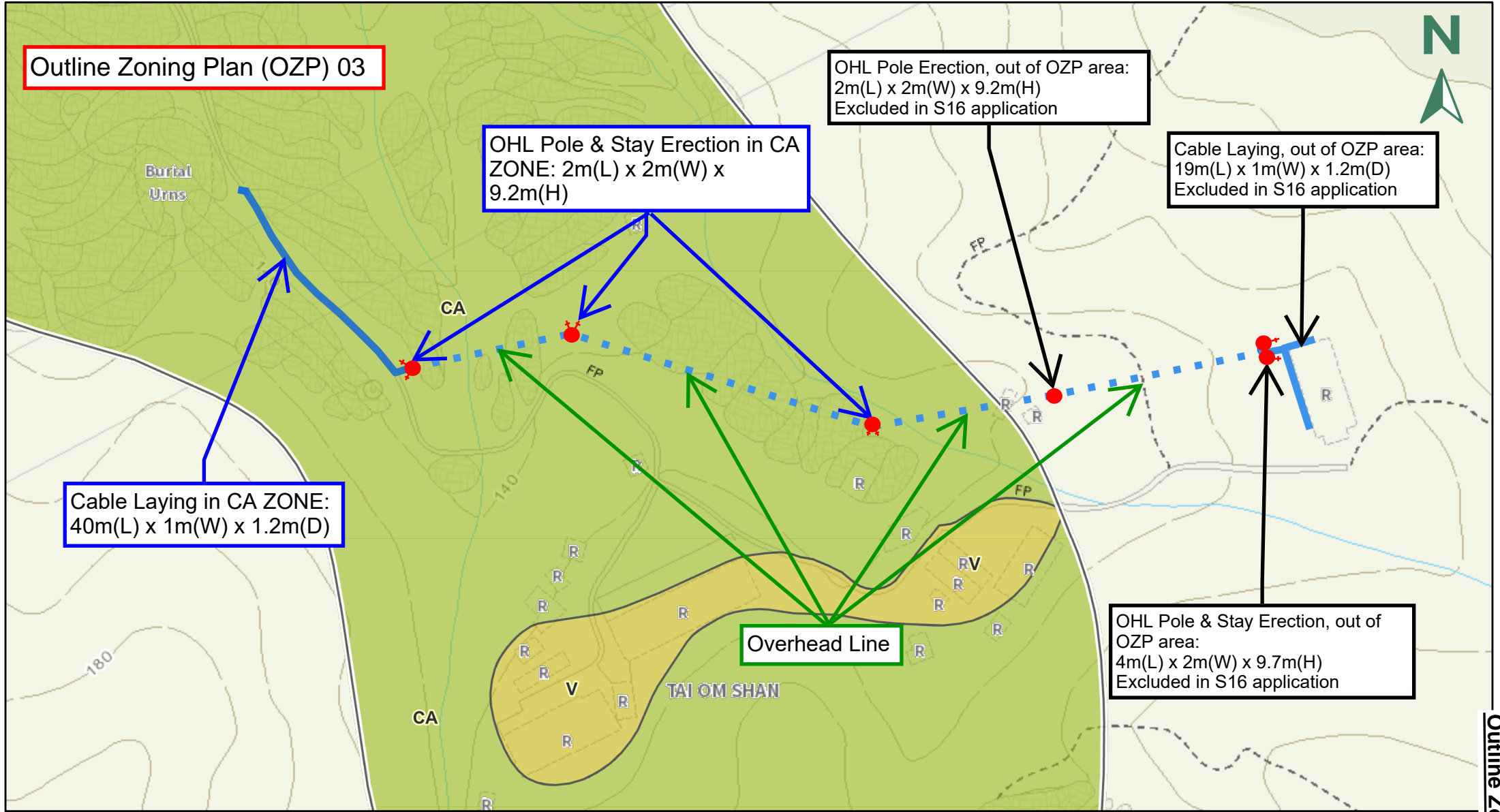
Government land in D.D.25 Tai Om Shan Village



參考編號
REFERENCE No.
NRSS2022-0390-02TH

圖 PLAN
N/A

Outline Zoning Plan (OZP) 03



Cable Laying in CA ZONE:
40m(L) x 1m(W) x 1.2m(D)

OHL Pole & Stay Erection in CA
ZONE: 2m(L) x 2m(W) x
9.2m(H)

OHL Pole Erection, out of OZP area:
2m(L) x 2m(W) x 9.2m(H)
Excluded in S16 application

Cable Laying, out of OZP area:
19m(L) x 1m(W) x 1.2m(D)
Excluded in S16 application

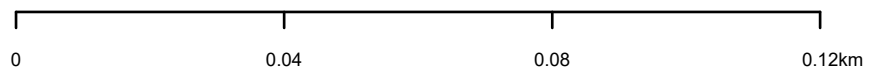
Overhead Line

OHL Pole & Stay Erection, out of
OZP area:
4m(L) x 2m(W) x 9.7m(H)
Excluded in S16 application

公用設施安裝。(地下電纜敷設、架空線路、電線桿和桿撐架設)、土地挖掘和填土。

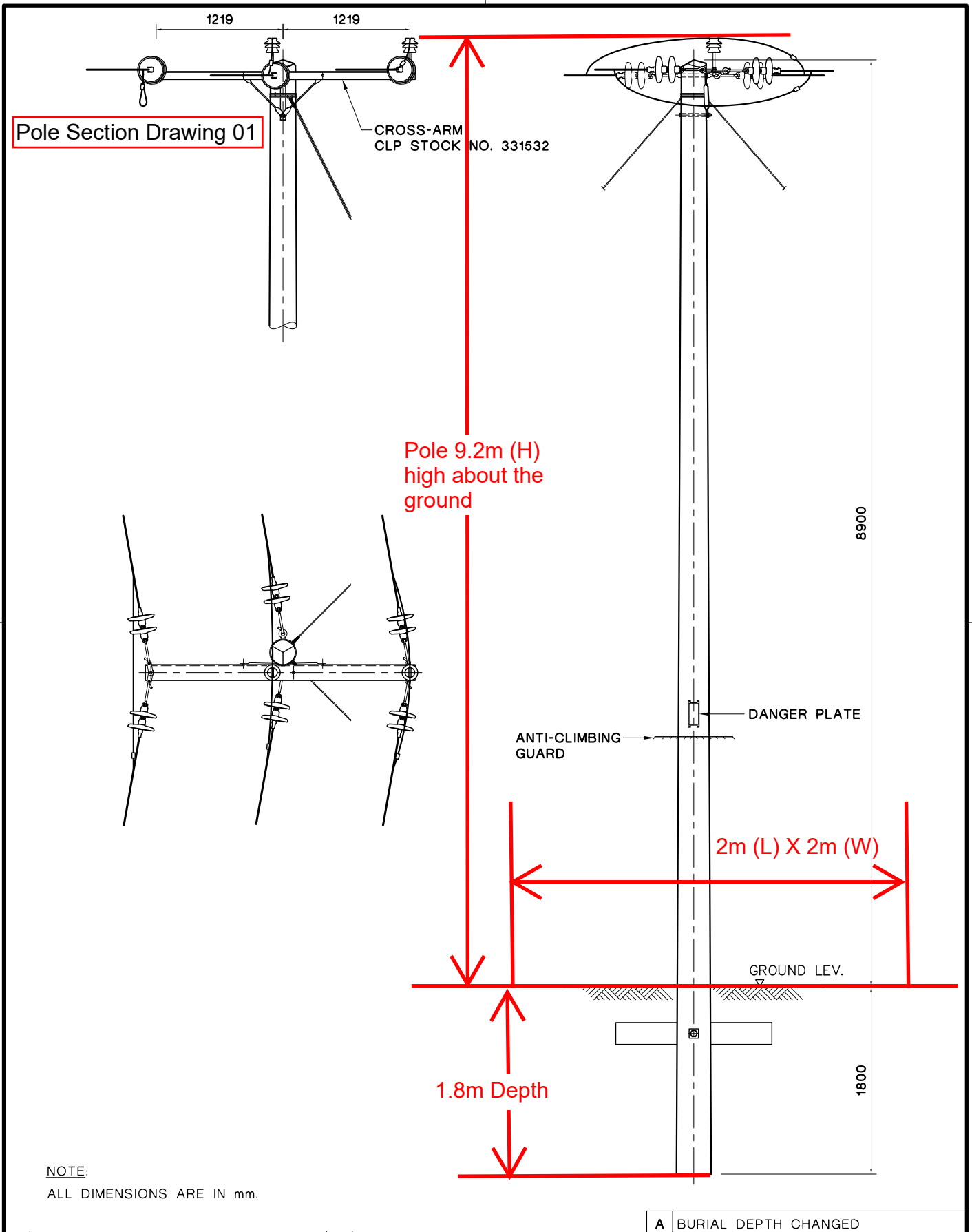
Public Utility Installation - (Underground Cable Laying, Overhead Line, Pole & Pole Stay Erection), excavation and filling of land.

Government land in D.D.25 Tai Om Shan Village



參考編號
REFERENCE No.
NRSS2022-0390-03TH

圖 PLAN
N/A



NOTE:
ALL DIMENSIONS ARE IN mm.

A BURIAL DEPTH CHANGED



REVS.	NOV. 16												
INITIAL	A	B	C	D	E	F	G	H	J	K	L		
	CHRIS C.												

TITLE :
**11kV OHL WOOD POLE CONSTRUCTION
ANGLE SECTION POLE**

DRAWN: T.W.L.	DATE: 6 FEB., 2003
CHECKED: W.M.CHANG	APPROVED: W.M.CHANG
SCALE: 1 : 50	SHEET(S) IN SET: 1

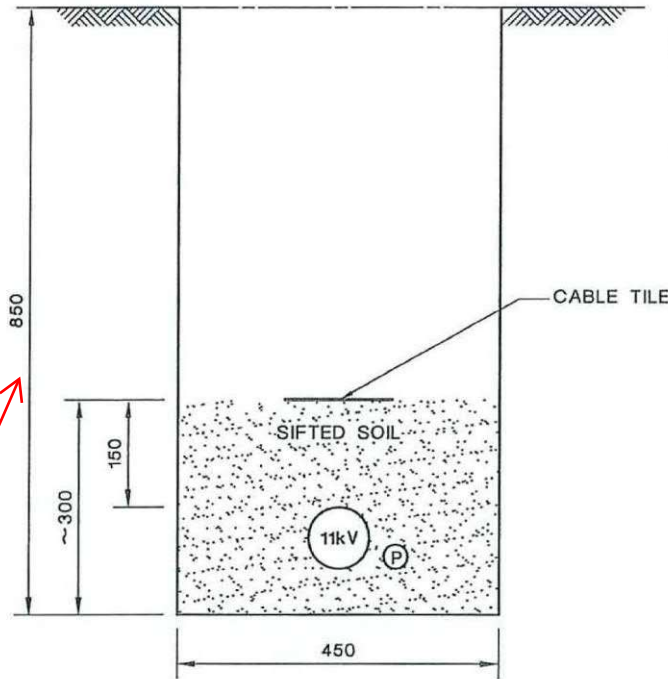
PROJECT NO.	CONTRACT NO.
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ASSET MANAGEMENT	DRG. NO. T	G	E	N	5	1	2	0	D	E	3	3	0	1	2	8	0	1	A	A
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Sectional Plan_HV

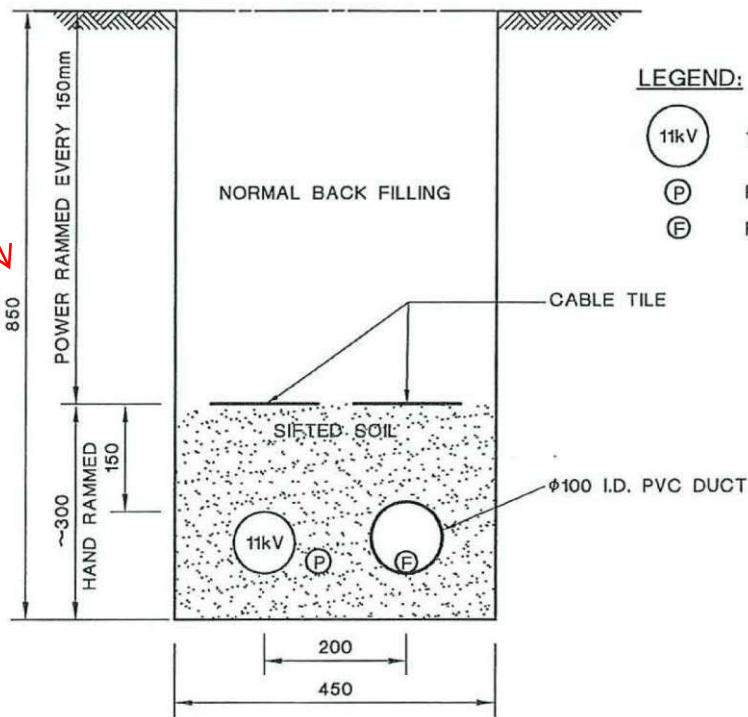
NOTES:

1. ALL SOIL BACKFILLING BENEATH CABLE TILES TO BE SIFTED THROUGH 12mm WIRE MESH.
2. ALL DIMENSIONS ARE IN mm



EXISTING ARRANGEMENT OF 11kV CABLE TRENCH

STANDARD 850mm
(Buffer up to 1200mm)



LEGEND:

- 11kV 3/C XLPE POWER CABLE
- PILOT CABLE
- FIBRE OPTIC CABLE

11kV CABLE TRENCH WITH FIBRE OPTIC CABLE IN PVC DUCT

D	GENERAL REVISION	C	NOTE ADDED	A	NO AMENDMENT AFTER REVIEW
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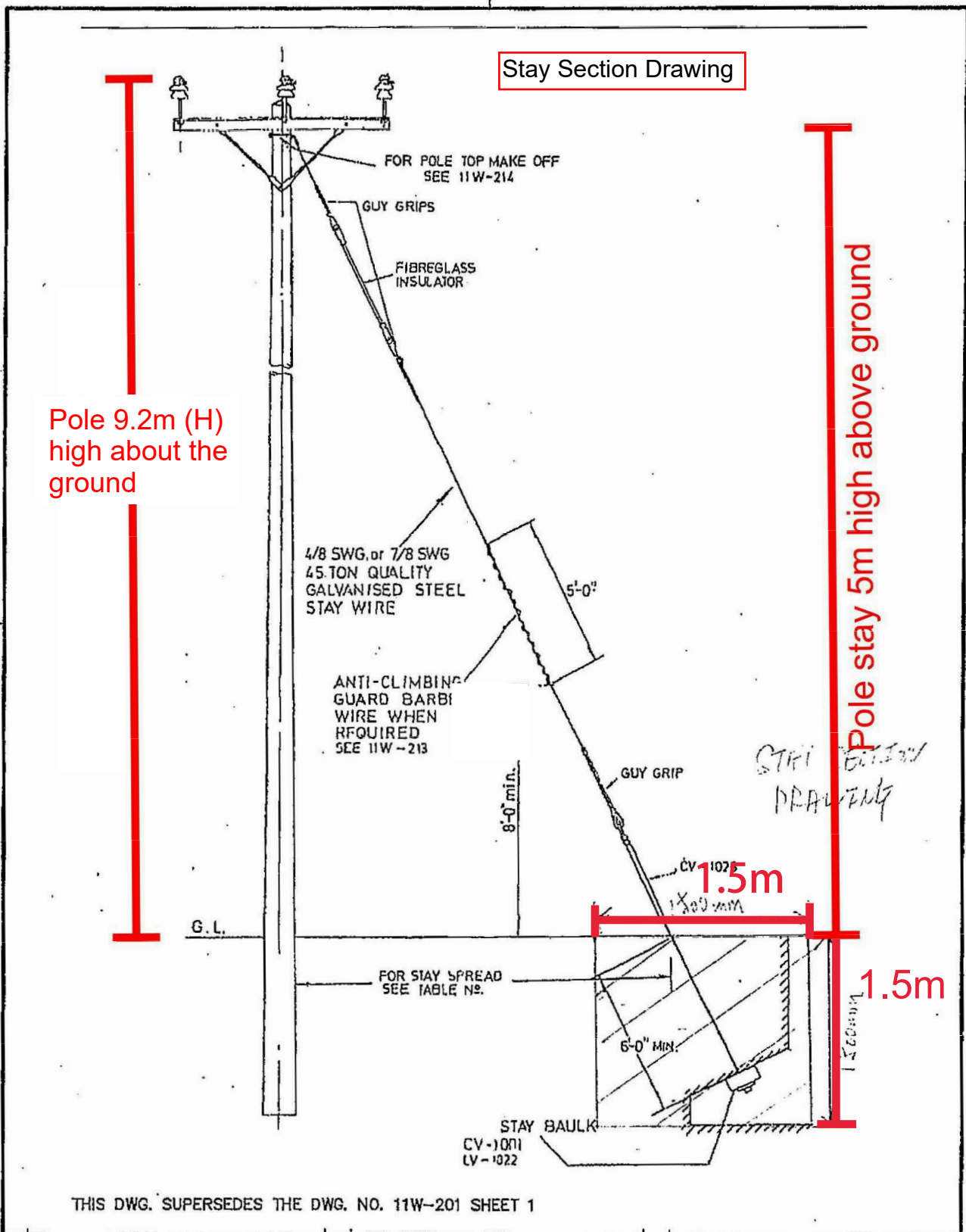
REVS.	15.8.03	4.4.07	18.6.07	28.6.11									
	A	B	C	D	E	F	G	H	J	K	L		
INITIAL	CF.YAM	Y.K.MAN	W.B.LEE	Y.K.MAN									

TITLE :
TYPICAL 11kV CABLE TRENCH WITH PILOT AND FIBRE OPTIC CABLES - TYPE II

DRAWN:	K. F. CHEUNG	DATE:	11-4-2000
CHECKED:	C. Y. IP	APPROVED:	W. B. LEE
SCALE:		SHEET(S) IN SET:	1

PROJECT NO.	CONTRACT NO.
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ASSET MANAGEMENT DRG. NO. T G E N 1 0 5 2 0 D E 3 3 0 0 0 6 0 1 D A



THIS DWG. SUPERSEDES THE DWG. NO. 11W-201 SHEET 1

		REVS.	A	B	C	D	E	F	G	H	J	K	L
		INITIAL											
DRAWN: T.W.L.		DATE: 6-2-03											
CHECKED: W.M.CHANG		APPROVED: W.M.CHANG											
SCALE: N.T.S.		SHEET(S) IN SET: 1		PROJECT NO.				CONTRACT NO.					
ASSET MANAGEMENT		DRG. NO. T GEN 5 1 2 2 0 D E 3 3 0 1 3 8 0 1 - A											

INFORMATION CLASS: PROPRIETARY ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY CLP POWER

Excavation for pole stay:
 1.5m(Length)x1.5m(Width)x1.5m(Depth)