

Public Utility Installation (Public Utility Pipeline)
and Associated Filling and Excavation of Land at “Coastal Protection Area”,
Government Land at Upper Cheung Sha Beach, Lantau Island
S16 Planning Application

Supporting Note

Background of the Project

To align with the Government's development of the Integrated Waste Management Facilities (i.e. I.Park) to substantially reduce the bulk size of mixed municipal solid waste and to recover useful resources, i.e. converting waste into electricity, it is required to install new 132kV cable circuits connecting the I.Park to the power grid. The CLP Power Hong Kong Limited (“CLP” or “the Applicant”) is therefore required to install submarine cables connecting the artificial island near Shek Kwu Chau and the CLP’s Cheung Sha Substation and construct landing facilities in near Upper Cheung Sha Beach. Since the landing site is within a “Coastal Protection Area” (“CPA”) under the South Lantau Coast Outline Zoning Plan and the gazetted area of Upper Cheung Sha Beach, approval from the Town Planning Board and the Leisure and Cultural Services Department (LCSD) must be obtained before the commencement of excavation work.

The Planning Approval (Planning Application No. A/SLC/160) for the proposed ‘Public Utility Installation’ (public utility pipeline) and associated filling and excavation of land for the installation of 132kV cable circuits (including underground power cables, cable joint bay, cable ducts, cable trough and 2 cable markers) at area zoned “CPA” on the then Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21 was obtained from the Town Planning Board (“TPB”) at its meeting on 9 October 2020.

The installation works of the cable circuits including cable ducts, cable joint bay and cable trough were commenced upon obtaining the Planning Approval. Despite the Applicant’s engineering team had conducted preliminary investigation on the underground conditions prior to the commencement of excavation works, during the construction period in between November 2021 and April 2022, a large number of boulders were found under the sandy beach at the originally planned location of the cable joint bay. The employment of heavy machinery would be required to either remove or break the boulders which would not only substantially increase the works area but would also lengthen the construction period for excavation and additional gravel works. These additional works required for constructing the cable joint bay at the original location would impact the construction programme of the I.Park and incur nuisance to the beach users.

Due to the need to adhere to the tight programme of the submarine cable installation works in order not to delay the commissioning date of I.Park in 2025 and the need to complete the works within the non-bathing season, the location of the cable joint bay had to shift eastward for about 30m from the boundary of the Approved Planning Application No. A/SLC/160 to avoid the big boulders upon careful investigation of the condition on site and the location of the cable markers was also shifted accordingly. The adjustments to the cable works do not compromise the safety or cost of the cable installation and do not cause additional impacts on the beach users or ecological resources. Relevant works were completed in Apr 2024. The layout of the cable and the cable markers are shown in **Figure 1** and a photo showing the existing condition is provided in **Figure 2** for information.

In May 2024, CLP applied for the extension of excavation permit (“XP”) which was expired in May 2024 for the preparation of works for jointing the land and submarine cables at the cable joint bay at the Upper Cheung Sha Beach during the non-bathing season starting in November 2024. It was found that the works done were outside the application site of the Planning Approval. CLP has decided to suspend all works on site and regularise the cable works by submitting a S16 Planning Application to seek permission from the TPB for the installation of cable circuits in the area that was previously not covered by the Planning Approval. The Application Site falls within “CPA” under the prevailing South Lantau Coast Outline Zoning Plan No. S/SLC/23 and the area of Upper Cheung Sha Beach (GLA-IS 643) under the purview of LCSD. The location of the Application Site is provided in **Figure 3**.

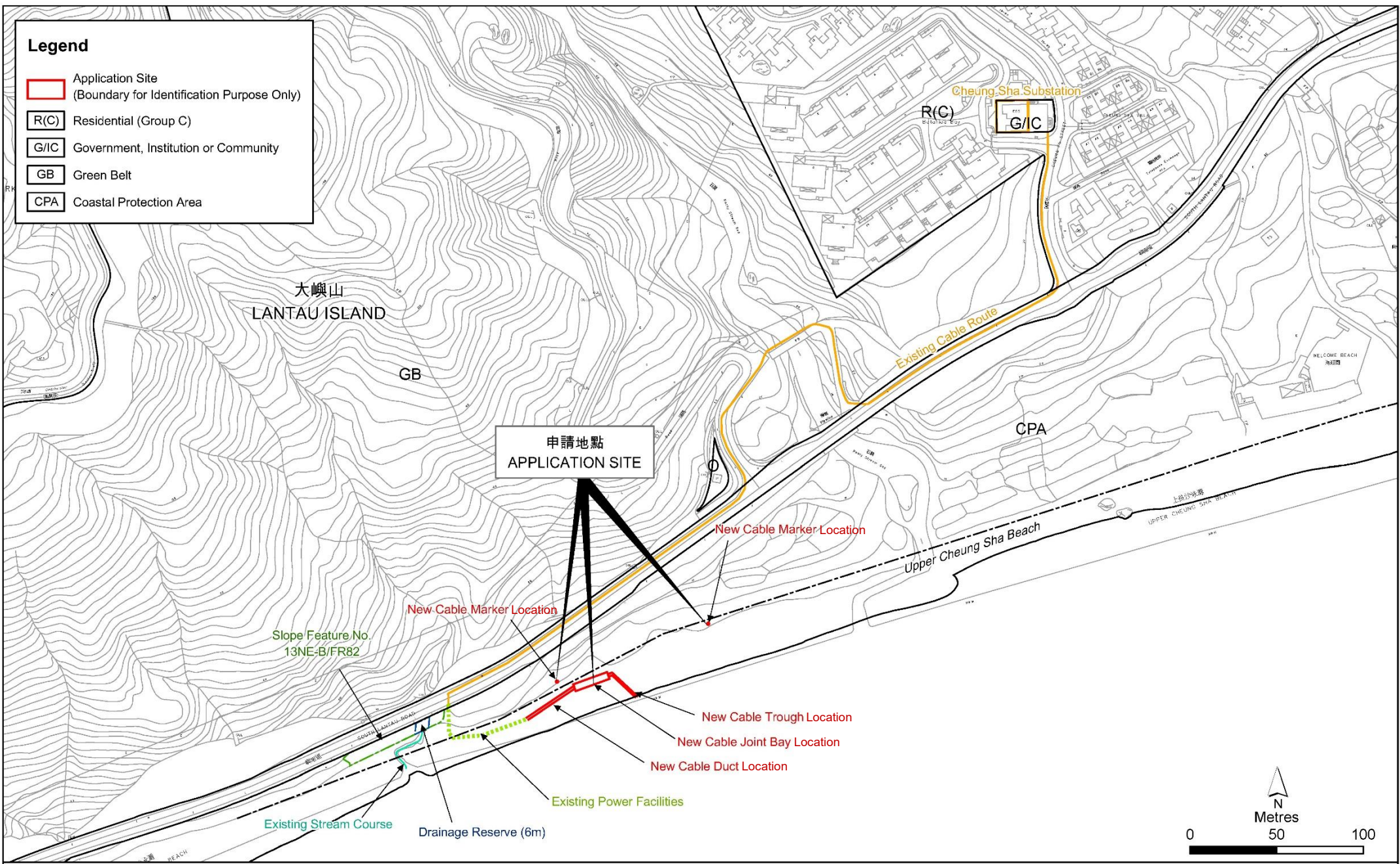


Figure 1
Public Utility Installation (Public Utility Pipeline) and Associated Filling and Excavation of Land at Government Land at Upper Cheung Sha Beach, Lantau Island



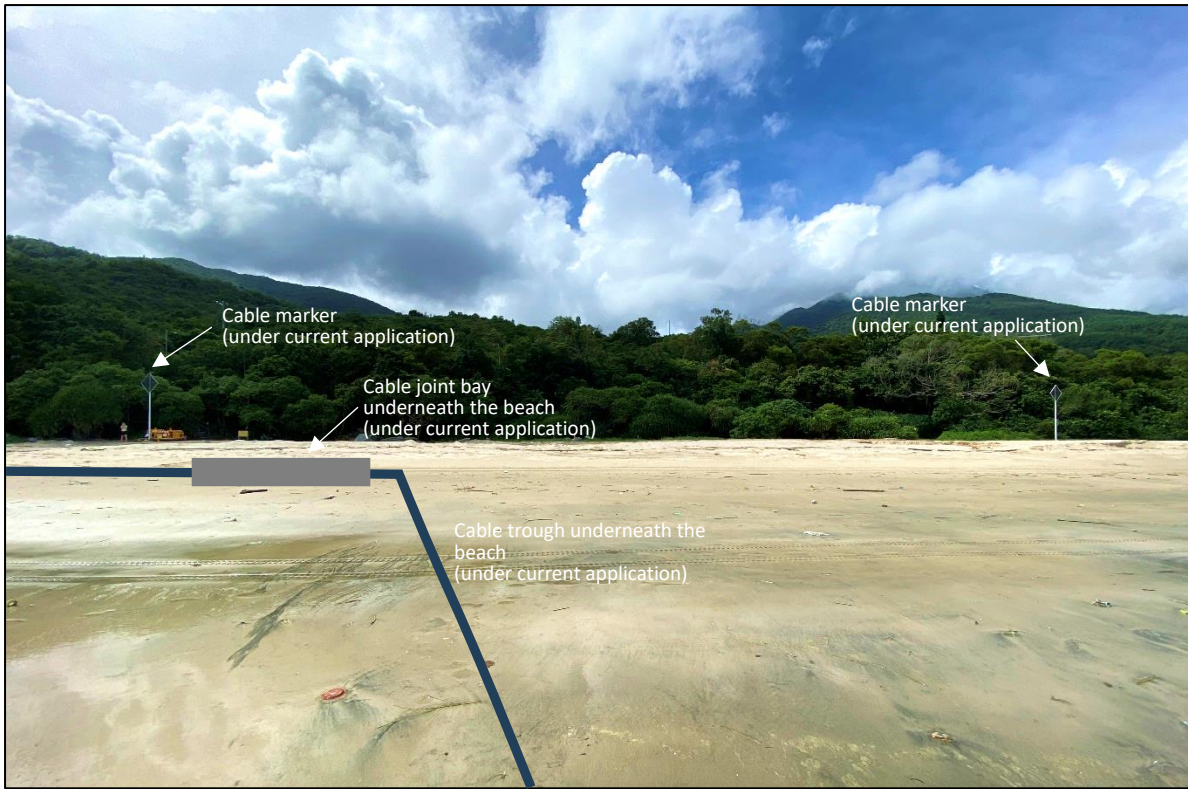


Figure 2: Site Photo

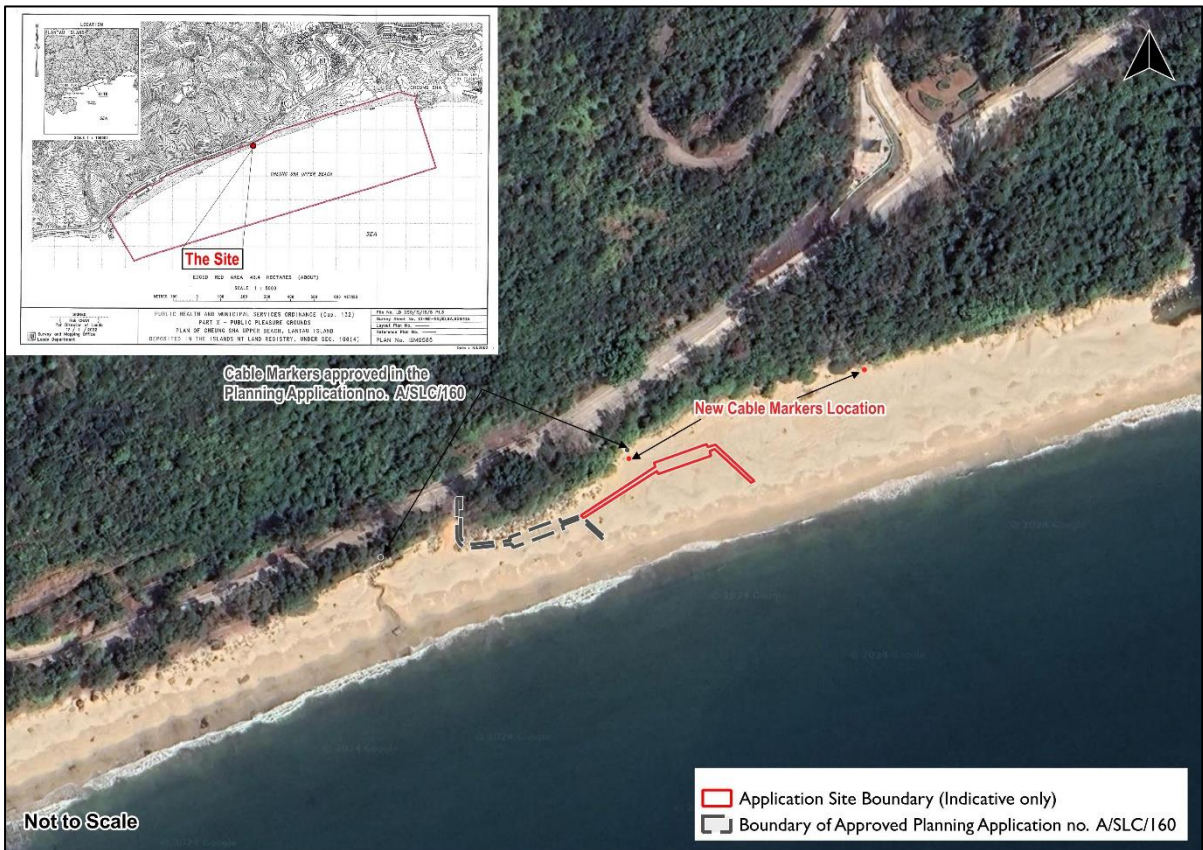


Figure 3: Site Location Plan

The Current Planning Application

The current Planning Application covers the cable duct extended about 30m eastward from the boundary of the Approved Planning Application No. A/SLC/160 and the new location of the cable markers as shown in **Figure 1**. The Application Site also falls within area on the South Lantau Coastal Regulated Area Plan No. RA/SLC/1 gazetted on 15 September 2023. The details of the cable installation works are provided in **Table 1** below:

Table 1 Details of Cable Installation Works

Name of Installation	No. of Provision	Dimension (m) (Length X Width X Height)	Depth (m)
Underground Cable Duct	1	30 x 1.4 x 0.615	3
Underground Joint Bay	1	20 x 4 x 1	2.6
Underground Cable Trough	1	25 x 1 x 0.75	2.8
Aboveground Cable Markers	2	6.3m high steel post with rhombus steel plate (1.2 x 1.2) and with concrete footing (0.75 x 0.75 x 1.5)	/

All other completed works are confined within the area approved under the previous Planning Approval. The area of Government Land involves in this Planning Application is about 149m² which falls within the area allocated to Leisure and Cultural Services Department under GLA-IS 643.

Works to be Conducted in 2025

According to the current project programme, CLP will complete the cable connection project on the beach which will involve excavation works over the cable joint bay (with excavation extent of about 20m x 4m x 1.6m) in February and March 2025 for jointing the cables upon obtaining approval from the TPB. There will be no new installations in the coming stage of work. The CLP power supply circuits can be put into operation by end of April 2025 without affecting the commissioning date of I.Park by 2025. Meanwhile, CLP will apply to Leisure and Cultural Services Department in advance for permission to start construction of Upper Cheung Sha Beach. CLP will also liaise closely with the Environmental Protection Department and its contractor of the I.PARK with regard to the programme and progress of the cable installation works.

Justifications for this Planning Application

The purpose of this Planning Application is to rectify the extent of the cable installation works at Upper Cheung Sha Beach that falls outside the previous Planning Approval and is fully justified based on the followings:

- The new 132kV cable circuits to be laid at South Lantau to connect CLP Cheung Sha Substation and Shek Kwu Chau Artificial Island are required to facilitate the development of the I.Park, which is to be commissioned in 2025.
- The routing and extent of the completed cable installation works had not led to any adverse impact on the adjoining road, slope and trees.
- The subject application site is within the study area of the Ecological Baseline Review Report. With reference to the Ecological Baseline Review Report, the ecological values of the works area at the sandy shore are considered low. No significant nursery or breeding ground and no plant and fauna species of conservation interest in the vicinity of the works area are recorded. The findings from the Ecological Baseline Review Report supporting the Planning Submission which was approved by TPB in Oct 2020 remain valid.
- CLP has also considered the option of removing the installation already laid outside the original Application Site area. The removal works and repaving works involved will cause secondary damage to the beach which will lead to more nuisance to beach users for a longer period of time or may trigger delay to the commissioning of I.Park. The option of submission a S16 Planning Application to the TPB is to minimize the disturbance of the use of the beach by the public and the implementation of the I.Park.