



Proposed Public Utility
Installation (Low Voltage
Underground Cable) and
Associated Excavation and
Filling of Land at
Government Land in D.D. 96,
near Lok Ma Chau Village,
San Tin

PREPARED FOR



CLP Power Hong Kong Limited

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Supporting Planning Statement



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Supporting Planning Statement
0745426



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EXECUTIVE SUMMARY

This Supporting Planning Statement is prepared on behalf of the Applicant, CLP Power Hong Kong Limited, to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for a Proposed Public Utility Installation (Low Voltage Underground Cable) and Associated Excavation and Filling of Land at Government Land in Demarcation District (D.D.) 96, near Lok Ma Chau Village, San Tin.

In 2024, CLP Power Hong Kong Limited received an Application requesting the provision of a power supply for a proposed fish farm, which is a permitted use under the statutory zoning at Lot Nos. 2053, 2054, 2055 and 2056 in D.D. 96, near Lok Ma Chau Village, San Tin. In consideration of the capacity and reliability of the power network, the power supply is proposed to lie in the form of an underground cable branching off from the electricity outlet. Apart from serving the fish farm, the proposed underground cable will form part of the local electricity supply network. The Applicant may discretionarily consider other private/public connections to the proposed underground cable.

The Application Site involves an area of approximately 61m², including the proposed underground cable and a work area, spanning along unnamed access road near Lok Ma Chau Village and zoned "Conservation Area" ("CA") under the Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 ("Approved OZP"). According to the Notes of the Approved OZP, the proposed "Public Utility Installation" (Low Voltage Underground Cable) and associated excavation and filling of land within "CA" zone require planning permission from the Town Planning Board ("TPB").

This S16 Planning Application is fully justified based on the following reasons:

- The proposed cable is a well-justified alignment and considered in the capacity and reliability of the power network;
- No alternative alignment not involving the "CA" zones could be identified;
- To minimise the potential ecological and environmental impacts, the proposed cable has been sensibly laid under the existing access road along an unnamed road. The Application is in line with the TPB Guidelines No. 12C that it will not cause a net increase in pollution loading to the Deep Bay Area and will not result in a net loss in wetland/habitat function, and negative disturbance impact.

行政摘要

(內文如有差異，應以英文版本為準)

本規劃申請書是代表申請人中華電力有限公司（下稱「申請人」）根據城市規劃條例第 16 條，向城市規劃委員會（下稱「城規會」），申請在新田落馬洲村附近丈量約份第 96 約地段的政府土地上進行擬議「公用事業設施裝置」（低壓地下電纜）及相關的挖土和填土工程。

中華電力有限公司於 2024 年收到一份申請書，要求為一個擬議的養魚場提供電力供應，該養魚場位於新田落馬洲村附近的丈量約份第 96 約地段第 2053、2054、2055 及 2056 號，在法定大綱上屬於第一欄准許用途。考慮到電力網絡的容量和可靠性，申請人建議鋪設和安裝地下電纜並從電線桿分支供電。除了為養魚場提供服務外，擬議的地下電纜將成為本地供電網絡的一部分。申請人可酌情考慮以其他私人/公共接駁方式連接建議的地下電纜。

該申請涉及面積約 61 平方米，包括擬議的地下電纜及工作區，並會沿著落馬洲村附近未命名的道路下鋪設電纜。根據新田科技園分區計劃大綱核准圖編號 S/STT/2（「分區計劃大綱核准圖」），該地點屬「自然保育區」地帶。根據分區計劃大綱核准圖的附註，在「自然保育區」地帶內擬進行的「公用事業設施裝置」（低壓地下電纜）及相關的挖土和填土工程，必須取得城市規劃委員會（「城規會」）的規劃許可。

擬議規劃申請主要理據以下：

- 擬議電纜是一條合理的路線線，並考慮到電力網絡容量和可靠性；
- 申請人無法找到不涉及「自然保育區」地帶的替代路線；
- 為了將潛在的生態及環境影響降至最低，擬議電纜只會沿著落馬洲村附近已規劃未命名的道路下鋪設電纜已合理地沿一條未命名的道路敷設於現有通道之下。擬議規劃申請符合城市規劃委員會規劃指引第 12C 號，即不會增加前海灣地區的污染量，亦不會導致濕地/生態淨減少及負面的影響。

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1. INTRODUCTION

1.1 PURPOSE

This Planning Statement is prepared and submitted on behalf of CLP Power Hong Kong Limited ("the Applicant") for the S16 Planning Application on the Proposed Public Utility Installation (Low Voltage Underground Cable) ("the Proposed Cable") and Associated Excavation and Filling of Land at Government Land in D.D. 96, near Lok Ma Chau Village, San Tin ("the Application Site"). The Application Site falls within an area zoned "Conservation Area" ("CA") under the Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 ("Approved OZP"). According to the Notes of the Approved OZP, the proposed "Public Utility Installation" (Low Voltage Underground Cable) and associated excavation and filling of land within "CA" zone require planning permission from the Town Planning Board ("TPB"). This Supporting Planning Statement is to provide members of the TPB with information necessary for the consideration of this Application.

1.2 REPORT STRUCTURE

Following this introductory section, the planning and site context of the proposed cable will be summarised in Section 2. The planning merits and justifications for the application will be explained in Section 3. The Planning Statement will be concluded in Section 4.

2. PLANNING AND SITE CONTEXT

2.1 PURPOSE AND NATURE OF THE PROPOSED CABLE

In September 2023, the Applicant received an Application from the fish farm operator at Lot Nos. 2053, 2054, 2055 and 2056 (the “fish farm”) in D.D. 96, near Lok Ma Chau Village, San Tin (**Figure 2.1 and Figure 2.2** refers). The fish farm is currently a pond (without a fish farm) and the fish farm operator is preparing to make use of the pond as a fish farm.

The operator is registered as a customer of the Applicant and requesting the provision of a power supply for a “family-run fish farm”, which straddles across four private lots including Lot Nos. 2053, 2054, 2055 and 2056 in D.D. 96. The new electricity supply will support the operation of the fish farm including the water pumps and pond pumps. Hence, a constant and reliable power source is essential for the fish farm operation. Apart from serving the fish farm, the proposed underground cable will form part of the local electricity supply network. The Applicant may discretionarily consider other private/public connections to the proposed underground cable.

The Application Site will involve an area of approximately 61m², including the proposed cable of about 61m in length and a work area of about 1m in width and 1.2m in depth (**Figure 2.3** refers). The new underground cable will span along the unnamed access from east to west direction, which will branch off from the electricity outlet (east) to the Applicant’s meter box on an electric pole (west) (**Figures 2.4a and 2.4b** refers). The last section between the meter box /electric pole and the fish farm will be in form of above-ground/overhead connection. The underground alignment of the proposed cable has been selected as the ‘preferred’ alignment, in consideration of the capacity and reliability of the power network.

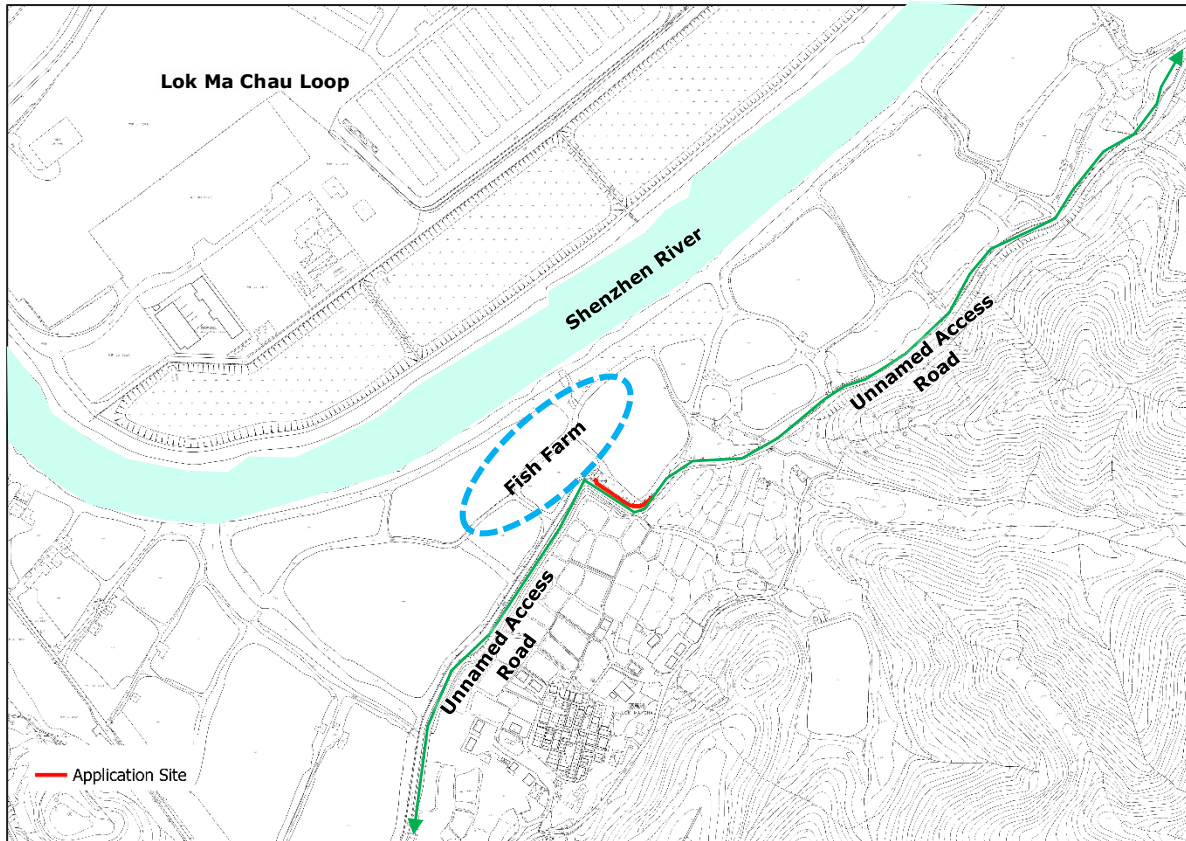


Figure 2.1: Location Plan

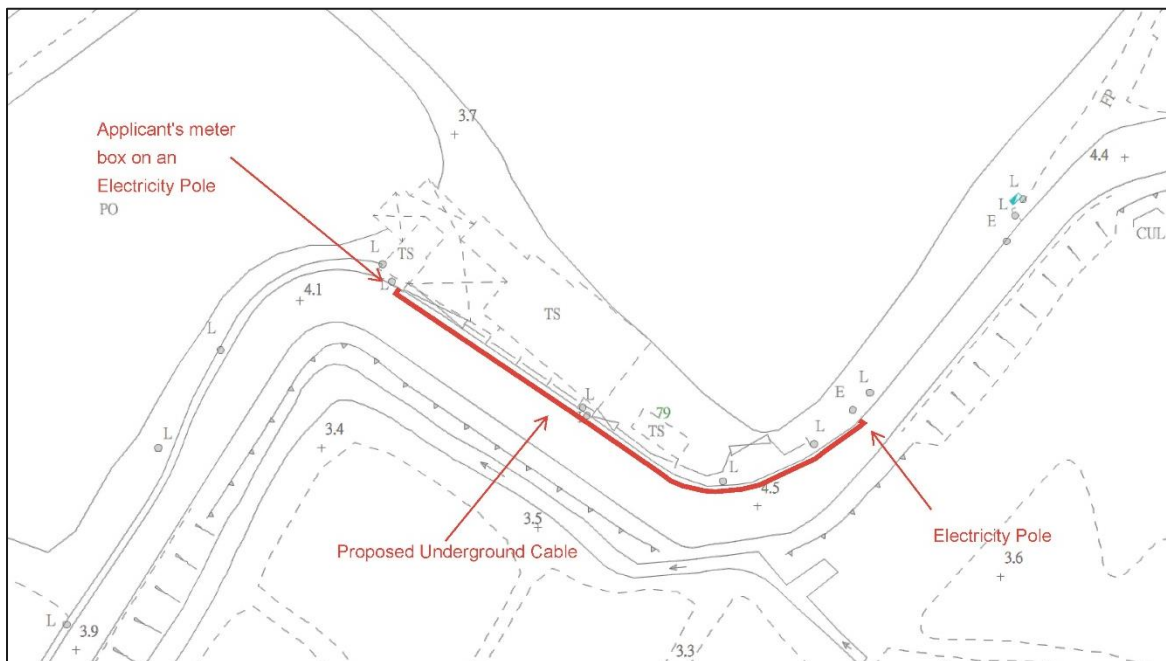


Figure 2.2: Proposed Alignment of underground cable

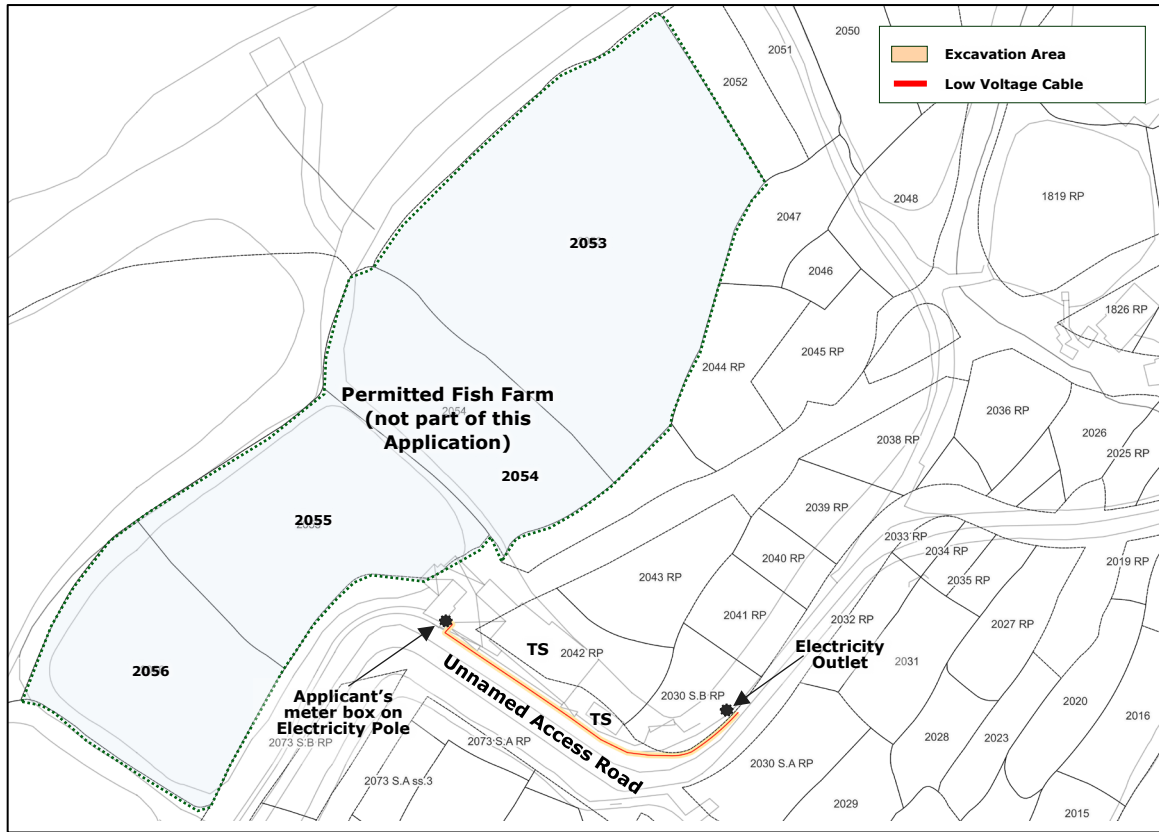


Figure 2.3: Location of the Fish Farm

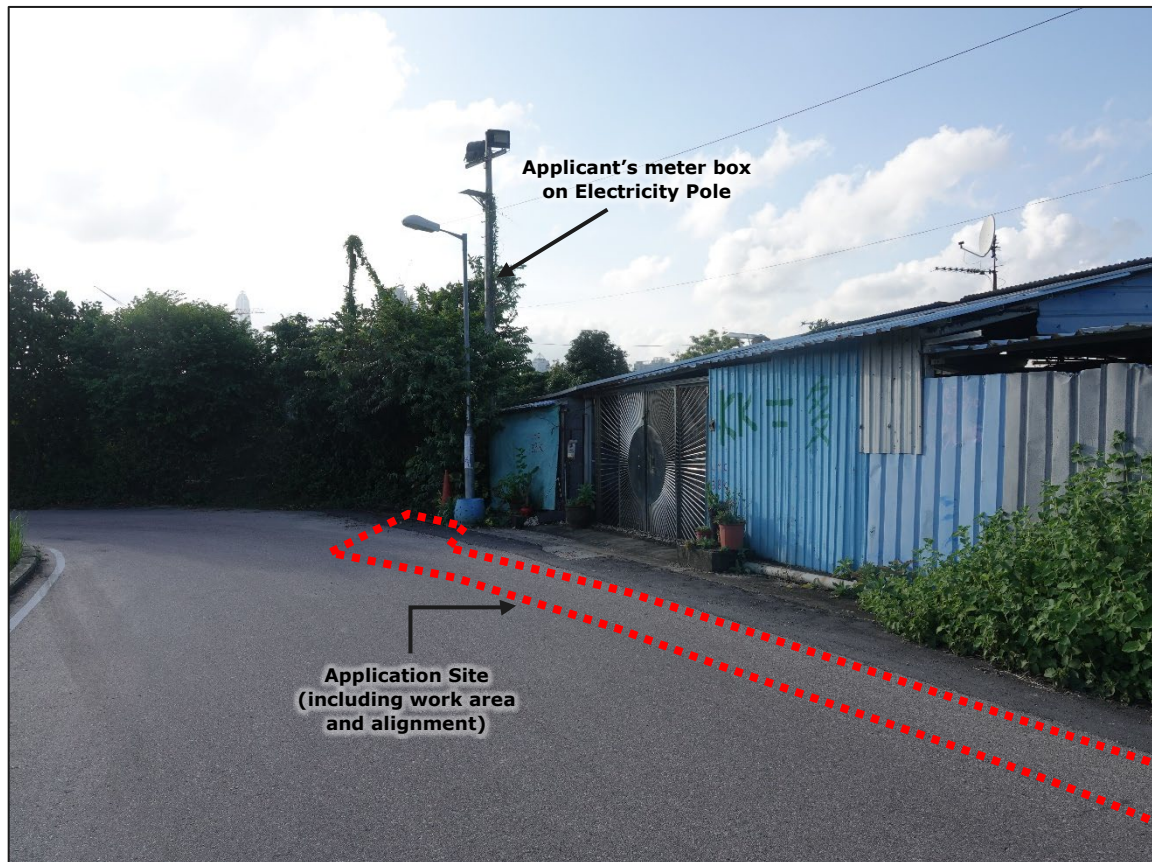


Figure 2.4a: Site Photos



Figure 2.4b: Site Photos

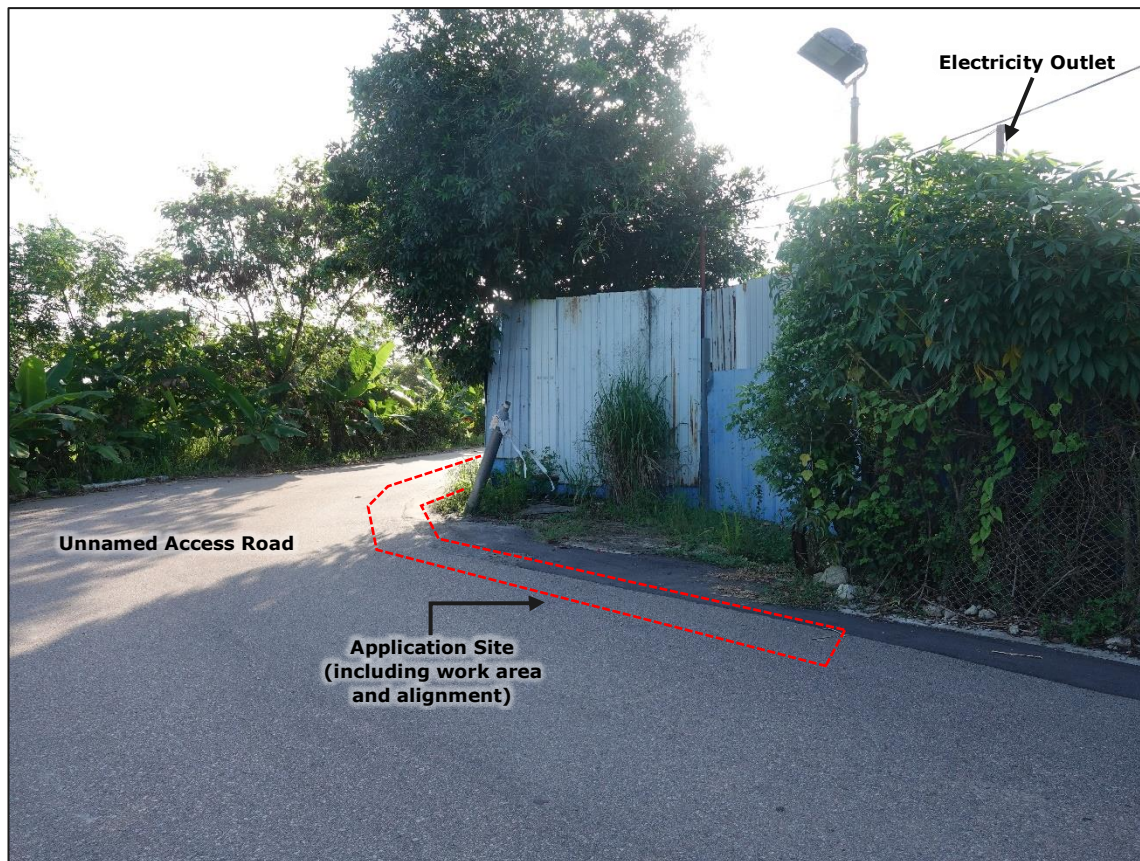


Figure 2.4c: Site Photos

2.2 STATUTORY PLANNING CONTEXT

The Application Site falls within the land zoned "Conservation Area" ("CA") under the Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 ("Approved OZP") (**Figure 2.5** refers).

According to the Statutory Notes of the Approved OZP, the planning intention for the "CA" is below.

This zone "is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development".

'Public Utility Installation' (Low Voltage Underground Cable) is a Column 2 use under the "CA" zone, which requires planning permission from the Town Planning Board (TPB). In addition, for any land previously falling within the "CA" zone on the Approved San Tin Outline Zoning Plan No. S/YL-ST/8, including the Application Site, any filling of land or excavation works to effect Column 1 or Column 2 uses also require planning permission.

The Application Site requires planning permission from the TPB for the public utility installation (low voltage underground cable) and associated excavation and filling of land. However, under the same "CA" zone, the concerned fish farm is a Column 1 use- "Agricultural Use (Fish Pond Culture Only)".

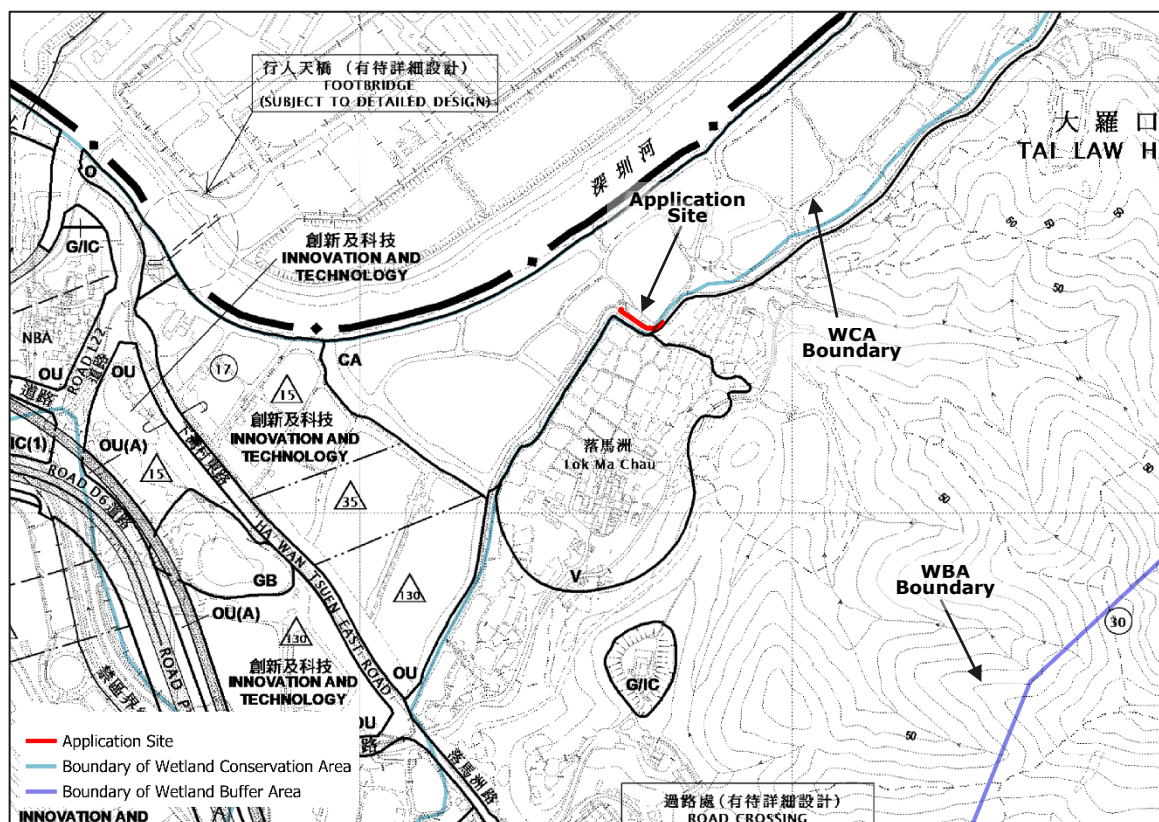


Figure 2.5: Application Site within Approved San Tin Technopole OZP No. S/STT/2

2.3 TOWN PLANNING BOARD GUIDELINES NO. 12C (TPB PG-NO. 12C)

Following the completion of the Study on the Ecological Value of Fish Ponds in the Deep Bay Area in 1997, the TPB took forward the conclusion and recommendation of the Study and issued the Guidelines for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (i.e. TPB PG-No. 12C or “the TPB Guidelines” hereafter) in 1999. The TPB Guidelines set out the precautionary approach to conserving the ecological value of fish ponds and the principle of “no-net-loss in wetland”, both targeting the protection and conservation of the existing ecological functions of fish ponds in order to maintain the ecological integrity of the Deep Bay wetland system as a whole. The Guidelines designated the Wetland Conservation Area (“WCA”) for all existing continuous and adjoining active/abandoned fish ponds and the Wetland Buffer Area (“WBA”) to protect the ecological integrity of the WCA.

As shown in **Figure 2.5**, the Application Site is located at the edge of WCA. Any such development should be supported by an Ecological Impact Assessment (EcoIA) to demonstrate that the development will not cause net increase in pollution loading to Deep Bay Area and not result in a net loss in wetland function and negative disturbance impact.

2.4 IMPLEMENTATION OF THE PROPOSED CABLE

The proposed cable will be constructed by duct block method (about 1m in width and 1.2m in depth), which generally involves site clearance, tarmac road surface breaking and excavation, followed by construction of duct blocks and cable laying works. A section of the proposed underground cable is enclosed in **Figure 2.6**. The existing level levels at the western and eastern ends of the Application Site are about 4.1mPD and 4.5mPD respectively. The Application Site will be reinstated after the installation of the cables and hence there will be no change in the site level. The scale of the construction work will be minimised and small. The construction of the proposed cable mainly utilises small-scale construction machineries and hand-held equipment/ machineries. A limited amount of excavation will be carried out. The duct blocks will be backfilled and reinstated to the original condition upon completion of the works. The Applicant will carry out the construction work of the proposed cable by adopting good site practices (i.e. checking the presence of wildlife in open trenches daily to minimise potential impact on wildlife) and the measures under the Practice Notes for Professional Persons on “Construction Site Drainage” (ProPECC PN 1/94) will be applied to control surface runoff and the potential pollution to watercourse.

The construction will be conducted in daytime hours (i.e. 8am to 5pm). The construction work of the proposed cable will take about 1 month upon the approval of this planning application. It is anticipated that the proposed work to be completed within 2025.

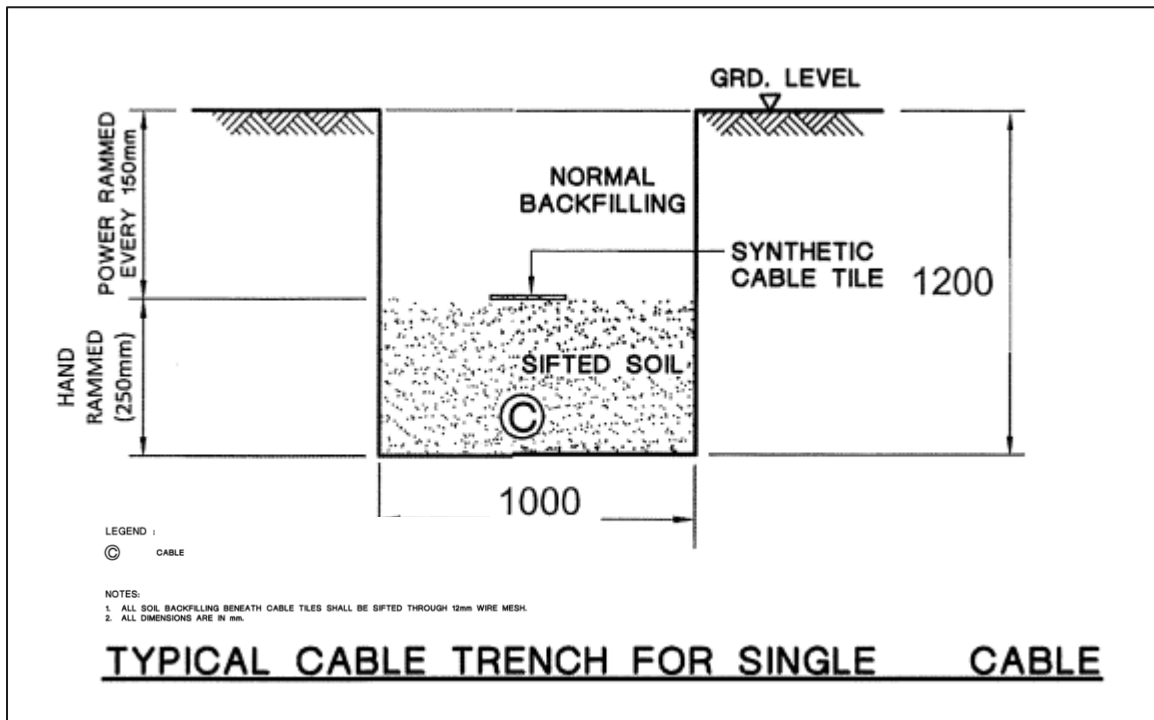


Figure 2.6: Section Plan of the Proposed Underground Cable

3. PLANNING MERITS AND JUSTIFICATIONS

3.1 A WELL JUSTIFIED ALIGNMENT

As shown in **Figure 2.4**, the Application Site is surrounded by land zoned "Conservation Area" ("CA"), and the installation of the proposed cable will inevitably go through the "CA" zones. There is no alternative alignment not involving the "CA" zone could be identified. As mentioned in Section 2, the alignment of the proposed cable has been sensibly designed to be laid under the existing tarmac access road, in consideration of the capacity and reliability of the power network.

Although the proposed public utility installation (low voltage underground cable) and associated excavation and filling of land falls within the "CA" zone, the use/operation of fish farms is always permitted under the Approved OZP. The provision of the power cable will be essential for the fish farm operation. Apart from serving the fish farm, the proposed underground cable will form part of the local electricity supply network. The Applicant may discretionarily consider other private/public connections to the proposed underground cable.

3.2 MINIMISE CONSTRUCTION IMPACT WITHIN THE "CA" ZONE

The Applicant is committed to minimise the construction impact of the proposed cable within the "CA" zone. The construction footprint of the proposed cable has been minimised to the greatest possible extent after an internal study on the proposed cable. In addition, the construction works will be confined within the Application Site/ work area. The construction work of the proposed cable is also considered to be minor in scale.

Besides that, the construction of the proposed cable will mainly utilise small-scale construction machineries and hand-held equipment/machineries. It is anticipated that no heavy construction machineries will be used within the Application Site. The Applicant will also reinstate the site to the existing site level after the installation of the cables. The Applicant will adopt good site practices and the measures under the Practice Notes for Professional Persons to ensure no adverse construction impact within the "CA" zone.

3.3 NO OBJECTION TO THE EXCAVATION OF PROPOSED CABLE ON GOVERNMENT LAND

The Applicant submitted an application for an excavation permit on 10 January 2024 to the Lands Department (LandsD) to excavate trenches for the purpose of LV Cable laying on the Government Land. Subsequently, LandsD approved the application for an excavation permit on 1 March 2024 and raised **no objections** to the siting of the proposed works on Government Land.

3.4 NO ADVERSE ECOLOGICAL AND ENVIRONMENTAL IMPACT

An Ecological Impact Assessment (EcoIA), enclosed in **Appendix A**, has been conducted to evaluate if the proposed underground cable will lead to any adverse ecological impact. The EcoIA confirmed that the proposed underground cable is restricted to the hard-paved footpath in Lok Ma Chau Village and is designed to avoid any tree felling and tree pruning.

The Application Site would support low diversity of flora and fauna species and it is considered to be of low level of ecological value, given that the habitat nature is anthropogenic with intensive human disturbance. It is therefore anticipated that the Application Site would be of low/negligible significance and acceptable in the area.

In terms of environmental impact, the proposed cable is a small in scale project and the proposed cable will be placed under the existing access road. Relevant statutory requirements would be followed and good site practices will be implemented, such as providing temporary fence, conducting all construction works only during daytime period and implementing proper waste management practices. It is anticipated no environmental impact of the proposed cable to the surrounding environment.

3.5 NO VISUAL AND LANDSCAPE IMPACT

Given the Proposed Cables will be laid under the existing access road, no adverse landscape (i.e. tree felling) and visual impact on the "CA" zones is anticipated.

3.6 NOT JEOPARDISE PREVAILING PLANNING INTENTION

Through the construction work for the proposed cable will involve excavation of land, construction of duct blocks, cable-laying and reinstatement works within the "CA" zones, it is a necessary infrastructure project to support the operation of the fish farm and the other future private/public uses in the "CA" zone, and the work area only involves the existing access road. No net loss of habitat due to excavation of land will be anticipated. Hence, the proposed cable will not jeopardise the planning intention of the "CA" zone.

3.7 IN-LINE WITH TOWN PLANNING BOARD GUIDELINES NO. 12C

The proposed cable is fully in-line with the Town Planning Board Guidelines No. 12C, which provides guidance on the different uses and developments for the Deep Bay Area by adopting the designation of WCA and WBA as land use planning control. However, it should be noted that the Application Site is located at the edge of the WCA and it is anticipated that the proposed cable would not result in a net loss in wetland function and negative disturbance impact. Besides that, an EcoIA has been conducted to demonstrate no adverse ecological impact of the Application Site. This Planning Application is to support the operation of the fish farm, and no suitable alternative location outside the WCA could be identified. Sympathetic consideration should be given by the TPB for the proposed underground low-voltage cable.

4. CONCLUSION

The Application is submitted by CLP Power to seek planning approval for proposed public utility installation (low voltage underground cable) and associated excavation and filling of land at Government Land in D.D. 96, near Lok Ma Chau Village, San Tin.

The TPB and relevant Government Departments are respectfully requested to give favourable consideration to support the proposed cable installation based on the following:

- The proposed cable is a well-justified alignment and considered in the capacity and reliability of the power network;
- No alternative alignment not involving the "CA" zones could be identified;
- The proposed cable has minimised the construction impact within the "CA" zone by minimising the construction footprint and utilising small scale construction machineries;
- To minimise the potential ecological and environmental impacts, the proposed cable has been sensibly laid under the existing access road along an unnamed road. The Application is in line with the TPB Guidelines No. 12C that it will not cause a net increase in pollution loading to the Deep Bay Area and will not result in a net loss in wetland/habitat function and negative disturbance impact.

APPENDIX A ECOLOGICAL IMPACT ASSESSMENT