

2020年 6月 17日

Appendix I of RNPTC  
Paper No. A/NE-SSH/137

此文件在 \_\_\_\_\_ 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

17 JUN 2020

This document is received on \_\_\_\_\_  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas  
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: [https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**  
填寫表格的一般指引及註解

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-SSH/137
	Date Received 收到日期	17 JUN 2020

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
CLP Power Hong Kong Limited 中華電力有限公司

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
N/A

<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Kei Ling Ha Lo Wai, Shap Sz Heung (As shown on Attachment I)  Substation - Government Land at DD 209 Cable Route - Government Land at DD209 and DD163, part of DD209 Lot 686 and part of DD209 Lot 754
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	11.97sqm (substation) + 222.2sqm (cable) <input checked="" type="checkbox"/> Site area 地盤面積 ..... 234.17 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 11.97 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 209.6 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Shap Sz Heung OZP No. S/NE-SSH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Coastal Protection Area and Conservation Area
(f) Current use(s) 現時用途	Vacant Land  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... 18 May 2020 ..... (DD/MM/YYYY), this application involves a total of ..... 2 ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 - N/A

- has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has notified .....1..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
1	Lot 686 in DD 209	20 April 2020

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- published notices in local newspapers on 13 March 2020 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- posted notice in a prominent position on or near application site/premises on  
6 May 2020 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- others (please specify)  
其他 (請指明)

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Type(s) of Application 申請類別	
<input type="checkbox"/>	Type (i) Change of use within existing building or part thereof 第(i)類 更改現有建築物或其部分內的用途
<input checked="" type="checkbox"/>	Type (ii) <del>Diversion of stream / excavation of land / filling of land / filling of pond</del> as required under Notes of Statutory Plan(s) 第(ii)類 根據法定圖則《註釋》內所要求的河道改道/挖土/填土/填塘工程
<input checked="" type="checkbox"/>	Type (iii) Public utility installation / Utility installation for private project 第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
<input type="checkbox"/>	Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
<input type="checkbox"/>	Type (v) Use / development other than (i) to (iii) above 第(v)類 上述的(i)至(iii)項以外的用途/發展

Note 1: May insert more than one 「✓」.  
註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.  
註 2: 如發展涉及靈灰安置用途, 請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....	sq.m 平方米	<input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....	sq.m 平方米	<input type="checkbox"/> About 約
	Total 總計 .....	sq.m 平方米	<input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘                  Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約                  Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土                  Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約                  Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土                  Area of excavation 挖土面積 234.17 ..... sq.m 平方米 <input type="checkbox"/> About 約                  Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約  <small>Proposed substation: 1.8m Underground cable: 1m</small></p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)                  (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	<p>Public Utility Installation</p>

**(iii) For Type (iii) application 供第(iii)類申請**

<p>(a) Nature and scale 性質及規模</p>	<p><input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate                  請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 33%;">Name/type of installation 裝置名稱/種類</th> <th style="width: 17%;">Number of provision 數量</th> <th style="width: 50%;">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td>Package substation (To house one 1000KVA transformer, one 11kV switchboard, one low voltage distribution board and associated accessories.) and associated underground cable</td> <td style="text-align: center;">1</td> <td>Package substation 4.96m x 2.414m x 2.991m (H) Underground Cable: 277.8m x 0.8m (see Attachment II)</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	Package substation (To house one 1000KVA transformer, one 11kV switchboard, one low voltage distribution board and associated accessories.) and associated underground cable	1	Package substation 4.96m x 2.414m x 2.991m (H) Underground Cable: 277.8m x 0.8m (see Attachment II)						
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											
Package substation (To house one 1000KVA transformer, one 11kV switchboard, one low voltage distribution board and associated accessories.) and associated underground cable	1	Package substation 4.96m x 2.414m x 2.991m (H) Underground Cable: 277.8m x 0.8m (see Attachment II)											

**(iv) For Type (iv) application 供第(iv)類申請**

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制

Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制

Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制

Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層

Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制

Others (please specify) .....  
其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development 擬議用途/發展  
(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) **Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	..... sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... storeys 層	
	<input type="checkbox"/> include 包括..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	..... m 米	<input type="checkbox"/> About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 ..... sq. m 平方米		<input type="checkbox"/> About 約
number of Units 單位數目 .....		
average unit size 單位平均面積 ..... sq. m 平方米		<input type="checkbox"/> About 約
estimated number of residents 估計住客數目 .....		
<input type="checkbox"/> Non-domestic part 非住用部分		
	<u>GFA 總樓面面積</u>	
<input type="checkbox"/> eating place 食肆 .....	sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店 .....	sq. m 平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目) .....	
<input type="checkbox"/> office 辦公室 .....	sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業 .....	sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積) ..... ..... .....	
<input type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積) ..... ..... .....	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地 .....	sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地 .....	sq. m 平方米	<input type="checkbox"/> Not less than 不少於
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
.....		
.....		
.....		
.....		
.....		





**9. Impacts of Development Proposal 擬議發展計劃的影響**

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.  
 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building?                  擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情                  .....                  .....                  .....                  .....</p>
<p>Does the development proposal involve the operation on the right?                  擬議發展是否涉及右列的工程?                  (Note: where Type (ii) application is the subject of application, please skip this section.                  註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)                  (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘                  Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約                  Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土                  Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約                  Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土                  Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約                  Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p>
<p>Would the development proposal cause any adverse impacts?                  擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>                  On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>                  On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>                  On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> *                  On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>                  Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>                  Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>                  Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>                  Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>                  Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>                  _____                  _____</p>	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)                  請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>* Since the size of the proposed package substation is small and the surrounding grounds remain unpaved, no adverse drainage impact to the adjacent land will be made and overland flow will not obstructed.                  .....                  .....                  .....</p>

**10. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

To enhance the security of supply and provide adequate electricity in the subject village area, we proposed to implement the planning standard in line with other urban areas, i.e. to adopt a fully underground supply system with 11kV closed ring network. Having considered the load growth of the existing services/customers, development of new small houses, a new package substation is suggested to be installed for alleviating the loading condition of existing supply facilities and enhancing the reliability of the electricity supply system to the vicinity villages around

Kei Ling Ha Lo Wai.

Type text here

Please note that the package substation is specially designed electrical equipment that occupies an area of less than 12m<sup>2</sup> and has been widely adopted in village area. It is of prefabricated design and totally enclosed to accommodate the required equipment. It is of unmanned design, easy to install, maintenance free and made of fireproof materials. Its impact to the nearby areas and local traffic is minimal.

Having inspected and studied vacant unallocated sites within the 'V' zone at the nearby areas, it is found that most of the sites are located where it would affect existing trees and the village access road that affect the maneuvering of local vehicles.

Meanwhile, sloped sites are also not suitable for erecting package substation.

**11. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

Applicant 申請人 /  Authorised Agent 獲授權代理人

Charles Mok

Senior Property Sepcilaist

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  
專業資格

- Member 會員 /  Fellow of 資深會員  
 HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /  
 HKIS 香港測量師學會 /  HKIE 香港工程師學會 /  
 HKILA 香港園境師學會 /  HKIUD 香港城市設計學會

Others 其他

on behalf of  
代表

CLP Power Hong Kong Limited 中華電力有限公司

Company 公司 /  Organisation Name and Chop (if applicable) 機構名稱及蓋章 (如適用)

Date 日期

28 MAY 2020

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

**Ash interment capacity 骨灰安放容量<sup>@</sup>**

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

**Total number of niches 龕位總數**

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

**Proposed operating hours 擬議營運時間**

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

### Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
	A/NE-SSH/137		
Location/address 位置/地址	Government Land in DD163. Lots 686 (Part) and 754 (part) in DD 209 and adjoining Government Land, Kei Ling Ha Lo Wai, Shap Sz Heung, Sai Kung, New Territories.		
Site area 地盤面積		234.17 sq. m 平方米 <input checked="" type="checkbox"/> About 約	
	(includes Government land of 包括政府土地	209.6 sq. m 平方米 <input type="checkbox"/> About 約)	
Plan 圖則	Approved Shap Sz Heung Outline Zoning Plan No. S/NE/SSH/11		
Zoning 地帶	Coastal Protection Area and Conservation Area		
Applied use/ development 申請用途/發展	Proposed Public Utility Installation (Package substation and underground Cables) and excavation of land.		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	11.97 sqm <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)	
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
			( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
		Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
				mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
			( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Composite 綜合用途			m 米 <input type="checkbox"/> (Not more than 不多於)
				mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
			( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
(iv) Site coverage 上蓋面積		% <input type="checkbox"/> About 約		
(v) No. of units 單位數目				
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於		
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於		

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)  _____	N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)  _____	N/A

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Attachment I - Location plan, Attachment II - Substation General Layout Drawing, Attachment III, Cable route plan for the substation		
Attachment IV - Land search record for Lot 754 & Lot 686 in DD209, Attachment V - Owner's notification for Lot 754 & Lot 686 in DD209.		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

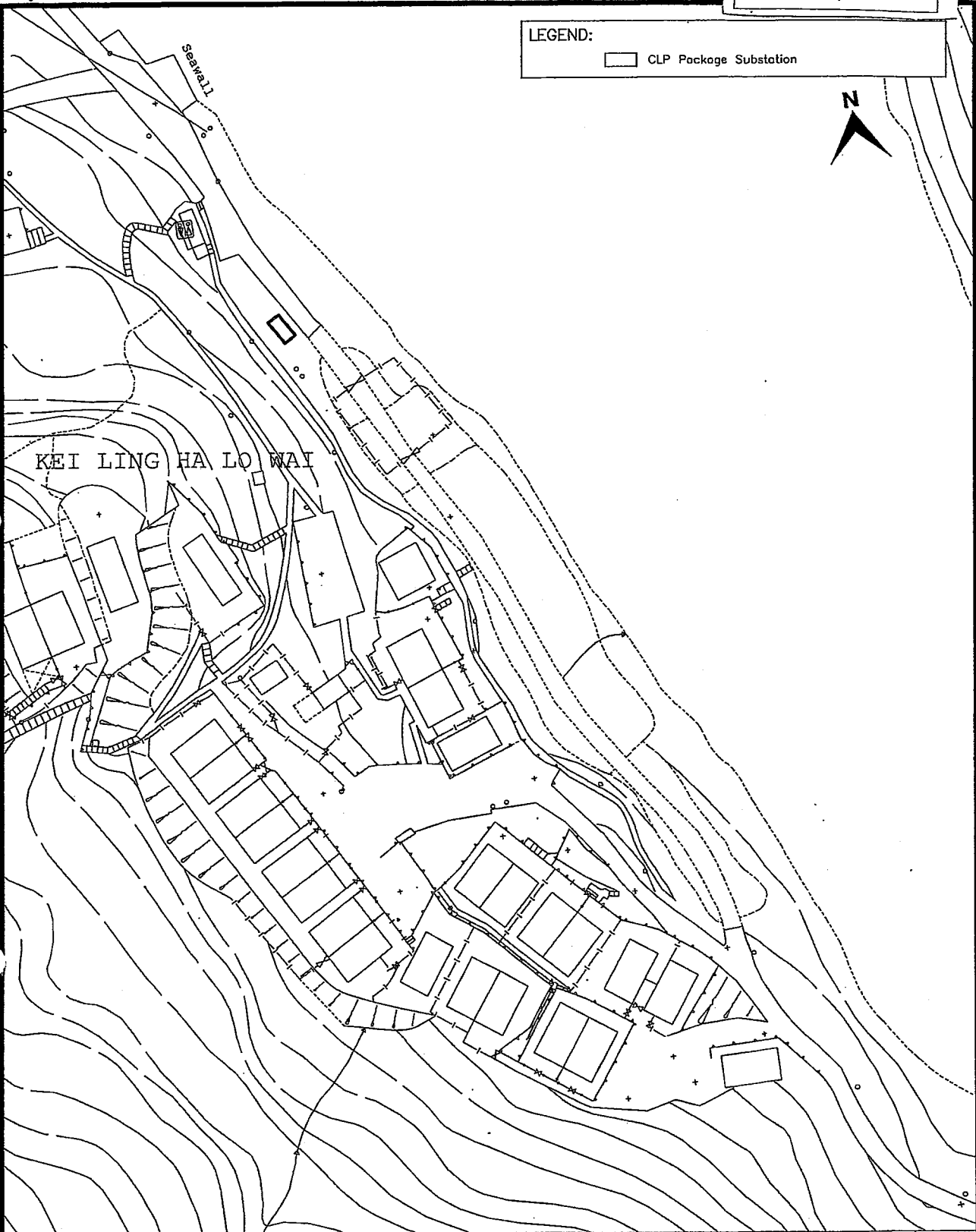


Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

LEGEND:

□ CLP Package Substation



KEI LING HA LO WAI

**CLP** 中電

B PACKAGE SUBSTATION LOCATION AMENDED.

REV.	DESCRIPTION	DATE	CHK.

TITLE:  
LOCATION PLAN FOR PROPOSED  
11kV PACKAGE SUBSTATION AT  
KEI LING HA LO WAI

DRAWN: LIU YING KA DATE: 04-10-2019

CHECKED: NG CHI HO APPROVED: S.K.CHOW

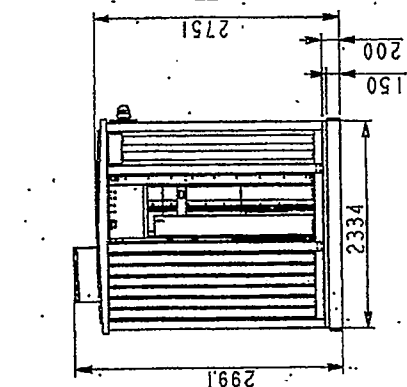
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PROJECT NO.: SK180165

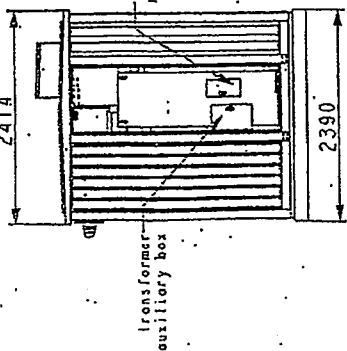
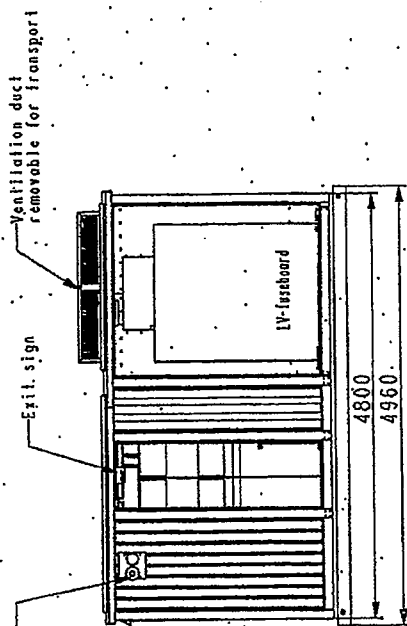
DRAWING OFFICE — WE

DRG. NO.

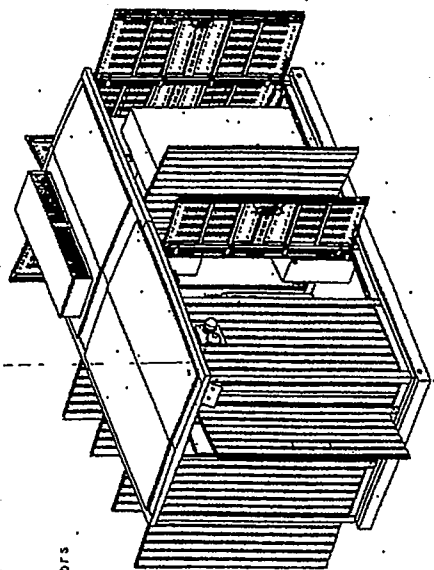
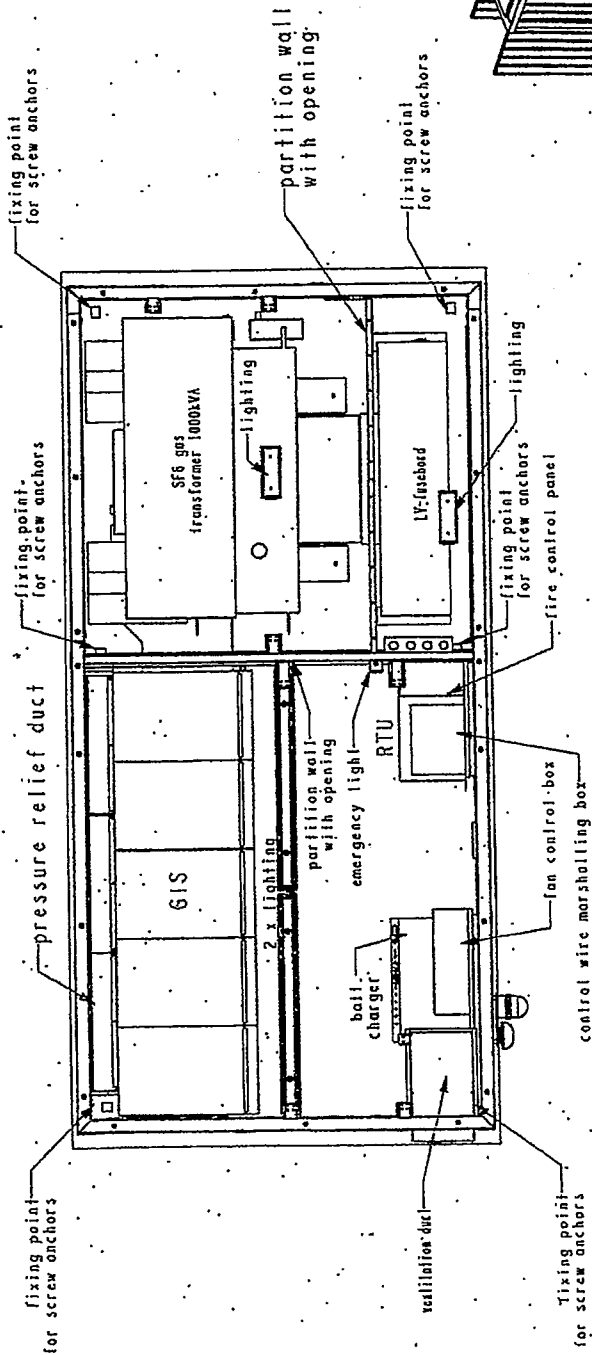
Interior view of S/S HV-compartment

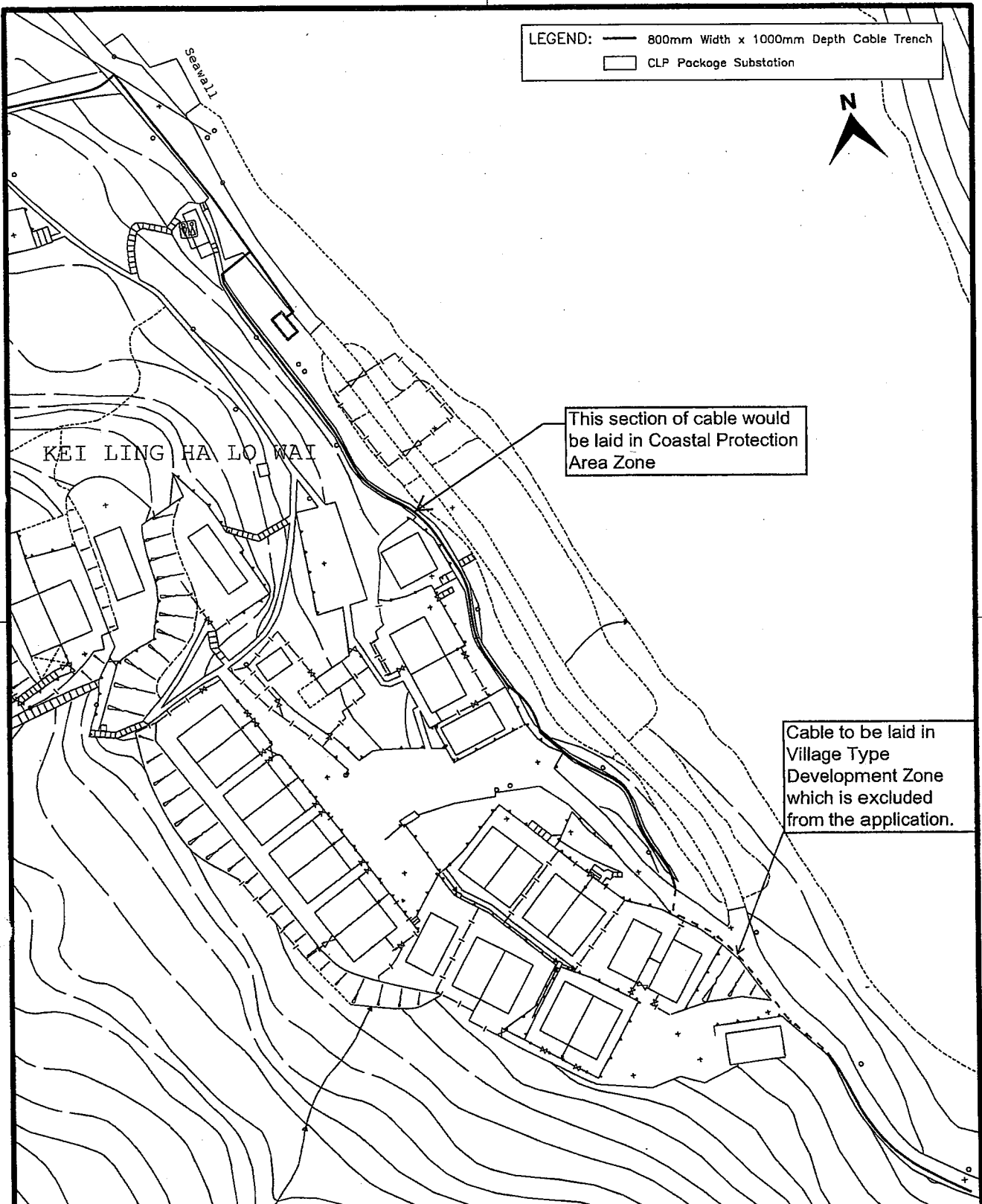


Interior view of S/S TR-compartment



Top view





B	PACKAGE SUBSTATION LOCATION AMENDED.		
REV.	DESCRIPTION	DATE	CHK.

TITLE:  
 CABLE ROUTE FOR PROPOSED  
 11kV PACKAGE SUBSTATION AT  
 KEI LING HA LO WAI

DRAWN: LIU YING KA	DATE: 04-10-2019
CHECKED: NG CHI HO	APPROVED: S.K.CHOW
SCALE: 1:1000	SHEET(S) IN SET: 1 / 1

PROJECT NO.: SK180165

DRAWING OFFICE — WE

DRG. NO. WE/G/2019-005B

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**Fw: Planning Application (No. A/NE-SSH/137) for Proposed Package Substation  
at Kei Ling Ha Lo Wai**  
19/06/2020 12:36

From: Sharon Hiu Yan CHAN/PLAND/HKSARG  
To: tpbpd/PLAND/HKSARG@PLAND  
FileRef:

----- Forwarded by Sharon Hiu Yan CHAN/PLAND/HKSARG on 19/06/2020 12:35 -----

From: "Mok, Charles Cheuk Lun" ·  
To: "shychan@pland.gov.hk" <shychan@pland.gov.hk>  
Cc:  
Date: 19/06/2020 12:32  
Subject: Planning Application (No. A/NE-SSH/137) for Proposed Package Substation at Kei Ling Ha Lo  
Wai

---

Dear Ms. Chan,

We write to confirm the Government land involves for the subject application is 222.6m<sup>2</sup>.

Regards,  
Charles Mok  
Property Branch  
CLP

Classification: PROPRIETARY

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CLP Holdings Limited 中電控股有限公司

<http://www.clpgroup.com>

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**Fw: Planning Application No. A/NE-SSH/137 - Comments from EPD**  
14/07/2020 14:09

From: Sharon Hiu Yan CHAN/PLAND/HKSARG  
To: tpbpd/PLAND/HKSARG@PLAND  
FileRef:



--- Forwarded by Sharon Hiu Yan CHAN/PLAND/HKSARG on 14/07/2020 14:07 ---

From: "Wu, Ka Hei"  
To: "shychan@pland.gov.hk" <shychan@pland.gov.hk>  
Cc: "louisawycheung@epd.gov.hk" <louisawycheung@epd.gov.hk>, "Leung, Jolly Ka Yee" <jolly.leung@clp.com.hk>  
Date: 14/07/2020 14:03  
Subject: RE: Planning Application No. A/NE-SSH/137 - Comments from EPD

Dear Ms. Sharon,

As we have clarified with Ms. Louisa Cheung from EPD, our proposed 11kv package substation and associated cables would not fall within the both DP items of H.1 & Q.1. Therefore, we are not required to follow such statutory EIAO process.

Should you have any queries, please contact undersign. Thank you.

Best Regards,  
Kyle Wu  
CLP Power Hong Kong Limited

*Classification: PROPRIETARY*

From: [shychan@pland.gov.hk](mailto:shychan@pland.gov.hk) <[shychan@pland.gov.hk](mailto:shychan@pland.gov.hk)>  
Sent: Monday, July 6, 2020 3:46 PM  
To: Mok, Charles Cheuk Lun  
Cc: [skmleung@pland.gov.hk](mailto:skmleung@pland.gov.hk)  
Subject: Planning Application No. A/NE-SSH/137 - Comments from EPD

Dear Mr. Mok,

I refer to the captioned planning application.

Please find enclosed comments from the Environmental Protection Department for your information.

If you intend to make response to the comments or provide further information to supplement your application, please make reference to the Town Planning Board Guidelines (TPB PG-No. 32) which is available for public viewing at the website of

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**RE: Planning Application No. A/NE-SSH/137 - Further information on the site selection criteria**  
23/07/2020 14:48

From: "Wu, Ka Hei" <  
To: "shychan@pland.gov.hk" <shychan@pland.gov.hk>  
Cc: "Leung, Jolly Ka Yee" < >, "Sham, Panda Pui Chung"

2 attachments



Attachment 1 - site selection.pdf Attachment 2 - catchment area & pole mounted location.pdf

Dear Sharon,

We refer to our planning application No. A/NE-SSH/137 for the Kei Ling Ha Lo Wai package substation and would like to provide below supplementary information for your consideration.

The existing four nos. of pole mounted transformer is using overhead line for distribution at Kei Ling Ha Lo Wai. To upgrade the transformer mounted on the pole for greater output, each existing pole must be reinforced by 4 stays wire to ensure the pole could withstand the extra loading by the new transformer. Unfortunately, there is no spare space available surrounding the existing installations that could allow the stays wire to be installed. Hence, from safety point of view the existing pole mount transformers could not be upgraded. Similarly, it is also not possible to replace with alternative installation that provide greater capacity unless a larger site is available.

Please be advised that the subject site is the only suitable unleased government land available that is considered technically feasible for installation of package substation serving Kei Ling Ha Lo Wai. The proposed site is located near the load centre and satisfies other design and operational requirements. It has vehicular access and no trees would be affected from the installation.

Besides, we would like to provide the enclosed supplementary information (Attachment 1) list out other alternative vacant sites in the vicinity that we have considered during our site identification process. All locations have been studied thoroughly and the findings are also provided for your reference. Unfortunately, the application site is the only feasible location for installation of the substation. Moreover, we are also enclosed the other supplementary information (Attachment 2) showing the catchment area and pole mounted location in subject area.

I hope the above information would facilitate the process. If you have any enquiries, please feel free to contact undersigned.

**Best Regards,  
Kyle Wu  
CLP Power Hong Kong Limited**

**Classification: PROPRIETARY**

**From:** shychan@pland.gov.hk <shychan@pland.gov.hk>  
**Sent:** Tuesday, July 14, 2020 4:44 PM  
**To:** Wu, Ka Hei < >  
**Cc:** Leung, Jolly Ka Yee < >  
**Subject:** Planning Application No. A/NE-SSH/137 - Further information on the site selection criteria

Dear Mr. Wu,

I refer to the captioned planning application and our earlier tele-conversation.

Grateful if you could provide more information on the site selection process and demonstrate that there is no alternative feasible location to accommodate the package substation other than the proposed site.

If you intend to make response to the comments or provide further information to supplement your application, please make reference to the Town Planning Board Guidelines (TPB PG-No. 32) which is available for public viewing at the website of the TPB ([http://www.info.gov.hk/tpb/en/forms/Guidelines/TPB\\_PG\\_32.pdf](http://www.info.gov.hk/tpb/en/forms/Guidelines/TPB_PG_32.pdf)).

Should you have any questions, please feel free to contact the undersigned.

Regards,  
Sharon CHAN  
TP/CPE3  
Tel: 2158 6043

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# 地段索引圖 LOT INDEX PLAN

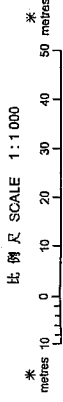
**免責聲明**  
本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核實。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

**Disclaimer**  
This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

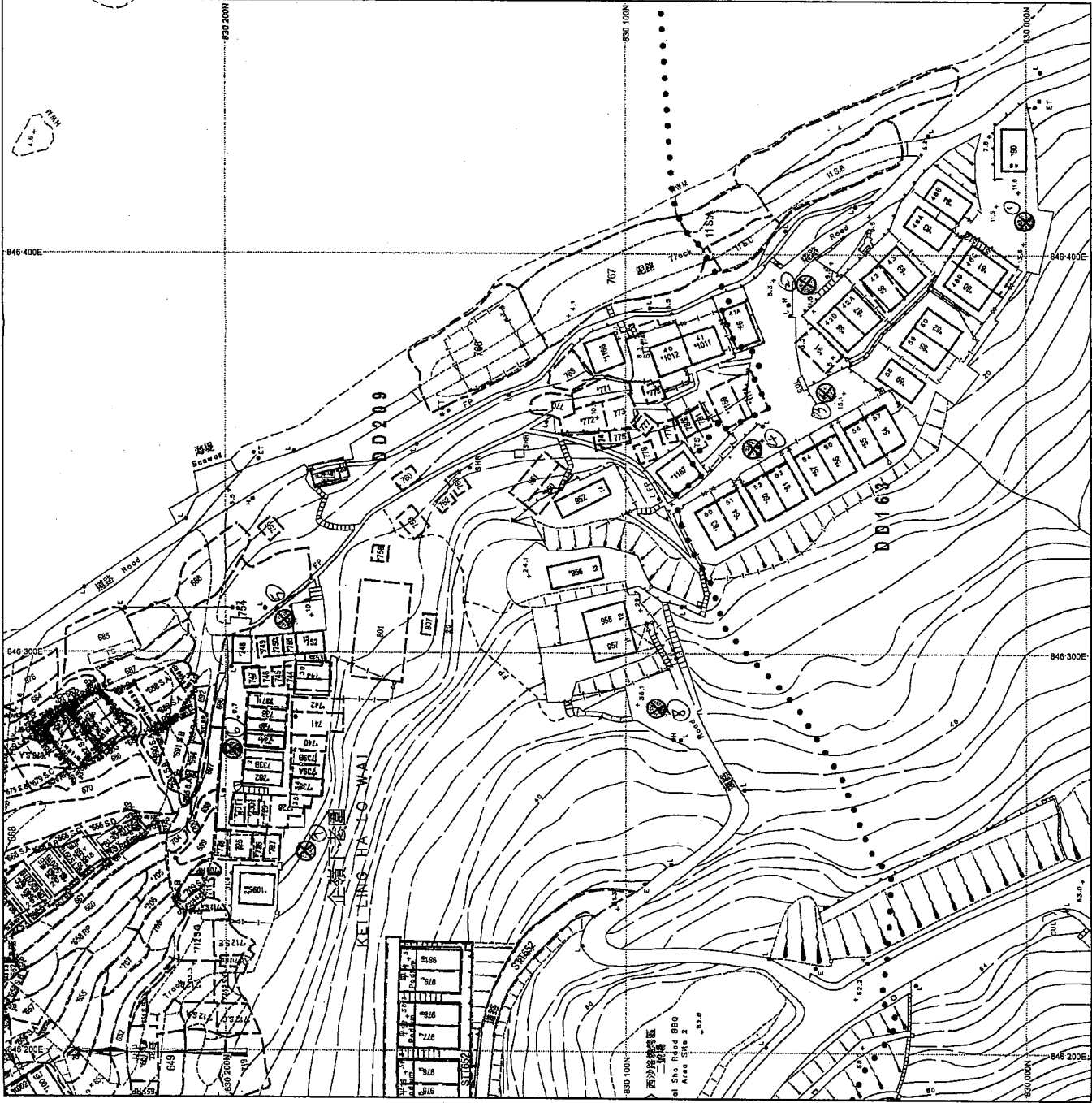




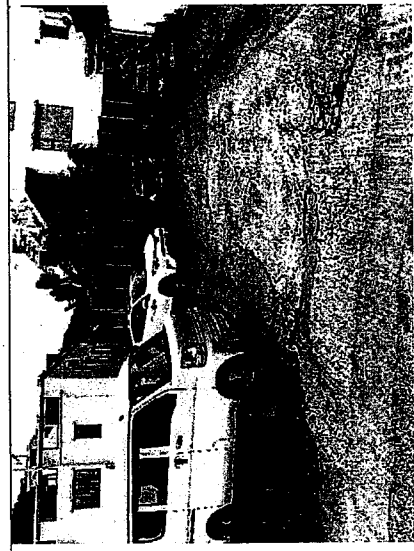
地政總署測繪處  
Survey and Mapping Office  
Lands Department

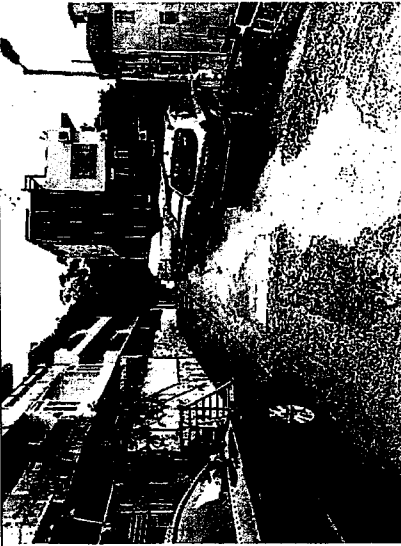

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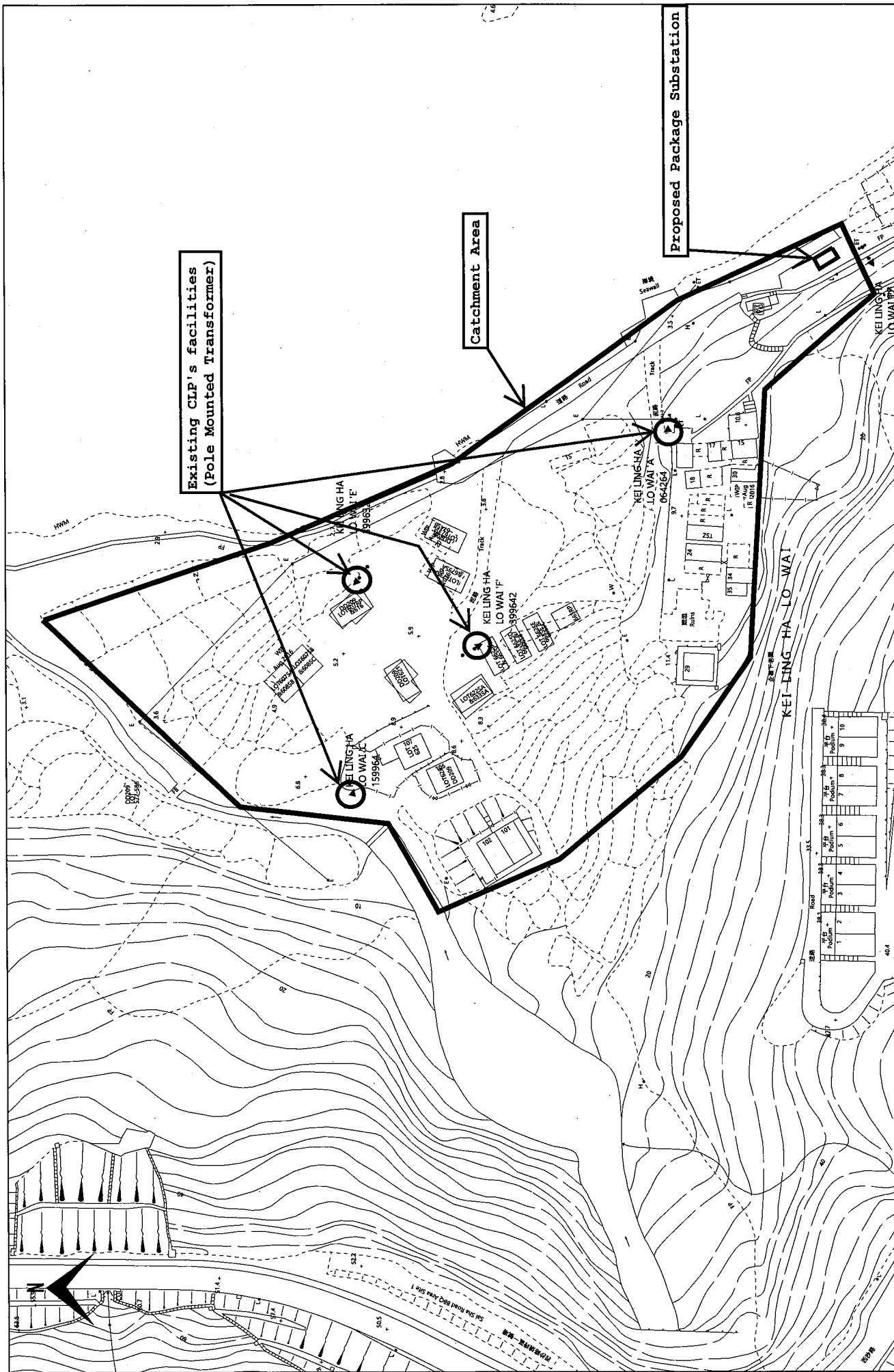
Locality :
Lot Index Plan No. : ags_S00000020986_0001
District Survey Office : Land Information Centre
Date : 23-May-2019
Reference No. : 9-SW-18.8-MW-21D



	Site Photo	Site Constraints
Location 1.		<p>I. The proposed substation is located far away from the supply area, voltage level will drop below EMSD acceptable range due to long cable length.</p>
Location 2.		<p>I. The proposed substation is located far away from the supply area, voltage level will drop below EMSD acceptable range due to long cable length.</p> <p>II. It is not suitable as the proposed substation would conflict with the existing drainage channel.</p>
Location 3.		<p>I. The proposed substation is located far away from the supply area, voltage level will drop below EMSD acceptable range due to long cable length.</p> <p>II. It is not suitable as the proposed substation would affect the manoeuvring of local vehicles.</p>

<p>Location 4.</p>		<p>I. The proposed substation is located far away from the supply area, voltage level will drop below EMSD acceptable range due to long cable length.</p> <p>II. It is not suitable as the proposed substation would affect the manoeuvring of local vehicles.</p> <p>III. Sloped location is not suitable for erecting a package substation.</p>
<p>Location 5,6 &amp;7.</p>		<p>I. The locations are inaccessible by crane lorry for delivering the package substation.</p> <p>II. The narrow road does not meet EVA requirements.</p>

		
<p>Location 8.</p>		<p>I. The proposed substation is located far away from the supply area, voltage level will drop below EMSD acceptable range due to long cable length.</p> <p>II. The proposed location would conflict with the existing drainage channel.</p>



Scale: 1:1000      Date of print: 23-JUL-2020      Remarks:

Map No: 08NW21D

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**Fw: Planning Application No. A/NE-SSH/137 - Further Information required on the proposed development and site selection criteria**  
29/07/2020 17:33

From: Sharon Hiu Yan CHAN/PLAND/HKSARG  
To: tpbpd/PLAND/HKSARG@PLAND

----- Forwarded by Sharon Hiu Yan CHAN/PLAND/HKSARG on 29/07/2020 17:32 -----

From: "Wu, Ka Hei" <>  
To: "shychan@pland.gov.hk" <shvchan@pland.gov.hk>  
Cc: "Leung, Jolly Ka Yee" <>, "tycwu@pland.gov.hk" <tycwu@pland.gov.hk>  
Date: 29/07/2020 16:32  
Subject: RE: Planning Application No. A/NE-SSH/137 - Further Information required on the proposed development and site selection criteria

---

Dear Ms. Sharon,

As per tel-conversation, we write to confirm and provide the following further information in relation to the proposed new package substation and cable at Kei Ling Ha Lo Wai (Planning Application No. A/NE-SSH/137) :-

1. The proposed excavation along proposed routing is mainly for the laying of the underground cables, which will be backfilled to the current level and reinstated to the current conditions upon completion of development.
2. The proposed laying of cables includes an area falls within the "V" zone (as shown in the cable route plan in Attachment III of the application form), which is excluded from the application as excavation within "V" zone is always permitted.
3. Proposed new package substation is cater for the anticipated load growth of existing service/customers and development of new Small Houses in Kei Ling Ha Lo Wai.
4. End points of southern and northern parts of the proposed cable shown on submitted layout plan are connected to existing cables. No works are necessary for upgrading/replacing the existing cables.
5. As we have fully studied, it is technically not feasible to lay power cables running down the slope from Sai Sha Road to the village due to the concern on slope safety. The proposed cable routing is only safe and feasible carriage way connecting to the village.

Thanks for your attention. Should you have any questions, please feel free to contact undersigned.

**Best Regards,  
Kyle Wu  
CLP Power Hong Kong Limited**

**tpbpd@pland.gov.hk**

---

寄件者: Samuel Wong <samuel@designinghongkong.com>  
寄件日期: 2020年07月17日星期五 13:05  
收件者: tpbpd@pland.gov.hk  
主旨: DHK's comment on A/NE-SSH/137  
附件: 20200717 A\_NE-SSH\_137 Shap Sz Heung Public Utility Installation and Excavation of Land in CPA&CA.pdf

Dear Sir/Madam,

Our comment on the following application is attached:

1. A/NE-SSH/137

Thank you for your attention.

Yours faithfully,

For and on behalf of Designing Hong Kong Limited

Samuel Wong | Project Officer

T: +852 3104 2767 | E: samuel@designinghongkong.com

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17 July 2020  
Chairman and Members  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong  
Fax: 2877 0245;  
Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

## Proposed Public Utility Installation (Package Substation and Underground Cables) and Excavation of Land

(Application No. A/NE-SSH/137)

Dear Chairman and Members,

Designing Hong Kong Limited **objects** to the captioned for the following reasons:

- Part of the proposed area is zoned as "**Coastal Protection Area (CPA)**". The planning intention of this zone is primarily 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 may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or the development is an essential infrastructure project with overriding public interest may be permitted.
- The other part of the proposed area is zoned as "**Conservation Area (CA)**". The planning intention of this zone is primarily 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 Site of Special Scientific Interest or Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or the development is an essential infrastructure project with overriding public interest may be permitted.
- It is noted that an **enforcement notice** (Case No. E/NE-SSH/052) has been issued for land/pond filling, dumping and site formation. The approval of the application will further legitimize unauthorized use of land, setting an undesirable precedent in regularizing unlawful activities through planning applications.



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- The proposal of the construction is not compatible with the existing environment of the surrounding area. The installation of underground cables does not align with the planning intention of the "Coastal Protection Area" ("CPA") and "Conservation Area" ("CA") zoning. No strong justification has been given in the submission for a departure from the planning intention.
- The area proposed for development has high groundwater levels and falls within indirect water gathering grounds. The presence of large amounts of water in the area may prove to be unfavourable for electrical development, particularly as development in these areas should be strictly controlled in order to maintain the surrounding water quality. The excavation of land proposed may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment.
- The proposed site is very close to a SSSI, which contains special features relating to animal or plant life, geology or geography. It should be protected based on scientist interest. Particular consideration should be given to conservation when developments at or close to these sites are proposed. The mangroves of Kei Ling Ha Mangal nearby to the proposed area for development are rather sensitive to environmental changes. The proposed development along the coast would result in environmental degradation of the coastal area, threatening the survival of the mangrove marsh.
- The approval of the application would set an undesirable precedent for other applications within "Coastal Protection Area (CPA)" and "Conservation Area (CA)" zones adjacent to "Sites of Special Scientific Interest (SSSI)", leading to a deterioration in the natural environment and a loss of rare or particular species of fauna and flora and their habitats.

Here we submit our concerns for your consideration.

Yours,  
**Designing Hong Kong Limited**

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
- (i) the Site falls within unallocated Government land in D.D.163 and D.D. 209; and 2 private lots in D.D.209, Kei Ling Ha Lo Wai, which are held under the Block Government Lease demised for agricultural purpose. No Modification of Tenancy(MOT)/ building license was issued at the Site;
  - (ii) for the cable route to be erected in the private lots, CLP should seek the consent from the owner(s) prior to the commencement of the works;
  - (iii) should the TPB approve the application, the applicant is required to submit an Excavation Permit (EP) application to LandsD for the excavation of any Government land. However, there is no guarantee at this stage that the EP application would be approved. If the EP applications is approved by his office acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as many be imposed by his office including the payment of fee/rent and administrative fee as considered appropriate; and
  - (iv) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto;
- (b) to note the Director of Agriculture, Fisheries and Conservation (DAFC)'s comments that the applicant should be reminded to avoid impacts on vegetation along the proposed cables;
- (c) to note the comment of Director of Environmental Protection (DEP) that the applicant is advised to implement the relevant environmental pollution control clauses during construction to minimise the potential environmental impacts. A full set of the "Recommended Pollution Control Clauses for Construction Controls" is available at [https://www.epd.gov.hk/epd/english/environmentinhk/eia\\_planning/guide\\_ref/rpc\\_1.h tml](https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc_1.h tml);
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant should make sure that any existing flow path affected would be re-provided and ensure that the proposed works would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. No adverse drainage or environmental impact would be caused to the area due to the proposed woks. The applicant/owner is required to maintain such system properly and rectify the system if it is found to be inadequate or ineffective during operation. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the system;
- (e) to note the comments of the Director of Fire Services Department (D of FS) that:
- (i) water supplies for firefighting and fire service installations should be provided to his satisfaction;

- (ii) detailed fire safety requirements will be formulated upon receipt of formal submission of general building;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that the applicant is required to observe the “Conditions for Working within in the Vicinity of Waterworks Installations” and “Flow Chart on Procedures for Safe Working near Water Mains” at **Annex A**;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
  - (i) before any new building works (including temporary buildings/structures and site formation works etc) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (iii) in connection with (ii) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations respectively; and
  - (iv) if the Site does not abut on a specific street of not less than 4.5m wide, the permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage; and
  - (v) detailed comments under BO will be provided at the building plan submission stage; and
- (h) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that for the design and operation of electricity package substation, CLP Power has to comply with the Electricity Ordinance and relevant statutory requirements. As the electricity package substation is to provide electricity supply to some future developments in the vicinity, the associated electricity demand should be provided by the nearby substation as far as possible. The Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation shall be observed by the applicant and his contractors when carrying out works in the vicinity of electricity supply lines.

**Conditions for Working in the Vicinity  
of Waterworks Installations**

**Water Mains**

1. No water mains or their support shall be interfered with or buried without the prior approval of WSD.
2. The Contractor shall check the location of water mains and cables and other services by hand dug trial holes and take precautionary measures to protect them.
3. Free access shall be maintained at all times for the staff of WSD, their contractors and vehicles to go into and/or through the site to carry out installation, inspection, operation, maintenance or repair works.
4. No additional filling material is to be deposited over a water main without the approval of WSD.
5. No structures shall be erected or materials stored within 3 metres from the centre line of mains of 900mm diameter or under, and 5 metres for mains exceeding 900mm in diameter.
6. Full details of any proposed temporary works affecting waterworks installations and of any temporary support or protective measure to mains shall be submitted to the Client Department where appropriate for approval and to WSD for information. Work shall not commence until approval is given by the Client Department.
7. Diversion of WSD mains, other than those already shown on the contract drawings, shall only be considered when all other options such as protection of the mains or modification of design have been considered and found to be impracticable.
8. The programme for laying or diversion of all WSD mains shall be agreed with WSD in advance. A 14-day notice shall be served to WSD to confirm site availability for the commencement of any agreed diversion. WSD shall also be notified of any change required in the agreed programme as soon as possible.
9. All excavation works within 1.5m of water mains exceeding 900 mm in diameter shall be carried out by hand. No excavation shall be carried out within lines 45° below the centre line of such mains or 45° below the edges of the foundation of their supports without approved ground support. If the support is in the form of steel sheets, they shall be left in place after works. Removal of support from underneath the mains is not permitted.
10. No earth fill ramps are to be used to form temporary crossings of the large diameter mains. Temporary ramps/bridges in steel, timber, or concrete shall be used with the deck and support piers clear of the mains so that no loading is imposed on the mains.
11. All temporary works near the large diameter water mains shall be kept to at least 1 metre away from the edge of the mains and the length of mains affected shall be well protected by a temporary timber cover raised 250 mm clear of the mains to ensure no impact damage.

**Blasting, Drilling and Piling near Waterworks Installations**

12. No blasting, drilling, or pile driving (including sheet piling) within a distance of 60m from waterworks tunnels shall be carried out. Furthermore, blasting within 50m from any water retaining structure other than watermains; 6m from watermains of 600mm diameter and above; and 6m from any non-water-retaining structure shall not be carried out without the prior approval of WSD.
13. The maximum particle velocity and amplitude of ground movements due to blasting or pile driving as measured at the nearest waterworks tunnel or other water retaining structures shall not exceed 13mm/sec. and 0.1mm respectively.
14. The maximum particle velocity and amplitude of ground movements due to blasting or pile driving as measured at the nearest water mains shall not exceed 25mm/sec. and 0.2mm respectively.
15. The size of charge, pattern and timing of detonation etc. will be decided by the Commissioner of Mines after carrying out test firing at site.
16. The movement of mains and structures shall be monitored by surveys jointly attended by WSD, the project Department and the Contractor. One week's notice shall be given to WSD for any survey request.
17. Vibration from blasting, piling or other causing activities shall be monitored by means of agreed vibrograph readings. The vibrograph shall comply with the Specification below and shall be provided free by the Contractor.
18. The results of monitoring of the vibration and any movement of water mains and waterworks structures shall be submitted to WSD for record purpose. If the aforementioned vibration limits are exceeded or movement in excess of 5mm is detected, works shall be suspended until approved remedial works are completed. Full details of the proposed works shall be approved by WSD before any work commences.

#### Specification for Vibrograph

- (a) The machine shall be a direct reading type peak particle velocity vibrograph.
- (b) It shall have 3 channels, recording in 3 mutually perpendicular directions.
- (c) It must be able to record particle velocity and amplitude, although not necessarily at the same time.
- (d) It must produce a permanent trace on paper, preferably by using ultra-violet light.
- (e) The recording paper must be easily obtainable locally.
- (f) The instrument must be portable and battery operated (or else a generator must be supplied free).
- (g) Operating instructions must be in English.

#### Excavation near Waterworks Installations

19. Excavation shall not be permitted within lines drawn at 45° downwards from a point 6m away from the foundation lines of any waterworks structures.

20. No excavation should be carried out within 60 metres, horizontally of any tunnel and no excavation or well driving shall be carried out above any tunnel.
21. No quarrying operations shall be carried out above and/or within 150 metres horizontally from any waterworks tunnel.

#### **Prevention of Pollution of Waterworks Catchments**

22. Site formation, construction and drainage plans shall be submitted to WSD for approval prior to commencement of work.
23. Protective measures shall be taken by the Contractor to prevent pollution or siltation to the catchment area. Any bulk excavation within the catchment shall be provided with silt traps to prevent any particular matter from entering streams or intakes. The details of silt traps shall be submitted to WSD for approval. Silt traps shall be cleared out regularly and in particular after any rainstorm.
24. The storage and discharge of pesticides, toxicant, flammable or toxic solvents, petroleum oil, diesel, tar or other toxic substances are strictly prohibited within the gathering grounds.
25. No labour lines shall be allowed within waterworks catchment area.
26. Only dry-type portable toilet facility with regular desludging schedules is allowed during the construction period. The sludge must be disposed of properly outside the gathering grounds. Portable toilets shall be kerbed on all sides, located at least 30 metres away from the streams and desludged on a regularly basis.
27. The Contractor shall be responsible for cleaning frequently any waterworks roads and associated drainage works of mud and debris.
28. Should pollution be detected in future due to the development, immediate remedial actions to clear the pollution must be taken by the Contractor.

#### **Waterworks Installations (e.g. Treatment Works) Nearby**

29. The Contractor will not be permitted access to any adjacent waterworks installations.
30. An unimpeded free vehicular access shall be maintained at all times to and from the adjacent waterworks installations in the vicinity.

#### **Special provisions**

31. WSD may impose further conditions as deemed necessary for the protection of waterworks that may be adversely affected by the proposed works including but not limited to the appointment of independent checking engineer and specialists at the expense of the project.

- END -

**Flow Chart on Procedures for Safe Working near Water Mains**

