

**Similar s.16 Application within the same “V” zone  
on the draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/8**

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Applied Use/Development</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Approval</u></b>
			<b><u>(RNTPC)</u></b>	<b><u>Conditions</u></b>
1.	A/YL-LFS/241	Proposed Public Utility Installation (Package Substation) with Excavation of Land (1.8m deep) for Cable Trench	9.11.2012	1, 2
2.	A/YL-LFS/298	Proposed Public Utility Installation (Package Substation) and Excavation of Land (1.8m deep) for Cable Trench	23.6.2017	3

**Approval Condition(s):**

1. The submission and implementation of a landscape and/or tree preservation proposal.
2. The submission and implementation of a fire service installations proposal and the provision of water supplies for fire fighting.
3. The submission and implementation of fire service installations proposal.

**Advisory Clauses**

- (a) to note the comments of the District Lands Officer, Lands Department (DLO/YL, LandsD) that the Site situates on GL (about 11.95m<sup>2</sup> subject to verification) and no permission is given for occupation of Government Land (GL) included in the Site. The act of occupation of GL without Government's prior approval is not allowed. The Site is accessible to Lau Fau Shan Road through both GL and private land. Her office provides no maintenance work for the GL involved and does not guarantee any right-of-way. The Site does not fall within Shek Kong Airfield Height Restriction Area. The applicant should apply to her office for a formal approval prior to the actual occupation of GL. Such application will be considered by LandsD acting in the capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it would be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (b) to note the comments of Chief Highway Engineer/NT West, Highways Department (CHE/NTW, HyD) that the access arrangement to the Site should be commented by the Transport Department. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/ drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Lau Fau Shan Road;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the installation should neither obstruct the overland flow nor adversely affect any existing watercourse, village drains or ditches, etc.;
- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant is advised to adopt necessary measures to avoid any impacts to the trees and vegetation on government land during the proposed works;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application by the TPB does not imply approval of tree works such as pruning, transplanting and felling under lease. Tree work applications should be submitted direct to LandsD for approval. The applicant is advised to minimise the works area and/or extent of excavation as far as practical to avoid unnecessary damage to the root system of the nearby trees and vegetation if any;
- (f) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his

department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (g) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that Regarding the excavation of land with depth of 1.8m for constructing an electricity substation, the applicant is reminded to submit the proposed works to the BD for approval as required under the provisions of the BO if appropriate;
- (h) to note the comments of the Director of Health (D of Health) that according to the World Health Organization (WHO), with compliance with the relevant International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines, exposure to extremely low frequency electromagnetic fields, such as those generated by electrical facilities, would not pose any significant adverse effects to workers and the public. As such, the applicant must ensure that the installation complies with the relevant ICNIRP guidelines or other established international standards. WHO also encourages effective and open communication with stakeholders in the planning of new electrical facilities; and
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.