

This document is received on 25 NOV 2024
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 or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas
位於鄉郊地區或受規管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.tpb.gov.hk/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.tpb.gov.hk/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 請在適當的方格內加上「✓」號

2402510 17/10 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / K10 / 277
	Date Received 收到日期	25 NOV 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☒ Organisation 機構)

Urban Renewal Authority

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

3. Application Site 申請地點

(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)	NKIL 3739 RP (Part) and NKIL 4064 RP (Part)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 58 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 Not more than 58 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input 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	Approved Urban Renewal Authority Nga Tsin Wai Road / Carpenter Road Development Scheme Plan No. S/K10/URA3/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group A)
(f) Current use(s) 現時用途	Residential Uses (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"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (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"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ 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 (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
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」[#]。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 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 "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#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)

(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)#&
於_____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

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 17/10/2024 (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on
6/11/2024 (DD/MM/YYYY)&
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&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
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&

Others 其他

- ☐ others (please specify)
其他（請指明）

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

- ☐ 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
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond 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
- ☒ 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
- ☐ 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
- ☐ 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所用途，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 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>(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>	

(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" data-bbox="507 1379 1457 1872"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>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>Transformer Room - to house one Transformer, one Switchgear, underground cables, one low voltage board and associated accessories.</td> <td>1</td> <td>Package substation: about 8.7m x 6.6m x 5.2m</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)	Transformer Room - to house one Transformer, one Switchgear, underground cables, one low voltage board and associated accessories.	1	Package substation: about 8.7m x 6.6m x 5.2m						
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)											
Transformer Room - to house one Transformer, one Switchgear, underground cables, one low voltage board and associated accessories.	1	Package substation: about 8.7m x 6.6m x 5.2m											

(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 ☐About 約
- Proposed plot ratio 擬議地積比率 ☐About 約
- Proposed site coverage 擬議上蓋面積 % ☐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
☐ include 包括 storeys of basements 層地庫
☐ 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) ☐About 約
..... m 米 ☐About 約

☐ Domestic part 住用部分

GFA 總樓面面積

..... sq. m 平方米

☐ About 約

number of Units 單位數目

.....

average unit size 單位平均面積

.....sq. m 平方米

☐ About 約

estimated number of residents 估計住客數目

.....

☐ Non-domestic part 非住用部分GFA 總樓面面積☐ eating place 食肆

..... sq. m 平方米

☐ About 約☐ hotel 酒店

..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

..... sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

..... sq. m 平方米

☐ About 約☐ 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)

.....

.....

.....

☐ 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)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地

..... sq. m 平方米

☐ Not less than 不少於☐ public open space 公眾休憩用地

..... sq. m 平方米

☐ 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

.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2030 / 2031

(Subject to the implementation programme of the new GIC Complex. Please refer to P.11 for details)

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Lung Kong Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

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，請另頁註明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</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</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</p>	<p><input checked="" 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 checked="" type="checkbox"/> Excavation of land 挖土 Not more than Area of excavation 挖土面積.....26..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度1.4.....m 米 <input checked="" 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>No 否</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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 type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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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 type="checkbox"/>																														

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。

The existing Carpenter Road Park "B" Sub-station (the Sub-station) is zoned "Government, Institution or Community" on the ~~Approved~~ Approved Urban Renewal Authority Nga Tsin Wai Road / Carpenter Road Development Scheme Plan No. S/K10/URA3/2 which is planned for the development of a new GIC Complex. To ensure the timely implementation of the new GIC Complex, this Sub-station is proposed to be relocated to the Application Site in the form of a transformer room by 2030/2031. Having considered the servicing distance and coverage, it has been confirmed ^{by CLP} that Application Site is technically feasible and suitable for provision of a new transformer room to continue servicing the nearby Kowloon City area.

Subject to changes at detailed design stage, the proposed transformer room is a single storey structure of ... about 8.7m (length) x 6.6m (width) x 5.2m (height). It will also involve the installation of underground cables, requiring an excavation of not more than 26 sq.m (about 45% of the Application Site area) and a depth of ... about 1.4m (from 5.65mPD to 7.05mPD). The proposed transformer room will accommodate one 11kV/380V transformer, one 11kV switchgear, one low voltage board and associated accessories. Additionally, the new transformer room will be structurally isolated from future development and no operation/maintenance space outside the proposed structure will be required.

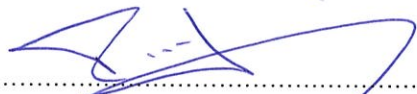
Similar to the existing Carpenter Road Park 'B' Substation, no car parking and loading/unloading area will ... be provided. Given the enclosed and fireproof design and relatively small scale, no environmental nuisance will be generated by the proposed development and no traffic shall be generated as no car parking and loading/unloading area will be provided.

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 this application 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



KWAN YEE FAI MIKE

Name in Block Letters
姓名（請以正楷填寫）

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

General Manager (Planning and Design)

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ 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

☐ RPP 註冊專業測量師

Others 其他

on behalf of
代表

Urban Renewal Authority



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

Date 日期

16 / 10 / 2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application 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[@]

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

[@] 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 available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	NKIL 3739 RP (Part) and NKIL 4064 RP (Part)		
Site area 地盤面積	58	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Urban Renewal Authority Nga Tsin Wai Road / Carpenter Road Development Scheme Plan No. S/K10/URA3/2		
Zoning 地帶	Residential (Group A)		
Applied use/ development 申請用途／發展	Proposed Public Utility Installation (Transformer Room)		
(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	58 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	1.0 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 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	about 5.2 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)		
		1 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	100 % <input checked="" 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) <hr/>	0
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" 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 checked="" 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"/>
Location Plan		
Reports 報告書		
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"/>
<hr/>		

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。

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Carpenter Road

Nga Tsin Long Road


Nam Kok Road

Lung Kong Road

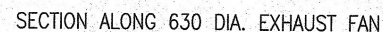
South Wall Road

LEGEND

 Application Site

 Lots

1. IF THERE IS A RAMP AT THE PLANT DELIVERY ROUTE, STRUCTURAL STEEL HAULAGE LUG(S) SHOULD BE PROVIDED AND MAINTAINED BY CUSTOMER. FOR PLANT DELIVERY INSIDE TRANSFORMER ROOM, EYE BOLT(S) SHOULD BE PROVIDED. THE ACTUAL NUMBER(S) AND LOCATION(S) OF THE HAULAGE LUG(S) AND EYE BOLT(S) SHOULD BE COORDINATED AT SITE WITH CLP'S ENGINEER.
2. NO MODIFICATION OF ACB LOCATION(S) WILL BE ACCEPTABLE WITHOUT CLP PRIOR AGREEMENT.



1. THE SUBSTATION MINIMUM CLEAR HEADROOM SHALL BE 3.3m. SUBJECT TO THE FOLLOWING CONDITIONS, THE HEADROOM SHOULD:
 - 30mm FOR GROUND SURFACING WITH 100mm SQUARE OPENING WITH LOUVER FOR 630mm DIAMETER EXHAUST FAN.
 - 30mm FOR GROUND SURFACING WITH 1000mm square opening with LOUVER FOR 1000mm DIAMETER EXHAUST FAN
2. INVERT LEVEL OF TRENCH AT PALETTE TO BE 1050mm minimum BELOW PEAVEMENT LEVEL FOR HY CABLES AND 1050mm below PALETTE LEVEL FOR LV CABLES. ALL CABLE TRENCHES TO BE 100mm x 50mm TO 150mm x 75mm DEPTH. THE TRENCH SHALL BE FINISHED TO BE 150mm x 150mm. THE CABLE TRENCH OUTLET MUST BE FREE FROM OBSTRUCTION.
 - a) IF IT IS A SUSPENDED SLAB, THE MINIMUM THICKNESS OF REINFORCED CONCRETE WITH MIN. STRENGTH OF 25N/mm² SHALL BE 100mm OVER TO REINFORCEMENT IN THE CABLE TRENCH. THE WIDTH OF 75mm; AND THE PLANT LOADS AS SPECIFIED. IF IT IS LAID ON GRADE, THE SOIL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR. THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH S.B.S. 1377-1980 PART 4.
3. TRANSFORMER ROOM SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE OR CONCRETE BLOCK OF BS 6073 PART A WITH A COMPRESSIVE STRENGTH OF NOT LESS THAN 20N/mm².
 - a) TRANSFORMER ROOM SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE OR CONCRETE BLOCK WITH PHYSIC LAMIC LOAD OF 17KN per panel.
 - b) BASE SHALL BE 1400mm x 500mm PER PANEL ON A DENSE CONCRETE & COMBINED WITH SHINKRAKE REINFORCEMENT. IF IT IS LAID ON GRADE, PLEASE ALSO REFER TO NOTE NO. 3.
 - c) SHINKRAKE REINFORCEMENT SHALL BE 100mm COVER TO REINFORCEMENT IN THE CONCRETE TO BE 100mm. FINISHED TOP SURFACE TO BE LEVEL.
4. AREA HATCHED TO BE 1500mm x 1800mm FOR TRANSFORMER FOUNDATION TO WITHSTAND A LOAD OF 300kg/m². IF IT IS LAID ON GRADE, A DENSE CONCRETE FOUNDATION WITH MIN. STRENGTH OF 25 N/mm² SHALL BE 150mm HIGH OF THE WALL ABOVE 1500mm HEIGHT. THE CONSTRUCTION & WITH SHINKRAKE REINFORCEMENT SHALL BE MADE. PLEASE ALSO REFER TO NOTE NO. 3 ON AN OBSTRUCTION OF SOIL. THE TOP LEVEL OF FOUNDATION TO BE LEVELLED WITH FINISHED FLOOR LEVEL.
5. SUBSTITUTION WALLS AND THE CEILING SHOULD BE CEMENT SAND PLASTERED, TWO COATS OF SUPT LAPPED WATERPROOFING COATING AND TWO COATS OF LIGHT GREY EPOXY COASTROUF. THE CEILING SHALL BE APPLIED WITH 100mm HIGH OF THE WALL ABOVE 1500mm HEIGHT, THE WALL AND THE CEILING SHOULD BE FINISHED WITH ONE COAT OF LIQUID PREPOLIMER SANDWICHED BETWEEN TWO FINISHING COATS OF WHITE ACETYLE RESIN BASED COATING IN GLOSSY FINISH.
6. FOR BASEMENT, GROUND FLOOR AND UPPER FLOOR TRANSFORMER ROOMS, ALL GROUND BEAMS AND FLOOR BEAMS TO BE LIMITED 100mm FROM FINISHED FLOOR LEVEL FOR CONSTRUCTION OF CABLE TRENCHES.
7. ALL EXTERNAL STEELWORKS STAINLESS STEEL SHALL COMPLY TO BS EN 10088-1: 96E 14404 CHINA (OR EQUIVALENT) INCLUDING WELDS, BOLTS, LOWERS, RAJ GUARDS, INTERNAL STEELWORKING (AIR TRUNKING, HANGERS, CHECKER PLATE, ETC.).
 - a) THE BS EN 10025-2: 96E GRAD S275 AND FINISHED WITH ONE COAT OF CALCIUM PHALMATE SANDWICHED BETWEEN TWO FINISHING COATS OF WHITE ACETYLE RESIN BASED COATING IN GLOSSY FINISH.
8. DETAILED ARRANGEMENT OF CABLE TRAY FOR INSTALLATION OF INTERNAL WIRING AND CONTROL WIRING TO BE DETERMINED ON SITE.
9. 25mm dia. GALVANIZED STEEL RING EYE BOLT TO BE PROVIDED AND INSTALLED ON WALL WITH AT LEAST 100mm FROM BOTH SIDES OF ALL DOORS AND AT 1000mm ABOVE FINISHED FLOOR LEVEL.
10. THE CUSTOMER'S REPRESENTATIVE INCLUDING THE GENERAL SAFETY REQUIREMENTS FOR THE SWITCH ROOM SHALL COMPLY WITH THE ELECTRICAL NORMS.
11. THE HOISTING SYSTEM SHALL BE ELECTRICALLY OPERATED, AN EMERGENCY LOWERING DEVICE WITH HANDCRAWLING SHALL BE PROVIDED. THE SYSTEM SHALL BE DIRECTLY CONNECTED TO THE LANDLORD'S ESSENTIAL BOARD WITH STANDBY GENERATOR BACK UP.
12. THE LAYOUT DRAWING IS PREPARED FROM BUILDING PANS SUMMIT. CPL POWER HONG KONG LIMITED MUST BE INFORMED IMMEDIATELY OF ANY MODIFICATIONS TO THE BUILDING WORKS AT ANY AFTER.
13. DOOR CONTACTS SHALL BE INSTALLED FOR ALL WCKET DOORS INSIDE THE TRANSFORMER ROOM.

FIRE PROTECTION REQUIREMENTS

1. THIS TRANSFORMER ROOM SHALL COMPLY FULLY WITH THE STANDARD REQUIREMENTS OF HONG KONG FIRE SERVICES DEPARTMENT: FAILURE TO COMPLY IN ANY RESPECT MAY RESULT IN THE PROJECT BEING STOPPED FOR NON-COMPLIANCE.
2. THE TRANSFORMER ROOM TO BE COMPLETELY SEPARATED FROM THE REMAINDER OF THE BUILDING AND TO BE 2 HOURS FIRE RESISTANT PER CONFORMANCE WITH BS 476:1987.
3. ALL WALL OPENINGS TO LEAD DIRECT TO OPEN AIR.
4. THE 150mm HIGH CONCRETE KICK, AS SHOWN, TO BE CONSTRUCTED BY CUSTOMER AFTER CLP ROOM'S PLANT HAS BEEN INSTALLED AND BEFORE TRANSFORMER ROOM IS ENERGISED.
5. THIS ROOM IS TO BE PROVIDED WITH FIRE EXTINGUISHING APPARATUS TO THE SATISFACTION OF THE FACTOR OF FIRE PREVENTION OFFICER, HONG KONG FIRE SERVICES DEPARTMENT, AS SHOWN, SHALL BE PROVIDED BY CLP POWER HK LTD. ADDITIONAL EQUIPMENT, IF ANY, TO BE PROVIDED BY CUSTOMER.
6. IF AUTOMATIC FIRE ALARM INSTALLATION IS REQUIRED BY THE HONG KONG FIRE SERVICES DEPARTMENT, HEAT DETECTION TYPE IS TO BE PROVIDED.
7. THIS ROOM SHALL BE INCORPORATED IN BUILDING PLANS FORMALLY APPROVED BY HONG KONG GOVERNMENT, IT NOT BE SEPARATED FROM THE BUILDING ORIGINALLY CONCEIVED, BUILDINGS AND LANDS DEPARTMENT SHALL BE OBTAINED.
8. ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTINGS AND CHIMNEYS SHALL BE NON-FLAMMABLE AND NON-TOXIC. ALL LININGS SHALL BE OF CLASS A OR CLASS B1 AS PER BRITISH STANDARD 476: PART 1 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO STANDARD A OR B1 BY THE APPLICATION OF A FIRE RETARDANT PRODUCT ACCORDING TO THE REQUIREMENT OF FIRE SERVICES DEPARTMENT.

ELECTRICAL FITTINGS



1. ALL METAL WORK MUST BE BONDED TO THE EARTHING TERMINAL AT THE DISTRIBUTION BOARD WITH COPPER CONDUCTOR NOT LESS THAN 6mm².
2. ALL INTERNAL WIRING TO BE PROVIDED AND INSTALLED BY CUSTOMER EXCEPT THE A.C SUPPLY SOURCE WIRING.

LEGEND

- DISTRIBUTION UNIT**
- 5A LIGHTING SWITCH WITH PILOT LIGHT
- 5A 2-WAY LIGHTING SWITCH WITH PILOT LIGHT
- D.P. EXHAUST FAN SWITCH WITH PILOT LIGHT
- 1.3A 3 PIN SOCKET OUTLET
- 1.3A FUSED SPUR UNIT C/W D.P. SWITCH
- EMERGENCY STOP PUSH BUTTON FOR EXHAUST/FRESH/AXIAL FAN CONTROL PANEL.
- LV MONITORING PANEL.
- W
LIFTU
- W
E
- E
- 2.1m TWIN LAMPS (T8 LED STANDARD TUBE WITH GS OR G13 BI-PIN CAP BASE) TO BE FIXED ON WALL AT 2.1m ABOVE FLOOR LEVEL.
- 2.1m TWIN LAMPS (T8 LED STANDARD TUBE WITH GS OR G13 BI-PIN CAP BASE) TO BE SUSPENDED AT 2.6m FROM FLOOR LEVEL.
- 2.1m TWIN LAMPS (T8 LED STANDARD TUBE WITH GS OR G13 BI-PIN CAP BASE) TO BE FIXED ON WALL AT 2.1m ABOVE FLOOR LEVEL WITH EMERGENCY LIGHTING UNIT.
- 2.1m TWIN LAMPS (T8 LED STANDARD TUBE WITH GS OR G13 BI-PIN CAP BASE) TO BE SUSPENDED AT 2.6m FROM FLOOR LEVEL WITH EMERGENCY LIGHTING UNIT.
- EXIT
- EXIT SIGN BOARD ABOVE DOOR — ELECTRICITY SUPPLY TO BE CONNECTED TO THE LANDLORD'S ESSENTIAL BOARD WITH STANDBY GENERATOR BACKUP TO 4.5m/s/2.
- EYE BOLT
- EYE BOLT FOR SAFETY HARNESS AT 1700mm FROM FLOOR LEVEL, DETAILS SEE DRG. NO. COP-10050-1-C-133-0152-37-A.
- EYE BOLT AT HIGH LEVEL/CEILING FOR LIFTING FAN PLASTIC CHAIN STORAGE BOX/DETAILS SEE DRG. NO. T-COP-10050-1-C-133-0152-37-A.
- METALLIC ACCESSORY SYSTEM FOR ACCESS CONTROL SHOULD BE PROVIDED FROM ACCESS DOOR TO THE REMOTE TERMINAL UNIT, DETAILS SEE DRG. T-COP-72000-1-C-133-0152-37-A.

REV.	DESCRIPTION	DATE	SIG.
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PLANNING AND DESIGN

APPROVED BY :		DATE :	16/8/2024
CHECKED BY :		DATE :	12/8/2024
DRAWN :	LIU YING KA	DATE :	12-AUG-2024

DRAWING TITLE :
PROPOSED LAYOUT OF
STANDALONE TRANSFORMER
ROOM FOR LUNG KONG ROAD
KOWLOON CITY

SCALE: 1 : 50 (mm)	PROJECT NO.
--------------------	-------------

PROJECT NO.	WS240225
DRAWING No. :	

WE REGION
POWER SYSTEMS CLP 中
30 AUG 2024
MASTER COPY

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From: Lau, Vincent <[REDACTED]>
Sent: 2024-11-29 星期五 14:55:25
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Jenny Wai Ching LAI/PLAND <[REDACTED]>; Kwan, Mike <[REDACTED]>; Li, Yee Ting <[REDACTED]>
Subject: s.16 Planning application No. A/K10/277 - Supplementary Information

Dear Town Planning Board Secretariat,

I refer to the captioned application. The applicant would like to clarify that the mean site formation level is 7.05mPD and the structural finish level is 7.20mPD, thereby the Building Height of the proposed development is **5.2m**. Thank you.

Best regards,

Vincent Lau
Urban Renewal Authority
T: [REDACTED] | E: [REDACTED]



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Ref. No.: URA250105038
13 January 2025

By Hand and Email

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong

Dear Sir/Madam,

Section 16 Planning Application for Proposed Public Utility Installation (Transformer Room)
at N.K.I.L. Nos. 3739 RP (Part) and 4064 RP (Part), Lung Kong Road, Kowloon, Hong Kong
Planning Application No. A/K10/277

- Submission of Further Information 1 -

We refer to our submission of the captioned s.16 Planning Application to the Town Planning Board (TPB) dated 25 November 2024 and Departmental Comments received via Kowloon District Planning Office's emails dated 11, 16 and 23 December 2024 and 7 and 10 January 2025. We would like to enclose our Responses to Departmental Comments (R to C) and replacement page of application form for your necessary action. Please note that the information contained in the R to C is mainly clarifications to address various comments and do not result in a material change of the nature of the captioned application.

Should you have any enquiry, please feel free to contact me at [REDACTED] or Mr. Vincent Lau at [REDACTED]. Thank you very much.

Yours faithfully,

Y.T. Li
Senior Manager, Planning & Design
Urban Renewal Authority

Encl.



Application No. A/K10/277

Responses to Departmental Comments

**Planning Application for Proposed Public Utility Installation (Electricity Transformer Room)
at NKILs 3739 RP (Part) and 4064 RP (Part), Lung Kong Road, Kowloon**

Application No. A/K10/277

Responses to Departmental Comments

Nos.	Comments Received from:
1.	Transport Department (TD)
2.	Architectural Services Department (ArchSD)
3.	Electrical and Mechanical Services Department (EMSD)
4.	Planning Department (PlanD)

**Planning Application for Proposed Public Utility Installation (Electricity Transformer Room)
at NKILs 3739 RP (Part) and 4064 RP (Part), Lung Kong Road, Kowloon**
Responses to Departmental Comments

Application No. A/K10/277

Departmental Comments	Responses
1. Comments from Transport Department (TD)	
<i>Received via email from TP/K10, DPO/K dated 11 December 2024</i>	
<p>1. Currently, there is no vehicular access to the subject site fronting Lung Kong Road. The applicant shall amend part 8 of the Application form accordingly. The applicant shall clarify whether a vehicular access is proposed under the subject application. If affirmative, some existing on-street parking spaces will be affected by proposed vehicular access. The applicant shall obtain agreements from relevant stakeholders, including but not limited to, relevant District Council Members, nearby building owners, shop owners/operators, and nearby institutions for the proposed relocation of the affected on-street parking spaces. In addition, please make sure the proposed location of the parking spaces complies with TPDM.</p>	<p>Please be clarified that there will be no vehicular access to the subject site. Please find the enclosed replacement page of the application form.</p>
2. Comments from Architectural Services Department (ArchSD)	
<i>Received via email from TP/K10, DPO/K dated 11 December 2024</i>	
<p>In order to enable use to comment on the visual impact of the development, it would be useful to have some photomontages of the proposal in its surrounding context from different vantage points.</p>	<p>The application is intended solely for the proposed transformer room, which is for indicative purposes only and subject to change at detailed design stage. Photomontages of the proposal in its surrounding context may be misleading to the public as they do not accurately represent the final design of the project and its surrounding context. Given the small scale and the proposed development parameters do not deviate from the statutory planning restrictions, no visual disturbance will be generated by the proposed development. Therefore, photomontage is deemed unnecessary for the submission.</p>

**Planning Application for Proposed Public Utility Installation (Electricity Transformer Room)
at NKILs 3739 RP (Part) and 4064 RP (Part), Lung Kong Road, Kowloon**
Responses to Departmental Comments

Application No. A/K10/277

Departmental Comments	Responses
3. Comments from Electrical and Mechanical Services Department (EMSD)	
<i>Received via email from TP/K10, DPO/K dated 16 December 2024</i>	
<p>Please be advised that we have no particular comment on the document from electricity supply safety aspect. However, 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 document 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.</p> <p>We have no particular comment on the document as far as electricity supply safety is concerned.</p>	Noted.
4. Comments from Planning Department (PlanD)	
<i>Received via email from TP/K10, DPO/K dated 23 December 2024</i>	
<p>Based on justifications provided on page 11 of the application form, please provide a timeline of the relocation of the existing Carpenter Road Park “B” Sub-station (the Sub-station), including but not limited to the time for the demolition of the Sub-station and the resumption of land of the application site as well as the construction period of the proposed transformer room etc., in order to ensure the uninterrupted provision of services.</p>	<p>Land resumption application for implementation of Nga Tsin Wai Road / Carpenter Road Development Scheme (KC-017) was submitted by URA in September 2024. Subject to the approval of the land resumption application, the Applicant, in partnership with CLP, will commence the preparation for construction of the proposed electricity transformer room. The said construction works are anticipated to be completed by end 2028/ early 2029, followed by the installation of the electricity transformer room and load transfer. This proposed transformer room is anticipated to be in operation by 2030/2031. The existing Carpenter Road Park “B” Substation will be decommissioned and demolished once the proposed electricity transformer</p>

**Planning Application for Proposed Public Utility Installation (Electricity Transformer Room)
at NKILs 3739 RP (Part) and 4064 RP (Part), Lung Kong Road, Kowloon**
Responses to Departmental Comments

Application No. A/K10/277

Departmental Comments	Responses
	room is fully operational, maintaining uninterrupted service provision to the nearby Kowloon City Area.
<i>Received via email from TP/K10, DPO/K dated 7 January 2025</i>	
(i) It is noted that the existing Carpenter Road Park ‘B’ Sub-station (the existing Sub-station) shall be demolished after the proposed transformer room is fully operational, which is expected to be by 2030/2031. However, according to the submission from the URA for the consideration of then draft Nga Tsin Wai Road/Carpenter Road Development Scheme Plan (DSP), the tentative implementation programme of the proposed GIC complex in “G/IC” zone of the DSP where the existing Sub-station is located, is targeted to be completed by 2030. Therefore, as the two proposed programmes are conflicted, please clarify if there are any changes to the latest redevelopment phasing plan for the implementation of the Nga Tsin Wai Road/Carpenter Road Development Scheme. Additionally, please clarify whether the proposed transformer room will be developed in parallel with the rest of the redevelopment;	<p>Refer to the latest progress of the KC-017 Development Scheme as presented in the KCDC-SSHDPC meeting on 12 Dec 2024, the target completion date of the proposed GIC complex has been updated to 2031.</p> <p>The existing Sub-station will continue to operate during the construction of the GIC complex. It is expected to be demolished in 2030, once the proposed transformer room is in full operation at the Application Site and before the GIC complex opens to the public in 2031.</p> <p>Upon approval of the captioned planning application and as communicated with Lands Department and CLP previously, a Short Term Tenancy (STT) application with stratum arrangement for the proposed transformer room in 2025 will be made to the Lands Department, which will be separated from the Land Grant application for the rest of the redevelopment.</p>
(ii) Based on the justifications provided on page 11 of the application form, it is noted that the Sub-station will be reprovisioned as a transformer room. Please explain the functions and purpose of the proposed transformer room and clarify the differences between it and the existing Sub-station, as well as the reasons for choosing to reprovision a transformer room instead of the original Sub-station. Please also confirm whether the sizes/scale of the existing Sub-station and the proposed transformer room shall also differ, and if the size/scale has changed, whether there is a reduction in scope of services to be provided by the proposed transformer room;	As advised by CLP, the wording of “substation” and “transformer room” is a general description of Electricity Sub-station (ESS). The proposed transformer room at the Application Site has the same functions, purpose and scope of services as the existing ESS. The proposed transformer room will receive power at a voltage of 11kV and deliver it at 380V.

**Planning Application for Proposed Public Utility Installation (Electricity Transformer Room)
at NKILs 3739 RP (Part) and 4064 RP (Part), Lung Kong Road, Kowloon**
Responses to Departmental Comments

Application No. A/K10/277

Departmental Comments	Responses
(iii) Please provide the service areas of both the existing Sub-station and the proposed transformer room, and clarify whether the proposed transformer room will also serve the future redevelopment area of the Nga Tsin Wai Road/Carpenter Road Development Scheme;	As advised by CLP, the service area of the existing sub-station is broadly bounded by Tak Ku Ling Road in the east, Nga Tsin Wai Road in the south, Fuk Lo Tsuen Road to the west and Carpenter Road in the North. The proposed transformer room will continue serve the same service area upon completion. For the future redevelopment area of the KC-017 Development Scheme, separate transformer room(s) will be provided to serve the future redevelopment.
(iv) Further to item (iii) above, please clarify whether the service area will change (increase or decrease, if so) after reprovisioning. If the service area is to be reduced with the proposed transformer room, please elaborate how an uninterrupted service to the remaining area that will be affected by the subject relocation shall be maintained in the long run; and	The service area will remain the same per our response in comment (iii) above.
(v) According to the notional scheme/proposal submitted by the URA for the consideration of the DSP, the subject Site was part of the main pedestrian circulation on the landscape design concept. Please clarify whether the proposed transformer room shall adversely affect pedestrian circulation in this regard; and if so, whether any mitigation measures shall be proposed.	The notional scheme/ proposal submitted for consideration of the DSP was for indicative only. The preliminary landscape design concept, including the pedestrian circulation, for the KC-017 Development Scheme will be further developed at the detailed design stage.
<i>Received via email from TP/K10, DPO/K dated 10 January 2025</i>	
Please clarify if there are any proposed mitigation measures in view of the limited separation from the adjacent Medical Clinic of Lok Sin Tong, where appropriate.	Please be advised that the proposed transformer no adverse impact on the adjacent clinic or its operations are anticipated. Therefore, no mitigation measures will be proposed.

Application No. A/K10/277

Replacement Page of Application Form

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間
Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023) 擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月) (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any)) (申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份) <u>2030 / 2031.</u> (Subject to the implementation programme of the new GIC Complex. Please refer to P.11 for details)

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排		
Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input checked="" type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD) that if the application is approved by the Town Planning Board, and subject to the Lots being resumed and reverted to the Government for implementation of the Scheme, CLP Power Hong Kong Ltd. has to apply to LandsD for the grant of the Site to implement the proposal. However, there is no guarantee that such application will be approved. Such application, if received, will be considered by LandsD acting in its capacity as the landlord at its sole discretion. If the application is approved, it will be subject to such terms and conditions including payment of premium or rent and administrative fee as may be imposed by LandsD;
- (b) to note the comments of the Director of Fire Services (D of FS) that
 - (i) water supplies for firefighting and fire service installations shall be provided to the satisfaction of D of FS; and
 - (ii) detailed fire services requirements will be formulated upon receipt of a formal submission of Short Term Tenancy/Short Term Waiver, general building plans or referral of application via relevant licensing authority. Furthermore, the emergency vehicular access (EVA) provision in the captioned work shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Building Authority; and
- (c) 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 planning submission should approach the electricity supplier (i.e. CLP Power Hong Kong Ltd.) 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.