

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K10/277

- Applicant** : Urban Renewal Authority (URA)
- Site** : New Kowloon Inland Lots (NKIL) 3739 RP (Part) and 4064 RP (Part), Kowloon City, Kowloon
- Site Area** : About 58m²
- Lease** : NKIL 3739 RP (Part) and 4064 RP (Part) held under the Government lease dated 25.6.1959 subject to the following restrictions:
- (a) not to use for industrial purposes;
 - (b) not to erect any factory buildings; and
 - (c) not to erect more than one house.
- Plan** : Approved URA Nga Tsin Wai Road/Carpenter Road Development Scheme Plan (DSP) No. S/K10/URA3/2
- Zoning** : “Sub-area (2)” of “Residential (Group A)” (“R(A)”)
- (a) maximum domestic and non-domestic gross floor area (GFA) of 202,416m² and 23,302m² respectively, or the domestic and/or non-domestic GFA(s) of the existing building, whichever is the greater; and
 - (b) maximum building height (BH) of 160mPD or the height of the existing building, whichever is the greater.
- Application** : Proposed Public Utility Installation (Electricity Transformer Room)

1. The Proposal

- 1.1 The Urban Renewal Authority (URA), the applicant, seeks planning permission for a proposed Public Utility Installation (Electricity Transformer Room) at the application site (the Site), which falls within an area designated “Sub-area (2)” of a “R(A)” zone on the approved URA Nga Tsin Wai Road/Carpenter Road DSP No. S/K10/URA3/2 (**Plan A-1**). According to the Notes of the DSP for “R(A)” zone, ‘Public Utility Installation’ (‘PUI’) use is a Column 2 use which requires planning permission from the Town Planning Board (TPB).
- 1.2 The Development Scheme of the DSP intends to achieve a holistic re-planning of land uses in the Nga Tsin Wai Road/Carpenter Road area through non in-situ redevelopment of various Government, institution and community (GIC) facilities, restructuring of

existing GIC sites with adjoining urban fabric for comprehensive residential and commercial development. According to the applicant, the proposed electricity transformer room is to re-provision the existing Carpenter Road Park 'B' Substation (the existing Substation) to the north of Carpenter Road (**Plan A-2**) to facilitate implementation of the comprehensive redevelopment proposal (**Plan A-1b**). The "Government, Institution or Community" ("G/IC") site covering the existing Substation is planned for a new GIC complex targeted to be completed by 2031. To ensure an uninterrupted service to the nearby Kowloon City area, the existing Substation will continue to operate during the construction of the GIC complex, and will only be decommissioned and demolished once the proposed electricity transformer room, which will serve the same service area of the existing Substation, is fully operational in 2030/2031.

- 1.3 The proposed electricity transformer room is a single storey structure to be structurally isolated from future development. With a dimension of about 8.7m (length) x 6.6m (width) x 5.2m (height), it will accommodate a 11kV/380V transformer, a 11kV switchgear, a low voltage board and associated accessories. Its site area is about 58m². An excavation of land of not more than 26m² in area within the Site and about 1.4m in depth will be required for the construction of the proposed electricity transformer room and the installation of underground cables. No car parking and loading/unloading area will be provided. The design measures are stated in paragraph 2(d) below. Section and layout plans provided by the applicant are at **Drawing A-1**.
- 1.4 In support of the application, the applicant has submitted the following documents:
 - (a) Application form with supplementary figures received on 25.11.2024 (**Appendix I**)
 - (b) Supplementary Information received on 29.11.2024 (**Appendix Ia**)
 - (c) Further Information (FI) received on 14.1.2025* (**Appendix Ib**)

** accepted and exempted from publication and recounting requirements*

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application provided in **Appendices I and Ib** are summarized as follows:

- (a) the relocation of the existing Substation is to ensure timely implementation of the planned GIC complex to the north of Carpenter Road and continue electricity service for the nearby Kowloon City area;
- (b) having considered the servicing distance and coverage, the Site is technically feasible and suitable for provision of a new electricity transformer room, as confirmed by CLP Power Hong Kong Ltd. (CLP);
- (c) no operation or maintenance space is required outside the proposed electricity transformer room as it will be structurally isolated from future development; and
- (d) as the proposed electricity transformer room is enclosed with fireproof design and relatively small in scale, no car parking and loading/unloading area will be provided,

and no environmental and traffic impacts shall be generated. Also, no adverse impact to the adjacent Medical Clinic of Lok Sin Tong is anticipated.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not the “current land owner” but has complied with the requirements as set out in the TPB Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by notifying the land owner(s). Detailed information would be deposited at the meeting for Members’ inspection.

4. Previous Application

There is no previous planning application at the Site.

5. Similar Application

There is no similar application within the DSP and the approved Ma Tau Kok Outline Zoning Plan No. S/K10/30.

6. The Site and Its Surrounding Areas (Plans A-1 to A-2 and Site Photos on Plan A-4)

6.1 The Site

- (a) is currently occupied by an existing residential building with shops on its ground floor and the building thereat will be demolished for the development of the proposed electricity transformer room; and
- (b) abuts Lung Kong Road, and falls within the proposed pedestrian circulation space under URA’s notional scheme (**Plan A-3**) linking Lung Kong Road with the proposed pedestrian avenue at Nam Kok Road.

6.2 The surrounding areas have the following characteristics:

- (a) to its immediate north is the Medical Clinic of Lok Sin Tong and former Lok Sin Tong Primary School;
- (b) to its east across Lung Kong Road is a GIC cluster including the Kowloon City Christian’s Church Cornerstone Education Centre, a refuse collection point and Kowloon City Exchange and Kowloon City Post Office; and
- (c) to its immediate south and west are currently residential developments which falls within the same proposed URA’s residential redevelopment project and the same “R(A)” zone. The electricity transformer room will be adjacent to the proposed residential towers over podium comprising commercial, GIC and residents’ recreational facilities under URA’s notional scheme (**Plan A-3**).

7. **Planning Intention**

The area designated “Sub-area (2)” of “R(A)” zone is intended for high-density residential developments, with the provision of underground public vehicle park, commercial facilities, GIC facilities and at-grade landscape diversified space.

8. **Comments from Relevant Government Bureau/Departments**

8.1 The following Government departments have been consulted and their views on the application are summarized as follows:

Land Administration

8.1.1 Comments of the District Lands Officer/Kowloon East, Lands Department (DLO/KE of LandsD):

- (a) the Site is within the remaining portion of NKIL 3739 and the remaining portion of NKIL 4064 (the Lots), which are held under respective Government Lease dated 25.6.1959, subject to, among others, the following salient development restrictions:
 - (i) not to use for industrial purpose;
 - (ii) not to erect any factory building; and
 - (iii) not to erect more than one house;
- (b) it is also noted that the Lots fall within the project boundary of the URA Nga Tsin Wai Road/Carpenter Road Development Scheme, and the proposed erection of a transformer room at the Site is to facilitate reprovisioning of the existing electric Substation at Carpenter Road, which forms part of the site planned for development of a new GIC complex under the Development Scheme; and
- (c) his advisory comments are at **Appendix II**.

Traffic

8.1.2 Comments of the Commissioner for Transport (C for T):

noting there will be no vehicular access to the Site and no on-street parking spaces will be affected due to the application, he has no adverse comment on the application from traffic engineering perspective.

Electricity Safety

8.1.3 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) no comment from electricity supply safety aspect; and
- (b) his advisory comments are at **Appendix II**.

Urban Design

8.1.4 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L of PlanD):

the Site with an area of about 58m², is located in the northeastern edge of a planned high-rise residential cluster zoned “Sub-area (2)” of “R(A)” on the DSP with a BH restriction of 160mPD. Its immediate locality currently mainly comprises low-rise GIC facilities, and residential tenement blocks which are generally zoned “R(A)2” intended for residential development with a BH restriction of 80mPD. Given its scale and site context, the proposed development will unlikely induce any significant adverse visual impact on the surrounding area.

Fire Safety

8.1.5 Comments of the Director of Fire Services (D of FS):

- (a) no comment on the application subject to water supplies for firefighting and fire service installations being provided to his satisfaction under regulatory regimes; and
- (b) his advisory comments are at **Appendix II**.

8.2 The following government departments have no comments/no objection to the application:

- (a) Commissioner of Police (C of P);
- (b) Chief Engineer/ Mainland South, Drainage Services Department (CE/MS of DSD);
- (c) Chief Highway Engineer/Kowloon, Highways Department (CHE/K of HyD);
- (d) Chief Engineer/Construction, Water Supplies Department (CE/Construction of WSD);
- (e) Director of Environmental Protection (DEP);
- (f) Department of Health;
- (g) Project Manager (East), Civil Engineering and Development Department (PM(E) of CEDD);
- (h) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO) of CEDD); and
- (i) District Officer (Kowloon City), Home Affairs Department.

9. Public Comments Received During Statutory Publication Period

During the statutory public inspection period, no public comment was received.

10. Planning Considerations and Assessments

- 10.1 The application is to seek planning permission for a proposed electricity transformer room to re-provision the existing Substation at Carpenter Road to make way for a planned GIC complex which is an integral part of the Nga Tsin Wai Road/Carpenter Road Development Scheme formulated by URA. The Site falls within an area zoned

“R(A)” on the DSP (**Plan A-1b**), which will be comprehensively redeveloped for high density residential use. The proposed electricity transformer room will only occupy a small area of about 58m² at the north-eastern corner of this “R(A)” site, and that corner is within the proposed pedestrian circulation space under URA’s notional scheme. Its small scale will not undermine the planning intention of the “R(A)” zone and is considered not incompatible with the surrounding areas. On the other hand, its reprovisioning is essential to realise URA’s comprehensive redevelopment plan for the area and ensure uninterrupted electricity services for the Kowloon City area.

- 10.2 The applicant has consulted CLP which confirmed that the Site is technically feasible and suitable for provision of a new electricity transformer room, taking into account the servicing distance and coverage.
- 10.3 In view of the small scale and nature of use, no significant environmental, electricity, fire safety, traffic, as well as urban design and visual impacts to the surrounding area are envisaged. Relevant government departments including DEP, DEMS, D of FS, C for T, CHE/K of HyD and CTP/UD&L of PlanD have no adverse comment on the application.

11. Planning Department’s Views

- 11.1 Based on the assessments made in paragraph 10, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 24.1.2029, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The advisory clauses suggested for Members’ reference are attached at **Appendix II**.
- 11.3 There is no strong reason to recommend rejection of the application.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 12.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

13. Attachments

Appendix I	Application form received on 25.11.2024
Appendix Ia	Supplementary Information received on 29.11.2024
Appendix Ib	FI received on 14.1.2025
Appendix II	Recommended Advisory Clauses

Drawing A-1	Section and Layout Plans
Plan A-1a	Location Plan
Plan A-1b	DSP
Plan A-2	Site Plan
Plan A-3	Preliminary Landscape Design Plan under URA's submission for the TPB's consideration of the DSP (October 2022)
Plan A-4	Site Photos

**PLANNING DEPARTMENT
JANUARY 2025**