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the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 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 Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

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-LYT / 746
	Date Received 收到日期	11 MAR 2021

- 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。

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)

CLP Power Hong Kong Limited 中華電力有限公司

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)

N/A

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)	Government Land in DD 83, Lung Ma Road, Kwan Tei, Fanling
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 11.95 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 11.95 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 11.95 sq.m 平方米 ☒ 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 Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/17
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential Group (C)"("R(C)")
(f) Current use(s) 現時用途	Temporary Public Utility Installation (Package Substation) (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 _____ (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 _____ (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	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☐ year(s) 年 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	sq.m ☐ About 約
Proposed covered land area 擬議有上蓋土地面積	sq.m ☐ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積	sq.m ☐ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Public Utility Installation Package Substation (組合式變電站) (4.96m x 2.41m x 2.991m for the steel enclosure) To house one 1000kVA transformer, one 11kV switchboard, one low voltage distribution board and associated accessories)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
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)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
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)	.....

Proposed operating hours 擬議營運時間 24 Hours			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	☒ 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))	
	No 否	☐ 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)	
(e) 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。)			
(i) 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?	Yes 是	☐ Please provide details 請提供詳情 	
	No 否	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☒	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		Yes 會 ☐ No 不會 ☒
	On traffic 對交通		Yes 會 ☐ No 不會 ☒
	On water supply 對供水		Yes 會 ☐ No 不會 ☒
	On drainage 對排水		Yes 會 ☐ No 不會 ☒
	On slopes 對斜坡		Yes 會 ☐ No 不會 ☒
	Affected by slopes 受斜坡影響		Yes 會 ☐ No 不會 ☒
	Landscape Impact 構成景觀影響		Yes 會 ☐ No 不會 ☒
	Tree Felling 砍伐樹木		Yes 會 ☐ No 不會 ☒
	Visual Impact 構成視覺影響		Yes 會 ☐ No 不會 ☒
	Others (Please Specify) 其他 (請列明)		Yes 會 ☐ No 不會 ☒

	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)
.....	
.....	
.....	
.....	
.....	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>NE-LYT</u> / <u>590</u>
(b) Date of approval 獲批給許可的日期	<u>13/05/2016</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>13/05/2021</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Public Utility Installation (Package Substation)
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☒ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： <u>To reinstate the application site to an amenity area</u> Reason(s) for non-compliance: 仍未履行的原因： <u>The installation is not likely to be removed from the application site before the expiration of its planning permission</u> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☒ month(s) 個月 <u>12</u>

7. 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 temporary package substation is required to maintain the electricity supply in the vicinity during the period where the Kwan Tei Substation was decommissioned and the new Queen's Hill Substation was being established. Planning permission for installation of the temporary package substation was granted by TPB on 13 May 2016.

The Queen's Hill Substation has commenced to operate since 2020, the decommissioning of the subject temporary package substation has been initiated. Yet, the said work is longer than expected and the application of excavation permit was submitted to DLO on 7 January 2021. The removal of the subject substation is not likely to be completed before the expiration of its planning permission and the service suspension of the subject substation would be targeted around Nov 2021. Hence, we hereby submit application to TPB to extend the planning permission for 12 months from 13 May 2021.

8. 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 Lands and Buildings Specialist

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

10/02/2021 (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。

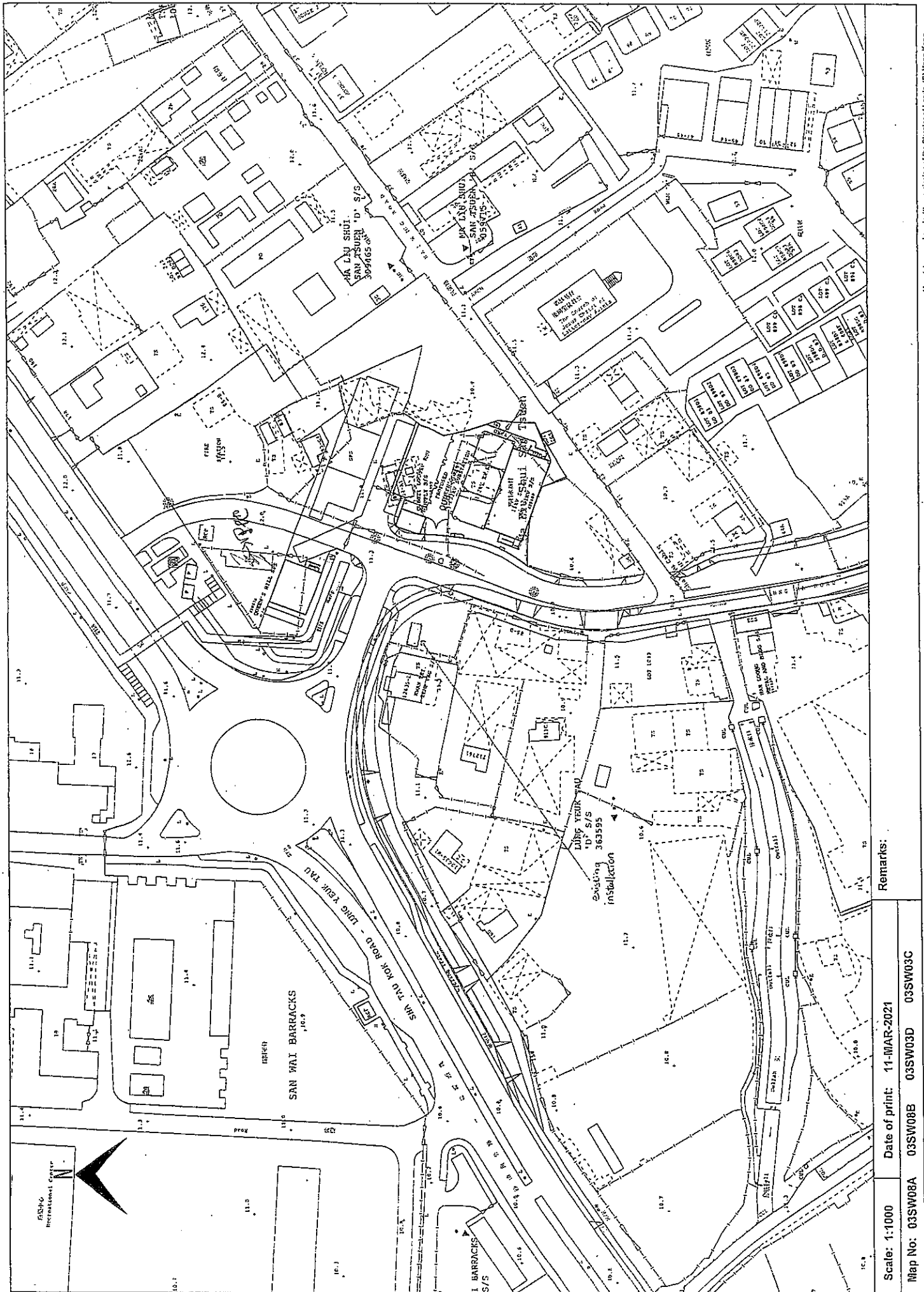
Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning 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)
Location/address 位置/地址	Government Land in DD 83, Lung Ma Road, Kwan Tei, Fanling
Site area 地盤面積	11.95 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 11.95 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/17
Zoning 地帶	"Residential Group (C)" ("R(C)")
Type of Application 申請類別	☐ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____ ☒ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☒ Month(s) 月 12
Applied use/ development 申請用途/發展	Temporary Public Utility Installation (Package Substation)

(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	11.95 ☒ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)	
		1 Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% ☐ About 約		
(v) 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) _____ _____		
	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) _____ _____		

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	☐	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Location Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
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.

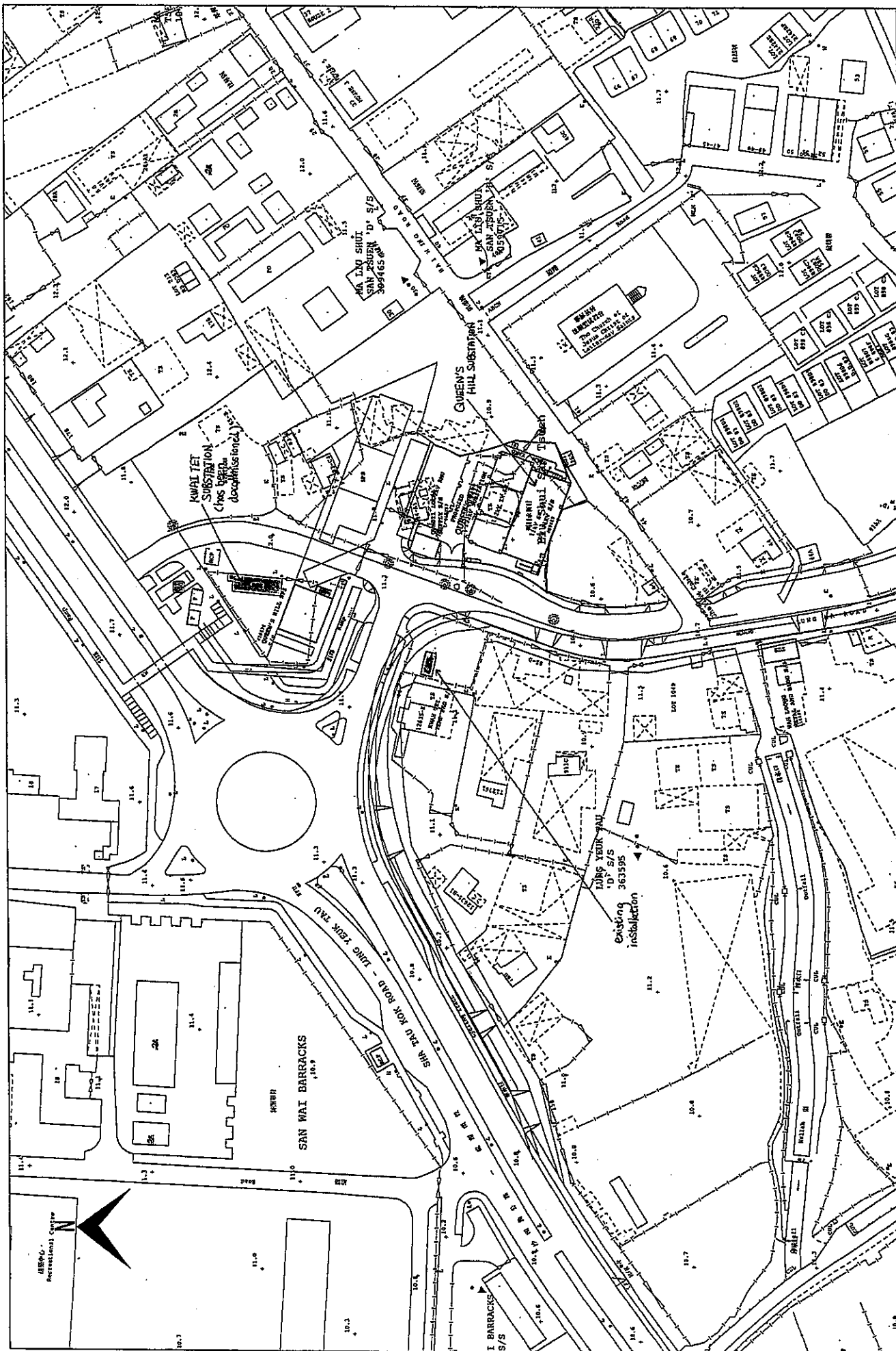
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



Remarks:

Scale: 1:1000 Date of print: 11-MAR-2021

Map No: 03SW08A 03SW08B 03SW03D 03SW03C

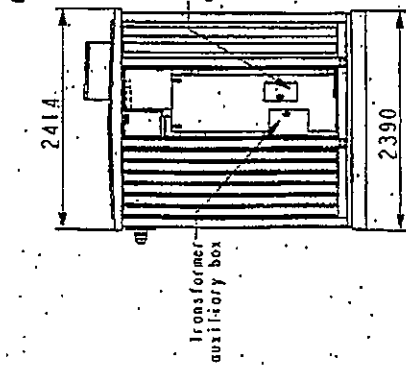


Scale: 1:1000 Date of print: 11-MAR-2021

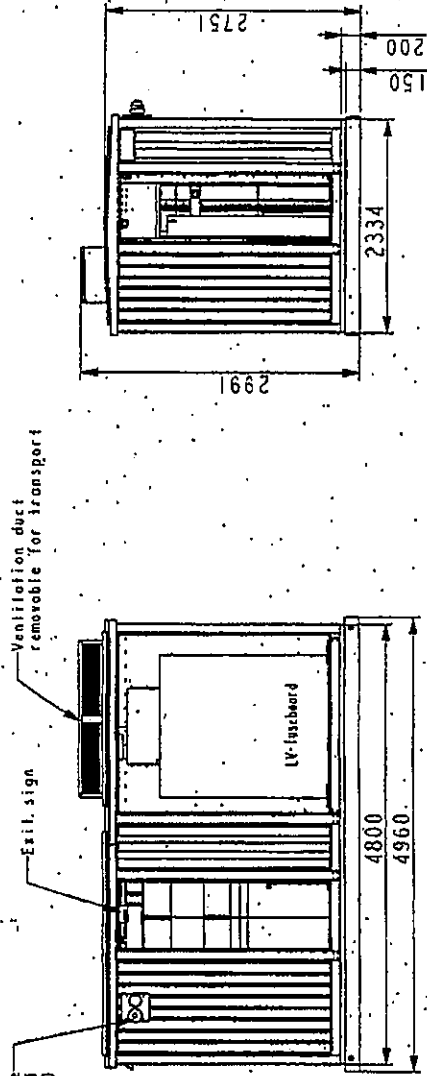
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Remarks:

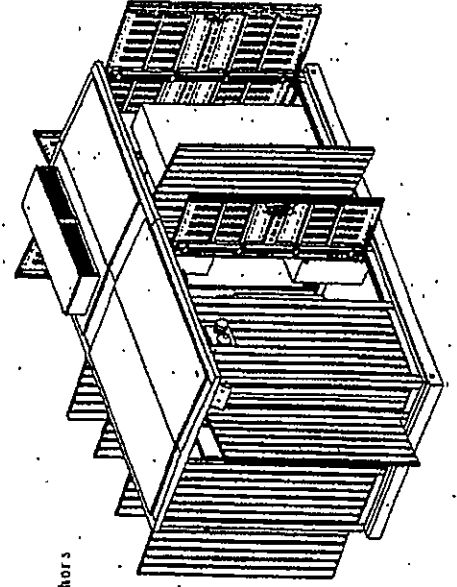
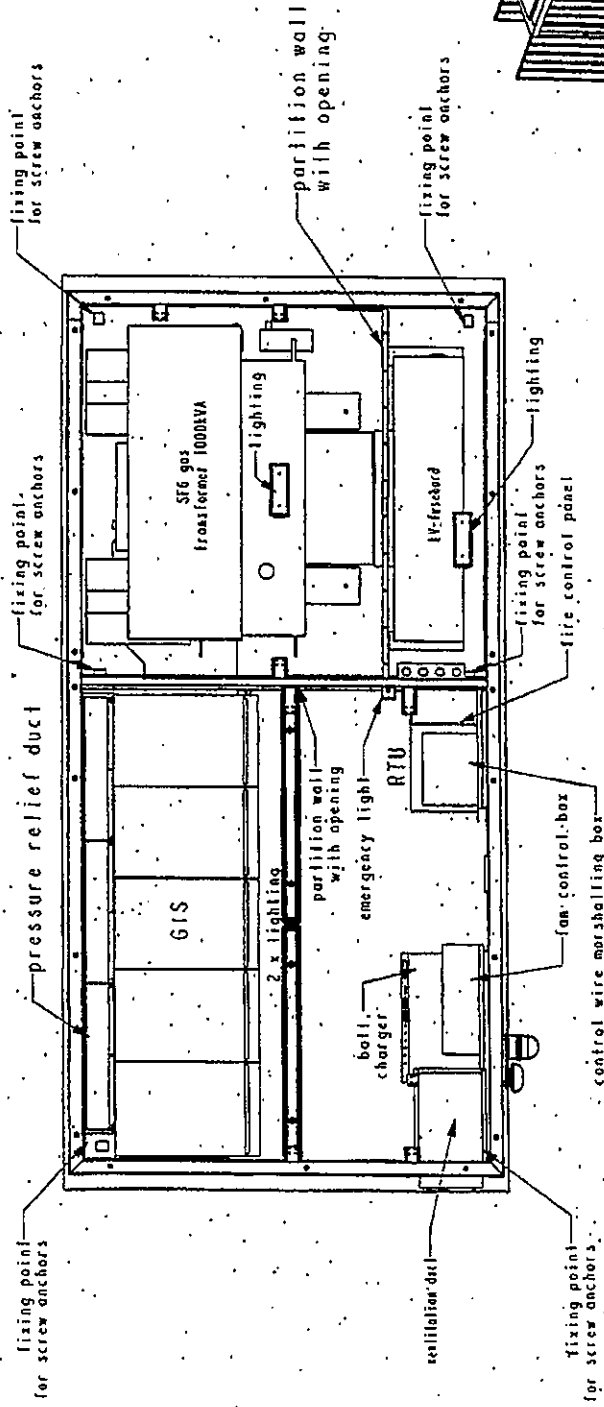
Interior view of S/S TR-compartment



Interior view of S/S HV-compartment



Top view



General Layout Drawing of the Package Substation

CLP Power (Hong Kong) Limited - PSBG - NORTH REGION - EXCAVATION PERMIT



Works: LV/11kV/HV/Pilot/Fiber Optic/OHL-Cable/PVC Ducts Laying at

Location: NR. LUNG MA ROAD O/S MA LIU SHUI SAN TSUEN

Map No: WBS/VO/IO No.: SS-200654-422

Request Engineer: Luk Siu Ming

Region/TD: NORTH REGION OC/Area: SS

Contractor: Kum Shing (K.F.) Construction Company Limited

Date: 12.03.2021 Project No: NRSS2021-3860615

Scale: 1:1000 Plan Ref: NRSS2021-3860615-01

Remarks:

SEND TO	NO. OF COPIES	NAME OF OFFICE (FOR APPROVAL)	DATE PERMISSION RECEIVED	COMMENCEMENT DATE	DURATION OF ROAD EXCAVATION	END DATE	NO. OF WORKING DAYS
	1	District Lands Office (North)		26.04.2021	183	25.10.2021	150

ITEM	DESCRIPTION	LENGTH (M)	WIDTH (M)	DEPTH (M)	LOCATION	No. of Lane
1	11kV Cable Disconnection	8.00	1.00	1.20	Government Land	

Streamlined Factor:	Temporary checking after working hours	Major traffic arrangement requirement	Working time restriction	Rainy	Hard Rock Factors	Congested underground installations	Steep road/ staircase
Item:							
1	N	N	NIL	N	NIL	N	N

OC/Area: SS	Requester: Luk Siu Ming Date Requested: 07.01.2021	CLP Responsible Engineer: Wong Wai Kit Date Endorsed: 11.01.2021	Team Leader: Yuen Tak Chau Date Approved:
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PERMIT APPLICATION		Please tick appropriate box:		Project Ref.:	NRSS2021-3860615
		☐ New permit	☐ Covering Permit	Plan Ref.:	NRSS2021-3860615-01
Job Description				HIGHWAYS PERMIT No.	
11KV CABLE DISCONNECTION NR. LUNG MA ROAD O/S MA LIU SHUI SAN TSUEN					

PLEASE INFORM:-

SEND TO	No.	NAME OF OFFICE (FOR APPROVAL)	DATE PERMISSION RECEIVED	SEND TO	No.	NAME OF OFFICE (FOR INFORMATION)	SEND TO	No.	NAME OF OFFICE (INTERNAL)
	0	Highways Department (N.T.)			2	TTM Police/Traffic Regional HQ (N.T.) & Transport Dept.	✓	1	CLPP (North Region)
✓	2	District Lands Office (NR)			4	District Lands Office ()		1	Monitoring
	1	Agriculture & Fisheries and Conservation Department			1	Towngas Telecom Ltd.		1	Mark-Up
	1	Housing Estate ()			1	Regional Fire Office (N.T.)			Senior Project Engineer - EPD (East)
	1	Leisure & Cultural Services Department / Antiquities & Monuments Office		✓	0	I-Cable Communication Ltd. (Hong Kong Cable Television Ltd.) (HK Cable Communication Ltd.) (Wharf Cable Ltd.)			Senior Project Engineer - EPD (West)
	1	Civil Engineering and Development Department		✓	0	Water Supplies Dept.			
	1	MTR (East Rail)		✓	0	Drainage Services Dept.			
	1	MTR (West Rail)		✓	0	PCCW			
	1	MTR (Light Rail)		✓	0	Hutchison Global Communications Ltd. (HGC)			
	1	District Office		✓	0	New World Telecom Ltd. (NWT)			
	1	Gas Office Power/GBG (Control Block, BPPS)		✓	0	HK Broadband Network Ltd. (HKBN)			
	1	Home Affairs Bureau		✓	0	H.K. & China Gas Co. Ltd.			
	1	Water Supplies Dept.		✓	0	Wharf T&T Ltd. (New T&T Ltd.)			
	1	Drainage Services Dept. ()		✓	0	Transport Dept.	✓	0	Admin.
	1	KMB		✓	0	HyD (Lighting)	✓	0	Resource
	1	Fairview Park		✓	0	MTR		1	Attach to Project File
	1	Hong Lok Yuen			1	Exxon Mobil		1	R.N. Checking
	1	Reserved for Main Contractor / Sub-Contractor / Private Estate			1	Callex		1	Contractor

Item	Commencement Date	Duration of Road Excavation	Length (M)	Width (M)	Depth (M)	Excavate On
1			8	1.0	1.2	In carriageway / footpaths / lane
2						In carriageway / footpaths / lane
3	26/4/21	6 months				In carriageway / footpaths / lane
4						In carriageway / footpaths / lane
5						In carriageway / footpaths / lane
6						In carriageway / footpaths / lane
7						In carriageway / footpaths / lane
8						In carriageway / footpaths / lane
9						In carriageway / footpaths / lane
10	25/10/21					In carriageway / footpaths / lane
11						In carriageway / footpaths / lane
12						In carriageway / footpaths / lane
13						In carriageway / footpaths / lane

WORK TO BE CARRIED OUT BY		CONTRACTORS NAME		ESTIMATE VALUE TOTAL WORKS		CITA FORM 1		PCFB FORM 1	
		Kum Shing							
☐ CLP		☒ CONTRACTOR		CONTRACT No.		PROJECT CONST. DURATION - 6 MONTHS			

Region / Branch		REQUESTED BY		DATE REQUESTED	
SHEUNG SHUI		WK Wong		7/1/2021	

REMARKS:

J/B

Govt. Dept.	Date Out	Date Recd.	Govt. Permit Ref.	Permit expiry date	Permit Extension		New expiry date	Date R/N	Govt. bill Ref.	Cert by & Date
					Out	Recd.				

Other Util. Ref. & Remarks							
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14 April 2021

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

Attention: The Secretary

Our Ref TD/L10753/2021-04/L&B/CM/PH/150-151.1

中華電力有限公司
CLP Power Hong Kong Limited

地政及屋宇處
Lands & Buildings Branch

香港九龍深水埗福華街 215 號七樓
7/F Shamshui Po Centre, 215 Fuk Wa Street
Kowloon, Hong Kong

傳真 Fax (852) 2678 6820
網址 Website www.clpgroup.com

By Post

Dear Sirs

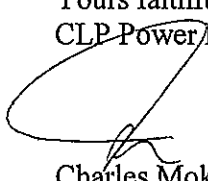
**Planning Application No. A/NE-LYT/590
Proposed Temporary Public Utility Installation (Package Substation)
at Lung Ma Road, Kwan Tei, Fanling**

We refer to our previous tele-conversation and emails with your Ms. Sandy Yik regarding the captioned.

We submit herewith the supplementary information of the captioned application for your information and handling. Given the planning permission will expire on 13/5/2021, we assume the submission of the attached documents would not affect the extension application.

Should you require further information, please contact the undersigned at 2678 6330 or our Mr. Peter Hui at 2678 6217.

Yours faithfully
CLP Power Hong Kong Limited


Charles Mok
Senior Lands and Buildings Specialist

Encl.
cm/ph

7. 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 temporary package substation is required to maintain the electricity supply in the vicinity during the period where the Kwan Tei Substation was decommissioned (portion of the Lot was surrendered to the Government in September 2017) and the new Queen's Hill Substation was being established. Planning permission for installation of the temporary package substation was granted by TPB on 13 May 2016.

As the temporary substation is still in operation to provide services to a few customers in the vicinity and the cable reconnection works from the said customers to the new Queen's Hill Substation is taking longer than expected, the removal of the subject station is not likely to be completed before the expiration of its planning permission. The application of excavation permit was submitted to DLO on 7 January 2021 targeted to be commenced around end of April 2021 and the service suspension of the subject substation would be targeted around Nov 2021. No changes have been made to the subject substation of its layout and proposed use in accordance with our submitted proposal dated 16 August 2016.

In view of the above, we hereby submit application to TPB to extend the planning permission for 12 months from 13 May 2021.

The installation of package substation in villages to provide electricity supply is widely adopted for many years and there is no compliant record of nuisances received. Package substation is proved to be safe equipment and would not impose any side effect to the residents in vicinity. We would emphasize that the equipment installed inside the package substation is all in full compliance with the guidelines issued by International Commission on Non-ionising Radiation Protection (ICNIRP). HKSAR Government also makes reference to these guidelines. At present, the scientific research and the evidence could not prove the electromagnetic field and health with direct relations.

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-LYT/590
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2696 2377

By Post and Fax (No. 2678 6820)

CLP Power Hong Kong Ltd.
7/F, Property Branch
Shamshuipo Centre
215 Fuk Wa Street
Kowloon
(Attn: Mr. Eric TSANG)

Received					
EPD / Property					
19 SEP 2016					
PM	APM	APM	APM	Val	PM
-PSBG	-GBG & Comm	-MACS & Corp	-Wayl		

14 September 2016

Dear Mr. Tsang,

**Proposed Temporary Public Utility Installation (Package Substation)
for a Period of 5 Years in "Residential (Group C)" Zone,
Government Land in D.D.83, Lung Ma Road, Kwan Tei, Fanling**

(Compliance with Approval Condition (a) under Application No. A/NE-LYT/590)

I refer to your submission dated 16.8.2016 for compliance with approval condition (a) of the captioned planning permission which was granted by the Rural and New Town Planning Committee of Town Planning Board with conditions on 13.5.2016.

The Director of Fire Services (Contact Person: Mr. NG Shiu-yan; Tel: 2733 7735) has reviewed your submission and has no comment on the proposals for water supplies for fire-fighting and fire service installations. In view of the above, approval condition (a) in relation to the submission of proposals for water supplies for fire-fighting and fire service installations has been complied with. Please proceed to implement the accepted proposals for compliance with approval condition (b). In order to facilitate compliance checking, you are reminded to inform this office and submit three sets of photographs of the completed works upon completion.

Should you have any enquiries, please feel free to contact Ms Jacqueline C.P. CHEUK of this department at 2158 6229.

Yours faithfully,



(C. K. SOH)
for and on behalf of
Director of Planning

16 August 2016

Sha Tin, Tai Po & North District Planning Office
Planning Department
13/F, Sha Tin Government Offices
1 Sheung Wo Che Road
Sha Tin, N.T.

中華電力有限公司
CLP Power Hong Kong Limited

物業處
Property Branch

香港九龍深水埗福華街215號七樓
7/F Shamshui Po Centre, 215 Fuk Wa Street
Kowloon, Hong Kong

傳真 Fax (852) 2678 6820
網址 Website www.clpgroup.com

Our Ref L/158171/16-08/150-151.1 ET/CM
Your Ref TPB/A/NE-LYT/590

Dear Sirs

Application No. A/NE-LYT/590
Compliance with Approval Condition (a)
Proposed Package Substation at Lung Ma Road, Kwan Tei, Fanling

With reference to the approval letter for the planning permission on 27 May 2016, we are pleased to submit the following information and drawings for your consideration under the approval condition (a) regarding the provisions of fire service installations and water supplies for firefighting :

1. Substation layout (as shown on the attached General Layout Drawing) (Annex 1)
The proposed package substation, of 4.96m x 2.41m with about 3m height, is prefabricated design and totally enclosed to accommodate the required equipment. It is of unmanned design, maintenance free and made of fireproof materials.
2. Water supplies for fire-fighting
In case of emergency situation, water supplies for fire-fighting can be obtained from one existing fire hydrant in the vicinity as shown on the attached location plan (Annex 2).
3. Fire service installations
 - (a) Layout of Fire Alarm Equipment: Drg. No. T-SDD-53240-D-SMS-1270-01-A (Annex 3); and
 - (b) Layout of Fire Detection and Alarm System and Schematic Diagram: Drg. No. T-SDD-53240-D-SMS -1271-01-S (Annex 4).

You may note from the above plans that emergency lighting and exit sign will be installed in our package substation and a 4.5kg CO2 fire extinguisher will be provided therein. Please also note the details of the fire detection system as illustrated in the enclosed Schematic Diagram.

We would like to take this opportunity to advise that general building plans submission of package substation installation on Government land would not be processed by the Buildings Department (BD) due to its land status. A reference case at San Hui Tusen package substation installation is provided herewith for your reference with a copy of BD's letter dated 12 April 2006 (Annex 5) enclosed. As stated, the submission would be considered if a Short Term Tenancy is granted by District Lands Office. However, this is not applicable to our package



substation installation which is covered by the mechanism of Block Licence with site area of less than 12m². As such, no general building plans submission shall be made for the package substation of same size at Government land.

Your early approval will be highly appreciated. Should you have any problems, please feel free to contact the undersigned at 2678 6329 or our Mr. Charles Mok at 2678 6330.

Yours faithfully
CLP Power Hong Kong Limited



Eric Tsang
Property Manager
Encl.
et:cm

c.c. FSD/Planning Group – w/e



PROPOSED SITE LOCATION
FOR PACKAGE SUBSTATION
AT LUNG MA ROAD
FANLING

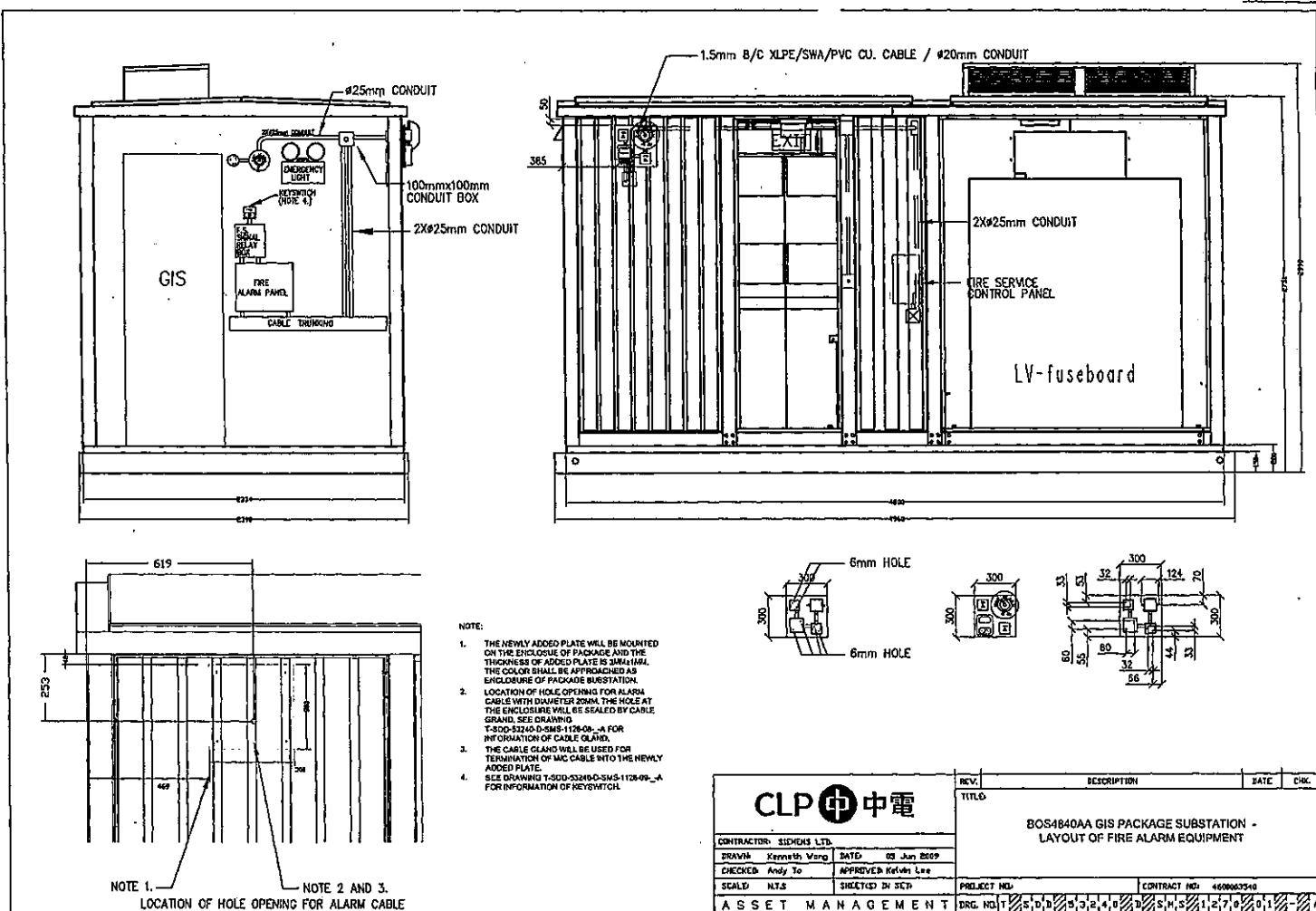
N-GD-2016-0005

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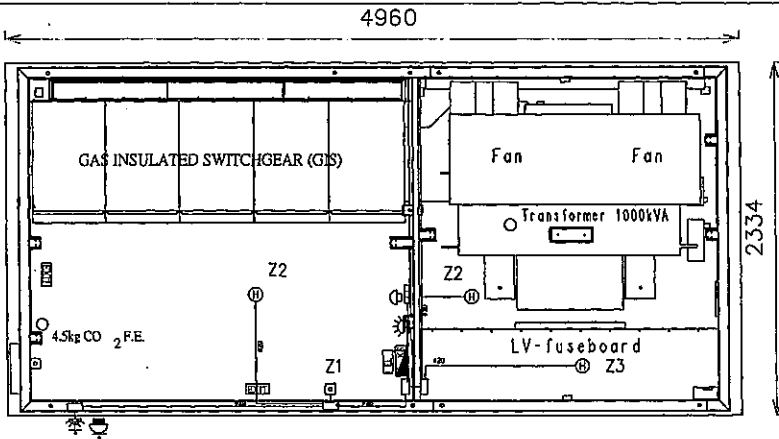
DRAWN:	NL LAU	DATE:	12-FEB-2016
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APPROVED:	MAP NO:	03SW08B
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CLP 中電



REV.		DESCRIPTION	DATE	CHK.
TITLE		BOS4840AA GIS PACKAGE SUBSTATION - LAYOUT OF FIRE ALARM EQUIPMENT		
CONTRACTOR: SICHUIS LTD.		PROJECT NO.		
DRAWN: Kenneth Wong		DATE: 03 Jun 2009		
CHECKED: Andy To		APPROVED: Kelvin Lee		
SCALE: N.T.S.		SHEETED IN SET		
ASSET MANAGEMENT		CONTRACT NO: 4608063540		



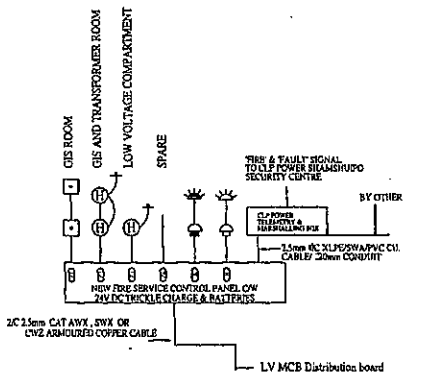
NOTES FOR FIRE SERVICES REQUIREMENT:

1. AUTOMATIC DETECTION SYSTEM TO BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF FIRE SERVICES DEPARTMENT (EQUIPMENT) AND BS5839-1:2002 + A2:2008 (INSTALLATION WORKS)
2. 4.5KG CO2 FIRE EXTINGUISHER TO BE PROVIDED AS INDICATED ON PLAN
3. FIRE DETECTION AND MANUAL CALL POINT SHALL BE PROVIDED FOR THE PACKAGE SUBSTATION WHICH ARE BEING CONNECTED BY CLP POWER'S TELEMETRY LINK TO CLP POWER'S SHAMSHUIPO SECURITY CONTROL CENTRE SUBJECT TO A HOT LINE, "CLP SSP" BEING MAINTAINED BETWEEN THE SECURITY CONTROL CENTRE AND FIRE SERVICE COMMUNICATION CENTRE. THE CLP POWER'S TAIPO SYSTEM CONTROL CENTRE WILL SERVE AS A BACKUP COMMUNICATION CHANNEL BETWEEN FSD AND CLP POWER CONTROL VIA THE "CLP TPO" HOT LINE. BOTH CLP POWER CONTROL CENTRES ARE MANNED CONTINUOUSLY BY QUALIFIED PERSONNEL
4. ELECTRICAL CIRCUITS TO BE PROTECTED BY MINIATURE CIRCUIT BREAKERS IN LIEU OF CONVENTIONAL RE-WIRABLE FUSES
5. MANUAL FIRE ALARM SYSTEM SHALL BE PROVIDED
6. THIS PACKAGE SUBSTATION IS TO BE UNMANNED
7. ALL EXIT SIGNS AS INDICATED ON PLAN ARE TO BE ENGLISH AND CHINESE CHARACTERS OF NOT LESS THAN 180MM HIGH 10MM WIDE AND INTERNALLY ILLUMINATED
8. EMERGENCY LIGHTING SHALL BE PROVIDED
9. DUAL POWER SUPPLIES FROM TWO HV FEEDERS SHALL BE PROVIDED

LEGEND

- ⊙ HEAT DETECTOR
- MANUAL CALL POINT
- ⊙ 150 mm ALARM BELL
- ⊙ 200 mm ALARM BELL
- ⊙ RED FLASHING LIGHT
- ⊙ RED FLASHING LIGHT WATERPROOF TYPE
- ⊙ FIRE SERVICE CONTROL PANEL

- 4.5kg CO2 F.E. 4.5kg CO2 F.E.
- REMOTE INDICATOR FOR DETECTOR
- Z1 ZONE 1
- Z2 ZONE 2
- Z3 ZONE 3
- ELV EMERGENCY LIGHT
- EXIT EXIT SIGN
- KS KEYSWITCH



SCHEMATIC DIAGRAM FOR FIRE DETECTION AND ALARM SYSTEM

CLP 中電

REV.	DESCRIPTION	DATE	CHK.												
1	BOS4840AA GIS PACKAGE SUBSTATION - LAYOUT OF FIRE DETECTION AND ALARM SYSTEM AND SCHEMATIC DIAGRAM														
<table border="1"> <tr> <td>CONTRACTOR: SIEMENS LTD.</td> <td>DATE: 05 Jun 2009</td> <td>PROJECT NO:</td> <td>CONTRACT NO: 4902001540</td> </tr> <tr> <td>DRAWN: Kenneth Wong</td> <td>CHECKED: Anthony Kwan</td> <td>APPROVED: Edwin Lee</td> <td></td> </tr> <tr> <td>SCALE: 1:50 (AS SHOWN)</td> <td>SHEETED IN SET:</td> <td></td> <td></td> </tr> </table>				CONTRACTOR: SIEMENS LTD.	DATE: 05 Jun 2009	PROJECT NO:	CONTRACT NO: 4902001540	DRAWN: Kenneth Wong	CHECKED: Anthony Kwan	APPROVED: Edwin Lee		SCALE: 1:50 (AS SHOWN)	SHEETED IN SET:		
CONTRACTOR: SIEMENS LTD.	DATE: 05 Jun 2009	PROJECT NO:	CONTRACT NO: 4902001540												
DRAWN: Kenneth Wong	CHECKED: Anthony Kwan	APPROVED: Edwin Lee													
SCALE: 1:50 (AS SHOWN)	SHEETED IN SET:														
ASSET MANAGEMENT															



編字 12/4

YOUR REF 來函編號:
 OUR REF 本署檔號: **BD 2/9019/06**
 FAX 圖文傳真: **2845 1559**
 TEL 電話: **2626 1427**
 www.info.gov.hk/bd

Mr. FUNG Chi-ho
 6/F., Shamshuipo Centre,
 215 Fuk Wa Street,
 Kowloon.

12 April, 2006

(30)

Dear Sir,

11kV Package Electrical Equipment
San Hui Tsuen, Tuen Mun - 19/MAT/76 & 72/MPG/74

I refer to your applications dated both received on 13 February, 2006 for approval of proposals in respect of BUILDING and FOUNDATION STRUCTURE.

2. Your applications will not be processed by this Department since the subject site is now Government land and any building proposal on Government land is exempted building works under Buildings Ordinance section 41(1).

3. Your proposal will be processed if a Short Term Tenancy is granted by the District Lands Officer/Tuen Mun.

4. With the exception of one set of plans which I will retain for record purposes, the remaining copies of your submission are returned herewith.

Yours sincerely,

c.c. CLP Power Hong Kong Ltd
 6/F., Shamshuipo Centre,
 215 Fuk Wa Street,
 Kowloon

D of FS
 DLO/TM, Lands D
 DPO/TMYL, Plan D
 CA/ASC, Arch. SD


 (WONG Kwong-sang)
 Chief Building Surveyor
 for Building Authority

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-LYT/590
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2696 2377

By Post and Fax (No. 2678 6820)

CLP Power Hong Kong Ltd.
7/F, Property Branch
Shamshuipo Centre
215 Fuk Wa Street
Kowloon
(Attn: Mr. Eric TSANG)

Received

EPD / Property					
12 APR 2017					
PM	APM	APM	APM	Val	PM
PSBG	GBG & Comm	MACS & Corp	Wayl		
2/2/17					

11 April 2017

Dear Mr. Tsang,

**Proposed Temporary Public Utility Installation (Package Substation)
for a Period of 5 Years in "Residential (Group C)" Zone,
Government Land in D.D.83, Lung Ma Road, Kwan Tei, Fanling**

(Compliance with Approval Condition (b) under Application No. A/NE-LYT/590)

I refer to your submission dated 13.2.2017 for compliance with approval condition (b) of the captioned planning permission which was granted by the Rural and New Town Planning Committee of Town Planning Board with conditions on 13.5.2016.

The Director of Fire Services (Contact Person: Mr. AU Ting Hin; Tel: 2733 7739) has reviewed your submission and carried out site inspection. He considered that the fire service installations have been installed to his satisfaction. In view of the above, approval condition (b) in relation to the provision of water supplies for fire-fighting and fire service installations has been complied with.

Should you have any enquiries, please feel free to contact Ms Jacqueline C.P. CHEUK of this department at 2158 6229.

Yours faithfully,

(Ms Jessica CHU)

for and on behalf of
Director of Planning

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處編號

Serial Number

30506 055174

Name of Client 顧客姓名

CLP POWER HONG KONG LTD

Address 地址

KWAN TEI TEMP PKG, DD83 LUNG MA RD, Kwan Tei Fanling, NT

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☒ Institutional 社團

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	PORTABLE FE 1PC 5KG CO2	CLP SUBSTATION	CONFORMS WITH FSD REQUIREMENTS	05/02/2021	04/02/2022

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註
300214829_FE Team_TC_KWY_mt
S/S NO. 398469 - 0221

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或

處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

F.S. 251 (Rev. 01/2012)
4f92-02fc-4f1c-2cc8-d91-c378-e6e9-6b0aAuthorized
Signature:
授權人簽署Name:
姓名FSD/RC No.:
消防處註冊號碼Company Name:
公司名稱Telephone:
聯絡電話Date:
日期

YAU KWOK WING

RC3 / 0506

Yau Kwok Wing

27469602

05/02/2021

For FSD
use only

Inspected

Key-In

Verified

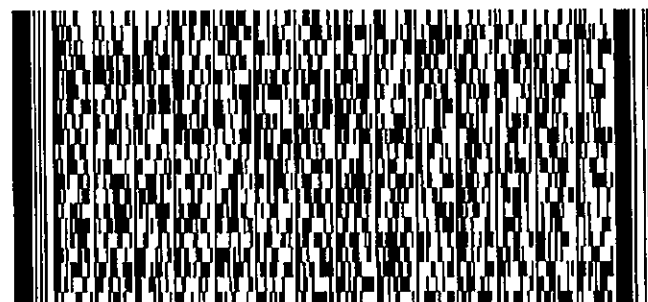
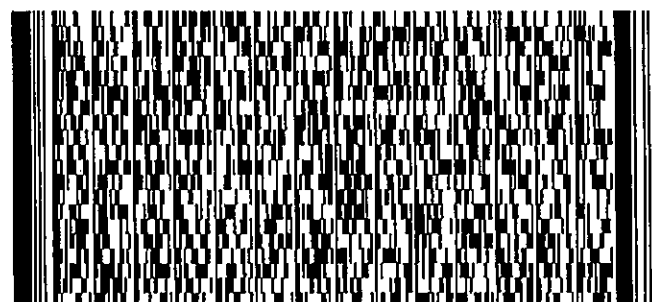
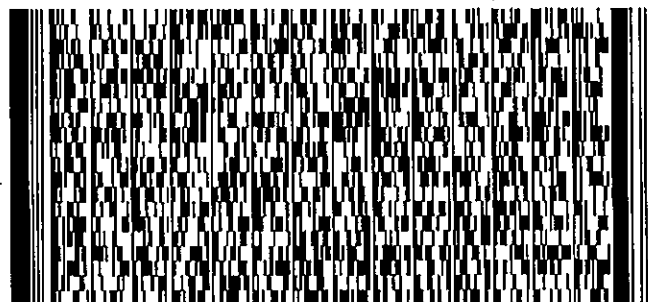
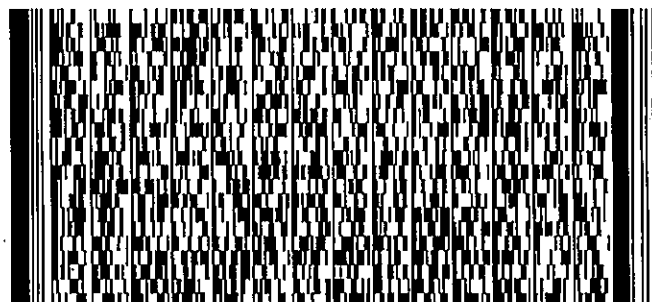
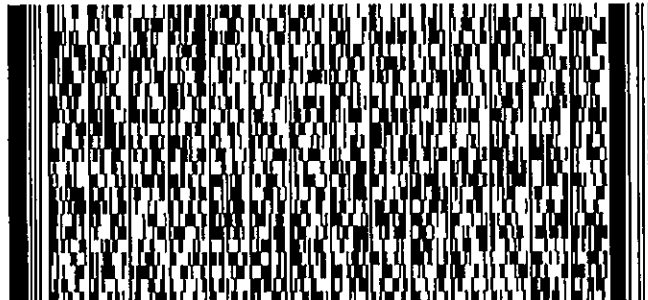
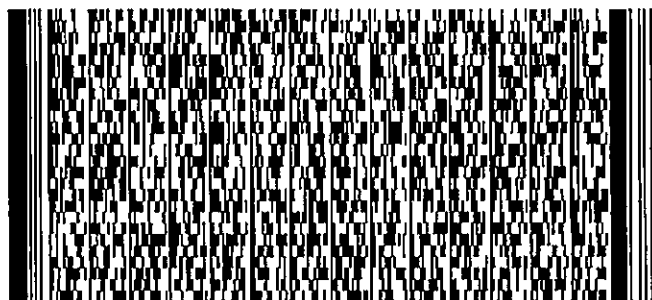
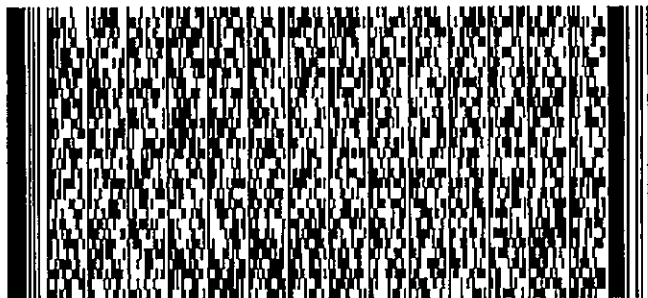
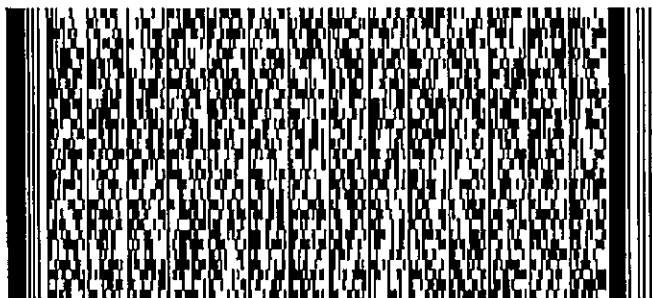


Serial Number

30506055174

Name of Client 顧客姓名

CLP POWER HONG KONG LTD



23 April 2021

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

Attention: The Secretary

Our Ref TD/L10803/2021-04/L&B/CM/PH/150-151.1

中華電力有限公司
CLP Power Hong Kong Limited

地政及屋宇處
Lands & Buildings Branch

香港九龍深水埗福華街 215 號七樓
7/F Shamshui Po Centre, 215 Fuk Wa Street
Kowloon, Hong Kong

傳真 Fax (852) 2678 6820
網址 Website www.clpgroup.com

By Post

Dear Sirs

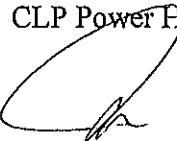
Planning Application No. A/NE-LYT/590
Proposed Temporary Public Utility Installation (Package Substation)
at Lung Ma Road, Kwan Tei, Fanling

We refer to our previous tele-conversation and emails with your Ms. Sandy Yik regarding the captioned.

We submit herewith further supplementary information of the captioned application for your information and handling. Given the planning permission will expire on 13/5/2021, we assume the submission of the attached documents would not affect the extension application.

Should you require further information, please contact the undersigned at 2678 6330 or our Mr. Peter Hui at 2678 6217.

Yours faithfully
CLP Power Hong Kong Limited



Charles Mok
Senior Lands and Buildings Specialist

Encl.
cm/ph



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 Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

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	
	Date Received 收到日期	

- 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。

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)
CLP Power Hong Kong Limited 中華電力有限公司

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)
N/A

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)	Government Land in DD 83, Lung Ma Road, Kwan Tei, Fanling
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 11.95 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 11.95 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	 11.95 sq.m 平方米 ☒ 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 Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/17
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential Group (C)"("R(C)")
(f) Current use(s) 現時用途	Temporary Public Utility Installation (Package Substation) (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 (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 (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**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

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

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☐ year(s) 年☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積sq.m ☐ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Public Utility Installation Package Substation (組合式變電站) (4.96m x 2.41m x 2.991m for the steel enclosure) To house one 1000kVA transformer, one 11kV switchboard, one low voltage distribution board and associated accessories)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

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)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

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)

Proposed operating hours 擬議營運時間 24 Hours			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	☒ 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))	
	No 否	☐ 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)	
(e) 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。)			
(i) 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?	Yes 是	☐ Please provide details 請提供詳情	
	No 否	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☒	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		Yes 會 ☐ No 不會 ☒
	On traffic 對交通		Yes 會 ☐ No 不會 ☒
	On water supply 對供水		Yes 會 ☐ No 不會 ☒
	On drainage 對排水		Yes 會 ☐ No 不會 ☒
	On slopes 對斜坡		Yes 會 ☐ No 不會 ☒
	Affected by slopes 受斜坡影響		Yes 會 ☐ No 不會 ☒
	Landscape Impact 構成景觀影響		Yes 會 ☐ No 不會 ☒
	Tree Felling 砍伐樹木		Yes 會 ☐ No 不會 ☒
	Visual Impact 構成視覺影響		Yes 會 ☐ No 不會 ☒
	Others (Please Specify) 其他 (請列明)		Yes 會 ☐ No 不會 ☒

	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)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>NE-LYT</u> / <u>590</u>
(b) Date of approval 獲批給許可的日期	<u>13/05/2016</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>13/05/2021</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Public Utility Installation (Package Substation)
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☒ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☒ month(s) 個月 <u>12</u>

7. 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 temporary package substation is required to maintain the electricity supply in the vicinity during the period where the Kwan Tei Substation was decommissioned (portion of the Lot was surrendered to the Government in September 2017) for the construction of sewage pumping station and the new Queen's Hill Substation was being established. Planning permission for installation of the temporary package substation was granted by TPB on 13 May 2016.

As the temporary substation is still in operation to provide services in the vicinity due to project delay, the subject substation is required to maintain the electricity supply in the vicinity for a further year. No changes have been made to the subject substation of its layout and proposed use in accordance with our submitted proposal dated 16 August 2016.

In view of the above, we hereby submit application to TPB to extend the planning permission for 12 months from 13 May 2021.

The installation of package substation in villages to provide electricity supply is widely adopted for many years and there is no compliant record of nuisances received. Package substation is proved to be safe equipment and would not impose any side effect to the residents in vicinity. We would emphasize that the equipment installed inside the package substation is all in full compliance with the guidelines issued by International Commission on Non-ionising Radiation Protection (ICNIRP). HKSAR Government also makes reference to these guidelines. At present, the scientific research and the evidence could not prove the electromagnetic field and health with direct relations.

8. 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 Lands and Buildings Specialist

Name in Block Letters

Position (if applicable)

姓名 (請以正楷填寫)

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

10/02/2021 (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。

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)
Location/address 位置/地址	Government Land in DD 83, Lung Ma Road, Kwan Tei, Fanling
Site area 地盤面積	11.95 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 11.95 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/17
Zoning 地帶	"Residential Group (C)" ("R(C)")
Type of Application 申請類別	☐ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____ ☒ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☒ Month(s) 月 12
Applied use/ development 申請用途/發展	Temporary Public Utility Installation (Package Substation)

(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	11.95 ☒ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)	
		1 Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% ☐ About 約		
(v) 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) _____		
	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) _____		

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	☐	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Location Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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。

**Relevant Extract of Town Planning Board Guidelines No. 34C on
“Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development”
(TPB- PG No. 34C)**

1. The relevant assessment criteria for assessing applications include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of the relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal application should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine appropriate approval period, which may be shorter than the time under request.

Previous S.16 Application

Approved Application

Application No.	Uses/ Development	Date of Consideration	Approval Conditions
A/NE-LYT/590	Proposed Temporary Public Utility Installation (Package Substation) for a Period of 5 Years	13.5.2016	A1 – A4

Approval Conditions

- A1 The submission of proposals for water supplies for fire-fighting and fire service installations
- A2 The provision of water supplies for fire-fighting and fire service installations
- A3 Revocation clause
- A4 Reinstatement clause

5 - 1

Appendix IV

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-LYT/746

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

陳志強

「提意見人」姓名/名稱 Name of person/company making this comment

陳志強

簽署 Signature



日期 Date

22 MAR 2021

粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號
電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-LYT/746

粉嶺軍地龍馬路丈量約份第 89 約政府土地

臨時公用業設施裝置(組合式變電站)的規劃許可續期(為期 1 年)

(申請編號：A/NE-LYT/746)

本會頃接該區村民對上述申請提出 強烈反對 意見，希望本會能轉述給貴處，其理由是太近民居，高壓電波極為影響居民的健康，影響生活環境。

懇請 貴署慎重考慮村民憂慮及強烈反對，敬祈亮鑒，至感德便！

此致

規劃署沙田、大埔及
北區規劃專員

粉嶺區鄉事委員會主席



(李國鳳)

敬上

2021 年 3 月 31 日



香港新界粉嶺區鄉事委員會
Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號
電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-LYT/746

粉嶺軍地龍馬路丈量約份第 83 約政府土地

臨時公用業設施裝置(組合式變電站)的規劃許可續期(為期 1 年)

(申請編號：A/NE-LYT/746)

本會頃接該區村民對上述申請提出 強烈反對 意見，希望本會能轉述給貴處，其理由是太近民居，高壓電波極為影響居民的健康，影響生活環境。

懇請 貴署慎重考慮村民憂慮及強烈反對，敬祈亮管，至感德便！

此致

規劃署沙田、大埔及
北區規劃專員

粉嶺區鄉事委員會副主席



劉永安
(劉永安)

敬上

2021 年 3 月 31 日

粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

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敬啟者：

貴處檔號：TPB/A/NE-LYT/746

粉嶺軍地龍馬路丈量約份第 83 約政府土地

臨時公用業設施裝置(組合式變電站)的規劃許可續期(為期 1 年)

(申請編號：A/NE-LYT/746)

本會頃接該區村民對上述申請提出 強烈反對 意見，希望本會能轉述給貴處，其理由是太近民居，高壓電波極為影響居民的健康，影響生活環境。

懇請 貴署慎重考慮村民憂慮及強烈反對，敬祈亮鑒，至感德便！

此致

規劃署沙田、大埔及
北區規劃專員

粉嶺區鄉事委員會副主席



(李廣明)

敬上

2021 年 3 月 31 日