

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

2021年 8月 3 日

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

This document is received on 30 AUG 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-CWBN/67
	Date Received 收到日期	30 AUG 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

### 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 )

Kum Shing(K.F.) Construction Company Limited

### 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)	Near Hang Hau Wing Lung Road (Government land in D.D. 238)
(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 113 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 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)	113 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	S/SK-CWBN/6
(e) Land use zone(s) involved 涉及的土地用途地帶	CA Zone
(f) Current use(s) 現時用途	Concrete footway  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

---



---



---



---

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**

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道
	<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
	<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
	<input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 23 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... 1.2 ..... m 米 <input type="checkbox"/> About 約
	(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))
(b) Intended use/development 有意進行的用途/發展	Public utility installation - underground cable laying, pole erection, excavation of land

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

(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置		
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	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		
	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)
	Underground cable	2	4m (L) x 1m (W) x 1m (D) (Item 1) ✓
Pole Erection with Pole mounted transformer	1	2m (L) x 1m (W) x 10.5m (H) (Item 6)	
Underground cable	1	17m (L) x 1m (W) x 1m (D)(Item5) ✓	
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			



**(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 地積比率限制 From 由 ..... to 至 .....  
☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %  
☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
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 非建築用地限制 From 由 .....m to 至 ..... m  
☐ 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)

January 2022

## 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行车通道安排

<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>.....</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>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>

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input checked="" type="checkbox"/> No 不會 <input type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>



**10. Justifications 理由**

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

Refer to the email from CLP Operating Branch and reply letter from the estate management office of Billows Villa, the customer expressed concerns about distributing LV supply from Billows Villa Substation to other external customers. It is necessary to reinforce the cable network at Hang Hau Wing Lung Road.

Therefore, this project is prepared to install a pole-mounted transformer and transfer the external customer LV loads of Billows Villa substation to the new Pole mounted transformer.

Works to be carried out are described as follow:

- install an H-pole with pole mounted transformer
- lay 11kV and 380V cable with necessary cable joints and terminations.

The H-pole (Item 6) are located in CA zone as it is the most suitable for installation and maintenance. And it is the most short distance with existing cable system.

And the cable Jointing work for the existing package substation (Item 5) are also at CA zone. Since the existing cable in CA Zone.

**11. Declaration 聲明**

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

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

Signature  
簽署

Lee Cheung Fai

Name in Block Letters  
姓名（請以正楷填寫）

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

Project Engineer

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 /

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

Kum Shing (K.F.) Construction Company Limited 金城營造有限公司

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

Date 日期

31/05/2021

(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。



**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。

<b>Gist of Application 申請摘要</b>			
(Please provide details in both English and Chinese <u>as far as possible</u> . 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	Near Hang Hau Wing Lung Road (Government land in D.D.238)		
Site area 地盤面積	113m sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 113m sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	S/SK-CWBN/6		
Zoning 地帶	CA		
Applied use/ development 申請用途/發展	Public utility installation - underground cable laying, Pole erection, excavation of land		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		



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

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>	
	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) <hr/>	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Excavation layout plan WESK2019-0200-01</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		



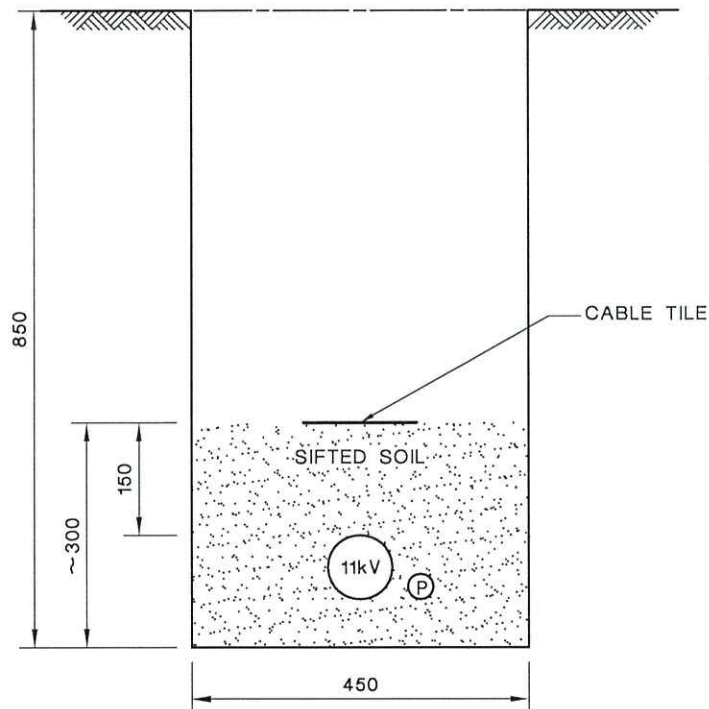
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。





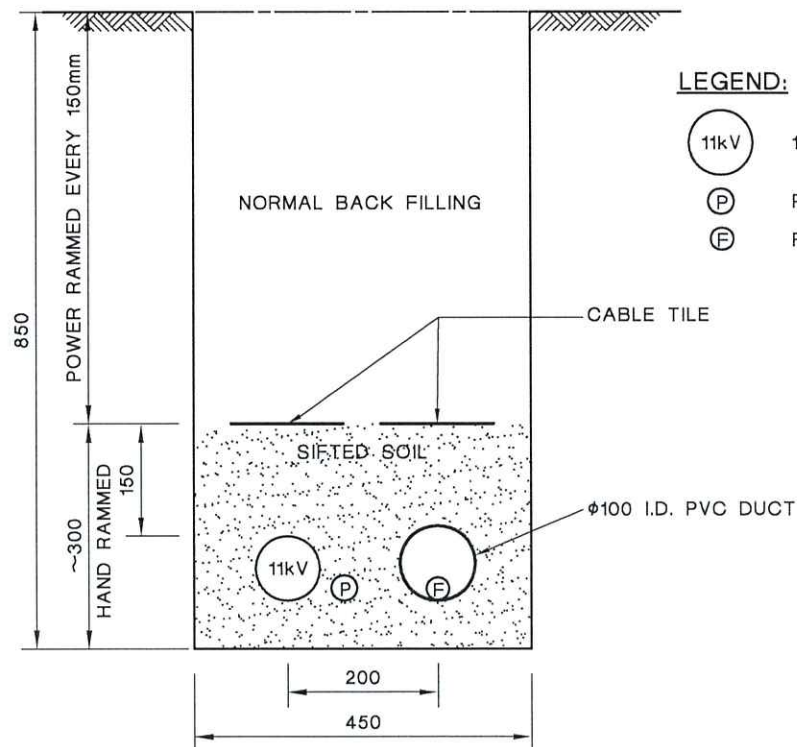
ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY CLP POWER



**NOTES:**

1. ALL SOIL BACKFILLING BENEATH CABLE TILES TO BE SIFTED THROUGH 12mm WIRE MESH.
2. ALL DIMENSIONS ARE IN mm

**EXISTING ARRANGEMENT OF 11kV CABLE TRENCH**



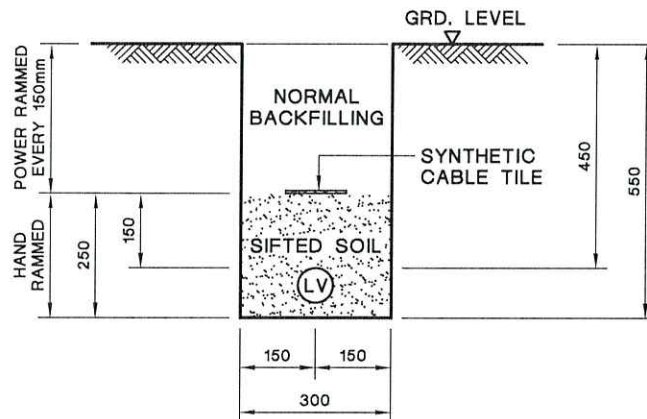
**LEGEND:**

- 11kV 11kV 3/C XLPE POWER CABLE
- P PILOT CABLE
- F FIBRE OPTIC CABLE

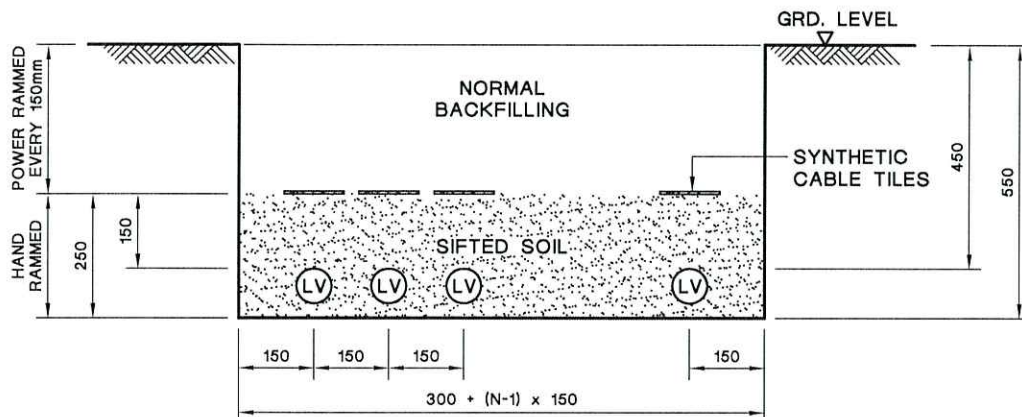
**11kV CABLE TRENCH WITH FIBRE OPTIC CABLE IN PVC DUCT**

D	GENERAL REVISION	C	NOTE ADDED	A	NO AMENDMENT AFTER REVIEW											
<b>CLP 中電</b>				REVS.	15.8.03	4.4.07	18.6.07	28.6.11								
				INITIAL	C.F.YAM	Y.K.MAN	W.B.LEE	Y.K.MAN								
<b>TITLE :</b> <b>TYPICAL 11kV CABLE TRENCH WITH PILOT AND FIBRE OPTIC CABLES - TYPE II</b>																
DRAWN: K. F. CHEUNG      DATE: 11-4-2000				PROJECT NO.      CONTRACT NO.												
CHECKED: C. Y. IP      APPROVED: W. B. LEE																
SCALE: 1 : 10      SHEET(S) IN SET: 1																
<b>ASSET MANAGEMENT</b>				DRG. NO. T G E N 1 0 5 2 0 D E 3 3 0 0 0 6 0 1 D A												





**TYPICAL CABLE TRENCH FOR SINGLE LV CABLE**



**TYPICAL CABLE TRENCH FOR MULTIPLE LV CABLES**

**LEGEND :**

- (LV) LV CABLE  
N NUMBER OF CABLE CIRCUITS

**NOTES:**

1. ALL SOIL BACKFILLING BENEATH CABLE TILES SHALL BE SIFTED THROUGH 12mm WIRE MESH.
2. ALL DIMENSIONS ARE IN mm.

C GENERAL REVISION		B GENERAL REVISION		A SYNTHETIC CABLE TILE SPECIFIED								
		REVS.	16-2-04	18-6-07	28-6-07							
		INITIAL	A	B	C	D	E	F	G	H	J	K
		TITLE :										
		TYPICAL LV CABLE TRENCH										
DRAWN: S.C.T.		DATE: 15 Aug., 2003										
CHECKED: K. K. LEUNG		APPROVED: W. B. LEE										
SCALE: 1 : 15		SHEET(S) IN SET: 1										
PROJECT NO.		CONTRACT NO.										
A S S E T M A N A G E M E N T		DRG. NO. T G E N 2 5 5 0 0 D E 3 3 0 0 0 2 0 1 C A										

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



**Proposed Public Utility Installation underground cable laying, Pole erection, excavation of land at Government Land in DD 238, Clear Water Bay Sai Kung, New Territories (Application No. A/SK-CWBN/67)**

07/09/2021 05:04 PM

From: "LEE, Franky Cheung Fai" <franky.lee@kumshing.com.hk>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>, "mchkwan@pland.gov.hk" <mchkwan@pland.gov.hk>  
Cc: "Leung, Chi Wo" <cw.leung@clp.com.hk>, "CHEUNG, Francis Ka Po" <francis.cheung@kumshing.com.hk>

---

Dear Mr. Kwan,

I am writing to reply to the departmental comments about S16 Application No. A/SK-CWBN/67.

**1. Please update table at page 6 about Number of Provision.**

Please find the attachment updated page2&6.pdf

**2. Please ensure application area are at CA zone.**

We confirm the application area are 23m<sup>2</sup> in total. Which mean the area CLP's work within CA zone is about 23m<sup>2</sup>.

**3. Refer to the attachment H-Pole, it seems the pole must be installed underground with depth 1.2m. Can you please clarify the depth of item 6 in your application?**

Refer to the CLP policy, H-pole must be installed underground with 1.8m depth. We have updated Page 2 and page 6 of the application form.

**Franky Lee**

Project Engineer  
Distribution Circuits  
Kum Shing (K.F.) Construction Company Limited

M (852) [REDACTED]  
E [franky.lee@kumshing.com.hk](mailto:franky.lee@kumshing.com.hk)  
Kum Shing Group 金城營造集團

集團通訊《城訊》KUM SHING NEWS | [www.kumshing.com.hk](http://www.kumshing.com.hk)

Disclaimer: This e-mail and its attachment(s) are confidential and may be subject to legal professional privilege and copyright. If you are not the intended addressee, you are hereby notified that any disclosure, usage, retention, dissemination is strictly prohibited. If you have received this mail in error, please contact the sender by





returning this email. Thereafter, proceed to delete the entire e-mail from your computer immediately and permanently. Updated page2&6.pdf

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

### 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)

Kum Shing(K.F.) Construction Company Limited

### 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)	Near Hang Hau Wing Lung Road (Government land in D.D. 238)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	115m <sup>2</sup> (About 23m <sup>2</sup> area at CA zone) <input checked="" type="checkbox"/> Site area 地盤面積 .....sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 .....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)	115 ..... sq.m 平方米 <input type="checkbox"/> About 約



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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <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 <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 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 23 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... 1.8 m 米 <input type="checkbox"/> About 約
	(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)
(b) Intended use/development 有意進行的用途/發展	Public utility installation - underground cable laying, pole erection, excavation of land

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

(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 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		
	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)
	Underground cable	1	4m (L) x 1m (W) x 1m (D) (Item 1 partly) (partly overlap with Item 6)
	Pole Erection	1	2m (L) x 1m (W) x 10.5m (H) (Item 6)
	Underground cable	1	17m (L) x 1m (W) x 1m (D)(Item5)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

RE: Proposed Public Utility Installation (Pole with Transformer and Underground Cables) and Excavation of Land at Government Land in DD 238, Clear Water Bay Sai Kung, New Territories (Application No. A/SK-CWBN/67)

LEE, Franky Cheung Fai <franky.lee@kumshing.com.hk>

Mon 3/14/2022 1:08 PM

To:tpbpd@pland.gov.hk <tpbpd@pland.gov.hk>;

Cc:mchkwan@pland.gov.hk <mchkwan@pland.gov.hk>; Leung, Chi Wo <cw.leung@clp.com.hk>;

📎 1 attachment

WESK2019-0200-01.pdf;

Dear Sir/Madam,

I am writing referring to CLP S16 application at Hang Hau Wing Lung Road Sai Kung, with the application No. A/SK-CWBN/67 (CLP ref : WESK2019-0200-01).

With checked the project detail with CLP Mr. Leung, we would like to provide additional justifications that the site selection regarding to the system network which should be support to the usage and cover the voltage drop issue, the need of proposed installations and the areas to be served is attached for your reference.

To reinforce the power network at Hang Hau Wing Lung Road, CLP planned to erect 1 x HV pole with pole mount transformer to increase the capacity of HV circuit network. Share the loading between the new HV pole and package substation by making underground cable connection . The circuit network at Hang Hau Wing Lung Road will be improved by reducing the loading in existing circuit networks. Mainly to increase the capacity and cover the voltage drop issue.

Thank you.

**Franky Lee**

Senior Project Engineer

Distribution Circuits

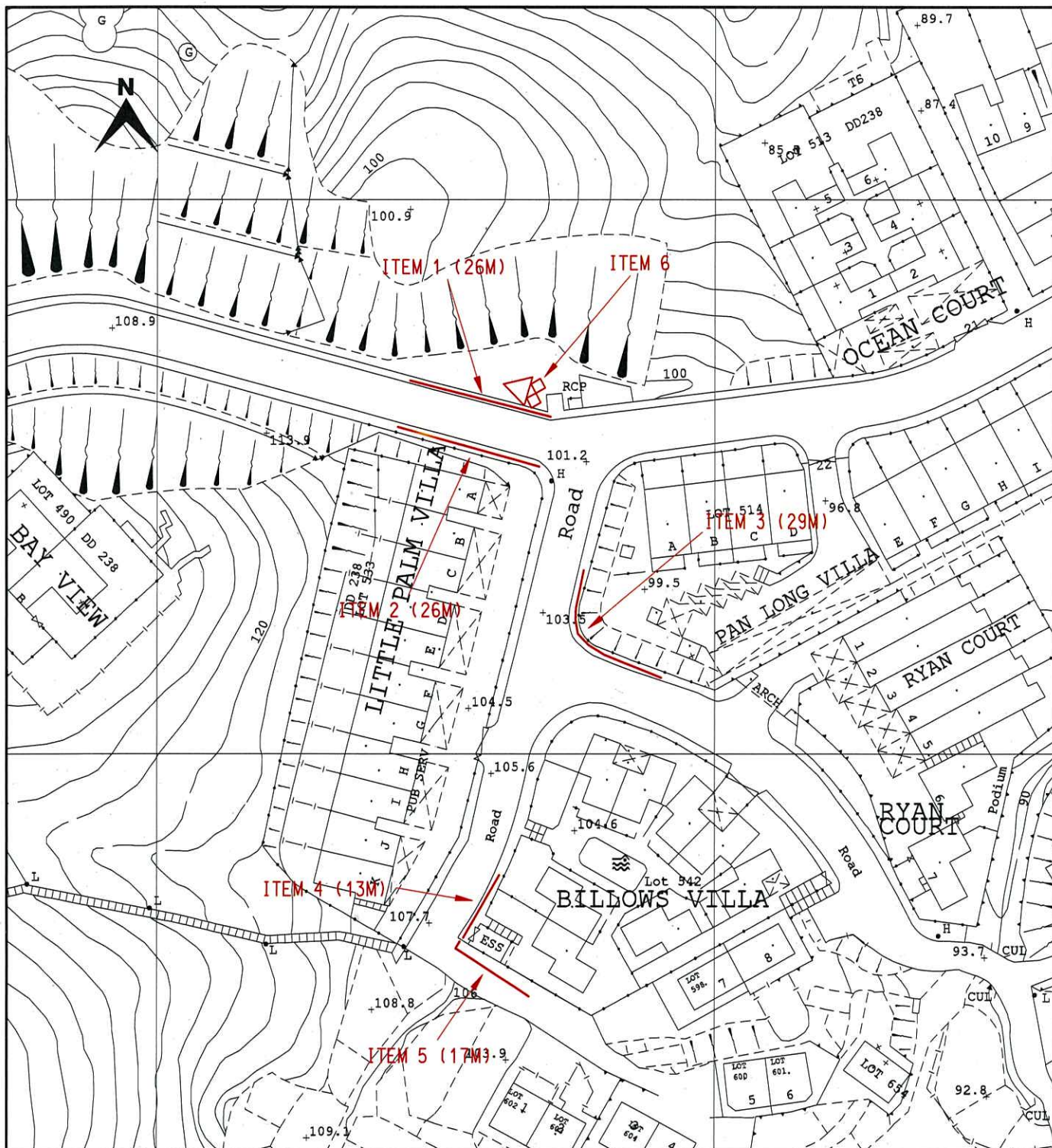
Kum Shing (K.F.) Construction Company Limited

M (852) [REDACTED]

E [franky.lee@kumshing.com.hk](mailto:franky.lee@kumshing.com.hk)

**Kum Shing Group** 金城營造集團





**CLP 中電**

**LEGEND**

- PROPOSED TRENCH FOR LAYING / RECOVERING CABLE
- PROPOSED TRENCH FOR LAYING DUCTS
- PROPOSED CABLE THROUGH EXISTING DUCTS
- EXISTING PILLAR
- PROPOSED PILLAR 1.6M x 0.6M x 0.75M / CUTOUT BOX
- x EXCAVATION FOR JOINTING / REPAIRING / INSPECTION CABLE
- EXISTING OVERHEAD LINE & POLE
- PROPOSED 11kV, LV, OHL, OF STEEL / WOODEN POLE
- x x x x OVERHEAD LINE & POLE TO BE REMOVED
- PROPOSED TREE TRIMMING / CUTTING
- ⬆ EXISTING POLE MOUNTED TRANSFORMER
- ⬆ PROPOSED POLE MOUNTED TRANSFORMER
- PROPOSED STAY / STAY POLE
- ⊞ PROPOSED 5.0M(L) x 2.39M(W) x 3.0M(H) PACKAGE SUBSTATION

**TITLE :** 11kV CABLE LAYING & POLE ERECTION  
AT HANG HAU WING LUNG ROAD  
NEAR LITTLE PALM VILLA  
SAI KUNG

**MAP NO :** 12NW17C, 12NW17D, 12NW17B, 12NW17A

**DRAWN :** H.Y. WONG

**E/O NO :**

**CHECKED :** C.W. LEUNG

**REGION :** WE

**O.C. :** SK

**DATE :** 15-11-2019

**PROJECT REF. :** SK2019-0200

**SCALE :** 1:1000

**PLAN REF. :** WESK2019-0200-01

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publ



**RE: Proposed Public Utility Installation (Pole with Transformer and Underground Cables) and Excavation of Land at Government Land in DD 238, Clear Water Bay Sai Kung, New Territories (Application No. A/SK-CWBN/67)**  
22/04/2022 02:50 PM

From: "LEE, Franky Cheung Fai" <franky.lee@kumshing.com.hk>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: "mchkwan@pland.gov.hk" <mchkwan@pland.gov.hk>, "Leung, Chi Wo" <cw.leung@clp.com.hk>, "YEUNG, Ryan Long Sun" <ryan.yeung@kumshing.com.hk>  
Sent by: prvs=10450e625=franky.lee@kumshing.com.hk

---

Dear sir/madam,

I am writing referring to CLP S16 application at Hang Hau Wing Lung Road Sai Kung, with the application No. A/SK-CWBN/67 (CLP ref : WESK2019-0200-01).

About comment form Planning Department, CLP engineer have site visit at early of October, we confirm no tree felling is needed. The proposed pole locates with safety clearance from the crowns of the nearby existing tree.

For the public objection, CLP have already explained the relevant work to the village chief and nearby residents. And maintain communication with villagers on related work.

Finally, CLP Power is responsible for the new cable pole and cables and related maintenance work.

Thank you.

**Franky Lee**

Senior Project Engineer

Distribution Circuits

Kum Shing (K.F.) Construction Company Limited

M (852) [REDACTED]

E [franky.lee@kumshing.com.hk](mailto:franky.lee@kumshing.com.hk)

Kum Shing Group 金城營造集團



**Similar Planning Applications for Public Utility Installation  
on the Approved Clear Water Bay Peninsula North Outline Zoning Plan (OZP) No.  
S/SK-CWBN/6**

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Approval Condition
A/SK-CWBN/37 Proposed Public Utility Installation (Pole with Transformer, Piller Box and Underground Cables), Excavation of Land	Government Land in D.D. 238, Ng Fai Tin, Sai Kung	"GB", "V" and "CA"	22.01.2016	Approved with Condition	(a) and (b)
A/SK-CWBN/58 Proposed Public Utility Installation (LV Poles, Underground Cable and Overhead Cable), Excavation and Filling of Land	Government Land in D.D. 238, Clear Water Bay, Sai Kung	"CA"	15.5.2020	Rejected/ Not Agreed	(i) and (ii)
A/SK-CWBN/65 Proposed Public Utility Installation (Underground Cable), Excavation of Land	Government Land in D.D. 238, Clear Water Bay, Sai Kung	"CA"	10.12.2021	Approved with Condition	-

**Approval Conditions:**

- (a) Submission and implementation of tree preservation proposals; and
- (b) Provision of fire service installations and water supplies for fire-fighting.

**Main Reasons for Rejection:**

- (i) Not in line with the planning intention; and
- (ii) Undesirable precedent.

**Detailed Comments from Relevant Government Departments**

**1. Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD):

- (a) no objection to the application;
- (b) it is noted that the existing water mains are in close proximity to the Sites and are likely to be affected. The applicant is required to either divert or protect the water mains found on the Sites;
- (c) if diversion is required, existing water mains inside the Sites are needed to be diverted outside the site boundary of the proposed development to lie in government land. A strip of land of minimum 1.5 metres in width should be provided for diversion of existing water mains. The cost of diversion of the existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all relevant proposal to WSD for consideration and agreement before the works commence;
- (d) if diversion is not required, the following conditions shall apply:
  - (i) existing water mains are affected as indicated on the site plan and no development which requires resitting of water mains will be allowed;
  - (ii) details of site formation works shall be submitted to the WSD for approval prior to commencement of works;
  - (iii) no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the WSD or their contractor to carry out construction, inspection, operation, maintenance and repair works;
  - (iv) no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main(s) shown on plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the WSD. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5 metres or less, and the barrier must extend below the invert level of the pipe;
  - (v) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
  - (vi) tree planting may be prohibited in the event that WSD considers that there is any likelihood of damage being caused to water mains.

tpbpd@pland.gov.hk

---

寄件者: [REDACTED]  
寄件日期: 2021年09月20日星期一 16:37  
收件者: tpbpd@pland.gov.hk  
主旨: Planning Application A/SK-CWBN/67 - Item 5

5-1

Dear Sirs

Re: Planning Application A/SK-CWBN/67 - Item 5

I refer to proposed trench plan Item 5 (Page 10) in the subject planning application.

Maintenance of Road Access to residents:

- a. The current radius of the finished access turn to 1-6 Ng Fai Tin from Little Palm Villa is currently approximately 4.2m, limited by the the length of the Little Palm Villa Road and the existing CLP PL Box No: 95224 of 1.5m before it widens.
- b. It seems that the CLP trench works may extend into the access turn and impede vehicle access to residents and larger delivery vehicles.

I would appreciate if consideration can be given to ensuring that vehicle access is maintained at all times during the proposed works should they proceed.

Sincerely

Gillian Hacking

[REDACTED]  
[REDACTED]  
[REDACTED]



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210927-114822-72417

5-2

提交限期

Deadline for submission:

02/10/2021

提交日期及時間

Date and time of submission:

27/09/2021 11:48:22

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/67

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lee Man Ching

意見詳情

Details of the Comment :

反對

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210927-121208-09267

5-3

提交限期

Deadline for submission:

02/10/2021

提交日期及時間

Date and time of submission:

27/09/2021 12:12:08

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/67

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong Pak Kau

意見詳情

Details of the Comment:

我反對。目前電力供應沒有問題，安裝電力傳輸桿影響附近一帶優美之景觀，是否可以在地下安裝傳輸管道呢。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210927-121336-72755

5-4

提交限期

Deadline for submission:

02/10/2021

提交日期及時間

Date and time of submission:

27/09/2021 12:13:36

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/67

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan Kin Fong

意見詳情

Details of the Comment :

I am concerned of the magnetic field that will jeopardise our health.



tpbpd@pland.gov.hk

---

寄件者: [REDACTED]  
寄件日期: 2021年09月27日星期一 14:03  
收件者: tpbpd@pland.gov.hk  
主旨: Application No. A/SK-CWBN/67  
附件: CLP TPB Valencia.pdf


5-5

Dear Madam Sir,

On Behalf of the Incorporated Owners of Valencia Gardens.

We are objection of the " Proposed Public Utility Installation (Pole with Transformer and Underground Cables) and Excavation of Land" (Ref. No. A/SK-CWBN/67)

 **Kristy Leung** Executive Assistant  
tel +852.2426.0900  
fax +852.2428.5210  
10/F Sing Mei Ind. Bldg. 29-37 Kwai Wing Road,  
Kwai Chung, N.T. Hong Kong  
[alvanon.com](mailto:alvanon.com)

 [REDACTED]

5-5

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

27 Sept 2021

Re A/SK-CWBN/67

Dear Madam, Sir,

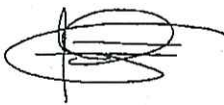
We refer to [https://www.info.gov.hk/tpb/en/plan\\_application/A\\_SK-CWBN\\_67.html](https://www.info.gov.hk/tpb/en/plan_application/A_SK-CWBN_67.html)

We note that the Applicant has submitted very little information and while we can imagine the impact for the residents, there is no justification for the proposal and no analysis of the benefit to residents.

Many of the standard documents have not been filed.

Based on the above, we strongly object to the proposal.

For and On Behalf of the Incorporated Owners of Valencia Gardens



Jason Wang  
Chairman

**The Incorporated Owners of Valencia Gardens,**  
23 Hang Hau Wing Lung Road, Sai Kung, Hong Kong

寄件者: [REDACTED]  
寄件日期: 2021年09月27日星期一 11:28  
收件者: tpbpd@pland.gov.hk  
主旨: Objection to A/SK-CWBN/67

5-6

Hello,

I refer to [https://www.info.gov.hk/tpb/en/plan\\_application/A\\_SK-CWBN\\_67.html](https://www.info.gov.hk/tpb/en/plan_application/A_SK-CWBN_67.html)

As a long time property owner and resident of Hang Hau Wing Lung Road, I object on the following basis :

The Application has not been properly advertised. I only heard about it today from a neighbour. The Government knows where to find us to collect Rates and Rent. It would be very easy to send a letter to all residents or at the very least to all Incorporated Owners Associations.

We do not know who the Applicant is. We can guess that the Applicant is CLP on the basis of one drawing showing the CLP logo but it could be a private entity applying on the basis of a CLP plan.

It is unacceptable that the Applicant did not submit soft copies

According to your website page : : No softcopy provided by Applicant. Hardcopies Applicant's Submission available at Planning Enquiry Counters for inspection.

The Applicant is most likely acting in bad faith betting on the fact that most residents do not have the time to spend a few hours to go to the Enquiry Counters to inspect the documents. We are in 2021, not in 1921.

Also, the following documents have not been submitted and we can only imagine the impact of the proposed plan :

- Photomontage(s) showing the proposed development
- Planning Statement / Justifications
- Environmental assessment (noise, air and/or water pollutions)
- Traffic impact assessment (on vehicles)
- Traffic impact assessment (on pedestrians)
- Visual impact assessment
- Landscape impact assessment
- Tree Survey
- Geotechnical impact assessment
- Drainage impact assessment
- Sewerage impact assessment
- Risk Assessment



Others (please specify)

5-6

The above are standard documents that the Applicant should submit.

In addition there is absolutely no report on how the affected residents would benefit from the proposed plan (assuming there is a benefit to the residents).

There is no report on how long would the works last.

Regards

Raphaël Blot

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

## 參考編號

Reference Number:

210928-115132-07488

## 提交限期

Deadline for submission:

02/10/2021

5-7

## 提交日期及時間

Date and time of submission:

28/09/2021 11:51:32

## 有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/67

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Gregoire B. Lacouture

## 意見詳情

Details of the Comment :

With referring to this application,

- 1) May we know what is the purpose of erecting a Pole with Transformer in the middle of the village ?
- 2) Who has requested such installation as there is no applicant name on the form. Hardcopies are available at the Planning Enquiry Counters (What is it, where is it ? and why it cannot be submitted online ?)
- 3) On the drawing, it seems that the pole will be next to the rubbish collection, what is the impact of the scenery and also the risk of Typhoon damages.
- 4) If there is a Pole, there should be an overhead line ? If so, where is it, will it cross the whole village between the pole and the transformer ?
- 5) will there be a benefit to the residents ?

Thanks a lot.

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210928-131012-25760

提交限期

Deadline for submission:

02/10/2021

5-8

提交日期及時間

Date and time of submission:

28/09/2021 13:10:12

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/67

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Alexander Luedi

意見詳情

Details of the Comment :

I do not understand why CLP still installs this type of above ground facilities. They are an eyesore, and given that we must expect more severe weather / typhoons due to climate change, they will not help to provide reliable electricity supply. They also attract lightning strikes as we expect regularly at a similar installation behind our house No.12 Hang Hau Wing Lung Road.

At least install this facility further way from the road.

Lastly: Who is actually the approving authority granting the right of way on this private road for CLP to install and maintain their facilities?

You are most welcome to call me on this matter.

Thank you and regards

Alexander Luedi



寄件者: [REDACTED]  
寄件日期: 2021年09月27日星期一 10:17  
收件者: tpbpd@pland.gov.hk  
主旨: Comments on application no. A/SK-CWBN/67

5-9

Dear Secretary,

We object to the approval of the application (no.:A/SK-CWBN/67) based on the following:

#### 1. Zoning

Part of the proposed facility is to be installed in the Conservative Area which is supposed to be conserved and protected. Only those applications which are essential and absolutely necessary should be considered. Although subject application is a public utility for the residents nearby, this area is a mature community and no major development or redevelopment is anticipated, and there will not be a significant surge in demand for electricity. Therefore, the proposed installation for increase of electricity capacity is not an essential and necessary one with overriding public interest.

#### 2. Health risks

Although we are not aware of any guidelines from International Commission on Non Ionizing Radiation Protection (ICNIRP) advising on the minimum distance from the objects, like the proposed transformer, which generate electromagnetic field (EMF), we have grave concern of the effect of EMF on our health as the distance is merely 10-20 metres ( 10 metres to Little Palm Villa and 20 metres to Pan Long Villa). While some findings of research on EMF are uncertain and controversial, many studies around the globe do show correlation between childhood leukaemia & other cancers with EMF.

As the proposed facility is VERY close and we are subject to long term exposure, please mindfully note that this risk to our health is highly undesirable.

#### 3. Safety

The proposed facility has two poles with height of 10.5 metres. In case of fire, caused by lightning, typhoon or accident, it would spread swiftly to the close-by residential building which is only 10 metres apart. Please be reminded that our area is close to the sea and it can be very windy in some seasons.

The proposed facility is to be located at the base of a section of the road which is steep and not wide, and is surrounded by trees and slope on the sides. Its shape is like a tunnel without ceiling. During the past typhoon days, many trees were fallen down in the same section of the road as the wind blew downhill and caused uplifting effect along the way. The facility in the proposed location will be unsafe to the surroundings, and may cause damage to the road, particularly in typhoon season.

#### 4. Aesthetic

Hang Hau Wing Lung Road is a low density residential area with nice scenery and greenery. It is quiet and calm. Many residents are used to walk along, some with dogs. It even attracts visitors to come to enjoy. The proposed facility will undoubtedly damage the scenic quality of the area.

#### 5. Compatibility

With only technical design, no one will consider the tall and unappealing poles with transformer and wiring to be exist in harmony with the surrounding trees and low rise buildings.

#### 6. Liabilities/ Responsibilities

Under the lease\*, we, being the lot owners, have the same responsibilities as the absolute owner to uphold, maintain and repair Hang Hau Wing Lung Road and any facilities pertaining thereto. In view of the above mentioned safety concerns, we are unwilling to take additional responsibilities, if any. Even the applicant may consider to indemnify us, we will not accept the arrangement as we still have the primary responsibility when facing the authorities.

\*Please cross check with Lands Department

Thank you for your kind attention.

Yours faithfully,

Francis Cheng  
Chairman

The Incorporated Owners of Pan Long Villa

Sent from my iPhone

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210928-195802-67095

提交限期

Deadline for submission:

02/10/2021

5-10

提交日期及時間

Date and time of submission:

28/09/2021 19:58:02

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/67

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Emily Chiu Kwai Nin

意見詳情

Details of the Comment :

外觀問題及有可能影響身體



## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210929-002815-42412

提交限期

Deadline for submission:

02/10/2021

5-11

提交日期及時間

Date and time of submission:

29/09/2021 00:28:15

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/67

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Carrie Chan

意見詳情

Details of the Comment :

I am afraid that the magnetic field will affect our health.
---

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210929-151015-82435

5-12

提交限期

Deadline for submission:

02/10/2021

提交日期及時間

Date and time of submission:

29/09/2021 15:10:15

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/67

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Johnny Lee

意見詳情

Details of the Comment :

Objection to this proposal.

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210929-152709-46607

提交限期

Deadline for submission:

02/10/2021

5-13

提交日期及時間

Date and time of submission:

29/09/2021 15:27:09

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/67

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lam Lai Shan Stephanie

意見詳情

Details of the Comment :

I would like to object to the proposal.

I'm very concern about health and safety issues of such poles with transformers on the proposed location.

The proposed location of poles with transformers are very close to houses on Wing Lung Road. Transformers generate electromagnetic field (EMF) which can seriously damage peoples health and cause cancers etc. And in case of fire, i.e. by lightening, typhoon etc, it will spread to nearby houses quickly.

Hang Hau Wing Lung Road is a very calm, peaceful, scenic street with residents/dogs walking up and down the street day and night. Having such unpleasant looking structure will destroy the quality of such scenic area!



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

210929-205417-03202

**提交限期****Deadline for submission:**

02/10/2021

5-14

**提交日期及時間****Date and time of submission:**

29/09/2021 20:54:17

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

A/SK-CWBN/67

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

夫人 Mrs. Muh

**意見詳情****Details of the Comment :**

In relation to CLP's proposal to build a 10.5 meters high and 2 meters wide electric pole and a transformer at the corner of Hang Hau Wing Lung Rd and Ng Fai Tin, I strongly object to the proposal. The proposal of overhead poles and wires will not only be visually ugly and unsightly, in the event of a typhoon there is a high probability that both the pole and the wires could tip over and cause damage and harm to nearby residents. The current transformer is located in a specialised site that is enclosed and out of sight within the property. Billows Villa. It has survived many typhoon and super typhoons. Unless the entire structure, transformer and equipments are all relocated, it does not make sense to have additional transformer on another site as well as retaining the current equipment and location.

In conclusion, the proposal makes no sense and will cause obstruction of views to residents. Furthermore, the structure may cause harm and damage by future typhoons as the proposed site is in a very exposed location.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

210929-140015-65784

**提交限期****Deadline for submission:**

02/10/2021

5-15

**提交日期及時間****Date and time of submission:**

29/09/2021 14:00:15

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

A/SK-CWBN/67

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

先生 Mr. Ng

**意見詳情****Details of the Comment :**

We object to the approval of the application (no.:A/SK-CWBN/67) based on the following:

**1. Zoning**

Part of the proposed facility is to be installed in the Conservative Area which is supposed to be conserved and protected. Only those applications which are essential and absolutely necessary should be considered. Although subject application is a public utility for the residents nearby, this area is a mature community and no major development or redevelopment is anticipated, and there will not be a significant surge in demand for electricity. Therefore, the proposed installation for increase of electricity capacity is not an essential and necessary one with overriding public interest.

**2. Health risks**

Although we are not aware of any guidelines from International Commission on Non Ionizing Radiation Protection (ICNIRP) advising on the minimum distance from the objects, like the proposed transformer, which generate electromagnetic field (EMF), we have grave concern of the effect of EMF on our health as the distance is merely 10-20 metres (10 metres to Little Palm Villa and 20 metres to Pan Long Villa). While some findings of research on EMF are uncertain and controversial, many studies around the globe do show correlation between childhood leukaemia & other cancers with EMF.

As the proposed facility is VERY close and we are subject to long term exposure, please mindfully note that this risk to our health is highly undesirable.

**3. Safety**

The proposed facility has two poles with height of 10.5 metres. In case of fire, caused by lightning, typhoon or accident, it would spread swiftly to the close-by residential property which is only 10 metres apart. Please be reminded that our area is close to the sea and it can be very windy in some seasons.

5-15

The proposed facility is to be located at the base of a section of the road which is steep and not wide, and is surrounded by trees and slope on the sides. Its shape is like a tunnel without ceiling. During the past typhoon days, many trees were fallen down in the same section of the road as the wind blew downhill and caused uplifting effect along the way. The facility in the proposed location will be unsafe to the surroundings, and may cause damage to the road, particularly in typhoon season.

#### 4. Aesthetic

Hang Hau Wing Lung Road is a low density residential area with nice scenery and greenery. It is quiet and calm. Many residents are used to walk along, some with dogs. It even attracts visitors to come to enjoy. The proposed facility will undoubtedly damage the scenic quality of the area.

#### 5. Compatibility

With only technical design, no one will consider the tall and unappealing poles with transformer to be exist in harmony with the surrounding trees and low rise properties.

#### 6. Liabilities/ Responsibilities

Under the lease\*, we, being the lot owners, have the same responsibilities as the absolute owner to uphold, maintain and repair Hang Hau Wing Lung Road and any facilities pertaining thereto. In view of the above mentioned safety concerns, we are unwilling to take additional responsibilities, if any. Even the applicant may consider to indemnify us, we will not accept the arrangement as we still have the primary responsibility when facing the authorities.

\*Please cross check with Lands Department



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

210929-143228-88107

**提交限期****Deadline for submission:**

02/10/2021

5-16

**提交日期及時間****Date and time of submission:**

29/09/2021 14:32:28

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

A/SK-CWBN/67

**「提意見人」姓名/名稱****Name of person making this comment:**先生 Mr. KWAN HOK SH  
UN THOMAS**意見詳情****Details of the Comment :**

I strongly oppose to the approval of the application (no.:A/SK-CWBN/67) based on the following:

**1. Zoning**

Part of the proposed facility is to be installed in the Conservative Area which is supposed to be conserved and protected. Only those applications which are essential and absolutely necessary should be considered. Although subject application is a public utility for the residents nearby, this area is a mature community and no major development or redevelopment is anticipated, and there will not be a significant surge in demand for electricity. Therefore, the proposed installation for increase of electricity capacity is not an essential and necessary one with overriding public interest.

**2. Health risks**

Although we are not aware of any guidelines from International Commission on Non Ionizing Radiation Protection (ICNIRP) advising on the minimum distance from the objects, like the proposed transformer, which generate electromagnetic field (EMF), we have grave concern of the effect of EMF on our health as the distance is merely 10-20 metres ( 10 metres to Little Palm Villa and 20 metres to Pan Long Villa). While some findings of research on EMF are uncertain and controversial, many studies around the globe do show correlation between childhood leukaemia & other cancers with EMF.

As the proposed facility is VERY close and we are subject to long term exposure, please mindfully note that this risk to our health is highly undesirable.

**3. Safety**

The proposed facility has two poles with height of 10.5 metres. In case of fire, caused by lightning, typhoon or accident, it would spread swiftly to the close-by residential property which is only 10 metres apart. Please be reminded that our area is close to the sea and it can be very windy in some seasons.

5-16

The proposed facility is to be located at the base of a section of the road which is steep and not wide, and is surrounded by trees and slope on the sides. Its shape is like a tunnel without ceiling. During the past typhoon days, many trees were fallen down in the same section of the road as the wind blew downhill and caused uplifting effect along the way. The facility in the proposed location will be unsafe to the surroundings, and may cause damage to the road, particularly in typhoon season.

#### 4. Aesthetic

Hang Hau Wing Lung Road is a low density residential area with nice scenery and greenery. It is quiet and calm. Many residents are used to walk along, some with dogs. It even attracts visitors to come to enjoy. The proposed facility will undoubtedly damage the scenic quality of the area.

#### 5. Compatibility

With only technical design, no one will consider the tall and unappealing poles with transformer to exist in harmony with the surrounding trees and low rise properties.

#### 6. Liabilities/ Responsibilities

Under the lease, we, being the lot owners, have the same responsibilities as the absolute owner to uphold, maintain and repair Hang Hau Wing Lung Road and any facilities pertaining thereto. In view of the above mentioned safety concerns, we are unwilling to take additional responsibilities, if any. Even the applicant may consider to indemnify us, we will not accept the arrangement as we still have the primary responsibility when facing the authorities.

RECEIVED

5-17

呈交：城市規劃委員會

2021 SEP 30 A 11: 24

TOWN PLANNING BOARD

有關：反對《中電》申請編號 A/SK-CWBN/67 之工程

本人得知貴會發出通告，CLP 申請在五塊田內地段興建 1 座電塔，因該座構築物高度有 10.5 米高，而這路段是村民出入的主要通道，因其電線杆連變壓器產生的電磁波，如在行雷閃時會造成好大危險，每次經過都可能令人惶恐不安，及會對周邊自然環境構成影響，而其它問題多不勝數，不能盡錄，所以本人及周邊數戶村民反對以上申請，敬請協助為盼。

申請編號：A/SK-CWBN/67

檳榔灣村民：劉先生

2021 年 9 月 26 日





致：城市規劃委員會，  
反對申請編號 5-18  
A/SK-CWBN/67 工程，  
老人家和小孩出入造  
成不便，此路每日行人  
相當多，如果在上述位置  
做火牛同電線桿，若打風  
落雨會有危險，希望貴會  
將這工程遠離民居，免使到  
居民心裡有恐懼。

檳榔灣村居民

劉書田

電話：

28/9/2021

tpbpd@pland.gov.hk

---

寄件者: [REDACTED]  
寄件日期: 2021年09月28日星期二 18:46  
收件者: tpbpd@pland.gov.hk  
主旨: Objection about the planning application No A/SK-CWBN/67

5-19

Please be informed that I object the above mentioned planning, thank you for your attention.

自我的 Galaxy 發送

tpbpd@pland.gov.hk

---

寄件者: [REDACTED]  
寄件日期: 2021年09月29日星期三 15:52  
收件者: tpbpd@pland.gov.hk  
主旨: A/SK-CWBN/67

5-20

To whom it may concern,

I object to this proposal as the visual impact will be affected and there is no proven data that this new structure will benefit the environment/ the trees etc.

Please Obstain from building this structure

Elizabeth Harriet Wilcox

Sent from haj' s X



*The Inc. Owners Of Ocean Court*

c/o 3 Ocean Court,  
21 Hang Hau Wing Lung Road,  
Clearwater Bay,  
Kowloon, Hong Kong

5-21

30 September 2021

The Secretary  
Town Planning Board  
15/F North Point Government Offices  
333 Java Road  
North Point  
Hong Kong  
(Via email)

Dear Sir,

**Application A/SK-CWBN/67 Re Proposed Public Utility Installation ("the Application")**

On behalf of the owners of Ocean Court, I write to object to the Application on the grounds that the Application contains no good reason why a structure of such size and contradiction to the beauty of the area should now suddenly be needed when there has been no substantial increase in the number of residences on Hang Hau Wing Lung Road.

Furthermore, the Application refers to the installation of "a pole" when from the plans there is clearly more than one pole involved.

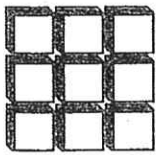
Thank you for your attention.

Yours faithfully  
For & On Behalf Of The Inc. Owners Of Ocean Court



Nicholas Kitto  
Chairman





5-22



信件編號: PLL00121

敬啟者:

**有關: 新界西貢清水灣坑口永隆路丈量約份第 238 約的政府土地  
申請進行公用事業設施裝置 (電線杆連變壓器和地底電纜) 和挖土工程  
申請編號: A/SK-CWBN/67**

我們是西貢坑口永隆路 22 號碧浪別墅經理人。就上述的申請, 現代表本屋苑提出反對, 理由如下:

1. 永隆路屬於低密度住戶地區, 上述的申請明顯是計劃加大現時本區的電力供應。基本上, 本屋苑及鄰近屋苑未有出現電力不足的情況。進行上述工程沒有必要性;
2. 永隆路屬於低密度住戶地區, 加大電力恐怕只會令到永隆路過度發展, 引致更多發展商興建單位, 令更多人到本區居住, 影響本區居住環境, 違反了低密度住戶地區的原意;
3. 永隆路下方的小棕林海灘屬受保護的自然生態的海岸地區, 有很多珊瑚, 海葵等自然生物, 不適合有過多的人類活動。過度發展本區會過成自然生態受到破壞;
4. 申請中沒有提及, 對本屋苑及鄰近屋苑日後的電力供應, 有沒有影響;
5. 進行電力工程工之後, 恐怕又會進行水務供應, 與其他相關公共設施工程。不停進行工程, 會破壞本區, 以及小棕林海灘區域的環境;
6. 變壓器的電桿不雅觀, 影響本區風景;

綜合上述各點, 本屋苑反對上述申請。

如 貴署對上述事宜有任何查詢, 請致電 2304 0599 與本人聯絡聯絡。

此 致

香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會



碧浪別墅管業處  
高級管業經理

劉偉華 謹啟

2021 年 9 月 30 日

副本致: 碧浪別墅業主立案法團  
西貢及離島規劃處  
西貢民政事務署

Savills

Guardian Property Management Limited

佳定物業管理有限公司

7/F, Cityplaza One, 1111 King's Road, Taikoo Shing, Hong Kong

香港太古城英皇道1111號太古城中心壹座七樓

Tel 電話: 2512 1838 Fax 傳真: 2887 3698

www.savillsguardian.com.hk



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

5-23

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/SK-CWBN/67

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

at least  
There is ample space further up the Hang Hau Wing Lung  
ROAD CLOSE TO CLEARWATER BAY ROAD  
The "post" should be located 200 metres further up the  
ROAD up and AWAY from the refuse collection point and  
away from the houses

Sweet Sugar Plum LTD House C Pan Long Villa  
「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

24 SEP 2021

OWNER, WONG YAT TUNG JACK





**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

210930-151533-98044

提交限期

Deadline for submission:

02/10/2021

5-24

提交日期及時間

Date and time of submission:

30/09/2021 15:15:33

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/67

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Crane

意見詳情

Details of the Comment :

I wish to object to the CLP tower on wing lung road.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

210930-174355-50813

提交限期

Deadline for submission:

02/10/2021

5-25

提交日期及時間

Date and time of submission:

30/09/2021 17:43:55

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/67

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Paul Zimmerman

意見詳情

Details of the Comment :

Object to electricity pole. There is no apparent function but to carry overhead cables, which blight the environment, to land lots in the conservation and coastal protection areas which have been degraded with unauthorised development activity. Why feed them with power to destroy ever more?

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

211001-005719-26356

提交限期

Deadline for submission:

02/10/2021

5-26

提交日期及時間

Date and time of submission:

01/10/2021 00:57:19

有關的規劃申請編號

The application no. to which the comment relates: A/SK-CWBN/67

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Monica

意見詳情

Details of the Comment :

Dear sirs,

贊成把原來在billows Villa 的變電站遷離至新地點。

我們小區只有八戶人家我們認為不需要有一個獨立的變電站。



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

211001-162319-56416

提交限期

Deadline for submission:

02/10/2021

5-27

提交日期及時間

Date and time of submission:

01/10/2021 16:23:19

有關的規劃申請編號

The application no. to which the comment relates: A/SK-CWBN/67

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CHENG, MAN LOK DUSTIN

意見詳情

Details of the Comment :

I am firmly against the Proposed Public Utility Installation (Pole with Transformer and Underground Cables) and Excavation of Land.

This is due to the following reasons:

1. The installation of this facility will severely affect the environment and neighbouring habitat.
  - The surrounding is home to many bird species as well as all kinds of wild life.
  - The proposed facility will damage the surroundings - many trees will be removed in order to install the building
  - This is a conservation area and the excavation of land will damage this
2. The proposed solution seems to be entirely cost-related - there are many other alternatives to supporting the electric demand in the area
  - Building this facility in the main Clearwater Bay Road will vastly reduce the damage to the wildlife
  - Installing the transformer under a housed and covered structure will also mitigate the need to remove so many trees. This is also much safer than an exposed pole structure.
3. I also do not understand the need to install such a facility in the first place. What is the justifications for this?

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

211001-202218-76115

提交限期

Deadline for submission:

02/10/2021

5-28

提交日期及時間

Date and time of submission:

01/10/2021 20:22:18

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/67

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. George Chu

意見詳情

Details of the Comment :

I strongly oppose to this application because:-

- 1)The proposed electric transformers will be a health & safety risk for the residents on Hang Hau Wing Lung Road because of their proximity to the houses along the road in terms of exposure to radiation and fire risk.
- 2)I have lived on Hang Hau Wing Lung Road for over 20 years and have enjoyed the peace & quiet here. The proposed transformers will ruin the environment in this area and will be an aesthetic disaster.
- 3)There is very little development potential in this area. Argument that the proposed transformers are required for future electricity needs is moot.

George Chu

1 Oct. 2021

8:20pm, HK

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

211001-213214-38935

提交限期

Deadline for submission:

02/10/2021

5-29

提交日期及時間

Date and time of submission:

01/10/2021 21:32:14

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/67

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. B Woo

意見詳情

Details of the Comment :

I object to the approval of the above mentioned application. Reasons as below:

- 1) I am very concerned about the health risk caused by installing the transformer which generate electromagnetic field. It is too close to the houses nearby!!!
- 2) As it is so close to the houses nearby, it may cause danger when there is typhoon because Wing Lung Rd is very windy.
- 3) It definitely damages the beautiful scenery of Wing Lung Rd.



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

211001-223115-68652

提交限期

Deadline for submission:

02/10/2021

5-30

提交日期及時間

Date and time of submission:

01/10/2021 22:31:15

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/67

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. KS WU

意見詳情

Details of the Comment :

I object this application.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

211002-192950-70604

提交限期

Deadline for submission:

02/10/2021

5-31

提交日期及時間

Date and time of submission:

02/10/2021 19:29:50

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/67

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan Chun To Gordon

意見詳情

Details of the Comment :

A/SK-CWBN/67 - 7 Government Land in D.D. 238, Hang Hau Wing Lung Road, Clear Water Bay, Sai Kung, NT.

Proposed Public Utility Installation (Pole with Transformer and Underground Cables) and Excavation of Land

Strong objection to the setup as it causes bad visual impact and increase the risk to the nearby areas. I am strongly objected to the Applied Use case here based on the following points

1. The pole with Transformer that placed in the area will be odd in appearance. All electrical work should be done underground as norm in the area. The long term solution should bring electricity cables as underground facilities. The visual impact of such setup is long term.
2. The setup of pole will not fit in the general area nearby as there is no such similar setup in the area and will block the view.
3. The setup of pole with transformer will boost electromagnetic effect to the nearby area and may cause negative effect to human who lived nearby.
4. There are trees and branches all along the street and nearby areas. Setting up Electric cables as such will be dangerous during Typhoon as trees branches can knock down the cables.
5. What is the reason of such additional setup? What is the alternate solution to such? What is the reason why it cannot be done as underground?

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

211002-213335-12803

提交限期

Deadline for submission:

02/10/2021

5-32

提交日期及時間

Date and time of submission:

02/10/2021 21:33:35

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/67

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Sander Roelens

意見詳情

Details of the Comment :

Hi

Since the street space is already very limited, I am wondering why the utilities pole cannot be constructed in the wildland area right across from the current proposed area, where it would not block any views or would not impact anyone in any way?

Also, how will the passage to the houses be impacted?

Thanks



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

211002-101140-25359

提交限期

Deadline for submission:

02/10/2021

5-33

提交日期及時間

Date and time of submission:

02/10/2021 10:11:40

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/67

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. YEWN Dickson Dik Sum

意見詳情

Details of the Comment :

I'm tenant of [REDACTED], Pan Long villa, directly facing the proposed construction. We have young kids and we seriously object such application...

So I hereby attached the written objection submitted by the owner's association of Pan long villa.

Please see below

Yours Sincerely

Dickson Yewn

We object to the approval of the application (no.:A/SK-CWBN/67) based on the following:

1. Zoning

Part of the proposed facility is to be installed in the Conservative Area which is supposed to be conserved and protected. Only those applications which are essential and absolutely necessary should be considered. Although subject application is a public utility for the residents nearby, this area is a mature community and no major development or redevelopment is anticipated, and there will not be a significant surge in demand for electricity. Therefore, the proposed installation for increase of electricity capacity is not an essential and necessary one with overriding public interest.

2. Health risks

Although we are not aware of any guidelines from International Commission on Non Ionizing Radiation Protection (ICNIRP) advising on the minimum distance from the objects, like the proposed transformer, which generate electromagnetic field (EMF), we have grave concern of the effect of EMF on our health as the distance is merely 10-20 metres ( 10 metres to Little Palm Villa and 20 metres to Pan Long Villa). While some findings of research on EMF are uncertain and controversial, many studies around the globe do show correlation between childhood leukaemia & other cancers with EMF.

As the proposed facility is VERY close and we are subject to long term exposure, please mindfully note that this risk to our health is highly undesirable.

### 3. Safety

33

The proposed facility has two poles with height of 10.5 metres. In case of fire, caused by lightning, typhoon or accident, it would spread swiftly to the close-by residential property which is only 10 metres apart. Please be reminded that our area is close to the sea and it can be very windy in some seasons.

The proposed facility is to be located at the base of a section of the road which is steep and not wide, and is surrounded by trees and slope on the sides. Its shape is like a tunnel without ceiling. During the past typhoon days, many trees were fallen down in the same section of the road as the wind blew downhill and caused uplifting effect along the way. The facility in the proposed location will be unsafe to the surroundings, and may cause damage to the road, particularly in typhoon season.

### 4. Aesthetic

Hang Hau Wing Lung Road is a low density residential area with nice scenery and greenery. It is quiet and calm. Many residents are used to walk along, some with dogs. It even attracts visitors to come to enjoy. The proposed facility will undoubtedly damage the scenic quality of the area.

### 5. Compatibility

With only technical design, no one will consider the tall and unappealing poles with transformer to exist in harmony with the surrounding trees and low rise properties.

### 6. Liabilities/ Responsibilities

Under the lease\*, we, being the lot owners, have the same responsibilities as the absolute owner to uphold, maintain and repair Hang Hau Wing Lung Road and any facilities pertaining thereto. In view of the above mentioned safety concerns, we are unwilling to take additional responsibilities, if any. Even the applicant may consider to indemnify us, we will not accept the arrangement as we still have the primary responsibility when facing the authorities.

\*Please cross check with Lands Department

tpbpd@pland.gov.hk

---

寄件者: [REDACTED]  
寄件日期: 2021年09月30日星期四 17:34  
收件者: tpbpd@pland.gov.hk  
主旨: Application Number A/SK-CWBN/67 Objection

5-34

Dear Sir/Madam,

We strongly object to the proposed development on Hang Hau Wing Lung Rd due to negative impact on environment and living quality of the residents.

Beata Martisek



寄件者: [REDACTED]  
寄件日期: 2021年10月01日星期五 17:07  
收件者: tpbpd@pland.gov.hk  
主旨: Objection to A/SK-CWBN/67

5-35

重要性: 高

Dear Town Planning board,

Ref: [https://www.info.gov.hk/tpb/en/plan\\_application/A\\_SK-CWBN\\_67.html](https://www.info.gov.hk/tpb/en/plan_application/A_SK-CWBN_67.html)

We are resident in Hang Hau Wing Lung Road and I strongly object to this project which is, to start with, a major visual pollution to our direct environment as we live across the street for the planned pillar.

What is the purpose of this pillar. Considering we are in the 21<sup>st</sup> Century, why do we have to spoil the environment in such a way, putting a steal block on a 10m high pole !

What are the alternatives ? There is no proposition for a possible choice.

What is the risk of noise pollution and as well as health risks around this pole ?

As per your document – NONE – of the reports have been submitted !

They all should address the question listed:

- Traffic impact assessment (on vehicles)
- Traffic impact assessment (on pedestrians)
- Visual impact assessment
- Landscape impact assessment
- Tree Survey
- Geotechnical impact assessment
- Drainage impact assessment
- Sewerage impact assessment
- Risk Assessment
- Others (please specify)

Where are those documents, why not provided ?!

Again, I strongly object to this project which disregards the well being of residents without a serious justification for it.

Best regards,  
Pierre Tabarie

寄件者: [REDACTED]  
寄件日期: 2021年10月02日星期六 22:02  
收件者: tpbpd@pland.gov.hk  
副本: Dr. Yong Xie  
主旨: Objection to A/SK-CWBN/67

5-36

Dear Town Planning: Board:

We object to installation of a CLP 10.5 meters high and 2 meters wide electric pole with with transformer and underground high voltage cables at the corner of Hang Hau Wing Lung Rd and Ng Fai Tin.

**1. Risk of cancer to residents.** Numerous studies have suggested an association between exposure to electric and magnetic fields such as this proposed installation and a variety of serious health effects including brain cancer, breast cancer, cardiovascular disease, and reproductive and developmental disorders. The clearest hazard is in the association of high voltage electricity poles with childhood leukemia. This association has been shown to exist for individuals as far away as 60 meters from a high voltage power line. This is a residential area and residents should not be subjected to this risk. The government should prioritise safeguarding its citizens' health.

**2. Destruction of natural habitat.** This proposal involves excavation of land in CA areas for installation of high voltage cables. This is in direct conflict with the CA zoning which is to protect that natural environment for wildlife and plants. This type of excavation not only destroys natural habitat and kills protected trees, but also involves air and noise pollution driving away animals and birds. Destroying CA land should not be allowed.

**3. Defacing the natural beauty of the landscape.** Hang Hau Wing Lung Road is extremely rare in that this roadway has unobstructed views of the ocean and wooded hills. This huge pole and transformer would be a blight on the scenic landscape. The excavation of the ground for high voltage cables will also destroy the pristine CA land.

**4. Cause drop in value of residential property.** This area is an exclusive residential area because of the pristine natural beauty abs surrounding conservation area land. This proposed monstrosity would damage the property values because of the hazardous health danger and ugly destruction of nature.

For these reasons I object to the proposed installation.

Sincerely,

Heather Louise Smith

Professor Yong Xie (cancer researcher at HKUST)

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

5-37

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/SK-CWBN/67

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

詳細內容見附件

「提意見人」姓名/名稱 Name of person/company making this comment 棕林苑業主立案法團

簽署 Signature

PHUI



日期 Date

2 October 2021





5-37

## 棕林苑業主立案法團

### 有關 規劃申請編號 A/SK-CWBN/67 的意見 (附件)

#### Item 6 – PLAN REF. : WESK2019-0200-01

棕林苑業主立案法團不同意在圖中 Item 6 的位置，即在永隆路垃圾房旁以圖紙 GEN-51220-D-E33-0084-01-B-A 所示的方法，安裝變壓器，我們認為：

- (1) 永隆路是公共車路，日常除車輛外，也有不少行人行走，假日遊人經永隆路到沙灘潛水及扒艇，在行人路旁建設一個高壓變壓器，實在不是一個可以理解的選址。
- (2) 整個高壓變壓器支架的高度超過 10 米，以風險分析的角度而言，在倒下的情況會橫臥在車路上，會影響居住在永隆路及五塊田居民使用該道路。另外，這是一個在行人路旁帶高壓電的設備，對道路使用者而言，無論是車輛或行人，由意外而產生的人身安全風險一定會有所增加。
- (3) 永隆路沿路是相有當多的樹木及綠化的地域，在行人路旁建一個龐然巨物，實在格格不入，除了直接影響了我們屋苑多年景觀外，也破壞了多年來整條路作為吸引遊人到清水灣區這個綠化環境的印象，實在應該可免則免。
- (4) 選址方面，我們建議考慮在永隆路旁的斜坡另覓適當位置安裝，位置應當盡量遠離現有屋苑，而高壓變壓器支架不要超於路面，以達到路人不會在旁經過，而在高壓變壓器支架倒下的情況下 (如(2))，也不會構成任何危險。

#### Item 4 & 5 – PLAN REF. : WESK2019-0200-01

我們理解在這兩個地方只會佈置地下電線，不會安裝任何路面的設備，在完工後景觀和現在不變，在這個前題下，立案法團沒有意見。若非如此，立案法團不同意於該處安裝任何設備，以上(1)-(4)項亦適合於任何建議新安裝於路面的建築物。

----- 完 -----



5-38

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



To:  
Cc:  
Bcc:  
Subject:  
File Ref:  
From:

[Redacted]

-----Original Message-----

A/SK-CWBN/67

From: [Redacted]  
Sent: Wednesday, September 29, 2021 3:10 PM  
To: tpbpd@pland.gov.hk  
Subject: CLP Electric Pole Ng Fai Tin

To whom it may concern,

As a villager in Ng Fai Tin I'd like you not to put the CLP tower at the corner entrance of Ng Fai Tin and Hang Hau Wing Lung road. It would be great if you could move it somewhere it is not that visible and disturbing for the people living around.

Thanks for your kind comprehension.

Best regards,

Christophe Piras

Sent from my iPhone

tpbpd@pland.gov.hk

5-39

寄件者: [REDACTED]  
寄件日期: 2021年09月30日星期四 18:10  
收件者: tpbpd@pland.gov.hk  
主旨: Comments on the Application No. : A/SK-CWBN/67  
附件: ObjectionLetter\_20210930\_A\_SK\_CWBN\_67.pdf

Dear Sir/Madam,

Attached please find my comments to the captioned application.

Mrs. Ho



September 30, 2021

Town Planning Board  
15/F, North Point Government Offices,  
333 Java Road,  
North Point,  
Hong Kong.  
(Fax : 2877 0245/2522 8426, Email : tpbpd@pland.gov.hk)

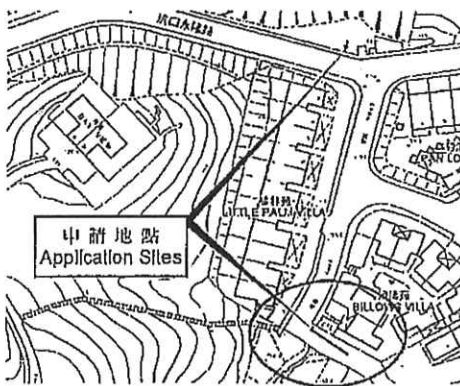
Re : Comments on the Application No. : A/SK-CWBN/67

Dear Sir/Madam,

In response to the captioned application, I am writing to inform you about my concern :

Health risks

With reference to the proposal outline, 1.8 m deep land excavation will take place for the construction of the utility pole, thus unnecessary noise, air pollutants and visual pollution will be expected. Installation of the utility pole with transformer would also result in electromagnetic radiation and noise that disturb the nearby residents. The proximity of the proposed utility pole with transformer is just right next to Billows Villa Block H, despite presence of a short wall, families living there will suffer from the environmental pollution.



Disruption of traffic and parking

I am not sure if the proponent has conducted a field study of their project, this project will be located on the driveway of the residence at 1-8 Ng Fai Tin, this is the only path for vehicle to enter and leave the residential area, the entrance of the existing driveway is barely enough for a single car to fit. Given that the application site area is about 23m<sup>2</sup>, how does the proponent ensure accessibility of the village house there will not be hindered by the construction work? After the installation of the utility pole, the driveway will undoubtedly be narrower, how does the proponent compensate to the residents there? What if lorries cannot enter to 1-8 Ng Fai Tin anymore during/after the project and the residents there need delivery service?

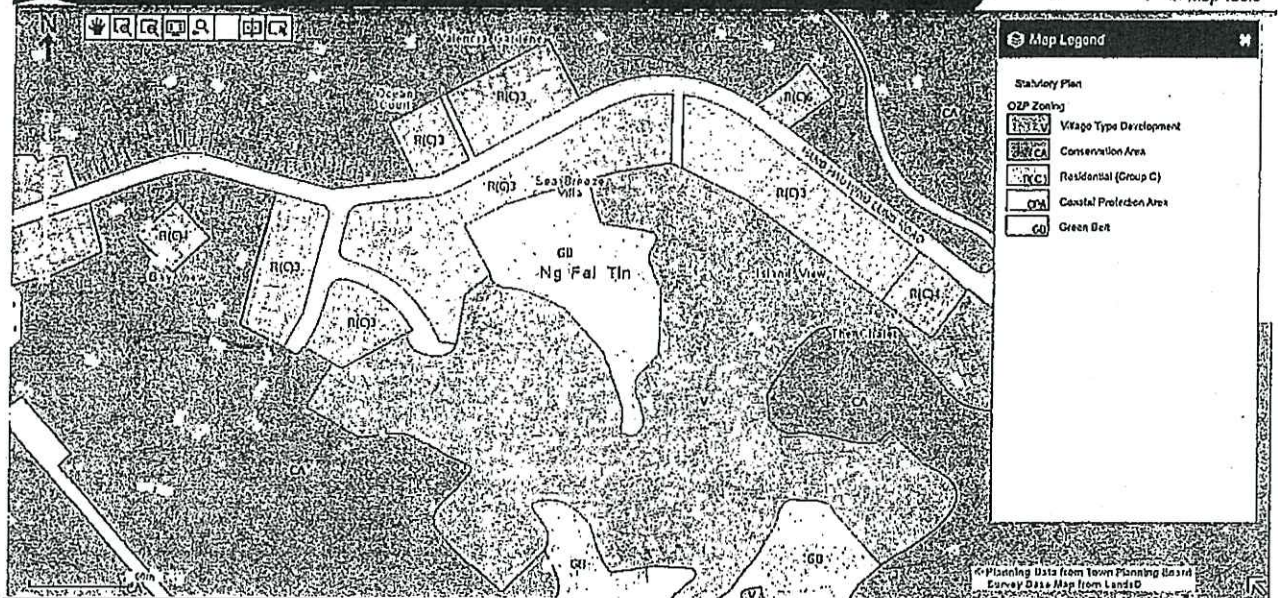
Unclear proposal details

What is the purpose of such project? What is the necessity to build such a utility pole and underground cables? Why do the residents have to sacrifice their environmental well-being and driveway to favor such project? Currently, I do not see the importance of this project from the proposal.

Violation of land use

According to the Outline Zoning Plan, the proposed site situated in the Conservation Zone, where any construction should be prohibited, thus such proposal might violate the Town Planning Ordinance (Cap131). As supported by Hong Kong Planning Standards and Guidelines Chapter 10: Conservation, it also stipulated that "There is a general presumption against development in this zone" for conservation area.

Yours sincerely,  
Mrs. Ho





## **Hong Kong Planning Standards and Guidelines Chapter 10: Conservation**

### **Chapter 10 : Conservation**

1. Conservation is considered in this chapter in terms of land use which can be shown by zonings on statutory and non-statutory town plans. Two key aspects of conservation are covered in this chapter, namely nature conservation and biodiversity and conservation of cultural heritage.

#### **Principles of Conservation**

2. The following four principles should be adopted for the practical pursuit of conservation in land use planning:

- (i) retain significant landscape, ecological and geological attributes and heritage features as conservation zones;
- (ii) restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features;
- (iii) ensure compatibility of adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value; and
- (iv) create, where possible, new conservation zones in compensation for areas of conservation value, which are lost to development.

#### **Nature Conservation and Biodiversity**

3. Our nature conservation policy is to regulate, protect and manage natural resources that are important for the conservation of biological diversity of Hong Kong in a sustainable manner, taking into account social and economic considerations, for the benefit and enjoyment of the present and future generations of the community. Biodiversity conservation can be achieved through protecting areas or individual sites of ecological or landscape significance from incompatible land uses, which is important in ensuring the continued survival and thriving of species therein. Conservation of biodiversity at the genetic level is indirectly assured as a result.

#### ***Statutory Town Plans***

4. A list of conservation zones designated for protection of natural landscapes and habitats on statutory town plans i.e. Outline Zoning Plans and Development Permission Area Plans, and their planning intentions are summarized in Table A below. Under these conservation zonings, there is a general presumption against development and the uses which are permitted, may be subject to the imposition of appropriate conditions by the Town Planning Board.



Table A : Conservation Zones in Statutory Town Plans	
Zonings	Planning Intention
"Country Park"	To reflect a country park or special area as designated under the Country Parks Ordinance, where all uses and developments require consent from the Country and Marine Parks Authority.
"Coastal Protection Area"	To conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development; and to cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion, with a general presumption against development.
"Site of Special Scientific Interest"	To conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as SSSI and to deter human activities or developments within the SSSI, with a general presumption against development.
"Conservation Area"	To protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as SSSI or Country Park from the adverse effects of development. There is a general presumption against development in this zone.
"Green Belt"	To primarily conserve the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, to define the limits of urban and sub-urban development areas by natural features, to contain urban sprawl as well as to provide passive recreational outlets, with a general presumption against development.

Table A (cont'd)

Table A : Conservation Zones in Statutory Town Plans
--

To regulate developments within the wetland area around Mai Po Marshes and Inner Deep Bay near the Ramsar Site, the following land use zones are introduced in the OZPs within these areas:	
Zonings	Planning Intention
"Conservation Area"	To discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest.
"Other Specified Uses (Comprehensive Development and Wetland Enhancement Area)"	For conservation and enhancement of ecological value and functions of the existing fishponds or wetland through consideration of application for development or redevelopment under the "private-public partnership approach". The "no-net-loss in wetland" principle is adopted for any change of use in this zone.
"Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)"	To provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area, and to phase out existing sporadic open storage and port back-up uses on degraded wetlands.
"Other Specified Uses (Comprehensive Development and Wetland Protection Area)"	To allow consideration of comprehensive low-density residential development or redevelopment provided that all the existing continuous and contiguous fish ponds within the zone are protected and conserved. The "no-net-loss in wetland" principle is adopted for any change in use within the zone.

### *Non-Statutory Town Plans*

5. Non-statutory town plans and supporting planning documents should also be used to express the planning intention to protect conservation areas. Broad conservation sites should be identified and an overall framework of conservation should be reflected in planning and development studies as appropriate. At the district level, Outline Development Plans and Layout Plans are prepared at scales which enable existing and potential conservation sites to be shown and annotated with relevant symbol.

### **Heritage Conservation**

6. Heritage conservation is the protection of declared monuments, historic buildings, sites of archaeological interest and other heritage items, but in a wider sense implies respect for local activities customs and traditions. The concept of heritage conservation is to conserve not only individual items but also respecting their wider urban or rural setting as a way to preserve our cultural heritage. The policy statement on heritage conservation is



to protect, conserve and revitalise as appropriate historical and heritage sites and buildings through relevant and sustainable approaches for the benefit and enjoyment of present and future generations.

### *Statutory Town Plans*

7. The existing Town Planning Ordinance does not have provisions for the protection of declared monuments, historic buildings, sites of archaeological interest and other heritage items. It is also generally not possible to indicate on the statutory town plans, anything other than the wider 'use' in which these heritage items are located e.g. an ancestral hall within a "Village Type Development" zone or an archaeological relic within a "Conservation Area" zone. However, the information related to declared and proposed monuments, graded historic buildings, and sites of archeological interest are reflected on the relevant statutory town plans by making reference to the website of the Antiquities Advisory Board ([www.aab.gov.hk](http://www.aab.gov.hk)), Antiquities and Monuments Office (AMO) or the Government website on heritage conservation in the Explanatory Statements and that prior consultation with the AMO is necessary for any developments or rezoning proposals affecting these sites or buildings and their immediate environment.

### *Non-Statutory Town Plans*

8. Non-statutory town plans and supporting planning documents should be used to express the planning intention to protect declared monuments, historic buildings, sites of archaeological interest, and other heritage items. Declared monuments, historic buildings and sites of archaeological interest should be identified and an overall framework of conservation should be reflected in planning and development studies as appropriate. Layout Plans are prepared at scales which enable all declared monuments, recorded sites of archeological interest, graded historic buildings and other heritage items be shown and annotated with relevant symbol.

### **Enforcement**

9. Conservation measures should be enforced under the most appropriate ordinance and authority as summarized in Table B below:

<b>Table B : Legislation and Administrative Controls for Conservation</b>	
<b>Legislation</b>	<b>Authority (Administered by)</b>
Country Parks Ordinance (Cap 208)	Country & Marine Parks Authority (Agriculture, Fisheries and Conservation Department)
Marine Parks Ordinance (Cap 476)	Country & Marine Parks Authority (Agriculture, Fisheries and Conservation Department)
Wild Animals Protection Ordinance (Cap 170)	Director of Agriculture, Fisheries and Conservation (Agriculture, Fisheries and Conservation Department)
Waterworks Ordinance (Cap 102)	Water Authority (Water Supplies Department)



Table B (cont'd)

Table B : Legislation and Administrative Controls for Conservation	
Legislation	Authority (Administered by)
Antiquities and Monuments Ordinance (Cap 53)	Secretary for Development (Antiquities and Monuments Office)
Town Planning Ordinance (Cap 131)	Town Planning Board (Planning Department)
Forests and Countryside Ordinance (Cap 96)	Director of Agriculture, Fisheries and Conservation (Agriculture, Fisheries and Conservation Department)
Environmental Impact Assessment Ordinance (Cap 499)	Director of Environmental Protection (Environmental Protection Department)
<b>Administrative Regulation</b>	
Site of Special Scientific Interest	Director of Agriculture, Fisheries and Conservation (Agriculture, Fisheries and Conservation Department)
Outline Development Plans/ Layout Plans	Director of Planning (Planning Department)



**Advisory Clauses**

- (a) to note the comments of the District Lands Officer/ Sai Kung, Lands Department that as the Government Land Licence No. S12038 and right-of-way for Lot No. 533 in D.D. 238 are affected, the applicant is required to consult the concerned Licensee and lot owner prior to commencement of works;
- (b) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department that approval of the s.16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling on government land. The applicant is reminded to approach relevant authority/ government department(s) direct to obtain the necessary approval on tree works;
- (c) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD) that:
  - (i) existing water mains are in close proximity to the Sites and are likely to be affected. The applicant is required to either divert or protect the water mains found on the application site;
  - (ii) if diversion is required, existing water mains inside the application site are needed to be diverted outside the site boundary of the proposed development to lie in government land. A strip of land of minimum 1.5 metres in width should be provided for diversion of existing water mains. The cost of diversion of the existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all relevant proposal to WSD for consideration and agreement before the works commence;
  - (iii) if diversion is not required, the following conditions shall apply:
    - 1. existing water mains are affected as indicated on the site plan and no development which requires resitting of water mains will be allowed;
    - 2. details of site formation works shall be submitted to the WSD for approval prior to commencement of works;
    - 3. no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the WSD or their contractor to carry out construction, inspection, operation, maintenance and repair works;
    - 4. no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main(s) shown on plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the WSD. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5 metres or less, and the barrier must extend below the invert level of the pipe;
    - 5. no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and



6. tree planting may be prohibited in the event that the WSD considers that there is any likelihood of damage being caused to water mains.