

2021年 3月 1 5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。

Appendix I of RNTPC
Paper No. A/SK-CWBS/39A

15 MAR 2021

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

Form No. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

- (i) Construction of “New Territories Exempted House(s)”;
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; 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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-CWBS/39
	Date Received 收到日期	15 MAR 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

CLP Power Hong Kong Limited 中華電力有限公司

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

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

N/A

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Government Land on Demarcation District No. 241 next to GLA-SK 937, Po Toi O, Clear Water Bay (As shown on Appendix I)
(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 54.37 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 11.97 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 54.37 sq.m 平方米 <input checked="" 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	Clear Water Bay Peninsula South OZP No. S/SK-CWBS/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Conservation Area
(f) Current use(s) 現時用途	Vacant land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。
- ☒ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

N/A

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

Details of consent of “current land owner(s)”[#] obtained 取得「現行土地擁有人」[#]同意的詳情

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

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

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) ~~Diversion of stream~~ / excavation of land / ~~filling of land~~ / ~~filling of pond as required under Notes of Statutory Plan(s)~~
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☒ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Cable: 42.4 Package Substation: 11.97 Area of excavation 挖土面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 Cable: 1 m 米 <input checked="" type="checkbox"/> About 約 Package substation: 1.6</p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	<p>Public utility installation (package substation) and underground cables</p>

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

<p>(a) Nature and scale 性質及規模</p>	<p><input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="491 1375 1437 1868"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td>Package substation - to house one 1000KVA transformer, one 11KV switchboard, one low voltage distribution board and associated accessories, and underground cables.</td> <td>1</td> <td>Package substation: 4.960m x 2.414m x 2.992m (H) Underground cable: 53m (L) x 0.8m (W) x 1m (D) (As shown on Appendix II)</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	Package substation - to house one 1000KVA transformer, one 11KV switchboard, one low voltage distribution board and associated accessories, and underground cables.	1	Package substation: 4.960m x 2.414m x 2.992m (H) Underground cable: 53m (L) x 0.8m (W) x 1m (D) (As shown on Appendix II)						
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)											
Package substation - to house one 1000KVA transformer, one 11KV switchboard, one low voltage distribution board and associated accessories, and underground cables.	1	Package substation: 4.960m x 2.414m x 2.992m (H) Underground cable: 53m (L) x 0.8m (W) x 1m (D) (As shown on Appendix II)											

(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 (please specify the use(s) and concerned land
 政府、機構或社區設施 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)

After the planning approval is obtained from the Town Planning Board (TPB), application to DLO would be made for construction and installation of the package substation as well as laying associated underground cables. The subsequent site work will take approximately 6 months from the date of receiving DLO approval.

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

<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><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

9. Impacts of Development Proposal 擬議發展計劃的影響																																	
<p>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>																																	
<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>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>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>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>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

10. Justifications 理由

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

The proposed package substation is required to enhance the supply security and provide adequate electricity in the subject area after considering its load growth in the vicinity villages around Po Toi O. To implement the planning standard in line with other urban areas, the package substation is targeted to adopt a fully underground supply system with 11kV closed ring network.

Please note that the package substation is specially designed electrical equipment that occupies an area of less than 12s.m. and has been widely adopted in different village areas. It is of prefabricated design and totally enclosed to accommodate the required equipment. It is of unmanned design, easy to install, maintenance free and made of fireproof materials. Its impact to the nearby areas and local traffic is minimal.

Having inspected and studied vacant sites in the surrounding areas, it is found that most of the sites are located where it would affect the village road access which in turn affecting the maneuvering of local vehicles. Sites in the Village Development zone have also been considered but given the close proximity to the coastal area it is technically infeasible to install substation in these areas.

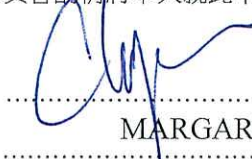
Hence, we hereby submit application to TPB for the approval of planning permission for the subject installation.

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


MARGARET



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

Senior Lands and Buildings Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of
代表

CLP Power Hong Kong Limited 中華電力有限公司

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

Date 日期

26/2/2021

..... (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：

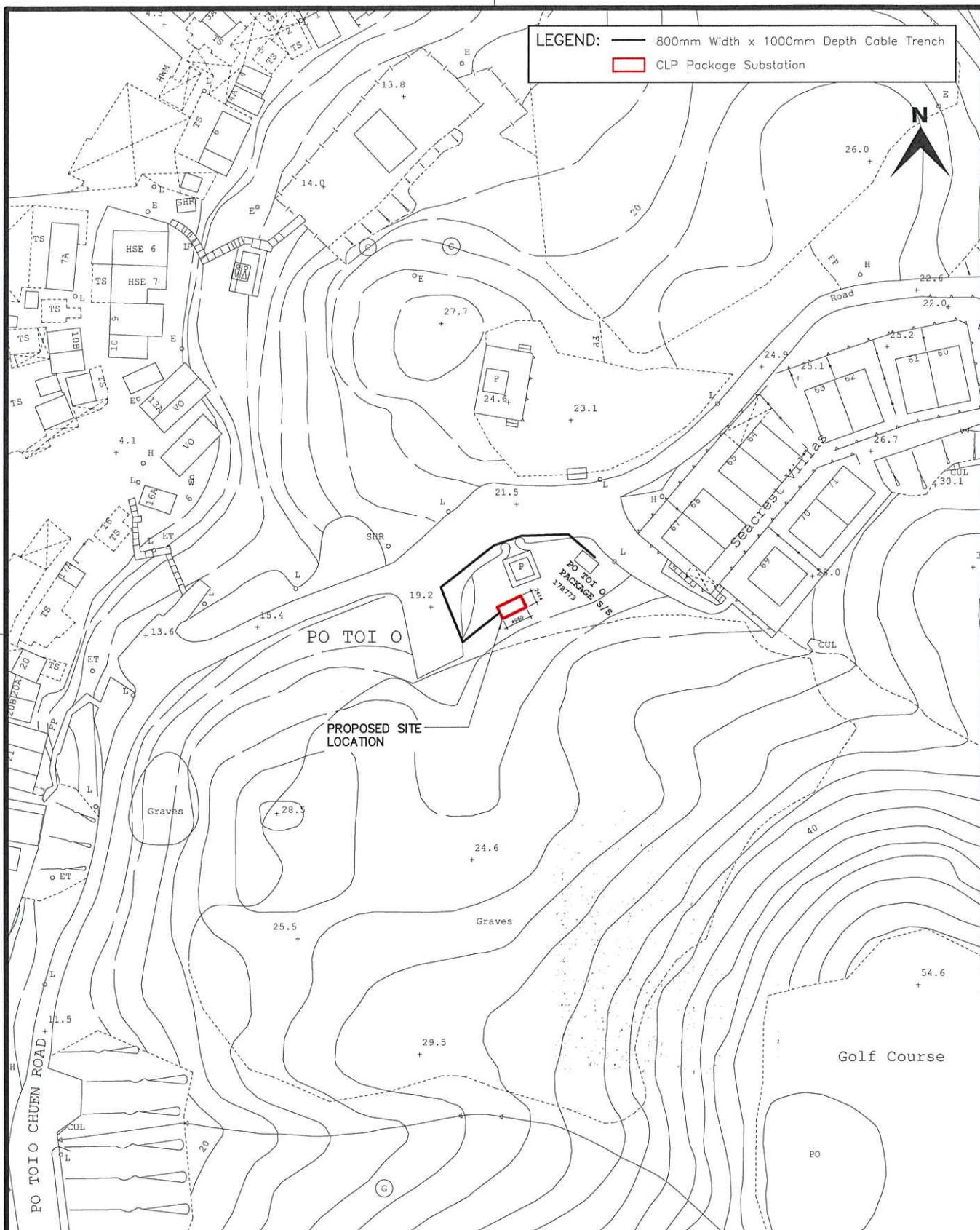
- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of 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。



CLP 中電

REV.	DESCRIPTION	DATE	CHK.
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TITLE:

CABLE ROUTE FOR PROPOSED
11kV PACKAGE SUBSTATION 'B'
AT PO TOI O

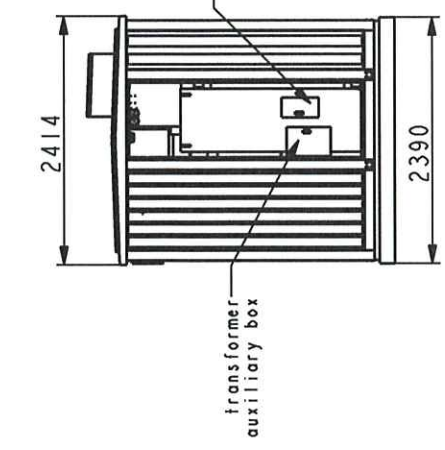
DRAWN: LIU YING KA	DATE: 28-01-2021
CHECKED: CHAN KAI SANG	APPROVED: T.S. TSEUNG
SCALE: 1 : 1000	SHEET(S) IN SET: 1 / 1

PROJECT NO.: SK210103

DRAWING OFFICE — WE

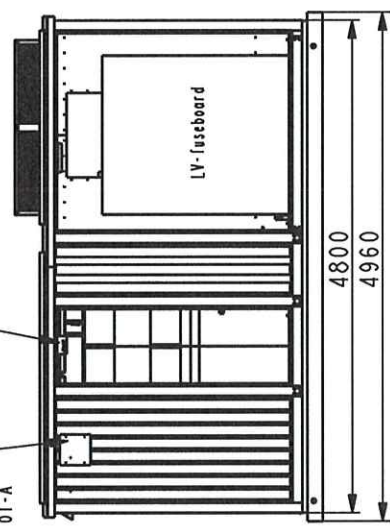
DRG. NO. WE/G/2019-006

Interior view of S/S TR-compartment

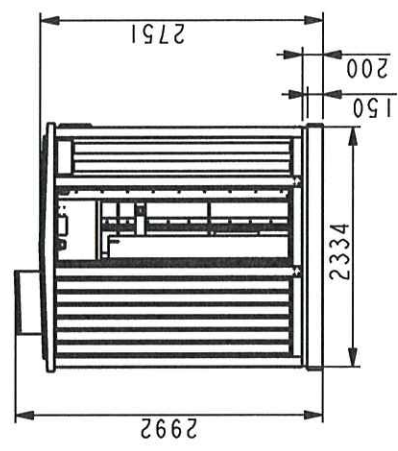


fire detection plate
on the wall (300x300)
details see draw. no. :
T SDD 53240 D SMS 1124 01-A

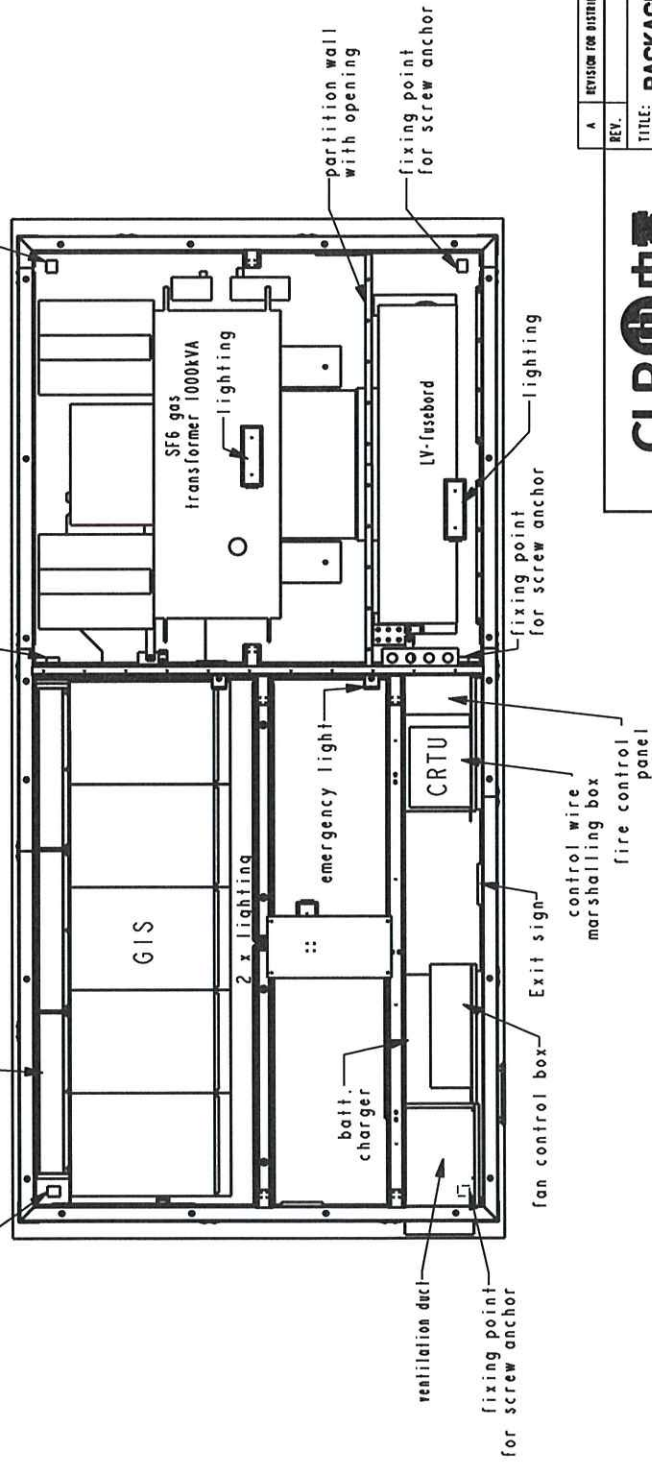
Exit sign



Interior view of S/S HV-compartment



Top view



CONTRACTOR:	SIEMENS Ltd.
DRAWN:	Weimann
CHECKED:	M.B.
SCALE:	1:50
DATE:	18.10.13
APPROVED:	WOEHLE
SHEET(S) IN SET:	16

REV.	DESCRIPTION	DATE	CHK.
A	REVISION FOR DISTRIBUTION SUBSTATION SOLUTION 2016 CONTRACT NO. 460006446	23.11.2016	M.B.

TITLE:	PACKAGE SUBSTATION BOS4840AA (IEC 62271-202) FOR GIS GENERAL LAYOUT DRAWING OF THE PACKAGE SUBSTATION
PROJECT NO.:	460006446
DWG. NO.:	T SDD 53240 D SMS 1301 01 A



9 July 2021

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

Attn.: Mr. Raymond KAN

Our Ref TD/L11108/2021-07/L&B/ML/AS/PH/250-4.1.354
Your Ref TPB/A/SK-CWBS/39

中華電力有限公司
CLP Power Hong Kong Limited

地政及屋宇處
Lands & Buildings Branch

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

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

By Post & Fax (2877 0245)

Dear Sirs

**Proposed Public Utility Installation (Package Substation and Underground Cables)
and associated Excavation of Land in “Conversation Area” Zone,
Government Land in D.D. 241, Po Toi O, Clear Water Bay**

Referring to your email dated 12 April 2021 and your letter dated 28 May 2021 regarding the comments from Chief Town Planner/Urban Design and Landscape (“UD&L”), and Agriculture Fisheries and Conservation Department (“AFCD”), we write to response as follows:

Departmental Comments	Our Responses
<p><u>Comments from UD&L</u></p> <p>"According to the site photos taken by the DPO on 23.3.2021 and our site inspection on 12.4.2021, the Site is partly on hard paved road and partly in planter. Some existing medium sized trees of common native species, including <i>Sterculia lanceolata</i> (假蘋婆), <i>Macaranga tanarius</i> (血桐), <i>Microcos nervosa</i> (破布葉), <i>Mallotus paniculatus</i> (白楸) are observed adjacent to/ adjoining the site boundary. The Site is located in an area of rural fringe landscape character predominated by woodlands and grasslands, village houses, graves and golf course to the further west. In view that the package station is a relatively small scale structure, the proposed development is considered not incompatible with the landscape character of the surrounding area."</p> <p>Although the Applicant indicates in the planning application form that no tree felling would be involved in the proposed development, according to the site inspection on 12.4.2021, the proposed location of package substation and part of the</p>	<p>Tree Survey had been conducted on 2 July 2021 to identify the tree within 2 metres from the proposed area of package substation (please see Appendix I).</p> <p>According to the recommendation in the tree survey report, no tree felling was proposed except the trees in poor conditions or found dead (Please refer to the Tree Nos. T8 – T12 of Appendix I).</p> <p>Based on the findings from the tree survey report, we re-align part of the proposed cable trench to minimize potential impact to the surrounding tree root and allow sufficient space for the tree root systems nearby (please refer to Appendix II).</p> <p>Most of the cable trench is laid under the paving area and it is considered that the potential impact to the affected landscape area is minimal.</p>



<p>cable trench appears in conflict with some of the existing trees. Since no information on existing trees and their proposed treatments is provided in the application, the potential landscape impact on the existing landscape resources could not be reasonably ascertained. The Applicant should provide additional information and clarifications on the above to facilitate our consideration of the application."</p>	
<p><u>Comments From AFCD</u></p> <p>Part 9 of the application form states that the proposed development would not cause adverse impact to the environment and no tree felling would be required. However, according to our site inspection, the application site appears to be vegetated with semi-mature trees of common species, some of which are expected to be in direct conflict with the proposed package substation and excavation</p>	<p>Tree Survey had been conducted on 2 July 2021 to identify the tree within 2 metres from the proposed area of package substation (please see Appendix I).</p> <p>According to the recommendation in the tree survey report, no tree felling was proposed except the trees in poor conditions or found dead (Please refer to the Tree Nos. T8 – T12 of Appendix I).</p> <p>Based on the findings from the tree survey report, we re-align part of the proposed cable trench to minimize potential impact to the surrounding tree root and allow sufficient space for the tree root systems nearby (please refer to Appendix II). In addition, air spray (“壓縮氣槍”) method can be applied for trench opening to further minimize the potential impact on the concerned tree roots system. Construction Safety Procedures for the Use of Air Spray (“壓縮氣槍使用安全施工程”) is attached in Appendix III.</p> <p>Furthermore, prior to our excavation works to be carried out for the subject installation, we will first inspect and identify the affected trees surrounding our works areas of its health condition and risk assessment to ensure proper measurement and actions have been implemented to minimize the impact to the trees under supervision of project manager, certified arborist and approved competent persons for locating underground electricity cables.</p>



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

Yours faithfully
CLP Power Hong Kong Limited

A handwritten signature in black ink, appearing to be "Andrew Suen", written over the company name.

Andrew Suen
Senior Lands and Buildings Specialist

Encl.

ml:ph

Handwritten initials in blue ink, possibly "ml:ph", written below the typed text.

TREE SURVEY REPORT

Project Title:	The proposed 11kV Package substation at Po Toi O, Clearwater Bay
Project Title:	SK- 210198
Project Map No:	12SW13A
Inspection Date:	2 July 2021

Contents

1.	Tree Survey Summary & Recommendation
2.	Site Plan and Tree Location Plan
3.	Tree Survey Schedule
4.	Tree Survey Photographic Record

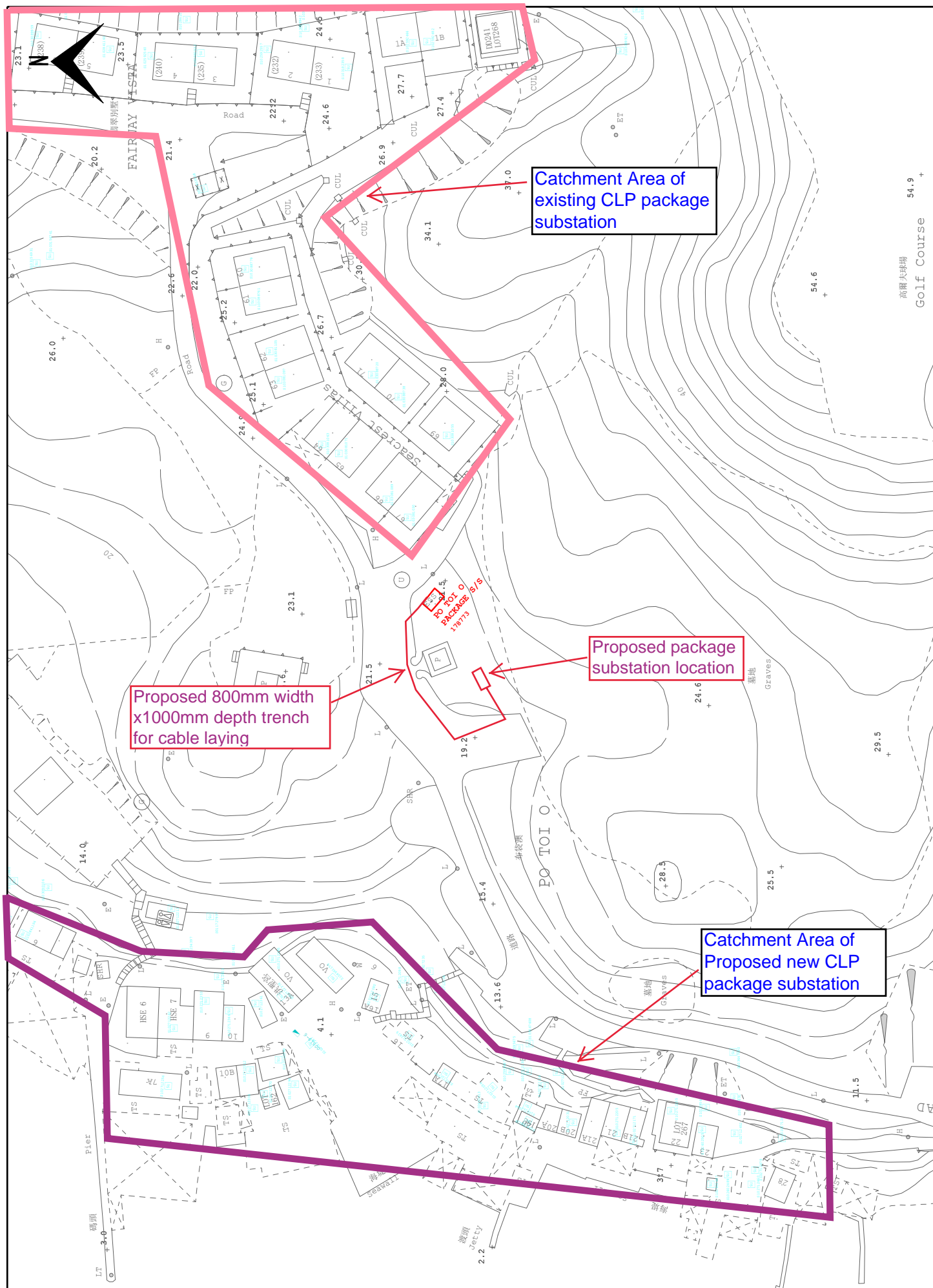


Wilson Chin Chi Wai
 ISA. Certified Arborist
 (Certificate No. HK0797A)
 Date: 7 July 2021

Tree Survey Summary and Recommendation

Tree Species	Chinese Names	Tree Condition	Nos. of Trees
Dead tree	死樹	Poor	3
<i>Macaranga tanarius var. tomentosa</i>	血桐	Fair	1
<i>Mallotus paniculatus</i>	白楸	Fair	1
<i>Microcos nervosa</i>	破布葉(布渣葉)	Fair	1
<i>Vitex quinata</i>	山牡荊	Fair	1
<i>Sterculia lanceolata</i>	假蘋婆	Fair	6
		Total	13

1. The site location refers to Drawing map no. 12SW13A.
2. All the trees near of the proposed area of package substation area and cable laying are recorded in this survey report.
3. The scope of the tree survey boundary is within 2 meters from the proposed area of package substation.
4. All the surveyed trees are common species.
5. There is no tree with cultural, historic or conservation value on the site.
6. No Old and Valuable Trees (OVT), rare species (as defined by AFCD's Rare and Precious Plants in Hong Kong) is found on the survey area.
7. No Champion Trees is found on the survey area.
8. No tree was found within the proposed area of package substation.
9. A total of 13 existing trees are surveyed near the new proposed package substation area.
10. Three dead trees (T8, T11 & T12) and two irrecoverable detected trees (T9 & T10) were found near the new proposed package substation area and parking area which trees removal was recommended as soon as possible due to the public safety.



Scale: 1:1000

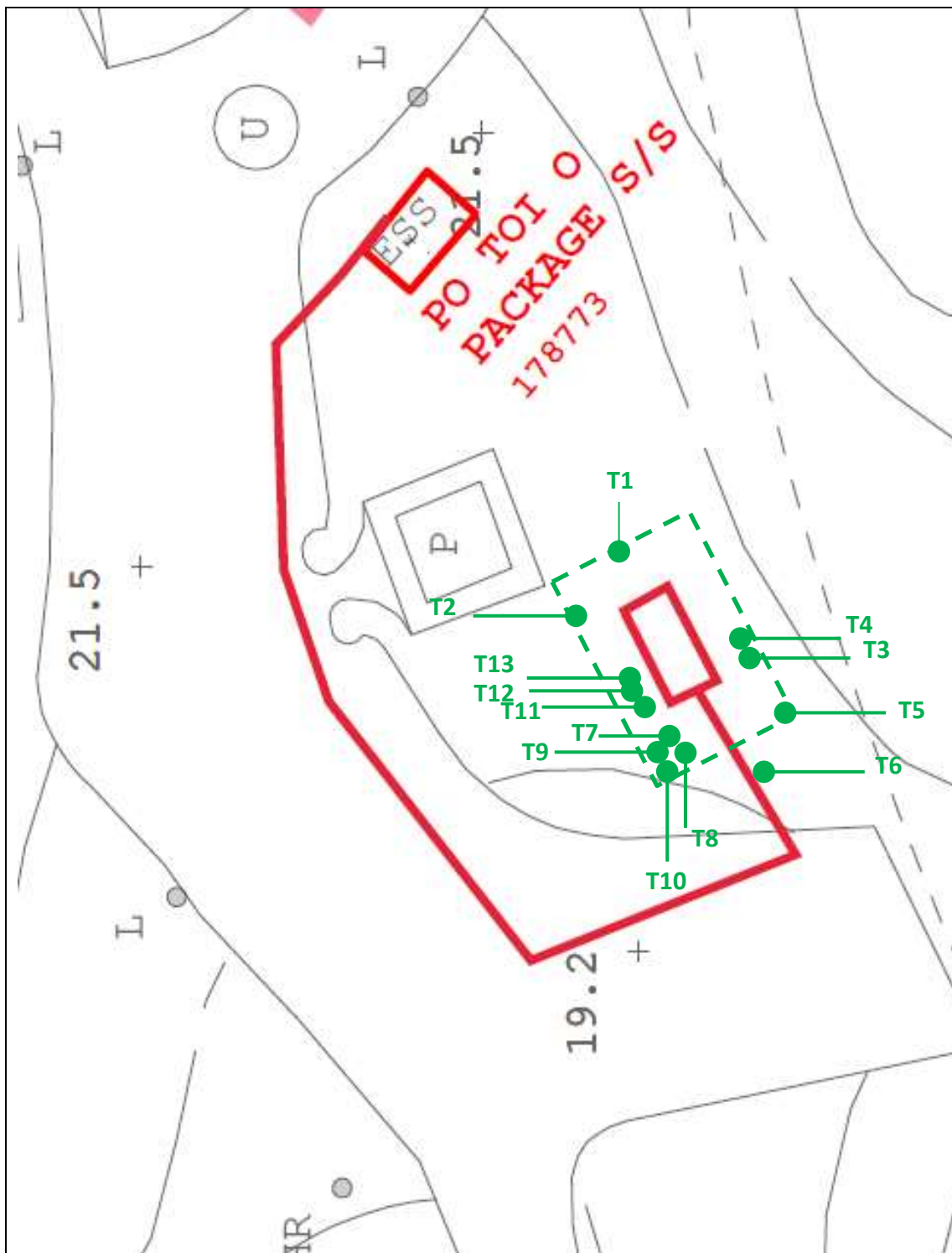
Date of print: 26-JAN-2021

Remarks: Po Toi O Pkg

Map No: 12SW13A

Map data reproduced with permission of the Director of Lands. (C) Hong Kong.
Reproduction in any form must be approved by CLP Power.

Tree Location Plan



Project Title: The proposed 11kV Package substation at Po Toi O, Clearwater Bay

Project Title: SK- 210198

DRG No: WE/G/2020-005



Proposed 11kV Package substation area



Location of tree near the proposed area within 2 meters

Site condition



Proposed 11kV Package substation area

Surveyed by: Wilson CHIN

[illegible]

Tree Survey Schedule

Project title: The proposed 11kV Package substation at Po Toi O, Clearwater Bay

Project title: SK- 210198

Inspection date: 2 July 2021

Surveyed by: Wilson CHIN

Tree No. ¹	Species ²		Measurements			Amenity value ⁴	Form	Health Condition	Structural condition	Suitability for transplanting ⁵		Conservation status ⁷	Recommendation Tree Treatment	Department to provide expert advice to AFCD	Additional Remarks ⁸
	Scientific name	Chinese name	Height (m)	DBH ³ (mm)	Crown Spread (m)	(Good/Fair/Poor)				(High/Medium/Low)	Remarks ⁶		(Retain/Transplant/Fell)		

¹ Tree(s) in the Register of Old and Valuable Trees should be Goodlighted with OVT number.

² Guidance on proper use of scientific name of plants is given in the Agriculture, Fisheries and Conservation Department's Nature Conservation Practice Note No. 3, which can be viewed at AFCD's web page http://www.afcd.gov.hk/english/conservation/con_tech/files/common/NCPC_No.03_The_use_of_plant_name_rev_2008_2.pdf

³ DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3 m above ground level). Guidance on DBH measurement is given in the Agriculture, Fisheries and Conservation Department's Nature Conservation Practice Note No. 2, which can be viewed at AFCD's web page http://www.afcd.gov.hk/english/conservation/con_tech/files/common/NCPC_no.02_measurement_of_DBH_ver.2006.pdf

⁴ Amenity value of a tree should be assessed by its functional values for shade, shelter, screening, reduction of pollution and noise and also its ecological significance, and classified into the following categories.

Good: important trees which should be retained by adjusting the design layout accordingly.

Fair: trees that are desirable to be retained in order to create a pleasant environment, which includes healthy specimens of lesser importance than "Good" trees.

Poor: trees that are dead, dying or potentially hazardous and should be removed.

⁵ Assessment shall take into account conditions of an individual tree at the time of survey (including health, structure, age and root conditions), site conditions (including topography and accessibility), and intrinsic characters of tree species (survival rate after transplanting).

⁶ Major determining factors for the rating on suitability for transplanting should be included if necessary.

⁷ State the rarity and protection status of the species. Appendix A.III.(i) g. provides more details.

⁸ Any additional information deemed necessary for consideration of the proposed management recommendation.

Project title: The proposed 11kV Package substation at Po Toi O, Clearwater Bay
Project title: SK- 2101985
Inspection date: 2 July 2021

Tree Survey Photographic Record

Project title: The proposed 11kV Package substation at Po Toi O, Clearwater Bay

Project title: SK- 2101985

Inspection date: 2 July 2021



T1



T1-1



T2



T2-1

Project title: The proposed 11kV Package substation at Po Toi O, Clearwater Bay

Project title: SK- 2101985

Inspection date: 2 July 2021



T3



T3-1



T4



T4-1

Project title: The proposed 11kV Package substation at Po Toi O, Clearwater Bay

Project title: SK- 2101985

Inspection date: 2 July 2021



T5



T5-1



T6



T6-1

Project title: The proposed 11kV Package substation at Po Toi O, Clearwater Bay

Project title: SK- 2101985

Inspection date: 2 July 2021



T7



T7-1



T8



T8-1



T8-2



T8-3

Project title: The proposed 11kV Package substation at Po Toi O, Clearwater Bay

Project title: SK- 2101985

Inspection date: 2 July 2021



T9



T9-1



T9-2



T9-3

Project title: The proposed 11kV Package substation at Po Toi O, Clearwater Bay

Project title: SK- 2101985

Inspection date: 2 July 2021



T10



T10-1



T10-2



T10-3



T11



T11-1



T11-2



T11-3

Project title: The proposed 11kV Package substation at Po Toi O, Clearwater Bay

Project title: SK- 2101985

Inspection date: 2 July 2021



T12



T12-1



T12-2



T12-3

Project title: The proposed 11kV Package substation at Po Toi O, Clearwater Bay

Project title: SK- 2101985

Inspection date: 2 July 2021



T13

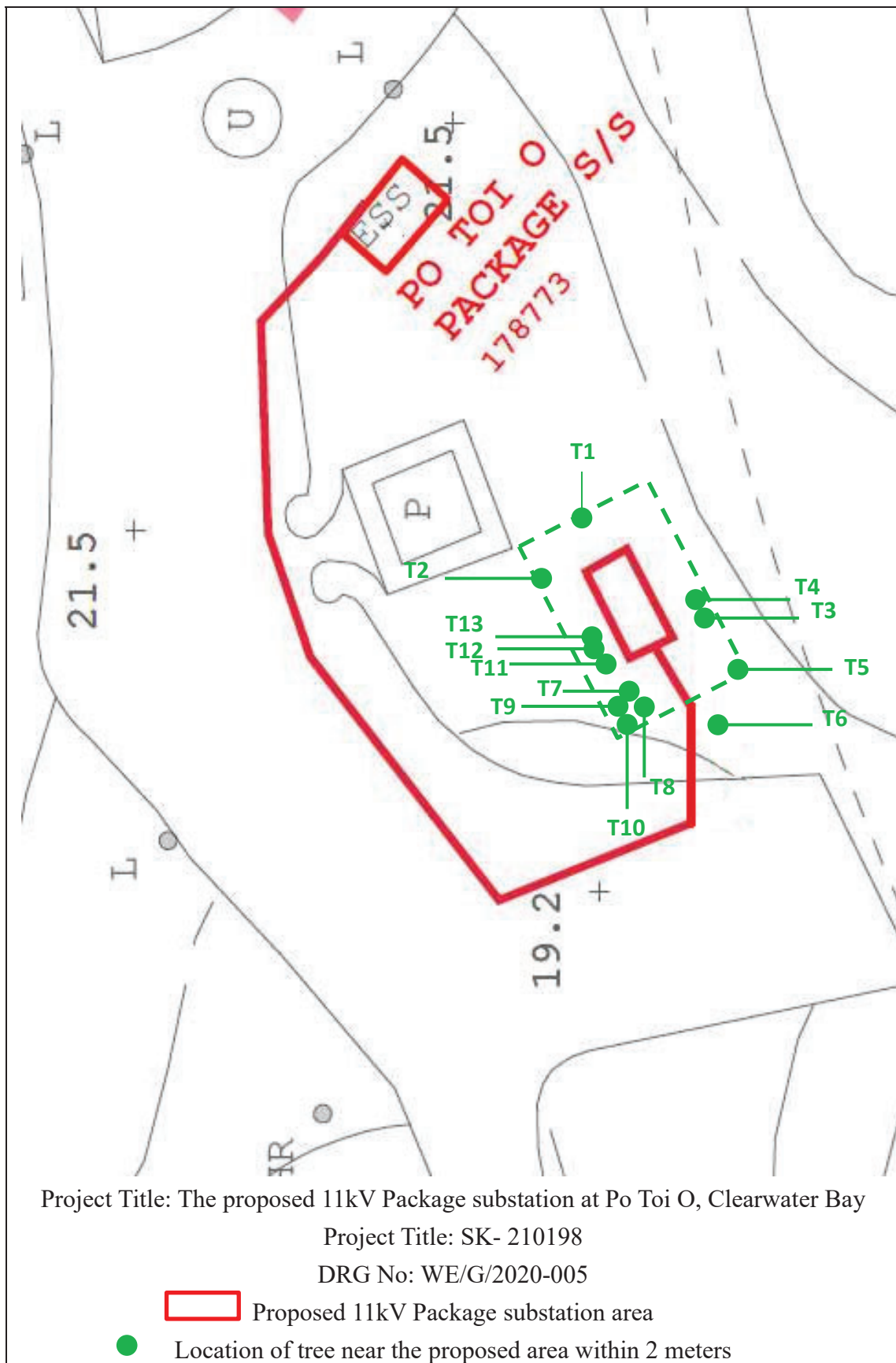


T13-1

END

END

Tree Location Plan



壓縮氣槍使用安全施工程序

	工作流程 / 序列 (A)	常見的潛在危險 (B)	消除 / 減少 / 控制 潛在危險的方法 (C)	負責人
1	界定受影響樹木及工作範圍	<ul style="list-style-type: none"> 下墮枝桠或塌樹 損毀地下設備引致火警或爆炸 	<ul style="list-style-type: none"> 檢視樹木健康狀況，如有需要可聯絡有關政府部門或聘請註冊樹藝師為樹木進行評估 先將樹上枯枝及斷枝修剪，如有需要可在樹主書面批准後將樹冠修剪以減輕重量 如評估結果有塌樹風險，必須在註冊樹藝師指導下為樹木加設臨時支撐架 辨認地下設施及地打鑿地面進行探孔及地下探測 	項目工程主管人員，註冊樹藝師，合資格地下電纜探測員
2	運送及停泊空氣壓縮機	<ul style="list-style-type: none"> 交通意外 空氣壓縮機移位 空氣壓縮機熱風出口位引致火警或傷及途人 	<ul style="list-style-type: none"> 物料運送存放在使用空氣壓縮機前，如空氣壓縮機附有輪胎，必須用楔子將其頂穩防止因震動移位 空氣壓縮機必須以圍欄圍封 空氣壓縮機附近不可存放任何易燃品及雜物 如有必要應加設耐燃擋板分隔熱風出口位 	管工，壓縮氣槍操作員
3	使用空氣壓縮機	<ul style="list-style-type: none"> 空氣壓縮機機件故障 風喉絆倒途人 風喉損毀 風喉鬆脫 	<ul style="list-style-type: none"> 空氣壓縮機要有有效的檢驗證書及貼上環保署簽發的廢氣及噪音標籤 在啟動前，必須由合格人士檢查機械是否操作正常 不要隨地擺放軟喉，以免絆倒途人。建議在實際可行情況高掛風喉或以凹槽蓋板覆蓋 使用前檢查風喉管有否破裂，如有任何損毀須向上級報告及盡快更換風喉 擺放軟喉的位置必須遠離汽車通道，以免因車輛途經時受壓而受損 風喉接駁位置，必須用安全威也扣穩，以防止風喉突然鬆脫 在更換工具或喉管時，必須先將閉氣閥關閉。切勿將軟喉扭曲，意圖達至鎖氣之用 	管工，壓縮氣槍操作員
	使用壓縮氣槍吹泥工作	<ul style="list-style-type: none"> 塵土飛揚影響操作員及公眾 不當使用壓縮氣槍 壓縮氣槍機件故障 	<ul style="list-style-type: none"> 使用壓縮空氣槍吹泥工作時，需使用帆布(帳篷)將工作位置完全覆蓋，防止塵土飛揚 工作位置需適當灑水減少塵土飛揚 帳篷須設置指定出入口，及所有進入的人士必須佩戴適合的個人防護裝備，包括安全帽，保護衣，口罩，全封式護目鏡及耳塞 壓縮氣槍必須由已受訓員工操作，有關操作員須了解相關工具之操作方法及緊急控制措施 吹泥工作進行前，操作員須檢查氣槍是否操作正常 	管工，壓縮氣槍操作員



RE: Application No. A/SK-CWBS/39 - Proposed Public Utility Installation (Package Substation and Underground Cables) and Associated Excavation of Land, Government Land in D.D. 241, Po Toi O, Clear Water Bay
13/07/2021 14:26
From: "Suen, Andrew Chun Wai" <andrew.suen@clp.com.hk>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "mchkwan@pland.gov.hk" <mchkwan@pland.gov.hk>, "Lai, Margaret Cheuk Yin" <margaret.lai@clp.com.hk>, "Hui, Peter Lok Tao" <peter.hui@clp.com.hk>, "msywong@pland.gov.hk" <msywong@pland.gov.hk>

Dear Matthew,

As per our tele-conversation, the dimension of underground cable is revised to 50m(L) x 0.8m(W) x 1m(D).

Should you require us to provide further information, please kindly contact the undersigned or our Peter Hui at 2678 6217.

Thanks & Regards,

Andrew Suen

Lands & Buildings Branch

CLP Power Hong Kong Ltd.

Tel: 2678 6330 Fax: 2678 6820

Information Classification: PROPRIETARY

From: Suen, Andrew Chun Wai

Sent: Tuesday, July 13, 2021 2:10 PM

To: msywong@pland.gov.hk

Cc: mchkwan@pland.gov.hk; Lai, Margaret Cheuk Yin <margaret.lai@clp.com.hk>; Hui, Peter Lok Tao <peter.hui@clp.com.hk>

Subject: RE: Application No. A/SK-CWBS/39 - Proposed Public Utility Installation (Package Substation and Underground Cables) and Associated Excavation of Land, Government Land in D.D. 241, Po Toi O, Clear Water Bay

Dear Mr Matthew Wong,

As per our tele-conversation this morning, the area of excavation for the Cable is revised to 40 sq.m and others are remained unchanged.

Should you require us to provide further information, please kindly contact the undersigned or our Peter Hui at 2678 6217.

Thanks & Regards,

Andrew Suen

Lands & Buildings Branch

CLP Power Hong Kong Ltd.

Tel: 2678 6330 Fax: 2678 6820

Information Classification: PROPRIETARY

From: Hui, Peter Lok Tao <peter.hui@clp.com.hk>

Sent: Friday, July 9, 2021 6:40 PM

To: msywong@pland.gov.hk

Cc: mchkwan@pland.gov.hk; Lai, Margaret Cheuk Yin <margaret.lai@clp.com.hk>; Suen, Andrew Chun Wai <andrew.suen@clp.com.hk>

Subject: RE: Application No. A/SK-CWBS/39 - Proposed Public Utility Installation (Package Substation and Underground Cables) and Associated Excavation of Land, Government Land in D.D. 241, Po Toi O, Clear Water Bay

Dear Matthew,

Attached please find our letter dated 9 Jul 2021 in response to the departmental comments for the captioned application for your information.

Should you have any query, please feel free to contact the undersigned.

Thanks & regards,

Peter Hui

Lands and Buildings Branch
Transmission Department
CLP

Tel: 2678 6217

Fax: 2678 6820

[Information Classification: PROPRIETARY]





RE: Application No. A/SK-CWBS/39 - Proposed Public Utility Installation (Package Substation and Underground Cables) and Associated Excavation of Land, Government Land in D.D. 241, Po Toi O, Clear Water Bay 09/08/2021 12:28

From: "Suen, Andrew Chun Wai" <andrew.suen@clp.com.hk>

To: "msywong@pland.gov.hk" <msywong@pland.gov.hk>

Cc: "Lai, Margaret Cheuk Yin" <margaret.lai@clp.com.hk>, "Hui, Peter Lok Tao" <peter.hui@clp.com.hk>, "mchkwan@pland.gov.hk" <mchkwan@pland.gov.hk>

History:

This message has been forwarded.

1 Attachment



Amended Pages from Tree Survey for Po Toi O New package substation (3).pdf

Dear Mr Wong,

Attached replacement pages of the tree survey which address the comments from AFCD.

Thanks & Regards,

Andrew Suen

Lands & Buildings Branch

CLP Power Hong Kong Ltd.

Tel: 2678 6330 Fax: 2678 6820

Information Classification: PROPRIETARY

Surveyed by: Wilson CHIN

[illegible]

Tree Survey Schedule

Project title: The proposed 11kV Package substation at Po Toi O, Clearwater Bay

Project title: SK- 210198

Inspection date: 2 July 2021

Surveyed by: Wilson CHIN

Inspection date: 2 July 2021															
Tree No. ¹	Species ²		Measurements			Amenity value ⁴	Form	Health Condition	Structural condition	Suitability for transplanting ⁵		Conservation status ⁷	Recommendation Tree Treatment	Department to provide expert advice to Lands Department	Additional Remarks ⁸
	Scientific name	Chinese name	Height (m)	DBH ³ (mm)	Crown Spread (m)	(Good/Fair/Poor)			(High/Medium/Low)	Remarks ⁶	(Retain/Transplant/Fell)				

¹ Tree(s) in the Register of Old and Valuable Trees should be Goodlighted with OVT number.

² Guidance on proper use of scientific name of plants is given in the Agriculture, Fisheries and Conservation Department's Nature Conservation Practice Note No. 3, which can be viewed at AFCD's web page http://www.afcd.gov.hk/english/conservation/con_tech/files/common/NCP3_No.03_The_use_of_plant_name_rev_2008_2.pdf

³ DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3 m above ground level). Guidance on DBH measurement is given in the Agriculture, Fisheries and Conservation Department's Nature Conservation Practice Note No. 2, which can be viewed at AFCD's web page http://www.afcd.gov.hk/english/conservation/con_tech/files/common/NCP2_no.02_measurement_of_DBH_ver.2006.pdf

⁴ Amenity value of a tree should be assessed by its functional values for shade, shelter, screening, reduction of pollution and noise and also its functional significance, and classified into the following categories.

Good: important trees which should be retained by adjusting the design layout accordingly.

Fair: trees that are desirable to be retained in order to create a pleasant environment, which includes healthy specimens of lesser importance than "Good" trees.

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⁵ Assessment shall take into account conditions of an individual tree at the time of survey (including health, structure, age and root conditions), site conditions (including topography and accessibility), and intrinsic characters of tree species (survival rate after transplanting).

⁶ Major determining factors for the rating on suitability for transplanting should be included if necessary.

⁷ State the rarity and protection status of the species. Appendix A.III.(i) g. provides more details.

⁸ Any additional information deemed necessary for consideration of the proposed management recommendation.



RE: Application No. A/SK-CWBS/39 - Proposed Public Utility Installation (Package Substation and Underground Cables) and Associated Excavation of Land, Government Land in D.D. 241, Po Toi O, Clear Water Bay 18/08/2021 15:11

From: "Suen, Andrew Chun Wai" <andrew.suen@clp.com.hk>

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

Cc: "mchkwan@pland.gov.hk" <mchkwan@pland.gov.hk>, "Lai, Margaret Cheuk Yin" <margaret.lai@clp.com.hk>, "Hui, Peter Lok Tao" <peter.hui@clp.com.hk>, "msywong@pland.gov.hk" <msywong@pland.gov.hk>

1 Attachment



Revised Pages from Planning Application (S16I - Po Toi O SS)_Full_20200308.pdf

Dear Matthew,

Re: Further Information for the justification of Proposed Public Utility Installation (Package Substation and Underground Cables) and associated Excavation of Land (A/SK-CWBS/39)

The provision of additional package substation is to increase the electricity supply for catchment area without interrupting the operation of existing package substation. Additional package substation is required since the existing package substation is inadequate to adapt the forecasting load growth and also enhancing the supply security in catchment area. In order to adopt the existing underground supply system, the proposed package substation is required to connecting existing package substation and hence, locate the proposed pack substation closely to the existing package substation could minimize areas of excavation.

We had made relevant enquires to village representative, inspected the locality and surrounding areas, and made investigations as we consider necessary for selection of location for the proposed package substation.

The shell of proposed package substation is designed in green and the proposed location is surrounded with trees and vegetations and hence, it is considered compatible to surrounding landscape environment. No tree felling is proposed except the trees in poor conditions or found dead. Most of cable trench is proposed to be laid under paved area and the potential impact to the landscape area and vegetation is minimal.

Area in Village Type Development Zone is not considered. Portion of area is located close to coastal area which is technically infeasible. Secondly, there is shortage of land supply in Village Type Development Zone which leading to physically infeasible. Besides, for area located near to the village access road is also not considered since it would affect the maneuvering of local vehicles and also response to village representative's concern on safety issues for pedestrian and vehicle driver.

It is noted that there is graveyards mostly located in the southern area of proposed package substation. The proposed location is distant and it is surrounded with trees which could minimise visual impact and response to the villager on Feng Shui concern.

After considering the above, we hereby submit further information with revised plan to justify for the planning approval. Should you have any queries, please contact the undersigned at 2678 6330.

Thanks & Regards,

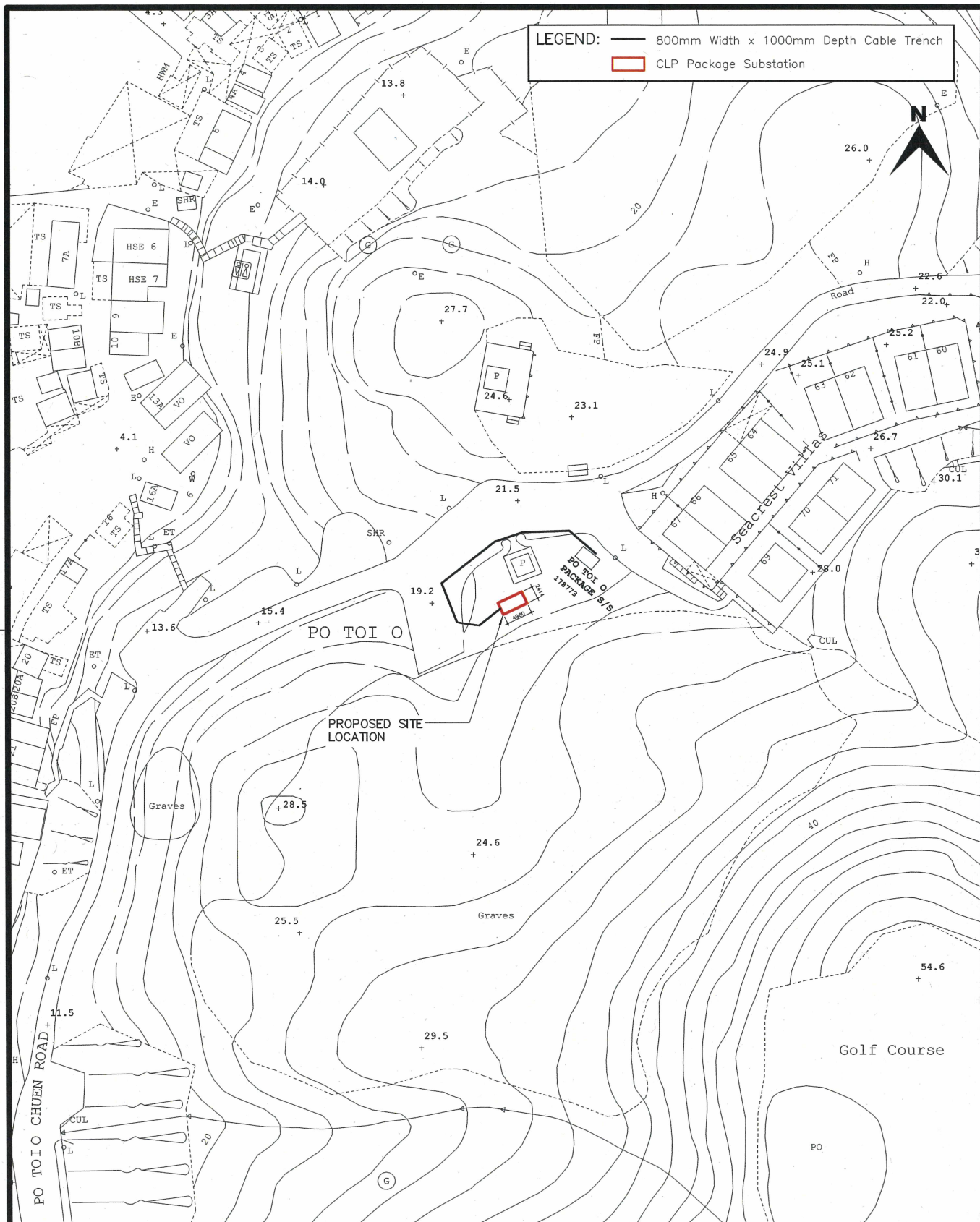
Andrew Suen

Lands & Buildings Branch

CLP Power Hong Kong Ltd.

Tel: 2678 6330 Fax: 2678 6820

Information Classification: PROPRIETARY



CLP 中電

REV.	DESCRIPTION	DATE	CHK.
------	-------------	------	------

TITLE:

CABLE ROUTE FOR PROPOSED
11kV PACKAGE SUBSTATION 'B'
AT PO TOI O

DRAWN: LIU YING KA	DATE: 28-01-2021
CHECKED: CHAN KAI SANG	APPROVED: T.S. TSEUNG
SCALE: 1 : 1000	SHEET(S) IN SET: 1 / 1

PROJECT NO.: SK210103

DRAWING OFFICE — WE

DRG. NO. WE/G/2019-006

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年04月08日星期四 3:00
收件者: tpbpd
主旨: A/SK-CWBS/39 DD 241 Po Toi O Conservation CLP

5-1

A/SK-CWBS/39

Government Land in D.D. 241, Po Toi O, Clear Water Bay

Site area : About 54.37sq.m

Zoning : "Conservation Area"

Applied development : CLP Substation and Underground Cables / **Excavation of Land**

Dear TPB Members,

Strong objections to location. Why on land that is both public and CA zoned?

The substation is for the benefit of the adjoining villa development. That has all the appearance of a Ding Right scam. Facilities should be incorporated into the "V" zone.

Why are these 'villas' given approval in the first place if they do not have access to essential amenities.

Mary Mulvihill

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

參考編號

Reference Number:

210413-224017-30061

提交限期

Deadline for submission:

13/04/2021

5-2

提交日期及時間

Date and time of submission:

13/04/2021 22:40:17

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBS/39

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LEE YIN HO RYAN

意見詳情

Details of the Comment :

就「A/SK-CWBS/39」的擬建項目，本人有以下意見：

1. 因該地段屬於自然保育區，地段內有不少樹木，請盡量保留樹木，及生態環境。
2. 該地段附近有原居民/原居漁民葬區，請事前與村代表及當區區議員等持分者溝通。
3. 工程期間留意聲量。

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

Seg 1

5-3

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-CWBS/39 Received on 09/07/2021, 13/07/2021

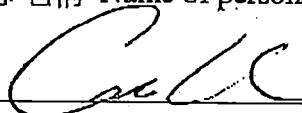
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本會贊成該發展申請。

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

簽署 Signature



日期 Date

23. 7. 2021



Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department that an Excavation Permit application should be submitted. Subject to obtaining planning approval, his Office will issue an Excavation Permit to the applicant for the proposed works related to the planning permission;
- (b) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - (i) to avoid damaging the trees during construction stage and provide adequate protective measures to the trees when necessary;
 - (ii) approval of the 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 necessary approval on tree works;
- (c) to note the comments of the Director of Environmental Protection that the proposed development within "Conservation Area" zone is a designated project under Item Q.1, Part I, Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO). The applicant is reminded to follow the statutory EIAO process and obtain an environmental permit prior to the construction and operation of the proposed development;
- (d) to note the comments of the Director of Fire Services that:
 - (i) to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;
 - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (e) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that there should not be any damages, alterations, disconnections or interferences with any public sewers or drain in connection with the works; and
- (f) to note the comments of the Director of Electrical and Mechanical Services that to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of electricity supply lines, and to comply with the Electricity Ordinance and relevant statutory requirements for the design and operation of electricity package substation.