

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW/500

<u>Applicant</u>	: CLP Power Hong Kong Limited
<u>Site</u>	: Sheung Kwai Chung, Tsuen Wan
<u>Site Area</u>	: About 11.95 m ²
<u>Land Status</u>	: Government land
<u>Plan</u>	: Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33
<u>Zoning</u>	: “Village Type Development” (“V”)
<u>Application</u>	: Proposed Public Utility Installation (Package Substation)

1. The Proposal

- 1.1 The applicant seeks planning permission for a proposed package substation at the application site (the Site) in Sheung Kwai Chung, Tsuen Wan (**Plans A-1 and A-2**). The Site falls within an area zoned “V” on the OZP. According to the Notes of the OZP, the proposed package substation subsumed under ‘Public Utility Installation’ within “V” zone requires planning permission from the Town Planning Board (the Board).
- 1.2 According to the submission, the proposed single-storey package substation is in prefabricated design with a steel enclosure. It has a dimension of about 4.96m × 2.41m occupying an area of about 11.95m², and a height of about 3m. Inside the package substation, there will have one 1,000KVA transformer, one 11kV switchboard, one low voltage distribution board and associated accessories. After commissioning, the package substation will be an unmanned installation and maintenance free operation. A cable trench will be embedded in a concrete plinth at a depth of 1.8m underground. The general layout of the proposed package substation is at **Drawing A-1**.
- 1.3 In support of the application, the applicant has submitted an application form and its attachments on 18.5.2018 (**Appendix I**) and further information on 28.6.2018 (**Appendix Ia**).

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed at **Appendices I and Ia**, which are summarized as follows:

- (a) To enhance the security of supply and provide adequate electricity, a fully underground supply system with 11kV closed ring network is necessary to be adopted in the Sheung Kwai Chung village area.
- (b) Having considered the load growth of the existing services/customer, development of new small houses, a new package substation is suggested to be installed for alleviating the loading condition of existing supply facilities and enhancing the reliability of the electricity supply system to the vicinity villages around Sheung Kwai Chung.
- (c) The proposed substation is specially designed electrical equipment that occupies an area of less than 12m² and has been widely adopted in village area.
- (d) The prefabricated and enclosed design substation is made of fireproof materials and will be an unmanned installation and maintenance free operation. Its impact to the nearby areas and local traffic is minimal.
- (e) In selecting a site, the applicant has considered the technical feasibility of establishing the proposed substation and communicated with village representatives (VRs) of local villages on the acceptability of the proposed location to avoid any interfacing issues. The Site is considered technically feasible and supported by VRs (Attachment IV of **Appendix I**) for establishing a package substation.

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

As the Site involves Government land only, the “owner’s consent/notification” requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) is not applicable to the application.

4. Previous Application

There is no previous application at the Site.

5. Similar Application

There are two similar applications for proposed package substation (Application Nos. A/TW/438 and A/TW/486) in “V” zone in Tsuen Wan. Application No. A/TW/438 for proposed package substation in Wo Yip Hop Village was approved with conditions by the Committee on 5.10.2012 while Application No. A/TW/486 for proposed package substation was approved with conditions on 3.3.2017 (**Plan A-1**). Details of the similar applications are summarized at **Appendix II**.

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

6.1 The Site is:

- (a) currently vacant and covered with shrub and vegetation; and
- (b) accessible by a footpath linking with Sheung Kwai Chung Tsuen Road.

6.2 The surrounding areas have the following characteristics:

- (a) to its immediate east and southeast is Tai Pak Tin Village with a cluster of village houses;
- (b) to its southwest and northwest are Da Chuen Ping Village and Sheung Kwai Chung Village respectively with a cluster of village houses; and
- (c) to the north is vegetation knolls.

7. Planning Intention

The planning intention of the “V” zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the G/F of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

8. Comments from Relevant Government Departments

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

Land Administration

8.1.1 Comments of the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department (DLO/TW&KT, LandsD):

- (a) He has no objection to the application.
- (b) The Site, which near Lot No. 721 in DD 451, falls on unleased Government land. If the application is approved by the Board, the applicant should apply to his department for construction and maintenance of the proposed public utility installation (package substation) according to the relevant terms and conditions of the

relevant Block Licence prior to commencement of the proposed works. There is no guarantee that the application, if received by his department, will be approved.

Building Matters

8.1.2 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD):

- (a) He has no objection to the application.
- (b) Under the Buildings Ordinance (BO), no person shall commence or carry out any building works without having first obtained approval and consent from the Building Authority before commencement of works unless they are exempted under s.41 of the BO, or fall within minor works under the Building (Minor Works) Regulation.
- (c) The Site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulation (B(P)R) 5 and emergency vehicular access shall be provided for all the buildings to be erected on the site in accordance with the requirements under the B(P)R 41D.
- (d) If the Site does not abut on a specified street having a width of not less than 4.5m, the development intensity shall be determined under B(P)R 19(3) during plan submission stage.
- (e) Detailed comments will be given in the building plan submission stage.

Fire Safety

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

- (a) He has no in-principal objection to the application subject to water supplies for firefighting and fire service installations being provided to his satisfaction.
- (b) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.
- (c) The emergency vehicular access provision at the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D, which is administered by BD.

Environment

8.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application from environmental planning

perspective.

- (b) According to the submitted document, the proposed package substation is of prefabricated design and totally enclosed to accommodate the required equipment. It is not anticipated any adverse environmental impact associated with the application.
- (c) The applicant is reminded to implement the standard pollution control measures during work.

Electricity Supply

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

- (a) He has no comment on the application as far as electricity supply safety and reliability are concerned;
- (b) For the design and operation of electricity package substation, the applicant has to comply with the Electricity Ordinance and relevant statutory requirements. As the electricity package substation is to provide electricity supply to some future developments in the vicinity, the associated electricity demand should be provided by the nearby substation as far as possible; and
- (c) The Electricity Supply Lines (Protection) Regulation and the Code of Practice on Working near Electricity Supply Lines established under the regulation shall be observed by the applicant and his contractors when carrying out works in the vicinity of the electricity supply lines.

Health Hazard

8.1.6 Comments of the Director of Health:

- (a) Since electrical installations and facilities are not under the purview of his department, he is not in a position to comment on site selection issues or issues related to the installation or operation of electrical facilities; and
- (b) According to the World Health Organization (WHO), with compliance with the relevant International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines, exposure to extremely low frequency electromagnetic fields, such as those generated by electrical facilities would not pose any significant adverse effects to workers and the public. As such, the project proponent must ensure that the installation complies with the relevant ICNIRP guidelines or other established international standards. WHO also encourages effective and open communication with stakeholders in the planning of new electrical facilities.

8.2 The following Government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (c) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (d) Commissioner for Transport (C for T);
- (e) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (f) Project Manager/New Territories North and West, Civil Engineering and Development Department (PM/NTN, CEDD);
- (g) Commissioner of Police (C of P);
- (h) Director of Agriculture, Fisheries and Conservation (DAFC); and
- (i) District Officer (Tsuen Wan), Home Affairs Department (DO(TW), HAD).

9. Public Comments Received During Statutory Publication Period

On 25.5.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 15.6.2018, no public comment was received.

10. Planning Considerations and Assessments

10.1 The application is for the development of a proposed public utility installation (package substation) within “V” zone. The planning intention of “V” zone is primarily for the development of Small Houses. As the proposed package substation is required for the provision of adequate and reliable electricity supply to the existing and future developments nearby, the proposed development is considered as an essential facility for the local area and in line with the planning intention of the “V” zone. DLO/TW&KT, LandsD has no objection to the application. While DEMS has no adverse comment on the application from electricity supply safety aspect, the application is also supported by the VRs of Sheung Kwai Chung Village nearby (**Appendix I**).

10.2 The proposed single-storey package substation of 3m in height, occupying an area of less than 12m² (**Drawing A-1**), is small in scale and considered not incompatible with the surrounding rural character and the village type developments within the “V” zone which are 3 storeys in height (i.e. 8.23m. DEP advised that adverse environmental impacts are not anticipated from the proposed package substation. CBS/NTW, BD and D of FS have no in principle objection to the application from the building and fire safety aspects. Other concerned Government departments including CE/C, WSD, CE/MS, DSD, CHE/NTW, HyD, C for T, H(GEO) CEDD, PM(NTW), CEDD and DAFC have no objection to/no adverse comment water supply, drainage, infrastructure provision, geotechnical, natural conversation and urban design aspects.. To address the departmental comments, suitable approval condition and advisory clauses are recommended in paragraph 11.2 below and **Appendix III**.

10.3 There is no public comment received during the statutory public inspection period.

11. Planning Department's Views

11.1 Based on the assessment made in paragraph 10, the Planning Department has no objection to the application.

11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 6.7.2022, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following condition of approval and advisory clauses are suggested for Members' reference:

Approval condition

the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix III**.

11.3 There is no strong reason to recommend rejection of the application.

12. Decision Sought

12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

12.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

12.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for the rejection should be given to the applicant.

13. Attachments

Appendix I	Application form received on 18.5.2018
Appendix Ia	Further information received on 28.6.2018
Appendix II	Similar applications
Appendix III	Recommended advisory clauses
Drawing A-1	General layout
Plan A-1	Location plan

Plan A-2	Site plan
Plan A-3	Aerial photo
Plan A-4	Site photos

**PLANNING DEPARTMENT
JULY 2018**