

Similar Applications within the subject “V” Zone on the Tai Tong OZP

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1	A/YL-TT/163	Electricity Substation	15.10.2004	(1), (2)
2	A/YL-TT/164	Proposed Electricity Substation	5.11.2004	(1), (2)
3	A/YL-TT/174	Electricity Substation	28.1.2005	(1), (2)
4	A/YL-TT/270	Proposed Public Utility Installation (Electricity Package Substation) and Excavation of Land	15.10.2010	(1), (2)
5	A/YL-TT/311	Proposed Public Utility Installation (Electricity Package Substation) and Excavation of Land	5.4.2013	(1), (2)
6	A/YL-TT/378	Proposed Utility Installation for Private Project (Electricity Substation) and Excavation of Land	27.5.2016	(1), (2), (3)

Approval Conditions

- (1) Submission and implementation of landscape proposal.
- (2) Provision of emergency vehicular access, water supplies for fire fighting and fire services installations or submission and implementation of fire service installations proposal.
- (3) Submission and implementation of drainage proposal.

Advisory clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site is located on unleased government land (GL) and is not under any Small House application. The Site is accessible to Nam Hang Tsuen Road via both GL and adjoining private land. Her office provides no maintenance work for the GL involved and does not guarantee any right-of-way to the Site. The applicant must accordingly make his own arrangements for acquiring such right-of-way. Should planning approval be given to the application, the applicant should submit application to DLO/YL, LandsD prior to the actual occupation and excavation of GL. Such application(s) will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or administrative fee, as may be imposed by the LandsD;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that it is noted that no vehicular access is proposed or to be granted under the application. He has no comment from highways maintenance point of view. If the application is approved, it is recommended to advise the applicant that the application is approved on the understanding that there is and will be no vehicular access to/from the Site;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicant is reminded to provide his own drainage facilities to collect the runoff generated from the Site or passing through the Site, and discharge the runoff collected to a proper discharge point. The development should not obstruct overland flow or cause any adverse drainage impact to the adjacent areas and existing drainage facilities. The applicant is also reminded to consult DLO/YL, LandsD and seek consent from the relevant owners for any works to be carried out outside his lot boundary before commencement of the drainage works;
- (d) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. Furthermore, the emergency vehicular access (EVA) provision in 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 Building (Planning) Regulation 41D which is administrated by the Buildings Department;
- (e) to note the comments of the Director of Electrical and Mechanical Services that for the design and operation of electricity package substation, the applicant has to comply with Electricity Ordinance and relevant statutory requirements. 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 electricity supply lines; and
- (f) to note the comments of the Director of Health that 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.