Attachment 1

Replacement of Supplementary Planning Statement (p.1, p.13, p.15 and Drawing A-4 and A-5)

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5.4 No adverse fire safety, traffic, environmental and drainage impacts on the surrounding areas

No Adverse Fire Safety Impact

5.4.1 The proposed use complies with the relevant considerations as stipulated in the TPB PG-No. 22D by ensuring that fire safety concerns are properly addressed. Fire safety measures will be carried out to the satisfaction to the Director of Fire Services and in compliance with all the relevant statutory requirements, code of practices and guidelines.

5.4.2 The proposed use will not pose a fire hazard to the subject building. It is situated on G/F, where the ceiling of the Premises is about 4m, below the prescribed height limit of 30m. The location of the dangerous goods stores will not obstruct any existing exit routes of the Premises and the subject building. They will be completely enclosed and separated from the remaining portion of the Premises by block walls with a fire resistance rating (FRR) of not less than 4 hours (i.e. FRR -/240/240) to avoid a spread of fire smoke and fumes easily. The stores will be kept cool and well-ventilated without any source of heat and sparks. Please see **Drawing A-5** for details.

5.4.3 Neither the subject building nor the Application Premises is currently listed in the Industrial Buildings with licensed Dangerous Goods Store (New Territories and Island), meaning that there are no other dangerous goods stores located directly under or above the proposed dangerous goods store. An aggregate fire hazard of dangerous goods in the subject building because of stack effect is thus avoidable.

5.4.4 The Application Premises will be equipped with adequate fire safety measures, such as fire extinguisher, fire hose wheel, emergency light, bucket of sand and etc. in accordance with the requirement of "Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment" and other relevant guidelines and relegations to the satisfaction of the Director of Fire Services. The Applicant is required to apply a Dangerous Goods Licence from the Fire Services Department and detailed fire safety measures would be formulated and submitted. The Dangerous Goods stores will be subject to annual inspection by the Fire Services Department. As such, the risk of fire hazard will be reasonably under strict control.

establishment, which is permitted as of right on the OZP regardless of the Dangerous Goods components. The transportation of the dangerous goods to the Premises will be taken once a day. It will not involve any night-time traffic. No adverse environmental impact is anticipated arisen from the proposed use.

5.4.10 The applicant has an established procedure in handling dangerous goods from storage, operation to disposal that follow the relevant legislative requirements, like the Dangerous Goods Ordinance, Waste Disposal Ordinance and Water Pollution Control Ordinance (WPCO). It is anticipated that its operation would not generate any adverse waste, water discharge, odor smell of dust on the locality.

No Adverse Drainage Impact

5.4.11 The stormwater runoff from the Man Lee Industrial Building is discharged all the way down to a well-established public drainage system with sufficient capacity. It is currently connected to the storm water manhole no. SMH4026632 at the east of the proposed premises. Since the proposed use is fully within the indoor area of the subject industrial building and there will be no discharge of any effluent or any substance outside of the premises other than via the existing sewerage facilities of the industrial building, no drainage impact will be resulted.

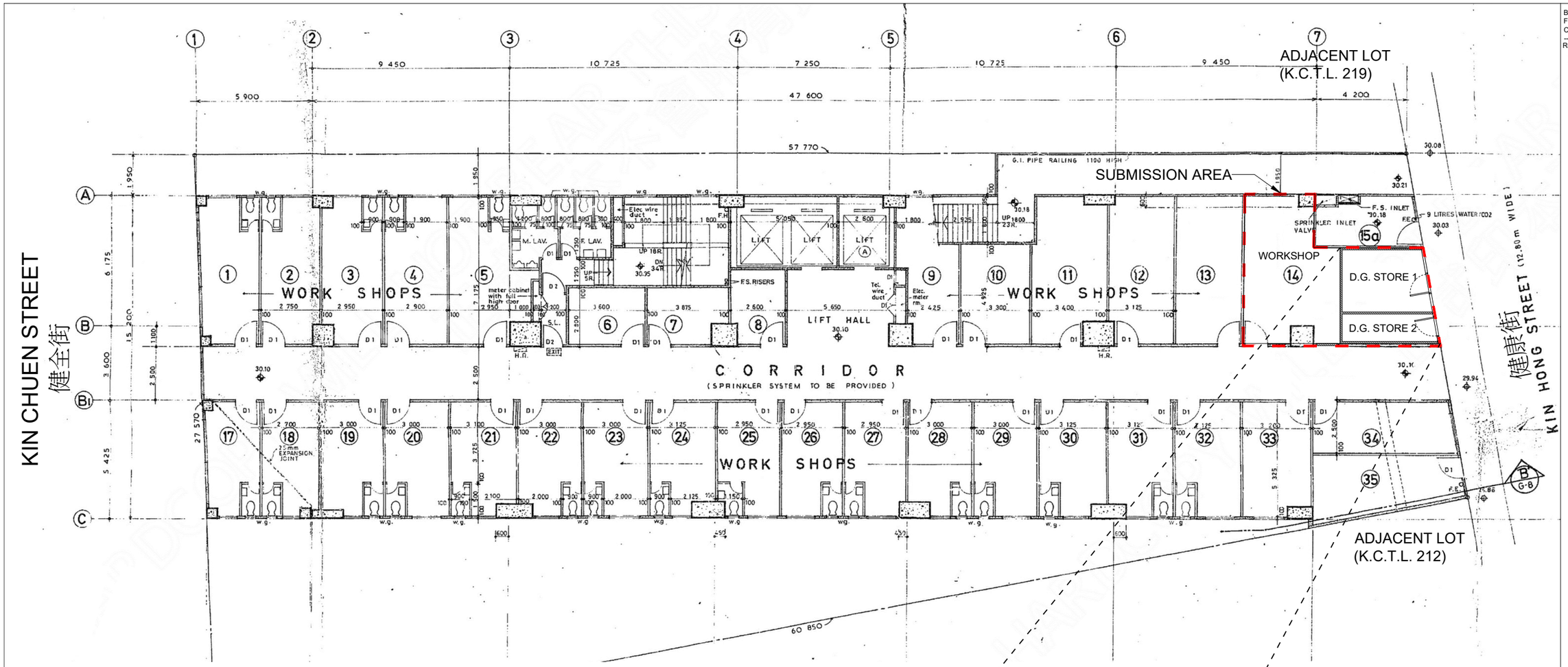
Section Six - Conclusion

6.1 The Section 16 town planning application regards to a proposed 'Industrial Use (including industrial undertakings involving the use/storage of dangerous goods) at Workshop Nos. 14-16 on Ground Floor, Man Lee Industrial Building, No. 13 Kin Hong Street, Kwai Chung, New Territories.

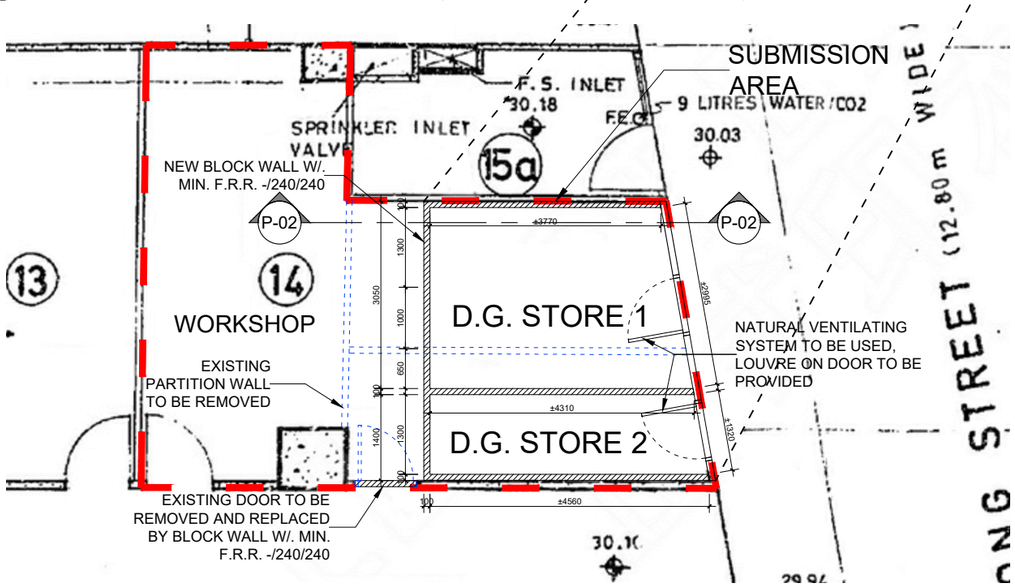
6.2 The proposal is fully justified on the following grounds: -

- Compliance with the planning intention of "OU(B)" zone and TPB PG-NO. 22D;
- It is considered compatible with the surrounding environment;
- The proposed dangerous goods storage is small in scale;
- No adverse fire safety, traffic and environmental impacts on the surrounding areas; and
- The Applicant will follow all the relevant ordinances, code of practices and guidelines for storing dangerous goods.

6.4 To conclude, the proposed use is fully justified in terms of planning considerations. In view of the above, members of the TPB are respectfully requested to favorably consider the present application.



G/F PLAN



G/F PART PLAN

LEGEND

Application Premises

B.D. Ref. No. : BD 9216/77
F.S.D. Ref. No. :
CAD Ref. :

Rev.	Purpose	Date	Approved
-	-	2024-09	
A	GENERAL REV.	2024-10	

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PROJECT NO.
1902

PROJECT NAME
PROPOSED DG STORE AT WORKSHOP 14, G/F, MAN LEE INDUSTRIAL BUILDING, 13 KIN HONG STREET, KWAI CHUNG, NT K.C.T.L. 216

DRAWING TITLE
G/F LAYOUT PLAN

DRAWING NO
A-4

REVISION	SCALE
A	AS SHOWN

DESIGNED BY	DRAWN BY
TC	CT

APPROVED BY	DATE
TC	2024-09-03

CLIENT
SINGAPORE HEADWAY MEDICINE CO.

ARCHITECT / AUTHORIZED PERSON

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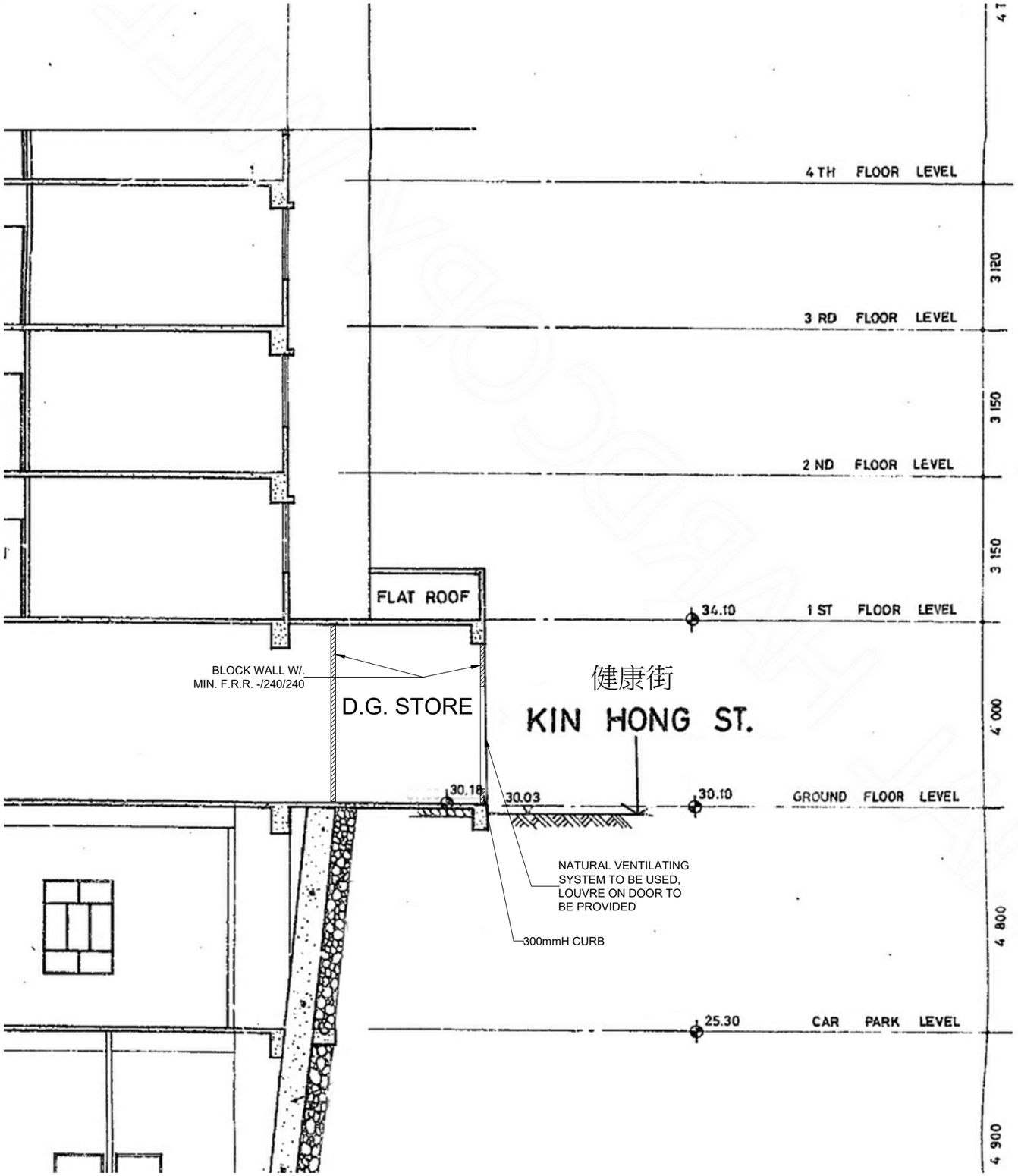


SECTION

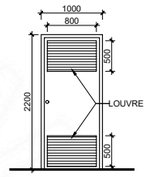
TOTAL AREA OF WALLS AND CEILING OF DG STORE 1

AREA OF WALL = [(3.77m + 2.95m + 4.31m + 2.995m) x 4.00m] - (1.0m x 2.2m DOOR OPENING)
= 56.1m² - 2.2m²
= 53.9m²

AREA OF CEILING = (3.77m + 4.31m) x 2.95m / 2
= 11.918m²

TOTAL AREA OF WALL AND CEILING
= 53.9m² + 11.918m²
= 65.818m²

AREA OF LOUVRE ON DOOR FACING LOBBY
= 0.5m x 0.8m x 2
= 0.8m²
= 1.215% OF 65.818m² --> OK



SCHEMATIC DIAGRAM OF DOOR OF DG STORE 1

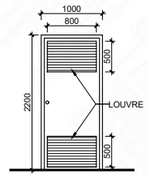
TOTAL AREA OF WALLS AND CEILING OF DG STORE 2

AREA OF WALL = [(4.31m + 1.3m + 4.56m + 1.32m) x 4.0m] - (1.0m x 2.2m DOOR OPENING)
= 45.96m² - 2.2m²
= 43.76m²

AREA OF CEILING = (4.31m + 4.56m) x 1.3m / 2
= 5.766m²

TOTAL AREA OF WALL AND CEILING
= 43.76m² + 5.766m²
= 49.526m²

AREA OF LOUVRE ON DOOR FACING LOBBY
= 0.5m x 0.8m x 2
= 0.8m²
= 1.615% OF 49.526m² --> OK



SCHEMATIC DIAGRAM OF DOOR OF DG STORE 2

B.D. Ref. No. : BD 9216/77
F.S.D. Ref. No. :
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DRAWING TITLE
SECTION & CALCULATION

DRAWING NO
A-5

REVISION	SCALE
A	AS SHOWN
DESIGNED BY	DRAWN BY
TC	CT
APPROVED BY	DATE
TC	2024-09-03

CLIENT
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