Annex 1

The Gazette Notice & Letter Issued by the Lands Department

[redacted]

[redacted]

① 公司印
② 見証人

電　話　Tel: 3582 3820
圖文傳真　Fax: 3565 4270
電郵地址　Email: slep6@landsd.gov.hk
本署檔號　Our Ref: (47) in LD NDA/YLS/BUT/FPD/2
來函檔號　Your Ref:

來函請註明本署檔號
Please quote our reference in your reply

地政總署
新發展區組
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水龍琛路 39 號上水廣場 15 樓 1501 至 1510 室
Units 1501-10, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories

網址 Website : www.landsd.gov.hk

掛號郵遞及現場派遞

62C Tong Yan San Tsuen Road,
Yuen Long,
New Territories
美圖工程有限公司
(經辦人：林志國先生)

[redacted]

林先生：

元朗南發展第一期發展計劃

貴公司的部分業務所在的地方，因上述工務計劃影響而須清拆，本署亦已於2022年12月15日援引《土地（雜項條文）條例》（第 28 章），在涉及的構築物及／或相關範圍張貼告示，通知貴公司須於 2023 年 3 月 16 日前停止佔用有關土地。

經審核後，現特函通知貴公司符合領取露天／戶外業務經營者的特惠津貼資格，本署將會向貴公司發放港幣$_____元的特惠津貼。惟貴公司須將該等在用地上的不合資格構築物拆卸。

本署將於稍後通知貴公司前來領取特惠津貼。在領取特惠津貼前，貴公司需已經自願搬離有關土地及向政府交出所有清理後的土地及騰空的構築物（但不得遲於工程清拆日），並且需簽署一份彌償書。

本署在此提醒貴公司不能將上述經營範圍改作其他用途，並須於上述清拆行動當日或之前無條件自願搬離有關土地，並向政府交出所有清理後的土地及騰空的構築物。否則，地政總署可根據香港法例第 28 章於任何時間採取適當的土地管制行動清理該土地及有關構築物。

日後，如貴公司能在上述清拆行動之前提早向政府交出所有清理後的土地及騰空的構築物，請盡快聯絡本署安排，而交回的土地及構築物內有任何留下的物件，地政總署會當棄置之廢物處理。

請注意，如貴公司同意領取露天／戶外業務經營者的特惠津貼，即表示同意以此作為完全及最終解決貴公司就政府收回該土地的業務經營所提出的騷擾補償申索及同意放棄提出其他任何補償申索。

倘政府日後發現貴公司的特惠津貼申請有不誠實成分或提供失實資料，貴公司須在政府要求下立即全數償還有關特惠津貼連利息，否則政府會向貴公司提出有關法律行動。

如貴公司對此事有任何查詢，請於辦公時間內致電3582 3394與地政主任邱芷欣女士聯絡。

地政總署
總產業測量師／新發展區

（梁庭芳 梁庭芳 代行）

副本送：
地政總署新發展區組清拆小組（經辦人：朱耀明先生）

2023年 4 月 25 日

Received by Hoga
at 62C on 16 Feb 2022

62C

政府通知
收地文件

地政總署
新發展區組彩園分處
CHOI YUEN SUB-OFFICE
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

電　　話　Tel: 3590 3040
圖文傳真　Fax: 3565 4270
電郵地址　Email: lep18@landsd.gov.hk
本署檔號　Our Ref: (　　) in LD NDA/YLS/BUT/FPD/2
來函檔號　Your Ref:

來函請註明本署檔號
Please quote our reference in your reply

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We strive to achieve excellence in land administration.

新界上水彩園邨彩屏樓地下 129 至 136 室
Units 129-136, Ground Floor, Choi Ping House,
Choi Yuen Estate, Sheung Shui, New Territories

網址 Website : www.landsd.gov.hk

掛號郵遞及現場派遞

地政總署
新發展區組

查詢電話

清拆小組　3529 2415
元朗南發展項目　3615 1446

致：業務經營者
新界元朗
唐人新村路 62C 號
美圖工程有限公司
（經辦人：林國志先生）

林先生：

重要文件

元朗南發展第一期發展計劃

閣下的住所／業務所在的地方將受元朗南發展第一期發展計劃（下稱「第一期發展」）影響。本署職員較早前已陸續聯絡受影響住戶及業務經營者，並開始收集資料以進行安置補償的資格審核工作。本函件旨在通知閣下該工程的最新時間表及閣下的遷出日期。

預計時間表

2. 政府計劃在 2022 年上半年就元朗南發展第一期發展工程項目向立法會申請撥款。如獲批准，收地及發展清拆工作將會隨即展開。

遷出限期

3. 經參考工程部門的施工時序，本署將安排工程範圍內的佔用人分階段遷離。就閣下所處的地點而言，**遷出限期約為2023年第1季**[1]。

4. **在確實遷出限期前約三個月**，本署會援引《土地（雜項條文）條例》（第28章），在涉及的構築物及／或相關範圍張貼告示，通知閣下須於訂明的確實遷出限期屆滿前，停止佔用有關土地。在限期屆滿後，本署會根據《土地（雜項條文）條例》，清理涉及的構築物及相關範圍的土地。

查詢

5. 本署職員會繼續與閣下就你／你們的安置或補償事宜保持聯絡。如有查詢，請與本署新發展區組馮健華先生聯絡（電話：3590 3040）。

地政總署
總產業測量師／新發展區

（馮健華  代行）

2022年2月16日

[1] 在此之前，本署會按相關法例在受影響的私人土地張貼**收回土地公告**，訂明有關私人土地於公告張貼後的三個月復歸政府。請注意，收地通告訂明的日期，**只是土地業權復歸政府的日期，並不是佔用人的遷出限期**。佔用人的大約遷出限期以本信件第3段所述為準，確實遷出日期將於本信件第4段所述的《土地（雜項條文）條例》（第28章）告示上訂明（該告示將於遷出日期前約三個月張貼於涉及的構築物及／或相關範圍）。

地政總署

收回土地條例(第 124 章)
(根據第 4 條發出的公告)

收回土地以便進行元朗南發展區第一期發展計劃

致下文詳述並在第 YLM10724 號收地圖則上以橙色標示，位於新界的各塊或各幅土地的業主，以及就該等土地擁有權益、權利或地役權的每名人士。該等土地稱為：

丈量約份第 119 約地段第 1433 號 A 分段(部分)、第 1433 號 B 分段、第 1433 號 C 分段(部分)、第 1433 號餘段(部分)、第 1434 號 A 分段、第 1434 號餘段(部分)、第 1438 號 E 分段(部分)、第 1438 號 F 分段、第 1438 號 G 分段、第 1438 號 H 分段(部分)、第 1438 號餘段(部分)、第 1439 號(部分)、第 1455 號(部分)、第 1456 號(部分)、第 1463 號 A 分段(部分)、第 1463 號 B 分段餘段、第 1464 號(部分)、第 1465 號(部分)、第 1466 號、第 1467 號和第 1468 號；

丈量約份第 120 約地段第 2359 號(部分)、第 2360 號(部分)、第 2361 號、第 2362 號(部分)、第 2363 號、第 2364 號、第 2365 號、第 2366 號餘段(部分)、第 2367 號(部分)、第 2368 號(部分)、第 2370 號(部分)、第 2371 號、第 2372 號(部分)、第 2373 號(部分)、第 2374 號、第 2375 號(部分)、第 2376 號(部分)、第 2377 號、第 2378 號(部分)、第 2386 號餘段(部分)、第 2387 號餘段(部分)、第 2388 號(部分)、第 2389 號(部分)、第 2391 號、第 2399 號、第 2400 號(部分)、第 2402 號、第 2406 號、第 2407 號(部分)、第 2408 號(部分)、第 2409 號 A 分段、第 2409 號 B 分段、第 2410 號、第 2411(A 及 B)號、第 2411(C)號、第 2412 號、第 2413 號、第 2414 號(部分)、第 2415 號(部分)、第 2416 號餘段(部分)、第 2417 號(部分)、第 2418 號(部分)、第 2419 號(部分)、第 2420 號、第 2421 號(部分)、第 2720 號餘段(部分)、第 2722 號餘段(部分)、第 2723 號(部分)、第 2724 號(部分)、第 2725 號、第 2726 號、第 2727 號、第 2728 號、第 2729 號(部分)、第 2730 號、第 2731 號、第 2732 號、第 2733 號、第 2734 號餘段、第 2735 號、第 2736 號餘段、第 2737 號餘段、第 2738 號(部分)、第 2741 號(部分)、第 2742 號(部分)、第 2743 號 A 分段、第 2743 號餘段、第 2744 號、第 2745 號 A 分段、第 2745 號 B 分段、第 2746 號、第 2747 號、第 2748 號(部分)、第 2813 號(部分)、第 2814 號(部分)、第 2815 號餘段(部分)、第 2816 號餘段(部分)、第 2817 號餘段(部分)、第 2818 號(部分)、第 2819 號(部分)、第 2821 號(部分)和第 2848 號餘段(部分)；以及

丈量約份第 121 約地段第 229 號餘段(部分)、第 293 號(部分)、第 295 號餘段(部分)、第 296 號 C 分段、第 296 號 D 分段(部分)、第 296 號餘段、第 297 號餘段、第 298 號餘段(部分)、第 1092 號 A 分段、第 1092 號 B 分段第 3 小分段餘段、第 1092 號 B 分段第 5 小分段餘段(部分)、第 1092 號 B 分段第 7 小分段餘段、第 1092 號 B 分段餘段、第 1105 號餘段(部分)、第 1198 號(部分)、第 1207 號 B 分段、第 1207 號餘段(部分)、第 1208 號 A 分段(部分)、第 1208 號 B 分段、第 1208 號 C 分段、第 1208 號 F 分段餘段、第 1208 號 G 分段、第 1208 號 I 分段、第 1208 號 J 分段第 1 小分段(部分)、第 1208 號 J 分段餘段(部分)、第 1208 號餘段、第 1209 號 A 分段、第 1209 號 B 分段(部分)、第 1209 號餘段(部分)、第 1211 號餘段(部分)、第 1212 號餘段、第 1213 號 A 分段(部分)、第 1213 號餘段(部分)、第 1214 號餘段(部分)、第 1217 號餘段(部分)、第 1257 號餘段(部分)、第 1258 號(部分)、第 1259 號(部分)、第 1260 號 A 分段(部分)、第 1260 號餘段(部分)、第 1261 號 A 分段、第 1261 號餘段、第 1262 號餘段、第 1263 號餘段(部分)、第 1264 號餘段、第 1268 號 A 分段(部分)、第 1268 號 B 分段(部分)、第 1268 號 C 分段、第 1268 號 D 分段(部分)、第 1268 號餘段(部分)、第 1273 號 A 分段(部分)、第 1274 號餘段(部分)、第 1534 號(部分)、第 1538 號(部分)、第 1539 號(部分)、第 1650 號(部分)、第 1651 號 A 分段(部分)、第 1652 號(部分)、第 1653 號 E 分段(部分)、第 1653 號餘段(部分)、第 1654 號 A 分段、第 1654 號 B 分段第 4 小分段(部分)、第 1658 號 B 分段(部分)、第 1658 號 C 分段、第 1658 號餘段(部分)、第 1661 號(部分)、第 1662 號餘段(部分)、第 1663 號(部分)、第 1678 號餘段(部分)、第 1682 號(部分)、第 1683 號、第 1684 號、第 1685 號(部分)、第 1686 號(部分)、第 1687 號、第 1688 號、第 1689 號、第 1690 號、第 1691 號、第 1692 號、第 1693 號、第 1782 號餘段(部分)、第 1795 號餘段(部分)、第 1796 號 A 分段餘段(部分)、第 1796 號 B 分段(部分)、第 1819 號(部分)、第 1834 號餘段、第 1921 號餘段、第 2008 號 A 分段餘段、第 2008 號 G 分段餘段(部分)、第 2008 號 H 分段餘段(部分)、第 2008 號 K 分段、第 2008 號 L 分段餘段(部分)、第 2008 號 M 分段餘段、第 2008 號 P 分段(部分)、第 2008 號 Q 分段第 3 小分段(部分)、第 2008 號 U 分段、第 2008 號 V 分段(部分)、第 2008 號 W 分段餘段(部分)和第 2008 號餘段(部分)。

現公布行政長官會同行政會議已決定，須收回上述土地作公共用途。本人並已根據香港特別行政區行政長官所授予的權力，發出命令，在本公告張貼於上述土地的日期起計三個月屆滿時，上述土地須予收回，並歸還香港特別行政區政府所有。

本公告已於 2022 年 5 月 19 日張貼於上述土地。在通知期屆滿時，即 2022 年 8 月 19 日午夜，上述土地須予收回，並歸還香港特別行政區政府所有。歸還土地日期為 2022 年 8 月 20 日。

公眾人士可在本公告刊登《憲報》之後，於地政總署網頁(https://www.landsd.gov.hk/tc/resources/gov-notices/acq.html)政府公告一欄內，瀏覽本公告及上述收地圖則的電子版本。下列辦事處亦備有本公告的副本及上述收地圖則，公眾人士可於辦事處下述一般開放時間內免費查閱：

辦事處地址	*開放時間* *(公眾假期除外)*
香港中環統一碼頭道 38 號 海港政府大樓地下 中西區民政諮詢中心	星期一至星期五 上午 9 時至晚上 7 時
新界元朗青山公路 269 號 元朗民政事務處大廈地下 元朗民政諮詢中心	
新界元朗橋樂坊 2 號 元朗政府合署 9 樓 元朗地政處	星期一至星期五 上午 8 時 45 分至下午 12 時 30 分 以及 下午 1 時 30 分至下午 5 時 30 分

2022 年 5 月 19 日

地政總署副署長(專業事務)盧錦倫

62C

租約

立租約人　業主　林玉英　（以下簡稱　甲方）　茲經雙方同意訂立租約一份，一切條款分列於後各願遵守：

租客　美圖工程有限公司　（以下簡稱　乙方）

（一）甲方聲明全權擁有新界元朗唐人新村路62 C號，Lot No. DD121 2008MRP之土地及上蓋之建築物 。甲方將該物業租與乙方為期兩年，由二零二一年三月一日至二零二三年二月二十八日止。雙方訂定租約之租金每月港幣　（收租時另發租單為憑），租戶在租用期內不得退租，否則按照所餘租期之租金賠償與另一方。

（二）雙方訂明乙方只可以分租或轉租與其集團所屬公司，不得分租或轉租與別人。除所租用的範圍內，其他地方不得佔用。租約期滿租客如若繼續租賃或退租，須於壹個月之前以書面通知（續租則另訂新約方生效力）。

（三）該物業之租金必須在每月租期之首日上期繳納，不得藉詞拖欠。如過期拾天乙方仍未能將租金交到甲方或乙方不履行合約內任何條件，則甲方有合法之權利將此合約終止，另租與別人並追收欠租。

（四）乙方遷出之時必須在租期內將全部傢俬搬走以清手續。倘若乙方藉故取巧不交門匙或留下破舊箱櫃等物不予搬走，故意阻延時間，在乙方遷出後三天以內仍不來取，作為放棄權利論。甲方有權不經租務法庭手續，協同壹貳名見證人將該物出售，另行轉租所賣之款作為彌補欠租，如有不足之數，乙方仍須負責；不得異議。

（五）乙方無須交付建築費及頂手費與甲方。但甲方有權保留已收之按金（相等於租約貳個月租金）即港幣　（已發收條），俟乙方遷出時甲方無息將該款交還乙方，取回收條。倘若乙方在租金或其他一切雜費未付清時，甲方得在該項按金內扣除。

（六）該物業之差餉，雜費，水電費、清潔費及看更費等，一概由乙方支付。而短期豁免書每季費用（即Short Term Waiver），甲方將支付三份之二，乙方支付三份之一。物業稅及地稅則由甲方支付。

（七）乙方進屋時裝修入牆間格窗花電器等乙方遷出時不得拆回以維持該樓原有之齊整（見附圖）。如得甲方同意者乙方才可拆回，但必須將該樓裝修完整。附件蓋印照片記錄乙方收樓時情況，當乙方遷出時如須清拆裝修，乙方會根據收樓時照片之物業狀況交與甲方。

（八）本物業祇准作商業及廠房之用，乙方不得在該樓存貯違禁品或幹一切觸犯本港政府法例之事。如乙方遷出時或中途搬遷時均不得將該樓轉讓與他人。

（九）如政府在租約期內收回本出租地，政府對上蓋及搬遷的補償費用甲方佔百份之七十，乙方佔百份之三十。

（十）本租約一式兩紙各願遵守各執一份存證。

甲方　林玉英 [redacted]

立租約人

乙方　美圖工程有限公司 [redacted]

簽約日：二零二一年三月九日

租約

業主 林玉英　　甲方

立租約人　　以下簡稱　茲經雙方同意訂立租約一份，一切條款分列於後各願遵守：

租客 美圖工程有限公司　乙方

（一）甲方聲明全權擁有新界元朗唐人新村路62C號 Lot No. DD121200BMRP 之土地及上蓋之建築物。甲方將該物業租與乙方為期四年，由二零一七年三月一日至二零二一年二月二十八日止。雙方訂定首兩年租約之租金每月港幣　　（收租時另發租單為憑）。其後兩年的租金雙方將按市場情況協商調整。

（二）雙方訂明乙方只可以分租或轉租與其集團所屬公司，不得分租或轉租與別人。除所租用的範圍內，其他地方不得佔用。租約期滿租客如若繼續租賃或退租，須於壹個月之前以書面通知（續租則另訂新約方生效力）。

（三）該物業之租金必須在每月租期之首日上期繳納，不得藉詞拖欠。如過期拾天乙方仍未能將租金交到甲方或乙方不履行合約內任何條件，則甲方有合法之權利將此合約終止，另租與別人並追收欠租。

（四）乙方遷出之時必須在租期內將全部傢俬搬走以清手續。倘若乙方藉故取巧不交門匙或留下破舊箱櫃等物不予搬走，故意阻延時間，在乙方遷出後三天以內仍不來取，作為放棄權利論。甲方有權不經租務法庭手續，協同壹貳名見證人將該物出售，另行轉租所賣之款作為彌補欠租，如有不足之數，乙方仍須負責，不得異議。

（五）乙方無須交付建築費及頂手費與甲方。但甲方有權保留已收之按金（相等於租約貳個月租金）即港幣　　（已發收條），俟乙方遷出時甲方無息將該款交還乙方，取回收條。倘若乙方在租金或其他一切雜費未付清時，甲方得在該項按金內扣除。

（六）該物業之差餉，雜費，水電費、清潔費及看更費等，一概由乙方支付。而短期豁免書每季費用（即 Short Term Waiver），甲方將支付三份之二，乙方支付三份之一。物業稅及地稅則由甲方支付。

（七）乙方進屋時裝修入牆間格窗花電器等乙方遷出時不得拆回以維持該樓原有之齊整（見附圖）。如得甲方同意者乙方才可拆回，但必須將該樓裝修完整。附件蓋印照片記錄乙方收樓時情況，當乙方遷出時如須清拆裝修，乙方會根據收樓時照片之物業狀況交與甲方。

（八）本物業祇准作商業及廠房之用，乙方不得在該樓存貯違禁品或幹一切觸犯本港政府法例之事。如乙方遷出時或中途搬遷時均不得將該樓轉讓與他人。

（九）如政府在租約期內收回本出租地，政府對上蓋及搬遷的補償費用甲方佔百份之七十，乙方佔百份之三十。

（十）本租約一式兩紙各願遵守各執一份存證。

（十一）

立租約

甲方　林玉英 [redacted]

乙方　美圖工程有限公司 [redacted]

二零一七年二月二十三日

地政總署
新發展區組彩園分處
CHOI YUEN SUB-OFFICE
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水彩園邨彩屏樓地下 129 至 136 室
Units 129-136, Ground Floor, Choi Ping House,
Choi Yuen Estate, Sheung Shui, New Territories.

網址 Website : www.landsd.gov.hk

電　　話　Tel: 3615 1433
圖文傳真　Fax: 3565 4270
電郵地址　Email: lep14@landsd.gov.hk
本署檔號　Our Ref: (10) in LD NDA/YLS/BUT/FPD/2
來函檔號　Your Ref:

覆函請註明本署檔號
Please quote our reference in your reply

掛號郵遞及現場派遞

新界元朗唐人新村路62C號
美圖工程有限公司
經辦人：林國志先生

敬啟者：

元朗南發展區第一期發展計劃

由於　貴商戶／公司所營運的業務地點可能受**元朗南發展區第一期發展計劃**影響，就本署處理有關審核露天／戶外業務經營者的特惠津貼的資格事宜，本署職員曾於 2021 年 9 月 16 日與你聯絡。

本署曾要求閣下提供相關證明文件以茲證明　貴商戶／公司營運的業務地點的營運年期，即在緊接清拆前登記日期（2020 年 7 月 10 日）前在有關地點營運最少達七年。為使本署能適時處理有關審核資格之工作，本署現請　貴商戶／公司在本信發出日期起計 21 天內進一步提供相關證明文件副本（例如：商業登記證／公司註冊文件／有關地點的營運牌照（如有）／勞工保險單據／公用服務帳單／與業務有關之收據等等），以便本署進行相關資格審核工作。倘若本署在上述限期屆滿前仍未收到相關之證明文件，本署將不能進一步處理　貴商戶／公司的資格審核工作。

本署藉此重申，此信旨在要求　貴商戶／公司進一步提交相關證明文件以作審核之用，並不代表本署已確認　貴商戶／公司可獲露天／戶外業務經營者特惠津貼的資格。

如有查詢，請於辦公時間（星期一至星期五，上午 9 時至 12 時 30 分及下午 1 時 30 分至 5 時 30 分，公眾假期除外）聯絡本署新發展區組梁瀞文女士（電話：3582 3865）或本人聯絡。

地政總署
總產業測量師／新發展區
（莊潔兒 代行）

2021 年 9 月 29 日

地政親身到上址派送此收地文件 52

電　話　Tel:　3529 2415

圖文傳真　Fax:　3793 4547

電郵地址　Email:　grc3@landsd.gov.hk

本署檔號　Our Ref.:　(　) in

來函檔號　Your Ref.:

來函請註明本署檔號

Please quote our reference in your reply

19/10/2020

地政總署
新發展區組
清拆小組
New Development Area Section
Clearance Team
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.
新界荃灣青山公路 382 至 392 號中染大廈 27 樓
27/F, CDW Building, 382-392 Castle Peak Road, Tsuen Wan, N.T.
網址 Website: www.landsd.gov.hk

元朗南發展計劃

構築物清拆編號　：Y5/2-4

構築物地址　　　：

-BR

致 上述構築物佔用人：

一地址不明（~~…~~ 未有門牌）

本組職員曾於今天(2020年＿＿月＿＿日)到訪，惟未能與你會面。

請於辦公時間內致電＿＿＿＿與本組職員 Team 3 梁生 聯絡，以便本處再次安排到訪，以記錄受影響構築物佔用人的資料，作日後審核安置補償資格之用。

地政總署
新發展區組清拆小組

新發展區組清拆小組辦公時間

星期一至星期五　　上午 8:45 至 下午 5:15
（午膳時間 中午12:30 至 1:30）

星期六、星期日及公眾假期休息

備註：任何來信或來電，請說明構築物清拆編號

Note： For English version, please contact Mr./Ms. ＿＿＿＿ at Tel No. ＿＿＿＿

電　話　Tel:　3529 2415
圖文傳真　Fax:　3793 4547
電郵地址　Email:　grc3@landsd.gov.hk
本署檔號　Our Ref.:　(　) in
來函檔號　Your Ref.:
來函請註明本署檔號
Please quote our reference in your reply

地政總署
新發展區組
清拆小組
New Development Area Section
Clearance Team
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
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新界荃灣青山公路 382 至 392 號中染大廈 27 樓
27/F, CDW Building, 382-392 Castle Peak Road, Tsuen Wan, N.T.
網址 Website: www.landsd.gov.hk

元朗南發展計劃

構築物清拆編號　：　Y5/2-5
構築物地址　：　

致 上述構築物佔用人：

就上述發展計劃，本組職員曾於今天(2020年 10 月 19 日)到訪，惟未能與你會面。請於辦公時間內致電 35292415 與本組職員 _____ 聯絡。

地政總署
新發展區組清拆小組

新發展區組清拆小組辦公時間
星期一至星期五　　上午 8:45 至 下午 5:15
(午膳時間 中午12:30 至 1:30)

星期六、星期日及公眾假期休息

備註：任何來信或來電，請說明構築物清拆編號
Note： For English version, please contact Mr./Ms. _____ at Tel No. 35292415

Ivy Ng

寄件者: Ivy Ng [redacted]
寄件日期: 2021年10月7日星期四 10:14
收件者: 'lep14@landsd.gov.hk'
副本: Ken Yiu;[redacted]'; Doris Lee
主旨: RE: 元朗南發展計劃 (構築物清拆編號: Y5/2-4)
附件: HKFECL-NAR1.pdf; Merito-NAR1.pdf; O Chart.pdf

Dear Ms. Chong,

Refer to your letter (Ref: (10) in LD NDA/YLS/BUT/FPD/2) dated 29 Sep 2021 and the tele-conversation with Ms. Leung, our submitted CLP bills shown the company name "Hong Kong Fire Extinguishers Co Ltd" is our group company. The land is owned by Hong Kong Fire Extinguishers Co Ltd and is operated by Merito Technical Services Ltd.

Enclosed please find our group chart and the annual return of both companies for your kind attention. Any further information is required, please feel free to contact us.

Best Regards,
Merito Technical Services Ltd.
Ivy Ng
Admin
[redacted]

From: Ivy Ng [mailto:ivyng@sunmansion.com]
Sent: Thursday, September 16, 2021 4:53 PM
To: 'lep14@landsd.gov.hk'
Cc: Ken Yiu; 'kclam@sunmansion.com'; Doris Lee
Subject: 元朗南發展計劃 (構築物清拆編號: Y5/2-4)

Dear Ms. Chong,

As requested, enclosed please find the following documents:-

1) CLP Bills from year 2013 to 2020

Any further information is required, please feel free to contact us.

Best Regards,
Merito Technical Services Ltd.
Ivy Ng
Admin
[redacted]

From: Ivy Ng [mailto:ivyng@sunmansion.com]
Sent: Tuesday, December 08, 2020 3:34 PM

25/10 10:00 邱小姐 3582 3594

上水廣場 15/F Rm 1501~10

① 公司印

② 見証人

52 和 62C

地政總署
新發展區組
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

電　話 Tel: 3582 3820
圖文傳真 Fax: 3565 4270
電郵地址 Email: slep6@landsd.gov.hk
本署檔號 Our Ref: (47) in LD NDA/YLS/BUT/FPD/2
來函檔號 Your Ref:

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水龍琛路 39 號上水廣場 15 樓 1501 至 1510 室
Units 1501-10, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories

網址 Website : www.landsd.gov.hk

來函請註明本署檔號
Please quote our reference in your reply

掛號郵遞及現場派遞

62C Tong Yan San Tsuen Road,
Yuen Long,
New Territories
美圖工程有限公司
(經辦人：林志國先生)

政府賬債
金額通知
(62C + 52)
一齊

25/4/23

林先生：

元朗南發展第一期發展計劃

貴公司的部分業務所在的地方，因上述工務計劃影響而須清拆，本署亦已於2022年12月15日援引《土地（雜項條文）條例》（第 28 章），在涉及的構築物及／或相關範圍張貼告示，通知貴公司須於 2023 年 3 月 16 日前停止佔用有關土地。

經審核後，現特函通知貴公司符合領取露天／戶外業務經營者的特惠津貼資格，本署將會向貴公司發放港幣$_____元的特惠津貼。惟貴公司須將該等在用地上的不合資格構築物拆卸。

本署將於稍後通知貴公司前來領取特惠津貼。在領取特惠津貼前，貴公司需已經自願搬離有關土地及向政府交出所有清理後的土地及騰空的構築物（但不得遲於工程清拆日），並且需簽署一份彌償書。

本署在此提醒貴公司不能將上述經營範圍改作其他用途，並須於上述清拆行動當日或之前無條件自願搬離有關土地，並向政府交出所有清理後的土地及騰空的構築物。否則，地政總署可根據香港法例第 28 章於任何時間採取適當的土地管制行動清理該土地及有關構築物。

日後，如貴公司能在上述清拆行動之前提早向政府交出所有清理後的土地及騰空的構築物，請盡快聯絡本署安排，而交回的土地及構築物內有任何留下的物件，地政總署會當棄置之廢物處理。

請注意，如貴公司同意領取露天／戶外業務經營者的特惠津貼，即表示同意以此作為完全及最終解決貴公司就政府收回該土地的業務經營所提出的騷擾補償申索及同意放棄提出其他任何補償申索。

倘政府日後發現貴公司的特惠津貼申請有不誠實成分或提供失實資料，貴公司須在政府要求下立即全數償還有關特惠津貼連利息，否則政府會向貴公司提出有關法律行動。

如貴公司對此事有任何查詢，請於辦公時間內致電3582 3394與地政主任邱芷欣女士聯絡。

地政總署
總產業測量師／新發展區

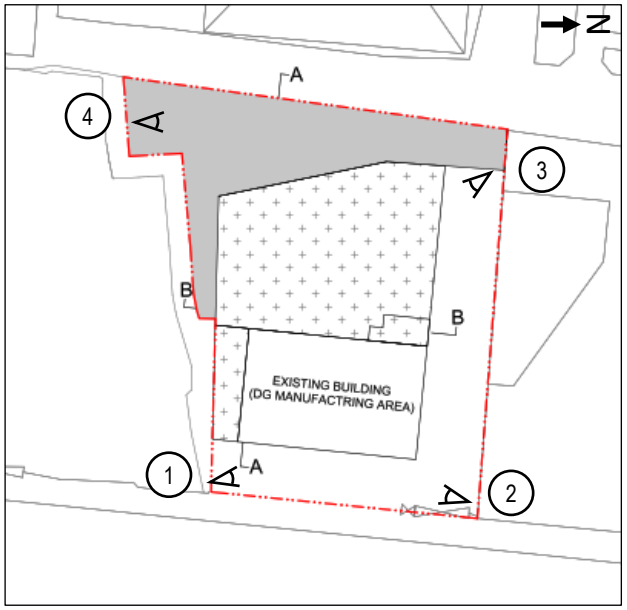
（梁庭芳 梁庭芳 代行）

副本送：
地政總署新發展區組清拆小組（經辦人：朱耀明先生）

2023年 4 月 27 日

Annex 2

Site Photos



Application Site *(For identification only)*

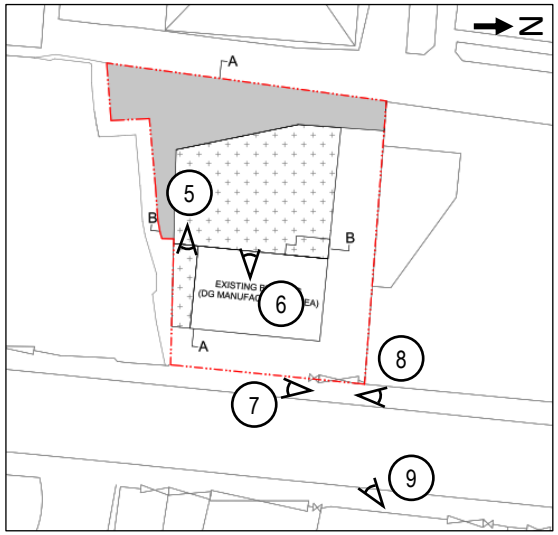
PLANPLUS 思顧 CONSULTANCY 隽問

Figure Title:
Site Photos

Project No.:
PPC-PLG-10190

Project:
Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Use (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

Annex:	Scale:	Date:
2	N/A	September 2025



Application Site *(For identification only)*

PLANPLUS 思顧
CONSULTANCY 隽問

Figure Title:
Site Photos

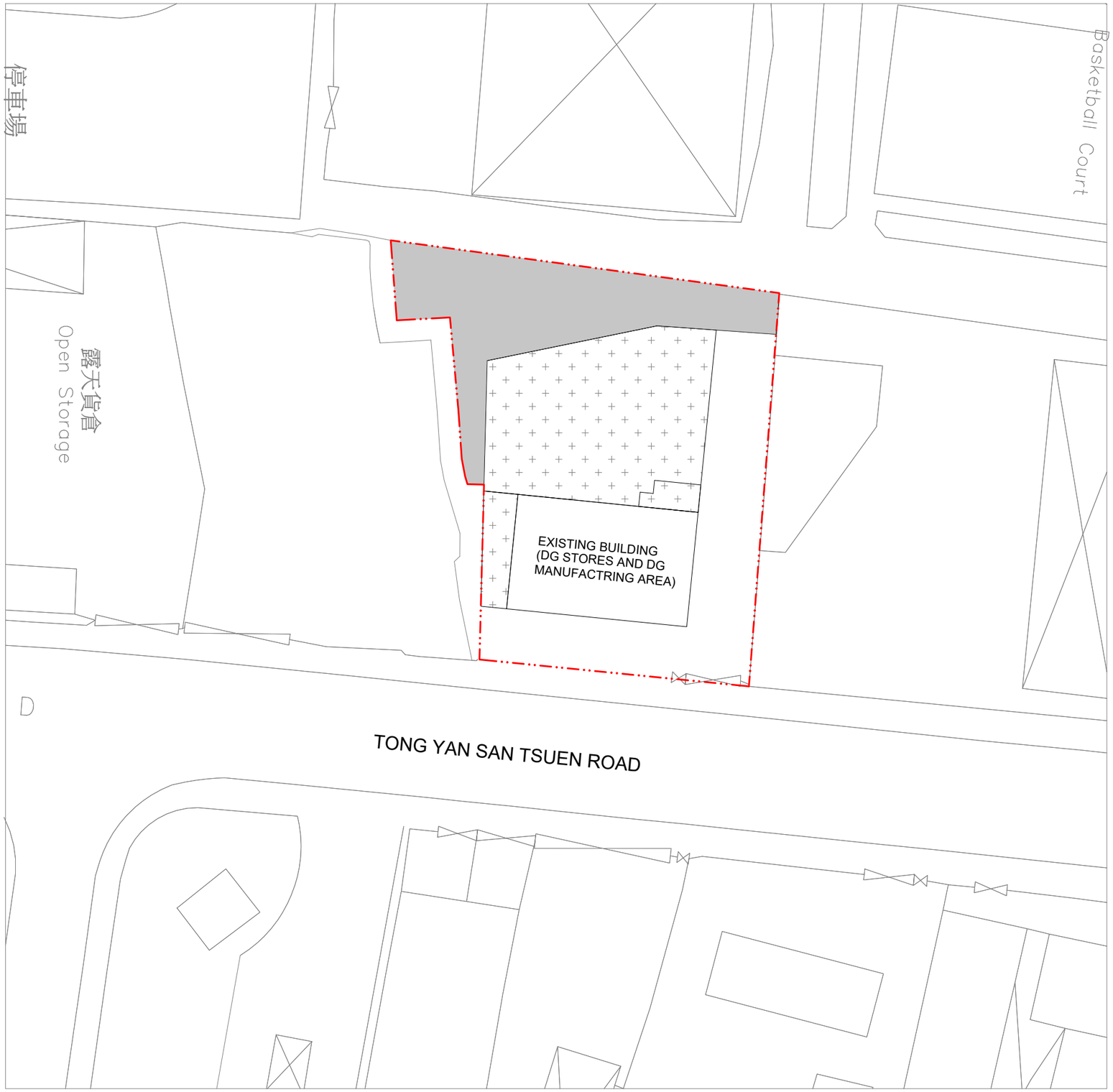
Project No.:
PPC-PLG-10190

Project:
Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Use (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

Annex:	**Scale:**	**Date:**
2	N/A	September 2025

Annex 3

Layout Plan



N

LEGEND

APPLICATION SITE BOUNDARY

NEW EXTENSION BUILDING AREA

GOVERNMENT LAND

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

Notes

- This drawing and the contents herein are the copyright of Stephen Yeung Architects & Interior Designers
- Do not take measurement directly from this drawing
- Check and verify all dimensions on site
- Read this drawing in conjunction with the specifications and all other related drawings

Revision

Client

Architect

STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER

Consultant

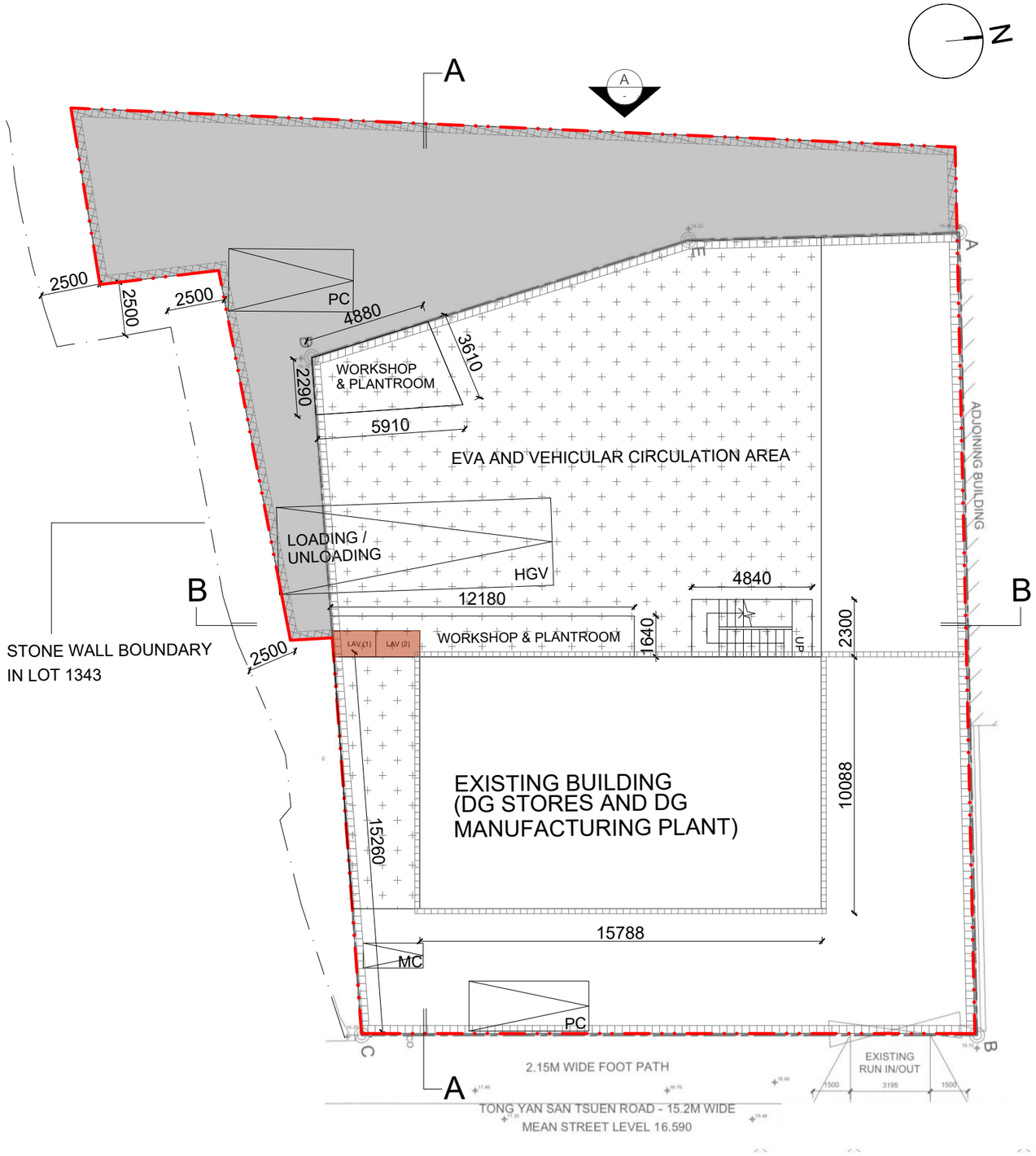
Title

Figure 3.1A : Block Plan

Drawn	Checked

Date	Scale
8/9/2025	1:400

Job No.	Drawing No.
	P-01



LEGEND

- APPLICATION SITE BOUNDARY
- EXISTING SURFACE CHANNEL
- SURFACE CHANNEL FOR GOVERNMENT LAND
- NEW EXTENSION BUILDING AREA
- CHEMICAL TOILET
- GOVERNMENT LAND

SITE AREA:
GOVERNMENT LAND : 242.67 SQM
EXISTING SITE AREA: 772.03 SQM
APPLICATION SITE AREA:
242.67 SQM + 772.03 SQM = 1014.70 SQM

SITE COVERAGE:
EXISTING COVERED AREA: 160.00 SQM
NEW EXTENSION COVERED AREA: 331.15 SQM
APPLICATION COVERED AREA: 491.15 SQM
491.15 SQM / 1014.70 SQM = 48.40 %

GFA :
GFA FOR EXISTING BUILDING : 160.00 SQM
GFA FOR NEW EXTENSION BUILDING :
G/F: 331.15 SQM 1/F: 331.15 SQM
2/F: 300.33 SQM R/F: 10.64 SQM
= 973.27 SQM
APPLICATION GFA: 973.27 SQM + 160.00 SQM
= 1133.27 SQM

PLOT RATIO :
1133.27 SQM / 1014.70 SQM = 1.12

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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Revision

Client

Architect

STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER

Consultant

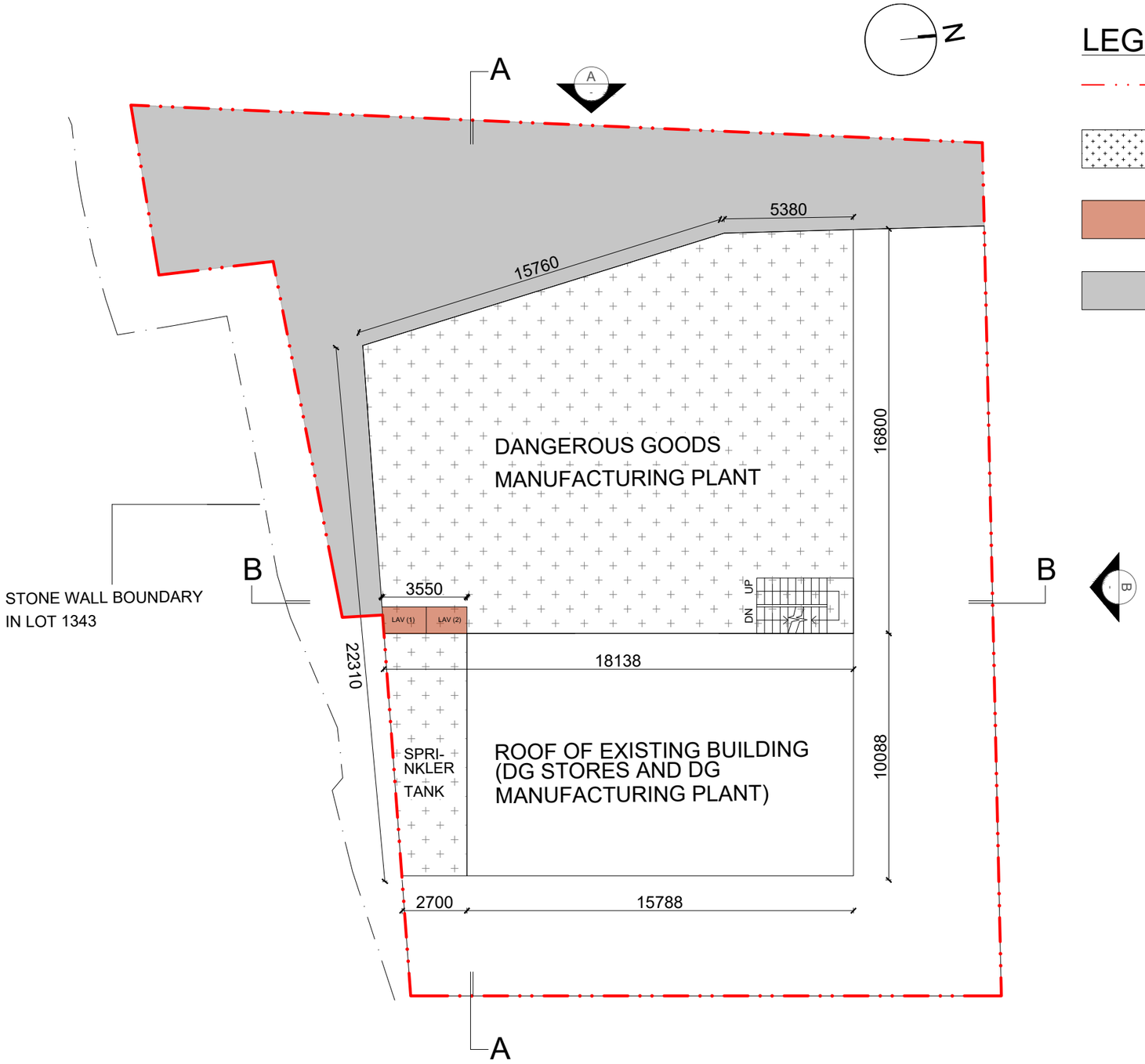
Title

Figure 3.1B : G/F Plan

Drawn	Checked

Date	Scale
20/9/2025	1:200

Job No.	Drawing No.
	P-02



LEGEND

- APPLICATION SITE BOUNDARY
- NEW EXTENSION BUILDING AREA
- CHEMICAL TOILET
- GOVERNMENT LAND

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER

Consultant

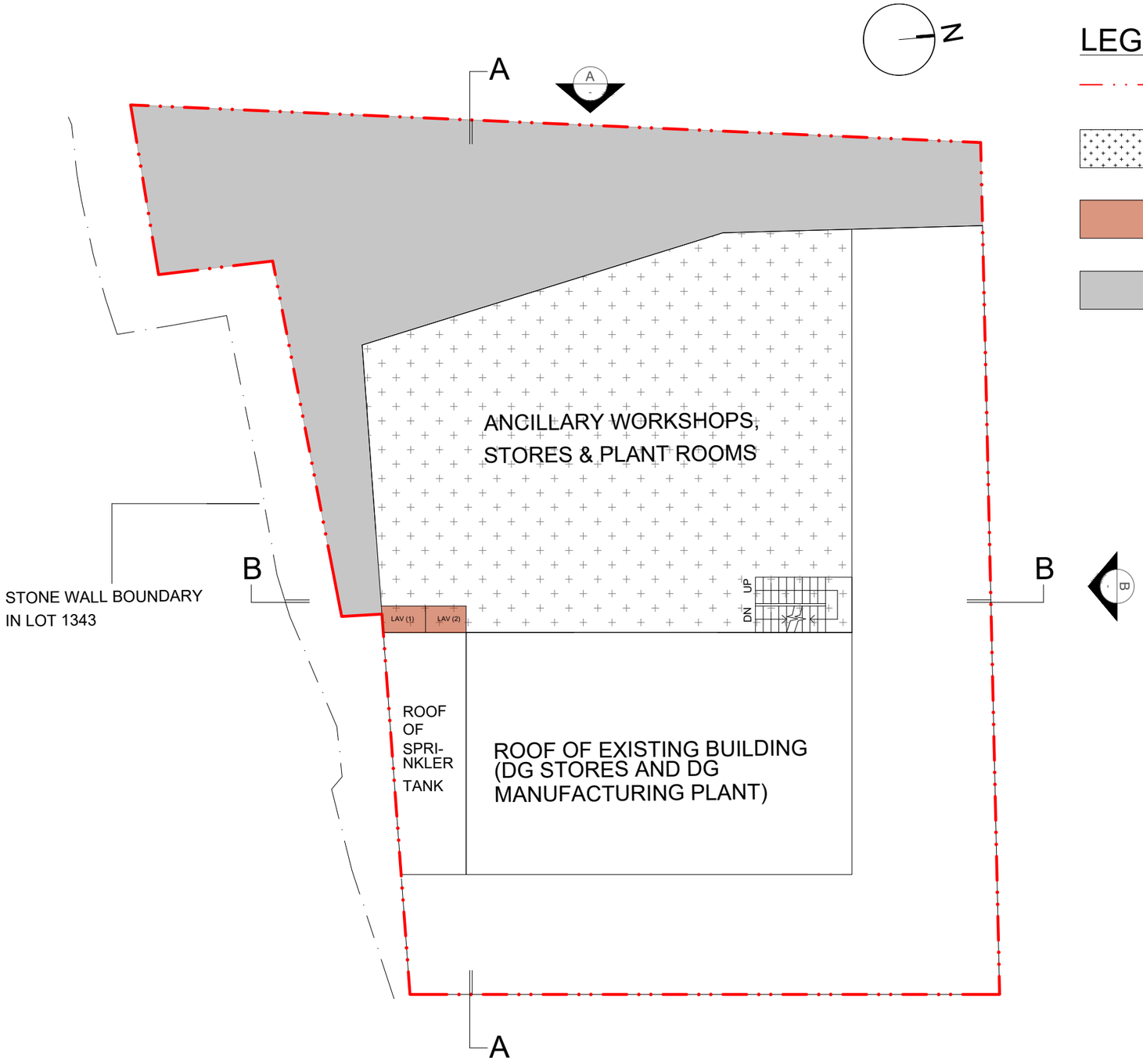
Title

Figure 3.1C : 1/F Plan

Drawn	Checked

Date	Scale
8/9/2025	1:200

Job No.	Drawing No.
	P-03



LEGEND

- APPLICATION SITE BOUNDARY
- NEW EXTENSION BUILDING AREA
- CHEMICAL TOILET
- GOVERNMENT LAND

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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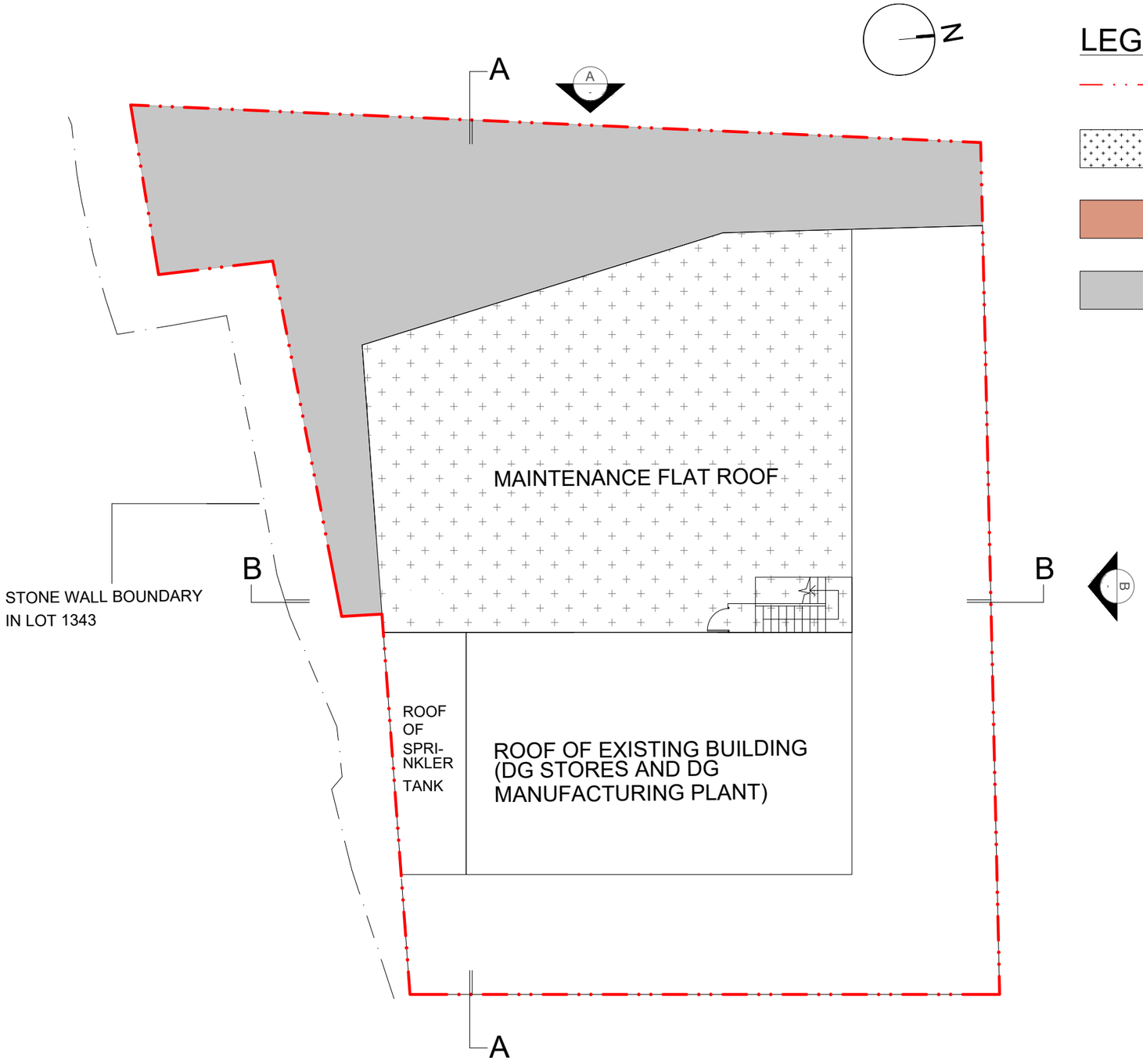
Figure 3.1D : 2/F Plan

Drawn	Checked

Date	Scale
8/9/2025	1:200

Job No.	Drawing No.
	P-04



LEGEND

- APPLICATION SITE BOUNDARY
- NEW EXTENSION BUILDING AREA
- CHEMICAL TOILET
- GOVERNMENT LAND

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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Consultant

Title

Figure 3.1E : R/F Plan

Drawn	Checked

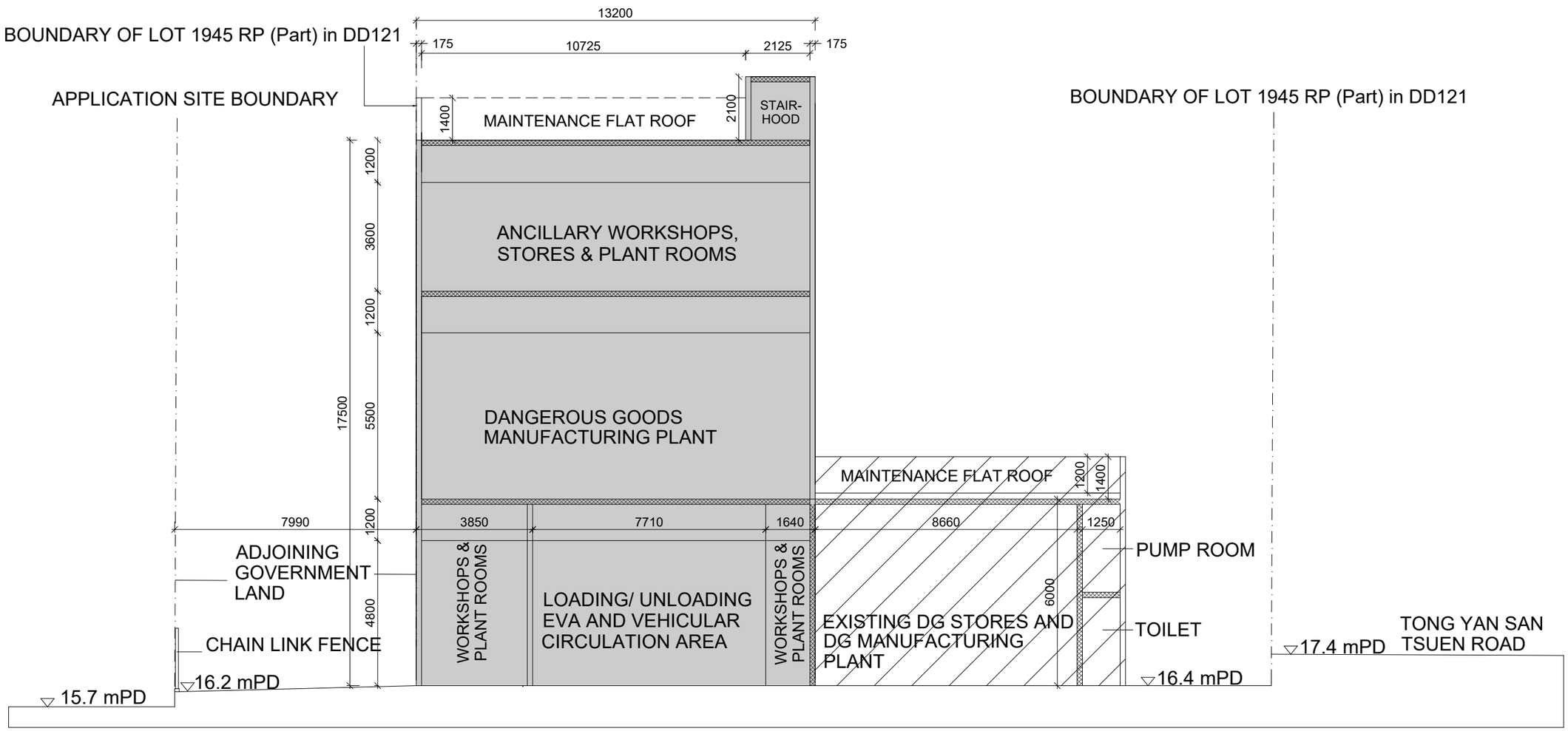
Date	Scale
8/9/2025	1:200

Job No.	Drawing No.
	P-05

LEGEND

NEW EXTENSION BUILDING

EXISTING BUILDING



Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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Consultant

Title

Figure 3.1F: Section A-A

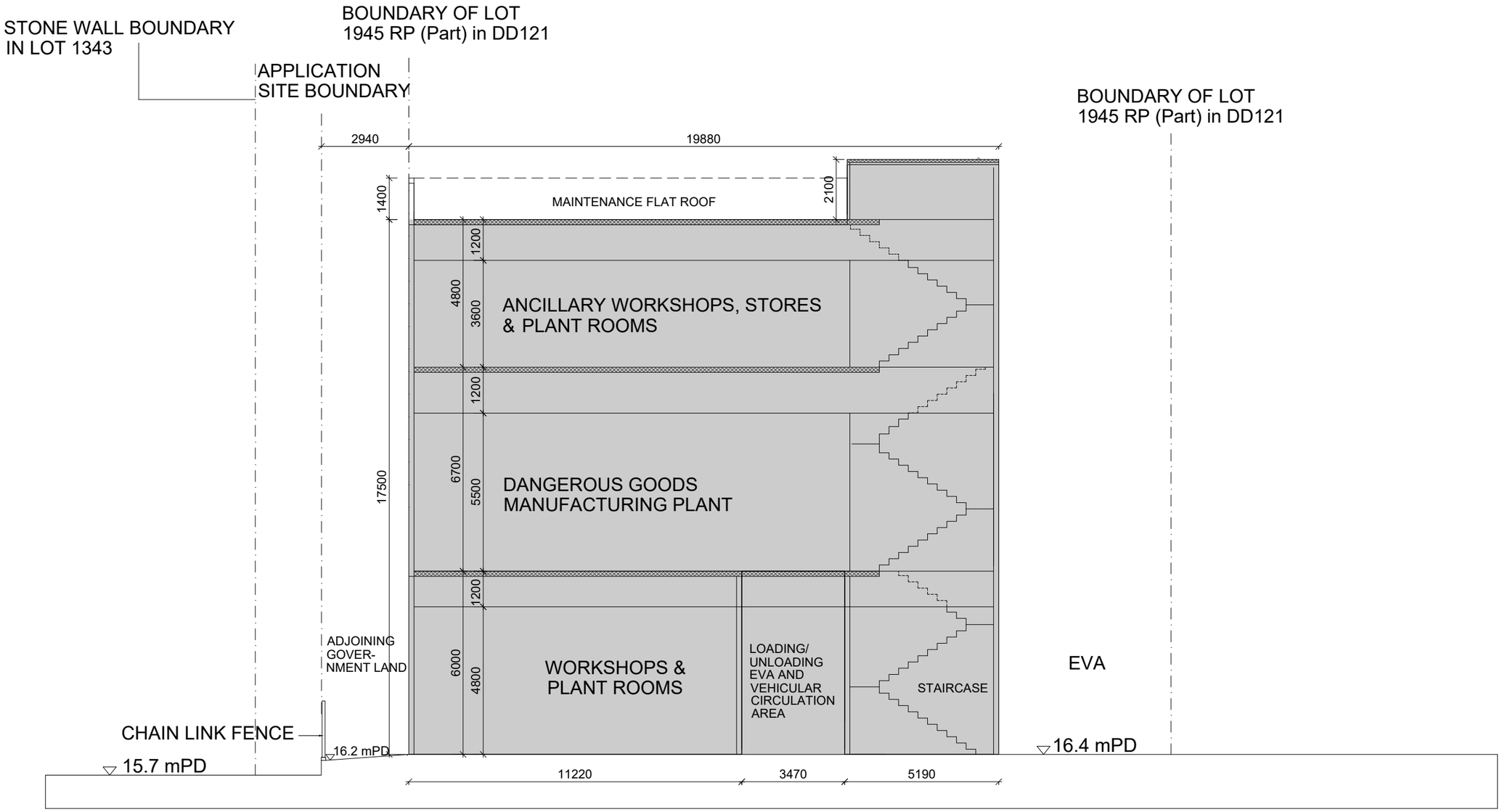
Drawn	Checked

Date	Scale
8/9/2025	1:150

Job No.	Drawing No.
	S-01

LEGEND

NEW EXTENSION BUILDING



Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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Consultant

Title

Figure 3.1G: Section B-B

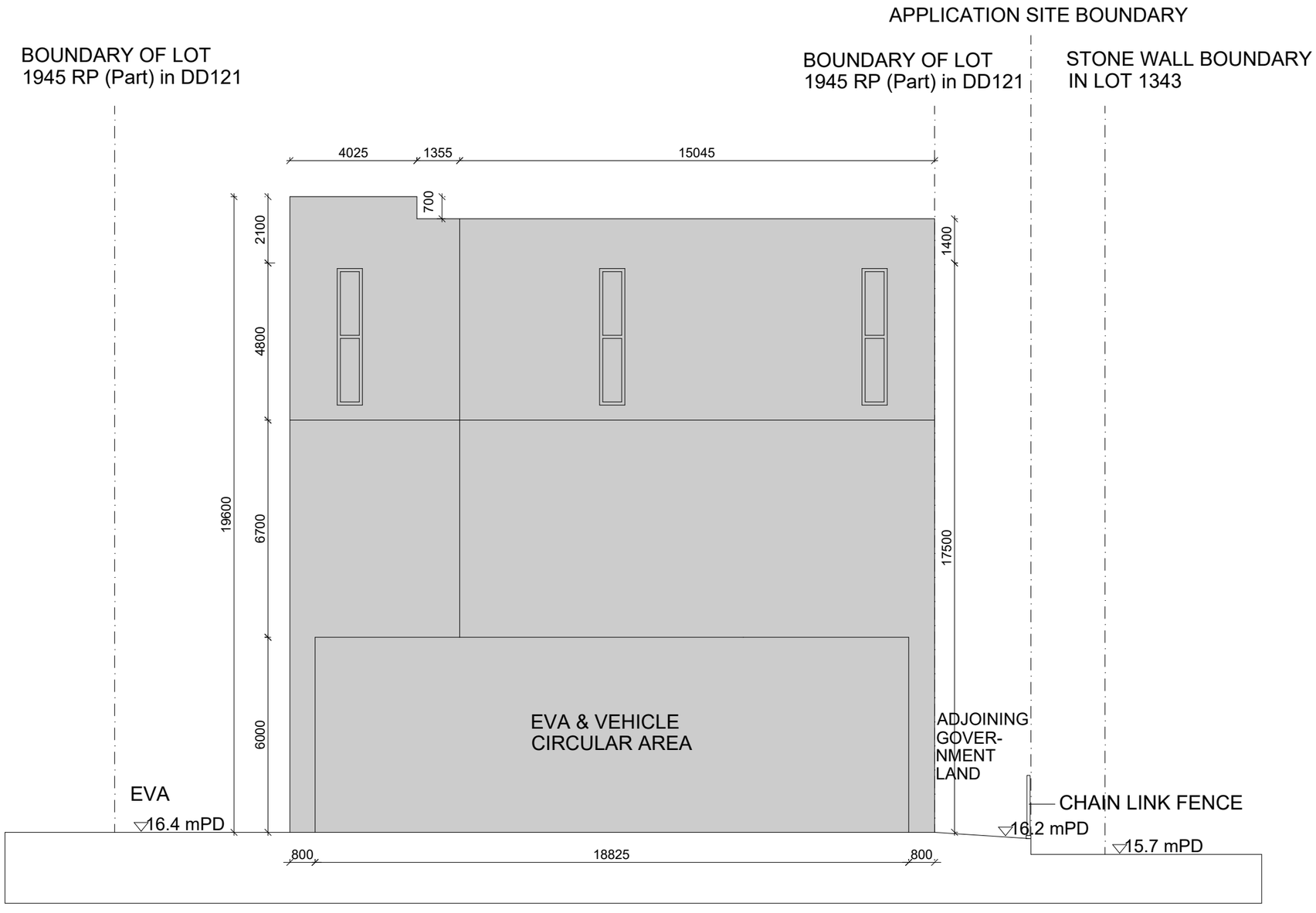
Drawn	Checked

Date	Scale
8/9/2025	1:150

Job No.	Drawing No.
	S-02

LEGEND

NEW EXTENSION BUILDING



Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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Architect

STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER

Consultant

Title

Figure 3.1H:
ELEVATION A

Drawn	Checked

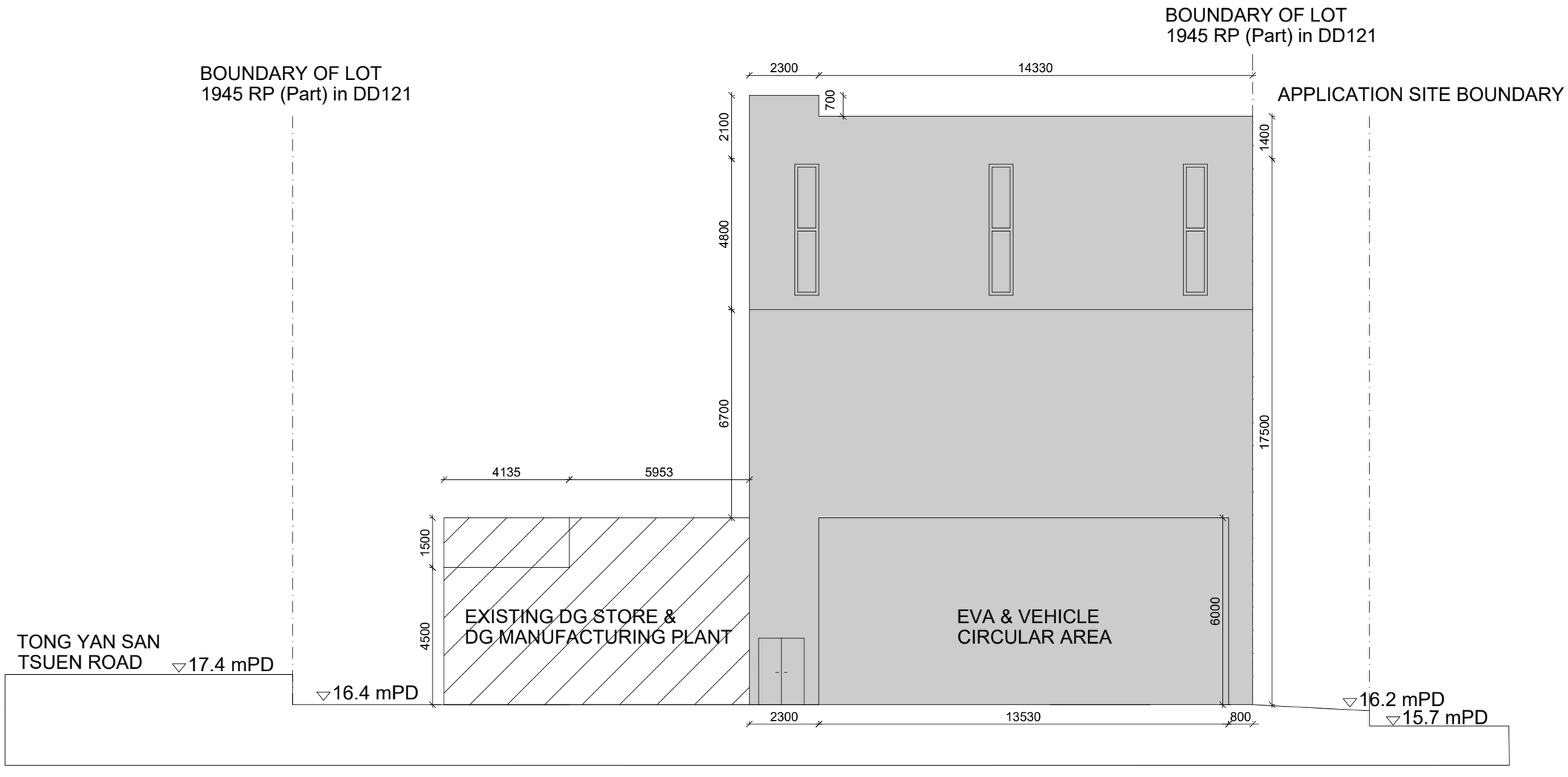
Date	Scale
8/9/2025	1:150

Job No.	Drawing No.
	E-01

LEGEND

NEW EXTENSION BUILDING

EXISTING BUILDING



Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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Consultant

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Figure 3.1l:
ELEVATION B

Drawn	Checked

Date	Scale
8/9/2025	1:150

Job No.	Drawing No.
	E-02

Annex 4

Stormwater Drain and Foul Water Assessment

DRAINAGE CALCULATION BOOKLET (STORMWATER)

FOR

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in ''Industrial'' and ''Other Specified Uses (Petrol Filling Station)'' Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

Date : August, 2025

Revision : -

CONTENT

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in ''Industrial'' and ''Other Specified Uses (Petrol Filling Station)'' Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

(B) Stormwater Drain Calculation

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

(A) **Stormwater Drain Calculation**

(a) Stormwater Discharge Calculation

(i) Design Date

Return year : 1 in 50 years
Run off coefficient : C = 1.0
Existing site area = 772m^2, Extension site area = 303m^2
New site area = 772.03 m^2 + 242.67 m^2 = 1014.70 m^2
Approximate Catchment toward MHS-1 = 1014.70 m^2
Duration : 5 min

The Rational Method
Estimation of Storm water run-off, Q=0.278 x C x i x A
Where Q = Peak run-off in m^3/s
C = Run-off coefficient
i = Rainfall intensity in mm/hr
A = Area of catchment in m^2

(ii) Rainfall Intensity

Referring to Stormwater Drainage Manual (SDM) :
The delineation of Rainfall zones = HKO Headquarters
(Refer to SDM, Figure 3)

The rainfall intensity = 218 mm/h (Refer to SDM, Table 2a)

Rainfall Increase due to Climate Change.
The rainfall increase = End of 21st Century = 16% (Refer to SDM, Table 28)

Therefore, the rainfall increase = 218mm/h x 16%
= 35mm/h
= 218mm/h + 35mm/h
= 253mm/h

(iii) Maximum run-off from the discharge point

For MHS-1:

$Q_{p,TSMH-01}$ = $0.278 \times 1 \times 253 \times 1014.70 \times 10^{-6}$

= $0.0717\ m^3/s$

= 75.60 lit/sec.

Dia 300mm concrete pipe with gradient 1 in 100 at velocity at 1.824 m/s, can accommodate for 128.91 L/s (Please refer to Hydraulic Research Paper 8th Edition Table A16).

(C) Reference

Legend — — — — Boundary Line of the Subject Application Site

Government Land Applied for in this Section 16 Submission

地段索引圖 LOT INDEX PLAN

地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1 : 1 000

米 metres 10 0 10 20 30 40 50 米 metres

Locality :

Lot Index Plan No. : ags_S00000146490_0001

District Survey Office : Land Information Centre

Date : 09-Aug-2025

Reference No. : 6-NW-8D,6-NW-13B

SMO-P01 20250809165548 10

摘要說明： 本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

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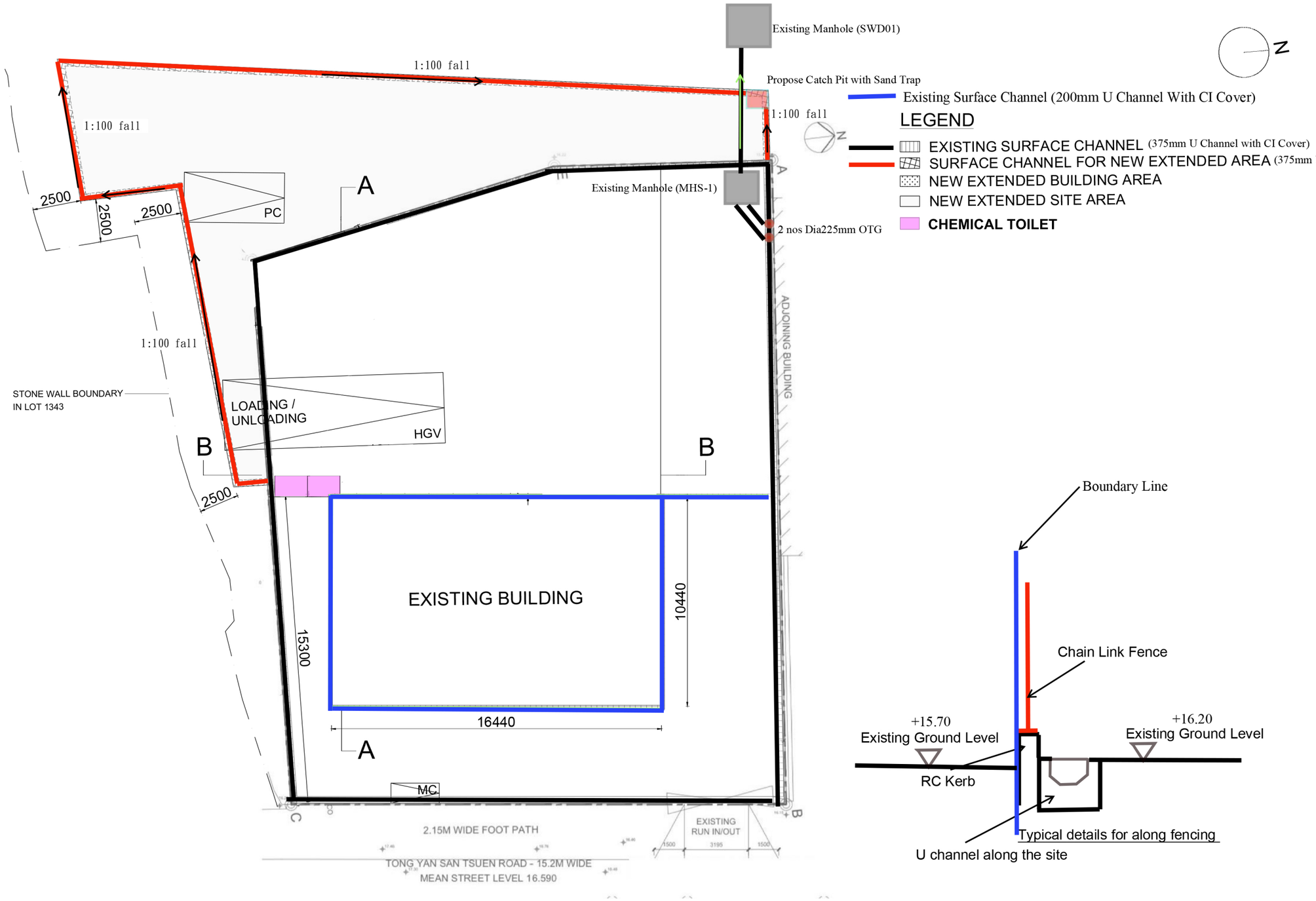
Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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Architect

STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER

Consultant

Title

Site Drainage

Drawn	Checked

Date	Scale
8/9/2025	1:200

Job No.	Drawing No.
	DP-01

DRAINAGE CALCULATION BOOKLET (FOUL WATER INCLUDING UPSTEAM FLOW)

FOR

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in ''Industrial'' and ''Other Specified Uses (Petrol Filling Station)'' Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

Date : August, 2025

Revision : A

CONTENT

(A) PROPOSED SITE SOIL AND WASTE CALCULATION

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in ''Industrial'' and ''Other Specified Uses (Petrol Filling Station)'' Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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(A) Soil and Waste Calculation

(a) Soil and Waste Discharge Calculation

(i) Design Data
Estimated population for the site is 5 employees
(The site will use chemical toilets. As a result, no wastewater or sewage discharge will be produced, and the population equivalent for sewage calculation is considered to be zero)

Unit flow factor for commercial flow as below (refer to Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning table T-2, Commercial J2

Commercial Employee = 80 litres/day/person
J2, Electricity Gas & Water = 250 litres/day/person
Total discharge flow = 330 litres / day / person

(ii) Soil and Waste Discharge Flow Rate

$Q_{commercial}$

$$= \frac{0 \times 330(L)}{24 \times 3600 \text{ (sec)}}$$

= 0 L/s

(ii) Soil and Waste Discharge Flow Rate (Cont'd)

Population =

Refer to Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning table T-5, excluding stormwater allowance,

Peaking factor of contributing populations under 1,000 is 6

∴ Peak Discharge for MHF-1 to FMH1068994 (FMH1068994 to FMH1018648)
= 0 x ADWF
= 0 x 0L/s
= 0 L/s

Dia 225mm PE pipe (PE 100) with gradient 1 in 27.8 at velocity at 2.929 m/s, can accommodate for 116.4 L/s (Please refer to Hydraulic Research Paper 8th Edition Table A16).

(B) SOIL AND WASTE CALCULATION INCLUDING UPSTREAM FLOW

(a) (EXISTING FMH1018648 TO EXISTING FMH1018649)

AND

(b) (EXISTING FMH1018649 TO EXISTING FMH1017948)

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in ''Industrial'' and ''Other Specified Uses (Petrol Filling Station)'' Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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(a) Sewage Flow Inventory (Existing FMH1018648 to Existing FMH1018649)

(a) Sewage Flow Inventory (FMH1017948 TO FMH1017949)

Site No.	Location	Building type	Population (measured on site)	Unit Flow Factor (m^3/day/person)	ADWF (L/s)	
A	Curio Court	Residential	350	0.27	1.09	
B	2 Nos. N.T. Small House	Residential	36	0.27	0.11	
C	Fairville Garden	Residential	36	0.27	0.11	
D	Ware House	J3	10	0.18	0.02	
E	Coral Garden	Residential	280	0.27	0.88	
F	Home Sweet Home	Residential	60	0.27	0.19	
G	China Sinopec Petrol Station	J2	5	0.33	0.02	
H	5 Nos. N.T. Small House	Residential	30	0.27	0.09	
I	3 Storey Building	Residential	15	0.27	0.05	
J	2 Storey Building	Residential	8	0.27	0.03	
K	Ware House	J3	10	0.18	0.02	
L	Ware House	J3	5	0.18	0.01	
M	Concrete Batching Plant	Industrial	30	2.08	0.72	
N	Office Building	J11	10	0.28	0.03	
Site	D.G. Stores and D.G. Manufacturing Plant	J3	0	0.18	0.00	
Total			885		3.37	(291.17 m^3/day)

(1) - Information on unit flow factor for domestic flows refers to EPD's Guidelines for Estimating Sewage Flows (GESF), Table T-1

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in ''Industrial'' and ''Other Specified Uses (Petrol Filling Station)'' Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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Sewage Capacity Calculation (Existing FMH1018648 to Existing FMH1018649)

Sewage Capacity Calculation

Table 1A - Hydraulic Capacity of Sewers and Comparison to Sewage Flow (Unmitigated Scenario)

Table 2 *- Table 2 - Comparison of Sewer Capacity to Sewage Generated from Proposed Development*

	Sewer Name	Manhole Reference	Manhole Reference	Pipe Dia.	Pipe Length	US CL	DS CL	US IL	DS IL	Gradient	g	k_s	s	v	V	Area	Area	Perimeter	R=A/P (Full flow Radius)	Q (Full)	Estimated Capacity	Remarks on Material Assumption	Sewage from Catchment (ADWF in m3/day)	Total ADWF	Peaking	Peak Flow (L/s)	Additional flow (Park toilet flow) (L/s)	Total flow (L/s)	% Capacity Occupied	Remark
				mm	m	mPD	mPD	mPD	mPD	1 in	m/s^2	m		m^2/s	m/s	m^2	m^2	m	m	m^3/s	L/s		1	m3/day	Factor					
NS355	FMH1018648 - FMH1018649	FMH1018648	FMH1018649	150	47	15.68	14.45	13.82	13.10	65	9.81	0.00015	0.015	0.000001	1.47	0.02	0.02	0.47	0.04	0.03	**26**	CLAY PIPE	291.17	291.17	6	20.2	2.74	**22.96**	**89%**	OK
L1																														
L1																														

Notes

(1) g=gravitational acceleration; k_s=equivalent sand roughness; s=gradient; v=kinematic viscosity of water; V=mean velocity

(2) The value of k_s reference to Appendix B of KTN54 SIA

(3) Equation used: $v = -\sqrt{(8g)}\log_{10}\left(\frac{k_s}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$

(4) Global Peaking Factor, P (excluding stormwater allowance)

P = 6 (for population < 1000

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in ''Industrial'' and ''Other Specified Uses (Petrol Filling Station)'' Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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Sewage Flow Inventory (Existing FMH1018649 to Existing FMH1017948)

(b) Sewage Flow Inventory (FMH1918649 TO FMH1017948)

Site No.	Location	Building type	Population (measured on site)	Unit Flow Factor (m^3/day/person)	ADWF (L/s)	
A	Curio Court	Residential	350	0.27	1.09	
B	2 Nos. N.T. Small House	Residential	36	0.27	0.11	
C	Fairville Garden	Residential	36	0.27	0.11	
D	Ware House	J3	10	0.18	0.02	
E	Coral Garden	Residential	280	0.27	0.88	
F	Home Sweet Home	Residential	60	0.27	0.19	
G	China Sinopec Petrol Station	J2	5	0.33	0.02	
H	5 Nos. N.T. Small House	Residential	30	0.27	0.09	
I	3 Storey Building	Residential	15	0.27	0.05	
J	2 Storey Building	Residential	8	0.27	0.03	
K	Ware House	J3	10	0.18	0.02	
L	Ware House	J3	5	0.18	0.01	
M	Concrete Batching Plant	Industrial	30	2.08	0.72	
N	Office Building	J11	10	0.28	0.03	
Site	D.G. Stores and D.G. Manufacturing Plant	J3	0	0.18	0.00	
O	Esso Petrol Station	J2	5	0.33	0.02	
P	Tong's Road House Seafood & Grill Restaurant	J10	6	1.58	0.11	
Q	Park Toilet	J11	5	0.28	0.02	
Total			901		3.52	(304.13m^3/day)

(1) - Information on unit flow factor for domestic flows refers to EPD's Guidelines for Estimating Sewage Flows (GESF), Table T-1

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in ''Industrial'' and ''Other Specified Uses (Petrol Filling Station)'' Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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Sewage Capacity Calculation (Existing FMH1018649 to Existing FMH1017948)

Sewage Capacity Calculation

Table 1A - Hydraulic Capacity of Sewers and Comparison to Sewage Flow (Unmitigated Scenario)

Table 2 *- Table 2 - Comparison of Sewer Capacity to Sewage Generated from Proposed Development*

Sewer Name	Manhole Reference	Manhole Reference	Pipe Dia.	Pipe Length	US CL	DS CL	US IL	DS IL	Gradient	g	k_s	s	v	V	Area	Area	Perimeter	R=A/P (Full flow Radius)	Q (Full)	Estimated Capacity	Remarks on Material Assumption	Sewage from Catchment (ADWF in m3/day)	Total ADWF	Peaking	Peak Flow (L/s)	Additional flow (Park toilet flow) (L/s)	Total flow (L/s)	% Capacity Occupied	Remark
			mm	m	mPD	mPD	mPD	mPD	1 in	m/s^2	m		m^2/s	m/s	m^2	m^2	m	m	m^3/s	L/s		1	m3/day	Factor					
FMH1018649 - FMH1017948	FMH1018649	FMH1017948	150	48	14.45	13.70	13.10	12.22	55	9.81	0.00015	0.018	0.000001	1.61	0.02	0.02	0.47	0.04	0.03	**28**	CLAY PIPE	304.13	304.13	6	21.1	2.74	**23.86**	**84%**	OK

Notes

(1) g=gravitational acceleration; k_s=equivalent sand roughness; s=gradient; v=kinematic viscosity of water; V=mean velocity

(2) The value of k_s reference to Appendix B of KTN54 SIA

(3) Equation used: $V = -\sqrt{(8gDs)}\log\left(\frac{k_s}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$

(4) Global Peaking Factor, P (excluding stormwater allowance)

P = 6 (for population < 1000

(C) Reference

Environmental Protection Department

環　境　保　護　署

Technical Paper

Report No.: EPD/TP 1/05

Guidelines for Estimating Sewage Flows
for Sewage Infrastructure Planning
Version 1.0

技　術　文　件

Appendix VIII for reference.

11.5 Under normal situation, peaking factors (excluding stormwater allowance) are applicable to planning sewerage facilities receiving flow from new upstream sewerage systems which essentially have no misconnections and defects for infiltration. If there is doubt about the service conditions of the upstream sewerage systems for the planning horizons under consideration, peaking factors (including stormwater allowance) should be used.

Table T-5 : Peaking Factors, P

Population Range	Peaking Factor (including stormwater allowance) for facility with existing upstream sewerage	Peaking Factor (excluding stormwater allowance) for facility with new upstream sewerage
(a) For sewers		
<1,000	8	6
1,000 – 5,000	6	5
5,000 – 10,000	5	4
10,000 – 50,000	4	3
>50,000	$\text{Max}\left(\frac{7.3}{N^{0.15}}, 2.4\right)$	$\text{Max}\left(\frac{6}{N^{0.175}}, 1.6\right)$
(b) Sewage Treatment Works, Preliminary Treatment Works and Pumping Stations		
<10,000	4	3
10,000 – 25,000	3.5	2.5
25,000 – 50,000	3	2
>50,000	$\text{Max}\left(\frac{3.9}{N^{0.065}}, 2.4\right)$	$\text{Max}\left(\frac{2.6}{N^{0.065}}, 1.6\right)$

Notes of Table T-5:

(1) N is the contributing population in thousands.

11.6 Peaking factors for sewers in **Table T-5** are only applicable to sewerage facilities which collect predominantly gravity flows. If significant portions of the flow received by a sewage facility are pumped flows, the cumulative effects of peak pumped flows are required to be considered in estimating the total flows.

11.7 The recommended peaking factors are not applicable to the tunnel systems of the Harbour Area Treatment Scheme (HATS), the design and planning of which were considered separately in Environmental & Engineering Feasibility Assessment Studies in relation to the way forward for the HATS.

Table T-1 : Unit Flow Factors for Domestic Flows

	Unit	Datum (2002) (m^3/day)	Increase per Annum (m^3/day)	Planning for Future (m^3/day)
Domestic (housing type specific)				
Public rental		0.190	-	0.190
Private R1	person	0.190	-	0.190
R2	person	0.270	-	0.270
R3	person	0.340	0.003	0.370
R4	person	0.340	0.003	0.370
Traditional village	person	0.150	-	0.150
Modern village	person	0.270	-	0.270
Institutional and special class	person	0.190	-	0.190
Temporary and non-domestic	person	0.150	-	0.150
Mobile residents	person	0.190	-	0.190
Domestic (catchment specific)				
General- Permanent housing (for catchment wide planning)				
- Sandy Bay	person	0.320	0.003	0.350
- Stanley, Discovery Bay	person	0.290	-	0.290
- Shek O	person	0.280	0.007	0.350
- Outlying Islands, Sai Kung	person	0.260	0.001	0.270
- Yuen Long, Mui Wo	person	0.230	0.002	0.250
- Aberdeen, Wan Chai, North Lantau	person	0.230	-	0.230
- Sha Tin, Tai Po	person	0.210	-	0.220
- San Wai	person	0.200	0.003	0.230
-Wah Fu, Shek Wu Hui	person	0.200	0.001	0.210
- Northwest Kowloon, Tuen Mun, Central, North Point	person	0.200	-	0.200
- Ap Lei Chau, Chai Wan, Shau Kei Wan, Central Kowloon, East Kowloon, Kwai Chung, Tsing Yi, Tseung Kwan O	person	0.190	-	0.190
General- Other housing (for catchment wide planning)				
- All catchments	person	0.175	-	0.175

Notes of Table T-1:

(1) For planning a new sewerage system, the planning unit flow factors should be used. Adequate allowance should be provided in the proposed sewerage system to ensure that the sewerage system will be adequate for the worst possible future development scenarios.

(2) Permanent housing comprises public rental housing, subsidized sales flats and private permanent housing (R1, R2, R3 and R4). Other housing consists of non-domestic, institutional & special classes, and temporary housing.

8. UNIT FLOW FACTORS – COMMERCIAL AND INSTITUTIONAL FLOWS

8.1 Commercial flows comprise flows due to commercial activities and due to employees. Flows from Job types J2 – J12 are classified as commercial flows. The unit flow factors of the 11 Job types are provided in **Table T-2** below. The derivation of the UFFs of employees and students were presented in **Appendix III.**

Table T-2 : Unit Flow Factors of Commercial Flows and Student Flows

	Unit (per)	Datum (2002) (m^3/day)	Increase per Annum (m^3/day)	Planning for Future (m^3/day)
Commercial Employee	employee	0.080	-	0.080
Commercial activities				
(a) Specific trades:				
J2 Electricity Gas & Water	employee	0.250	-	0.250
J3 Transport, Storage & Communication	employee	0.100	-	0.100
J4 Wholesale & Retail	employee	0.200	-	0.200
J5 Import & Export	employee	-	-	-
J6 Finance, Insurance, Real Estate & Business Services	employee	-	-	-
J7 Agriculture & Fishing	employee	-	-	-
J8 Mining & Quarrying	employee	-	-	-
J9 Construction	employee	0.150	-	0.150
J10 Restaurants & Hotels	employee	1.500	-	1.500
J11 Community, Social & Personal Services	employee	0.200	-	0.200
J12 Public Administration	employee	-	-	-
(b) General –territorial average	employee	0.200	-	0.200
School student	person	0.040	-	0.040

Notes of Table T-2:

(1) For planning of a new sewerage system, the planning unit flow factors should be used and the worst possible combination of commercial flows for the future development scenarios should be considered to ensure that the sewerage system under planning will be sustainable.

(2) For job types J10 and J11, the "per-employee" unit flow factor takes into account the flows of customers and/or tenants.

(3) The total unit flow generated from an employee in a particular trade is the sum of the unit flow factor of employee and the unit flow factor of commercial activities of a particular trade under consideration.

9. UNIT FLOW FACTORS – INDUSTRIAL FLOWS

9.1 Industrial flows vary significantly from one industry to another. Industrial flows are best estimated based on flow survey data and water consumption data.

9.2 Based on water consumption records and discharge licenses, catchment-wide unit flow factors for manufacturing employees are provided in **Table T-3**. The unit flow factor of each manufacturing employee in the catchment of a treatment plant is the average per-employee industrial discharge of all manufacturing employees within that catchment at the stated planning horizon. For obtaining the characteristics of industrial flows of a particular local area, flow surveys are always recommended and reference to available good survey data in relevant SMPs should be made. The unit flow factors in **Table T-3** should be mainly used for planning catchment-wide facilities although they could form a basis for verifying the actual industrial flow against local flow survey data. Caution must be taken in directly applying these industrial UFFs for local sewerage planning purposes.

9.3 **Appendix VI** shows the derivations and justifications of the catchment-dependent UFFs for industrial flows.

Table T-3 : Unit Flow Factors for Industrial Flows

	Unit	Datum (2002) (m^3/day)	Increase per Annum (m^3/day)	Planning for Future (m^3/day)
Industrial employee	employee	0.080		0.080
Industrial activities J1 Manufacturing		See Note 1		See Note 1
- Territorial average	employee	0.560	-	0.560
- Hong Kong Island (except Aberdeen & Ap Lei Chau), San Po Kong(3)	employee	0.250	-	0.250
- North West Kowloon	employee	0.350	-	0.450
- East Kowloon (everall), Sha Tin, Lantau Island (except Mui Wo)	employee	0.450	-	0.450
- Cental Kowloon, North District, Aberdeen, Ap Lei Chau	employee	0.550	-	0.550
- Tsuen Wan, Kwai Chung	employee	0.650	-	0.650
- Tai Po	employee	0.750	-	0.750
- Tuen Mun, Tseung Kwan O, Yau Tong(3), Cheung Chau, Mui Wo	employee	1.000	-	1.000
- Tsing Yi	employee	1.500	-	1.500
- Sai Kung, Yuen Long	employee	2.000	-	2.000

APPENDIX 1 : Recommended roughness values (continued)

Classification ('Good' and 'Normal' assumed new and clean unless otherwise stated)	Suitable values of k_s (mm)		
	Good	Normal	Poor
New relining of sewers			
Factory manufactured GRP	0·03	--	--
Brickwork			
Glazed	0·6	1·5	3·0
Well pointed	1·5	3·0	6·0
Old, in need of pointing	--	15	30
Silted sewers (see specific coverage in text in page 9)			
Sewers silted to about half depth; velocity, when flowing half full, approximately 0·75 ms^{-1}:			
Concrete, spun or vertically cast	--	3·0	6·0
Asbestos cement	--	3·0	6·0
Clayware	--	1·5	3·0
uPVC	--	0·6	1·5
Sewers silted to about half depth; velocity, when flowing half full, approximately 1·2 ms^{-1}:			
Concrete, spun or vertically cast	--	1·5	3·0
Asbestos cement	--	0·6	1·5
Clayware	--	0·3	0·6
uPVC PE PIPE(PE100)	--	0·15	0·3
Sewer rising mains (see specific coverage in text in page 9)			
All materials, operating as follows			
Mean velocity 0·5 ms^{-1}	0·3	3·0	30
Mean velocity 0·75 ms^{-1}	0·15	1·5	15
Mean velocity 1 ms^{-1}	0·06	0·6	6·0
Mean velocity 1·5 ms^{-1}	0·03	0·3	1·5
Mean velocity 2 ms^{-1}	0·015	0·15	1·5
Concrete channels (after Yen[33] following from Chow[34])			
Trowel finish	0·5	1·5	3·3
Float finish	1·5	3·3	5·0
Finished with gravel on bottom	3·3	7·0	15
Unfinished	2·0	7·0	15
Shotcrete, or Gunite, good section	5·0	14	46
Shotcrete, or Gunite, wavy section	10	33	70
Unlined rock tunnels			
Granite and other homogeneous rocks	60	150	300
Diagonally bedded slates	--	300	600
(values to be used with *design* diameter)			
Earth channels			
Straight uniform artificial channels	15	60	150
Straight natural channels, free from shoals, boulders and weeds	150	300	600

The background to the values given here is in the sub-section of the text entitled *'Recommended roughness sizes'* in pages 9 and 10. This sub-section should be consulted before adoption of any of the values in this table.

$k_s = 0{\cdot}150$ mm
S = 0·03000 to 0·10000

ie hydraulic gradient = 1 in 33·3 to 1 in 10·0

Water (or sewage) at 15°C; full bore conditions.

velocities in ms^{-1}
discharges in litres/sec

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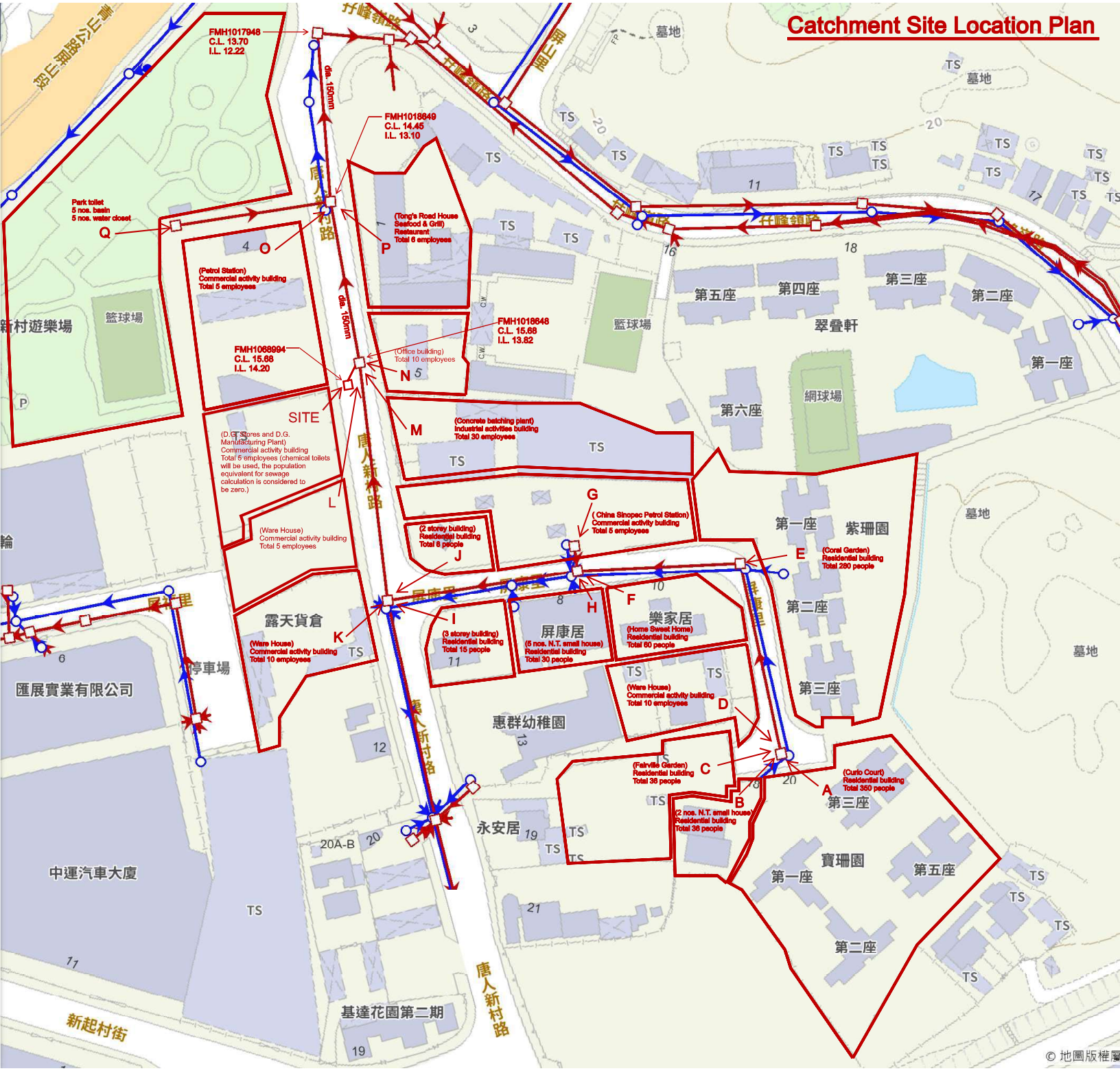
For Foul water

Gradient	(Equivalent) Pipe diameters in mm													
	150	200	225	250	275	300	350	375	400	450	500	525	600	630
0·03000	2·066	2·479	2·669	2·852	3·027	3·195	3·516	3·670	3·819	4·107	4·381	4·515	4·899	5·047
1/ 33·3	36·503	77·871	106·14	139·98	179·77	225·87	338·32	405·32	479·93	653·15	860·30	977·29	1385·1	1573·3
0·03200	2·135	2·562	2·759	2·947	3·128	3·302	3·633	3·792	3·946	4·243	4·527	4·664	5·061	5·214
1/ 31·3	37·729	80·477	109·69	144·66	185·77	233·40	349·58	418·81	495·89	674·85	888·86	1009·7	1431·1	1625·5
0·03400	2·202	2·642	2·845	3·039	3·226	3·405	3·747	3·910	4·069	4·375	4·668	4·810	5·219	5·377
1/ 29·4	38·917	83·004	113·12	149·19	191·59	240·70	360·50	431·88	511·36	695·89	916·55	1041·2	1475·6	1676·0
0·03600	2·268	2·720	2·929	3·129	3·321	3·505	3·857	4·025	4·189	4·504	4·805	4·951	5·372	5·534
1/ 27·8	40·071	85·457	116·46	153·59	197·23	247·78	371·10	444·58	526·38	716·31	943·43	1071·7	1518·8	1725·1
0·03800	2·331	2·796	3·011	3·216	3·413	3·603	3·964	4·137	4·305	4·629	4·938	5·088	5·521	5·687
1/ 26·3	41·194	87·843	119·71	157·87	202·72	254·68	381·41	456·92	541·00	736·18	969·58	1101·4	1560·9	1772·9
0·04000	2·393	2·870	3·090	3·301	3·503	3·698	4·069	4·246	4·418	4·750	5·068	5·221	5·665	5·836
1/ 25·0	42·287	90·168	122·88	162·04	208·07	261·39	391·46	468·95	555·23	755·53	995·05	1130·3	1601·9	1819·4
0·04200	2·453	2·942	3·168	3·384	3·591	3·791	4·171	4·352	4·529	4·869	5·194	5·352	5·807	5·982
1/ 23·8	43·354	92·435	125·96	166·10	213·29	267·94	401·25	480·68	569·11	774·41	1019·9	1158·5	1641·8	1864·7
0·04400	2·512	3·013	3·244	3·465	3·677	3·881	4·270	4·456	4·637	4·985	5·318	5·479	5·945	6·124
1/ 22·7	44·396	94·649	128·98	170·07	218·38	274·34	410·82	492·13	582·66	792·84	1044·2	1186·1	1680·8	1909·0
0·04600	2·570	3·082	3·318	3·544	3·761	3·969	4·367	4·557	4·742	5·098	5·439	5·603	6·080	6·263
1/ 21·7	45·414	96·814	131·92	173·95	223·36	280·59	420·17	503·33	595·91	810·85	1067·9	1213·0	1718·9	1952·3
0·04800	2·626	3·149	3·390	3·621	3·843	4·056	4·462	4·656	4·845	5·209	5·557	5·725	6·211	6·399
1/ 20·8	46·410	98·932	134·81	177·75	228·23	286·70	429·32	514·28	608·88	828·48	1091·1	1239·4	1756·3	1994·7
0·05000	2·682	3·215	3·461	3·697	3·923	4·141	4·555	4·754	4·946	5·318	5·672	5·844	6·341	6·532
1/ 20·0	47·386	101·01	137·63	181·47	233·01	292·70	438·28	525·01	621·58	845·75	1113·8	1265·2	1792·8	2036·2
0·05250	2·749	3·296	3·548	3·790	4·021	4·244	4·669	4·872	5·070	5·450	5·814	5·990	6·499	6·695
1/ 19·0	48·579	103·54	141·08	186·02	238·84	300·02	449·23	538·13	637·10	866·85	1141·6	1296·7	1837·5	2086·9
0·05500	2·815	3·375	3·633	3·880	4·117	4·346	4·780	4·988	5·190	5·580	5·952	6·132	6·653	6·854
1/ 18·2	49·744	106·02	144·45	190·46	244·54	307·17	459·93	550·94	652·26	887·46	1168·7	1327·5	1881·1	2136·4
0·05750	2·879	3·452	3·716	3·968	4·211	4·444	4·889	5·102	5·308	5·707	6·087	6·271	6·804	7·009
1/ 17·4	50·883	108·44	147·75	194·80	250·11	314·16	470·39	563·46	667·07	907·61	1195·2	1357·6	1923·7	2184·8
0·06000	2·942	3·527	3·797	4·055	4·303	4·541	4·995	5·213	5·424	5·831	6·219	6·408	6·951	7·161
1/ 16·7	51·997	110·81	150·97	199·04	255·55	321·00	480·62	575·71	681·57	927·32	1221·1	1387·1	1965·4	2232·2
0·06250	3·004	3·601	3·876	4·140	4·392	4·636	5·100	5·321	5·537	5·952	6·349	6·541	7·096	7·310
1/ 16·0	53·089	113·13	154·13	203·20	260·89	327·70	490·64	587·71	695·77	946·63	1246·6	1415·9	2006·3	2278·6
0·06500	3·065	3·673	3·954	4·223	4·481	4·729	5·202	5·428	5·648	6·071	6·476	6·671	7·237	7·456
1/ 15·4	54·158	115·40	157·22	207·28	266·12	334·27	500·46	599·47	709·69	965·55	1271·5	1444·2	2046·3	2324·1
0·06750	3·124	3·744	4·031	4·304	4·567	4·820	5·302	5·532	5·756	6·188	6·600	6·800	7·376	7·599
1/ 14·8	55·208	117·63	160·26	211·28	271·25	340·71	510·10	611·00	723·34	984·11	1295·9	1472·0	2085·6	2368·7
0·07000	3·182	3·814	4·106	4·384	4·652	4·910	5·400	5·635	5·863	6·302	6·722	6·925	7·513	7·739
1/ 14·3	56·238	119·82	163·24	215·21	276·29	347·03	519·56	622·33	736·75	1002·3	1319·9	1499·2	2124·2	2412·5
0·07250	3·240	3·882	4·179	4·463	4·735	4·997	5·497	5·735	5·968	6·415	6·842	7·049	7·647	7·877
1/ 13·8	57·250	121·97	166·17	219·06	281·24	353·25	528·85	633·45	749·91	1020·2	1343·4	1525·9	2162·1	2455·5
0·07500	3·296	3·950	4·252	4·540	4·817	5·084	5·592	5·834	6·071	6·525	6·960	7·171	7·779	8·013
1/ 13·3	58·245	124·09	169·04	222·86	286·10	359·35	537·98	644·39	762·85	1037·8	1366·6	1552·2	2199·3	2497·8
0·08000	3·406	4·081	4·393	4·691	4·977	5·252	5·777	6·028	6·272	6·741	7·190	7·408	8·036	8·278
1/ 12·5	60·186	128·21	174·66	230·25	295·60	371·27	555·80	665·73	788·10	1072·2	1411·8	1603·6	2272·0	2580·3
0·08500	3·512	4·208	4·530	4·837	5·132	5·416	5·956	6·215	6·466	6·951	7·413	7·637	8·285	8·534
1/ 11·8	62·068	132·21	180·10	237·42	304·79	382·81	573·07	686·41	812·58	1105·4	1455·6	1653·3	2342·4	2660·3
0·09000	3·616	4·332	4·663	4·979	5·282	5·574	6·131	6·397	6·655	7·154	7·630	7·860	8·526	8·783
1/ 11·1	63·895	136·09	185·39	244·39	313·73	394·03	589·84	706·49	836·34	1137·8	1498·1	1701·6	2410·8	2737·9
0·09500	3·716	4·452	4·792	5·117	5·428	5·729	6·300	6·573	6·839	7·351	7·840	8·077	8·762	9·025
1/ 10·5	65·672	139·87	190·53	251·16	322·42	404·93	606·16	726·02	859·45	1169·2	1539·5	1748·5	2477·3	2813·4
0·10000	3·814	4·569	4·918	5·251	5·571	5·879	6·465	6·746	7·018	7·544	8·046	8·289	8·991	9·261
1/ 10·0	67·403	143·55	195·54	257·75	330·88	415·56	622·05	745·04	881·97	1199·8	1579·7	1794·3	2542·1	2887·0
	0·83	0·85	0·86	0·86	0·87	0·87	0·88	0·89	0·89	0·90	0·90	0·90	0·91	0·91

$V_{r(0·5)medial}$ **for half-full circular pipes.**


Catchment Site Location Plan
FMH1017948
C.L. 13.70
I.L. 12.22
FMH1018649
C.L. 14.45
I.L. 13.10
FMH1018648
C.L. 15.68
I.L. 13.82
FMH1068994
C.L. 15.68
I.L. 14.20
dia. 150mm
dia. 150mm
Park toilet
5 nos. basin
5 nos. water closet
Q
(Petrol Station)
Commercial activity building
Total 5 employees
O
(Tong's Road House Seafood & Grill)
Restaurant
Total 6 employees
P
(Office building)
Total 10 employees
N
M
(Concrete batching plant)
Industrial activities building
Total 30 employees
SITE
(D.G. Stores and D.G. Manufacturing Plant)
Commercial activity building
Total 5 employees (chemical toilets will be used, the population equivalent for sewage calculation is considered to be zero.)
L
(Ware House)
Commercial activity building
Total 5 employees
K
(Ware House)
Commercial activity building
Total 10 employees
(2 storey building)
Residential building
Total 6 people
J
G
(China Sinopec Petrol Station)
Commercial activity building
Total 5 employees
I
(3 storey building)
Residential building
Total 15 people
H
屏康居
(5 nos. N.T. small house)
Residential building
Total 30 people
F
樂家居
(Home Sweet Home)
Residential building
Total 60 people
E
(Coral Garden)
Residential building
Total 280 people
D
(Ware House)
Commercial activity building
Total 10 employees
C
(Fairville Garden)
Residential building
Total 36 people
B
(2 nos. N.T. small house)
Residential building
Total 36 people
A
(Curio Court)
Residential building
Total 360 people
仔嶺鎮路
唐人新村路
屏康里
新起村街
新村遊樂場
籃球場
匯展實業有限公司
停車場
露天貨倉
中運汽車大廈
惠群幼稚園
永安居
基達花園第二期
第一座
第二座
第三座
第四座
第五座
第六座
翠疊軒
紫珊園
寶珊園
網球場
墓地
TS

Legend — — — — Boundary Line of the Subject Application Site

Government Land Applied for in this Section 16 Submission

地段索引圖 LOT INDEX PLAN

地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1 : 1 000

米 metres 10 0 10 20 30 40 50 米 metres

Locality :

Lot Index Plan No. : ags_S00000146490_0001

District Survey Office : Land Information Centre

Date : 09-Aug-2025

Reference No. : 6-NW-8D,6-NW-13B

SMO-P01 20250809165548 10

摘要說明： 本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明： 如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

Annex 5

Traffic Study Report

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

Traffic Study Report

Reference: J03008-R01-02
Date: September 2025

AMG CONSULTANCY LIMITED

Contents

Drawing No.

J03008-003-001	Site Location
J03008-003-001.1 to 1.4	Swept Path Analysis for Heavy Goods Vehicle
J03008-003-001.5	Swept Path Analysis for Fire Appliance (11.7m Long)
J03008-003-001.6 to 1.13	Swept Path Analysis for Private Car
J03008-003-002	Proposed Vehicular Run-in/out Arrangement
J03008-003-003	Assessment of the Visibility Distance from the Proposed Vehicular Run-in/out

1 Introduction

1.1 Background

This application is made on behalf of Merito Technical Services Limited (The Applicant), which has obtained consent from the registered owners of Lot 1945 RP to seek permission from the Town Planning Board for temporary industrial use of both the private lot and the adjoining government land (i.e. the application site).

The application site is within an area zoned "Industrial" ("I") and "Other Specified Uses (Petrol Filling Station)" under the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL_TYST/14. While the proposed development could be regarded as 'industrial' use (not elsewhere specified)' and is always permitted, the inclusion of a Dangerous Goods Storage is classified as a Column 2 use that requires planning approval from the Town Planning Board.

AMG Consultancy Limited was engaged to prepare this Traffic Study Report, analysing the potential traffic issues of the proposed development and summarizing the findings and recommendations.

The objective of this traffic study is to evaluate the traffic and transport implications of the proposed development on the surrounding roads and transport facilities. It also aims to propose necessary improvement measures to address any traffic issues identified in the vicinity of the development.

2 Subject Site

2.1 The Site

The site is located at Lot 1945 RP in DD121 and adjoining government land, Tong Yan San Tsuen, Yuen Long "The Site", which is shown in **Drawing no.: J03008-003-001**.

2.2 The parameter of the proposed scheme

The key development parameters for the proposed industrial development proposal are summarised in the table below.

Gross Site Area	About 1,014.7m^2 (including 242.67m^2 of government land)
Total Non-domestic GFA	About 1121.14m^2
Plot Ratio	About 1.12
Number of Structures	2 Existing Building – for DG manufacturing and godown New Extension Building – for DG manufacturing, Ancillary Workshops and Plant Rooms
Site Coverage	About 48.96%
Height of Structures	Existing Building (about 6.175m and one storey) New Extension Building (about 22.3m and three storeys)
Parking Space	2 no. of private car parking space; 1 no. of motorcycle parking space.
Loading & Unloading Space	1 no. of HGV parking space
Operation Hours (Plant Operation)	8.00 am to 8.00 pm with no operation on Sundays and public holidays

3 Internal Transport Provisions

3.1 Parking Provisions and loading/unloading facilities

According to HKPSG, the car parking provision for the proposed development and the loading/unloading required for the proposed development are shown in **Table 3.1** and **Table 3.2**. The dimensions of the parking spaces stated in HKPSG are summarised in **Table 3.3**.

Table 3.1 Parking Provisions

Type of Development	Required Provisions	Proposed Provisions
Temporary Industrial use GFA: 1121.14m^2	**Parking Spaces** Private Car: 1 per 600-750m^2 GFA = 1 – 2 Motorcycle: 5 to 10% of total PC parking = 1 **Loading / unloading** Goods Vehicle: 1 per 1000-1200m^2 of 50% of GFA = 1	**Parking Spaces** Private Car: 2 Motorcycle: 1 **Loading / unloading** Heavy Goods Vehicle: 1

Table 2 Provision Details

Floor No.	Provisions
Ground Floor	● 1 no. of HGV Loading / Unloading Space ● 2 no. of Private Car Parking Space ● 1 no. of Motorcycle Space

Table 3 Parking Space Dimensions

Type of Parking Space	Size	References
Private Car Parking Space	2.5m(W) x 5.0m(L) x 2.4m(H)	Under HKPSG
Motorcycle Parking Space	1.0m(W) x 2.4m(L) x 2.4m(H)	
Heavy Goods Vehicle	3.5m(W) x 11.0m(L) x 4.7m(H)	

3.2 Access Arrangement and Swept Path Analysis

A 7.7m wide vehicular access for the proposed development is proposed to provide at Tong Yan San Tsuen Road as shown in **Drawing no.: J03008-003-002**.

As depicted in **Drawing no.: J03008-003-001.1 to 001.13**, the results of the swept path analysis demonstrate that the existing site access are adequate for manoeuvring for private cars, goods vehicle and 12m long fire appliance. The design speed of the long vehicles in the swept path assessment is 5 km/h during forward design speed; 2.5 km/h during reverse speed.

To ensure safety, the loading and unloading of the goods vehicles in the parking spaces will be arranged and supervised by the relevant staff.

3.3 Visibility Distance Analysis

According to the Transport Planning and Design Manual ("TPDM") Volume 2 Chapter 3.6 Table 3.6.3.1, the required length of visibility line is 60m or above when the design speed of main road (Tong Yan San Tsuen Road) is 50 km/h.

A visibility distance analysis has been carried out as shown in **Drawing No.: J03008-003-003**, the sight distance to the left and right are 60m and 60m, respectively, which are considered adequate.

4 Traffic Situation

4.1 Existing Road Network

The proposed development is located at a section of Tong Yan San Tsuen Road, which is a single-two lane local distributor running in the North-South direction. It joins Castle Peak Road – Ping Shan on the north, San Hi Tsuen Road on the west, Sha Tseng Road on the south and Ma Fung Ling on the east.

4.2 Public Transport

The site is well served by GMB Services in close vicinity and Franchised Bus Services at Castle Peak Road – Ping Shan. A summary of public transport services in the vicinity of the site is presented in **Table 4.1**,

Table 4.1 Bus Route of Adjacent Bus Stop

Route No.		**Origin - Destination**
BUS	68A	YUEN LONG (HONG KING STREET) ↔ TONG YAN SAN TSUEN (CIRCULAR)
	68X	YUEN LONG (HONG KING STREET) ↔ TONG YAN SAN TSUEN (CIRCULAR)
	268X	HUNG SHUI KIU (HUNG FUK ESTATE) ↔ JORDAN (WEST KOWLOON STATION)
	276P	TIN SHUI WAI STATION ↔ SHEUNG SHUI
	B2	YUEN LONG MTR STATION > SHENZHEN BAY PORT
	N276	TIN TSZ ↔ SAN TIN PUBLIC TRANSPORT INTERCHANGE
	N969	TIN SHUI WAI TOWN CENTRE ↔ CAUSEWAY BAY (MORETON TERRACE)
GMB	31	YUEN LONG (HONG KING STREET) ↔ TONG YAN SAN TSUEN (CIRCULAR)
	31A	TONG YAN SAN TSUEN ↔ YUEN LONG PLAZA (CIRCULAR)
	32	YUEN LONG STATION (NORTH) PTI ↔ TAN KWAI TSUEN
Route No.		Origin - Destination
LIGHT RAIL – PING SHAN STN	615	TUEN MUN FERRY PIER ↔ YUEN LONG
	610	TUEN MUN FERRY PIER ↔ YUEN LONG
	614	TUEN MUN FERRY PIER ↔ YUEN LONG
	761P	TIN YAT ↔ YUEN LONG

Due to the routes of the buses and Light Rail concentrated at Castle Peak Road – Ping Shan, it is anticipated there would be no significant conflict between the existing bus stop and the proposed development.

4.3 Development Traffic Generation and Attraction

According to the latest TPDM, the development trip rate is shown in **Table 4.2**.

Table 4.2 Development Traffic Generation and Attraction

Development	Generation		Attraction	
	AM Peak	PM Peak	AM Peak	PM Peak
Trips rates[1] (pcu/100m^2 GFA)				
Temporary Industrial use	0.0926	0.1350	0.1386	0.1049
Trips (pcus/ hour)				
Total Non-domestic GFA: 938 m^2	1	2	2	1

*Note: 1. The trip rates as demonstrated in **Table 3.2** are quoted from TPDM Volume 1*
2. Morning Peak is defined as 8:00a.m. to 9:00a.m. whereas afternoon peak is defined as 6:00p.m. to 7:00p.m

Due to the static nature of the proposed development, the anticipated traffic generation is expected to be minimal. An assessment has determined that the development will not have a significant impact on the area's traffic conditions. During peak hours, traffic generation is projected to include 1 vehicle in the morning and 2 vehicles in the evening, while the development is expected to attract 2 vehicles in the morning and 1 vehicle in the evening. This level of traffic generation is considered negligible.

According to information provided by the applicant, arrangements can be made only for Heavy Goods Vehicles (HGVs) to enter and exit the site during morning off-peak hours twice a month, thereby avoiding any adverse impact on traffic conditions.

Additionally, the site is accessible to both HGVs and fire appliances. Sufficient on-site space will be allocated for vehicle maneuvering, as well as for loading and unloading activities. The design ensures smooth operations, and no queuing of vehicles is anticipated.

4.4 Existing Obstacle

To facilitate the formation of the proposed run-in/out, no existing obstacle would be affected.

5 Summary and Conclusion

5.1 Summary

The applicant intends to apply for planning permission to redevelop the Application Site at Lot 1945 RP in DD121 and adjoining government land, Tong Yan San Tsuen into a temporary industrial use (the proposed component of a Dangerous Goods Godown).

The application site falls within an area zoned "Industrial" ("I") and "Other Specified Uses (Petrol Filling Station)" on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) no. S/YL_TYST/14. According to the Notes for the "I" Zone and "OU" Zone, although the proposed work of the development could be regarded as 'industrial' use (not elsewhere specified)', which is always permitted, the inclusion of a Dangerous Goods Storage is classified as a Column 2 use that requires planning approval from the Town Planning Board.

A 13.0m-wide site access, including a 7.7m-wide vehicular access and a 1.5m-wide of the left wing and 1.5m-wide of the right wing. It is proposed at Tong Yan San Tsuen Road to provide direct access to pedestrians and motorists from the local road network. Various measures are proposed to maintain traffic circulation and enhance safety on the proposed development.

The internal transport facilities of the proposed temporary industrial use will be provided with reference to Hong Kong Planning Standards and Guidelines. They include:

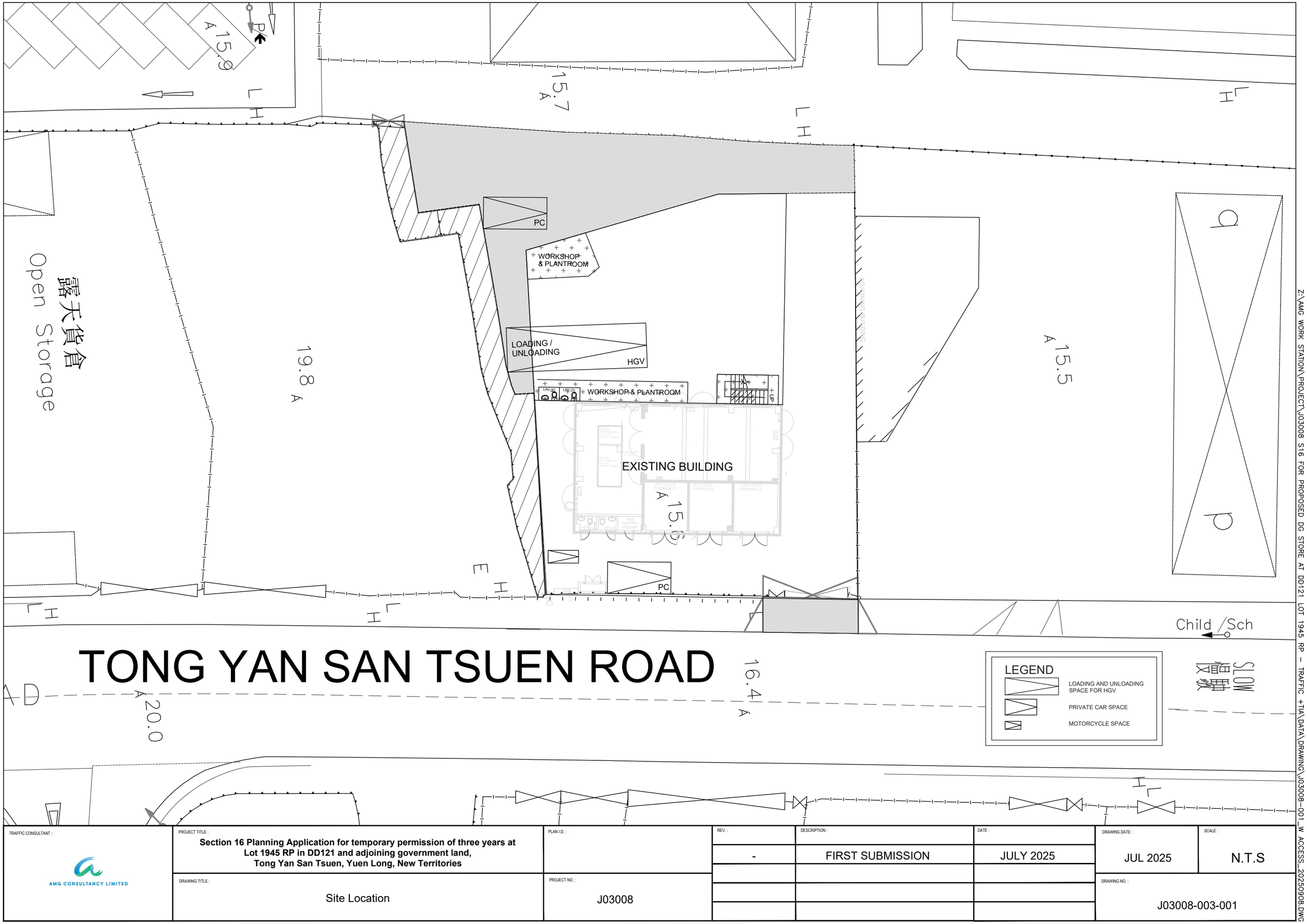
(i) 2 no. of private car parking space@2.5m(W) x 5.0m(L) x 2.4m(H),
(ii) 1 no. of motorcycle parking space@1.0m (W) x 2.4m(L) x Min. 2.4m (H), and
(iii) 1 no. of Heavy Goods Vehicle loading/unloading bay@3.5m(W) x 11.0m(L) x 4.7m(H).

The swept path analysis revealed that the proposed vehicular access is adequate for serving HGV, Fire Appliance, private car and motorcycle in the daily operation.

Conclusion

The findings of this report indicate that no significant impact will be induced by the proposed development. The provisions of loading/unloading spaces and the parking provisions can comply with the HKPSG requirements. The swept path analysis has been carried out with private cars, heavy goods vehicles and fire appliance; and the results reveal that access is considered satisfactory. It is concluded that the design and provision of the proposed vehicular access, vehicle parking and the loading/unloading facilities and manoeuvring spaces for the proposed development are adequate and comply with the traffic engineering point of view.

Drawings



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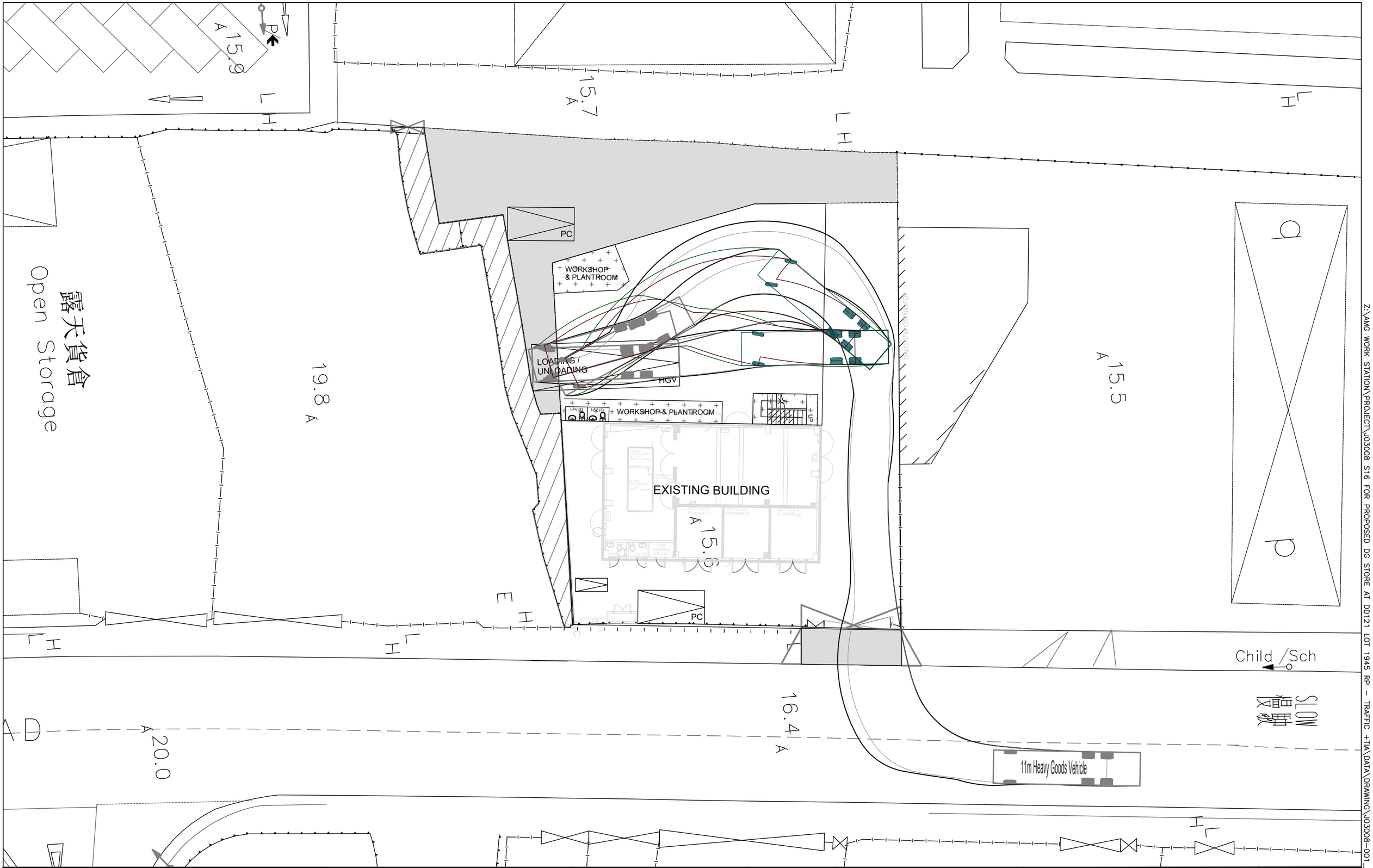

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	DRAWING TITLE : SWEPT PATH ANALYSIS FOR HEAVY GOODS VEHICLE	PROJECT NO. : J03008	-	FIRST SUBMISSION	JULY 2025	DRAWING NO. : J03008-003-001.1	

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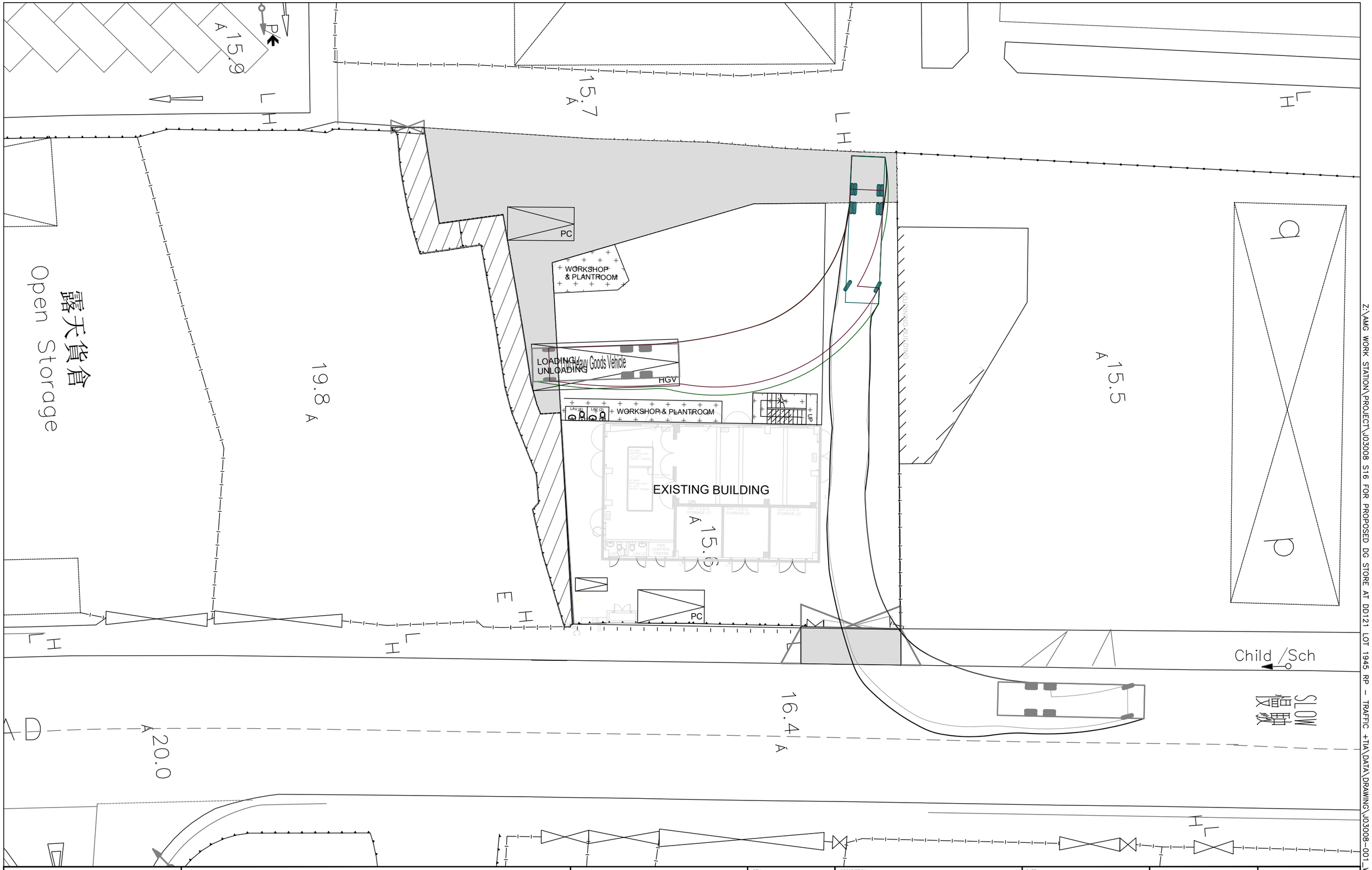

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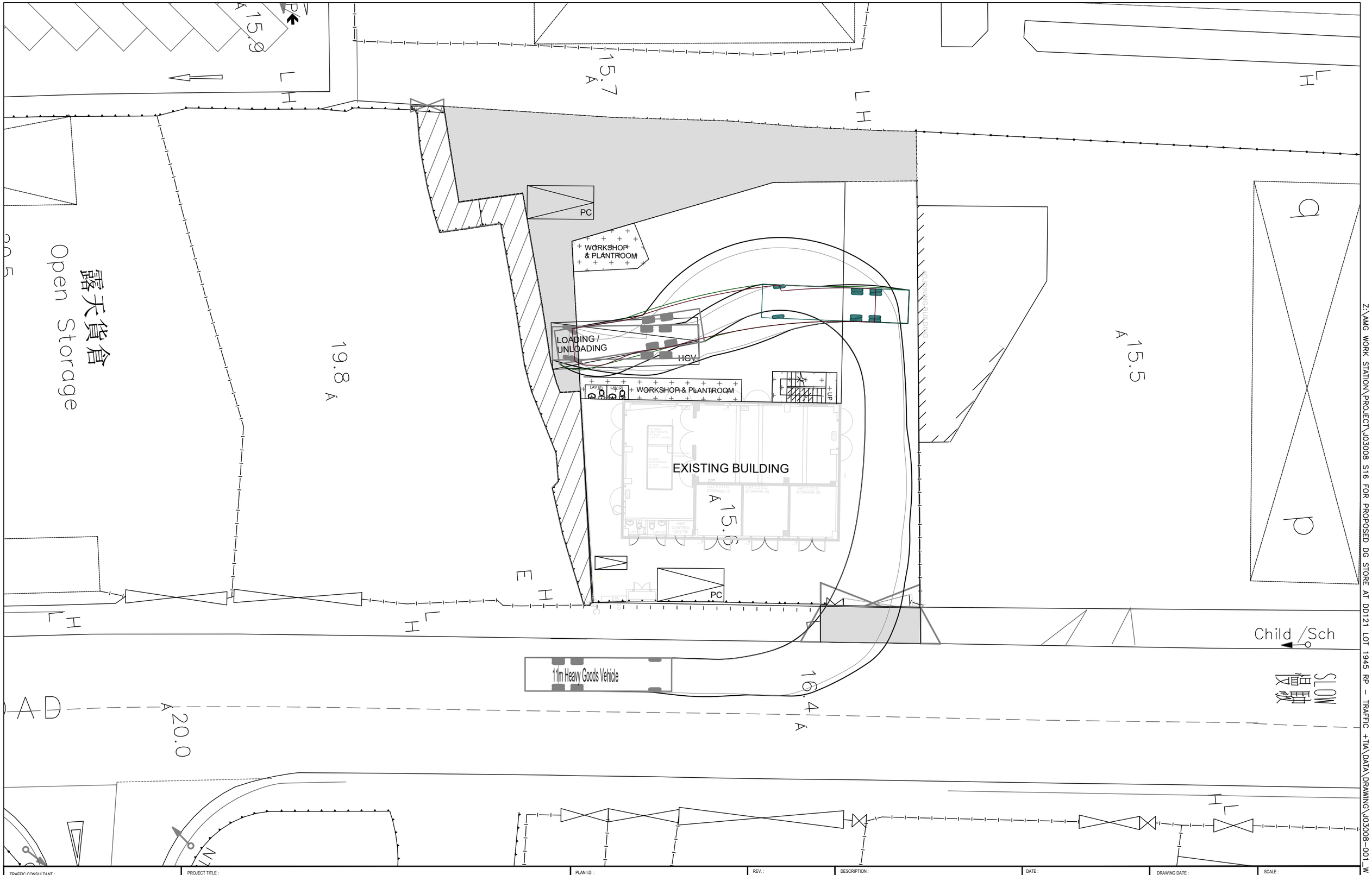

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AMG CONSULTANCY LIMITED

PROJECT TITLE :

Section 16 Planning Application for temporary permission of three years at Lot 1945 RP in DD121 and adjoining government land, Tong Yan San Tsuen, Yuen Long, New Territories

DRAWING TITLE :

SWEPT PATH ANALYSIS FOR HEAVY GOODS VEHICLE

PLAN I.D. :

PROJECT NO. :

J03008

REV. :	DESCRIPTION :	DATE :
-	FIRST SUBMISSION	JULY 2025

DRAWING DATE : JUL 2025

SCALE : N.T.S

DRAWING NO. : J03008-003-001.3

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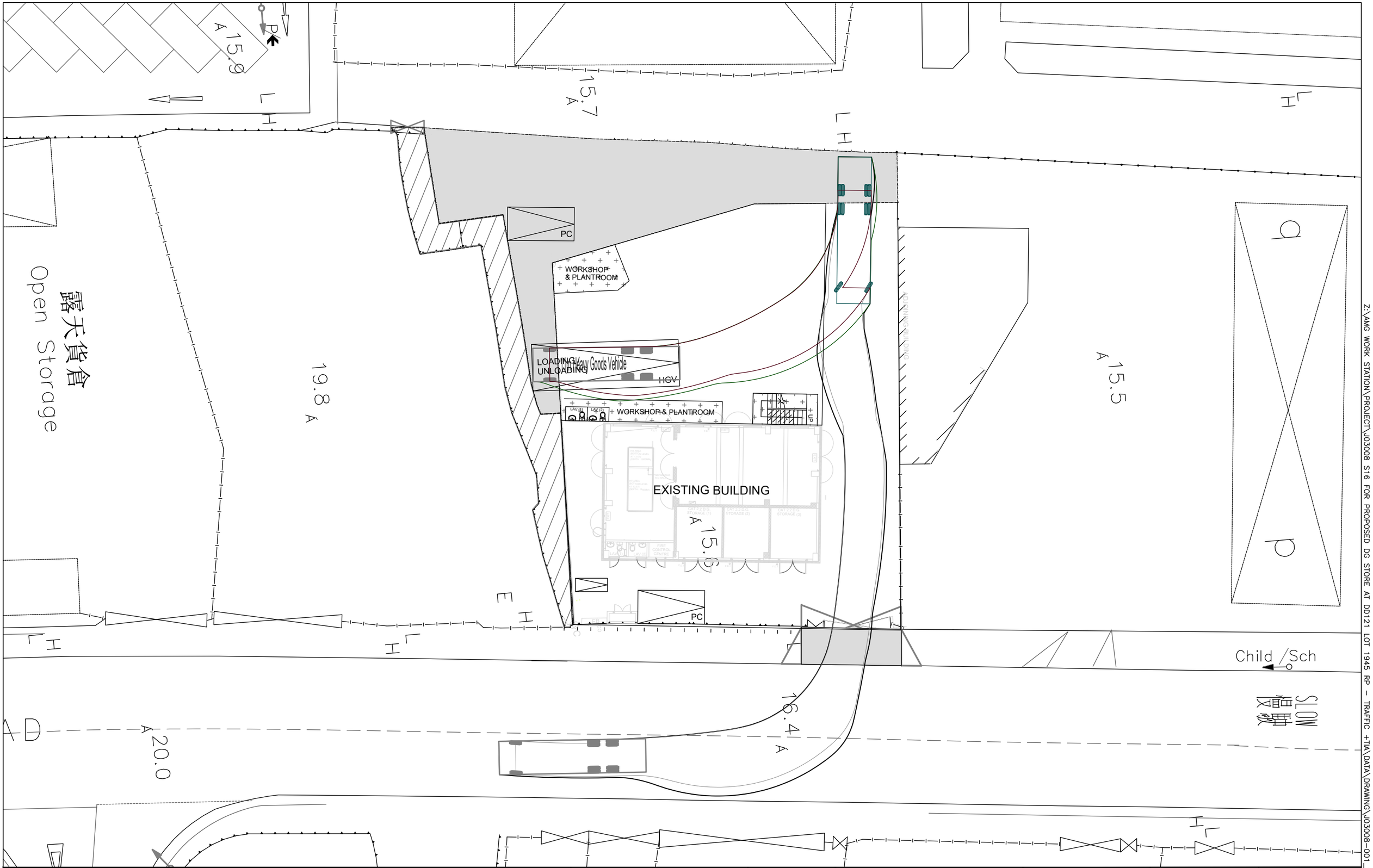

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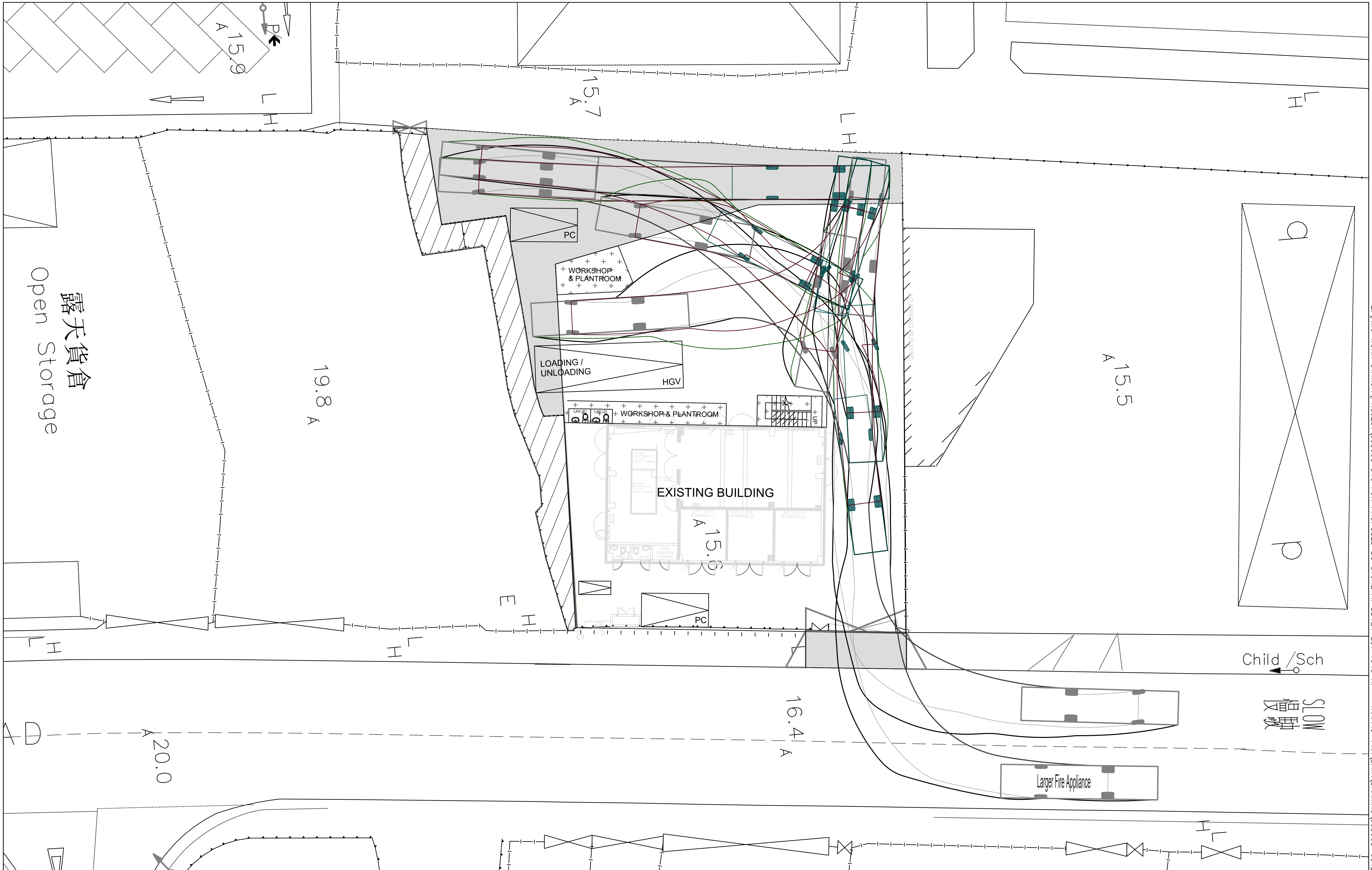

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AMG CONSULTANCY LIMITED	**Section 16 Planning Application for temporary permission of three years at Lot 1945 RP in DD121 and adjoining government land, Tong Yan San Tsuen, Yuen Long, New Territories**		-	FIRST SUBMISSION	JULY 2025	JUL 2025	N.T.S
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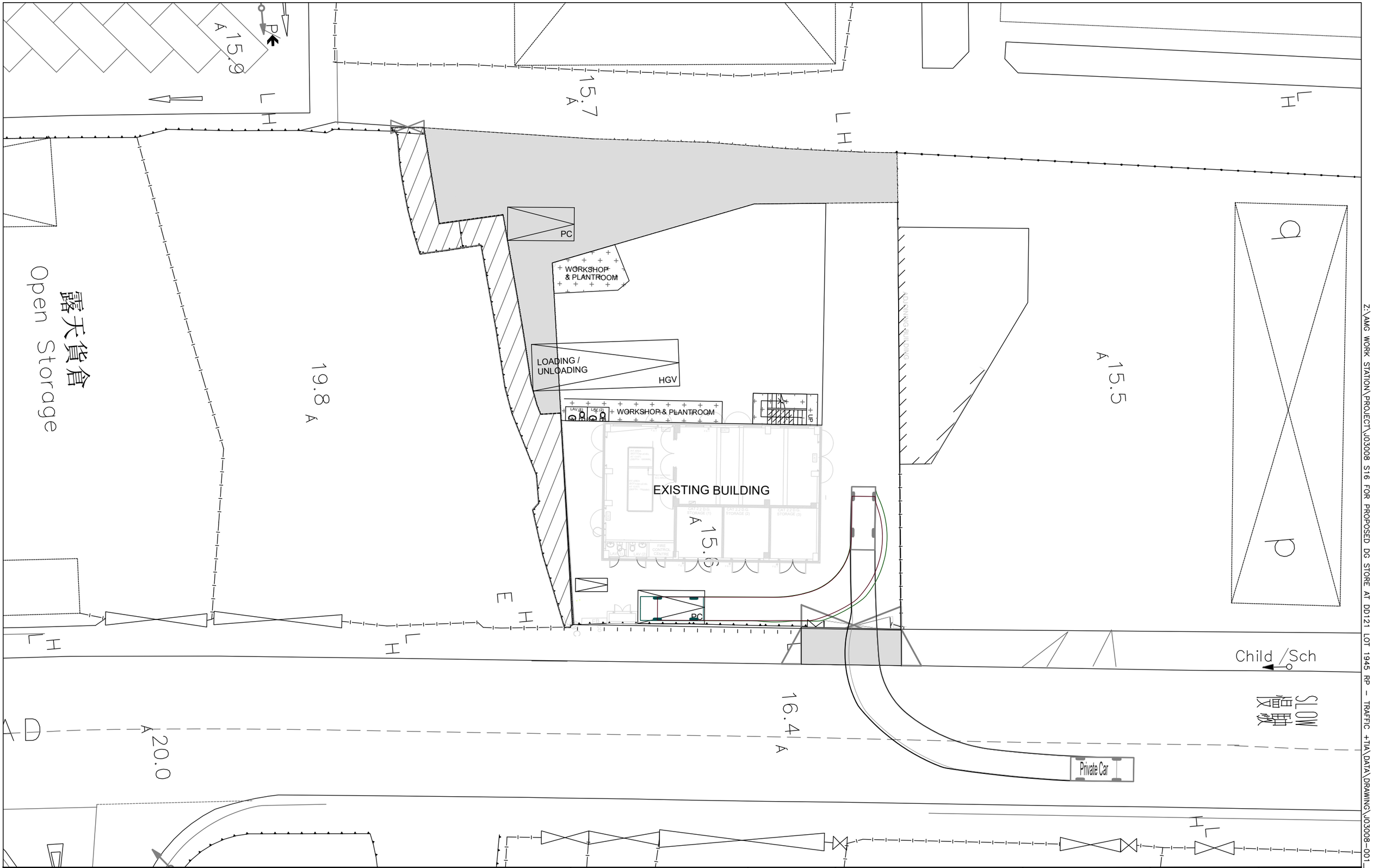

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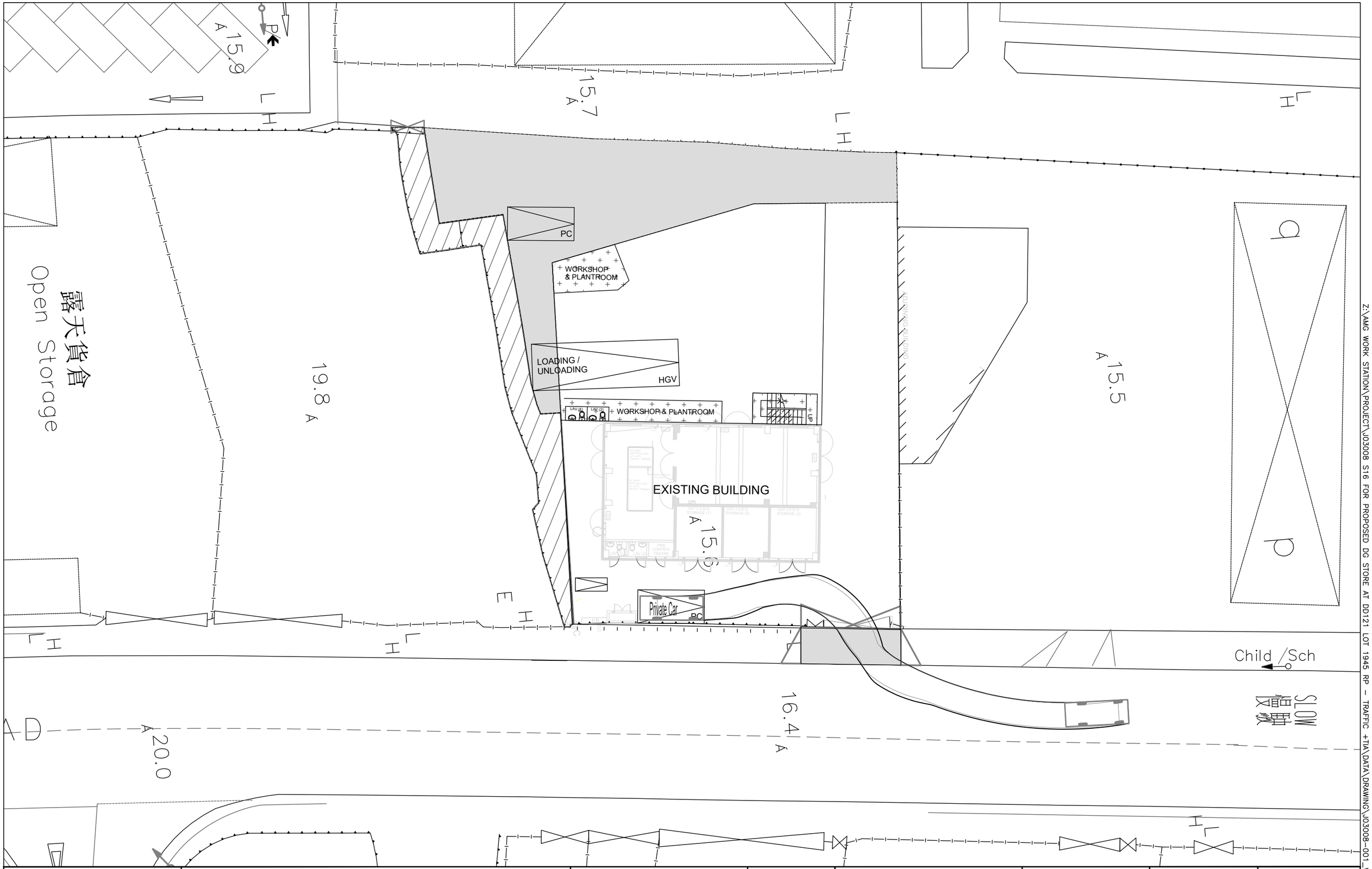

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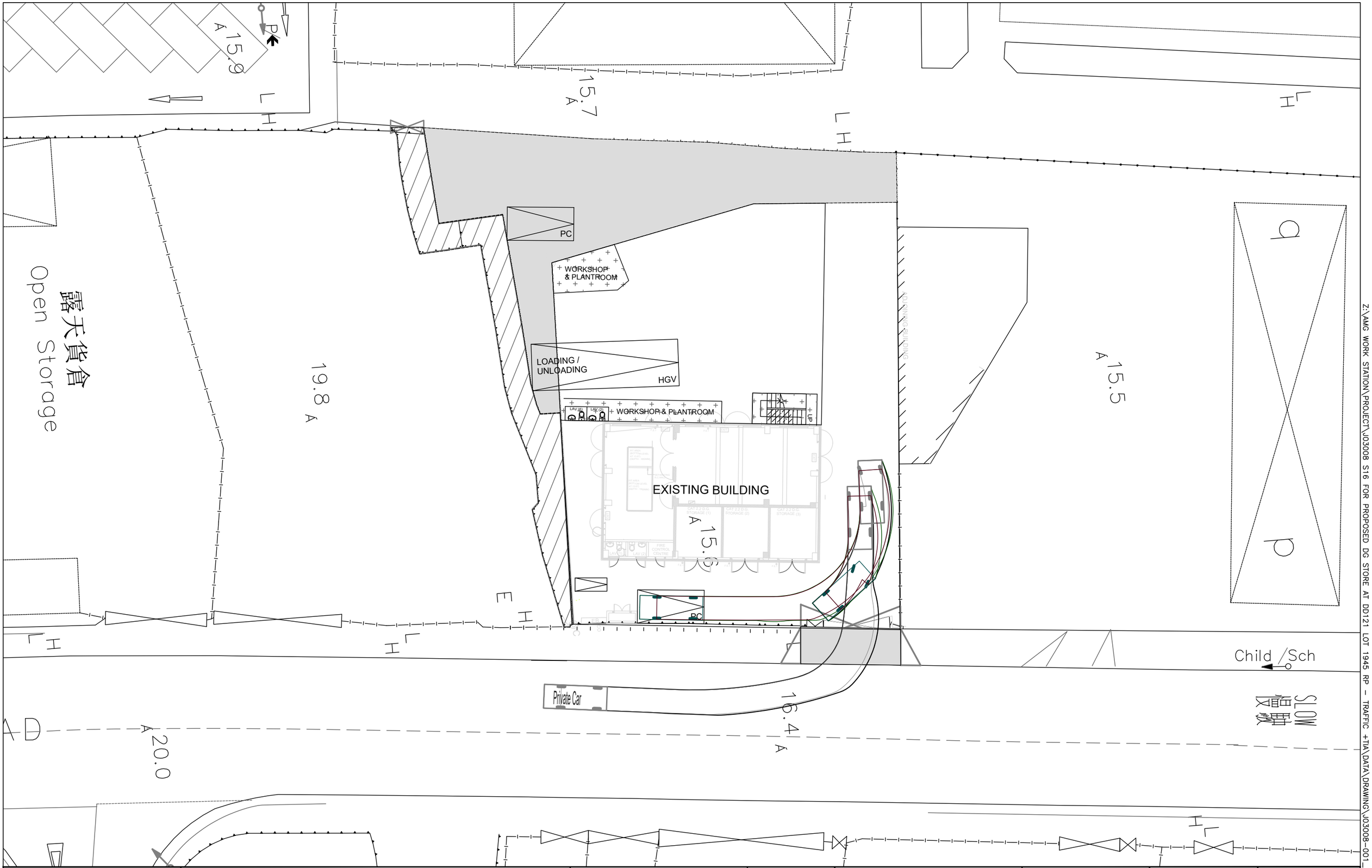

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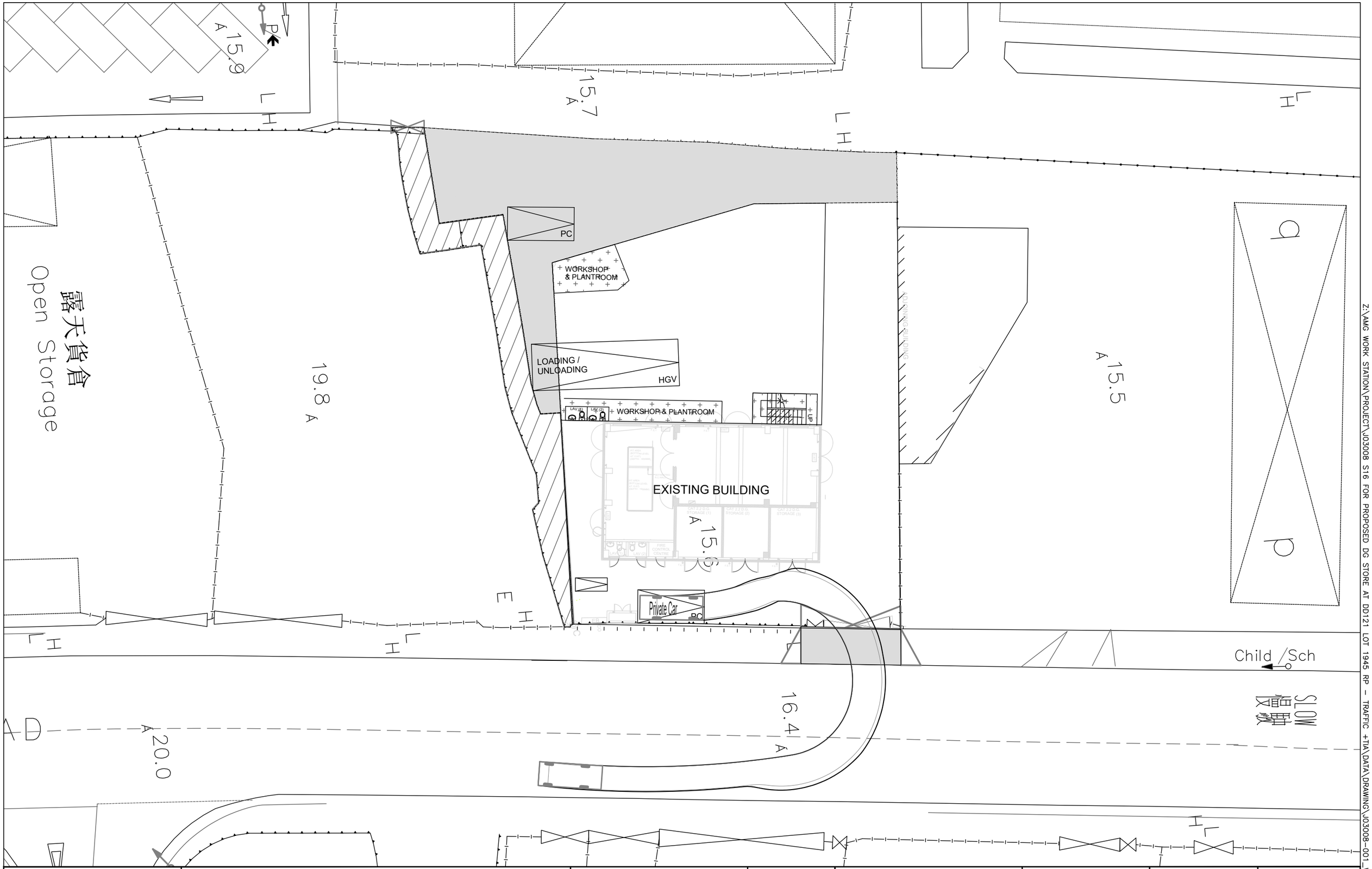

TRAFFIC CONSULTANT : AMG CONSULTANCY LIMITED	PROJECT TITLE : **Section 16 Planning Application for temporary permission of three years at Lot 1945 RP in DD121 and adjoining government land, Tong Yan San Tsuen, Yuen Long, New Territories**	PLAN I.D. :	REV. :	DESCRIPTION :	DATE :	DRAWING DATE : JUL 2025	SCALE : N.T.S
	DRAWING TITLE : SWEPT PATH ANALYSIS FOR PRIVATE CAR	PROJECT NO. : J03008	-	FIRST SUBMISSION	JULY 2025	DRAWING NO. : J03008-003-001.9	

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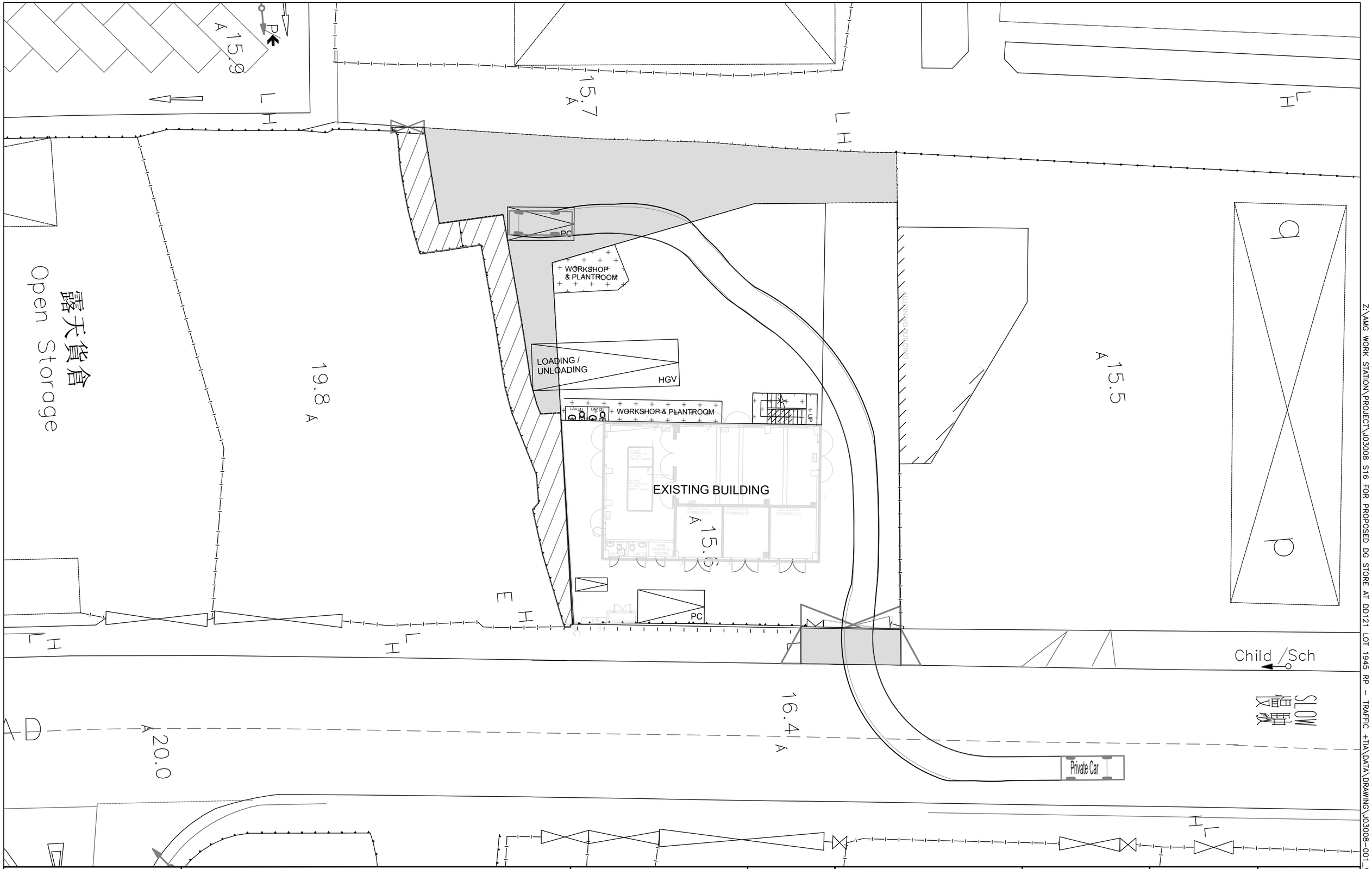

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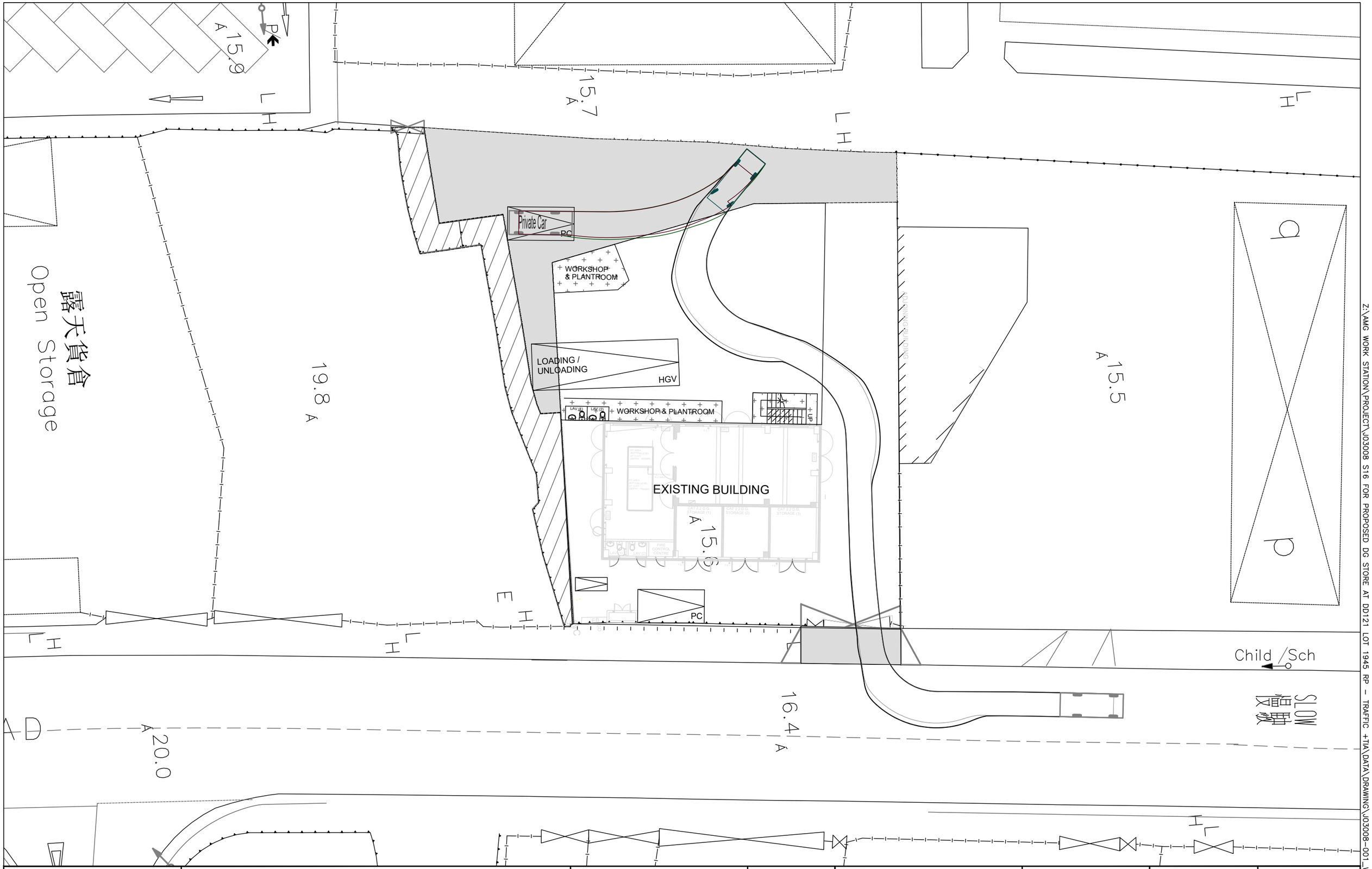

TRAFFIC CONSULTANT :

AMG CONSULTANCY LIMITED

PROJECT TITLE :

Section 16 Planning Application for temporary permission of three years at Lot 1945 RP in DD121 and adjoining government land, Tong Yan San Tsuen, Yuen Long, New Territories

DRAWING TITLE :

SWEPT PATH ANALYSIS FOR PRIVATE CAR

PLAN I.D. :

PROJECT NO. :

J03008

REV. :	DESCRIPTION :	DATE :
-	FIRST SUBMISSION	JULY 2025

DRAWING DATE : JUL 2025

SCALE : N.T.S

DRAWING NO. : J03008-003-001.11

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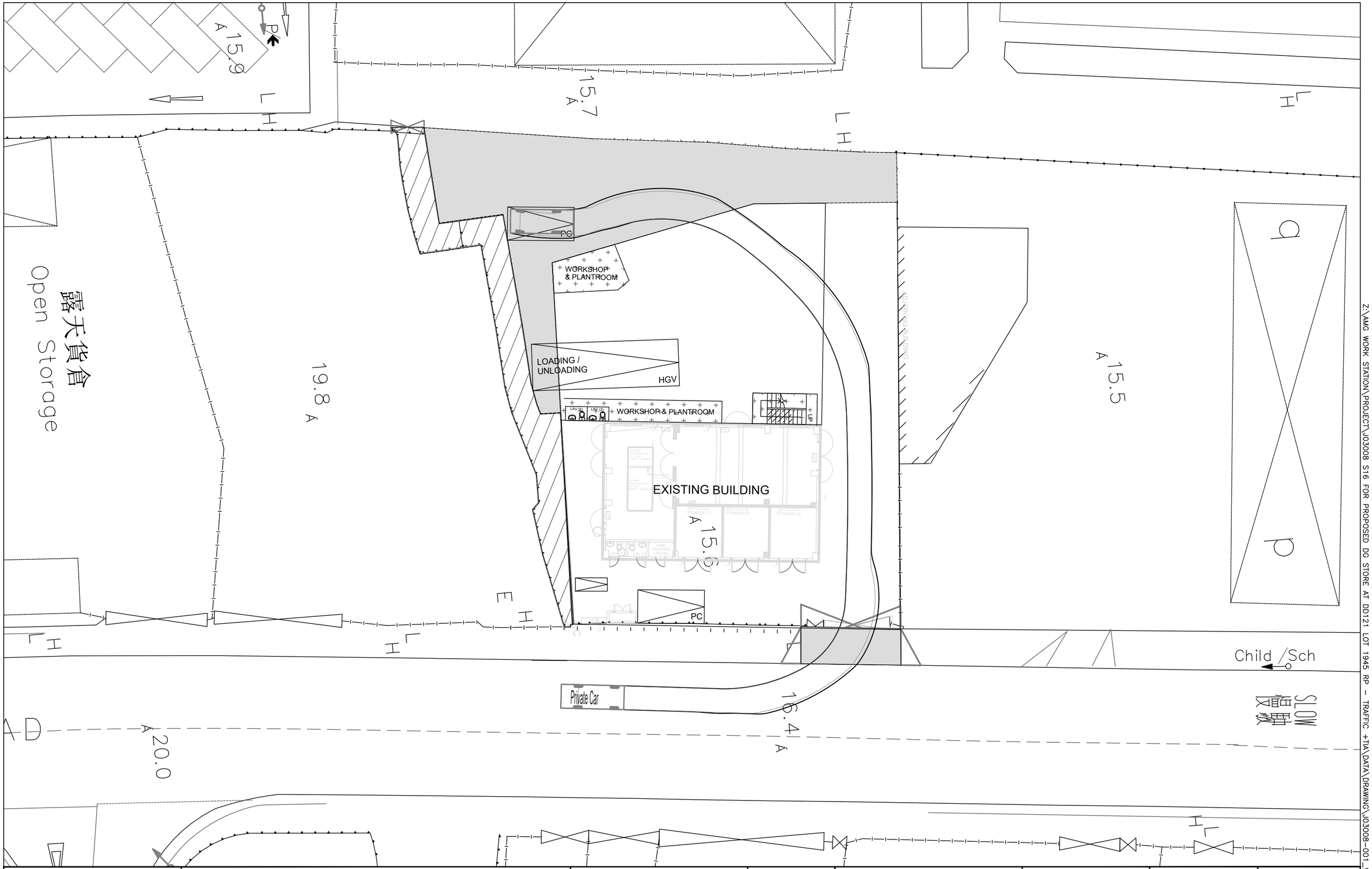

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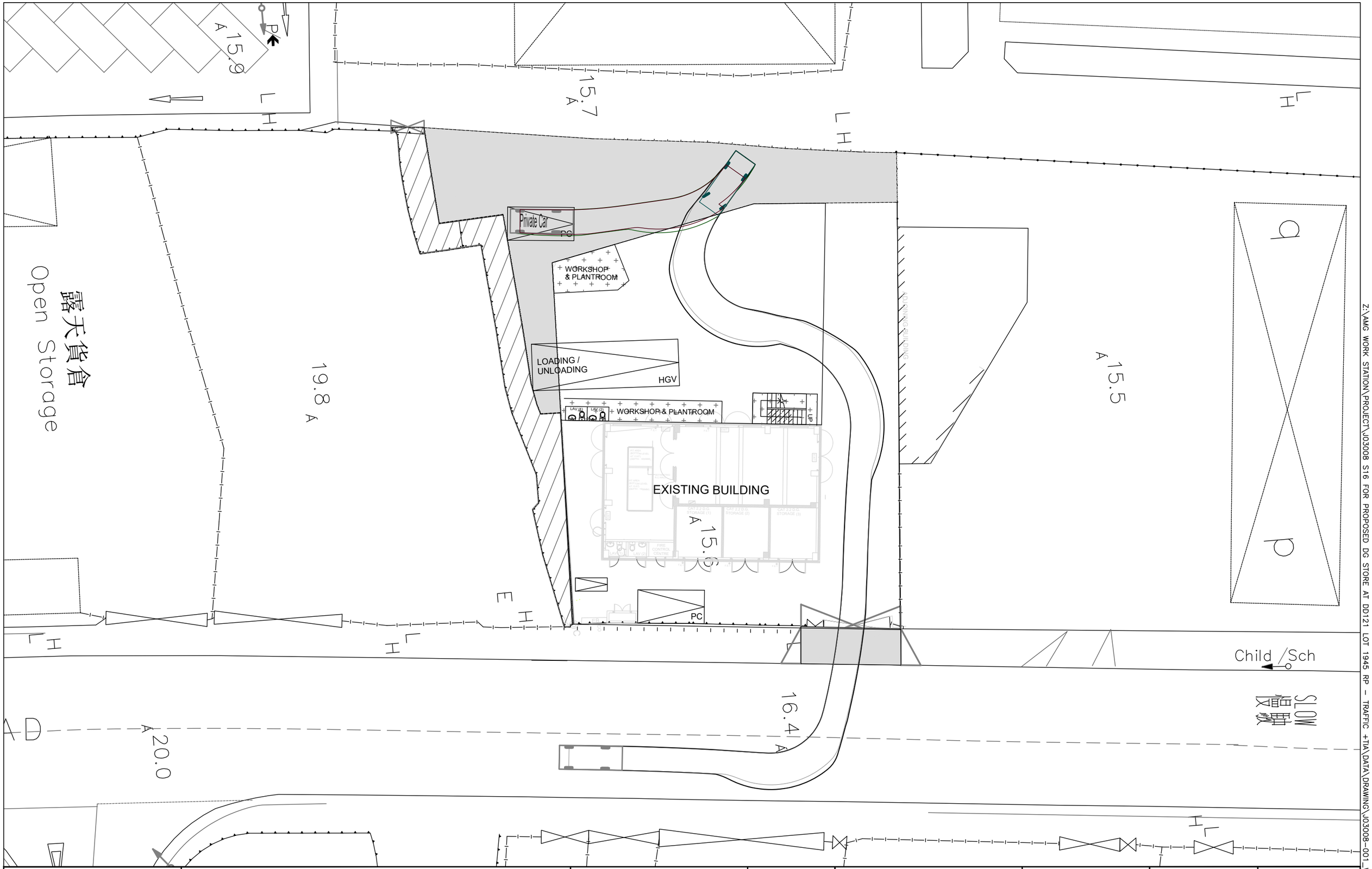

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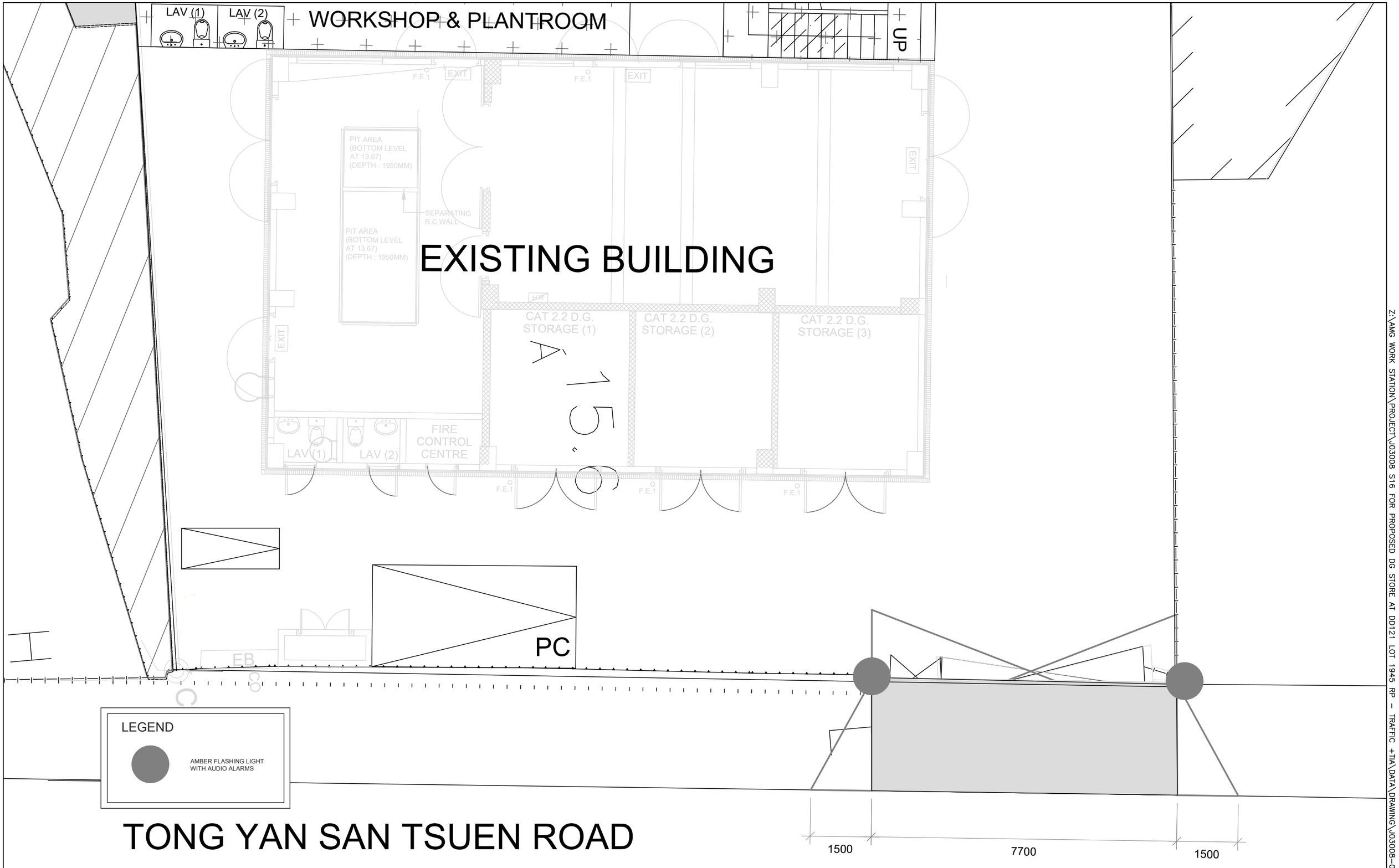

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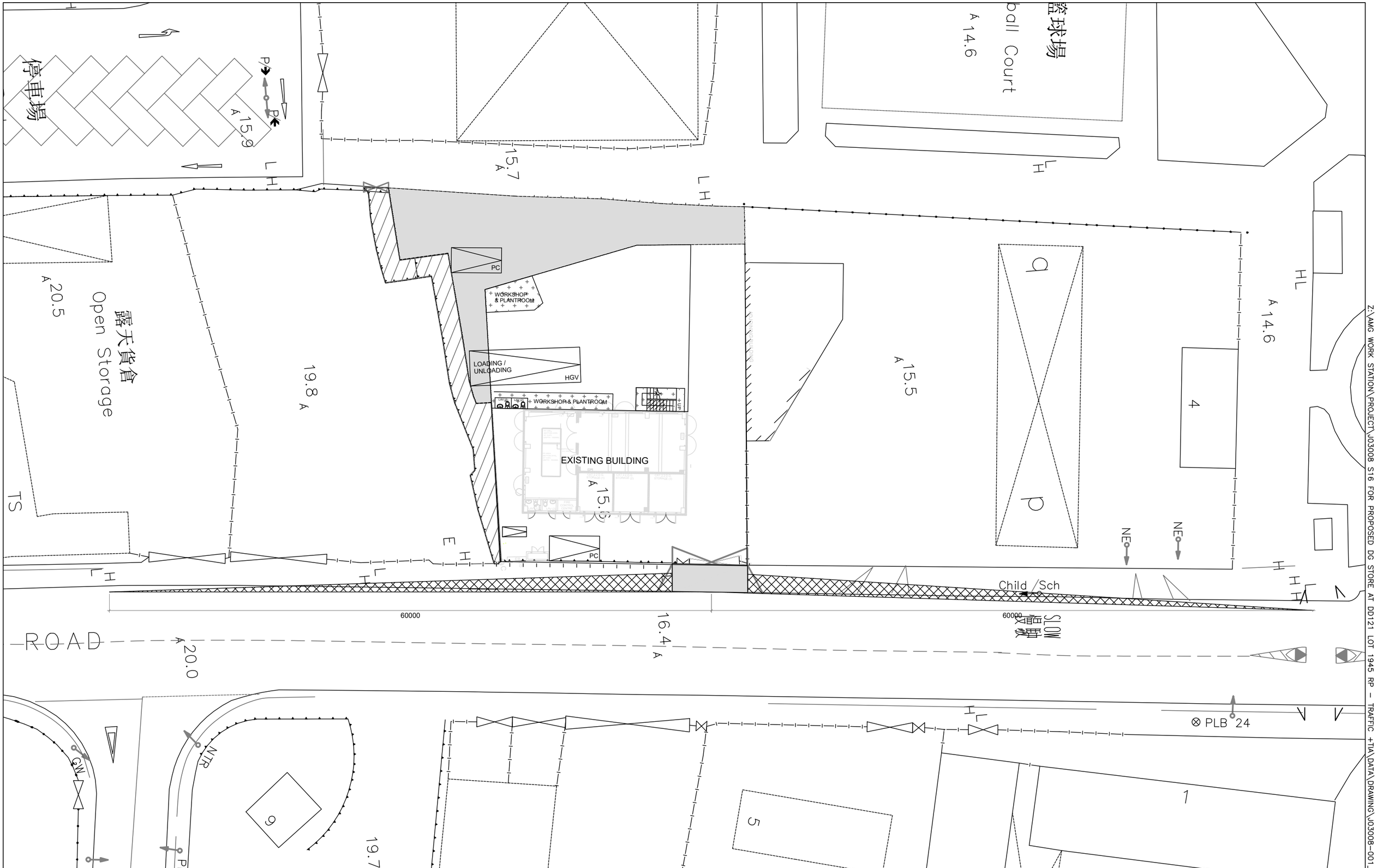

TRAFFIC CONSULTANT :

AMG CONSULTANCY LIMITED

PROJECT TITLE :

Section 16 Planning Application for temporary permission of three years at Lot 1945 RP in DD121 and adjoining government land, Tong Yan San Tsuen, Yuen Long, New Territories

DRAWING TITLE :

ASSESSMENT OF THE VISIBILITY DISTANCE FROM THE PROPOSED SCHEME

PLAN I.D. :

PROJECT NO. :

J03008

REV. :	DESCRIPTION :	DATE :
-	FIRST SUBMISSION	JULY 2025

DRAWING DATE : JUL 2025

SCALE : N.T.S

DRAWING NO. : J03008-003-003

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Annex 6

Hazard Review Report

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

August 2025

Submitted to

Stephen Yeung Architects and Interior Designers

Prepared By

Meinhardt Infrastructure and Environment Ltd

Date	Revision	Prepared By	Checked By	Approved By
29 April 2025	0	Michelle KWOK	Amy HO	David LEE

1 INTRODUCTION

1.1.1 The Project Site located at Yuen Long lot 1945 RP in D.D.121 on Tong Yan San Tsuen Road, was planned as temporary industrial use and dangerous goods (DGs) godown (the Development) for a period of 3 years under Planning Application No. A/YL-TYST/1117 in 2021 and under Planning Application No. A/YL-TYST/1223 in 2023.

1.1.2 The Development was completed in 2024. It comprises a building of DG Manufacturing Plant and DG Godown for the following activities:

- manufacturing of inert gases and fire suppression agents;
- servicing and filling of fire extinguishers and compressed gas cylinders with inert gases and fire suppression agents;
- hydraulic pressure testing; and
- providing storage of inert gases and fire suppression agents.

1.1.3 There are two Notifiable Gas Installations (NGIs) near the Project Site, namely:

i. ESSO LPG cum Petrol Filling Station, located at 4 Tong Yan San Tsuen Road; and
ii. Sinopec LPG cum Petrol Filling Station, located at 9 Tong Yan San Tsuen Road.

1.1.4 A Quantitative Risk Assessment (QRA) (hereinafter referred as the "Previous Report") was completed to assess the increase in risk level of the filling stations due to the Development and was approved by Director of Electrical and Mechanical Services (DEMS) in 2021 [1].

1.1.5 A 3-storey extension block is proposed adjoining the existing building within the Project Site to provide ancillary workshops, stores and plantrooms to the DG Manufacturing Plant and DG Godown. This paper discusses the impact of the Proposed Extension to the compliance of the overall risk level of the two filling stations with the Hong Kong Risk Guidelines (HKRG) outlined in Chapter 12 of the Hong Kong Planning Standards and Guidelines (HKPSG).

2 PROPOSED EXTENSION

2.1.1 The Proposed Extension consists of an extension block adjoining the existing building in the western portion of the Project Site and an extension of site area for parking space in the west, as illustrated in the proposed layout plan in **Appendix A**.

2.1.2 The extension block will provide ancillary workshops, stores and plantrooms to the DG Manufacturing Plant and DG Godown. No additional staff will be induced at Project Site after the completion of extension block.

3 HAZARD REIVEW

3.1 Risk Level of the LPG cum Petrol Filling Stations

3.1.1 The individual risk contour and the F-N curves for Esso LPG cum Petrol Filling Station, Sinopec LPG cum Petrol Filling Station and the combined risk results of the both filling stations are extracted from the Previous Report and showed in **Figure 1** to **Figure 6**.

3.1.2 It should be noted that, referring to the Previous Report [1], the overall risk in terms of individual risk and societal risk by the population increase due to the Development was in the ACCEPTABLE region. The criteria as set out in the Hong Kong Planning Standard and Guidelines (HKPSG) [2] had been satisfied. No limitation or constraint would be required

to be imposed on the Development in relation to the operation of the two LPG cum petrol filling stations.

3.2 Review on Individual Risk

3.2.1 Since individual risk is independent of the population within its study zone, the Proposed Extension has no impact on the individual risk of the filling stations, which remains compliance with the individual risk criteria of the HKRG.

3.2.2 The Proposed Extension, including the extension block and extension site area, is located in the western part of the Project Stie in the south of ESSO LPG cum Petrol Filling Station. The Proposed Extension lies out of the 1×10^{-6} per year individual risk contour of ESSO LPG cum Petrol Filling Station and out of the 1×10^{-7} per year individual risk contour of Sinopec LPG cum Petrol Filling Station. The combined individual risk at the Proposed Extension is below 1×10^{-6} per year.

3.3 Review on Societal Risk

3.3.1 With the Proposed Extension, the number of workers at the Project Site will remain unchanged, and is consistent with the assumption made in the Previous Report [1], i.e. 10 workers. Therefore, the Proposed Extension is anticipated having negligible impact to the overall societal risk levels of the two LPG cum petrol filling stations. Thus, the societal risks of both filling stations are anticipated to remain within the **ACCEPTABLE region** and in compliance with the criteria stipulated in the HKPSG [2].

4 CONCLUSION

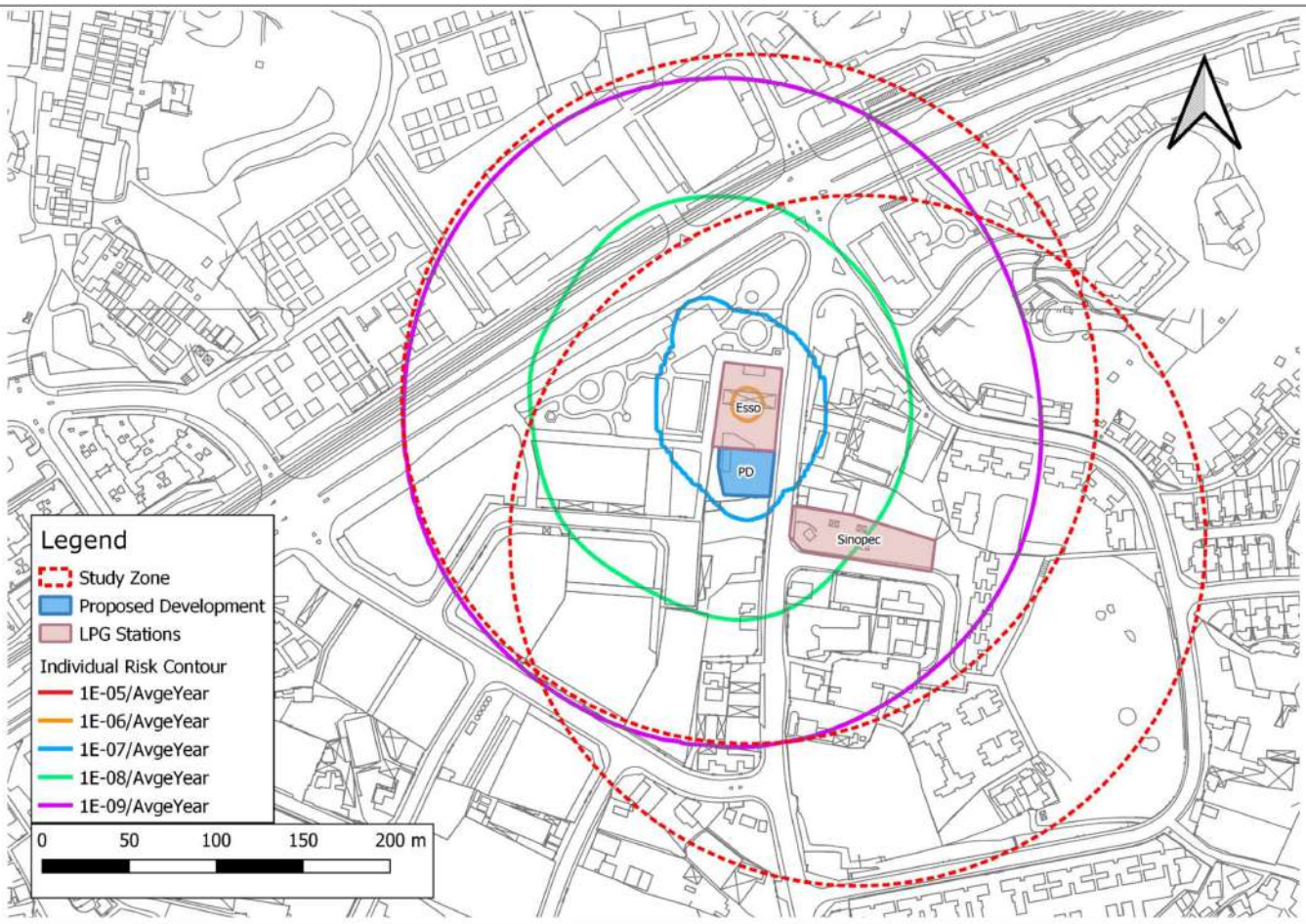
4.1.1 The impact of the Proposed Extension to the risk level of two LPG cum petrol filling stations at 4 Tong Yan San Tsuen Road and 9 Tong Yan San Tsuen Road has been reviewed. The individual risk at the Proposed Extension is below 1×10^{-6} per year. The implication of the Proposed Extension to the overall societal risks of both filling stations is negligible because the population at the Project Site remains unchanged. The risk criteria set out in the HKPSG [2] should be remained satisfied, no limitation or constraint would be required to be imposed on the Proposed Extension in relation to the operation of the two LPG cum petrol filling stations.

5 REFERENCE

[1] *Quantitative Risk Assessment for a DGs Godown at Lot 1945RP in D.D. 121 of Tong Yan San Tsuen*, Meinhardt Infrastructure and Environment Limited, November 2021

[2] *The Hong Kong Planning Standards and Guidelines (HKPSG),* Planning Department, Hong Kong Special Administrative Region Government, 2022

Figures



MEINHARDT

Hazard Review for Section 16 application for DG Stores, DG manufacturing plants and ancillary provisions at Lot 1945 RP in D.D. 121 and Adjoining Government Land,Tong Yan San Tsuen,Yuen Long, New Territories

Figure 1 Individual Risk Contour of Esso LPG cum Petrol Filling Station
(Extracted from the Previous Report [1])

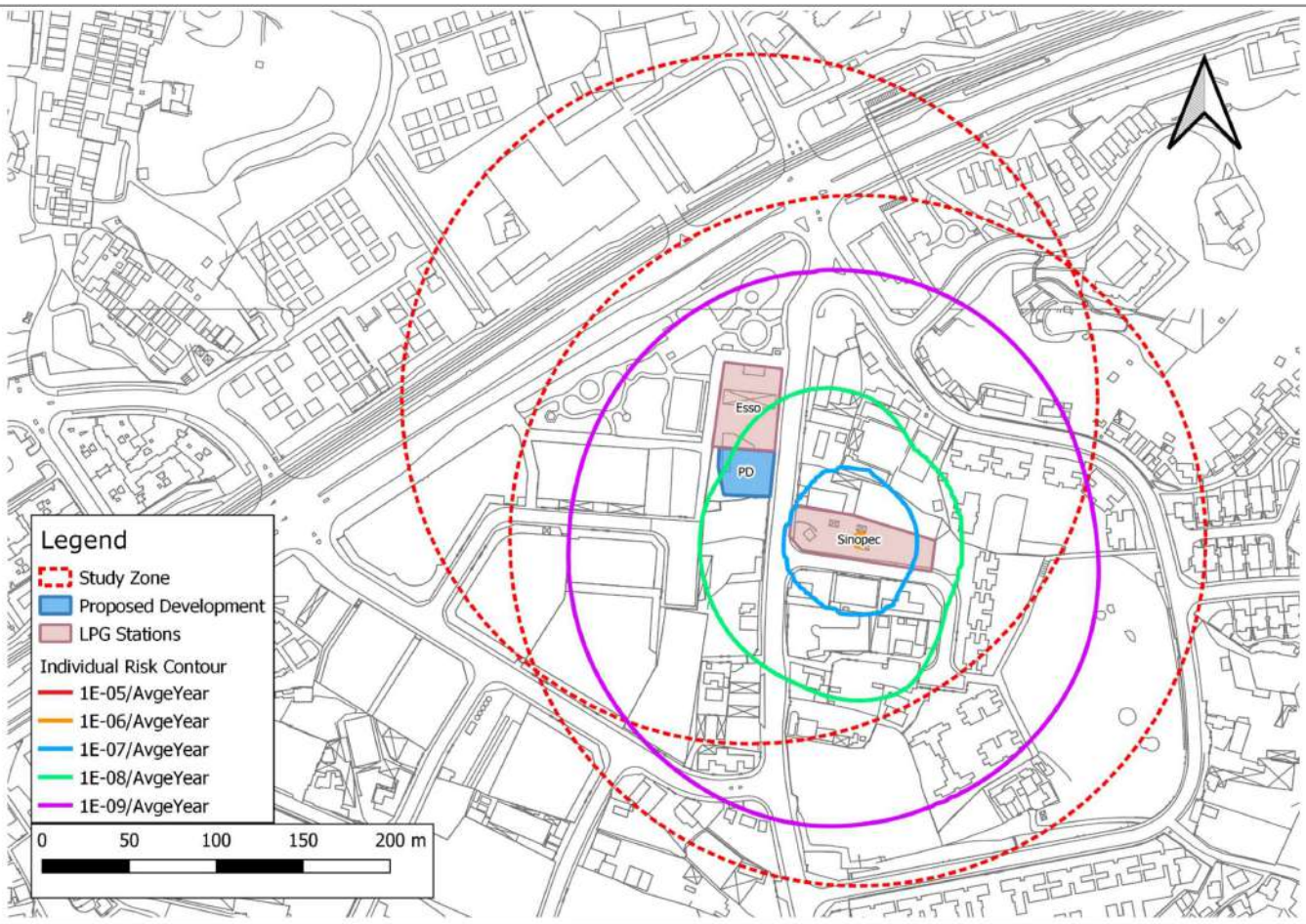
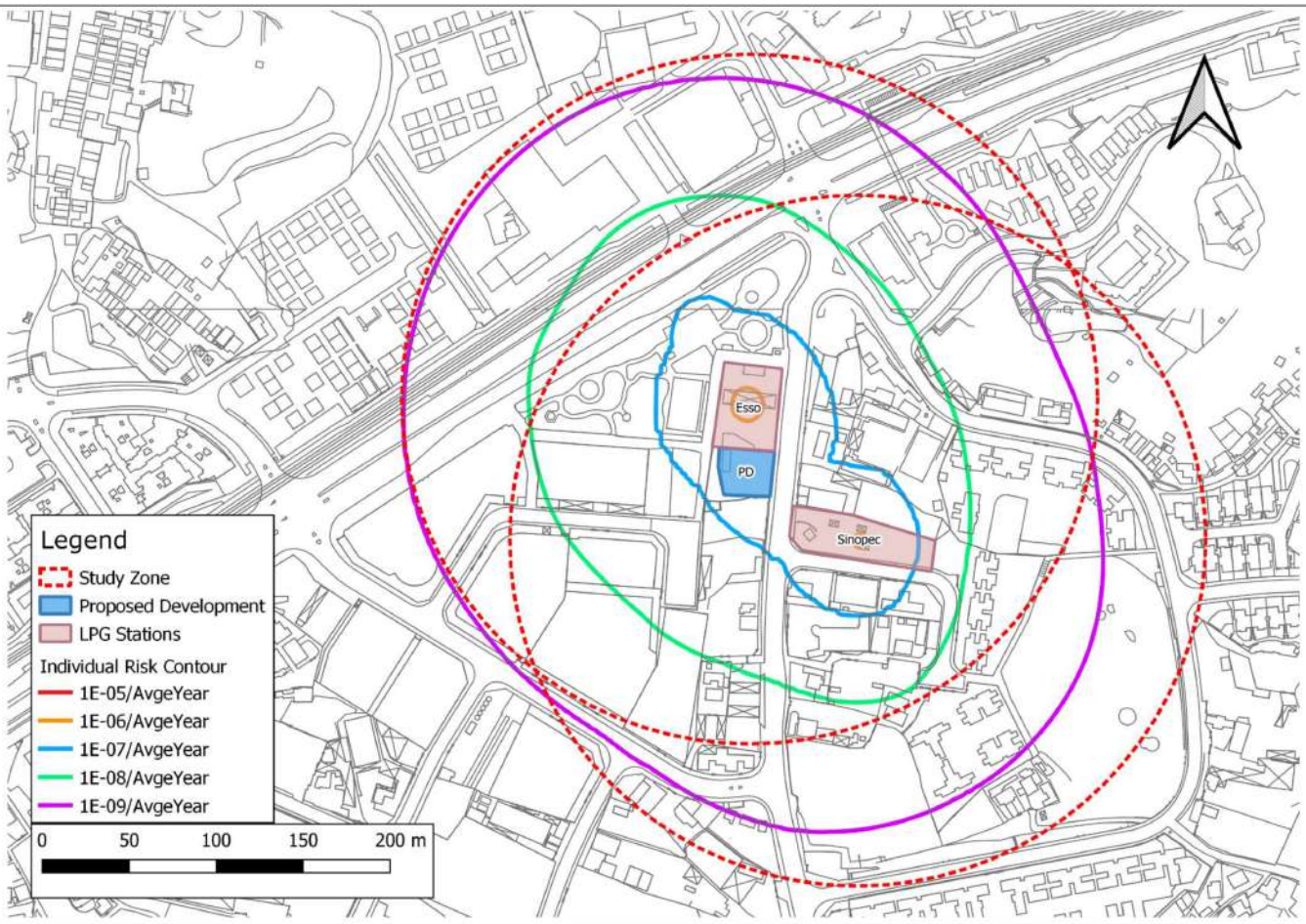


Figure 2 Individual Risk Contour of Sinopec LPG cum Petrol Filling Station
(Extracted from the Previous Report [1])



MEINHARDT

Hazard Review for Section 16 application for DG Stores, DG manufacturing plants and ancillary provisions at Lot 1945 RP in D.D. 121 and Adjoining Government Land,Tong Yan San Tsuen,Yuen Long, New Territories

Figure 3 Combined Individual Risk Contour of both LPG cum Petrol Filling Station
(Extracted from the Previous Report [1])

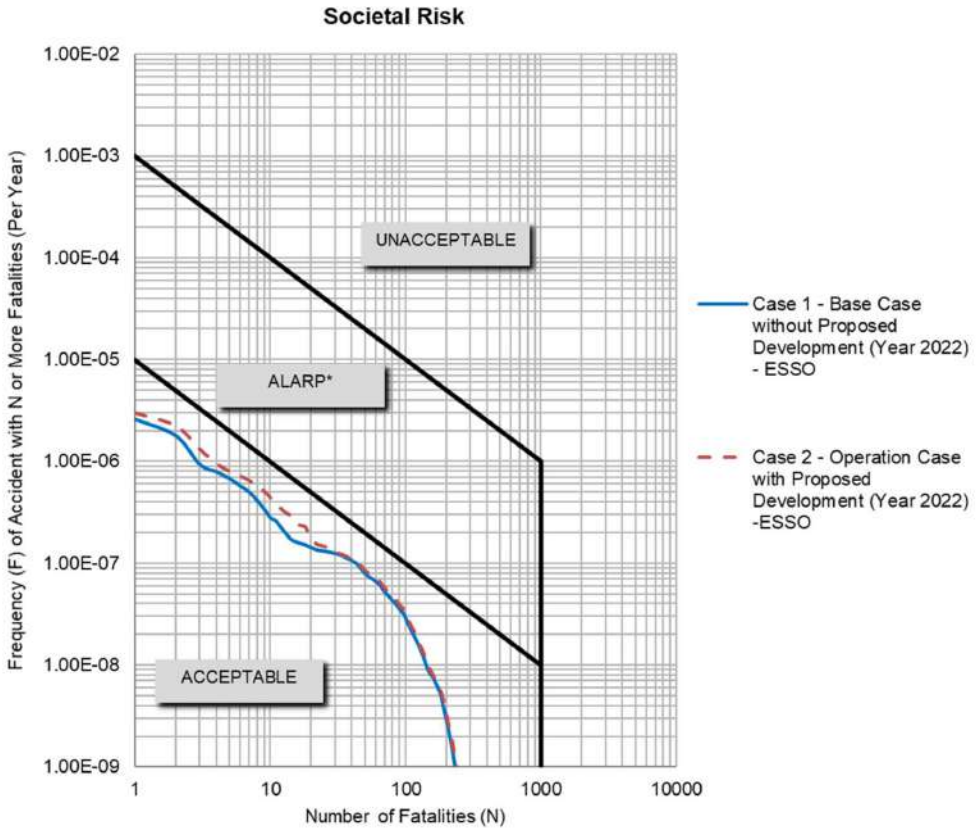


Figure 4 F-N Curves of Esso LPG cum Petrol Filling Station
(Extracted from the Previous Report [1])

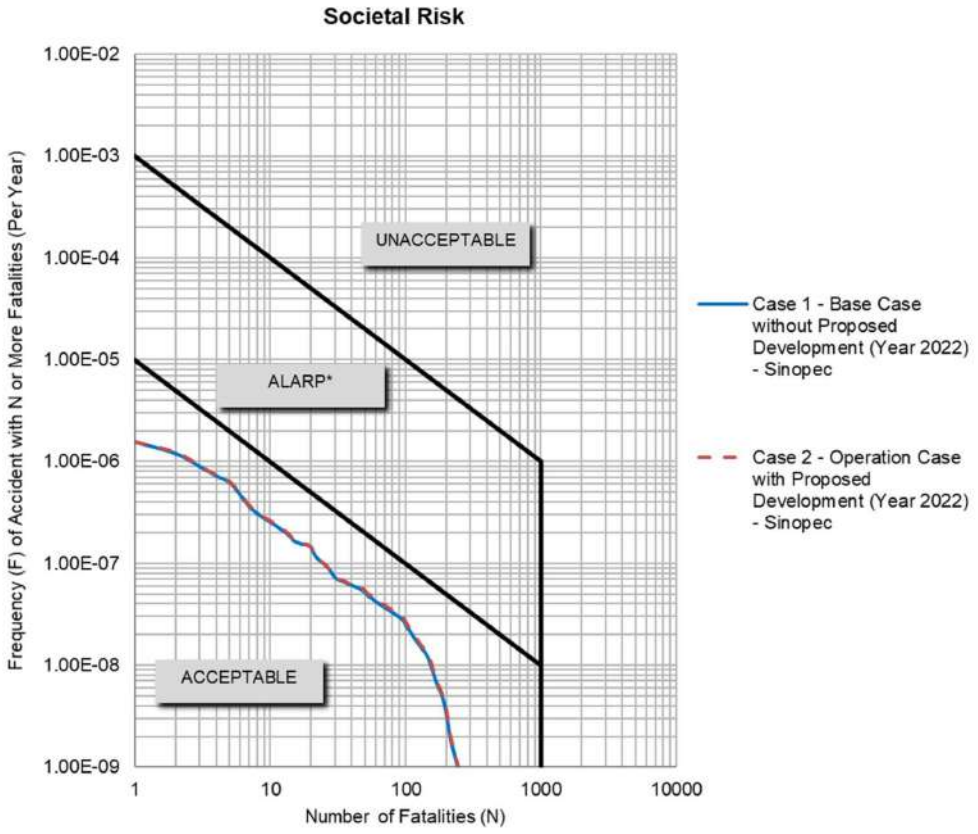


Figure 5 F-N Curves of Sinopec LPG cum Petrol Filling Station
(Extracted from the Previous Report [1])

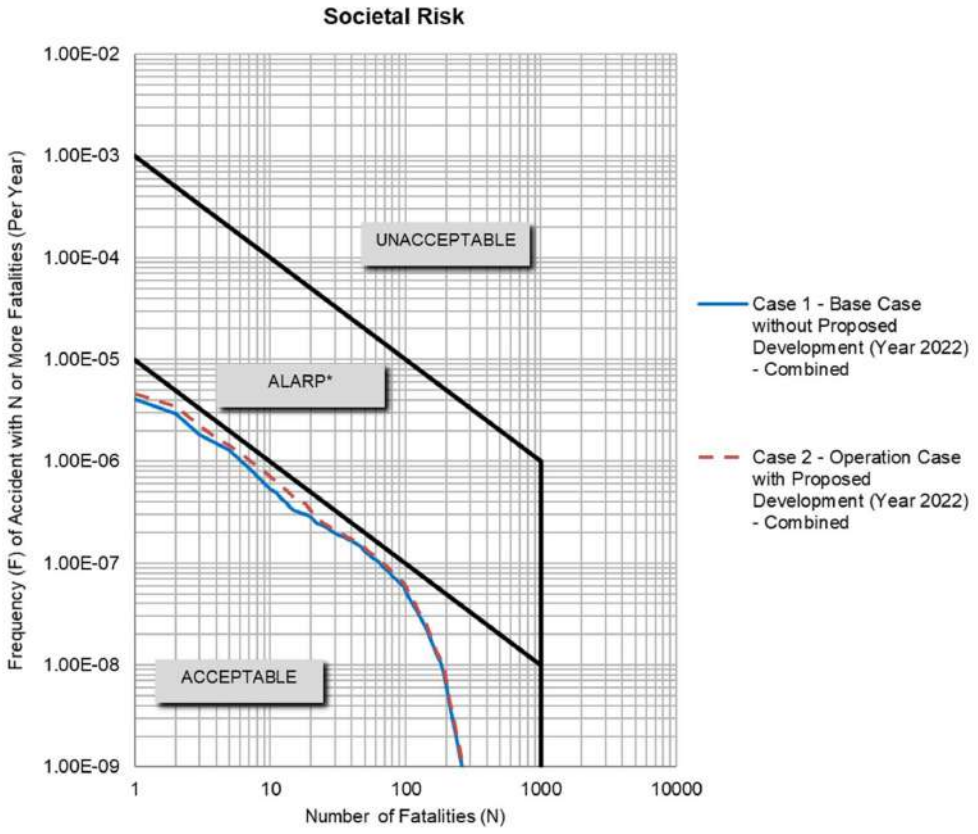
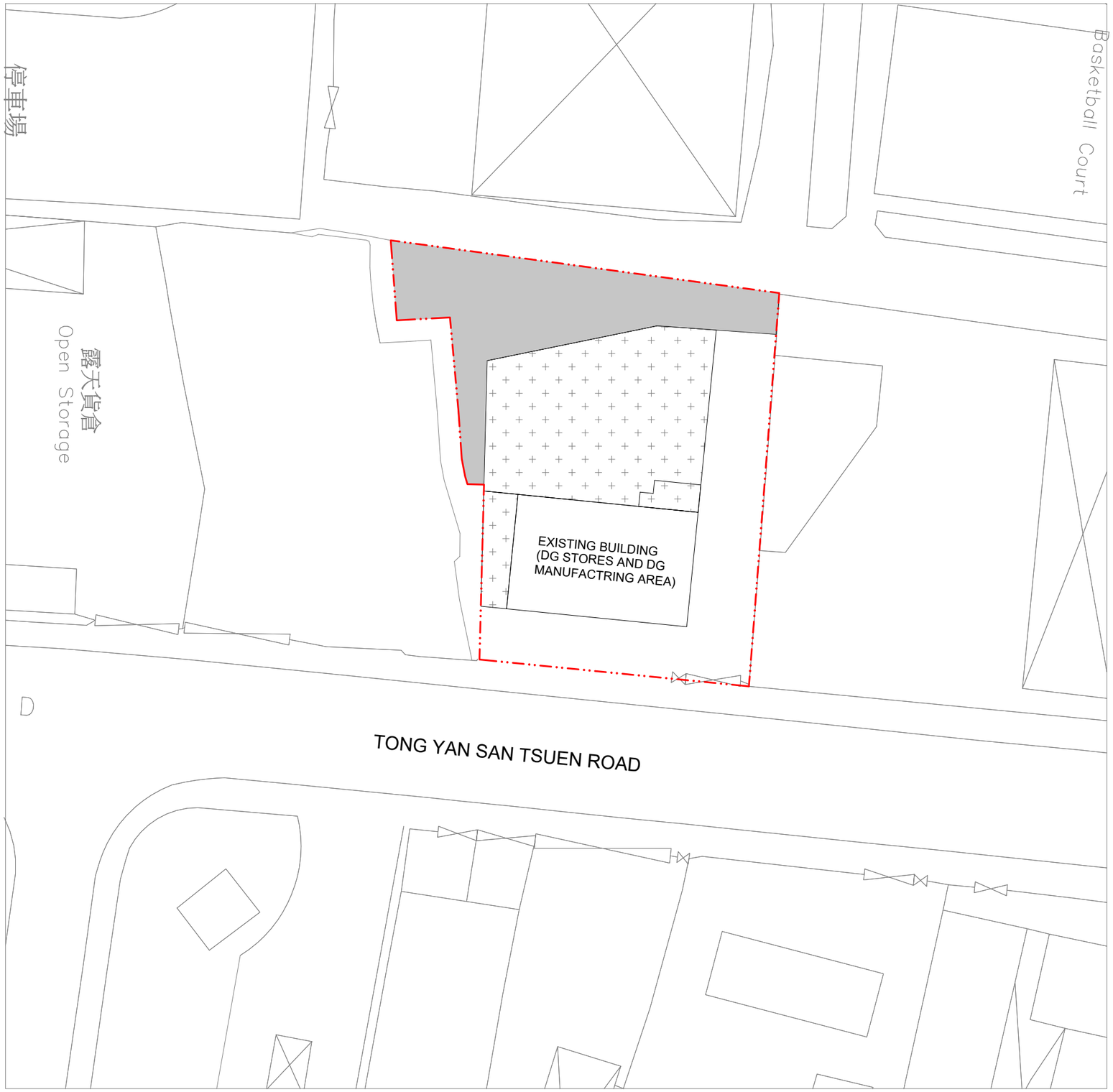


Figure 6 Combined F-N Curves of both LPG cum Petrol Filling Station
(Extracted from the Previous Report [1])

Appendix A

Layout and Sectional Plan of Proposed Extension



N

LEGEND

APPLICATION SITE BOUNDARY

NEW EXTENSION BUILDING AREA

GOVERNMENT LAND

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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Architect

STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER

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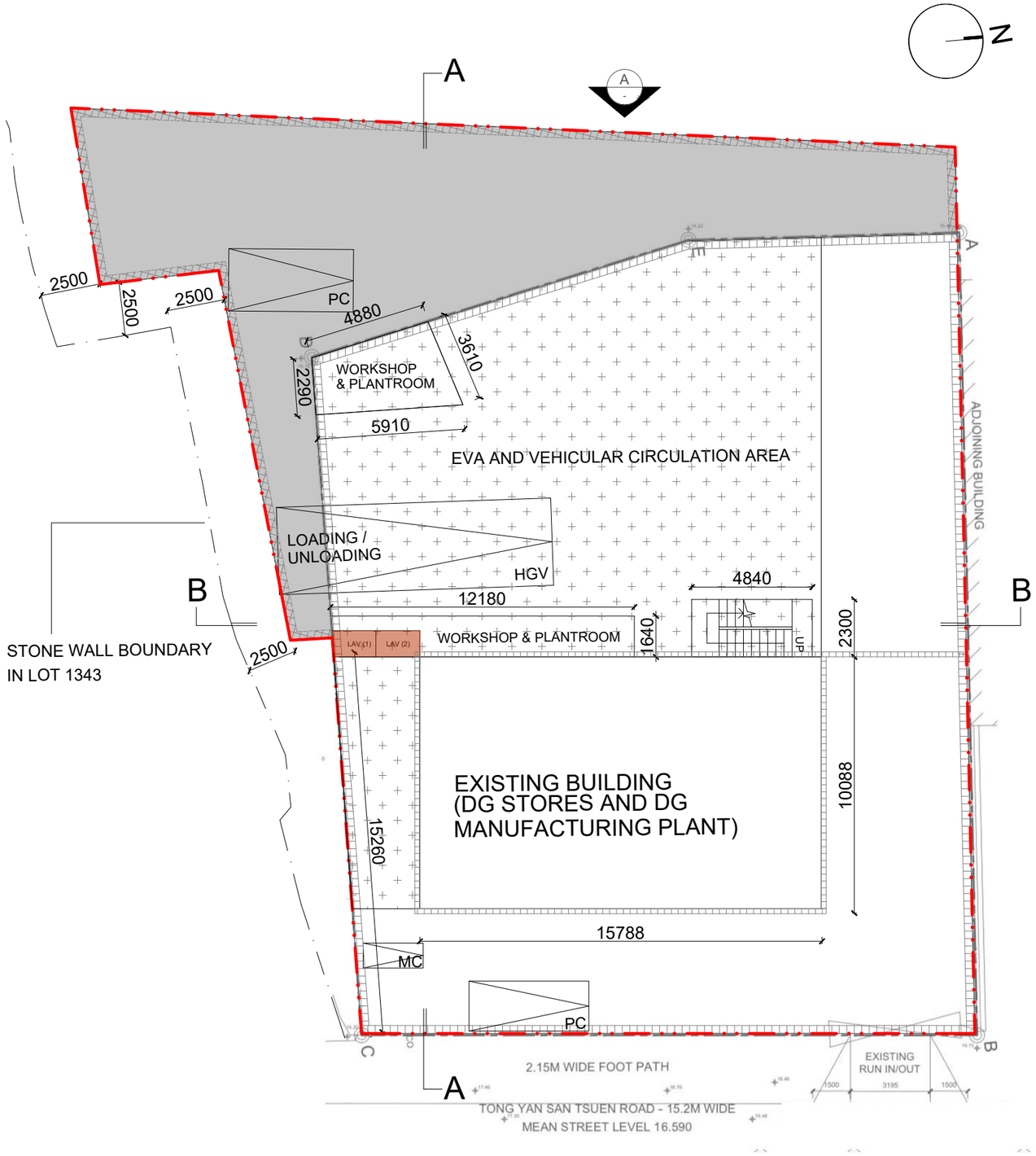
Figure 3.1A : Block Plan

Drawn	Checked

Date	Scale
8/9/2025	1:400

Job No.	Drawing No.
	P-01



LEGEND

- APPLICATION SITE BOUNDARY
- EXISTING SURFACE CHANNEL
- SURFACE CHANNEL FOR GOVERNMENT LAND
- NEW EXTENSION BUILDING AREA
- CHEMICAL TOILET
- GOVERNMENT LAND

SITE AREA:
GOVERNMENT LAND : 242.67 SQM
EXISTING SITE AREA: 772.03 SQM
APPLICATION SITE AREA:
242.67 SQM + 772.03 SQM = 1014.70 SQM

SITE COVERAGE:
EXISTING COVERED AREA: 160.00 SQM
NEW EXTENSION COVERED AREA: 331.15 SQM
APPLICATION COVERED AREA: 491.15 SQM
491.15 SQM / 1014.70 SQM = 48.40 %

GFA :
GFA FOR EXISTING BUILDING : 160.00 SQM
GFA FOR NEW EXTENSION BUILDING :
G/F: 331.15 SQM 1/F: 331.15 SQM
2/F: 300.33 SQM R/F: 10.64 SQM
= 973.27 SQM
APPLICATION GFA: 973.27 SQM + 160.00 SQM
= 1133.27 SQM

PLOT RATIO :
1133.27 SQM / 1014.70 SQM = 1.12

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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Figure 3.1B : G/F Plan

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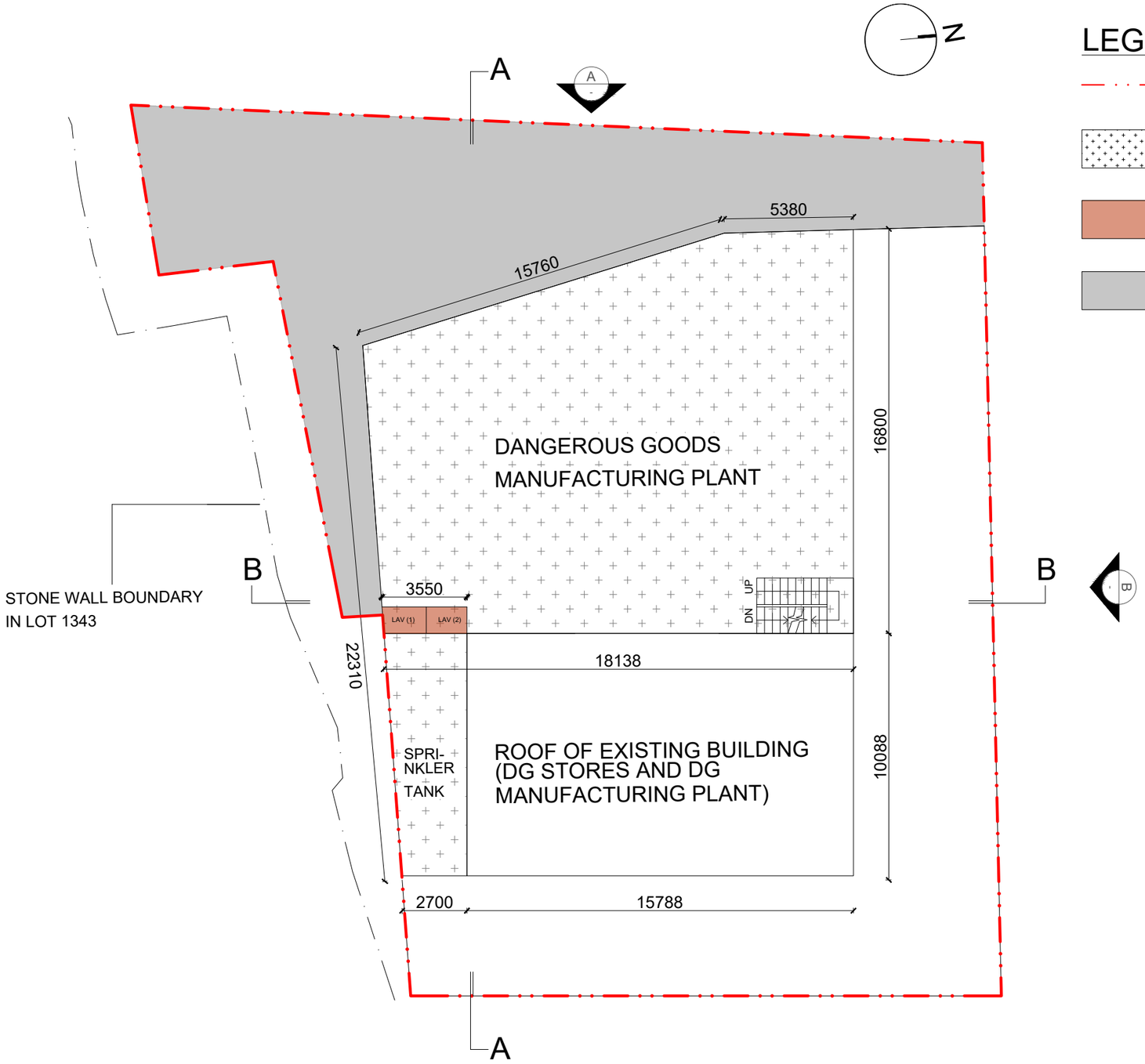
Date	Scale
20/9/2025	1:200

Job No.	Drawing No.
	P-02



LEGEND

- APPLICATION SITE BOUNDARY
- NEW EXTENSION BUILDING AREA
- CHEMICAL TOILET
- GOVERNMENT LAND

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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Figure 3.1C : 1/F Plan

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Job No.	Drawing No.
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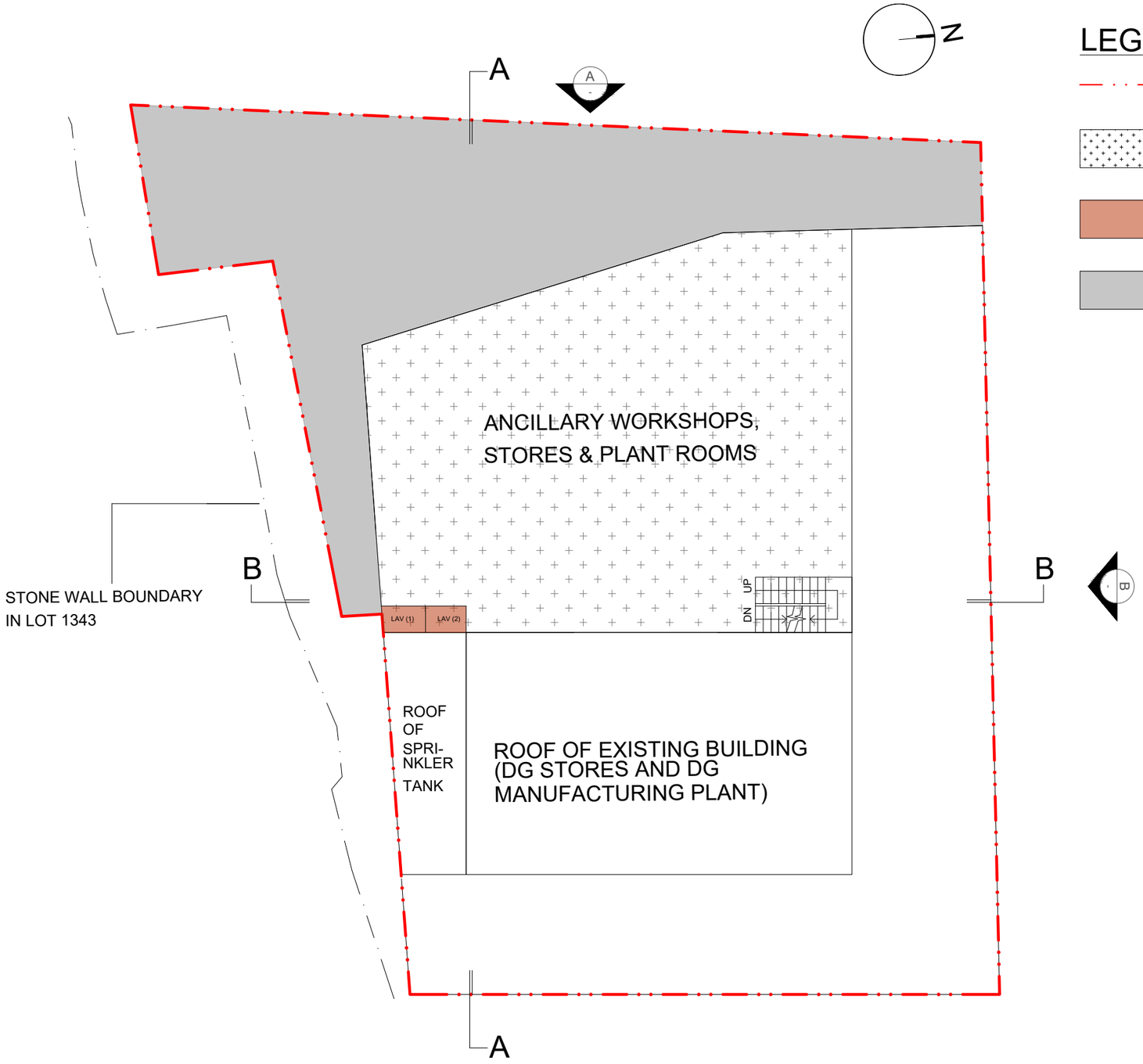

LEGEND

- APPLICATION SITE BOUNDARY
- NEW EXTENSION BUILDING AREA
- CHEMICAL TOILET
- GOVERNMENT LAND

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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Figure 3.1D : 2/F Plan

Drawn	Checked

Date	Scale
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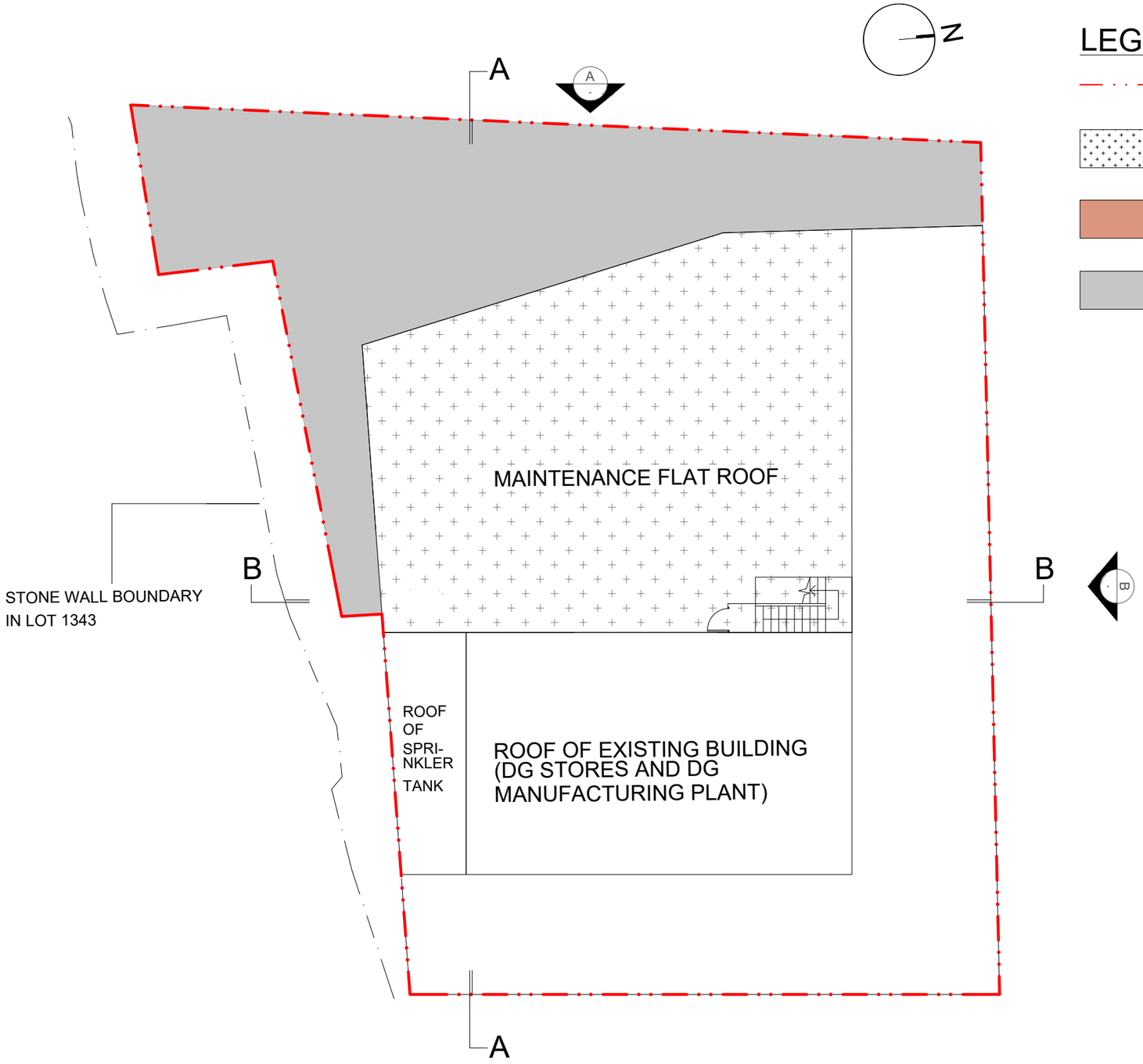
Job No.	Drawing No.
	P-04



LEGEND

- APPLICATION SITE BOUNDARY
- NEW EXTENSION BUILDING AREA
- CHEMICAL TOILET
- GOVERNMENT LAND

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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Consultant

Title

Figure 3.1E : R/F Plan

Drawn	Checked

Date	Scale
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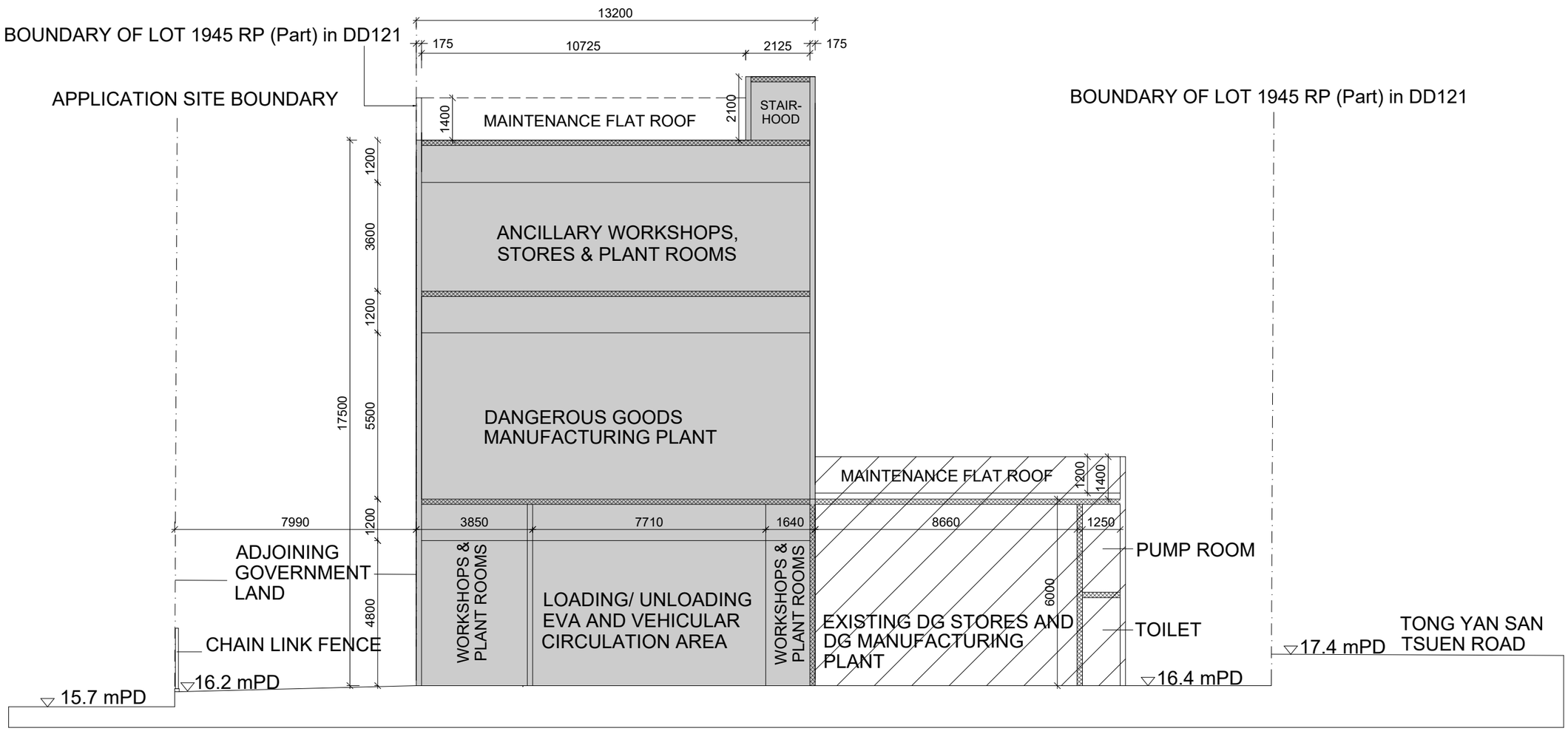
Job No.	Drawing No.
	P-05

LEGEND

NEW EXTENSION BUILDING

EXISTING BUILDING



Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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Client

Architect

STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER

Consultant

Title

Figure 3.1F: Section A-A

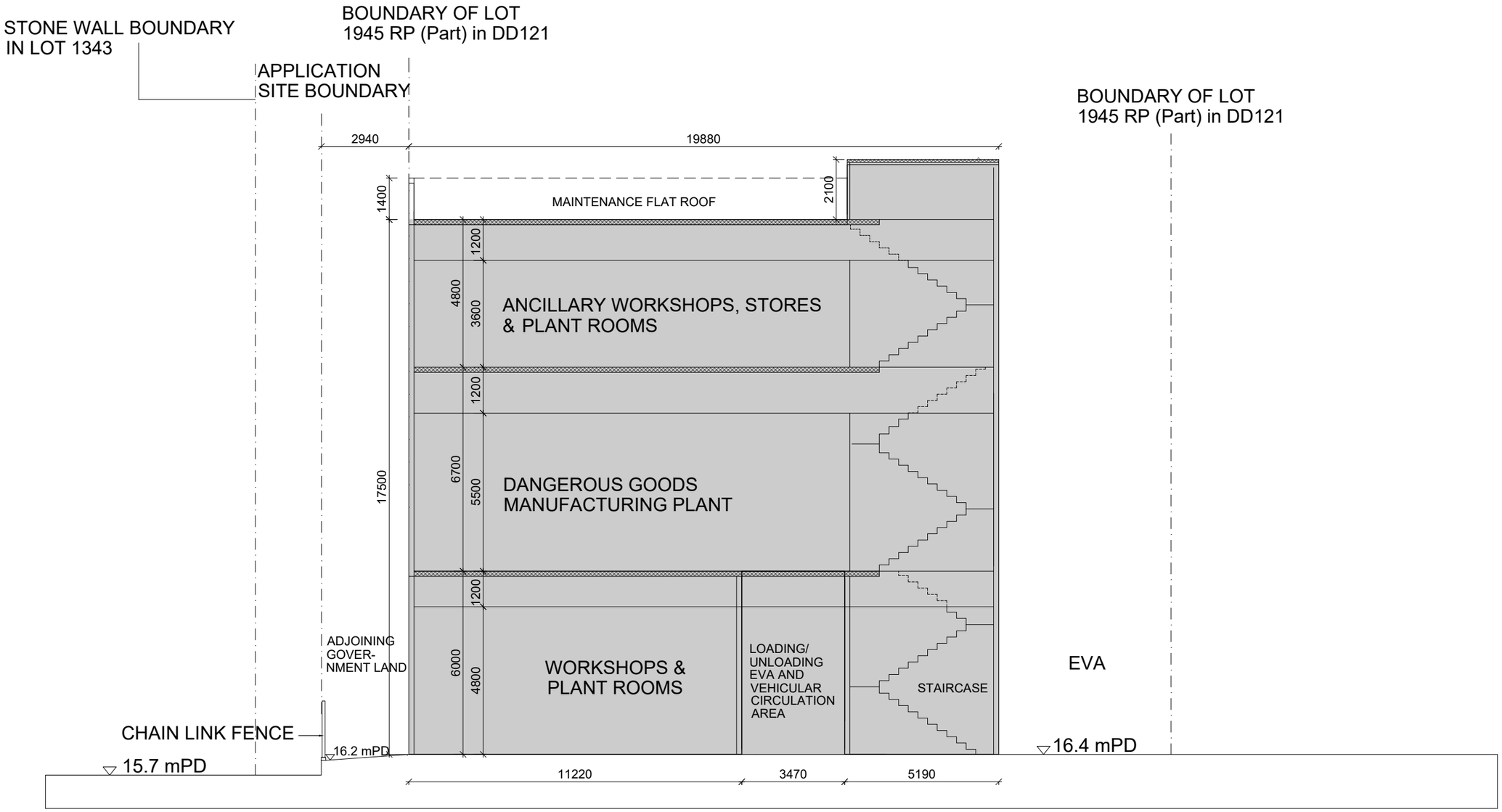
Drawn	Checked

Date	Scale
8/9/2025	1:150

Job No.	Drawing No.
	S-01

LEGEND

NEW EXTENSION BUILDING



Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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Figure 3.1G: Section B-B

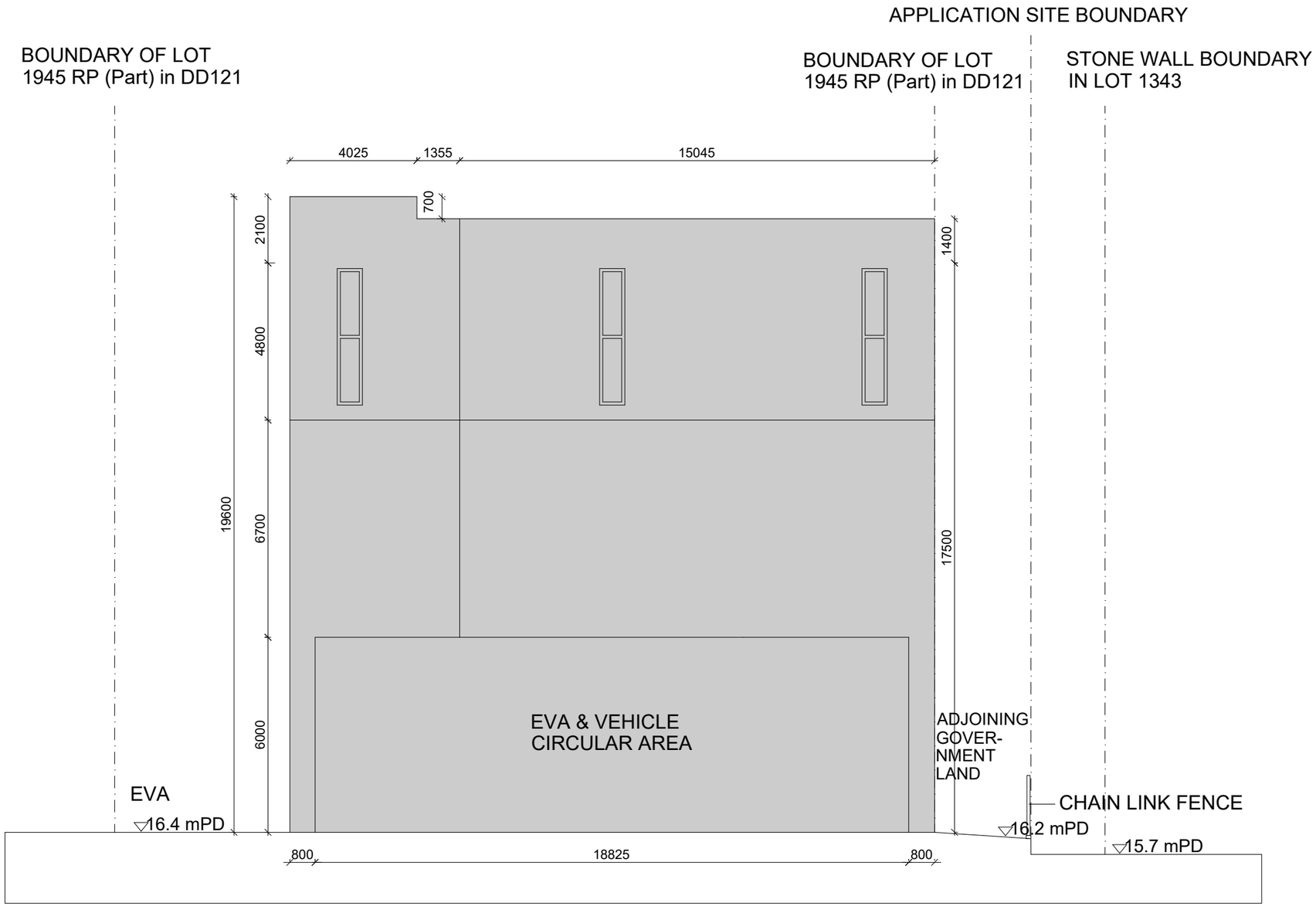
Drawn	Checked

Date	Scale
8/9/2025	1:150

Job No.	Drawing No.
	S-02

LEGEND

NEW EXTENSION BUILDING



Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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Title

Figure 3.1H:
ELEVATION A

Drawn	Checked

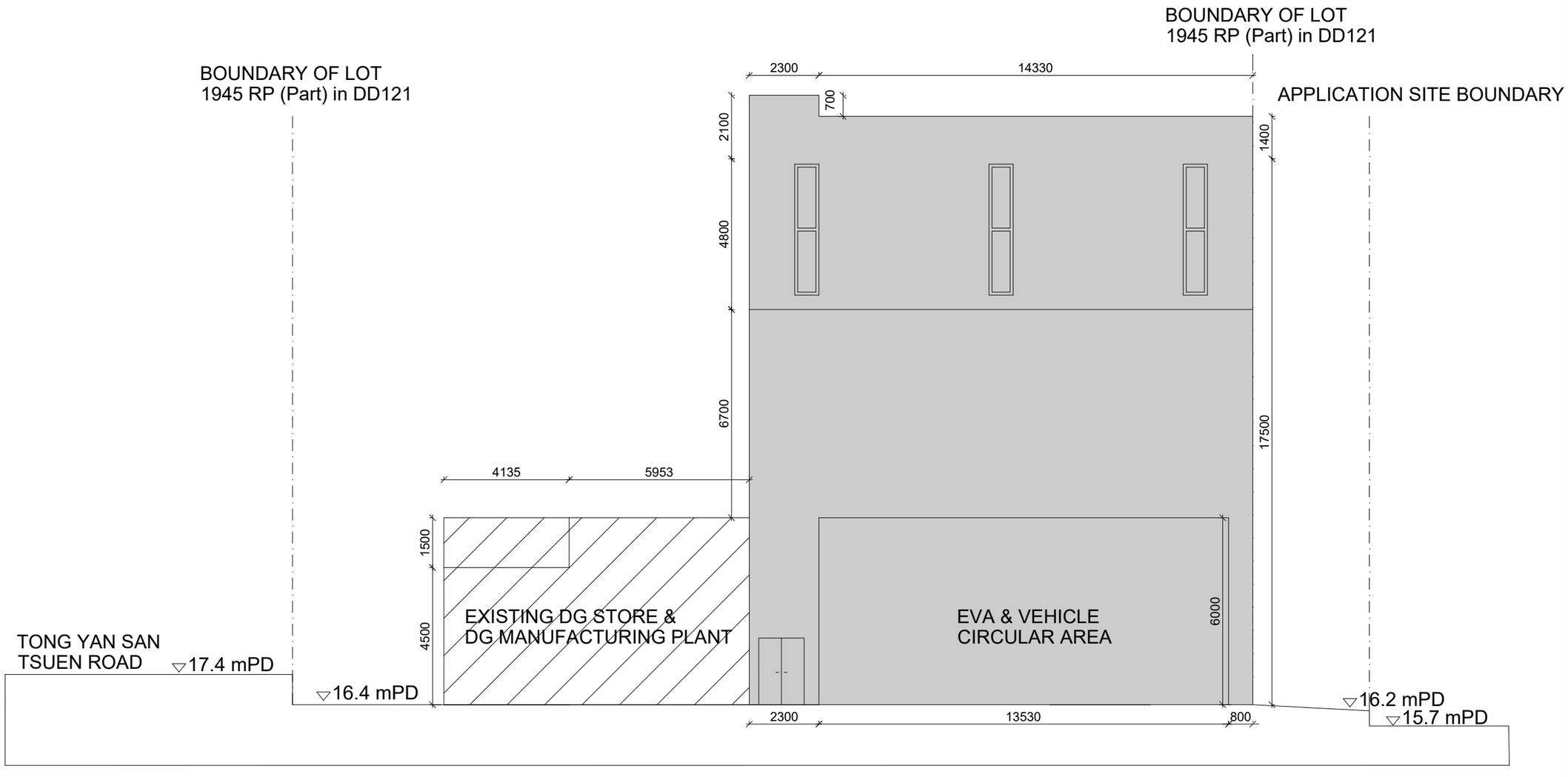
Date	Scale
8/9/2025	1:150

Job No.	Drawing No.
	E-01

LEGEND

NEW EXTENSION BUILDING

EXISTING BUILDING



Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

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Title

Figure 3.1l:
ELEVATION B

Drawn	Checked

Date	Scale
8/9/2025	1:150

Job No.	Drawing No.
	E-02