

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 DD 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

Planning Statement

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EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement is submitted to the Town Planning Board in support of the 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.

The purpose of the Planning Application are as follows:

- To seek temporary permission for the aforementioned Industrial Uses, Class 2 Dangerous Goods Godown, Workshop and Ancillary Services;
- To seek temporary permission for the use of adjoining vacant Government land for uncovered car parking;

The Proposed Use is well-justified based on the following grounds:

- The Application Site has been the subject of three prior applications for similar proposed uses, covering different extents of the site. Approval of the current application aligns with the Board's previous decisions.
- The adjoining government land has previously been granted for temporary use. Approval of the current application supports the objectives of the Lands Department by optimizing land resource use and addressing the evolving needs of the community.
- The proposed height for the new extension is fully justified from a technical perspective.
- The Proposed Use is compatible with the surrounding land use and environment.
- The Proposed Use aligns with the planning intentions of the "I" zone. The encroachment onto the "OU(PFS)" zone is minimal, it will not affect the planning intention of the "OU(PFS)" zone.
- The land originally occupied by the Applicant's business was resumed by the Government for Phase One of the Yuen Long South Development. Approval will enable the Applicant to continue operations.
- The Applicant has demonstrated a genuine commitment to implementing the Proposed Use.
- The Proposed Use will not cause insurmountable adverse impacts to the surrounding area.

In light of the above and the detailed planning justifications provided in this Planning Statement, we respectfully request the Board Members to give favourable consideration to this planning application.

內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃綱領是根據《城市規劃條例》第 16 條提交給城市規劃委員會，以支持在新界元朗塘人新村的「工業」及「其他指定用途（加油站）」地帶內，位於丈量約份第 121 約地段編號 1945 RP 及毗鄰政府土地，發展擬議為期三年的臨時工業用途（製造、儲存和使用惰性氣體及滅火劑、維修和填充滅火器及惰性氣體和滅火劑的壓縮氣體瓶及液壓壓力測試）；第二類危險品倉庫（儲存閒置滅火器和氣瓶）；以及工作坊、附屬服務及車輛停泊的申請。

本次規劃申請的目的如下：

- 申請臨時許可進行工業用途（製造、儲存和使用惰性氣體及滅火劑、維修和填充滅火器及惰性氣體和滅火劑的壓縮氣體瓶及液壓壓力測試）；第二類危險品倉庫（儲存閒置滅火器和氣瓶）；及在新擴建建築物內用作工作室和附屬服務；
- 申請臨時許可使用毗鄰的空置政府土地進行露天車輛停泊；

申請用途具備充分的理據，包括以下規劃考量因素：

- 申請地點曾有三宗類似的申請，涵蓋申請地點的不同範圍。批准本次申請大致符合城市規劃委員會的先前決定；
- 是次申請涉及的毗鄰政府土地之前已獲准作臨時用途。批准是次申請符合地政署的目標，通過優化土地資源使用，滿足社區不斷變化的需求；
- 新擴建建築物的擬議高度在技術上是完全合理的；
- 擬議用途與周邊土地用途及環境相容；
- 擬議用途符合「工業」地帶的規劃意向。佔用「其他指定用途（加油站）」地帶內的面積很少，不會影響該地帶的規劃意向；
- 申請人原本業務運作的土地因政府發展第一期元朗南發展已被政府收回。批准本次申請使他能夠繼續業務運作；
- 申請人對實施擬議用途展現了真誠的努力；
- 擬議用途不會對周邊地區造成不可逾越的負面影響；

基於以上理由及本規劃綱領中的詳細規劃理由，我們懇請城規會委員給予考慮並批准是次規劃申請。

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1. INTRODUCTION

1.1 The Application

1.1.1 We are commissioned by *Merito Technical Services Limited* ("**the Applicant**") to prepare and submit this planning application on their behalf. The application seeks permission from the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**") for proposed temporary industrial uses, including manufacturing, storage, and use of inert gases and fire suppression agents, servicing and filling of fire extinguishers and compressed gas cylinders, and hydraulic pressure testing. This application also includes a Class 2 Dangerous Goods Godown (for the storage of idle fire extinguishers and gas cylinders), workshops, ancillary services, and parking of vehicles (collectively referred to "**the Proposed Use**"). The Proposed Use is for a period of three years at Lot 1945 RP in DD121 and adjoining government land, Tong Yan San Tsuen, Yuen Long, New Territories ("**the Application Site**").

1.1.2 The Application Site is located within areas zoned "Industrial" ("I") (about 989.59 m² (97.52%) and "Other Specified Uses (Petrol Filling Station)" ("OU(PFS)") (about 25.11 m² (2.48%) under the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 ("**the OZP**"). While the majority of the proposed activities can be classified as 'Industrial Use (not elsewhere specified),' which is always permitted, the Class 2 'Dangerous Goods Godown' necessitate a planning application to the Board under Section 16 of the Ordinance. The above-mentioned temporary industrial uses together with the Class 2 "Dangerous Goods Godown" are highly related in operation terms to complete the manufacturing, testing and storage of fire extinguishers and the associated materials in one site. The area within the "OU(PFS)" is very small and is within the lot boundary of Lot 1945 RP.

1.2 Background to the Planning Application

1.2.1 Positioned as an extension of Yuen Long New Town, the Yuen Long South (YLS) Development is broadly bounded by Yuen Long Highway, Kung Um Road, and Tai Lam Country Park, primarily encompassing the areas of Tong Yan San Tsuen and Tai Tong. This development covers an approximate area of 224 hectares and will serve as a significant source of land supply to meet the territory's medium to long-term housing needs through comprehensive planning and infrastructure improvement. It is also one of the major land development areas within the Northern Metropolis.

1.2.2 The Applicant is among the business operators affected by the YLS Development (Phase 1). Previously, his dangerous goods godown and manufacturing facility operated at 69 Tong Yan San Tsuen Road (Resumed Lot No.: 1105 RP in D.D. 121). Please refer to the Gazette Notice & Letter Issued by the Lands Department in **Annex 1**. The approval of this planning application is crucial for the Applicant to continue operating his business at the Application Site.

1.2.3 A significant portion of the Application Site was previously approved for temporary industrial use, which includes manufacturing of inert gases and fire suppression agents, servicing and filling of

fire extinguishers and compressed gas cylinders, and hydraulic pressure testing, along with the establishment of a dangerous goods godown for the storage of inert gases and fire suppression agents for a period of three years. The dangerous goods godown was subsequently constructed, and a temporary Occupation Permit was obtained on 2nd December 2024.

- 1.2.4 To meet the operational needs of the Applicant, the approved development scheme under Planning Application No. A/YL-TYST/1223 has been comprehensively reviewed. Specifically, a piece of adjoining government land to the west of the Application Site, currently vacant, is proposed for lease from the government for car parking purposes. Additionally, a new extension building is proposed on the western side of the existing dangerous goods godown cum dangerous goods manufacturing plant to accommodate the operational requirements of the Applicant's business. To ensure sufficient manoeuvring space for private cars, Heavy Goods Vehicles (HGVs), and fire engines, a significant portion of the ground floor of the extension building has been left void.
- 1.2.5 The objectives of the Planning Application are as follows:
- To seek temporary permission for the aforementioned Industrial Uses, Class 2 Dangerous Goods Godown, Workshop and Ancillary Services; and,
 - To seek temporary permission for the use of adjoining vacant Government land for uncovered car parking.

1.3 Structure of the Planning Statement

- 1.3.1 In support of this planning application, this Planning Statement is divided into six chapters for the consideration of members of the Board.
- 1.3.2 **Chapter 1** provides an introduction outlining the purposes of the current application. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and the surrounding developments. **Chapter 3** provides details of the statutory planning context, previous applications and similar applications. **Chapter 4** explains the development proposal and various technical aspects of the Proposed Use. Planning justifications in support of the application are provided in **Chapter 5**, and a summary of the submission is provided in **Chapter 6**.

Park. Factories are present on both sides of Ping Fuk Lane (see **Figure 2**). **Annex 2** presents the photo records of the conditions of the Application Site the surrounding area.



Figure 2 Accessibility and Surrounding Context (Source: Lands Department)

3. PLANNING CONTEXT

3.1 Statutory Planning Context

- 3.1.1 The Application Site falls within areas zoned "I" and "OU(PFS)" on the Approved Tong Yan San Tsuen OZP No. S/TM-TYST/14 (**Figure 3** refers). According to the Notes of the OZP for "I" zone, 'Industrial Use (not elsewhere specified)' is a Column 1 Use, which is always permitted, and 'Dangerous Goods Godown' is a Column 2 use which requires planning permission from the Board. In addition, the Application Site has a maximum plot ratio restriction of 3 and a maximum building height restriction of 4 storeys (15m), or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater. Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions may be considered by the Board on application under section 16 of the Ordinance.
- 3.1.2 The planning intention of the "I" zone is primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries, office related to industrial use, and selected uses akin to industrial production and would not compromise building and fire safety are also always permitted in this zone.
- 3.1.3 The remaining 2.48% of the Application Site, approximately 25.11 m², is zoned "OU(PFS)". The planning intention of the zone is intended primarily for the provision of petrol filling station serving the needs of local residents as well as the general public. Given that the encroachment onto the "OU(PFS)" zone is minimal, the planning implications are considered insignificant.

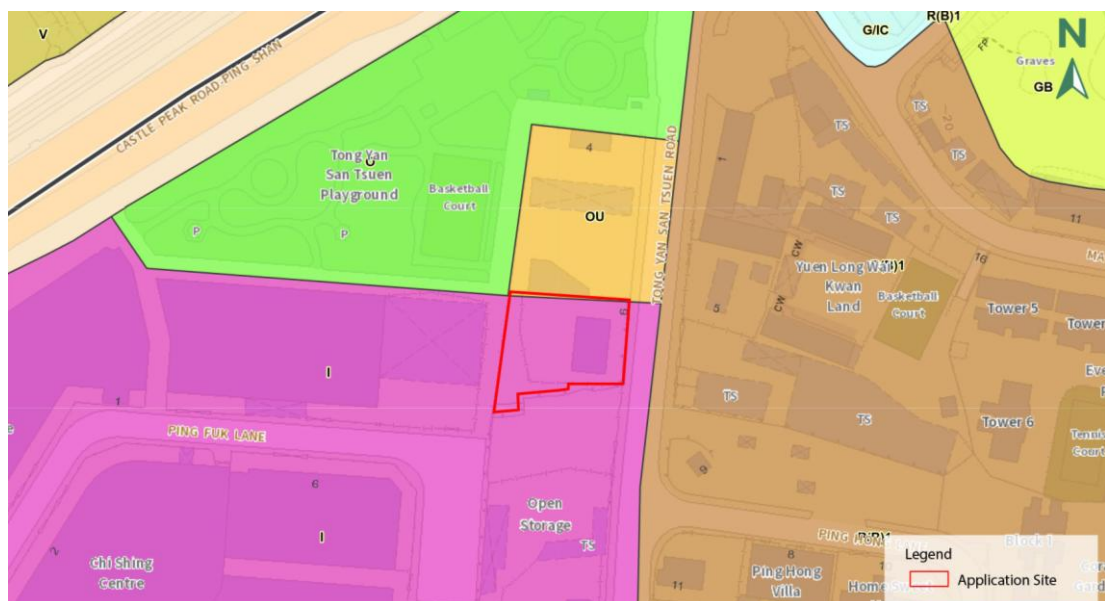


Figure 3 Extract of the OZP (Source: Statutory Planning Portal 3)

3.2 Planning Background and History

- 3.2.1 The Application Site is currently not subject to planning enforcement action.
- 3.2.2 The Application Site has been the subject of three previous applications for similar proposed uses, each covering different extents of the site. Application No. A/YL-TYST/750 was approved with conditions by the Rural and New Town Planning Committee ("**the RNTPC**") of the Board on 4th March 2016 on a permanent basis. Notably, this approved application also included the adjoining government land, and its site area and boundary are very similar to those of the current application. Application No. A/YL-TYST/750-1 for extension of time for commencement of the approved development under application No. A/YL-TYST/750 was approved by the Director of Planning under the delegated authority of the Board on 24th February 2020. The proposal had not been implemented as the Applicant opted to implement an alternative development scheme.
- 3.2.3 Application No. A/YL-TYST/1117, which did not include the adjoining government land, was approved with conditions by the RNTPC on 12th November 2021 for a period of three years. The most recent application, Application No. A/YL-TYST/1223, submitted by the same applicant and adopting the same site area and boundary as Application No. A/YL-TYST/1117, was approved with conditions by the RNTPC on 28th July 2023.
- 3.2.4 All of the above applications were approved primarily on the grounds that the proposed developments were not in conflict with the planning intentions of the "I" zone, were compatible with surrounding land uses, and that concerns raised by relevant government departments could be adequately addressed through imposed approval conditions. Details of these applications are summarized in **Table 1** below.

Table 1 Summary of the Previous Planning Applications

	Application No.	Proposed Uses	Decision & Date
1.	A/YL-TYST/750	Proposed Industrial Use (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 and Hydraulic Pressure Testing) and Dangerous Goods Godown (Storage of Inert Gases and Fire Suppression Agents)	Approved with Conditions on 04/03/2016 by RNTPC (validity extended to 4.3.2024 by the Director of Planning under delegated authority of the Board on 24.2.2020)
2.	A/YL-TYST/1117	Proposed Industrial Use (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 and Hydraulic Pressure Testing) and Dangerous Goods Godown (Storage of Inert Gases and Fire	Approved with Conditions on 12/11/2021 by RNTPC on a temporary basis

		Suppression Agents) for a Period of 3 Years	
3.	A/YL-TYST/1223	Proposed Temporary Industrial Use (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 and Hydraulic Pressure Testing) and Dangerous Goods Godown (Storage of Inert Gases and Fire Suppression Agents) for a Period of 3 Years	Approved with Conditions on 28/07/2023 by RNTPC on a temporary basis

3.3 Approval Conditions

- 3.3.1 The Applicant has complied with all the time-limit approval conditions (a) to (e) of the previously approved application No. A/YL-TYST/1223.

3.4 Land Administration

- 3.4.1 The Application Site fully utilises the entire area of Lot No. 1945 RP in D.D. 121 (**"the Lot"**), which is held under New Grant No. 1206 for private residential purposes only. Additionally, the Lot is subject to a maximum building height restriction of 25 feet from the mean formation level and a maximum built-over area not exceeding 1,722 ft² (i.e. 160 m²).
- 3.4.2 The Lot is covered by Short Term Waiver (STW) No. 5500, which allows for "Temporary Industrial Use" (including manufacturing of inert gases and fire suppression agents, servicing and filling of fire extinguishers and compressed gas cylinders, and hydraulic pressure testing) as well as a Dangerous Goods Godown for the storage of inert gases and fire suppression agents, along with any ancillary uses approved by the District Lands Office.
- 3.4.3 Should the planning application be approved, the Applicant will apply to the District Lands Office / Yuen Long (**"DLO/YL"**) for a Short-term Tenancy (STT) for the government land included within the application site boundary. Furthermore, since the Proposed Use is temporary in nature, the Applicant will also seek regularization or permission for the erection of temporary structures from the DLO/YL upon obtaining planning permission from the Board.

3.5 Building Matters

- 3.5.1 The last general building plan for the existing Dangerous Goods Godown cum Dangerous Goods Manufacturing Plant (**"the Existing DGG Building"**) was approved by the Building Authority on 7th July 2024 and obtained temporary Occupation Permit on 2nd December 2024. Furthermore, both the Dangerous Goods Store Licenses and Dangerous Goods Manufacturing Plant License were received from Fire Services Department Dangerous Goods Control Division on 21st July 2025.

4. DEVELOPMENT PROPOSAL

4.1 Proposed Development Scheme

- 4.1.1 The Applicant intends to apply to the Government for the use of an adjoining piece of vacant government land (approximately 242.67 m²) located on the western side of the Application Site. This government land is intended for access and parking for private cars and provide sufficient manoeuvring space for HGVs and fire engines. Additionally, the proposed government land on the southwestern side of the Application Site will be designated as a landscaping area. The government land will remain uncovered.
- 4.1.2 The Existing DGG Building is erected on the Application Site. It was constructed in accordance with the previous planning application (A/YL-TYST/1223) and the corresponding General Building Plan (Plan No. GP-01 Rev.C). A temporary Occupation Permit was obtained on 2nd December 2024. This single-storey, rectangular-shaped reinforced concrete building measures 10.440 m x 16.440 m and has a height of 6 m. It is designed to meet a 4-hour Fire Rated Resistant requirement under the Fire Services Department's Code of Practice for Dangerous Goods Stores, allowing it to obtain the necessary licenses. The Class 2 Dangerous Goods stored in the existing godown are materials used to fill fire extinguishers and are non-combustible under heat. The three dangerous goods stores are located together, facing Tong Yan San Tsuen Road, with the dangerous goods manufacturing plant enclosing them on the west and south sides. The manufacturing area directly faces a large open space used for loading and unloading materials and equipment. The Existing DGG Building represents the first phase of the Applicant's business relocation due to land resumption for Phase 1 of the YLS Development.
- 4.1.3 The proposed new extension building represents the second phase of the relocation effort. It is designed to comprise three storeys, with direct connections to the Existing DGG Building at No. 6 Tong Yan San Tsuen Road. This extension will be situated to the west of the Existing Building. A significant portion of the ground floor will be left void to facilitate access for private cars, HGVs, and fire engines, allowing them to reach the adjoining government land within the Application Site.
- 4.1.4 The design of the proposed new extension building complies with the relevant swept path analysis, width requirements set by the Transport Department, and turning radius specifications for Emergency Vehicle Access (EVA) as outlined in the Code of Practice for Means of Access for Firefighting and Rescue. In addition to the EVA and vehicular circulation area, the ground floor will accommodate a workshop, plant room, and an internal staircase leading to the upper floors.
- 4.1.5 The first and second floors of the proposed new extension building will be utilized for the dangerous goods manufacturing plant, along with ancillary workshops, storage areas, and a plant room. A maintenance flat roof will be accessible via a staircase. **Table 2** below summarizes

the proposed schedule of accommodation. The layout plan for the Proposed Use is provided in **Annex 3**, and the major development parameters for the overall development within the Application Site are summarized in **Table 3** below.

- 4.1.6 Unlike the Existing DGG Building, the proposed new extension building will have an irregular shape. This design choice aims to maximize the potential gross floor area (GFA) and align with the boundaries of the private lot.

Table 2 Schedule of Accommodation

G/F	Workshops, Plant Rooms, Staircase, Loading/Unloading Area, EVA, Vehicular Circulation Area, Chemical Toilet, Existing DG Godown and DG Manufacturing Area [#]
1/F	Dangerous Goods Manufacturing Plant, Chemical Toilet
2/F	Ancillary Workshops, Stores & Plant Rooms, Chemical Toilet
[#] Existing DG Godown and DG Manufacturing Area were built in accordance with GBP (Ref.2/9162/21 (TB)) and Temporary OP was obtained in 2 nd December 2024	

Table 3 Major Development Parameters

Site Area	About 1,014.7 m ² (including Government land of 242.67 m ²) Area within "I" Zone = About 989.59 m ² (97.52%) Area within "OU(PFS)" Zone = About 25.11 m ² (2.48%)
Total Floor Area	About 1,133.27 m ²
Total Built-over Area	About 491.15 m ²
Plot Ratio	1.12
Site Coverage	48.40%
No. of Buildings	2
No. of Storeys	3
Maximum BH	17.5 m (to the flat roof and excluding 2.1 m high of Stair-hood)
Private Car Parking Spaces	2
Motorcycle Parking Spaces	1
HGVs Parking Spaces	1
Operation Hours	8:00am to 8:00pm on Monday to Saturday.

- 4.1.7 The Existing DDG Building and the proposed new extension building are designated for industrial use related to the manufacturing and storage of fire extinguishers, and utilization of inert gases and fire suppression agents. This includes servicing and filling fire extinguishers and compressed gas cylinders with inert gases and fire suppression agents, as well as hydraulic pressure testing. The existing Class 2 Dangerous Goods Godown is utilized for the storage of idle fire extinguishers and gas cylinders.
- 4.1.8 A stone wall is located along the northern boundary of Lot 1343. In addition, another stone wall is found in parallel to the southern boundary of the Application Site. The Applicant intends to setback 2.5 m from this stone wall to avoid any potential conflicts. Additionally, a screening and

security fence made of corrugated metal sheets, approximately 2.2 m in height, will be constructed along the boundary of the government land.

4.2 Drainage Consideration

- 4.2.1 The Drainage Proposal, which includes a foul water and surface water impact assessment, was approved by the Director of Drainage Services in the previous planning application (No. A/YL-TYST/1223). The approval conditions related to the implementation of the accepted drainage proposal have been complied with as of December 2024.
- 4.2.2 The development proposal under the current application encompasses 242.67 m² of government land. An updated Stormwater Drain and Foul Water Assessment has been prepared and is presented in **Annex 4**. Three types of surface water channels are proposed: (i) an existing surface channel with a 200 mm U-channel with CI cover, which has been completed around the periphery of the existing building; (ii) an existing surface channel with a 375 mm U-channel with CI cover, completed around the boundary of the previous planning application (No. A/YL-TYST/1223); and (iii) a new surface channel with a 375 mm U-channel with CI cover, proposed along the boundary of the government land within the Application Site.

4.3 Operational Arrangements

- 4.3.1 The Proposed Use is exclusively for industrial purposes, primarily focused on the manufacturing, testing, and storage of fire extinguishers. Access to the Application Site will be restricted to workers only, with no retail sales permitted. All materials related to the manufacturing, testing, and storage of fire extinguishers will be accommodated within the designated storage area and will remain stationary at all times. Activities associated with the Proposed Use will be confined within the Application Site to ensure that there is no impact on neighbouring uses.
- 4.3.2 The operating hours for the Proposed Use are set from 8 AM to 8 PM, Monday to Saturday, excluding Sundays and public holidays. It is estimated that there will be no more than 6 staff present during operating hours.

4.4 Traffic Arrangements

- 4.4.1 The Application Site is located on Tong Yan San Tsuen Road, which is well-served by green mini-buses (GMB) and franchised buses. It is approximately 240 m from the nearest Light Rail Station (Ping Shan Station), making it accessible for users.
- 4.4.2 The Application Site will provide one (1) Heavy Goods Vehicle (HGV) loading and unloading space (3.5 m (W) x 11.0 m (L) x 4.7 m (H)), two (2) private car parking spaces (2.5 m (W) x 5.0 m (L) x 2.4 m (H)), and one (1) motorcycle space (1.0 m (W) x 2.4 m (L) x 2.4 m (H)). These provisions comply with the Hong Kong Planning Standards and Guidelines.
- 4.4.3 A 13-meter-wide ingress/egress will be established, consisting of a 7.7-meter-wide vehicular access and 1.5 meters on each side for wing space. This configuration will accommodate HGVs

and fire engines entering and leaving the Application Site, ensuring clear visibility for both northbound and southbound traffic on Tong Yan San Tsuen Road. The swept path analysis provided in the Traffic Study Report in **Annex 5** confirms that the proposed vehicular access is adequate for daily operations involving HGVs, fire engines, private cars, and motorcycles.

- 4.4.4 Given the small-scale operation, traffic generation is projected to include one vehicle in the morning and two vehicles in the evening. Conversely, the Proposed Use is expected to attract two vehicles in the morning and one vehicle in the evening. This level of traffic generation is considered negligible.
- 4.4.5 In support of the application, a Traffic Study Report is included in **Annex 5**. The design and provision of the proposed vehicular access, vehicle parking, and loading/unloading facilities, along with manoeuvring spaces for the development, are deemed adequate from a traffic engineering perspective.

4.5 Environmental Arrangements

- 4.5.1 The latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites," issued by the Environmental Protection Department, along with the Water Pollution Control Ordinance, will be strictly adhered to in order to minimize any adverse environmental impacts and nuisances to the surrounding area. Consequently, no significant environmental impact or misuse of the Proposed Use is anticipated.
- 4.5.2 6 chemical toilets will be installed within the Application Site. Sewage generated from toilets and sinks will be collected in concealed metal boxes and taken away by the chemical toilet supplier on a daily basis. The Professional Persons Environmental Consultative Committee Practice Notes for sewerage treatment at the Application Site will also be followed. Hence, no adverse sewerage impact is anticipated from the operation of the Applied Use.

4.6 Fire Safety Arrangement

- 4.6.1 The Existing DGG Building has already obtained the Dangerous Goods Store Licenses and Dangerous Goods Manufacturing Plant License from Fire Services Department Dangerous Goods Control Division on 21st July 2025.
- 4.6.2 The Proposed Use will adhere to relevant regulations to ensure fire safety during the operational period. Fire Services Installation (FSI) layout plan indicating various fire safety measures, including hose reel systems, automatic sprinkler systems, fire alarm systems, fire extinguishers, and emergency lighting will be proposed in the approval condition and/or detailed design stage. Upon approval of the planning application and acceptance of the FSI Layout Plan by the Director of Fire Services, the Applicant will ensure the implementation and ongoing maintenance of the FSI at the Application Site. No adverse fire safety concerns related to the Proposed Use are anticipated.

4.7 Risk Consideration

- 4.7.1 There are two Notifiable Gas Installations (NGIs) near the Application Site, namely:
- LPG cum Petrol Filling Station located at 4 Tong Yan San Tsuen Road; and
 - LPG cum Petrol Filling Station located at 9 Tong Yan San Tsuen Road
- 4.7.2 The Existing DGG Building, which was completed in 2024, comprising of 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
- 4.7.3 A Quantitative Risk Assessment (QRA) was completed for the previous application No. A/YL-TYST/1223, to assess the increase in risk level of the filling stations due to the operation of the Existing DGG Building and was approved by Director of Electrical and Mechanical Services in 2021. A 3-storey new extension building is proposed adjoining the Existing DGG Building within the Application Site to provide ancillary workshops, stores and plantrooms to the Existing DGG Building. A Hazard Review (presented in **Annex 6**) was conducted to review the impact of the proposed new extension building to the compliance of the overall risk level of the two filling stations with the Hong Kong Risk Guideline outlined in Chapter 12 of the Hong Kong Planning Standards and Guidelines (HKPSG). Both the individual risk and societal risk have been reviewed.
- 4.7.4 There will be no more than 6 staff present during operating hours on the Application Site, hence the population remains unchanged compared with those in the previous application No. A/YL-TYST/1223, hence the individual risk and societal risk are at an acceptable level and relevant individual risk criteria of the HKPSG is complied with.

5. PLANNING JUSTIFICATIONS

5.1 Precedent Planning Approvals

5.1.1 The Application Site has been the subject of three previous applications for similar proposed uses, covering different extents of the site. The planning application for the Existing DGG Building was approved under Planning Application No. A/YL-TYST/1223. The final general building plan was approved on 7th July 2024, and a temporary occupation permit was granted on 2nd December 2024. Given that the Board has approved three planning applications for similar uses at this site in 2016, 2021, and 2023, it indicates that the Proposed Use is considered acceptable within both the town planning and technical regimes. Approval of the current application aligns with the Board's previous decisions.

5.2 The Adjoining Government Land Has Previously Been Granted for Temporary Use

5.2.1 The current application involves 242.67 m² of government land, representing approximately 23.9% of the total site area. The primary purpose of utilizing this government land is for vehicle parking and manoeuvring space. The land will remain uncovered, with no structures planned.

5.2.2 The concerned government land is currently vacant, containing rock, debris, scrub, and construction materials. This land was included in the previous application No. A/YL-TYST/750, which was approved by the Board on 4th March 2016. According to information obtained from the Board, the site area of the government land applied for under application No. A/YL-TYST/750 was 280m², representing 25% of the total site area. The application boundary and proposed uses in that application are very similar to those in the current application. The proposal under Application No. A/YL-TYST/750 had not been implemented as the Applicant of the current application (also the same applicant of application No. A/YL-TYST/750) opted to implement an alternative development scheme.

5.2.3 The concerned government land has been left derelict for over five years. Given that the use and size of this land have previously been approved by the Board for the same Applicant, the approval of the current application will not only align with the Board's previous decisions but also support the objective of the Lands Department by optimizing land resources and addressing the changing needs of the community.

5.3 Minor Relaxation of Building Height is Reasonable

5.3.1 The proposed building height of 17.5 m (to the flat roof and excluding 2.1 m high of stair-hood) for the proposed new extension is fully justified based on the technical reasons outlined below.

5.3.2 The ground floor of the proposed new extension building primarily serves as the vehicular circulation area and EVA for private cars, HGVs, and fire engines. The highest height requirement for fire engines is 4.8 m. Since the ground floor area is dedicated to vehicular circulation and EVA, structural columns can only be positioned on the western and eastern sides of the proposed building. Consequently, the structural beams for the new extension must span

a depth of 1200 mm, fixing the height from the ground to the first floor at 6.0 m.

- 5.3.3 For the height from the first to the second floor, the first floor will be utilized as a dangerous goods manufacturing plant. This necessitates the installation of a gantry beam system beneath the proposed new extension's structural beam, similar to the existing setup in the Existing DGG Building. A clearance of 5.5 m is required, in addition to the structural beam depth of 1200 mm, resulting in an overall storey height of 6.7 m from the first to the second floor.
- 5.3.4 Regarding the height from the second floor to the roof, the plant and equipment to be installed on this floor will require a clearance of 3.6 m beneath the building's structural beams. Thus, the overall floor-to-roof height from the second floor to the roof is set at 4.8 m.
- 5.3.5 In light of the technical considerations presented, the proposed building height is essential for meeting the operational needs of the manufacturing and storage functions. The proposed building height of 17.5 m is, therefore, well justified.

5.4 Compatible with the Surrounding Land Use and Environment

- 5.4.1 The surrounding area is predominantly characterized by industrial operations, open storage yards, warehouses, a godown, a petrol station, and car parks. While residential structures are present in the vicinity, the Proposed Uses are generally compatible with the surrounding areas and the uses within the designated "I" zone.
- 5.4.2 Considering that nearby residential developments are typically 3 to 4 storeys high and the future development of Tang Yan San Tsuen, the proposed building height of 17.5 m is not incompatible with the surrounding areas. The proposed new extension building is expected to have no insurmountable visual impact.

5.5 In line with the Planning Intention of the "I" Zone

- 5.5.1 The Application Site is entirely located within the "I" zone on the OZP, which is primarily designated for general industrial uses. This zoning aims to ensure an adequate supply of industrial floor space to meet the demands of production-oriented industries. Additionally, information technology and telecommunications industries, as well as offices related to industrial use and selected uses similar to industrial production that do not compromise building and fire safety, are also permitted in this zone.
- 5.5.2 The Proposed Use is focused on the manufacturing, use, storage, and testing of fire extinguishers, alongside dangerous goods godown operations. The majority of the uses under the current application fully satisfy the definition of "Industrial Use" as endorsed and promulgated by the Board. Furthermore, "Dangerous Goods Godown" is listed in column 2 as a use that may be permitted by the Board through a Section 16 application. Both proposed uses align with the planning intentions of the "I" zone.

- 5.5.3 The remaining 2.48% of the Application Site is zoned "OU(PFS)". Given that the encroachment onto the "OU(PFS)" zone is minimal, and it is under the Applicant's landholding, the planning implications are considered insignificant.

5.6 Business Relocation to Facilitate Phase One YLS Development

- 5.6.1 The Yuen Long South Development is the third new project to commence, following the Kwu Tung North/Fanling North New Development Area and the Hung Shui Kiu/Ha Tsuen New Development Area. It is a significant land development area within the Northern Metropolis. The Yuen Long South Development will serve as a major source of land supply, addressing medium to long-term housing needs through comprehensive planning and infrastructure improvements. The first phase of the Yuen Long South Development involves site clearance, land formation (including decontamination) across approximately 11 hectares, and the provision of essential engineering infrastructure.

- 5.6.2 The Applicant's business was previously located at 69 Tong Yan San Tsuen Road (Resumed Lot No.: 1105 RP in D.D. 121). This land was resumed by the Government to facilitate Phase One of the Yuen Long South Development. Approval of this planning application is crucial for the Applicant to continue operating his business at the Application Site.

5.7 Genuine Effort to Implement the Project

- 5.7.1 Since the approval of the previous application (No. A/YL-TYST/1223) by the Board, the Applicant has made substantial efforts to comply with all relevant approval conditions. The Applicant has adhered to all time-limit approval conditions and has obtained building plan approval for the construction of the Existing DGG Building. The works have been completed, and a temporary occupation permit was obtained on 2nd December 2024.
- 5.7.2 Given the Applicant's strong track record, the Board can be assured that the Applicant will once again fulfil any relevant approval conditions that may be imposed should the current application be approved.

5.8 No Adverse Technical Impacts

Environmental Aspect

- 5.8.1 The Applicant shall ensure effective management during the operation of the Proposed Use. All dangerous goods will be stored in enclosed, designated areas at all times. The Applicant will adhere to the relevant mitigation measures and requirements outlined in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisances in the surrounding areas.
- 5.8.2 6 chemical toilets will be installed within the Application Site. Sewage generated from toilets and sinks will be collected in concealed metal boxes and taken away by the chemical toilet supplier on a daily basis. Relevant practice notes and guidelines will be strictly followed to minimize

adverse environmental impacts and nuisances to the surrounding area.

Drainage Aspect

- 5.8.3 Adequate drainage facilities will be provided at the Application Site, as demonstrated in the updated Stormwater Drain and Foul Water Assessment in **Annex 4**. There will be sufficient capacity to manage collected stormwater. With the implementation of good management practices, it is anticipated that no adverse drainage impacts will arise from the Proposed Use.

Traffic Aspect

- 5.8.4 The findings of the Traffic Study Report in **Annex 5** indicate that the proposed development will not induce significant impacts. The provisions for L/UL spaces and parking comply with the HKPSG requirements. A swept path analysis conducted for private cars, heavy goods vehicles, and fire appliances shows that access is satisfactory. It is concluded that the design and provision of vehicular access, vehicle parking, and L/UL facilities, along with manoeuvring spaces for the Proposed Use, are adequate from a traffic engineering perspective.

Risk Aspects

- 5.8.5 The potential impacts of the Proposed Use on the risk levels associated with the two LPG and petrol stations located at 4 Tong Yan San Tsuen Road and 9 Tong Yan San Tsuen Road have been reviewed in **Annex 6**. Given that the population at the Application Site remains unchanged, the implications of the Proposed Use on the overall societal risks of both filling stations are negligible.

6. CONCLUSION

6.1.1 Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement is submitted to the Town Planning Board in support of the 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.

6.1.2 This Planning Statement provides background information and planning justifications in support of the Proposed Use. As detailed in the previous chapters, the Proposed Use is well justified on the following grounds:

- The Application Site is the subject of three previous applications for similar proposed use covering different extends of the Application Site. Approval of the current application is generally in line with the Board's previous decisions;
- The adjoining Government land under the current application has previously been granted for temporary use. Approval of the current application meets the objectives of the Lands Department by optimizing the use of land resources and meeting the changing needs of the community;
- The proposed building height of the new extension building is fully justified in technical perspective;
- The Proposed Use is compatible with the surrounding land use and environment;
- The Proposed Use is in line with the planning intention of the "I" zone. The encroachment onto the "OU(PFS)" zone is minimal, it will not affect the planning intention of the "OU(PFS)" zone.
- The land of the Applicant's original business operation was resumed by the Government for phase one Yuen Long South Development. Approval of the application allows the Applicant to continue his business operation;
- The Applicant has genuine effort to implement the Proposed Use;
- The Proposed Use will not cause insurmountable adverse impacts to the surrounding area;

6.1.3 In view of the above and the detailed planning justifications in this Planning Statement, we respectfully request the Board Members to give favourable consideration to this planning application.