

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

20250901 QBG

2502245

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TYST/1338
	Date Received 收到日期	2025-09-30

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

Merito Technical Services Limited 美圖工程有限公司 (Company 公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

PlanPlus Consultancy Limited (Company 公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 1014.7 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 1133.27 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	242.67 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone
(f) Current use(s) 現時用途	Partly occupied by a Class 2 Dangerous Goods Godown and partly vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)
(g) Additional Information (if applicable) 附加資料 (如適用)	

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 —

- ☐ is the sole "current land owner" # & (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 # & (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" # & (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 # & (請夾附業權證明文件)。
- ☒ is not a "current land owner" #.
並不是「現行土地擁有人」 #。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification**就土地擁有人的同意/通知土地擁有人的陳述**

- (a) According to the record(s) of the Land Registry as at 13/08/2025 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)".
根據土地註冊處截至 13/08/2025 (日/月/年) 的記錄，這宗申請共牽涉 1 名「現行土地擁有人」。

- (b) The applicant 申請人 –

☒ has obtained consent(s) of 1 "current land owner(s)".

已取得 1 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期(日/月/年)
1	Lot No. 1945 RP in D.D. 121	09/09/2025

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

☐ has notified "current land owner(s)".

已通知 名「現行土地擁有人」。

Details of the "current land owner(s)" notified 已獲通知「現行土地擁有人」的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)"¹ on _____ (DD/MM/YYYY)
於 _____ (日/月/年)向每一名「現行土地擁有人」¹郵遞要求同意書²

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers² on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在指定報章就申請刊登一次通知²
- ☐ posted notice in a prominent position on or near application site/premises² on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知²
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee² on _____ (DD/MM/YYYY)
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會²

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Industrial Uses (Please refer to Planning Statement) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情).
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 _____ ☐ month(s) 個月 _____

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	523.55	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	491.15	sq.m	☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	2		
Proposed domestic floor area 擬議住用樓面面積		sq.m	☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1133.27	sq.m	☒ About 約
Proposed gross floor area 擬議總樓面面積	1133.27	sq.m	☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to the Planning Statement

Proposed Building Height: 17.5 m (to the flat roof and excluding 2.1 m high of Stair-hood)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	2
Motorcycle Parking Spaces 電單車車位	1
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	1
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間

8:00am to 8:00pm on Monday to Saturday

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤／有關建築物？

Yes 是

☒ There is an existing access. (please indicate the street name, where appropriate)

有一條現有車路。(請註明車路名稱(如適用))

Tong Yan San Tsuen Road

☐ There is a proposed access. (please illustrate on plan and specify the width)

有一條擬議車路。(請在圖則顯示，並註明車路的闊度)

No 否

☐

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 ☐	Please provide details 請提供詳情 _____																															
	No 否 ☒																																
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 ☐	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 _____ sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 _____ m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 _____ sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 _____ m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 _____ sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 _____ m 米 ☐ About 約																															
	No 否 ☒																																
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐
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	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) <u>Please refer to the Planning Statement</u>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A / /
(b) Date of approval 獲批給許可的日期	_____ (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	_____ (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	

(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ Reason(s) for non-compliance: 仍未履行的原因： _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 _____ ☐ month(s) 個月 _____

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to the Planning Statement

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署
Signed with recognised
e-signature
Signer: Kenneth Chan

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Managing Director

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員
專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

PlanPlus Consultancy Limited

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.		
Site area 地盤面積	1014.7 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 242.67 sq. m 平方米 ☒ About 約)		
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14		
Zoning 地帶	"Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone		
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____		
Applied use/ development 申請用途/發展	Proposed Temporary Industrial Uses (Please refer to Planning Statement)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1133.27 ☒ About 約 ☐ Not more than 不多於	1.12 ☒ About 約 ☐ Not more than 不多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	2
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	17.5 m 米 ☒ (Not more than 不多於)
		3 Storeys(s) 層 ☐ (Not more than 不多於)
(iv) Site coverage 上蓋面積	48.4 % ☒ About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 3 Private Car Parking Spaces 私家車車位 2 Motorcycle Parking Spaces 電單車車位 1 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	
	Total no. of vehicle loading/unloading bays/lays 1 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 1 Others (Please Specify) 其他 (請列明)	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☒
Floor plan(s) 樓宇平面圖	☐	☒
Sectional plan(s) 截視圖	☐	☒
Elevation(s) 立視圖	☐	☒
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Air Ventilation Assessment 空氣流通評估	☐	☐
Management Plan 管理計劃	☐	☐
Social Impact Assessment 社會影響評估	☐	☐
Heritage Impact Assessment	☐	☐
Ecological Impact Assessment 生態影響評估	☐	☐
Conservation Management Plan 保育管理計劃	☐	☐
Others (please specify) 其他（請註明）	☐	☐
<u>Annex 1 - The Gazette Notice & Letter Issued by the Lands Department</u>	☒	☐
<u>Annex 2 - Site Photos</u>	☐	☒
<u>Annex 4 - Stormwater Drain and Foul Water Assessment</u>	☐	☒
<u>Annex 5 - Traffic Study Report</u>	☐	☒
<u>Annex 6 - Hazard Review Report</u>	☐	☒

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



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

Prepared by

Planning Consultant : PlanPlus Consultancy Limited

In Association with

Lead Consultant : Stephen Yeung Architects & Interior Designers
Architect : Stephen Yeung Architects & Interior Designers
Traffic Consultant : AMG Consultancy Limited
Risk Consultant : Meinhart Infrastructure & Environmental Limited
Drainage Consultant : Stephen Yeung Architects & Interior Designers
Land Surveyor : Sam Mak & Associates Surveyors (HK) Limited

September 2025

Reference : PPC-PLG-10190
Report : Version 2.0

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**.

2. APPLICATION SITE AND SURROUNDINGS

2.1 Location and Current Conditions of the Application Site

- 2.1.1 The Application Site is located at Lot 1945 RP in D.D. 121 in Tong Yan San Tsuen, Yuen Long (**Figure 1** refers). With a site area of about 1,014.7 m² (including 242.67 m² Government Land), the Application Site is partly paved, partly fenced and is currently occupied by a Class 2 Dangerous Goods Godown. The Government Land within the Application Site is currently vacant.



Figure 1 Location Plan (Source: Lands Department)

2.2 The Accessibility and Surroundings of the Application Site

- 2.2.1 The Application Site is accessible from Tong Yan San Tsuen Road. The surrounding land use is predominantly characterized by industrial operations, open storage yards, warehouses, petrol stations, and car parks, all within the designated "I" zone.
- 2.2.2 To the immediate north and northwest of the Application Site are a petrol station and Tong Yan San Tsuen Playground, which fall under the zoning categories of "Other Specified Uses" annotated as "Petrol Filling Station" and "Open Space," respectively.
- 2.2.3 To the east, across Tong Yan San Tsuen Road, there is an open storage yard, low-rise residential developments, car parks, a church, and social welfare facilities, which are located within the "Residential (Group B)1" Zone.
- 2.2.4 To the immediate south of the Application Site lies an open storage yard and warehouses. To the west, a public passageway connects Tong Yan San Tsuen Playground to Ping Fuk Lane Car

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.

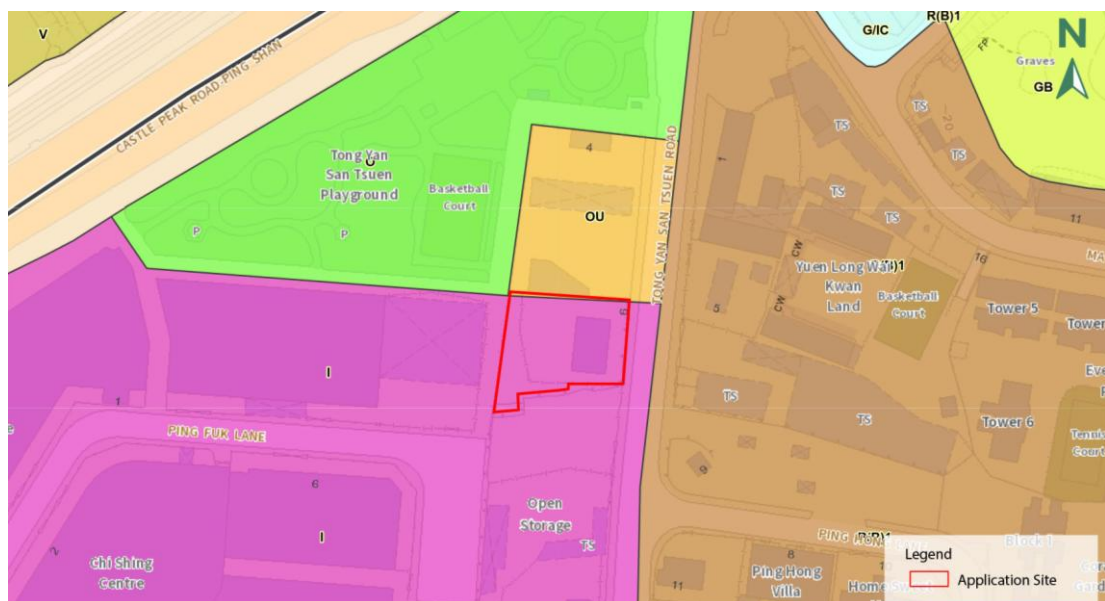


Figure 3 Extract of the OZP (Source: Statutory Planning Portal 3)

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

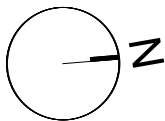
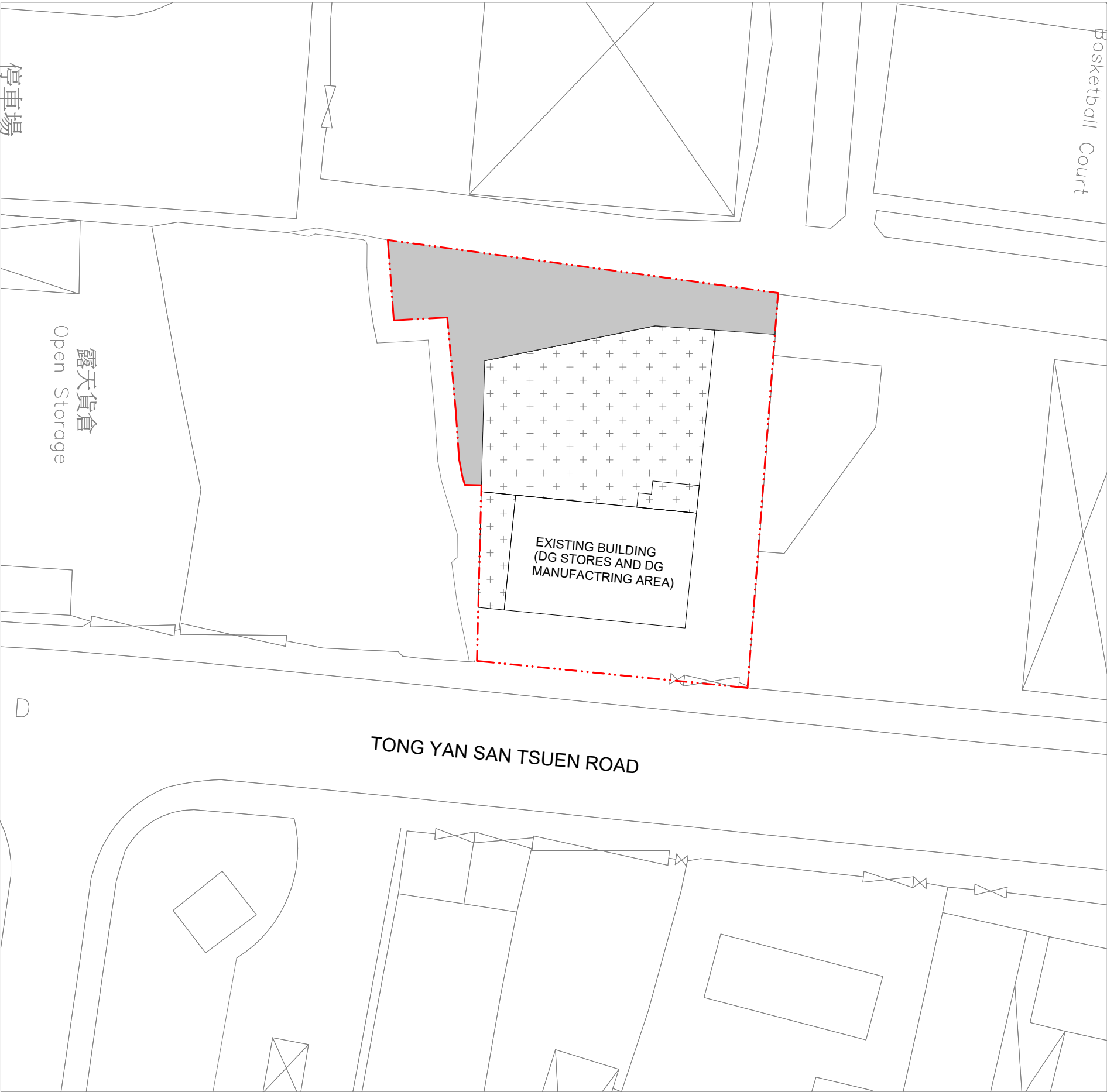
- 5.8.4 The findings of the Traffic Study Report in **Annex 5** indicate that the proposed development will not induce significant impacts. The provisions for L/UL spaces and parking comply with the HKPSG requirements. A swept path analysis conducted for private cars, heavy goods vehicles, and fire appliances 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.



LEGEND

- APPLICATION SITE BOUNDARY
- + + + + NEW EXTENSION BUILDING AREA
- GOVERNMENT LAND

Notes

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- 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

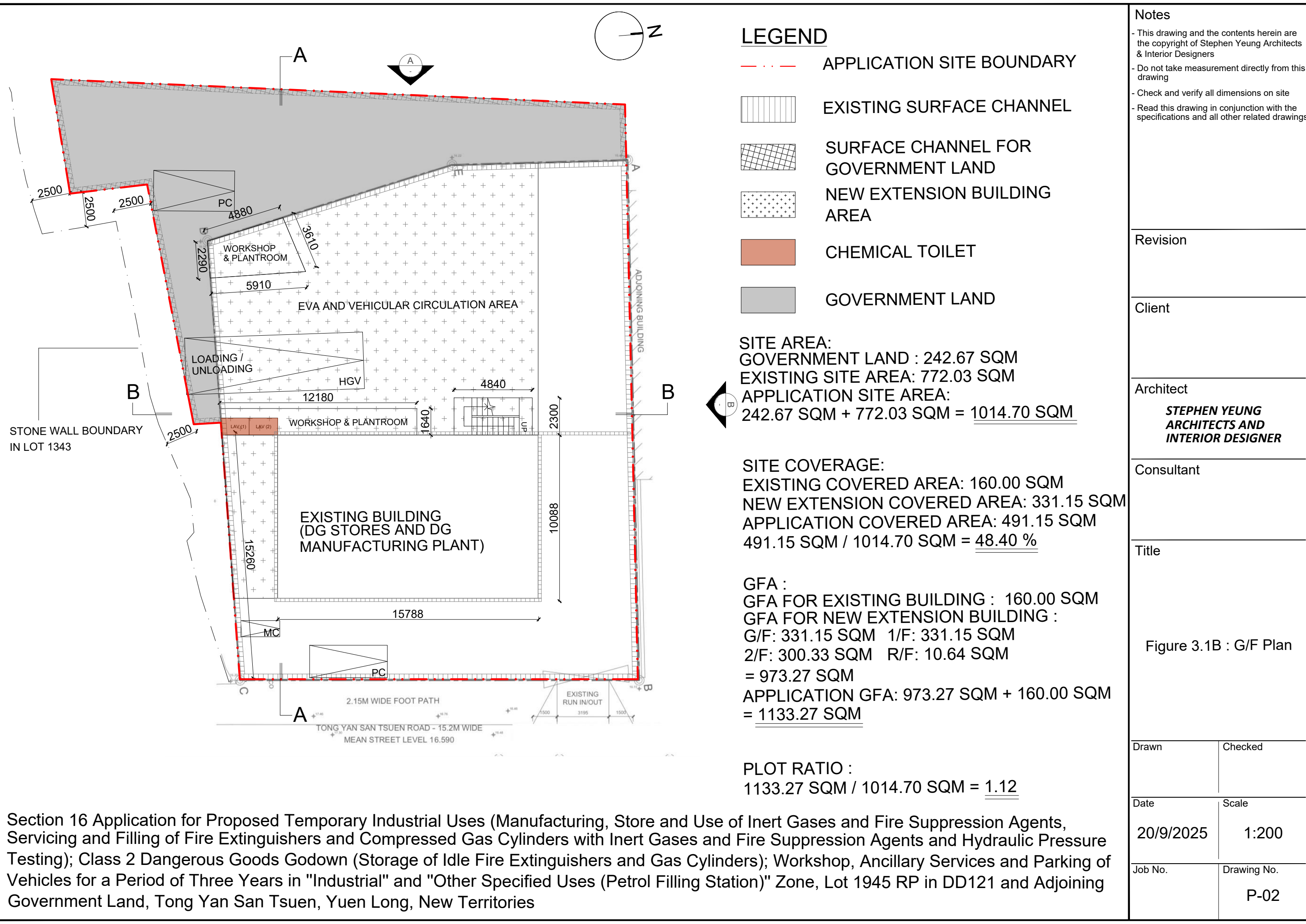
Consultant

Title

Figure 3.1A : Block Plan

Drawn	Checked
Date 8/9/2025	Scale 1:400
Job No.	Drawing No. P-01

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



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:
 $242.67 \text{ SQM} + 772.03 \text{ SQM} = 1014.70 \text{ SQM}$

SITE COVERAGE:
EXISTING COVERED AREA: 160.00 SQM
NEW EXTENSION COVERED AREA: 331.15 SQM
APPLICATION COVERED AREA: 491.15 SQM
 $491.15 \text{ SQM} / 1014.70 \text{ SQM} = 48.40 \%$

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: $973.27 \text{ SQM} + 160.00 \text{ SQM} = 1133.27 \text{ SQM}$

PLOT RATIO :
 $1133.27 \text{ SQM} / 1014.70 \text{ SQM} = 1.12$

Notes

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Revision

Client

Architect
STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER

Consultant

Title

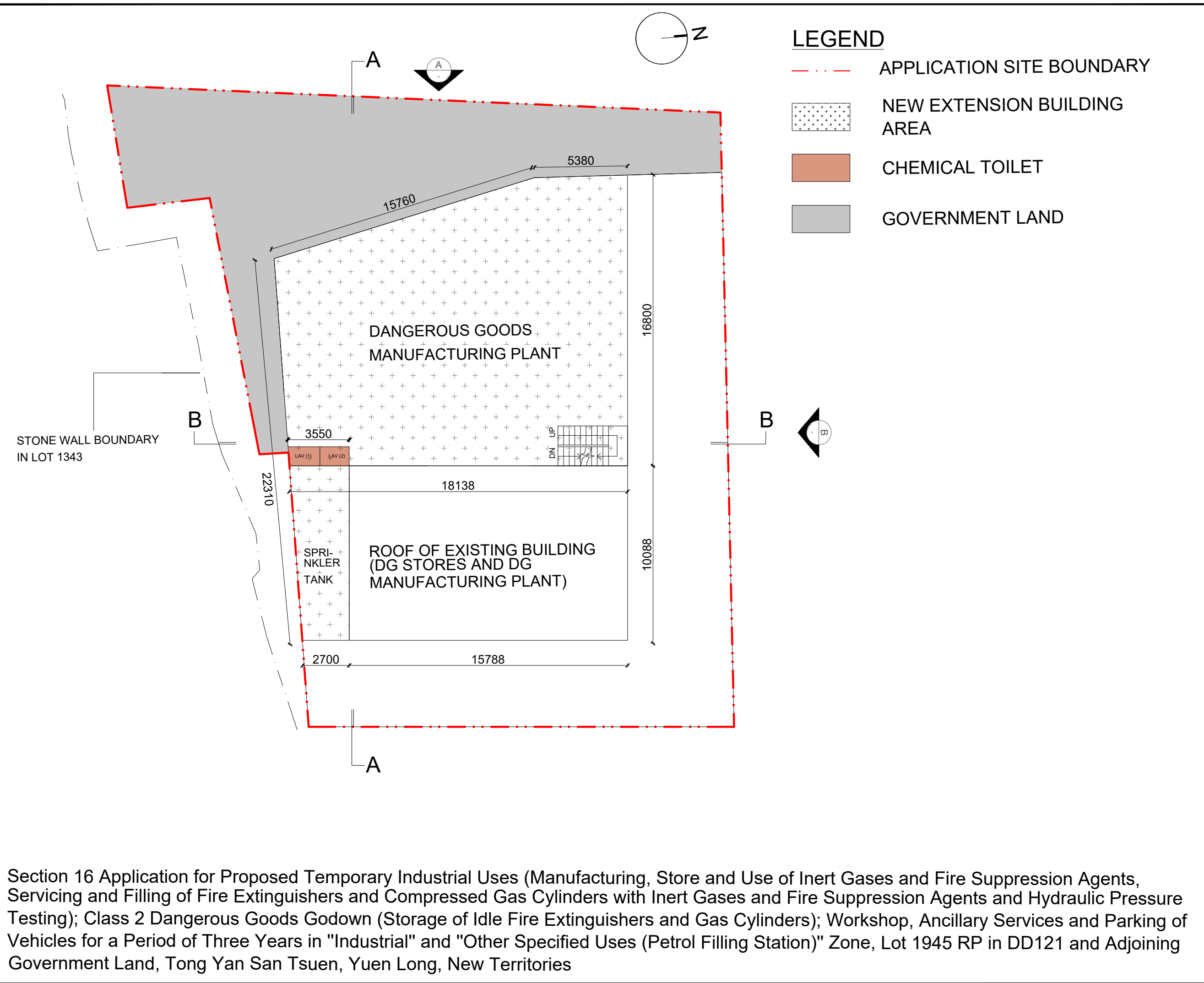
Figure 3.1B : G/F Plan

Drawn	Checked
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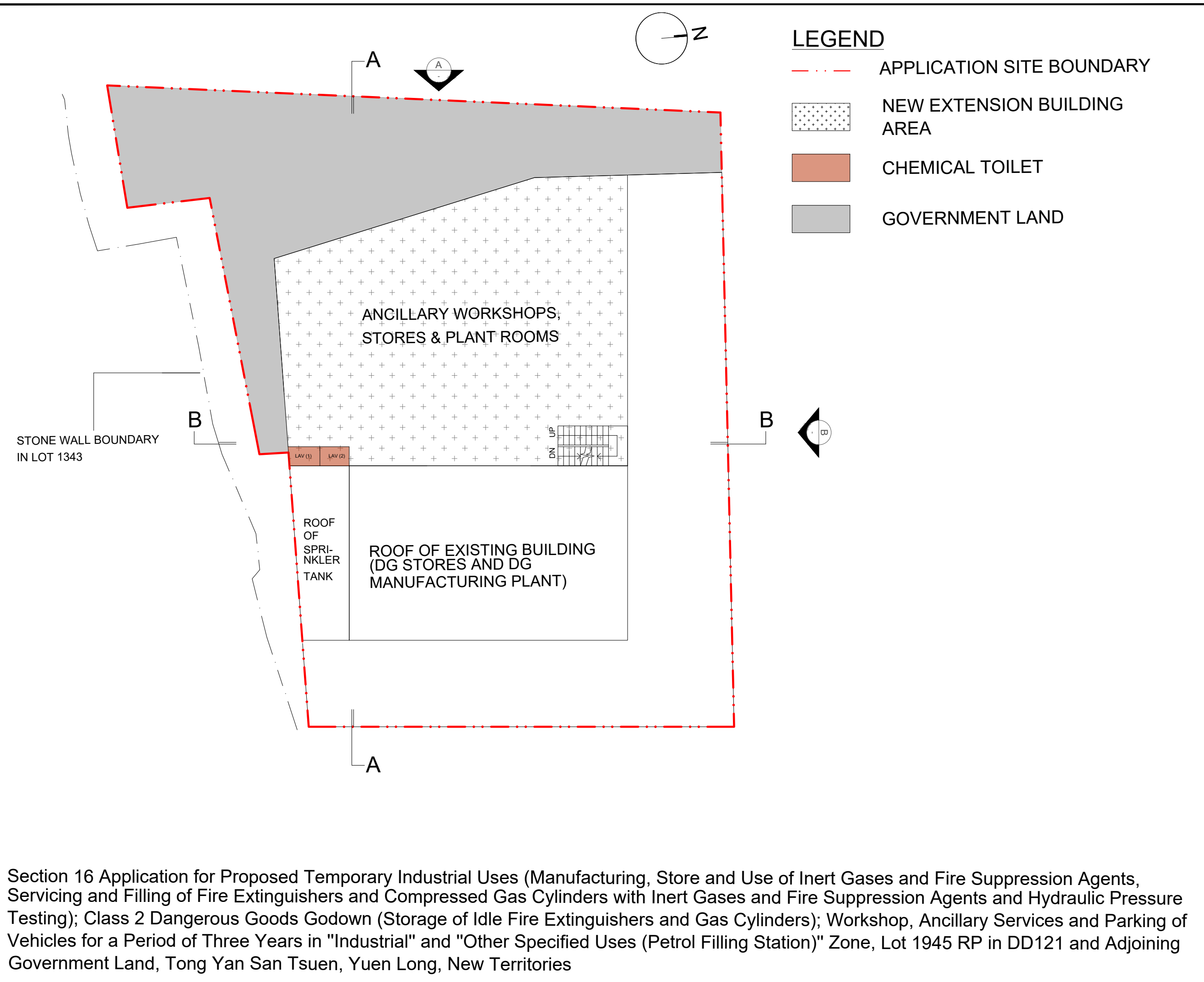
Date 20/9/2025	Scale 1:200
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Job No.	Drawing No. P-02
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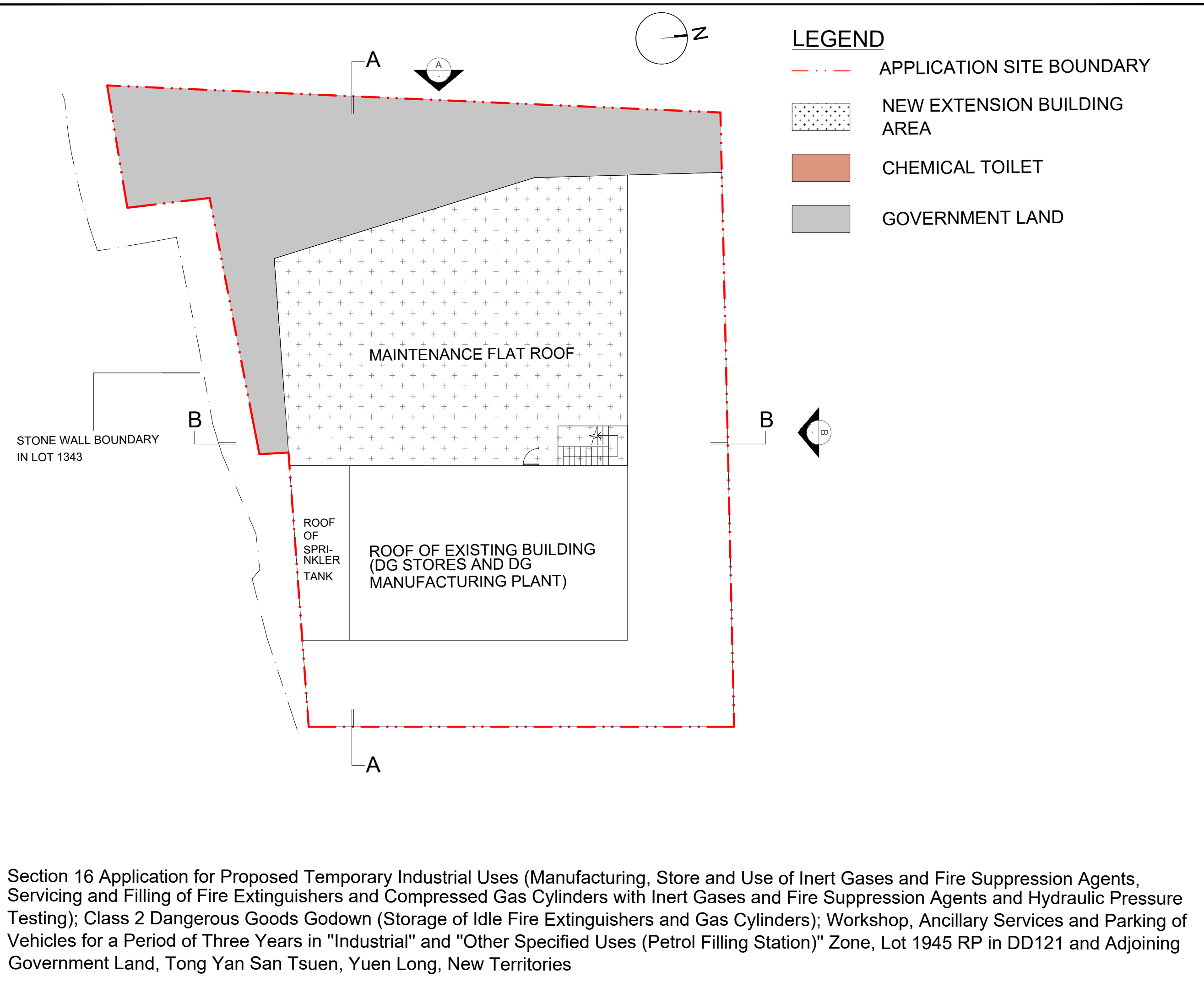
Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous 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



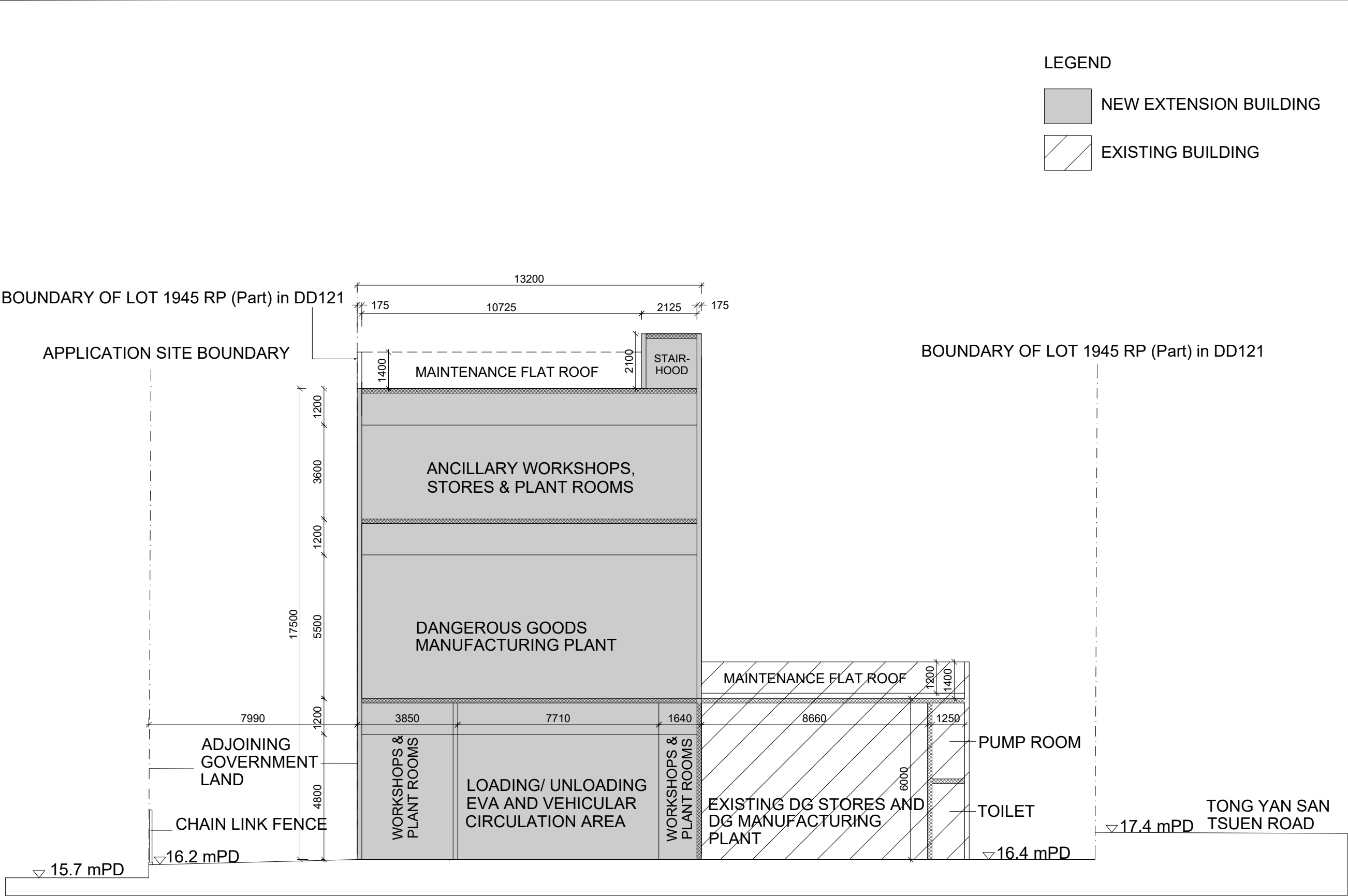
Notes - This drawing and the contents herein are the copyright of Stephen Yeung Architects & Interior Designers - Do not take measurement directly from this drawing - Check and verify all dimensions on site - Read this drawing in conjunction with the specifications and all other related drawings	
Revision	
Client	
Architect STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER	
Consultant	
Title Figure 3.1C : 1/F Plan	
Drawn	Checked
Date 8/9/2025	Scale 1:200
Job No.	Drawing No. P-03



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Revision	
Client	
Architect	
STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER	
Consultant	
Title	
Figure 3.1D : 2/F Plan	
Drawn	Checked
Date	Scale
8/9/2025	1:200
Job No.	Drawing No.
	P-04



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Revision	
Client	
Architect STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER	
Consultant	
Title Figure 3.1E : R/F Plan	
Drawn	Checked
Date 8/9/2025	Scale 1:200
Job No.	Drawing No. P-05



LEGEND

NEW EXTENSION BUILDING

EXISTING BUILDING

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Revision	
Client	
Architect STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER	
Consultant	
Title Figure 3.1F: Section A-A	
Drawn	Checked
Date 8/9/2025	Scale 1:150
Job No.	Drawing No. S-01

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

STONE WALL BOUNDARY
IN LOT 1343

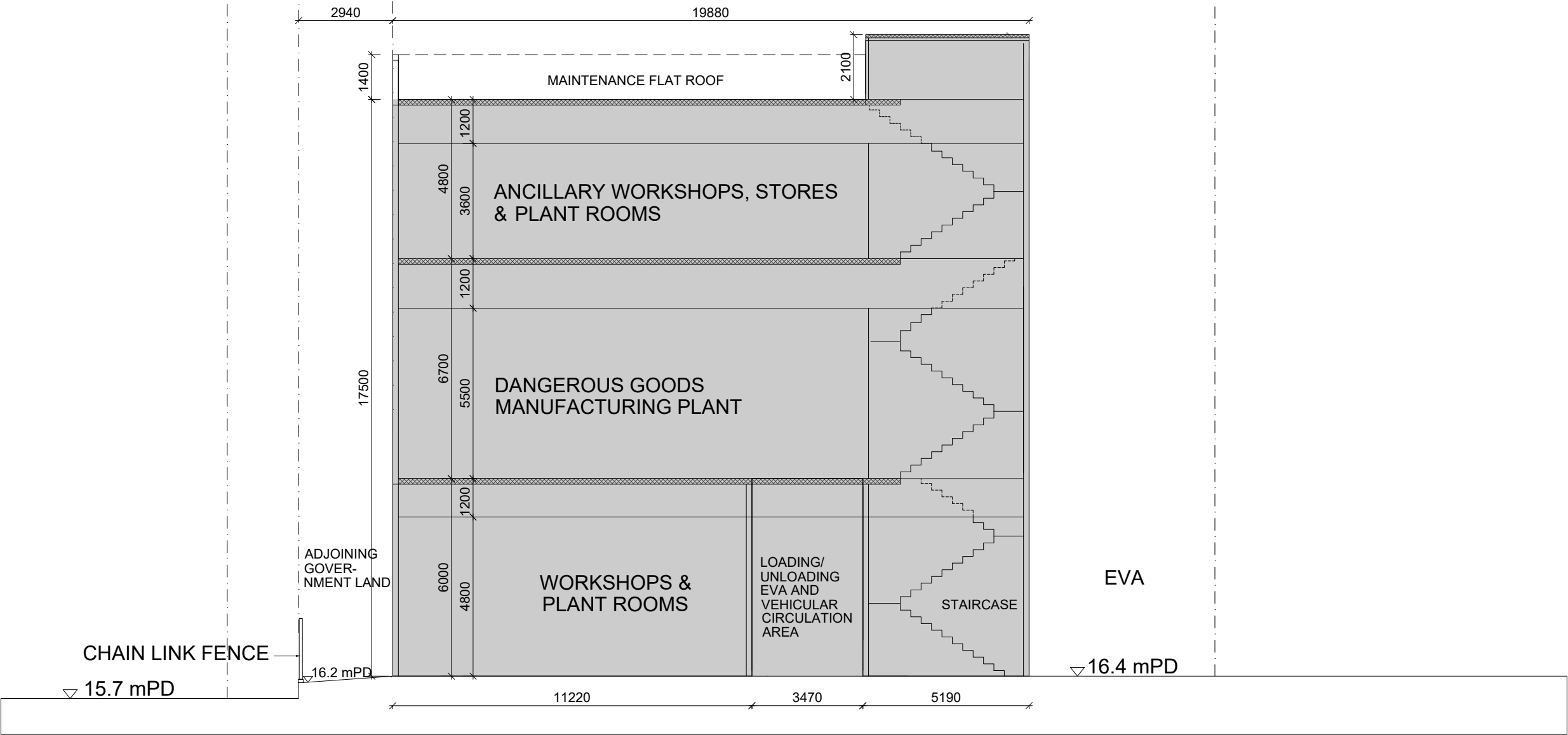
BOUNDARY OF LOT
1945 RP (Part) in DD121

APPLICATION
SITE BOUNDARY

LEGEND

NEW EXTENSION BUILDING

BOUNDARY OF LOT
1945 RP (Part) in DD121



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Revision

Client

Architect
**STEPHEN YEUNG
ARCHITECTS AND
INTERIOR DESIGNER**

Consultant

Title

Figure 3.1G: Section B-B

Drawn	Checked
Date	Scale
8/9/2025	1:150
Job No.	Drawing No.
	S-02

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

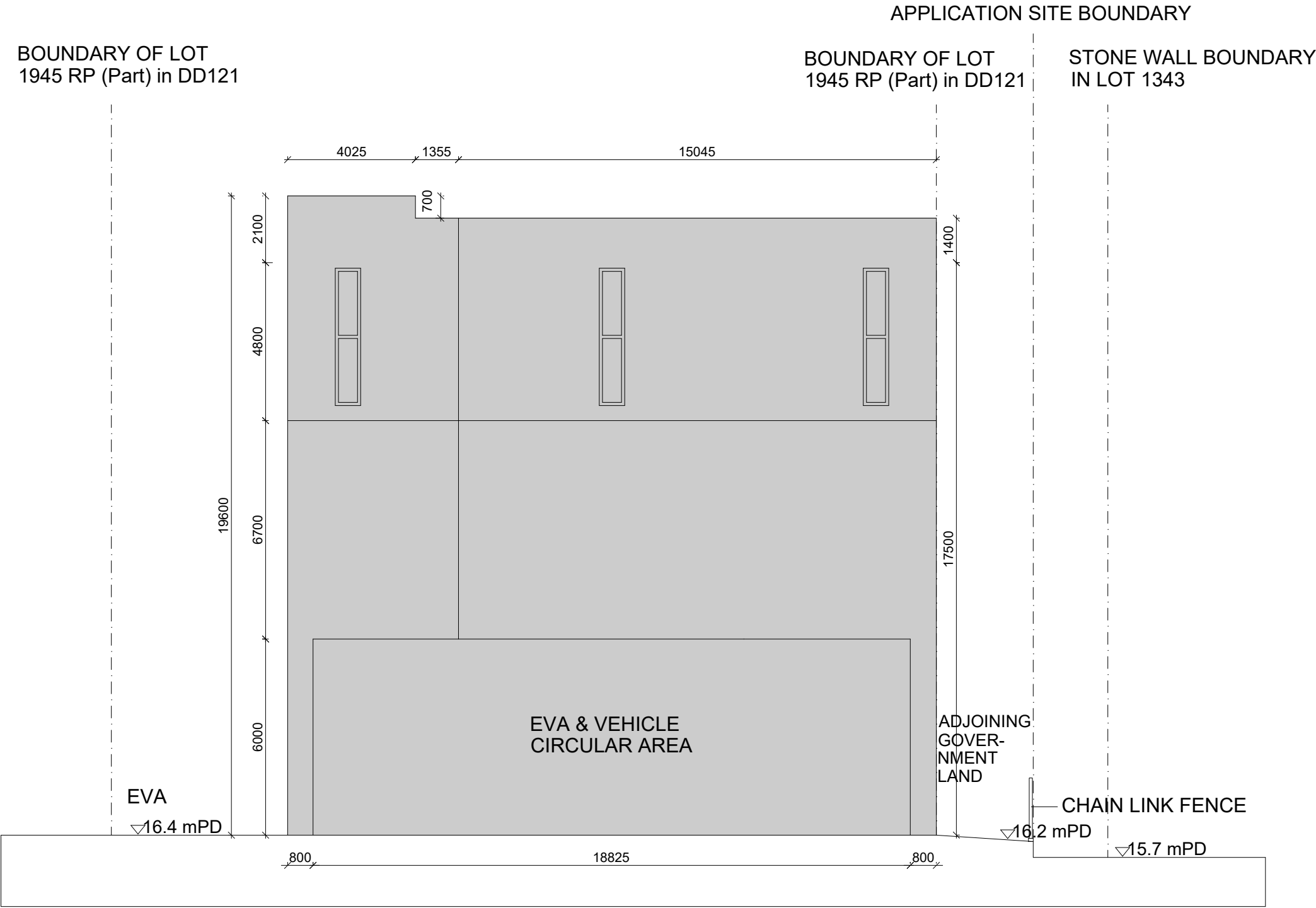
Title

**Figure 3.1H:
ELEVATION A**

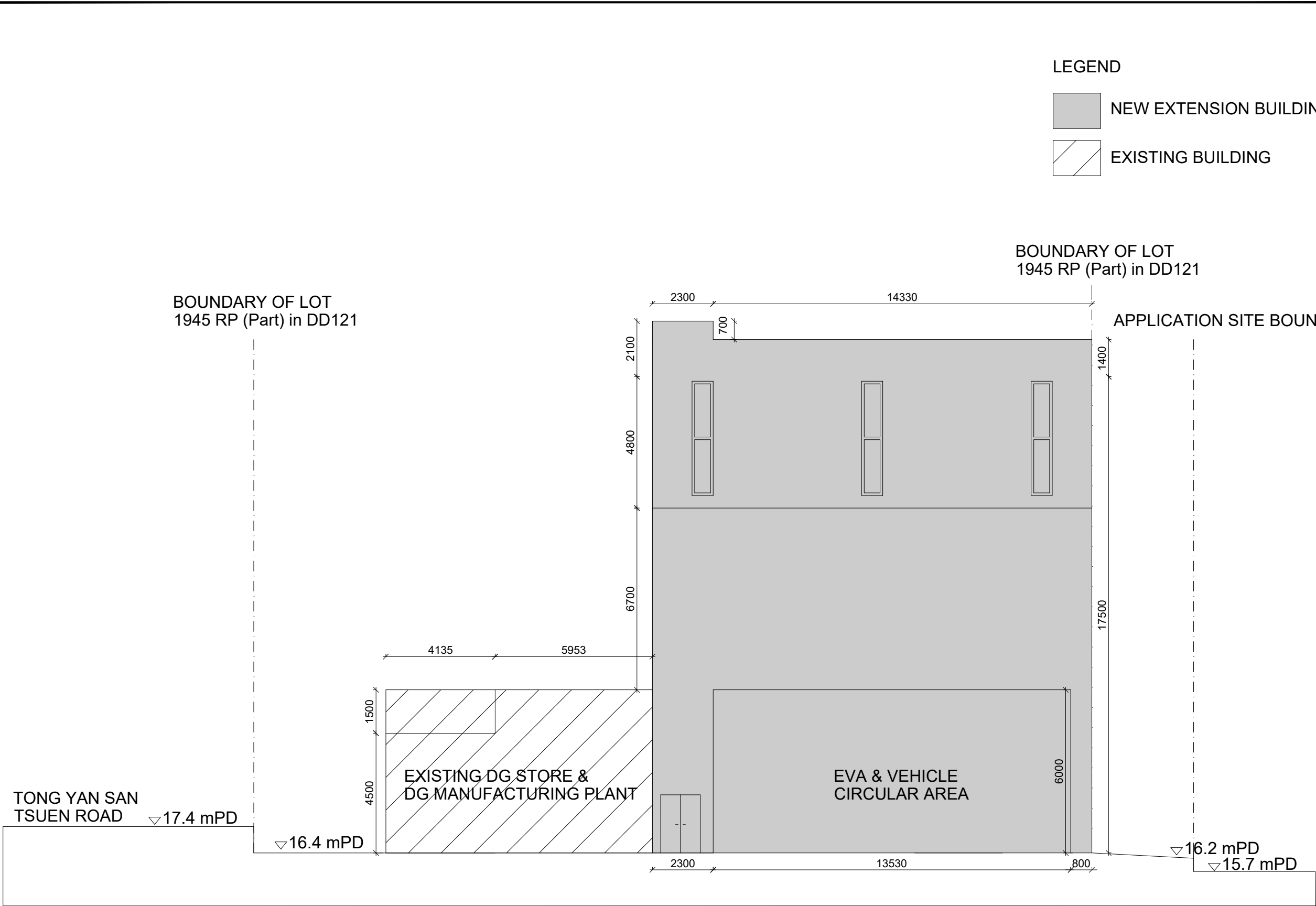
Drawn	Checked
Date 8/9/2025	Scale 1:150
Job No.	Drawing No. E-01

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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Revision

Client

Architect

**STEPHEN YEUNG
ARCHITECTS AND
INTERIOR DESIGNER**

Consultant

Title

**Figure 3.1I:
ELEVATION B**

Drawn	Checked
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Date	Scale
8/9/2025	1:150

Job No.	Drawing No.
	E-02

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

Annex 1

The Gazette Notice & Letter Issued by the 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:

來函請註明本署檔號

Please quote our reference in your reply

① 公司印
② 見證人

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)

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 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 Hogo
at 6:11C on 16 Feb 2022

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

收地通知
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

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

掛號郵遞及現場派遞

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：



地政總署
新發展區組

查詢電話

清拆小組
元朗南發展項目

3529 2415
3615 1446

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。

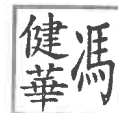
查詢

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

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

星期一至星期五
上午 9 時至晚上 7 時

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

620
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82C號，Lot No. DD1212008MRP 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 Sinking)，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
立租約人

乙方 美圖工程有限公司

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
遵守：

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

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. DD1212008MP 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)。
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- (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。
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- (十) 本租約一式兩紙各願遵守各執一份存證。
- (十一)

甲方

林玉英

立租約

乙方

美圖工程有限公司

二零一七年二月二十三日

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



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

地政收地信

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瀟文女士（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

地政總署到上述派送此收地文件

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

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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：

一地址證明 (附圖/照片)

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 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. _____

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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。
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 : Y5/2-5
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 3529 2415 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

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證明 Merito 與 Merito Fire Extinguishers 之關係 52

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

52 和 62C

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

① 公司印

② 見證人



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)

政府賠償

金額通知

25/4/23

(62C + 52)

一齊

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 代行)



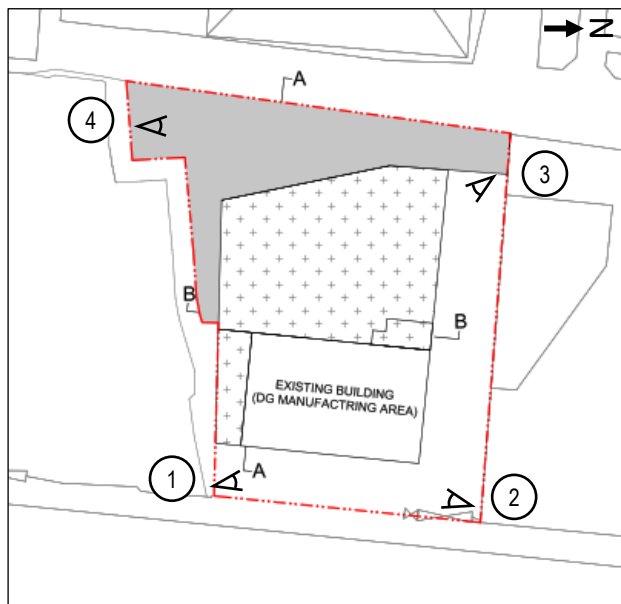
副本送：

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

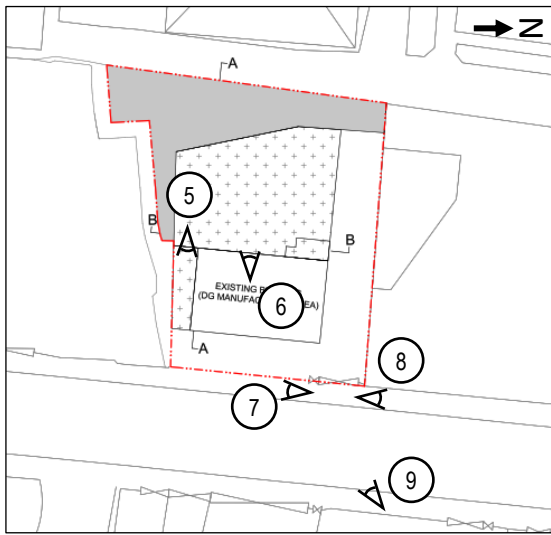
Annex 2

Site Photos



Application Site (For identification only)



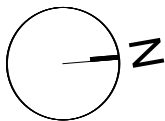
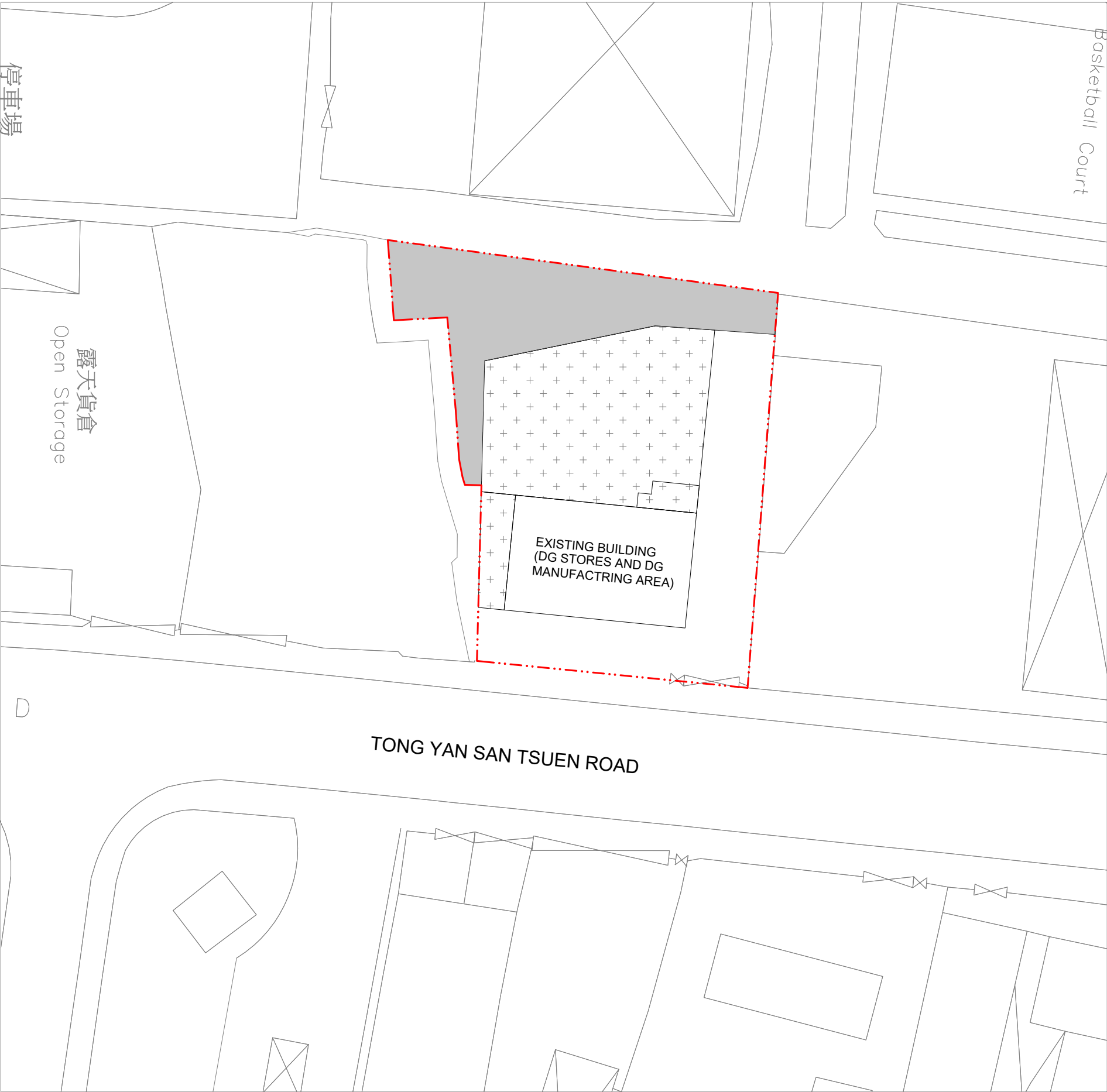


Application Site (For identification only)



Annex 3

Layout Plan



LEGEND

- APPLICATION SITE BOUNDARY
- + + + + NEW EXTENSION BUILDING AREA
- GOVERNMENT LAND

Notes

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- Read this drawing in conjunction with the specifications and all other related drawings

Revision

Client

Architect
STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER

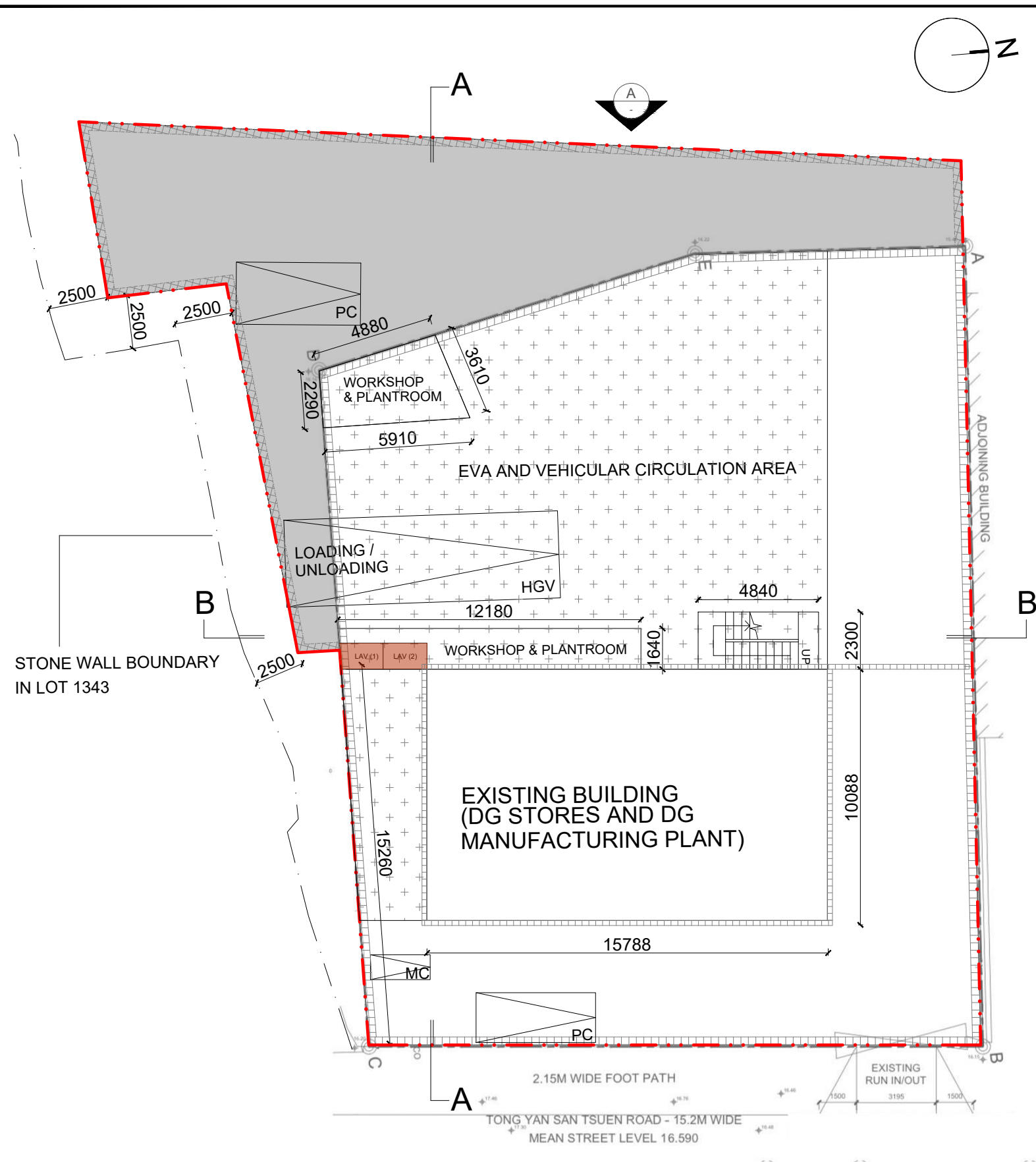
Consultant

Title

Figure 3.1A : Block Plan

Drawn	Checked
Date 8/9/2025	Scale 1:400
Job No.	Drawing No. P-01

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



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:
 $242.67 \text{ SQM} + 772.03 \text{ SQM} = \underline{1014.70 \text{ SQM}}$

SITE COVERAGE:
 EXISTING COVERED AREA: 160.00 SQM
 NEW EXTENSION COVERED AREA: 331.15 SQM
 APPLICATION COVERED AREA: 491.15 SQM
 $491.15 \text{ SQM} / 1014.70 \text{ SQM} = \underline{48.40 \%}$

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: $973.27 \text{ SQM} + 160.00 \text{ SQM} = \underline{1133.27 \text{ SQM}}$

PLOT RATIO :
 $1133.27 \text{ SQM} / 1014.70 \text{ SQM} = \underline{1.12}$

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Revision

Client

Architect

**STEPHEN YEUNG
ARCHITECTS AND
INTERIOR DESIGNER**

Consultant

Title

Figure 3.1B : G/F Plan

Drawn

Checked

Date

20/9/2025

Scale

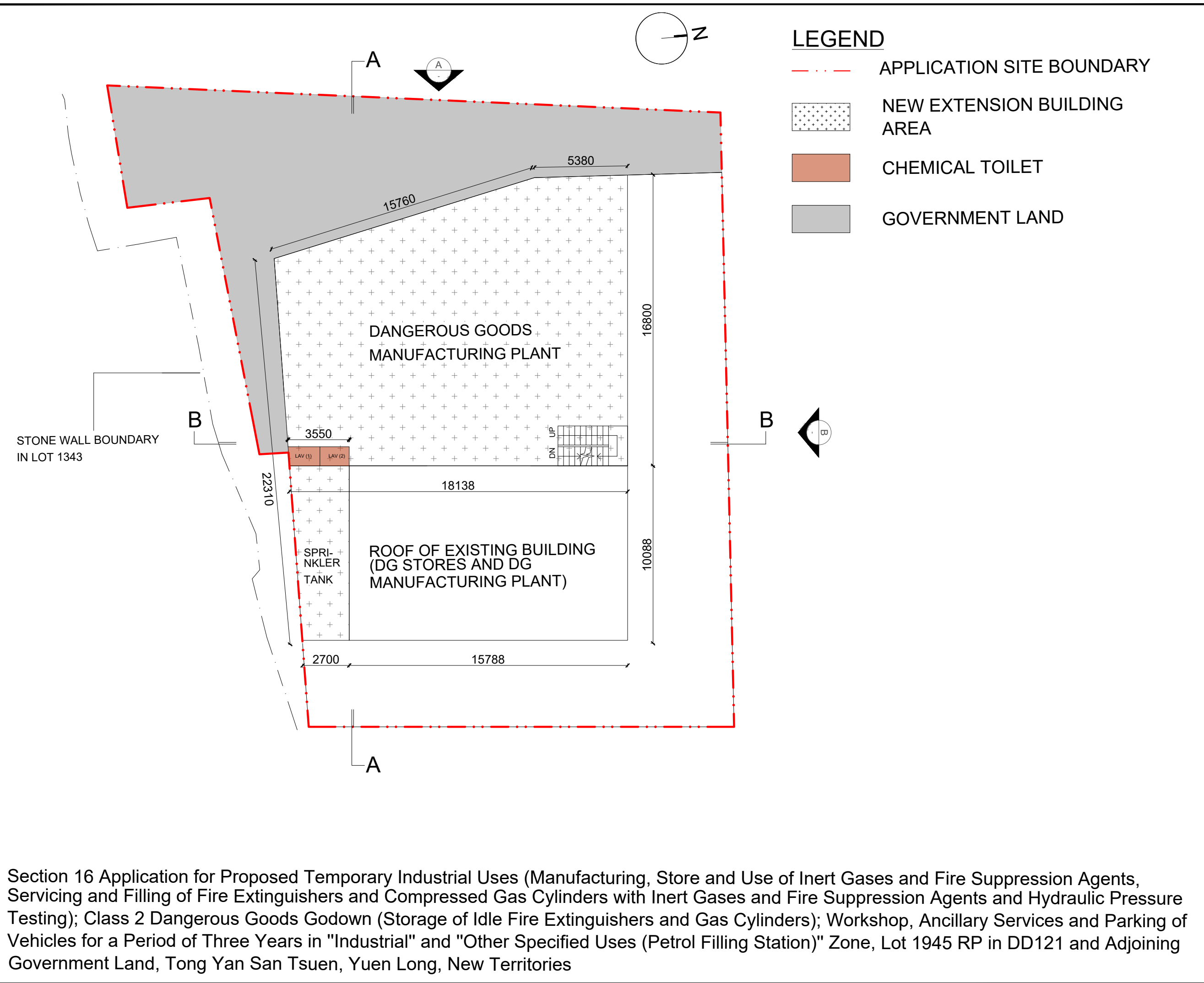
1:200

Job No.

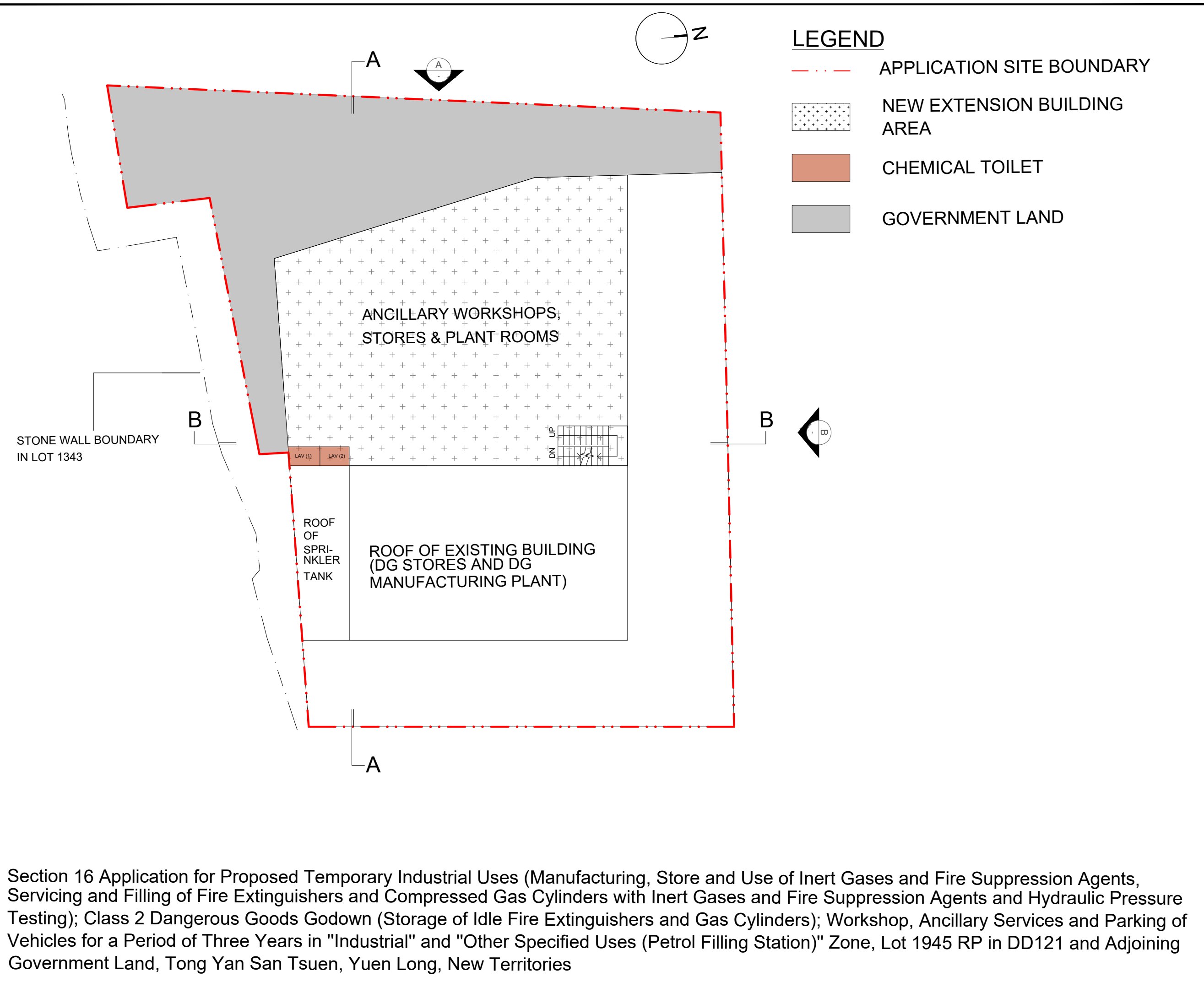
Drawing No.

P-02

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 3.1C : 1/F Plan	
Drawn	Checked
Date 8/9/2025	Scale 1:200
Job No.	Drawing No. P-03



LEGEND

- APPLICATION SITE BOUNDARY
- [Cross-hatch pattern] NEW EXTENSION BUILDING AREA
- [Orange box] CHEMICAL TOILET
- [Grey box] GOVERNMENT LAND

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Revision

Client

Architect

**STEPHEN YEUNG
ARCHITECTS AND
INTERIOR DESIGNER**

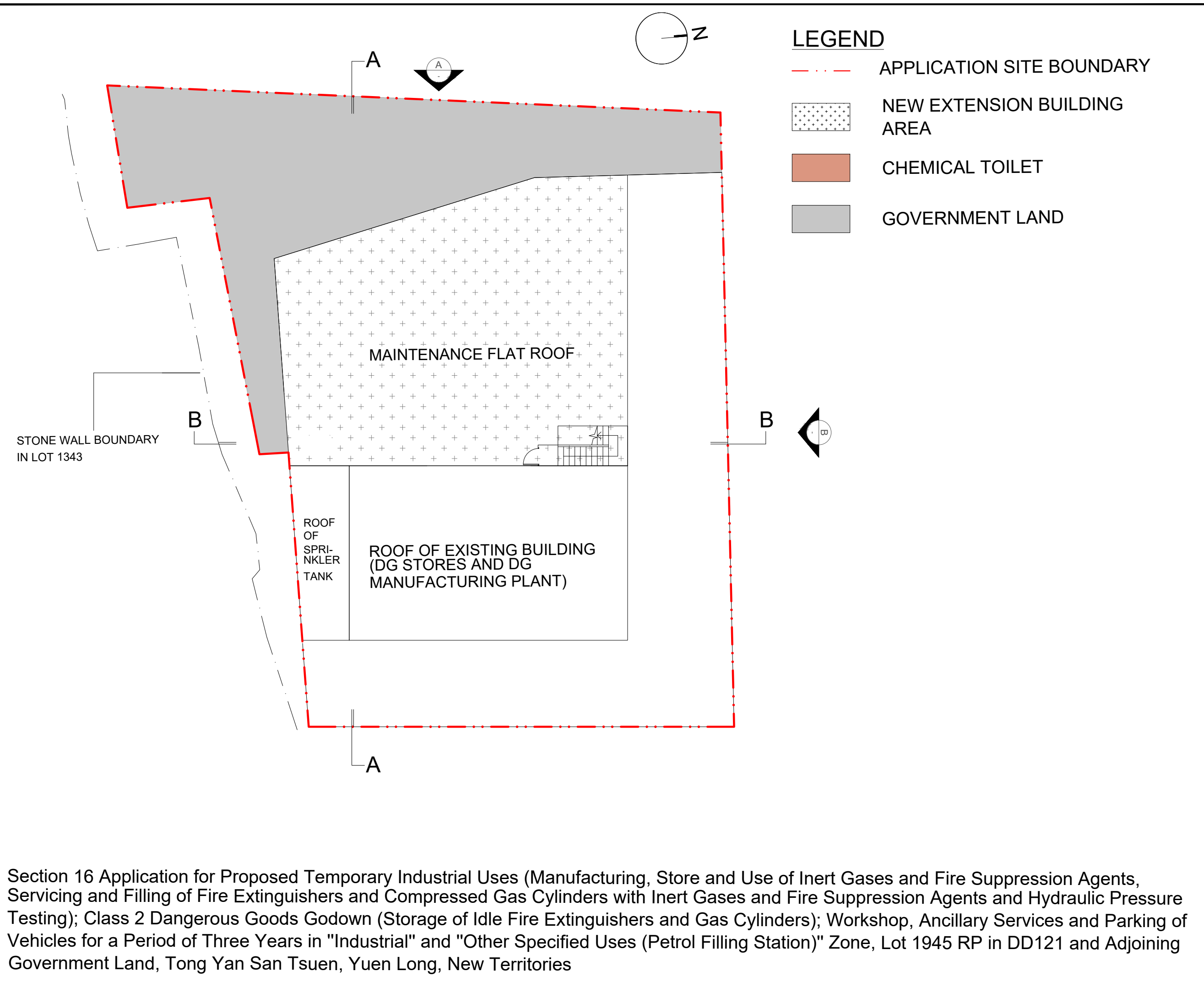
Consultant

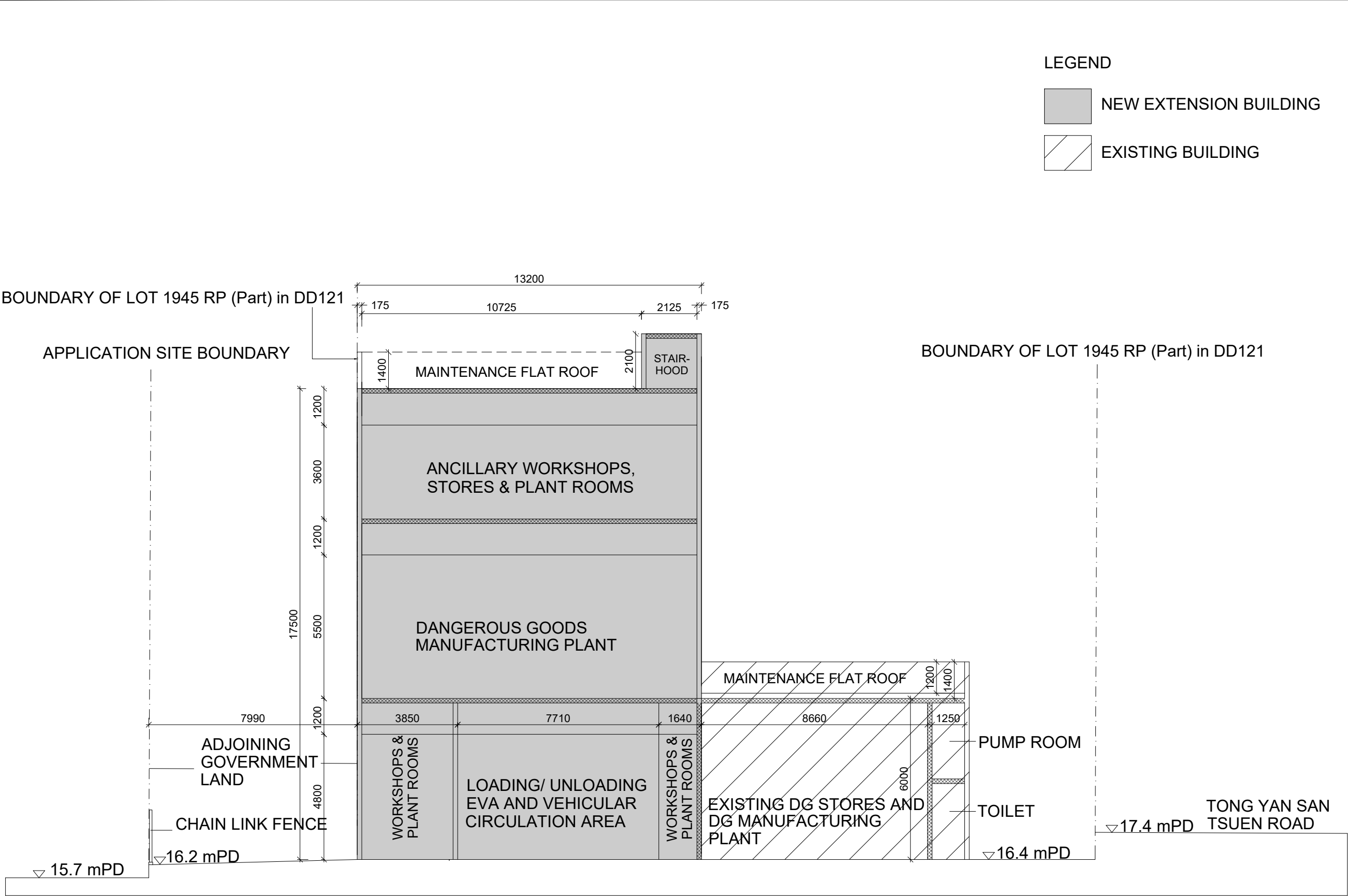
Title

Figure 3.1D : 2/F Plan

Drawn	Checked
Date	Scale
8/9/2025	1:200
Job No.	Drawing No.
	P-04

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





LEGEND

NEW EXTENSION BUILDING

EXISTING BUILDING

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Revision	
Client	
Architect STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER	
Consultant	
Title Figure 3.1F: Section A-A	
Drawn	Checked
Date 8/9/2025	Scale 1:150
Job No.	Drawing No. S-01

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

STONE WALL BOUNDARY
IN LOT 1343

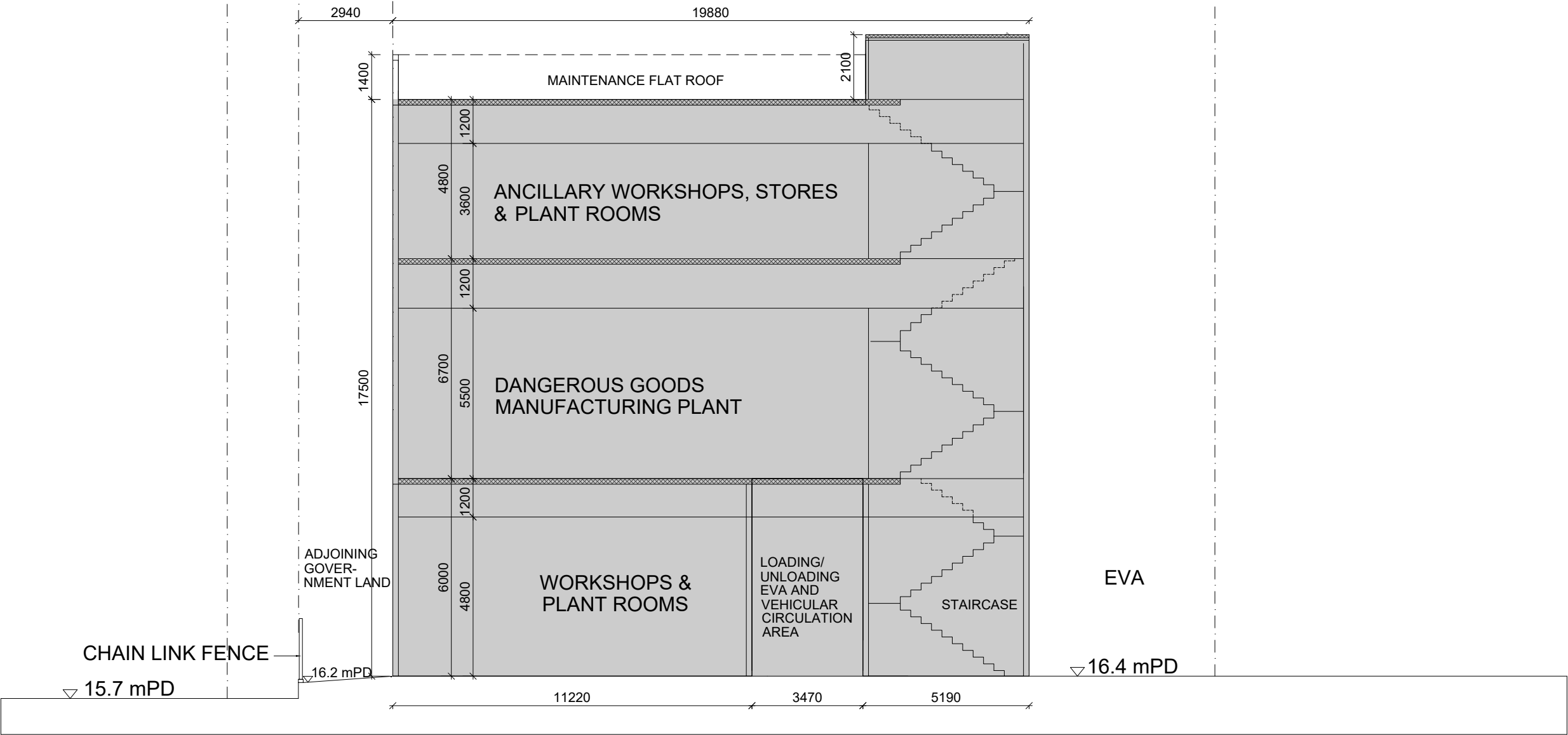
BOUNDARY OF LOT
1945 RP (Part) in DD121

APPLICATION
SITE BOUNDARY

LEGEND

NEW EXTENSION BUILDING

BOUNDARY OF LOT
1945 RP (Part) in DD121



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Revision

Client

Architect
**STEPHEN YEUNG
ARCHITECTS AND
INTERIOR DESIGNER**

Consultant

Title

Figure 3.1G: Section B-B

Drawn	Checked
Date	Scale
8/9/2025	1:150
Job No.	Drawing No.
	S-02

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 3.1H:
ELEVATION A

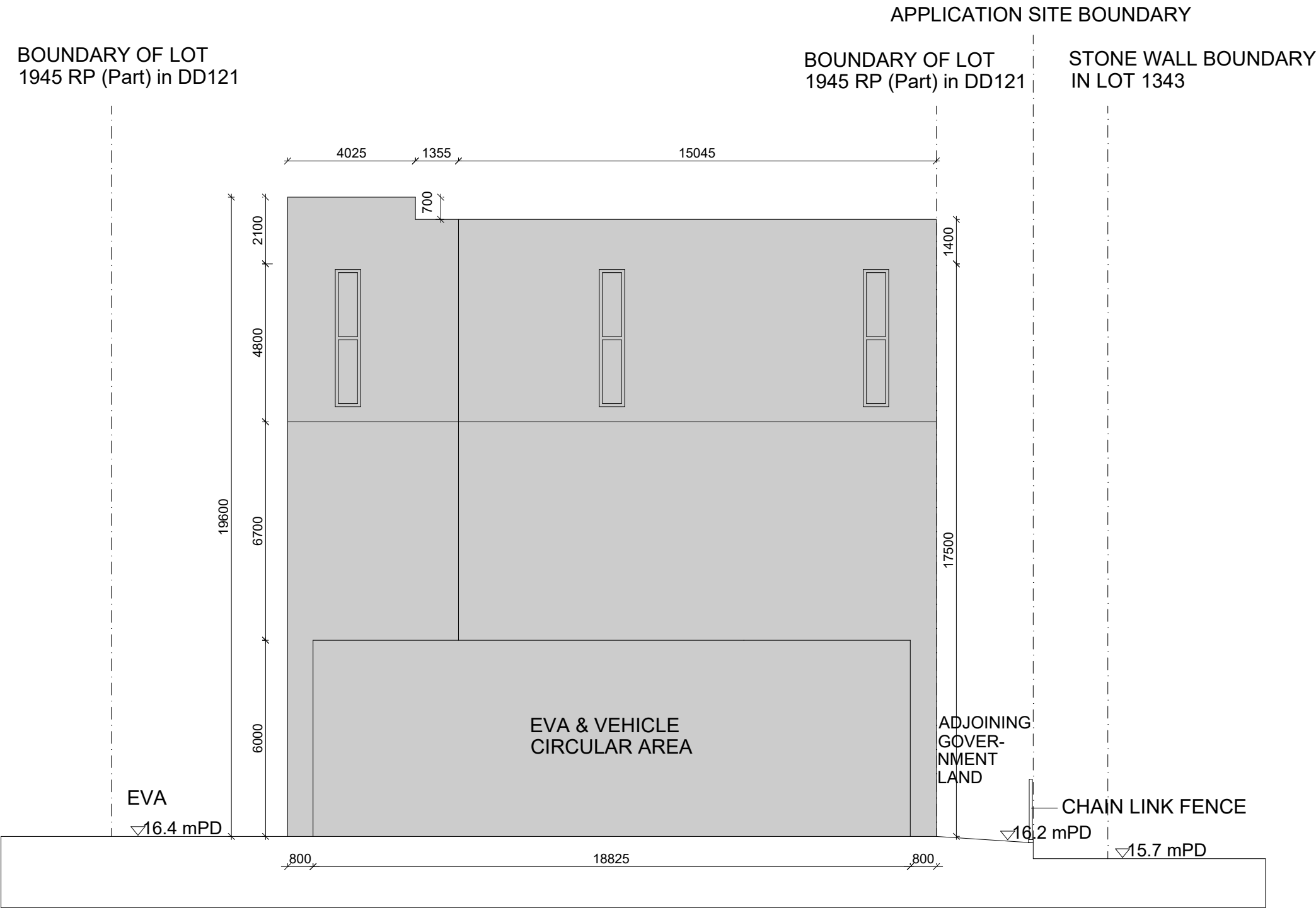
Drawn	Checked
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Date	Scale
8/9/2025	1:150

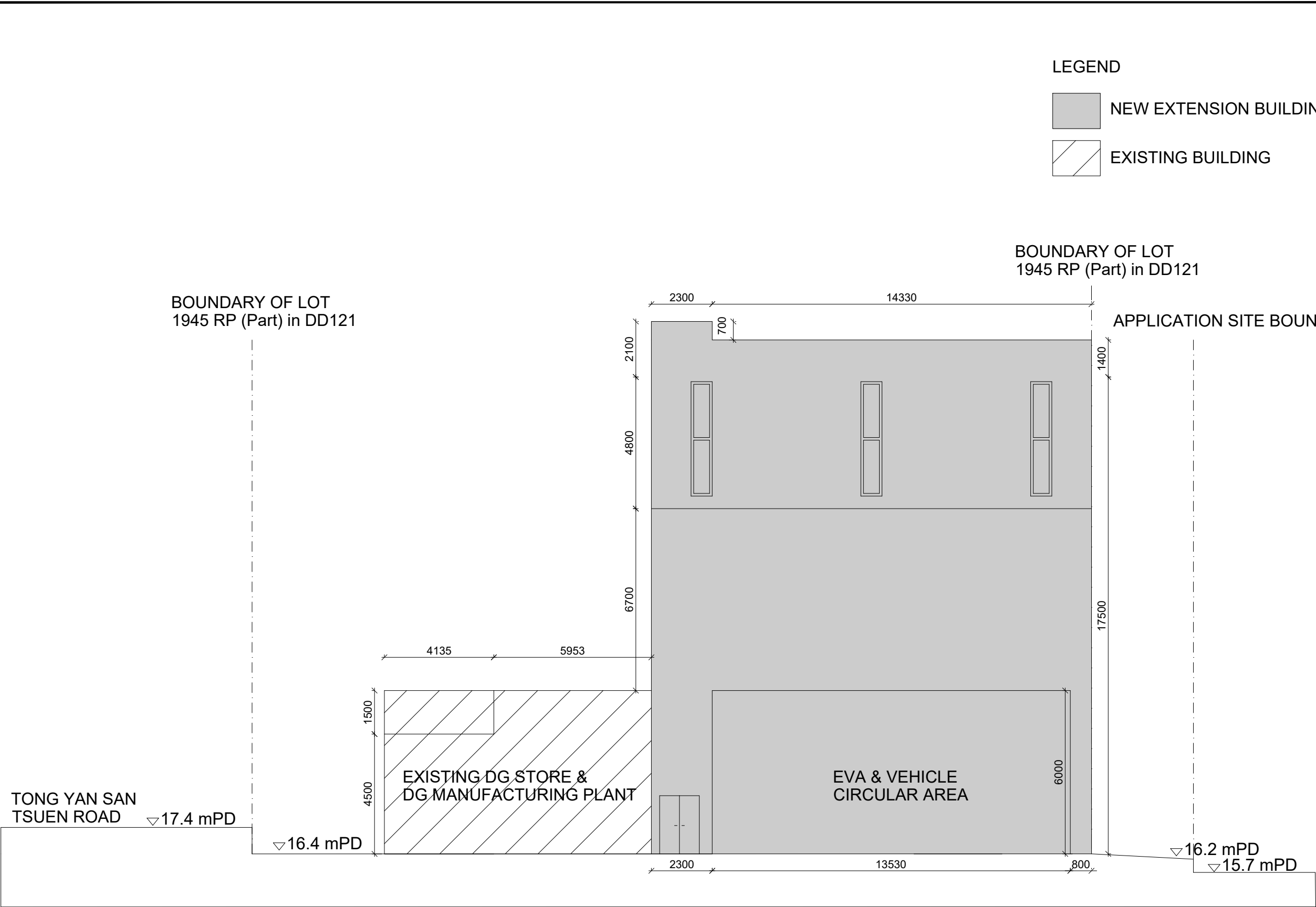
Job No.	Drawing No.
	E-01

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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Revision

Client

Architect

**STEPHEN YEUNG
ARCHITECTS AND
INTERIOR DESIGNER**

Consultant

Title

Figure 3.1I:
ELEVATION B

Drawn	Checked
-------	---------

Date	Scale
8/9/2025	1:150

Job No.	Drawing No.
	E-02

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

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

- (A) Stormwater Drain Calculation
 - a) Stormwater Discharge Calculation

- (B) Reference
 - a) Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning
 - b) Hydraulics Research Paper Edition 8, A16
 - c) Site Plan

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 = $772.03\text{ m}^2 + 242.67\text{ m}^2 = 1014.70\text{ m}^2$

Approximate Catchment toward MHS-1 = 1014.70 m^2

Duration : 5 min

The Rational Method

Estimation of Storm water run-off, $Q = 0.278 \times C \times i \times A$

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 = $218\text{ mm}/\text{h}$ (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 = $218\text{mm}/\text{h} \times 16\%$
 $= 35\text{mm}/\text{h}$
 $= 218\text{mm}/\text{h} + 35\text{mm}/\text{h}$
 $= 253\text{mm}/\text{h}$

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

- (iii) Maximum run-off from the discharge point

For MHS-1:

$$\begin{aligned}
 Q_{p,TSMH-01} &= 0.278 \times 1 \times 253 \times 1014.70 \times 10^{-6} \\
 &= 0.0717 \text{ m}^3/\text{s} \\
 &= 75.60 \text{ lit/sec.}
 \end{aligned}$$

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

--- Boundary Line of the Subject Application Site

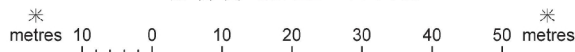
Government Land Applied for in this Section 16 Submission

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



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

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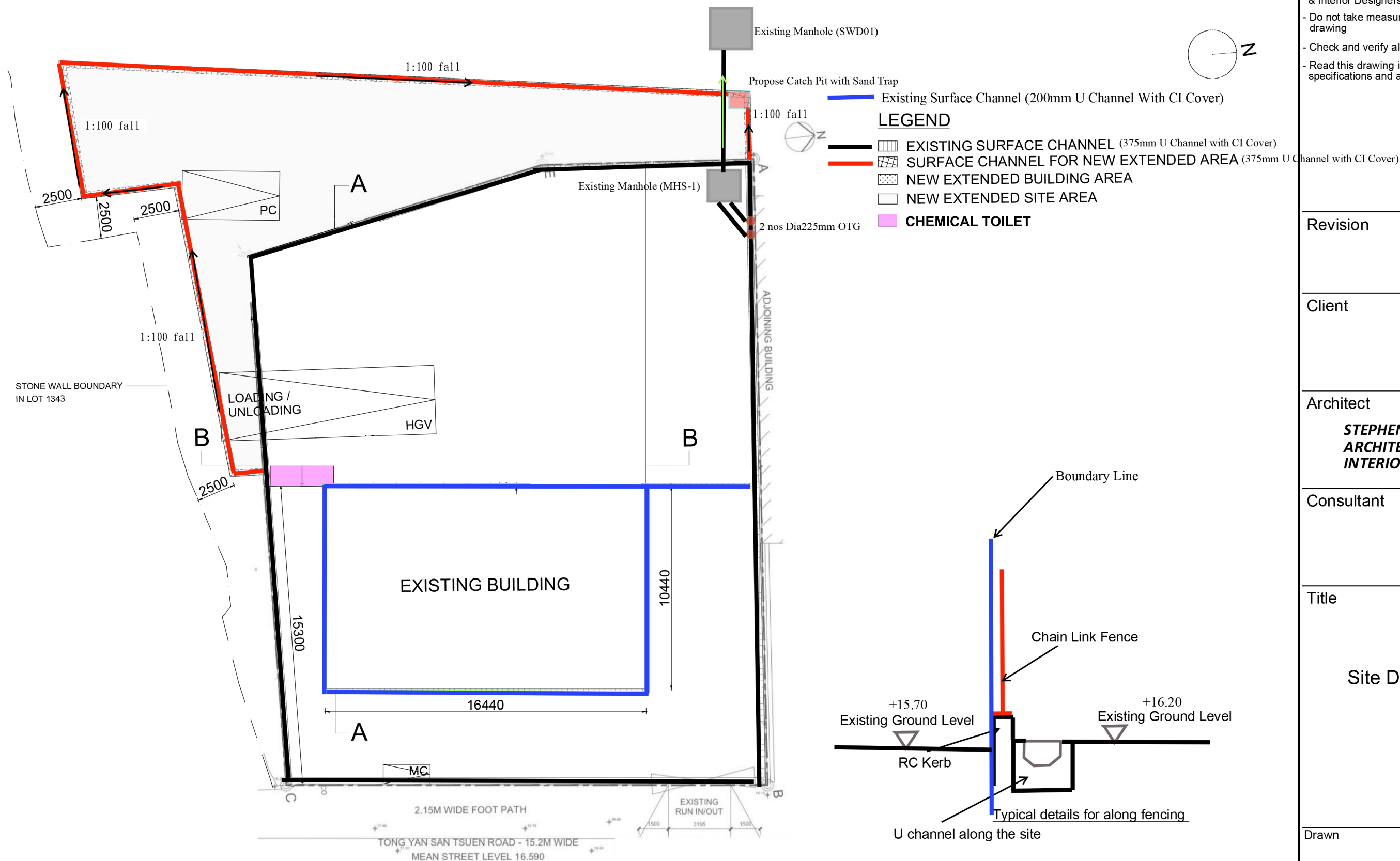
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Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



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

DRAINAGE CALCULATION BOOKLET (FOUL WATER INCLUDING UPSTREAM 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) Soil and Waste Calculation
 - (a) Proposed Site Soil and Waste Discharge Calculation

- (B) Soil and Waste Calculation including upstream flow
 - a) Existing FMH1018648 to Existing FMH1017949
 - b) Existing FMH1018649 to Existing FMH1017948

- (C) Reference
 - a) Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning
 - b) Hydraulics Research Paper Edition 8, A16
 - c) Catchment Site Location Plan
 - d) Site Plan

**(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

(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

$Q_{\text{commercial}}$

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

$$= 0 \text{ L/s}$$

(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)

$$= 0 \times \text{ADWF}$$

$$= 0 \times 0 \text{ L/s}$$

$$= 0 \text{ L/s}$$

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

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

(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

Sewage Capacity Calculation (Existing FMH1018648 to Existing FMH1018649)

- 4 -

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

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

Sewage Capacity Calculation (Existing FMH1018649 to Existing FMH1017948)

- 6 -

(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)
<u>Industrial employee</u>	employee	0.080		0.080
<u>Industrial activities</u>				
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	0.8	1.5	3.0
Well pointed	1.5	3.0	6.0
Old, in need of pointing	--	15	30
Slurry sewers (see specific coverage in text in page 9)			
Sewers silled to about half depth; velocity, when flowing half full, approximately 0.75 m s^{-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 silled to about half depth; velocity, when flowing half full, approximately 1.2 m s^{-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 m s^{-1}	0.3	3.0	30
Mean velocity 0.75 m s^{-1}	0.15	1.5	15
Mean velocity 1 m s^{-1}	0.05	0.6	6.0
Mean velocity 1.5 m s^{-1}	0.03	0.3	1.5
Mean velocity 2 m s^{-1}	0.015	0.15	1.5
Concrete channels (after Yen²² following from Chow²⁴)			
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	43
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 <i>design</i> 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.			

$k_s = 0.150 \text{ mm}$
 $S = 0.03000 \text{ to } 0.10000$

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

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 (p.6 of 6)

ie hydraulic gradient =
 1 in 33.3 to 1 in 10.0

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

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

$V_{r(0.5)\text{medial}}$ for half-full circular pipes.

$S = 0.03000 \text{ to } 0.10000$

$k_s = 0.150 \text{ mm}$

[illegible]

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

metres 10 0 10 20 30 40 50 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

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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

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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	<u>Parking Spaces</u> Private Car: 1 per 600-750m² GFA $\cong 1-2$ Motorcycle: 5 to 10% of total PC parking $\cong 1$ <u>Loading / unloading</u> Goods Vehicle: 1 per 1000-1200m² of 50% of GFA $\cong 1$	<u>Parking Spaces</u> Private Car: 2 Motorcycle: 1 <u>Loading / unloading</u> 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:

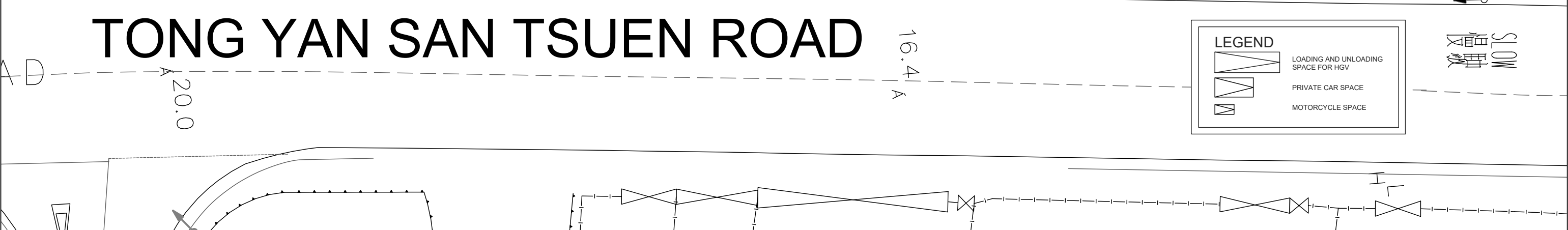
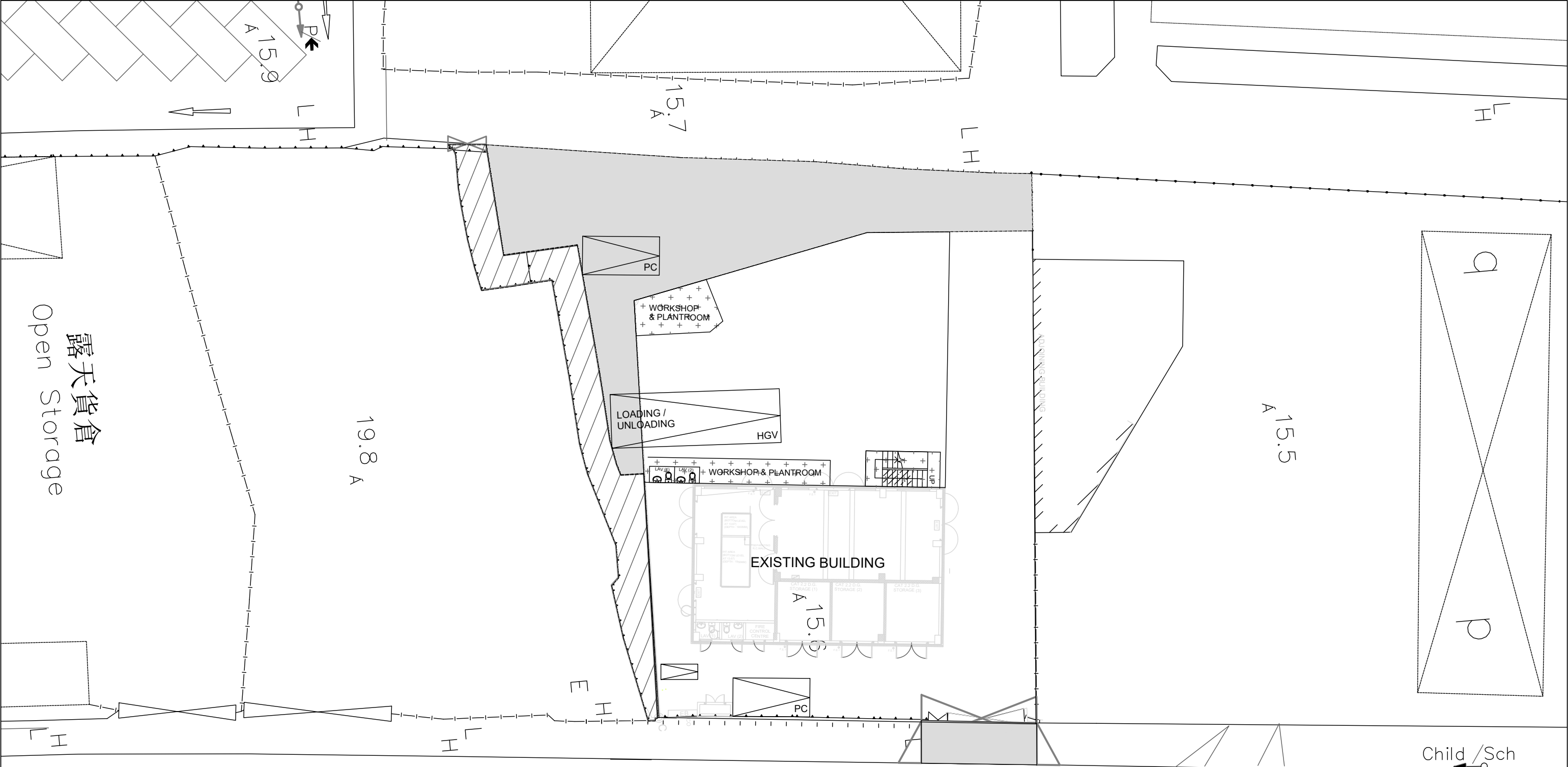
- (i) 2 no. of private car parking space@2.5m(W) x 5.0m(L) x 2.4m(H),
- (ii) 1 no. of motorcycle parking space@1.0m (W) x 2.4m(L) x Min. 2.4m (H),
- and
- (iii) 1 no. of Heavy Goods Vehicle loading/unloading bay@3.5m(W) x 11.0m(L) x 4.7m(H).

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.

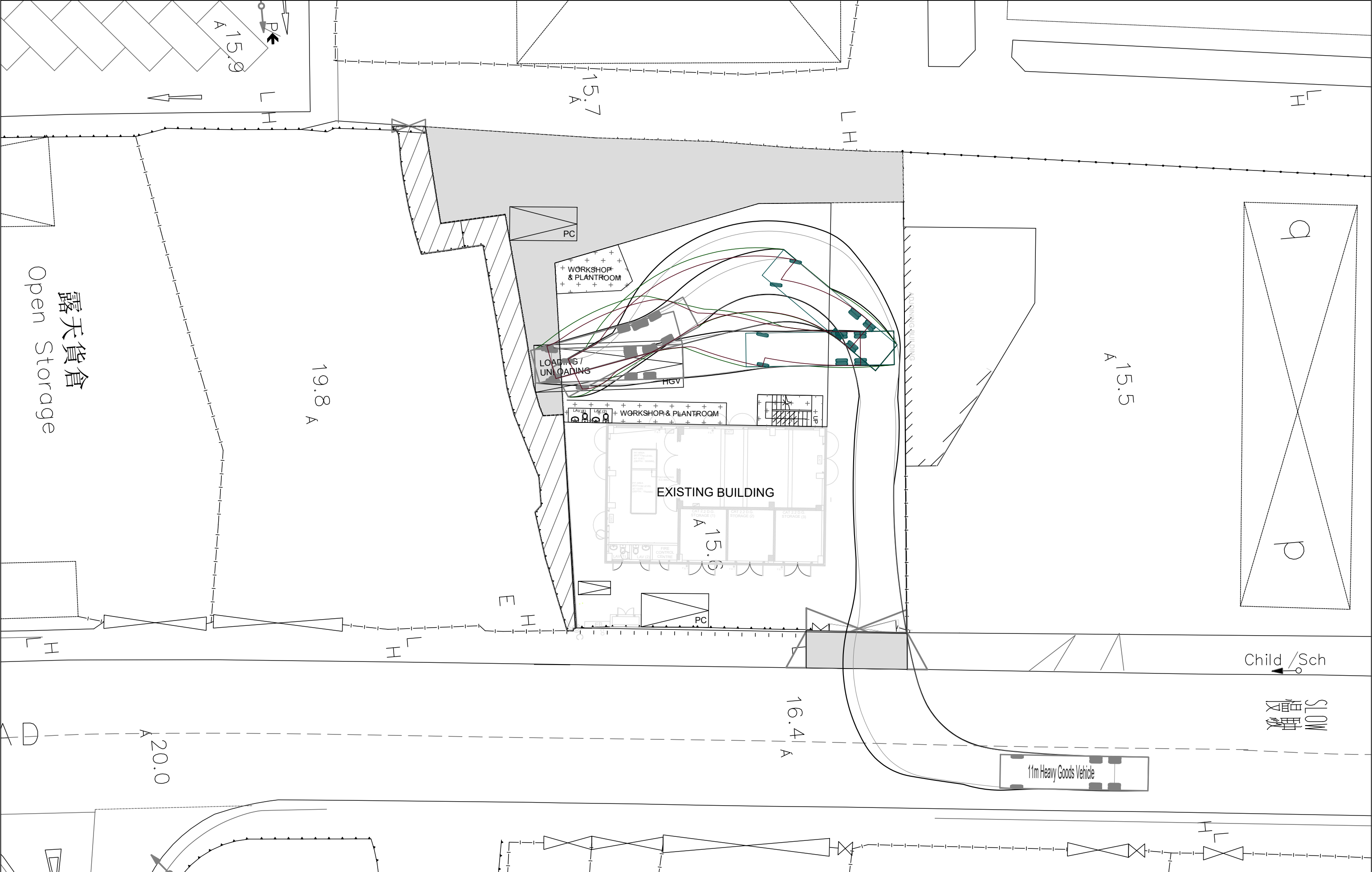
Conclusion

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.

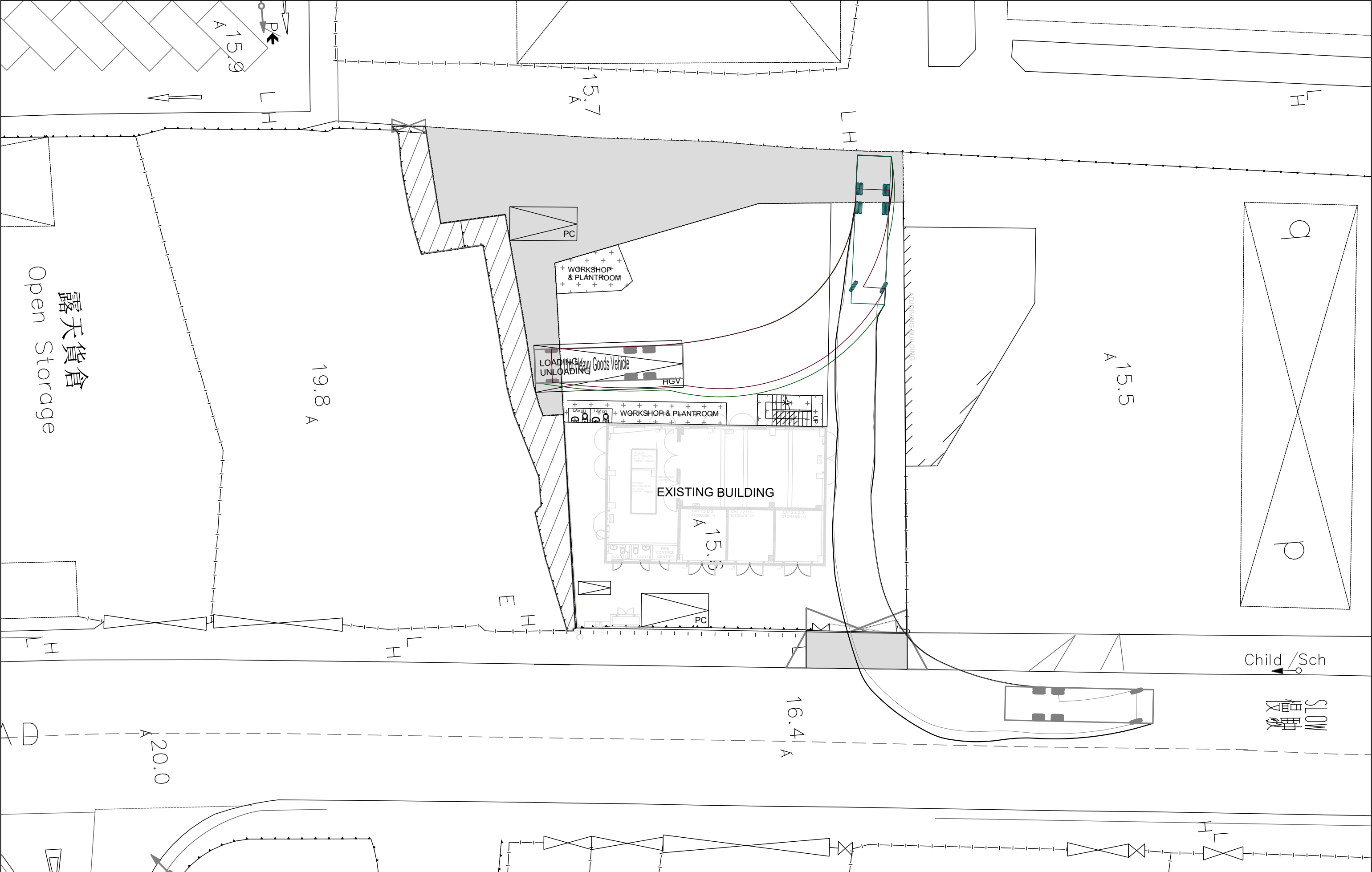
Drawings



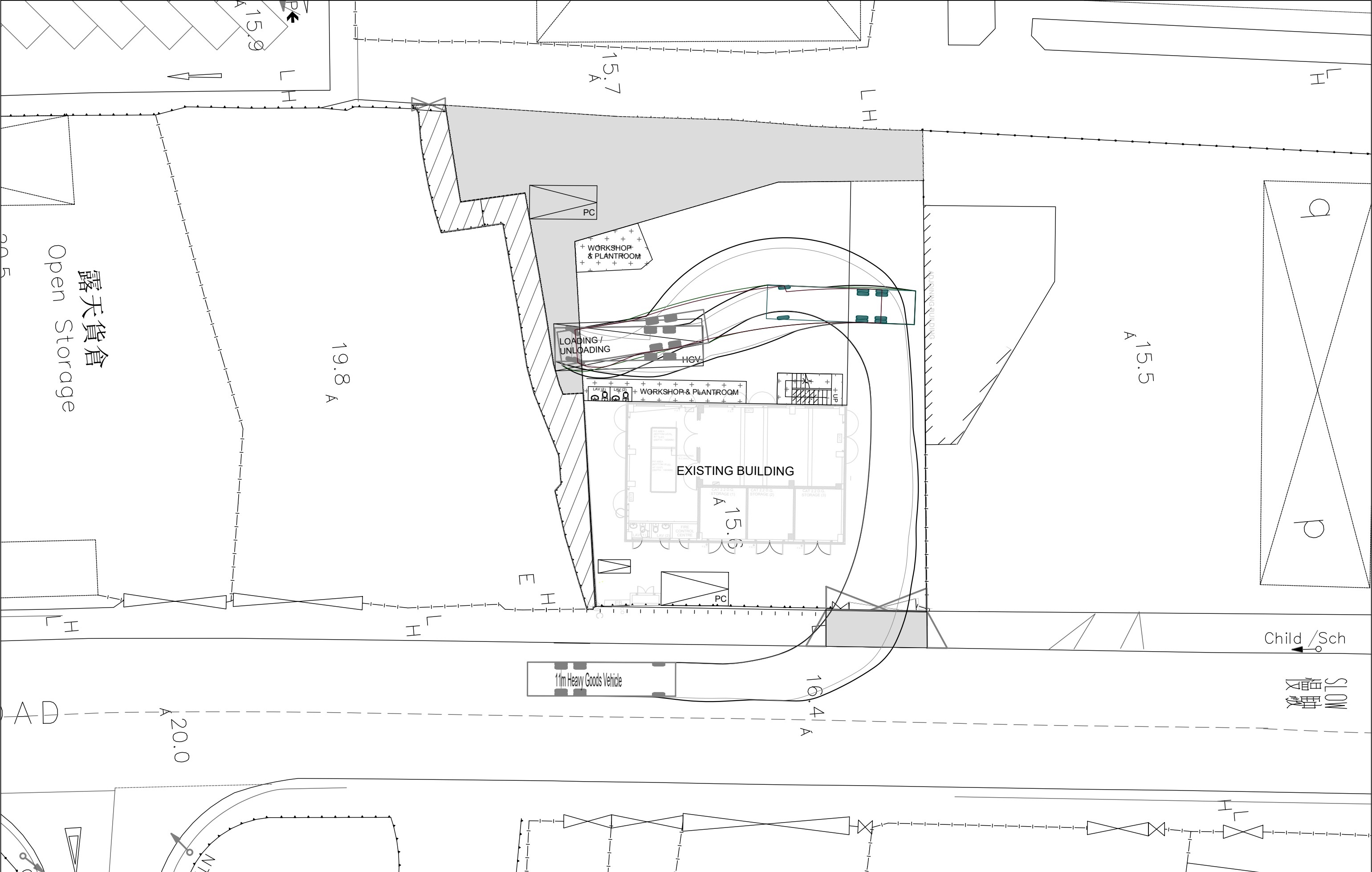
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	DRAWING TITLE : Site Location	PROJECT NO. : J03008	-	FIRST SUBMISSION	JULY 2025	JUL 2025	N.T.S
						DRAWING NO. : J03008-003-001	



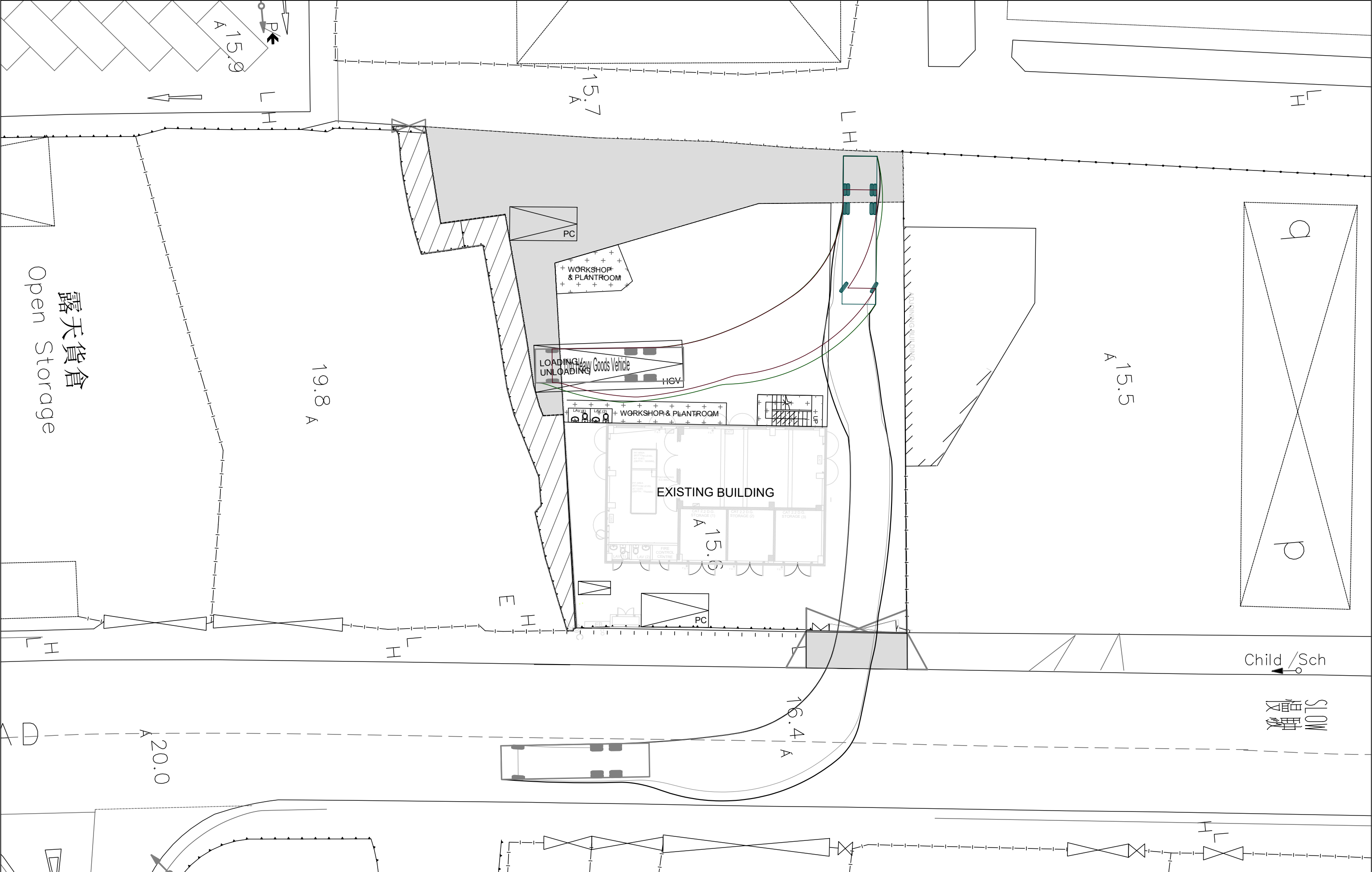
TRAFFIC CONSULTANT : 	PROJECT TITLE : Section 16 Planning Application for temporary permission of three years at Lot 1945 RP in DD121 and adjoining government land, Tong Yan San Tsuen, Yuen Long, New Territories	PLAN I.D. :	REV. : -	DESCRIPTION :	DATE :	DRAWING DATE :	SCALE :
				FIRST SUBMISSION	JULY 2025	JUL 2025	N.T.S
	DRAWING TITLE : SWEPT PATH ANALYSIS FOR HEAVY GOODS VEHICLE	PROJECT NO. : J03008				DRAWING NO. : J03008-003-001.1	



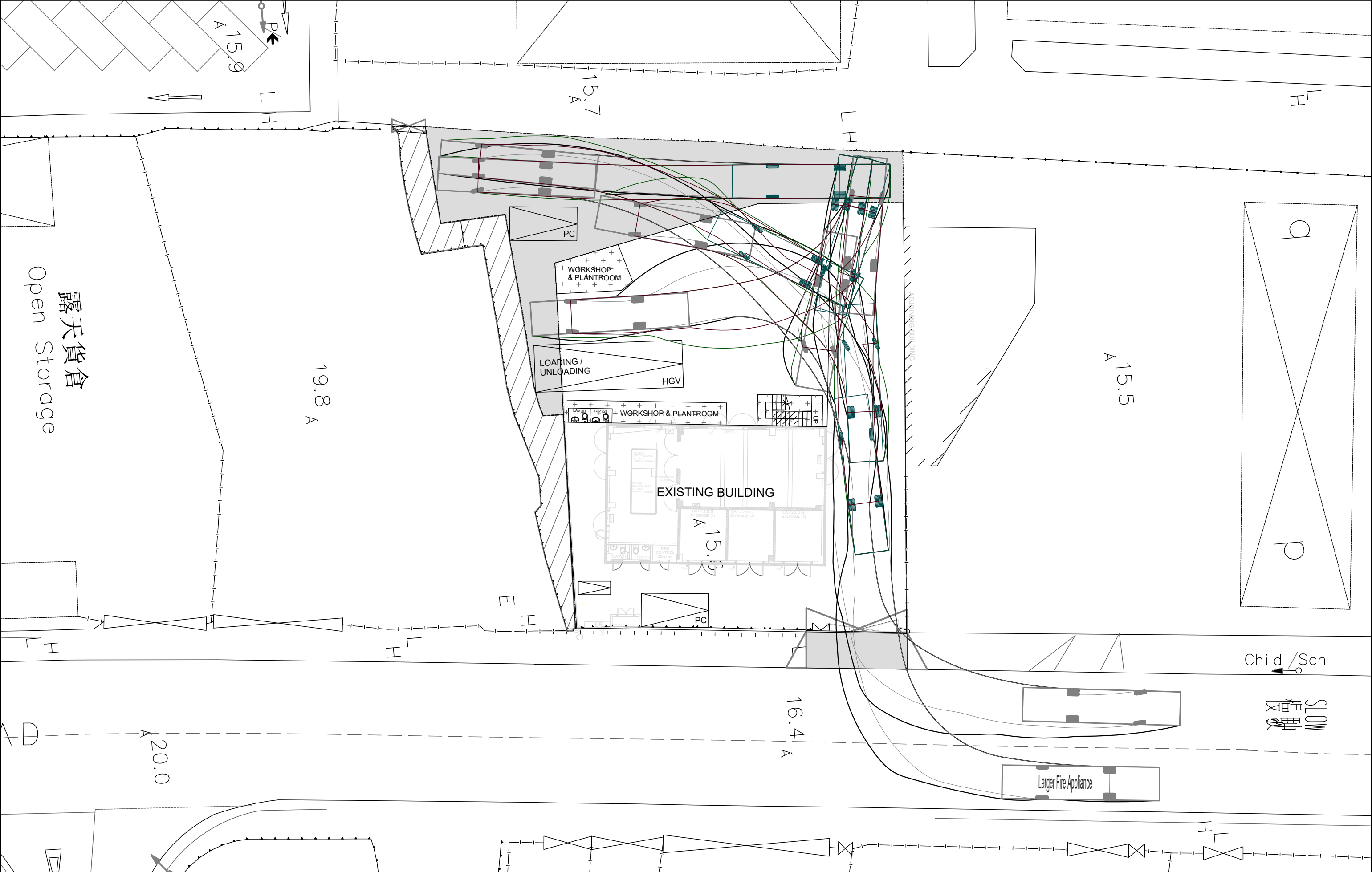
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	DRAWING TITLE : SWEPT PATH ANALYSIS FOR HEAVY GOODS VEHICLE		PROJECT NO. : J03008	-	FIRST SUBMISSION	JULY 2025	JUL 2025	N.T.S
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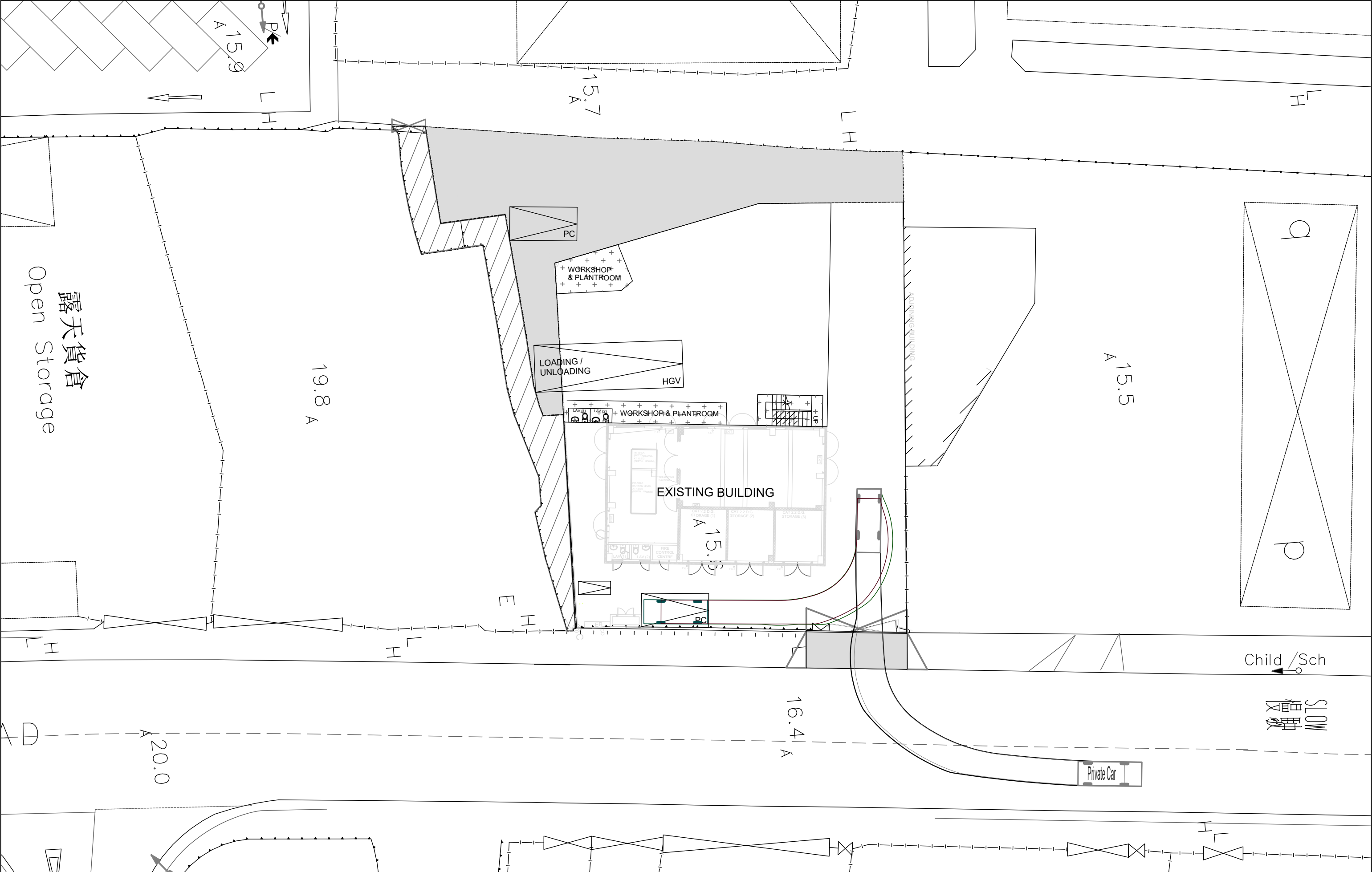
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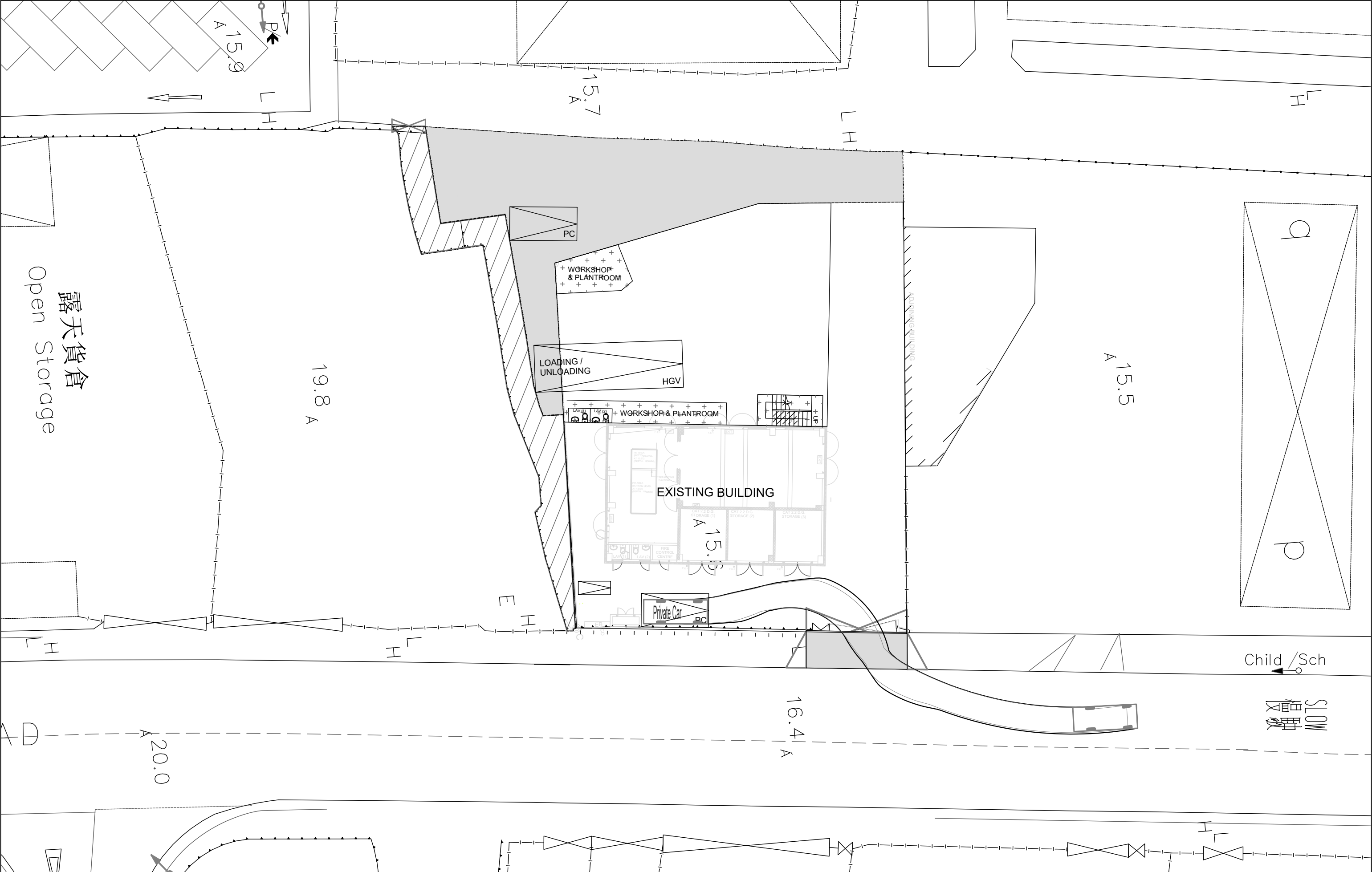
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DRAWING TITLE :	PROJECT NO. :						
SWEPT PATH ANALYSIS FOR HEAVY GOODS VEHICLE	J03008						



TRAFFIC CONSULTANT : 	PROJECT TITLE :		PLAN I.D. :	REV. :	DESCRIPTION :	DATE :	DRAWING DATE :	SCALE :
	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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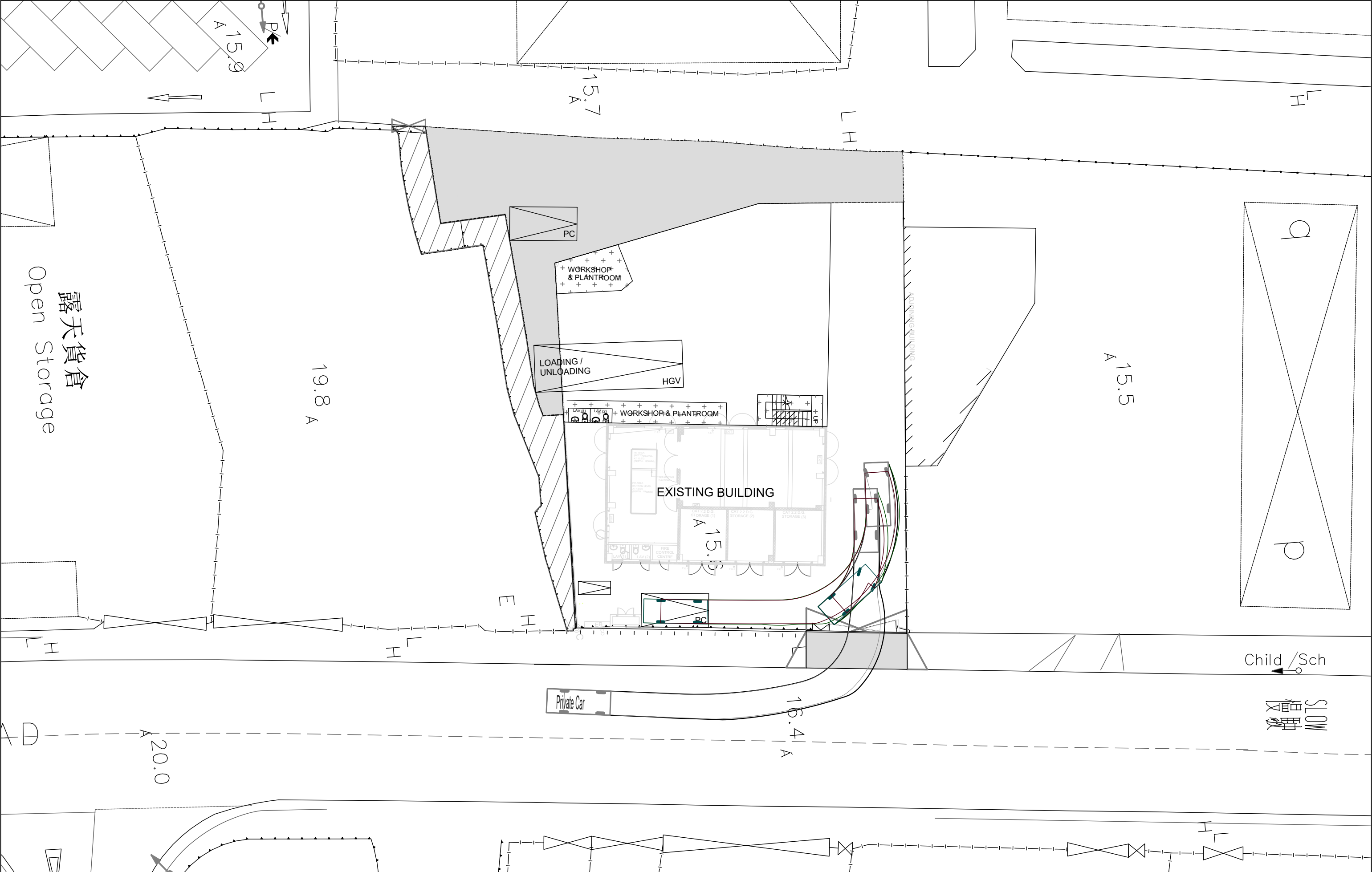


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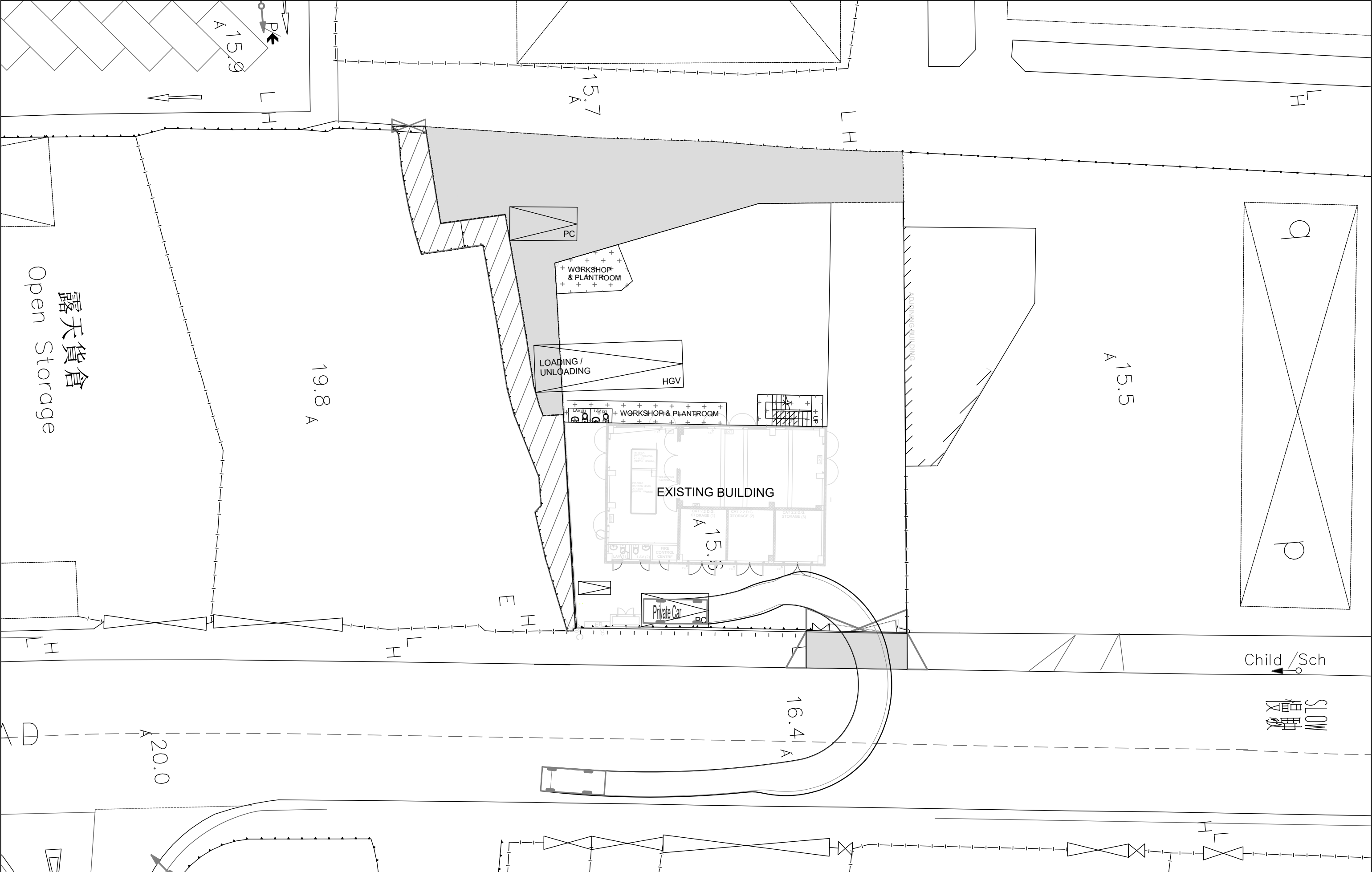


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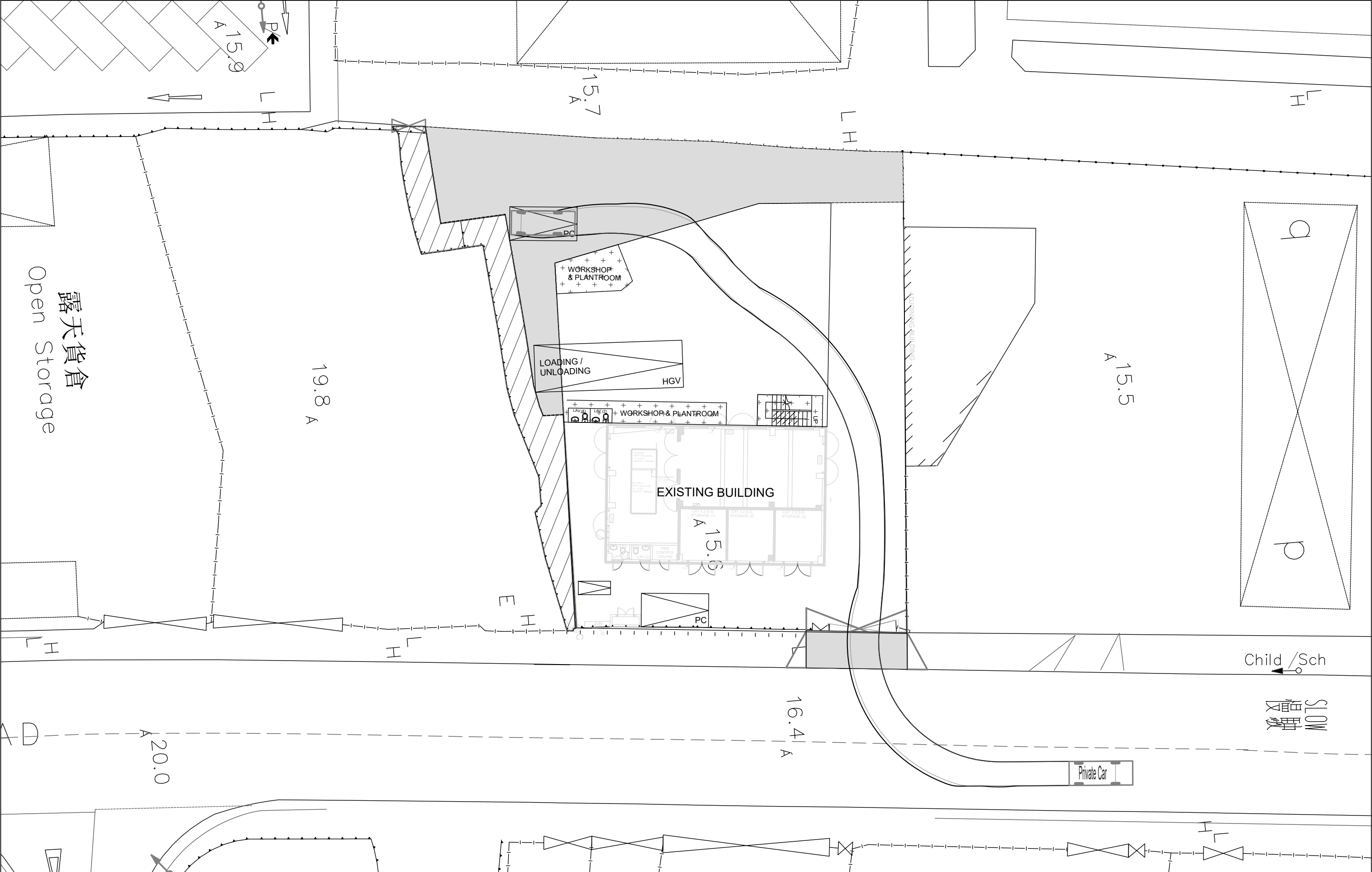
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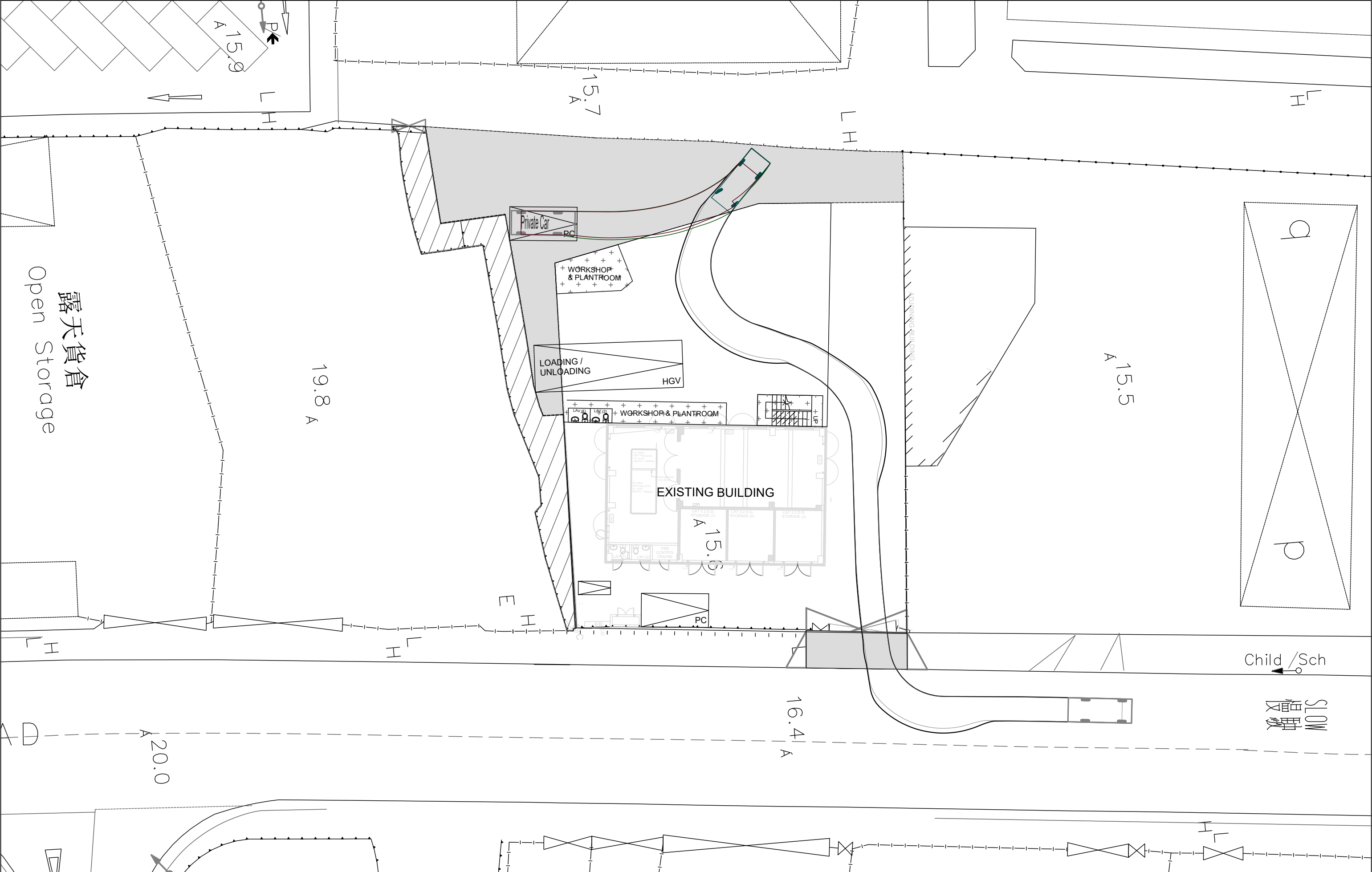
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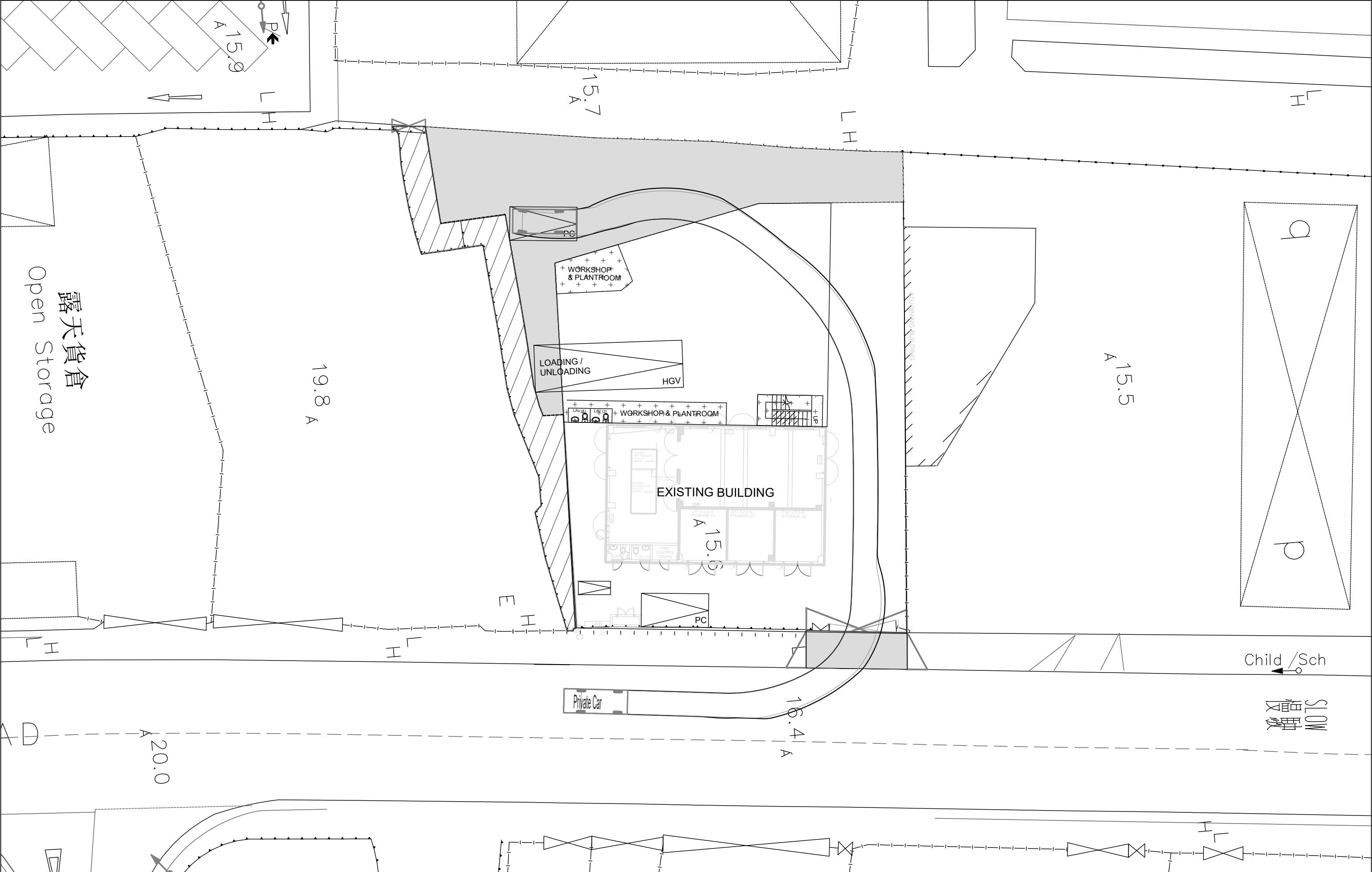
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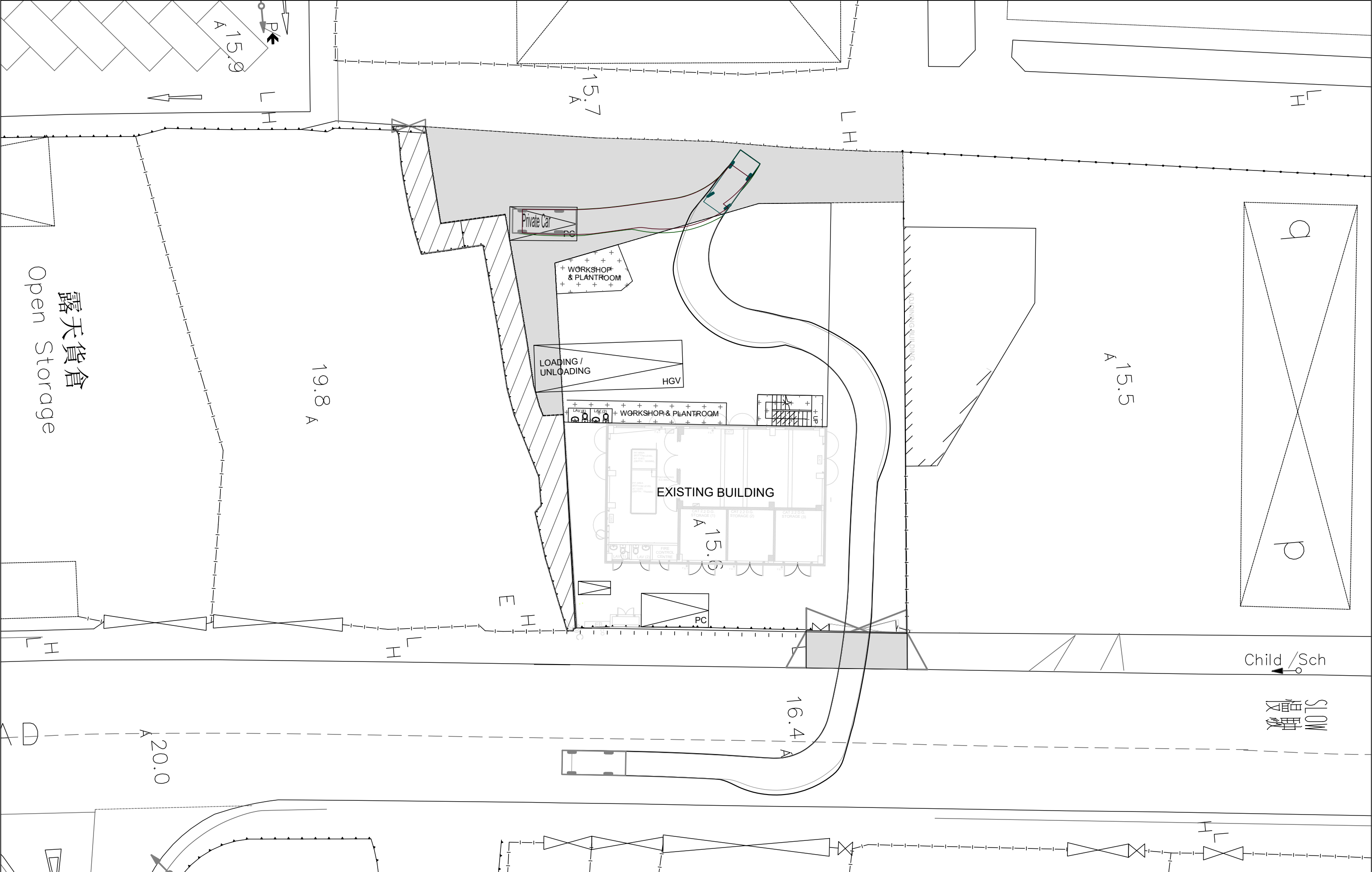
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TRAFFIC CONSULTANT :  AMG CONSULTANCY LIMITED	PROJECT TITLE :		PLAN I.D. :	REV. :	DESCRIPTION :	DATE :	DRAWING DATE :	SCALE :	
	Section 16 Planning Application for temporary permission of three years at Lot 1945 RP in DD121 and adjoining government land, Tong Yan San Tsuen, Yuen Long, New Territories			-	FIRST SUBMISSION	JULY 2025	JUL 2025	N.T.S	
	DRAWING TITLE :		PROJECT NO. :				DRAWING NO. :	J03008-003-001.11	
	SWEPT PATH ANALYSIS FOR PRIVATE CAR			J03008					



TRAFFIC CONSULTANT : 	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 :	SCALE :
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TRAFFIC CONSULTANT : 	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 :	SCALE :
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						DRAWING NO. : J03008-003-001.13	

LAV (1)

LAV (2)

WORKSHOP & PLANTROOM

UP

EXISTING BUILDING

PIT AREA
(BOTTOM LEVEL
AT 13.67)
(DEPTH : 1950MM)

PIT AREA
(BOTTOM LEVEL
AT 13.67)
(DEPTH : 1950MM)

SEPARATING
R.C.WALL

CAT 2.2 D.G.
STORAGE (1)

CAT 2.2 D.G.
STORAGE (2)

CAT 2.2 D.G.
STORAGE (3)

FIRE
CONTROL
CENTRE

LAV (1)

LAV (2)

PC

EB

LEGEND



AMBER FLASHING LIGHT
WITH AUDIO ALARMS

TONG YAN SAN TSUEN ROAD

1500

7700

1500

TRAFFIC CONSULTANT :



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 :

PROPOSED VEHICULAR RUN-IN / OUT ARRANGEMENT

PLAN I.D. :

PROJECT NO. :

J03008

REV. :

-

DESCRIPTION :

FIRST SUBMISSION

DATE :

JULY 2025

DRAWING DATE :

JUL 2025

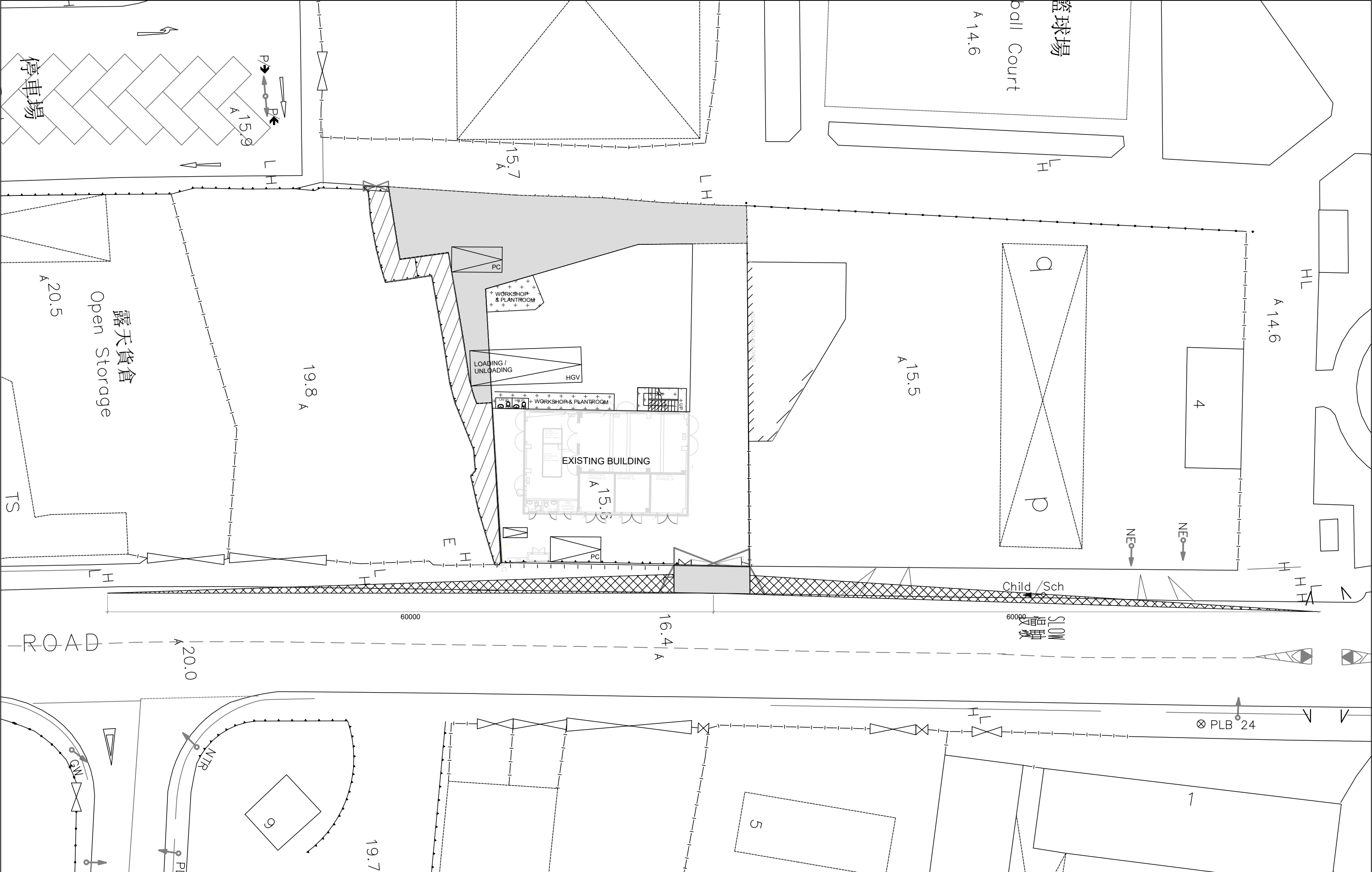
SCALE :

N.T.S

DRAWING NO. :

J03008-003-002

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TRAFFIC CONSULTANT : 	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 :	SCALE :
	DRAWING TITLE : ASSESSMENT OF THE VISIBILITY DISTANCE FROM THE PROPOSED SCHEME		PROJECT NO. : J03008		-	FIRST SUBMISSION	JULY 2025	JUL 2025	N.T.S
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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 Site 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].

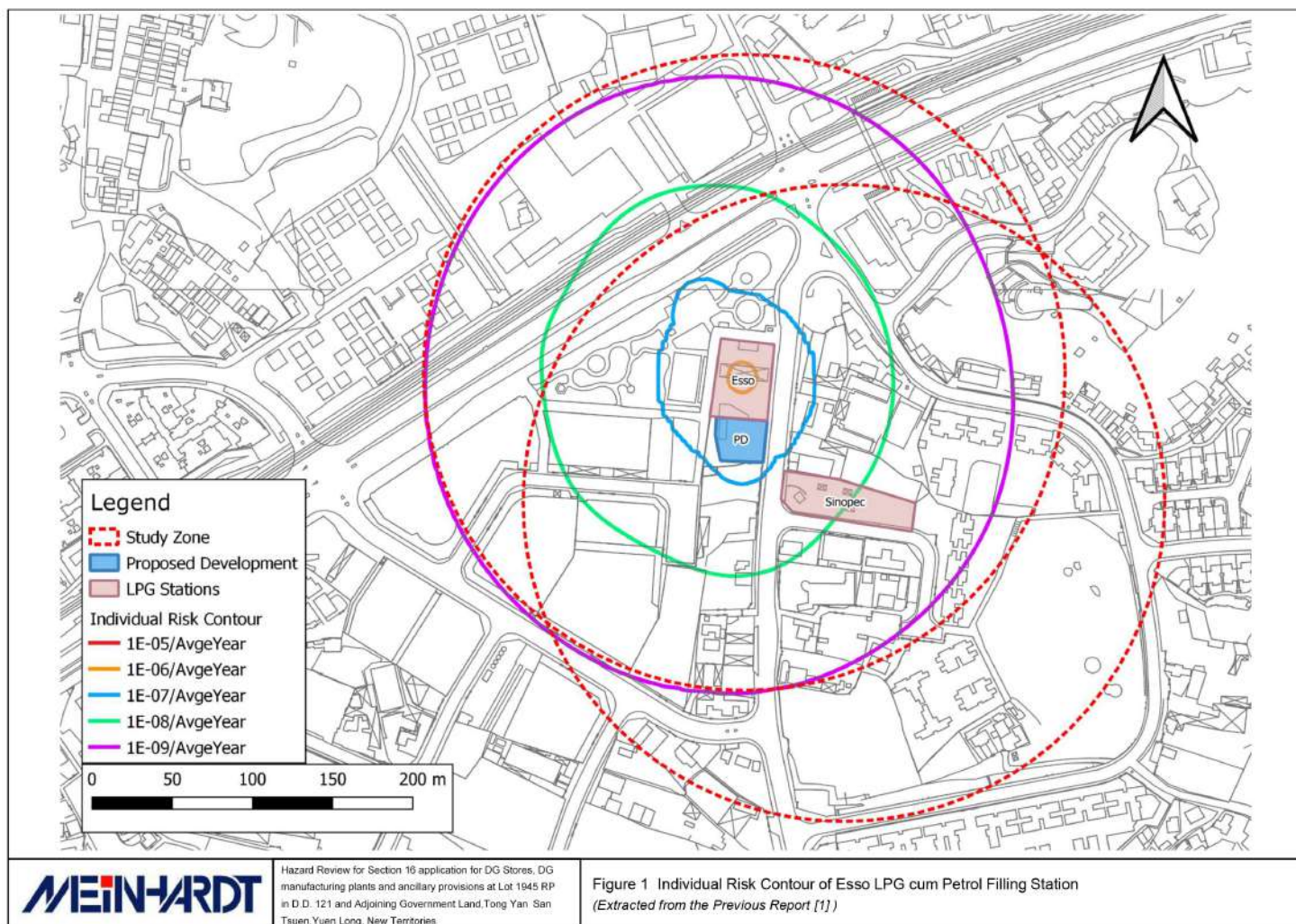
4 CONCLUSION

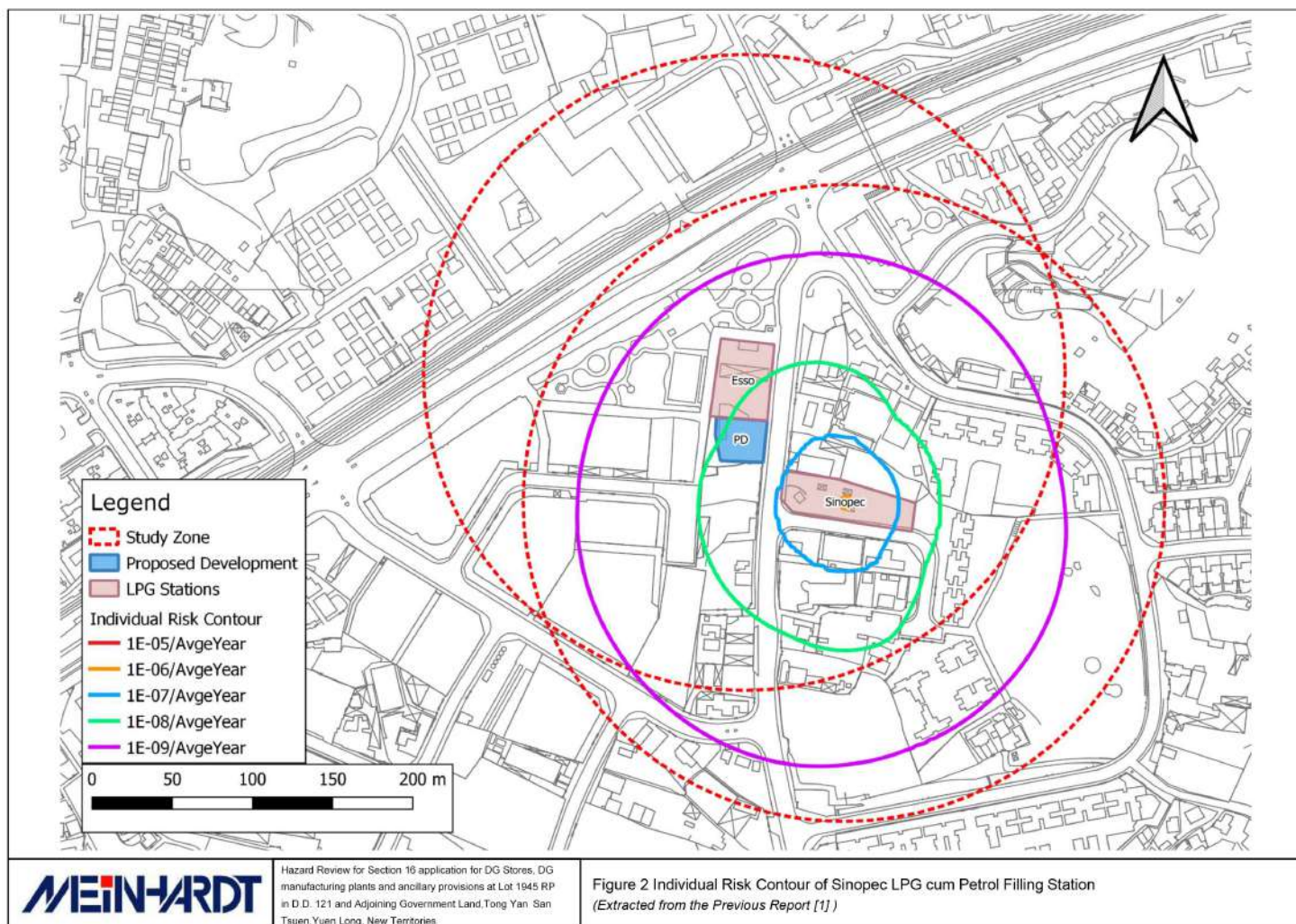
- 4.1.1 The impact of the Proposed Extension to the risk level of two LPG cum petrol filling stations at 4 Tong Yan San Tsuen Road and 9 Tong Yan San Tsuen Road has been reviewed. The individual risk at the Proposed Extension is below 1×10^{-6} per year. The implication of the Proposed Extension to the 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.

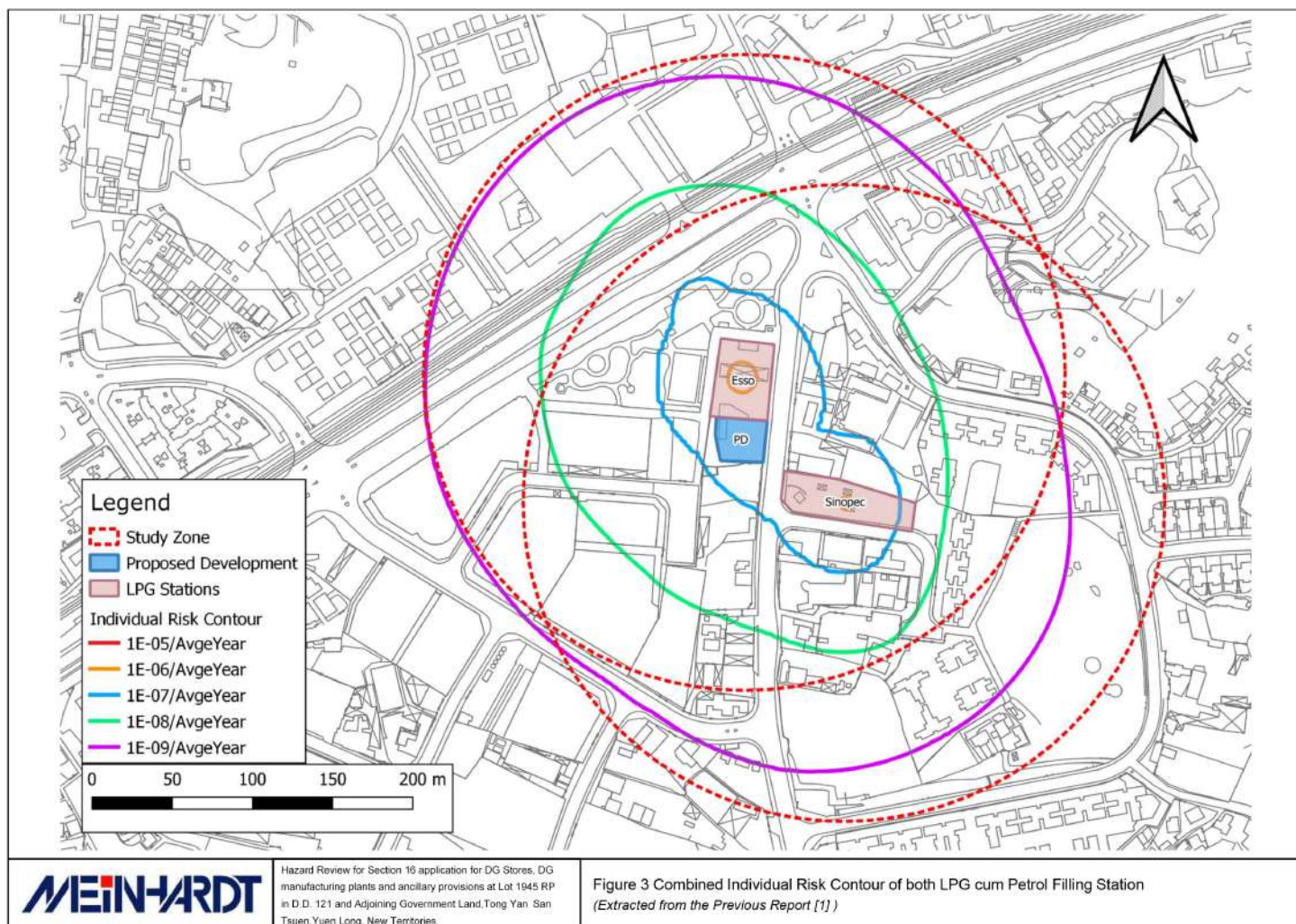
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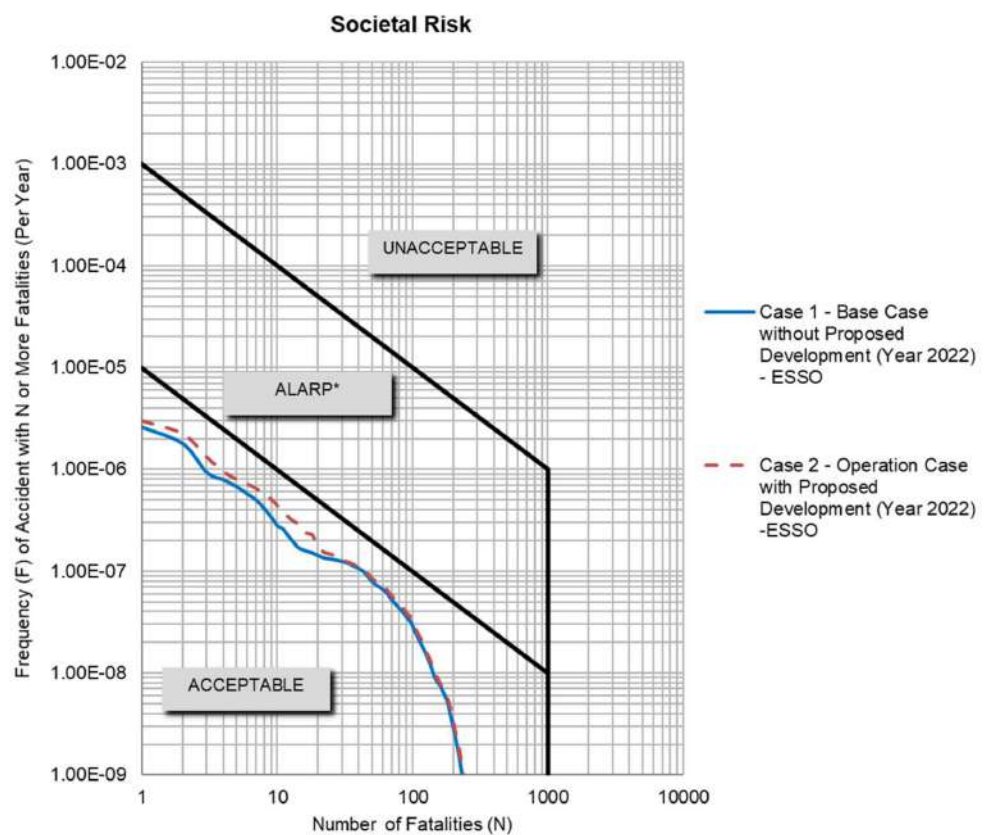
- [1] *Quantitative Risk Assessment for a DGs Godown at Lot 1945RP in D.D. 121 of Tong Yan San Tsuen*, Meinhardt Infrastructure and Environment Limited, November 2021
- [2] *The Hong Kong Planning Standards and Guidelines (HKPSG)*, Planning Department, Hong Kong Special Administrative Region Government, 2022

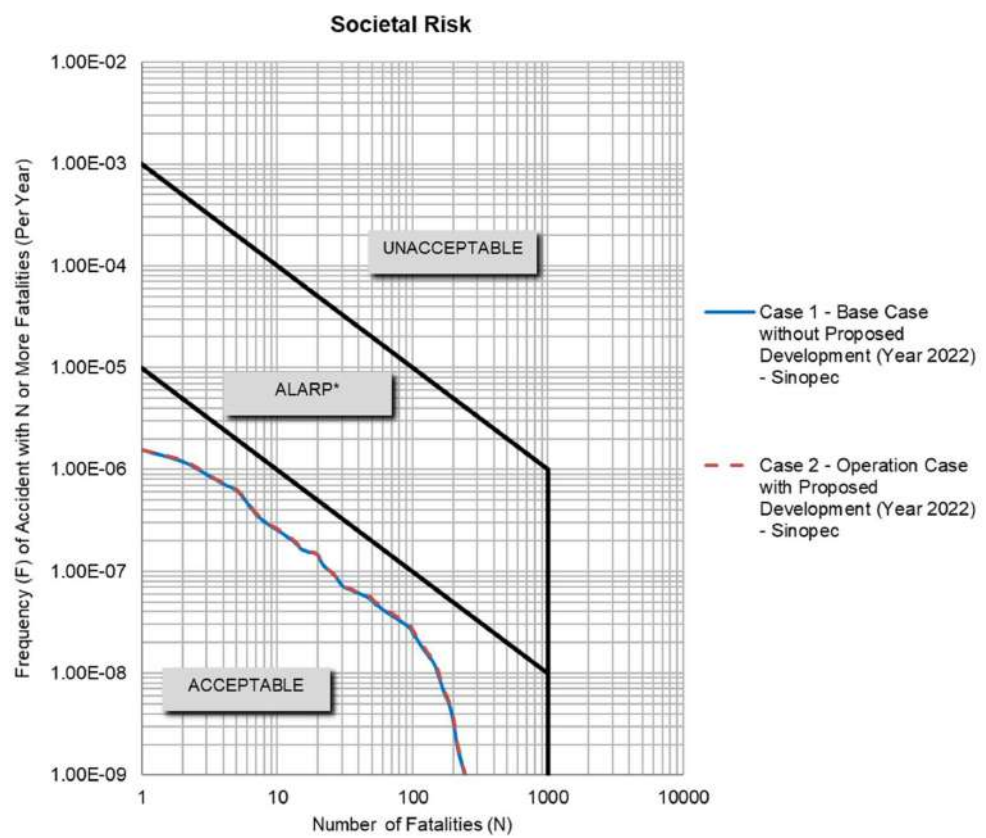
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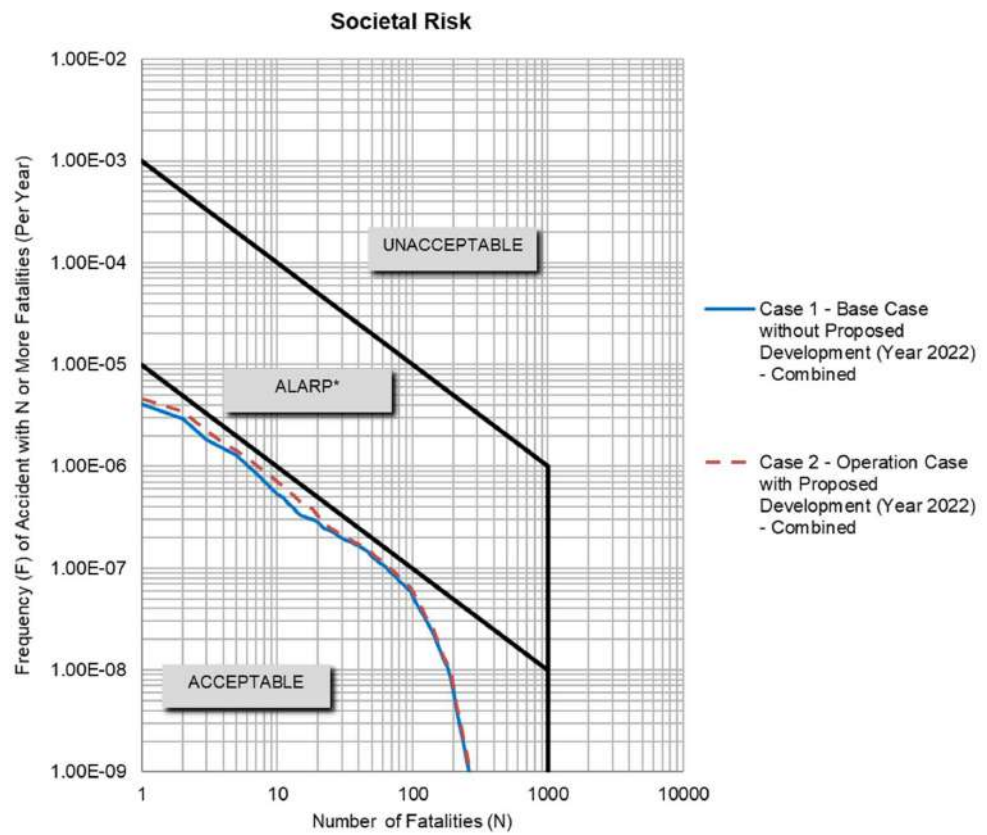






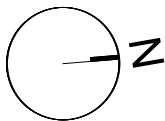
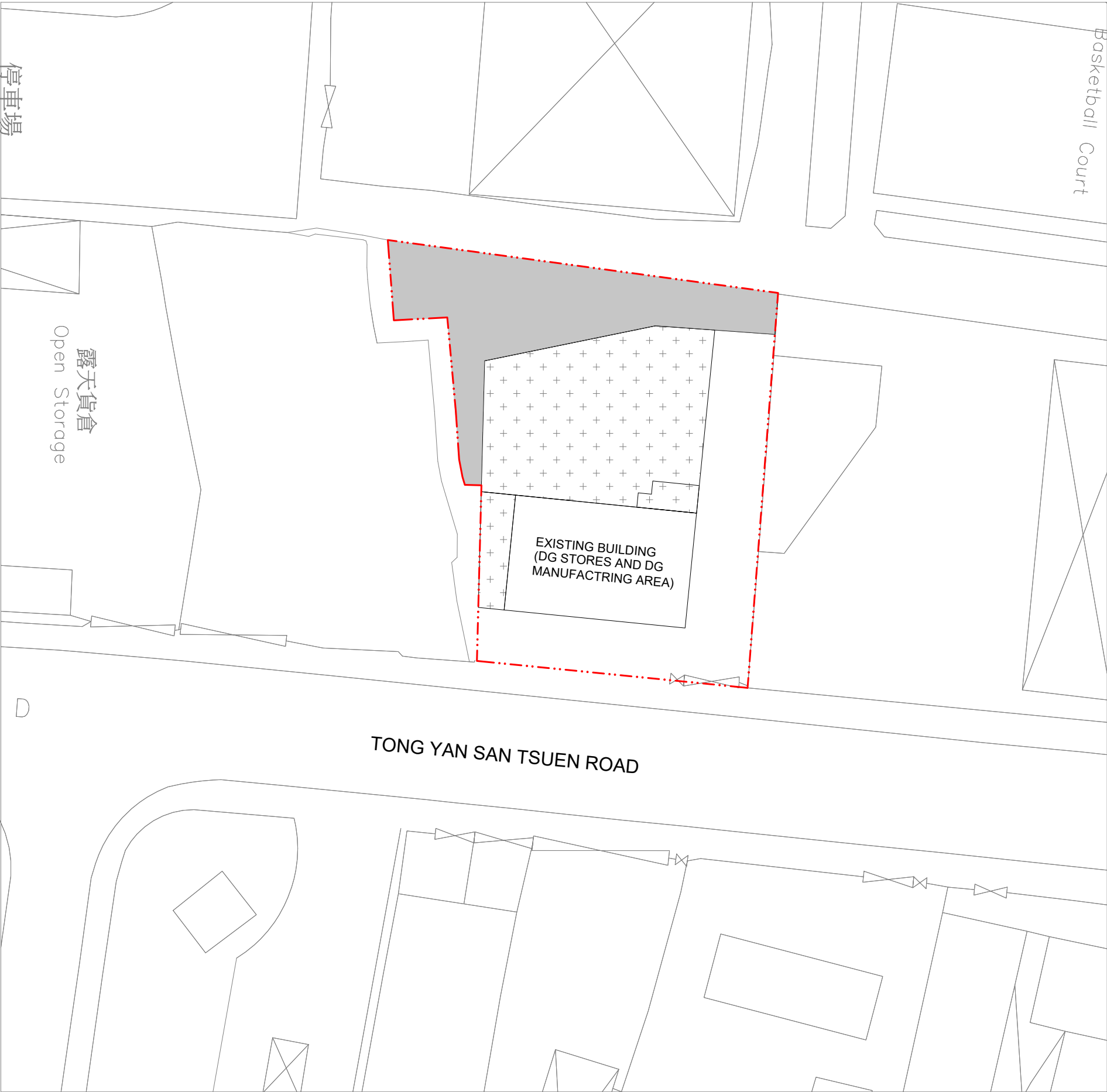






Appendix A

Layout and Sectional Plan of Proposed Extension



LEGEND

- APPLICATION SITE BOUNDARY
- + + + + NEW EXTENSION BUILDING AREA
- GOVERNMENT LAND

Notes

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Revision

Client

Architect
STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER

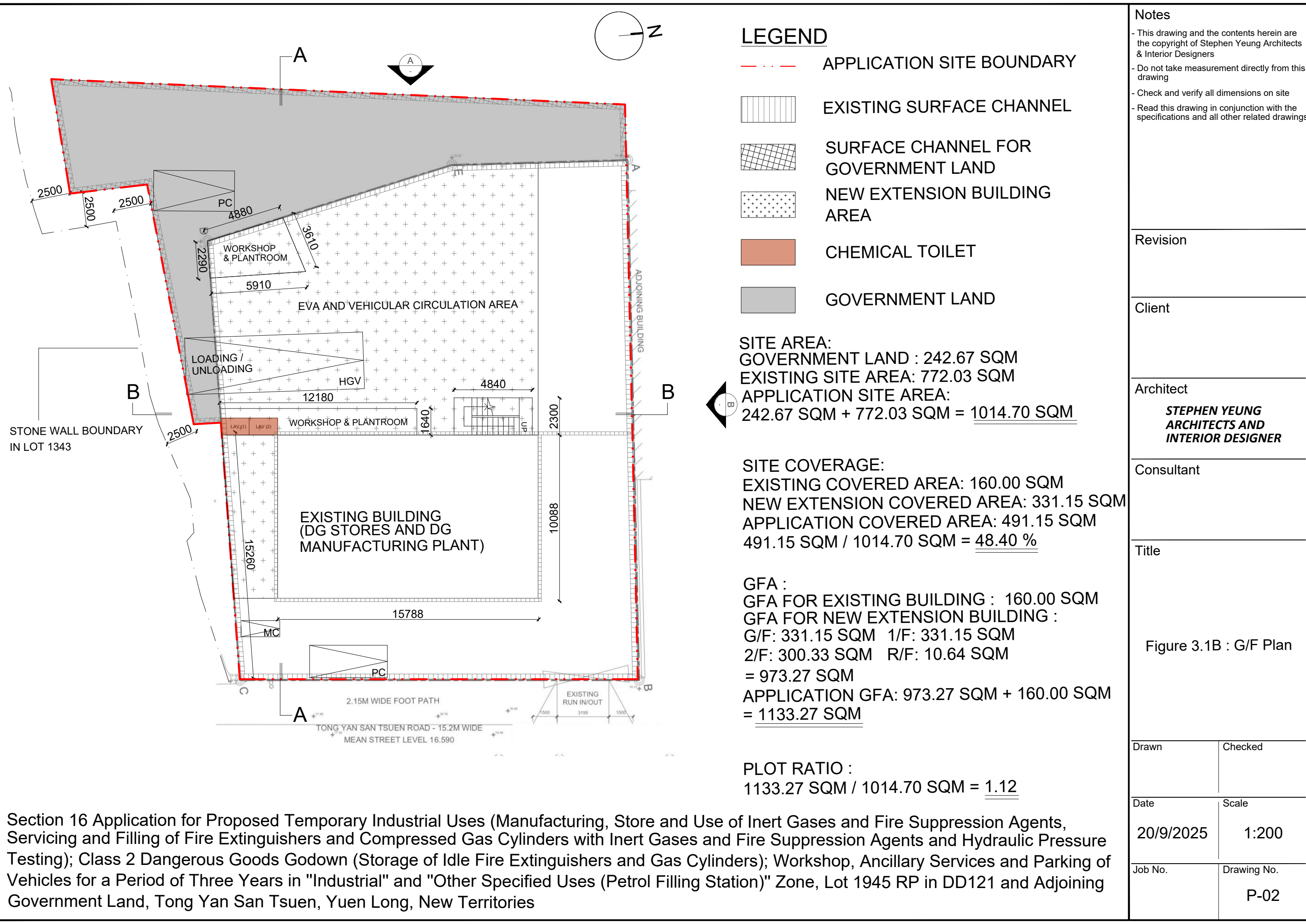
Consultant

Title

Figure 3.1A : Block Plan

Drawn	Checked
Date 8/9/2025	Scale 1:400
Job No.	Drawing No. P-01

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



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:
 $242.67 \text{ SQM} + 772.03 \text{ SQM} = 1014.70 \text{ SQM}$

SITE COVERAGE:
EXISTING COVERED AREA: 160.00 SQM
NEW EXTENSION COVERED AREA: 331.15 SQM
APPLICATION COVERED AREA: 491.15 SQM
 $491.15 \text{ SQM} / 1014.70 \text{ SQM} = 48.40 \%$

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: $973.27 \text{ SQM} + 160.00 \text{ SQM} = 1133.27 \text{ SQM}$

PLOT RATIO :
 $1133.27 \text{ SQM} / 1014.70 \text{ SQM} = 1.12$

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Revision

Client

Architect
STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER

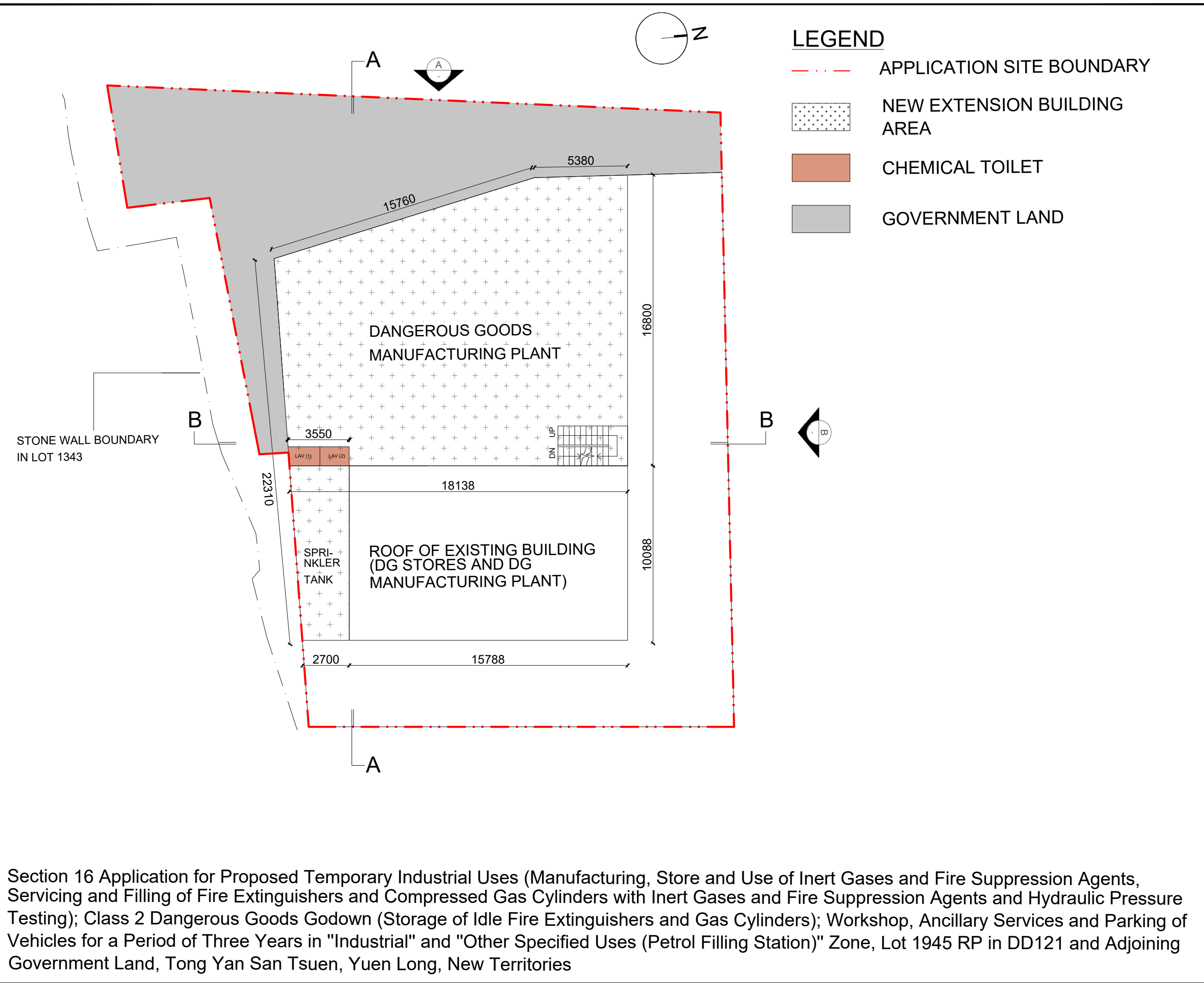
Consultant

Title

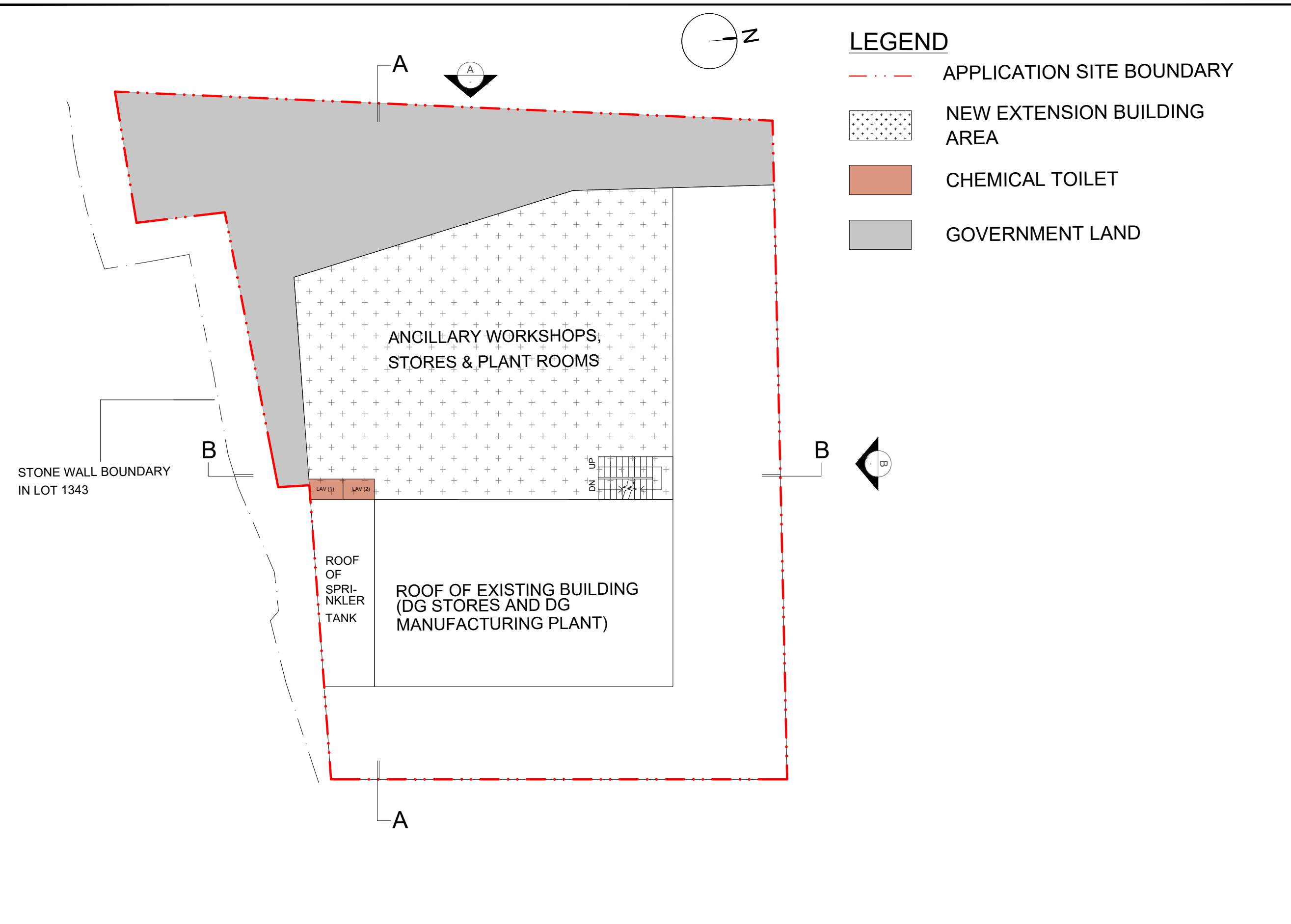
Figure 3.1B : G/F Plan

Drawn	Checked
Date 20/9/2025	Scale 1:200
Job No.	Drawing No. P-02

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

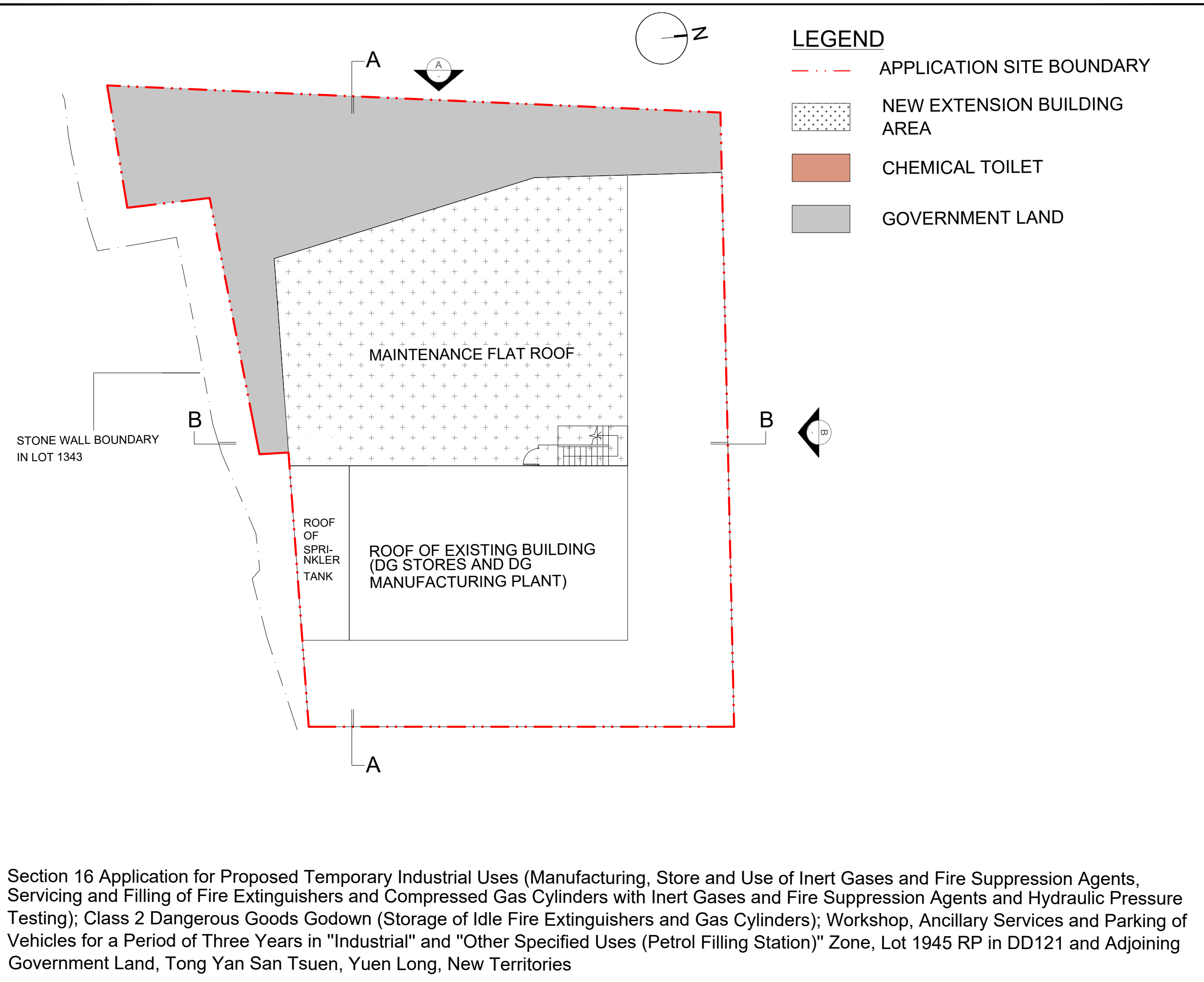


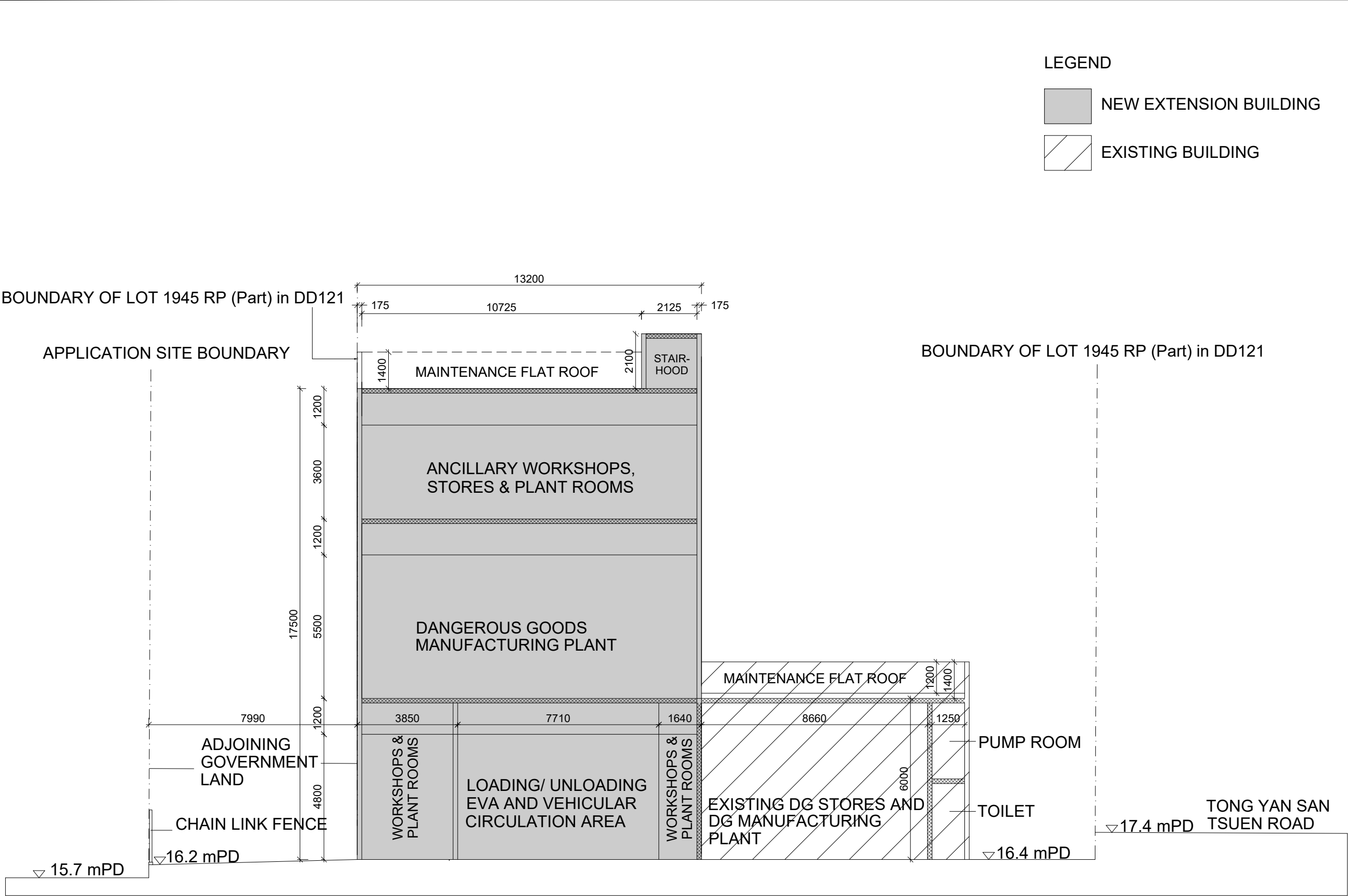
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Revision	
Client	
Architect STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER	
Consultant	
Title Figure 3.1C : 1/F Plan	
Drawn	Checked
Date 8/9/2025	Scale 1:200
Job No.	Drawing No. P-03



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Revision	
Client	
Architect STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER	
Consultant	
Title Figure 3.1D : 2/F Plan	
Drawn	Checked
Date 8/9/2025	Scale 1:200
Job No.	Drawing No. P-04

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





LEGEND

NEW EXTENSION BUILDING

EXISTING BUILDING

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Revision	
Client	
Architect STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER	
Consultant	
Title Figure 3.1F: Section A-A	
Drawn	Checked
Date 8/9/2025	Scale 1:150
Job No.	Drawing No. S-01

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

STONE WALL BOUNDARY
IN LOT 1343

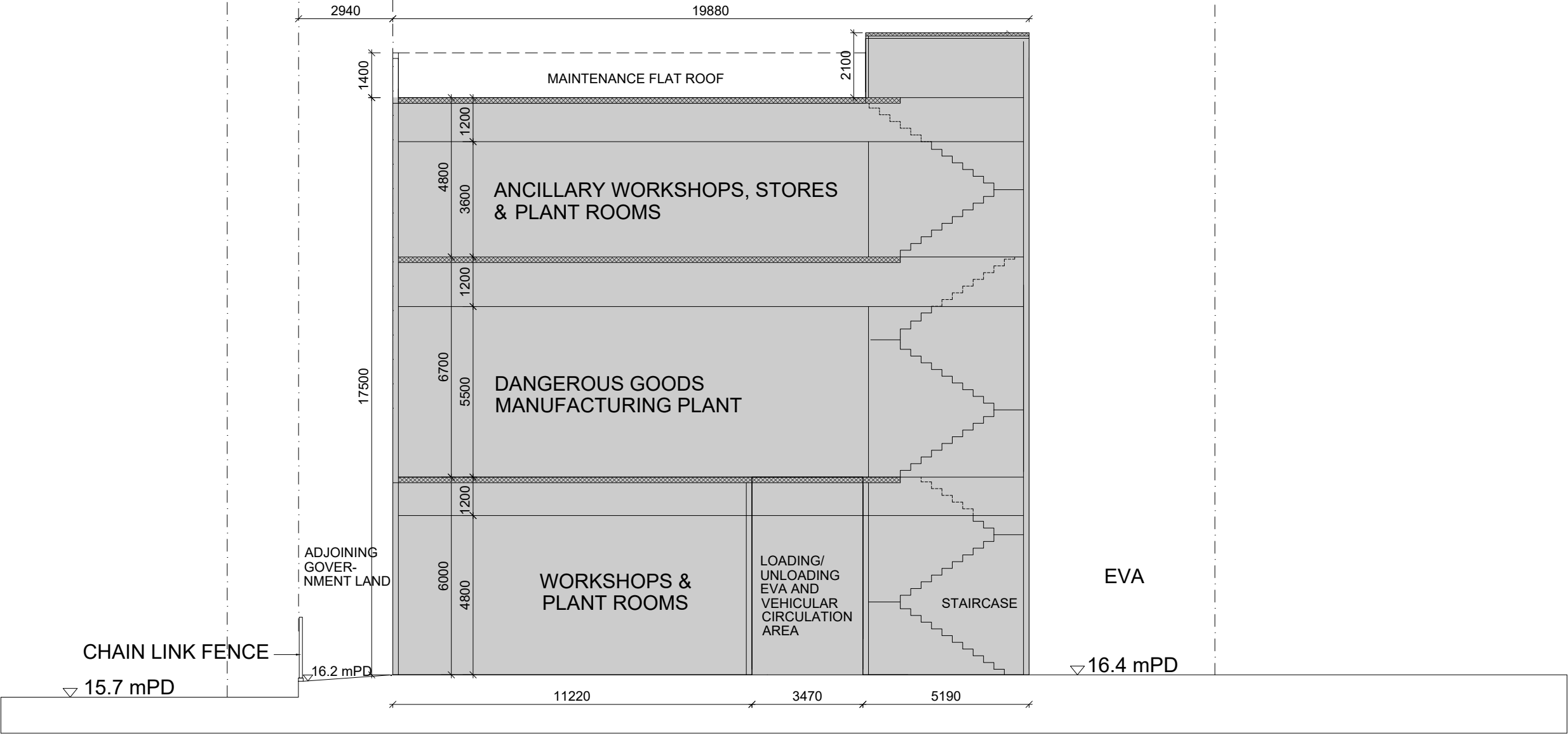
BOUNDARY OF LOT
1945 RP (Part) in DD121

APPLICATION
SITE BOUNDARY

LEGEND

NEW EXTENSION BUILDING

BOUNDARY OF LOT
1945 RP (Part) in DD121



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 - 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 3.1G: Section B-B

Drawn	Checked
Date 8/9/2025	Scale 1:150
Job No.	Drawing No. S-02

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

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- 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 3.1H:
ELEVATION A

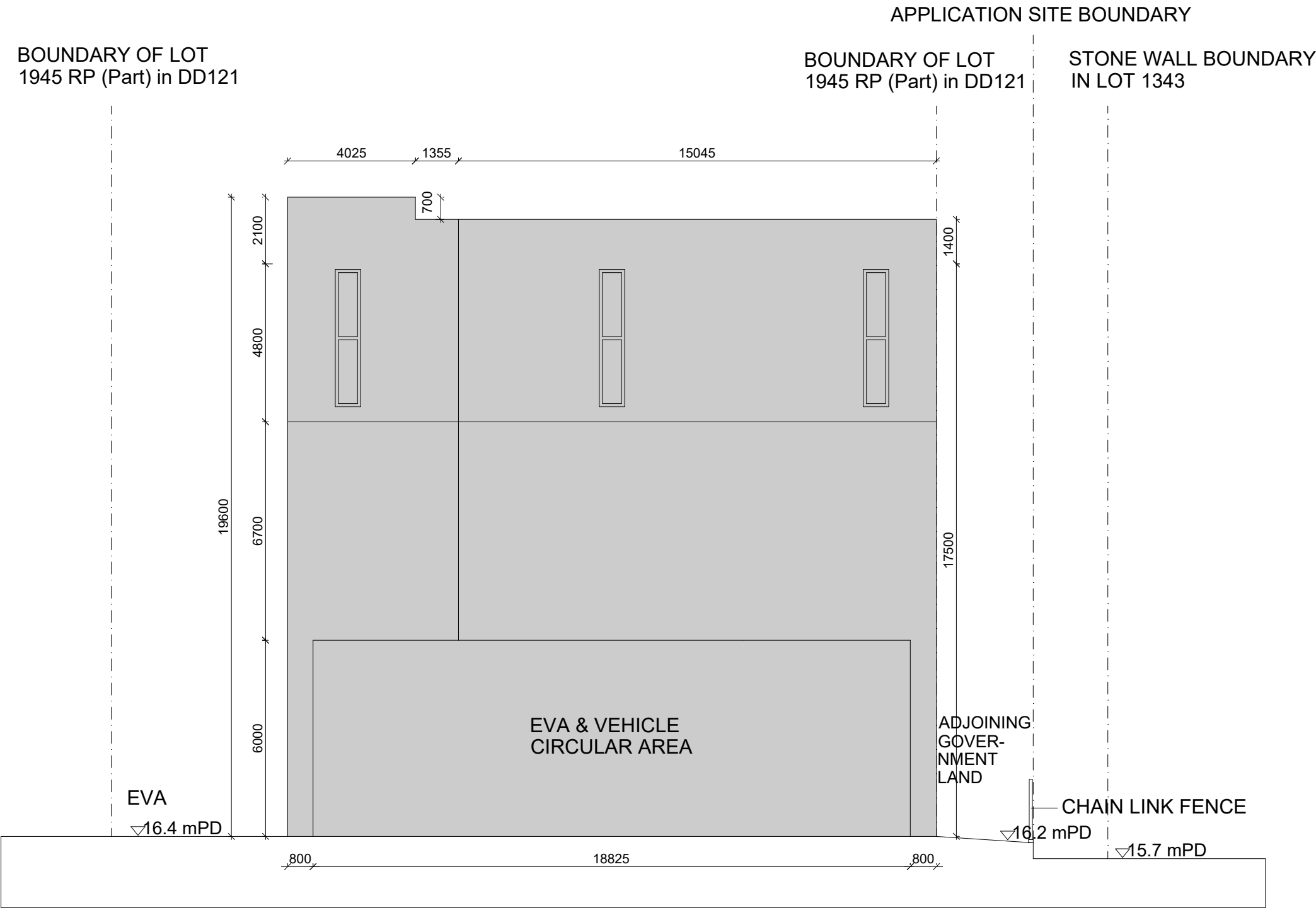
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Date	Scale
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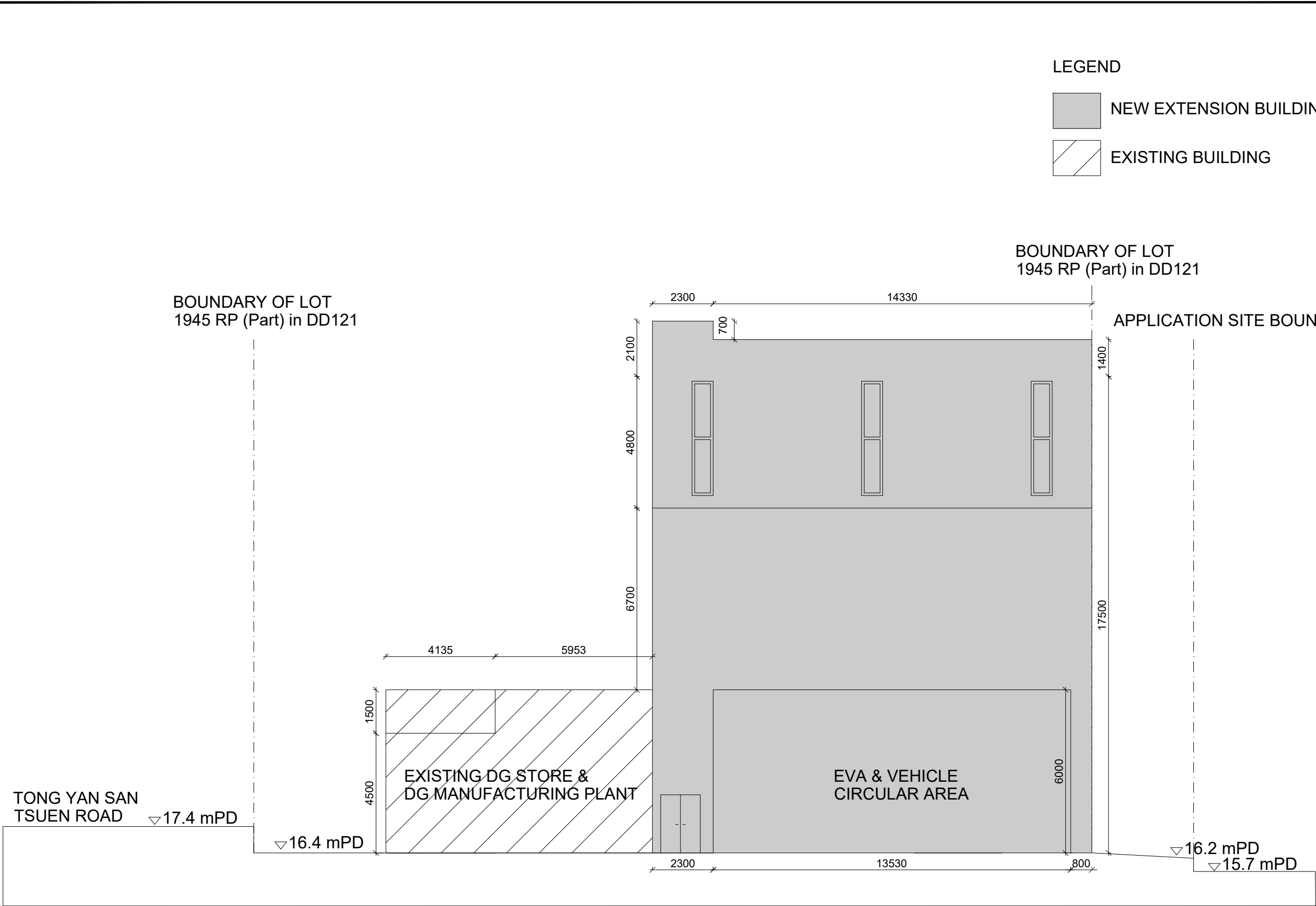
Job No.	Drawing No.
	E-01

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



LEGEND

NEW EXTENSION BUILDING

EXISTING BUILDING

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Revision
Client
Architect
STEPHEN YEUNG ARCHITECTS AND INTERIOR DESIGNER
Consultant

Title

Figure 3.1I:
ELEVATION B

Drawn	Checked
Date	Scale
8/9/2025	1:150
Job No.	Drawing No.
	E-02

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 : 10 November 2025
Our Ref. : PPCL/PLG/10190/L004

Town Planning Board Secretariat,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

By Email and Hand

Dear Sir/Madam,

Planning Application No. A/YL-TYST/1338

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

Submission of Further Information 1

We refer to the departmental comments received via the Tuen Mun and Yuen Long West District Planning Office (“DPO”) in respect of the captioned application and hereby submit 4 hardcopies of Further Information (“FI”) for the Town Planning Board’s consideration.

Please find appended the following documents for your onward processing:

- Responses to Departmental Comments
- **Annex 1** – Revised Traffic Study Report

In response to the comments from the DPO regarding the applied uses for the application, we would like to clarify that the proposed workshop and ancillary services under the application title should be subsumed under the applied ‘Industrial’ use. The proposed parking of vehicles is also an ancillary facility to the ‘Industrial’ use and the dangerous goods godown. Therefore, the application title shall be simplified as follows and the following title shall be used from now on:

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) and Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders) 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 above submissions do not result in a material change of the nature of the captioned application. Thus, this SI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

p.p. *Natalie*

Kennith Chan
Managing Director

Encl. As above
c.c. - The Applicant – by email
- Mr. Edwin Yeung (Town Plnr/Yuen Long W 2)



PLANPLUS 思顧
CONSULTANCY 雋問

**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) and Class 2 Dangerous Goods Godown
(Storage of Idle Fire Extinguishers and Gas Cylinders)
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**

Planning Application No. A/YL-TYST/1338

Further Information 1

November 2025

Reference : PPC-PLG-10190

Responses to Departmental Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from the Commissioner for Transport received on 4.11.2025		
1.	Please indicate the location of access for pedestrian.	The proposed access for the pedestrian (Workers / Staff) is shown on the drawing no.: J03008-003-002A at Annex 1 revised Traffic Study Report.
2.	There is existing lamp post located near to / at the proposed run-in/out area, which may obstruct the vehicles going to/from the proposed site. Please review.	Following approval of the captioned planning application by the Town Planning Board, detailed design submissions for the proposed run-in/out and the relocation of lamp post No. H4118 will be submitted to the District Office of the Highways Department and the Lighting Division for their respective approvals. Upon obtaining these approvals, the existing lamp post will be relocated to its designated location. The proposed relocation of the light post is shown on the drawing no.: J03008-003-002A at Annex 1 revised Traffic Study Report.
3.	The swept path for HGV and fire appliance at the vehicular access encroached into the adjacent lot and exceeded the proposed run-in/out area, please review.	Noted. The updated swept path analysis for HGV and fire appliance is shown on the drawing nos.: J03008-003-001.1A to 001.5A at Annex 1 revised Traffic Study Report.
4.	Drawing No. J03008-003-001.4 - swept path for HGV crash with the workshop & plantroom, please review.	Noted. The updated swept path analysis for HGV is shown on the drawing nos.: J03008-003-001.4A at Annex 1 revised Traffic Study Report.

Annex 1

Revised Traffic Study Report

Traffic Study Report

Reference: J03008-R01-03

Date: November 2025



AMG CONSULTANCY LIMITED

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Drawing No.

J03008-003-001A

J03008-003-001.1A to 1.4A

J03008-003-001.5A

J03008-003-001.6A to 1.13A

J03008-003-002A

J03008-003-003A

Site Location

Swept Path Analysis for Heavy Goods Vehicle

Swept Path Analysis for Fire Appliance (11.7m Long)

Swept Path Analysis for Private Car

Proposed Vehicular Run-in/out Arrangement

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 (part) 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") 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 (part) and adjoining government land in DD121, Tong Yan San Tsuen, Yuen Long "The Site", which is shown in Drawing no.: **J03008-003-001A**.

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 1133.27m 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 48.40%
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: 1133.27m ²	<u>Parking Spaces</u> Private Car: 1 per 600-750m² GFA $\cong 1-2$ Motorcycle: 5 to 10% of total PC parking $\cong 1$ <u>Loading / unloading</u> Goods Vehicle: 1 per 1000-1200m² of 50% of GFA $\cong 1$	<u>Parking Spaces</u> Private Car: 2 Motorcycle: 1 <u>Loading / unloading</u> 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.: J03008-003-002A**.

As depicted in **Drawing no.: J03008-003-001.1A to 001.13A**, 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.: J03008-003-003A**, 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 construction of the proposed run-in/out, the existing lamp post No. H4118 will be affected. Subject to the approval of this planning application, the applicant will proceed with the necessary arrangements for its relocation.

5 Summary and Conclusion

5.1 Summary

The applicant intends to apply for planning permission to redevelop the Application Site at Lot 1945 RP (part) and adjoining government land in DD121, 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") on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) no. S/YL_TYST/14. According to the Notes for the "I" Zone, although the proposed work of the development could be regarded as 'industrial' use (not elsewhere specified)', which is always permitted.

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:

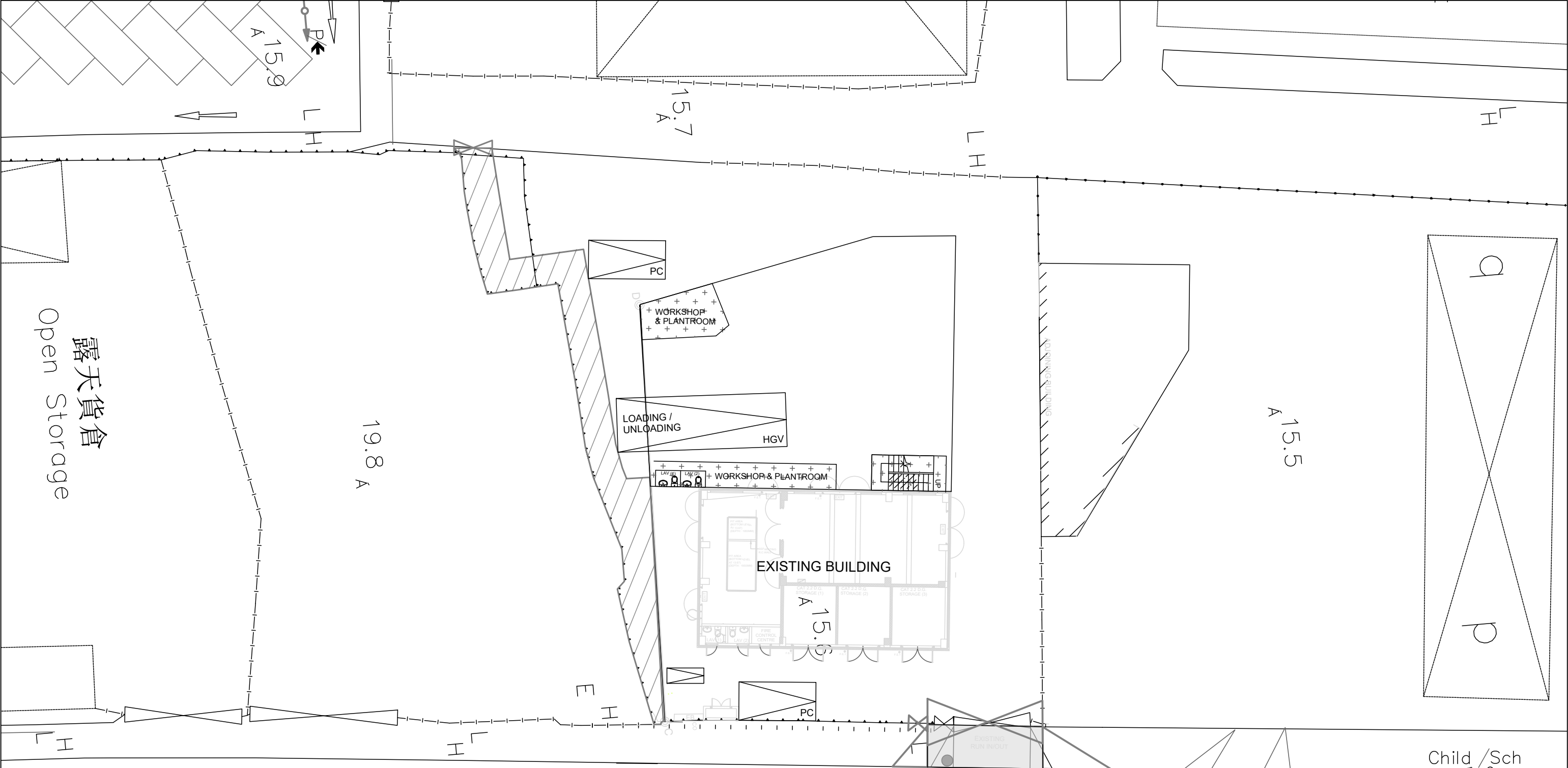
- (i) 2 no. of private car parking space@2.5m(W) x 5.0m(L) x 2.4m(H),
- (ii) 1 no. of motorcycle parking space@1.0m (W) x 2.4m(L) x Min. 2.4m (H),
- and
- (iii) 1 no. of Heavy Goods Vehicle loading/unloading bay@3.5m(W) x 11.0m(L) x 4.7m(H).

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



TONG YAN SAN TSUEN ROAD

16.4 A

20.0 A

LEGEND

LOADING AND UNLOADING SPACE FOR HGV

PRIVATE CAR SPACE

MOTORCYCLE SPACE

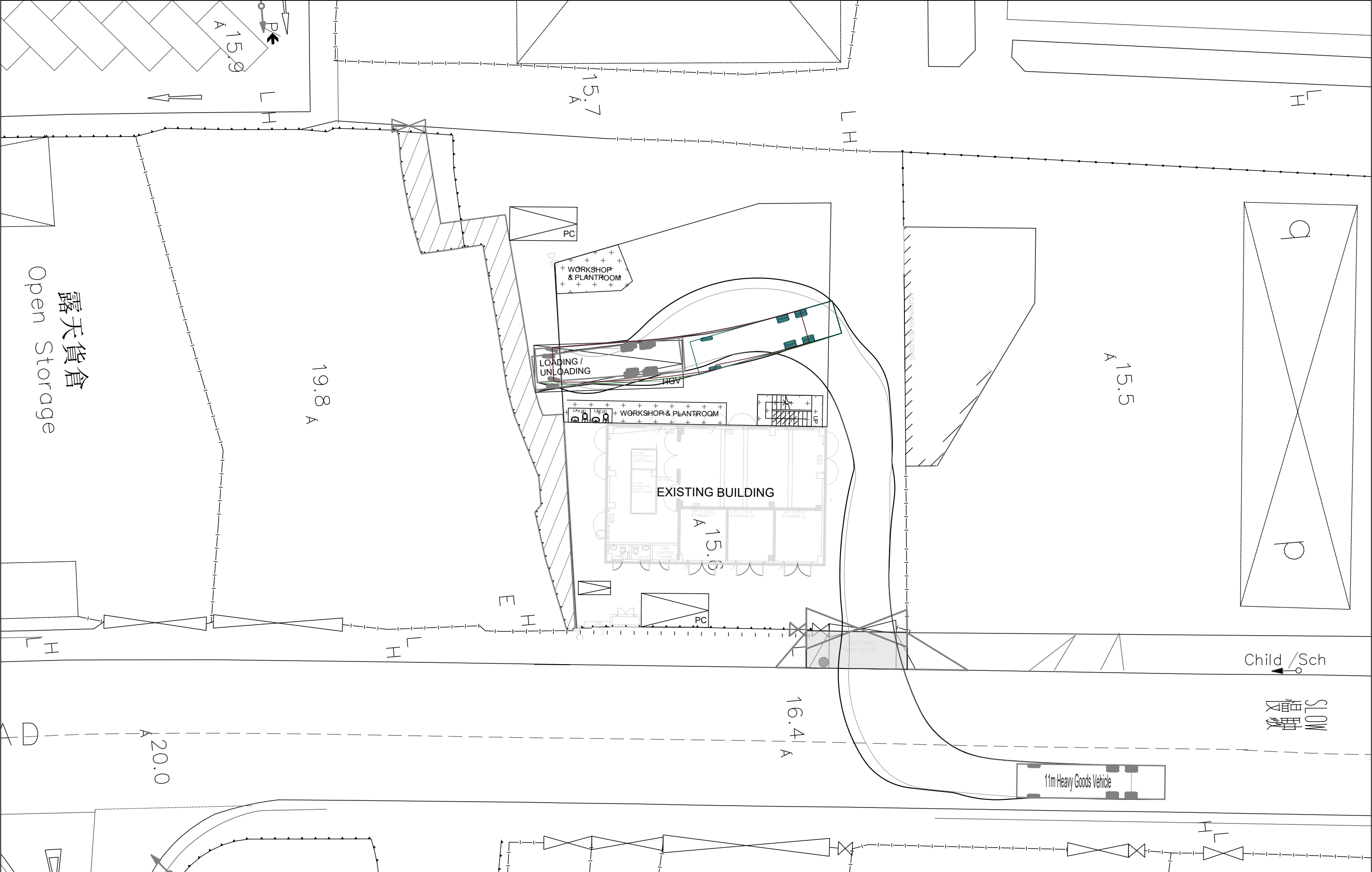
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慢車 停泊區

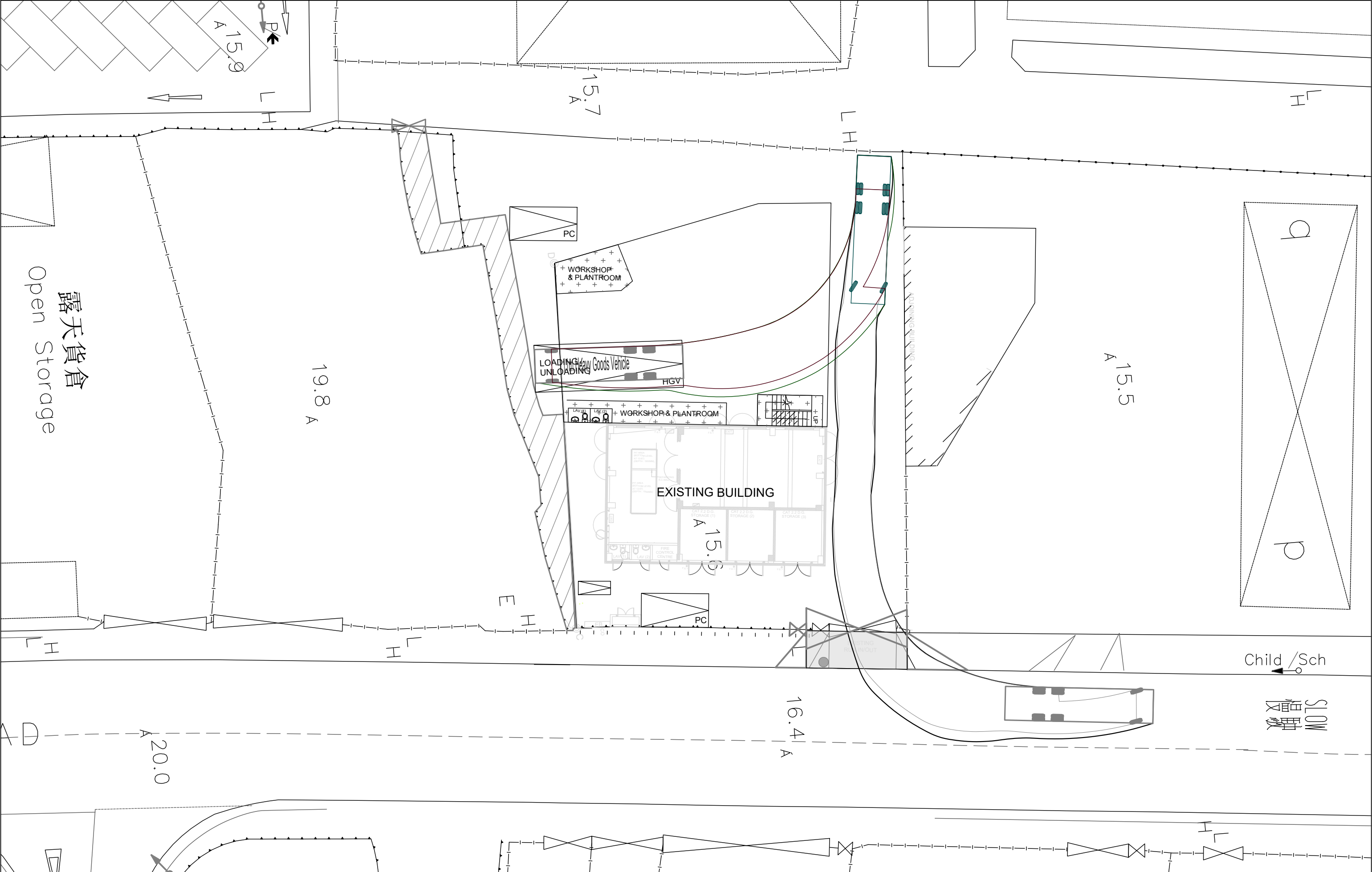
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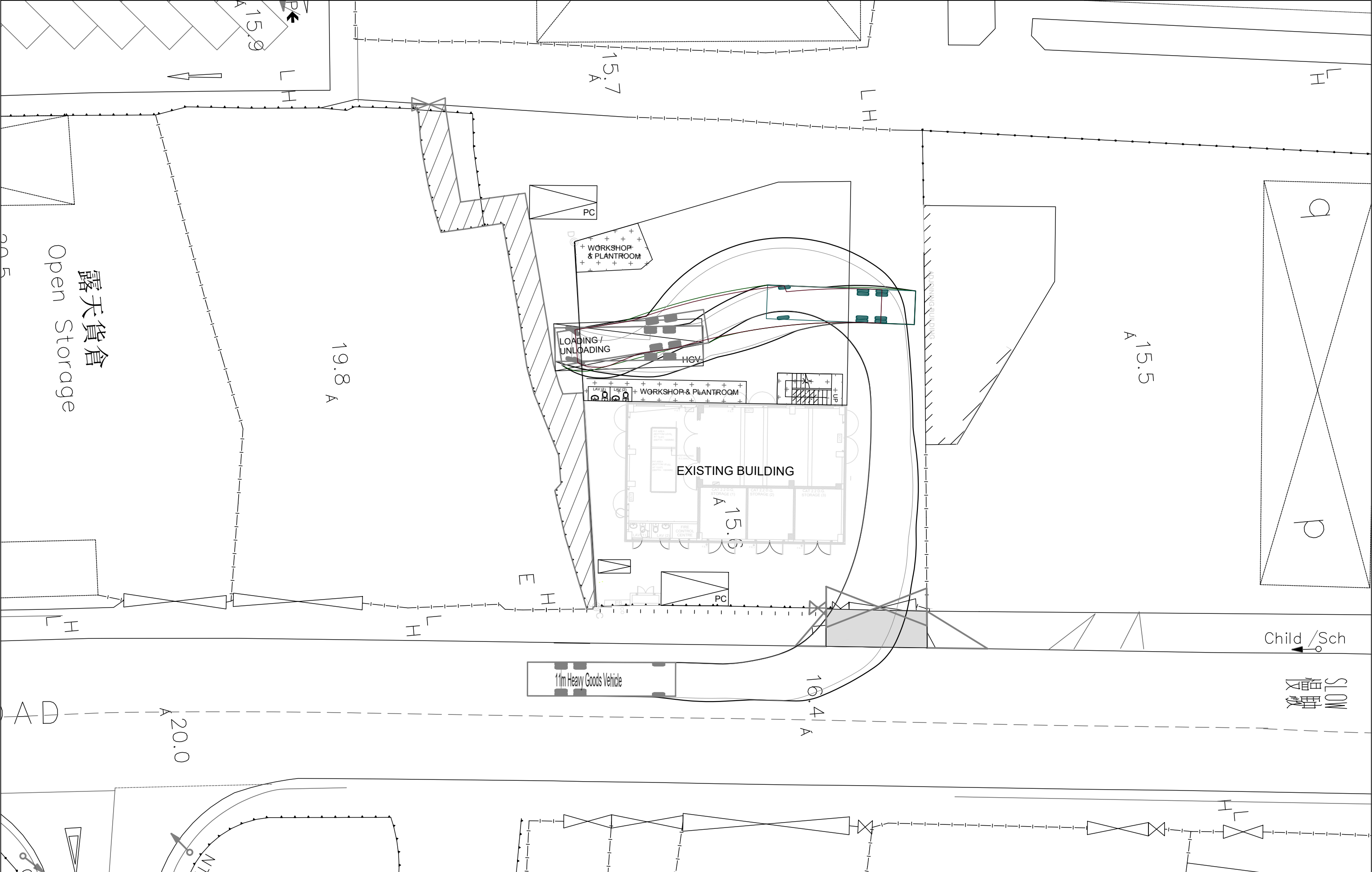
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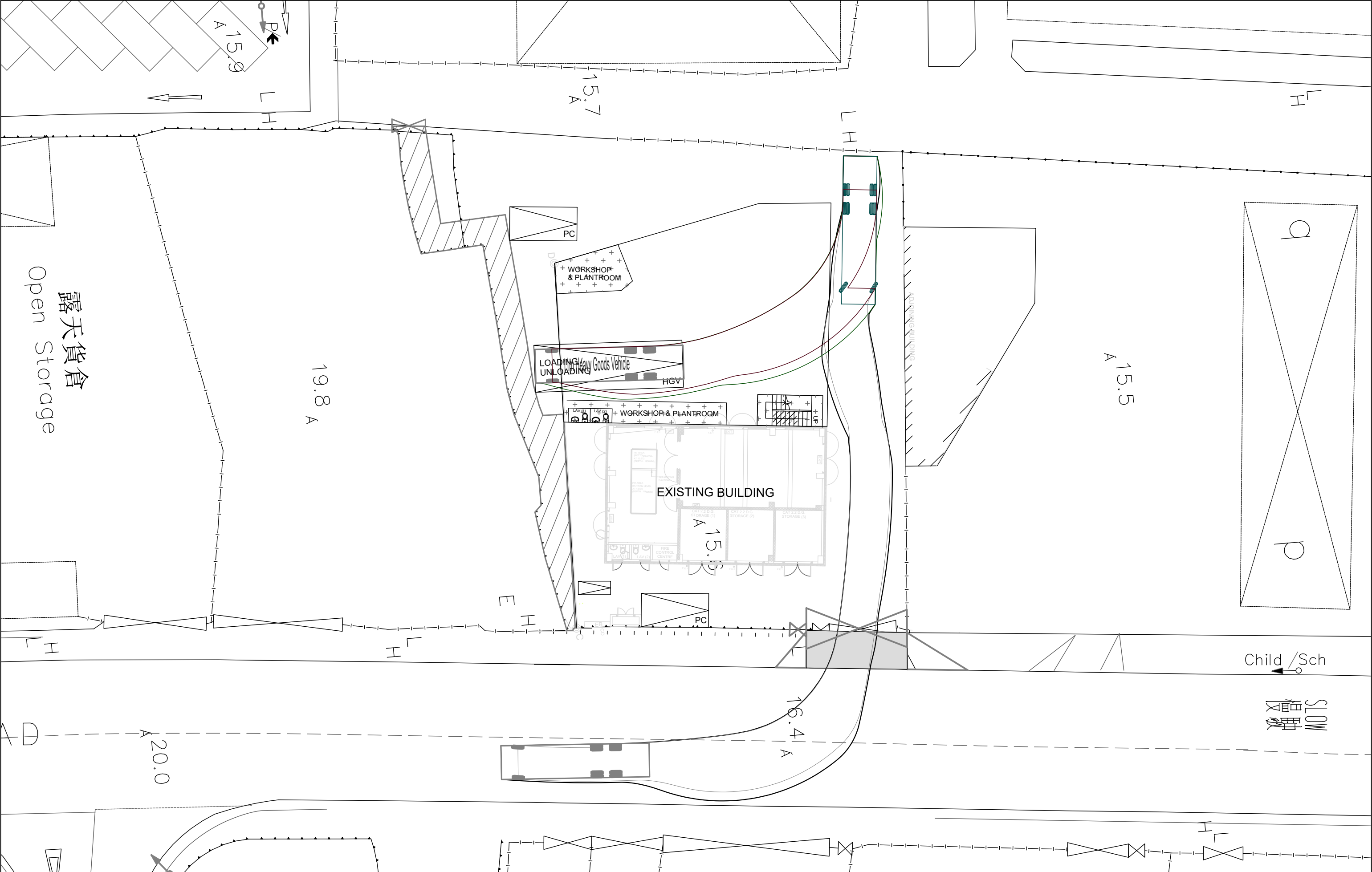
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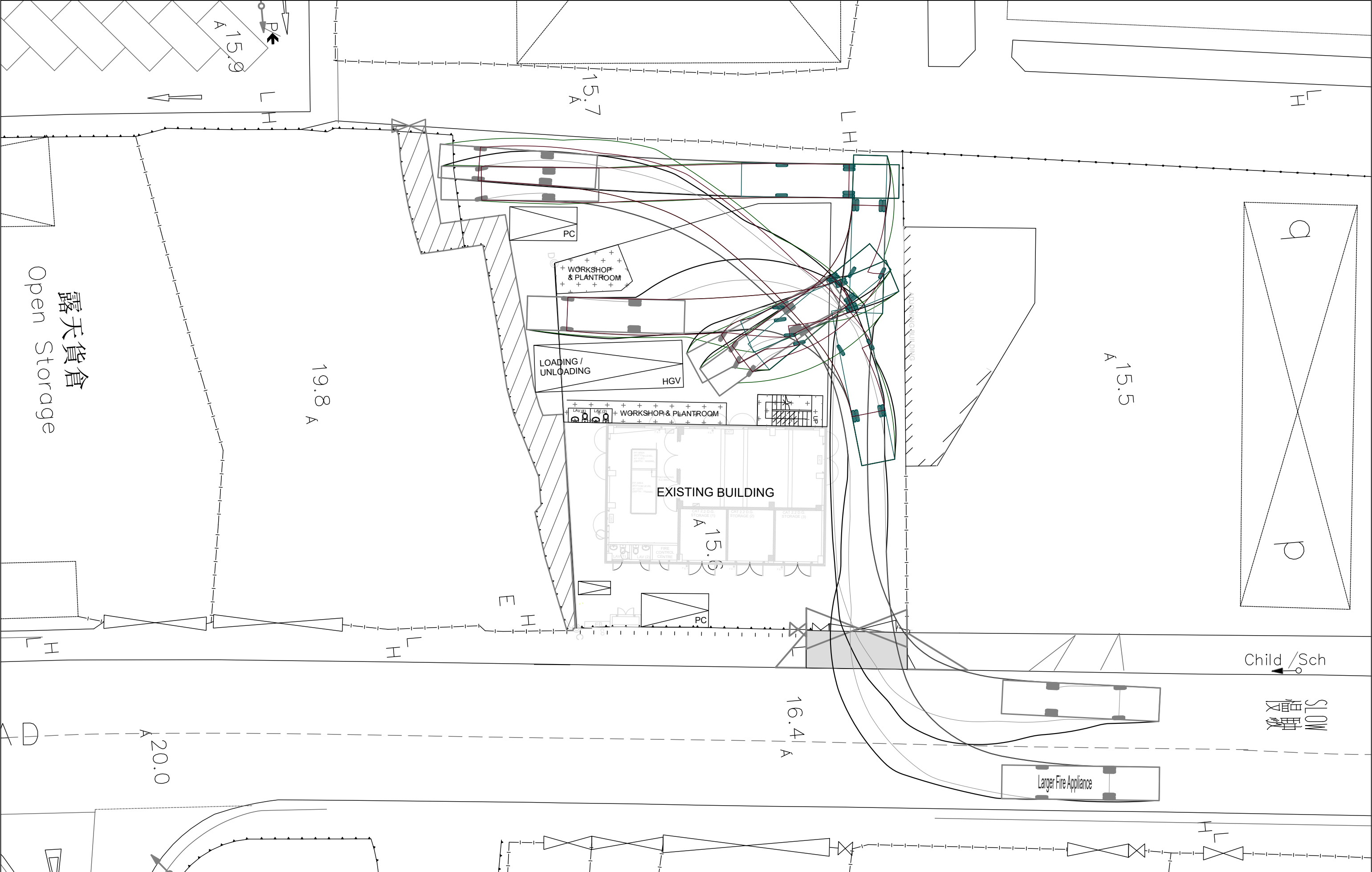
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	SWEPT PATH ANALYSIS FOR HEAVY GOODS VEHICLE	J03008					



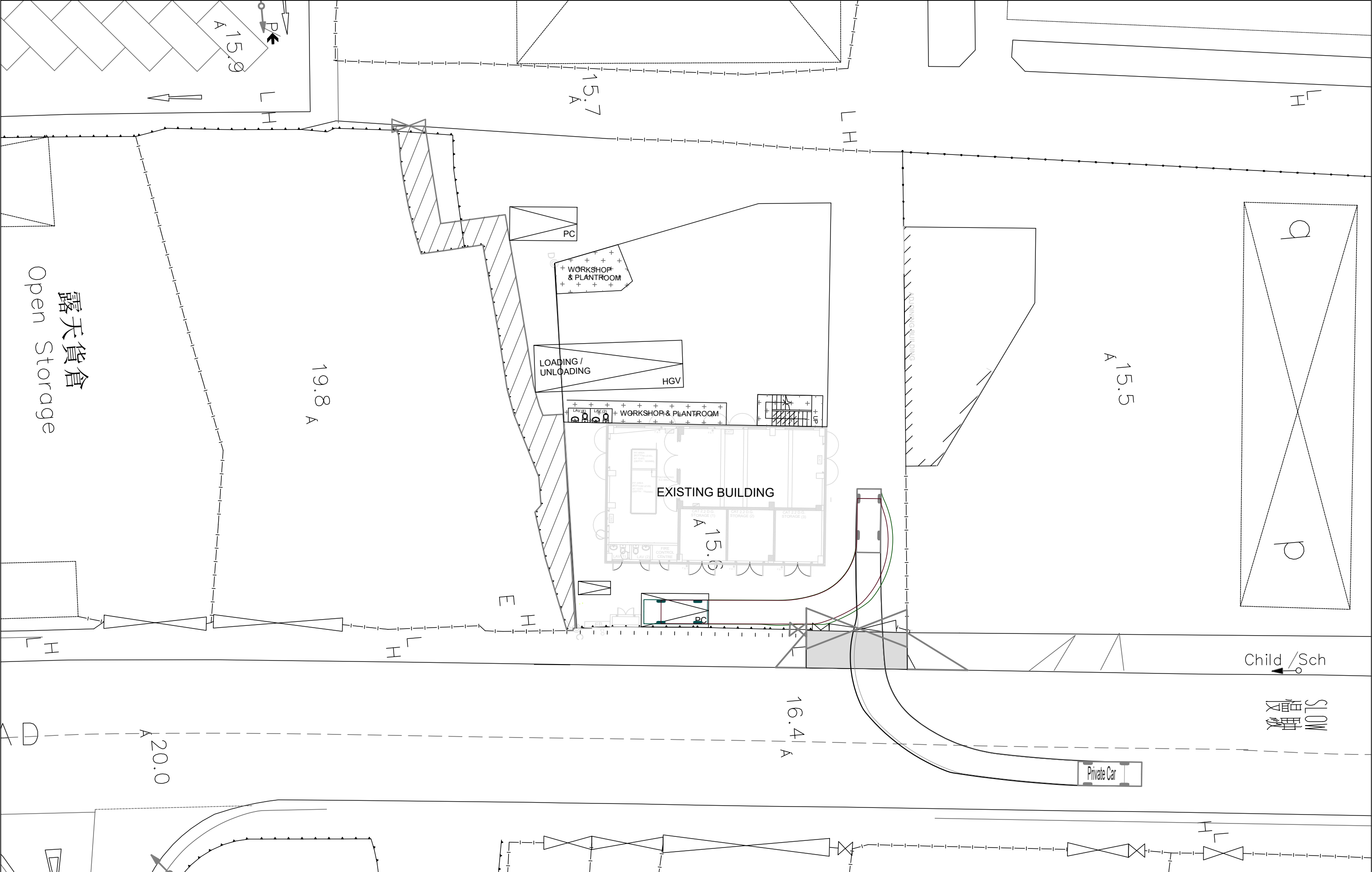
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SWEPT PATH ANALYSIS FOR HEAVY GOODS VEHICLE	J03008						



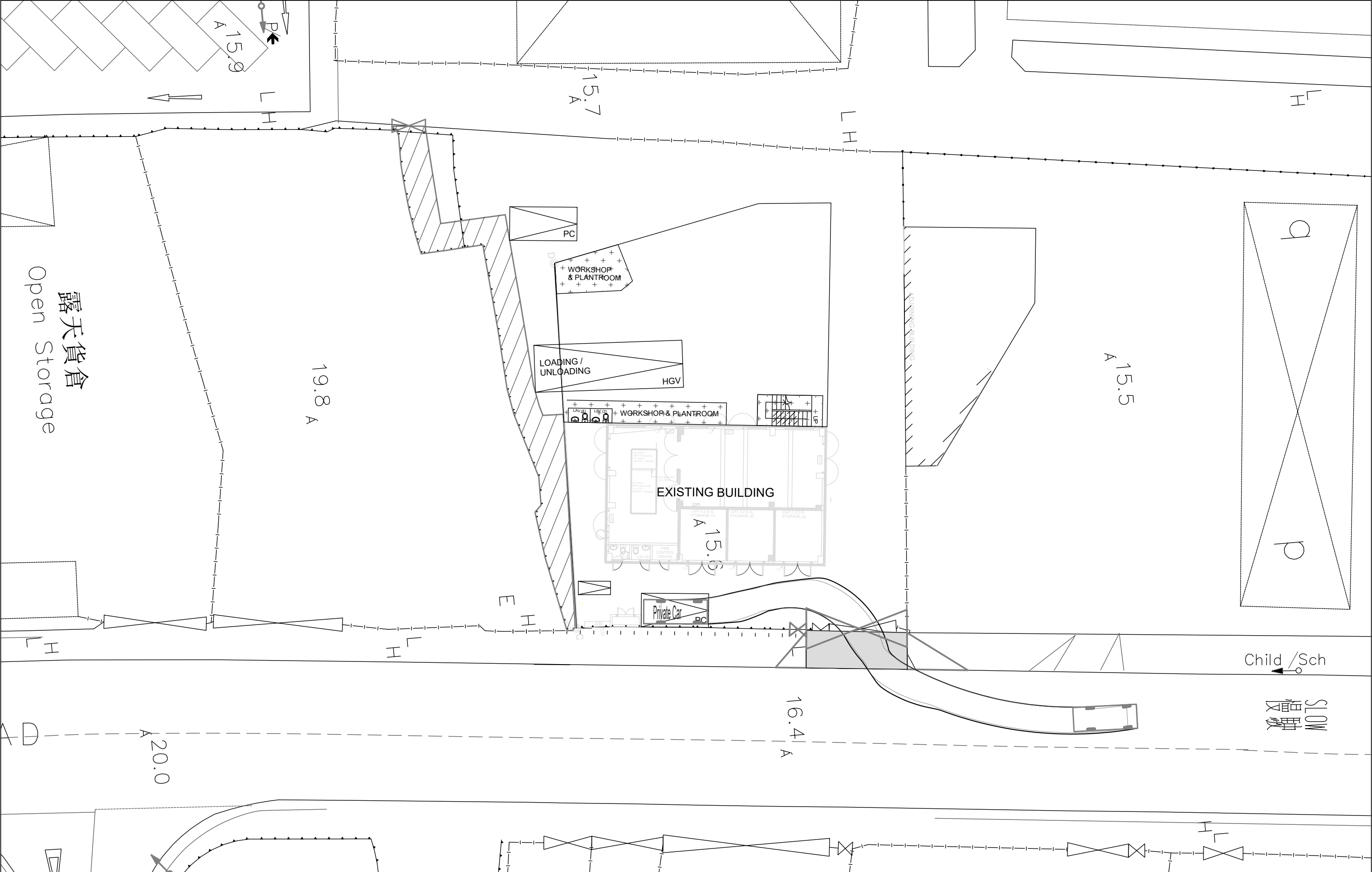
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	DRAWING TITLE :	SWEPT PATH ANALYSIS FOR HEAVY GOODS VEHICLE	PROJECT NO. :	J03008	A	1st AMENDMENT	NOV 2025	DRAWING NO. :	J03008-003-001.4A



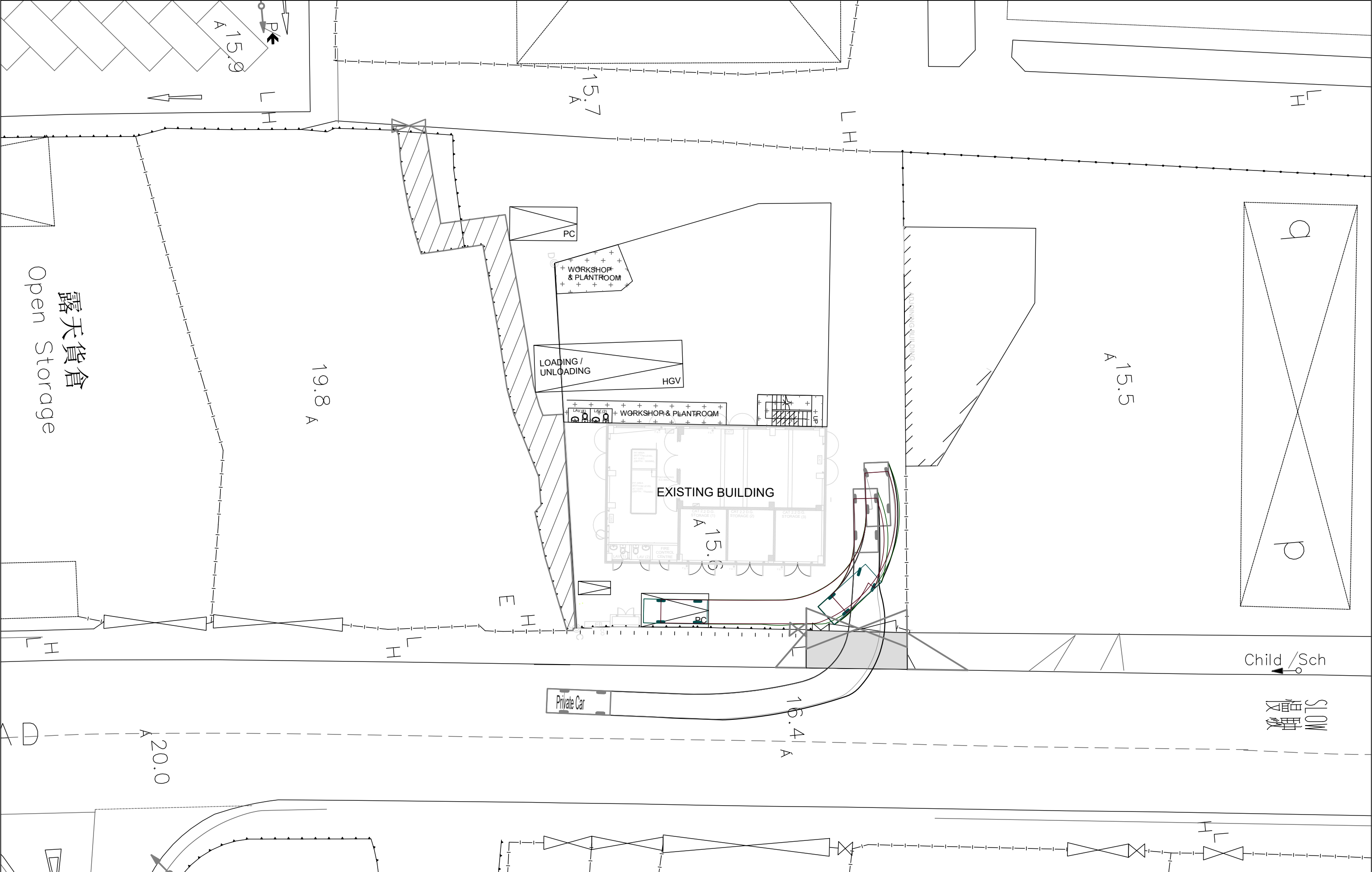
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			-	FIRST SUBMISSION	JULY 2025	NOV 2025	N.T.S
	DRAWING TITLE : SWEPT PATH ANALYSIS FOR FIRE APPLIANCE (11.7m LONG)	PROJECT NO. : J03008	A	1st AMENDMENT	NOV 2025	DRAWING NO. : J03008-003-001.5A	



TRAFFIC CONSULTANT :  AMG CONSULTANCY LIMITED	PROJECT TITLE :	PLAN I.D. :	REV. :	DESCRIPTION :	DATE :	DRAWING DATE :	SCALE :
	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	NOV 2025	N.T.S
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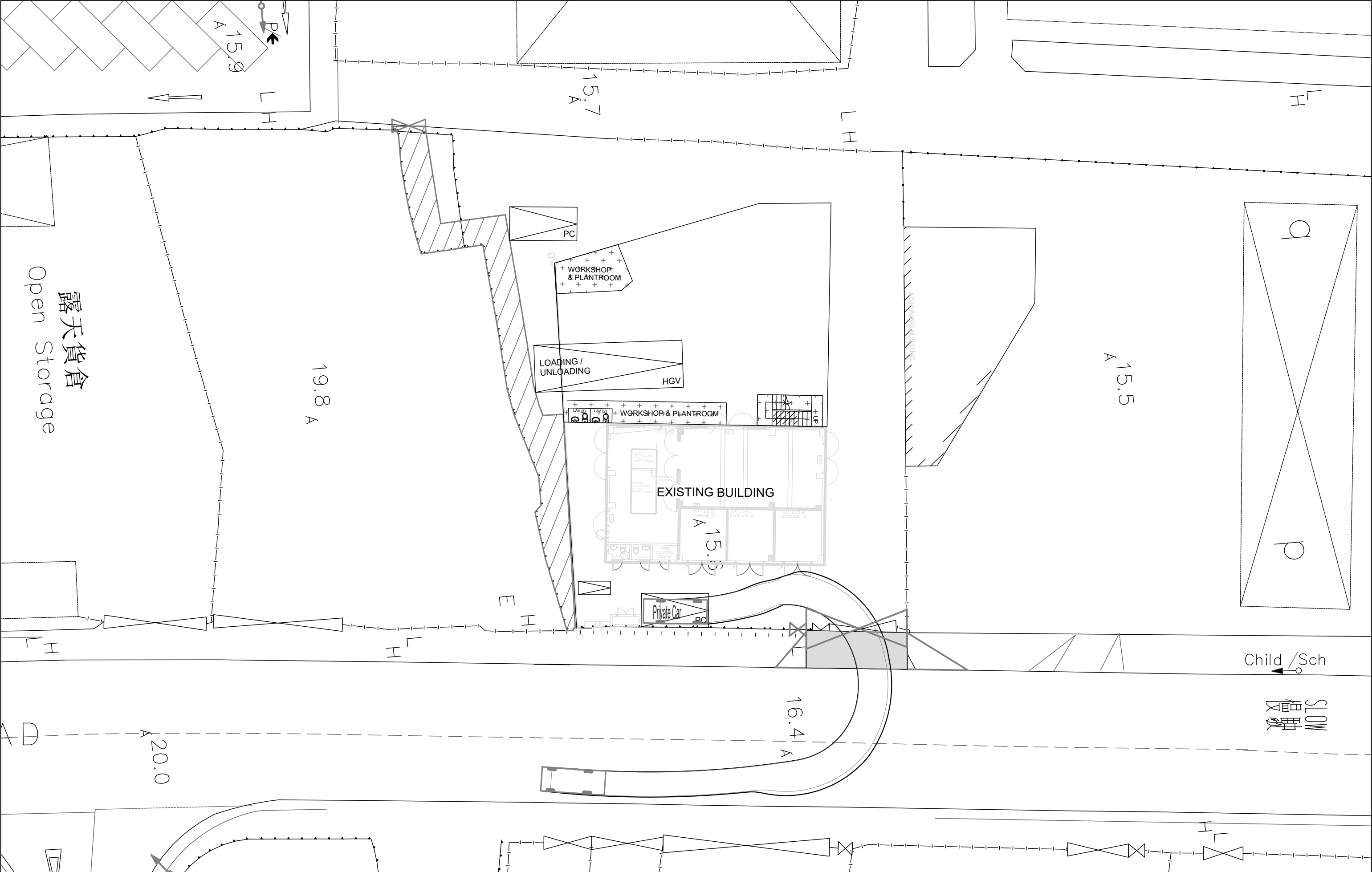


TRAFFIC CONSULTANT :  AMG CONSULTANCY LIMITED	PROJECT TITLE : Section 16 Planning Application for temporary permission of three years at Lot 1945 RP in DD121 and adjoining government land, Tong Yan San Tsuen, Yuen Long, New Territories	PLAN I.D. :	REV. :	DESCRIPTION :	DATE :	DRAWING DATE :	SCALE :
	DRAWING TITLE : SWEPT PATH ANALYSIS FOR PRIVATE CAR	PROJECT NO. : J03008	-	FIRST SUBMISSION	JULY 2025	NOV 2025	N.T.S
			A	1st AMENDMENT	NOV 2025	DRAWING NO. : J03008-003-001.7A	

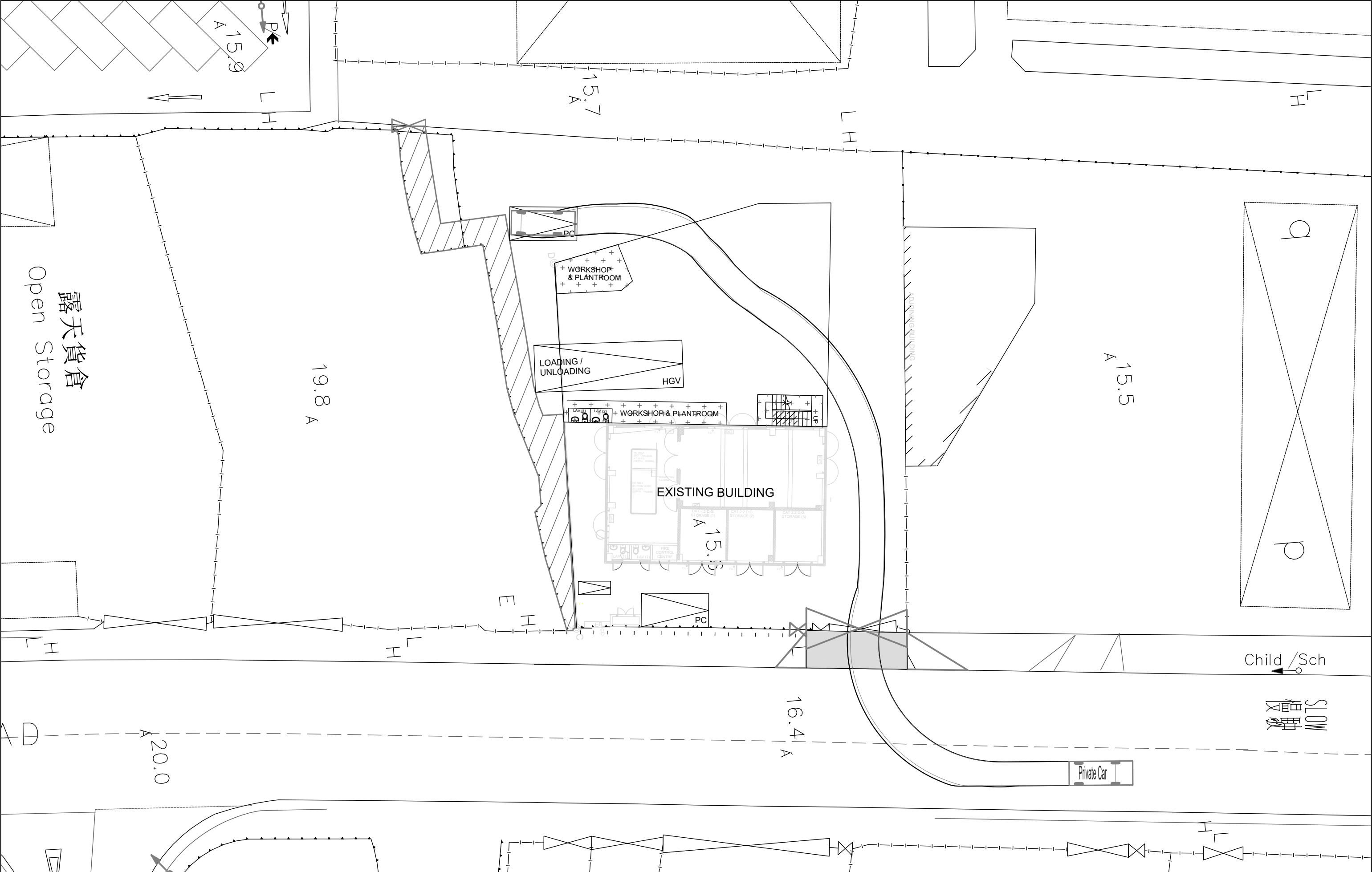


TRAFFIC CONSULTANT :  AMG CONSULTANCY LIMITED	PROJECT TITLE :	PLAN I.D. :	REV. :	DESCRIPTION :	DATE :	DRAWING DATE :	SCALE :
	Section 16 Planning Application for temporary permission of three years at Lot 1945 RP in DD121 and adjoining government land, Tong Yan San Tsuen, Yuen Long, New Territories		-	FIRST SUBMISSION	JULY 2025	NOV 2025	N.T.S
			A	1st AMENDMENT	NOV 2025	DRAWING NO. : J03008-003-001.8A	
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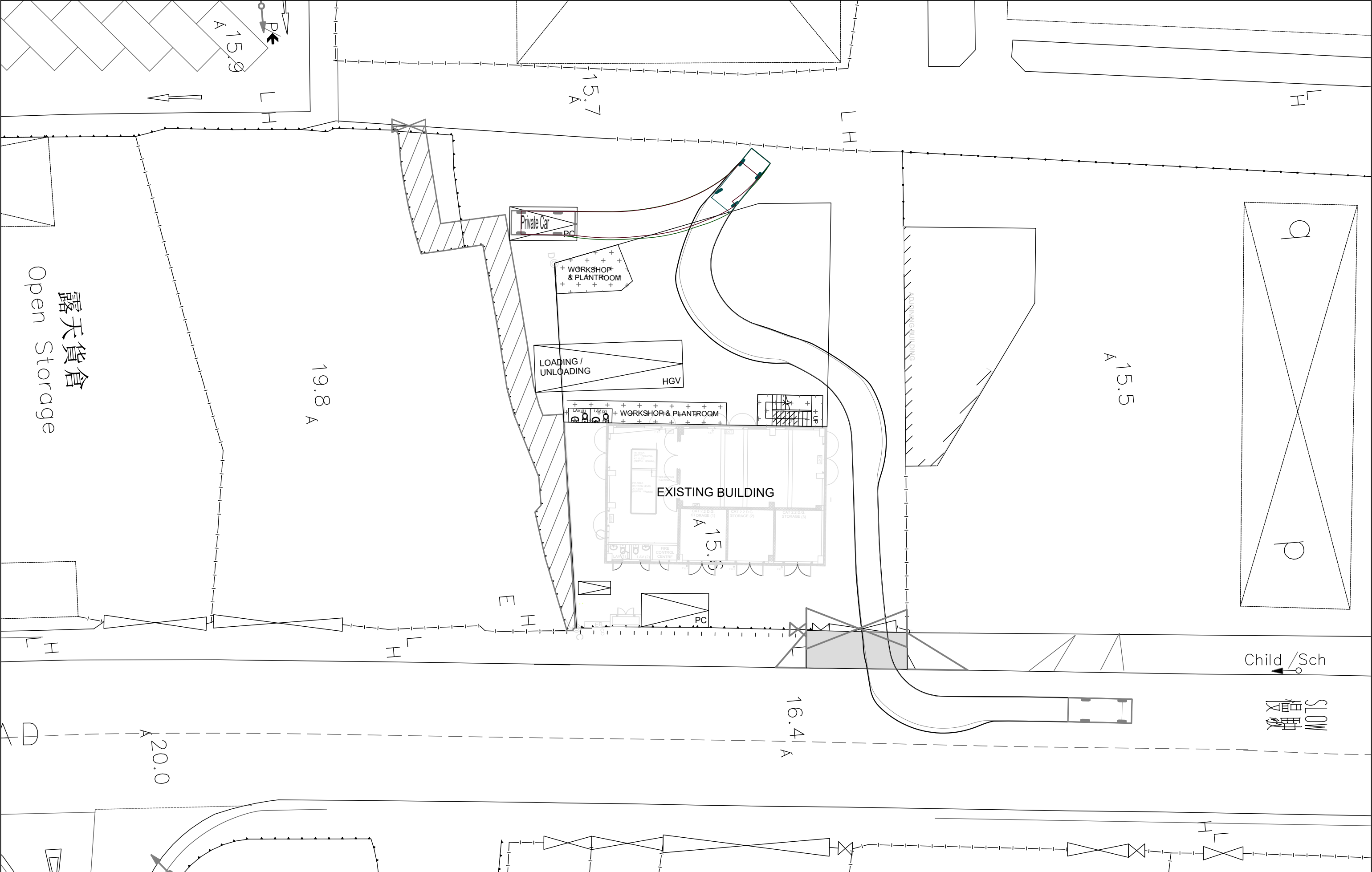
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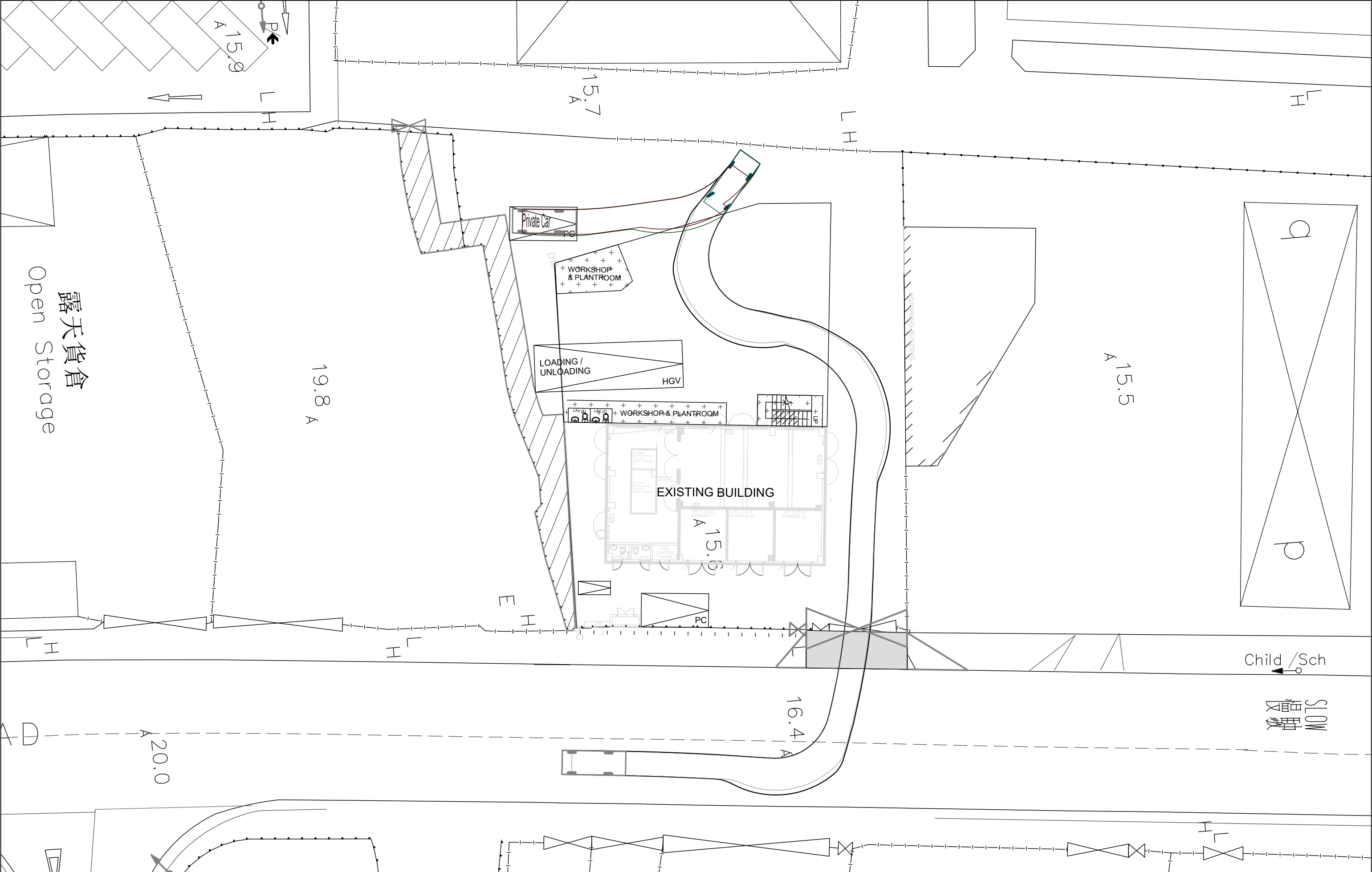
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	Section 16 Planning Application for temporary permission of three years at Lot 1945 RP in DD121 and adjoining government land, Tong Yan San Tsuen, Yuen Long, New Territories		-	FIRST SUBMISSION	JULY 2025	NOV 2025	N.T.S
			A	1st AMENDMENT	NOV 2025	DRAWING NO. : J03008-003-001.9A	
DRAWING TITLE :	PROJECT NO. :						
SWEPT PATH ANALYSIS FOR PRIVATE CAR	J03008						



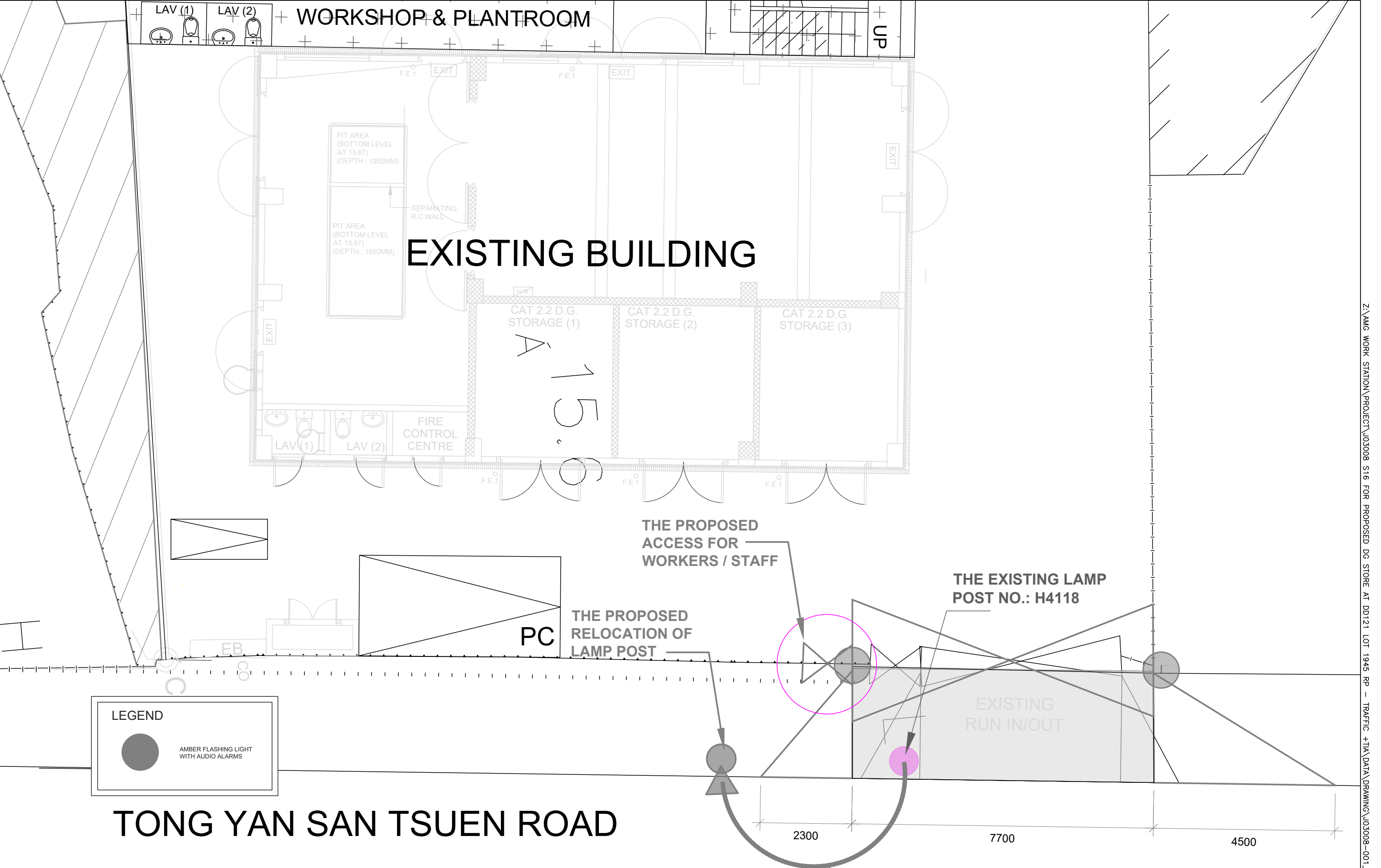
TRAFFIC CONSULTANT :  AMG CONSULTANCY LIMITED	PROJECT TITLE :		PLAN I.D. :	REV. :	DESCRIPTION :	DATE :	DRAWING DATE :	SCALE :	
	Section 16 Planning Application for temporary permission of three years at Lot 1945 RP in DD121 and adjoining government land, Tong Yan San Tsuen, Yuen Long, New Territories			-	FIRST SUBMISSION	JULY 2025	NOV 2025	N.T.S	
	DRAWING TITLE :	SWEPT PATH ANALYSIS FOR PRIVATE CAR	PROJECT NO. :	J03008	A	1st AMENDMENT	NOV 2025	DRAWING NO. :	J03008-003-001.10A



TRAFFIC CONSULTANT : 	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. : - A	DESCRIPTION : FIRST SUBMISSION	DATE : JULY 2025	DRAWING DATE : NOV 2025	SCALE : N.T.S
				1st AMENDMENT	NOV 2025	DRAWING NO. : J03008-003-001.11A	
	DRAWING TITLE : SWEPT PATH ANALYSIS FOR PRIVATE CAR	PROJECT NO. : J03008					



TRAFFIC CONSULTANT :  AMG CONSULTANCY LIMITED	PROJECT TITLE :		PLAN I.D. :	REV. :	DESCRIPTION :	DATE :	DRAWING DATE :	SCALE :	
	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	NOV 2025	N.T.S	
	DRAWING TITLE :	SWEPT PATH ANALYSIS FOR PRIVATE CAR	PROJECT NO. :	J03008	A	1st AMENDMENT	NOV 2025	DRAWING NO. :	J03008-003-001.13A



TRAFFIC CONSULTANT : 	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. : PROJECT NO. : J03008	REV. : -	DESCRIPTION : FIRST SUBMISSION	DATE : JULY 2025	DRAWING DATE : NOV 2025	SCALE : N.T.S
			A	1st AMENDMENT	NOV 2025	DRAWING NO. : J03008-003-002A	
	DRAWING TITLE : PROPOSED VEHICULAR RUN-IN / OUT ARRANGEMENT						

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TRAFFIC CONSULTANT :  AMG CONSULTANCY LIMITED	PROJECT TITLE :	PLAN I.D. :	REV. :	DESCRIPTION :	DATE :	DRAWING DATE :	SCALE :		
	DRAWING TITLE :		PROJECT NO. :	-	FIRST SUBMISSION	JULY 2025	NOV 2025	N.T.S	
				A	1st AMENDMENT	NOV 2025			
		ASSESSMENT OF THE VISIBILITY DISTANCE FROM THE PROPOSED SCHEME		J03008				DRAWING NO. :	J03008-003-003A

Date : 17 November 2025
Our Ref. : PPCL/PLG/10190/L005

Town Planning Board Secretariat,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

By Email and Hand

Dear Sir/Madam,

Planning Application No. A/YL-TYST/1338

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

Submission of Further Information 2

We refer to the comments from Chief Engineer/Mainland North of the Drainage Services Department (“DSD”) received via email from the Tuen Mun and Yuen Long West District Planning Office (“DPO”) dated November 14, 2025.

In response to the DSD's comments and considering that a chemical toilet will be utilized for the proposed temporary use, we would like to clarify that the proposed temporary use will not generate any sewage. Therefore, a connection to the public sewerage system for discharging foul water is not required. Consequently, the Applicant hereby withdraws the Foul Water Assessment appended to the Planning Statement, while retaining the stormwater assessment.

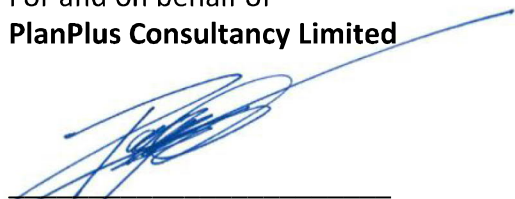
Additionally, we wish to clarify that the Applicant is a tenant/operator of several sites in DD121 that are affected by the Yuen Long South development (Phase 1). These sites include, but not limited to, Lot 1092 S.B ss.7 RP (about 469.8 m²), Lot 2008 S.M RP (about 683.6 m²) and Lot 1105 RP (about 351 m²), totalling about 1,504.4 m². The combined area of all the affected site is comparable to the site area of the current application. We would like to emphasize that the resumed Lot 1105 RP in D.D. 121 was previously occupied by the Applicant's dangerous goods godown and manufacturing facility, which is similar in use to the current application.

Furthermore, a 2.2-meter high chain link fence will be erected along the western and southern boundaries of the application site. There is an existing concrete wall along the northern boundary adjacent to the petrol station, and a corrugated metal wall along the eastern boundary facing Tong Yan San Tsuen Road. Therefore, additional fencing along the northern and eastern boundaries is unnecessary.

We believe that the above submissions do not result in a material change to the nature of the captioned application. Consequently, we request that this supplemental information be accepted by the Secretary of the Town Planning Board for inclusion and processing as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. As above
c.c. - The Applicant – by email
- Mr. Edwin Yeung (Town Plnr/Yuen Long W 2)

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
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)	4.3.2016
2	A/YL-TYST/1117	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	12.11.2021 [revoked on 12.8.2023]
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	28.7.2023

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Government Land (GL) that no structures are allowed to be erected without the prior approval of the Government and Lot 1945 RP in D.D. 121 (the Lot) is held under New Grant No. 1206 for private residential purpose only. In addition, the Lot is also subject to a maximum building height for not exceeding 25 ft from the mean formation level and a maximum built over area of the Lot for not more than 1,722 ft² (i.e. 160 m²);
- no permission is given for occupation of GL (about 242.67m² as mentioned in the Application Form) included in the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28; and
- the Lot is covered by Short Term Waiver No. 5500 for the purpose of "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) and Ancillary uses as may be approved by DLO".

2. Traffic

(a) Comments of the Commissioner for Transport (C for T):

No comment on the application from traffic engineering perspective.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no adverse comment on the application; and
- if the proposed access on Tong Yan San Tsuen Road is approved by the Transport Department, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- no environmental complaint concerning the Site was received in the past three years.

4. Fire Safety

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

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction, and the safety distance between the Site and the nearby petrol filling station can be maintained; and
- according to his record, three Dangerous Goods (DG) Storage and Use Licences and one DG Manufacture Licence were found issued on 21.7.2025 to the existing building on the Site. No other application for DG licence was pertaining to the Site or was currently under process.

5. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no in-principle objection to the development from the public drainage point of view provided that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected;
- according to the applicant's submission, the applicant advised that no additional sewage will be generated under this planning application; and
- should the application be approved by the Town Planning Board (the Board), approval conditions requiring the submission, implementation and maintenance of a revised drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

6. Building Matters

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

No objection to the application.

7. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office did not receive any feedback from locals.

8. Other Departments

The following departments have no comment on/no objection to the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W),

- CEDD);
- Director of Electrical and Mechanical Engineering (DEMS); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Short Term Waiver (STW) holders shall apply to his office for a modification of STW conditions where appropriate and the lot owner(s) shall apply to his office for a Short Term Tenancy (STT) to permit occupation of the Government land in D.D. 121. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by his department. Besides, given the proposed uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) his department shall not be responsible for the maintenance of any access connecting the Site and Tong Yan San Tsuen Road; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding areas;
 - (ii) licensed collectors should be arranged to collect the sewage and waste generated from the proposed use regularly;
 - (iii) all workshop activities shall be conducted within solid structures equipped with a mechanical ventilation system, and the exhaust outlet of the mechanical ventilation system should be located as far as practicable from the nearby sensitive uses; and
 - (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans. Licensing requirements would be formulated upon receipt of formal application via the licensing authority;
 - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal

submission of general building plans; and

- (iv) a formal application for relevant licences should be submitted to his office for prior approval before employing any dangerous goods (DG) store or DG manufacturing area in the extension building;
- (f) to note the general comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) and his technical comments on the submitted drainage proposal and sewerage impact assessment that:
 - (i) according to Drawing No. DP-01 of the drainage proposal, a clear drainage plan showing all the existing and proposed drainage facilities with its size and gradient should be provided for review. The applicant should be reminded that the proposed peripheral surface channels shall be provided along the site boundary (within the Site) to collect the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands. A clear section showing the above should be provided for comment;
 - (ii) the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system) should be indicated clearly;
 - (iii) referring to the cross section in Drawing No. DP-01, the proposed kerb will affect the overland flow from adjacent land(s). The applicant should review accordingly;
 - (iv) catchpit should be provided at the turning point of the proposed u-channel;
 - (v) the cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan;
 - (vi) according to the applicant's submission, it is noted that there is no site formation/levelling works to be carried out under this planning application. The above should be indicated on the drainage plan (Drawing No. DP-01) for reference;
 - (vii) standard details should be provided to indicate the sectional details of the proposed u-channel, chain link fence and the catchpit/sand trap;
 - (viii) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;
 - (ix) his department shall not maintain all such drains and manholes proposed to be laid within private lots adjacent to the development. The Authorised Person (AP) has to confirm the future maintenance responsibilities of such drains and manholes;
 - (x) it is noted that there is no sewerage impact (i.e. using chemical toilet) under this planning application. The applicant should clarify why the connection to public sewerage is required (i.e. DN225 PE pipe); and
 - (xi) for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant should be required to seek comment from relevant departments and submit relevant technical assessment(s) as necessary;

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iii) before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (v) the Site abuts on a specified street (Tong Yan San Tsuen Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - (vii) detailed checking under the BO will be carried out at building plan submission stage; and
 - (viii) adequate means of escape and fire separation should be provided to the existing building during the construction and before the completion of new extension in accordance with the Code of Practice for Fire Safety in Buildings 2011 (FS code); and
- (h) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年10月28日星期二 3:36
收件者: tpbpd/PLAND
主旨: A/YL-TYST/1338 DD 121 Tong Yan San Tsuen
類別: Internet Email

A/YL-TYST/1338

Lot 1945 RP in D.D.121 and Adjoining Government Land, Tong Yan San Tsuen

Site area: About 1,014.7sq.m Includes Government Land of about 242.67sq.m

Zoning: "Industrial" and "Other Specified Uses" annotated "Petrol Filling Station" 「3 年 Applied use: Industrial Use (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, etc

Dear TPB Members,

It is unclear if the conditions of previous approval 1223 were eventually fulfilled. It is unacceptable that an operation that deals with volatile components and that has been established for many years is taking so long to comply.

There will be a significant increase in the number of residents in the district in the near future. Members must give priority to the interests of the community and if the applicant has indeed been procrastinating with regard to this issue then approval should be withheld.

Mary Mulvihill