

Form No. S16-I  
表格第 S16-I 號

**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

此文件在 \_\_\_\_\_ 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期

22 NOV 2022

**Applicable to proposals not involving or not only involving:**

適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House" (興建「新界豁免管制屋宇」);
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and (位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas (位於鄉郊地區的臨時用途或發展的許可續期)

This document is received on \_\_\_\_\_  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/1-DB/8
	Date Received 收到日期	22 NOV 2022

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 ☒ Company 公司 / ☐ Organisation 機構)

HONG KONG RESORT COMPANY LIMITED

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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 ☒ Company 公司 / ☐ Organisation 機構)

LCH PLANNING & DEVELOPMENT CONSULTANTS LIMITED

### 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)	Area 10d, Discovery Bay, Lantau (Part of the Remaining Portion of Lot 385 in Demarcation District 352 and the Extensions Thereto)	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 420 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 29* sq.m 平方米 <input checked="" type="checkbox"/> About 約 Total floor area 142* sq.m (about)	
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約	

\*Proposed structures comprise of about 142 sq. m floor area in total. Subject to Building Authority's decision, around 113 sq. m of the floor area is not accountable for GFA under the Buildings Ordinance. 擬議建築物共有約142平方米樓面面積, 以建築事務監督決定為準, 根據《建築物條例》當中約113平方米並不納入為樓面面積。

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Discovery Bay Outline Zoning Plan No. S/I-DB/4
(e) Land use zone(s) involved 涉及的土地用途地帶	"Government, Institution or Community" zone
(f) Current use(s) 現時用途	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)

#### 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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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 ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)

(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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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 newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途



(ii) For Type (ii) application 供第(ii)類申請			
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 Depth of filling 填塘深度 ..... m 米		<input type="checkbox"/> About 約 <input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 Depth of filling 填土厚度 ..... m 米		<input type="checkbox"/> About 約 <input type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 Depth of excavation 挖土深度 ..... m 米		<input type="checkbox"/> About 約 <input type="checkbox"/> About 約
(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) (請用圖則顯示有關土地/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))			
(b) Intended use/development 有意進行的用途/發展			

(iii) For Type (iii) application 供第(iii)類申請														
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置													
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置													
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度													
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)														

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 .....%  
上蓋面積限制
- ☐ Building height restriction From 由 .....m 米 to 至 .....m 米  
建築物高度限制  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 .....m to 至 .....m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Liquefied Petroleum Gas Compound

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) <u>Development Schedule 發展細節表</u>	Proposed total floor area: 142* sq.m 平方米 (about約)
Proposed gross floor area (GFA) 擬議總樓面面積	29* sq.m 平方米 <input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.069* <input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	34 % <input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	1
Proposed no. of storeys of each block 每座建築物的擬議層數	1 storeys 層
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫
	Not more than
Proposed building height of each block 每座建築物的擬議高度	53.2 mPD 米(主水平基準上) <input checked="" type="checkbox"/> About 約
	7.5 m 米 <input checked="" type="checkbox"/> About 約

\*Proposed structures comprise of about 142 sq. m floor area in total. Subject to Building Authority's decision, around 113 sq. m of the floor area is not accountable for GFA under the Buildings Ordinance. 擬議建築物共有約142平方米樓面面積，以建築事務監督決定為準，根據《建築物條例》當中約113平方米並不納入為樓面面積。

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

Proposed Liquefied Petroleum Gas  
Compound for 420sq.m. land area

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	Refer to submitted planning statement report
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Refer to submitted planning statement report



## 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)  
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

By the end of 2024

.....

.....

.....

.....

.....

## 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> 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)) Discovery Bay Road</p> <p>.....</p> <p><input type="checkbox"/> 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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>LPG Tank Truck Unloading Bay _____ 1</p> <p>液化石油氣罐車車位 _____</p> <p>_____</p> <p><input type="checkbox"/></p>

**9. 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。

<p>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?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>No 否</p>	<p><input checked="" type="checkbox"/> (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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 53.82 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... 3.1 ..... m 米 <input checked="" type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input checked="" type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>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)</p> <p>Please refer to the submitted planning statement report.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

## 10. 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 submitted planning statement report.

**11. 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

HO JOSEPH JUNIOR

Name in Block Letters  
姓名（請以正楷填寫）

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

DIRECTOR

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ 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 RPS (GP) (PD)

on behalf of  
代表

LCH PLANNING & DEVELOPMENT CONSULTANTS LIMITED

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

20/10/2022

(DD/MM/YYYY 日/月/年)

**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。

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該靈灰安置所內，總共最多可安放多少份骨灰。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will 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。此部分將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	Area 10d, Discovery Bay, Lantau (Part of the Remaining Portion of Lot 385 in Demarcation District 352 and the Extensions Thereto) 大嶼山愉景灣第10d區 丈量約份第352約地段第385號餘段及增批部分 (部分)		
Site area 地盤面積	420	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Discovery Bay Outline Zoning Plan No. S/I-DB/4 愉景灣分區計劃大綱核准圖編號S/I-DB/4		
Zoning 地帶	"Government, Institution or Community" 「政府、機構或社區設施」		
Applied use/ development 申請用途/發展	Proposed Liquefied Petroleum Gas Compound 擬議液化石油氣貯存庫		
(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	GFA: 29 sq.m * <input checked="" type="checkbox"/> About 約 Total Floor area: <input type="checkbox"/> Not more than 不多於 142 sq.m *	* 0.069 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

\*Proposed structures comprise of about 142 sq. m floor area in total. Subject to Building Authority's decision, around 113 sq. m of the floor area is not accountable for GFA under the Buildings Ordinance. 擬議建築物共有約142平方米樓面面積，以建築事務監督決定為準，根據《建築物條例》當中約113平方米並不納入為樓面面積。

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	About 約 7.5 m 米 <input type="checkbox"/> (Not more than 不多於)
		About 約 53.2 mPD 米(主水平基準上) 53.17 <input type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	34 % <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 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/lay-bys 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 Others (Please Specify) 其他 (請列明) LPG Tank Truck Unloading Bay 液化石油氣罐車車位  _____	1          1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing LPG Pipe Route 現時石油氣管道路線, Tree Planting Plan 樹木種植圖,		
Existing Transportation Route 現時運輸路線, Surrounding Noise Sensitive Receivers 附近對噪音感應強的地方		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號



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。



Our Ref.: PD2204011/01  
Your Ref.:

20 October 2022

By Hand

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

Dear Sir/ Madam,

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**  
**PROPOSED LIQUEFIED PETROLEUM GAS COMPOUND**  
**AT AREA 10D, DISCOVERY BAY, HONG KONG**

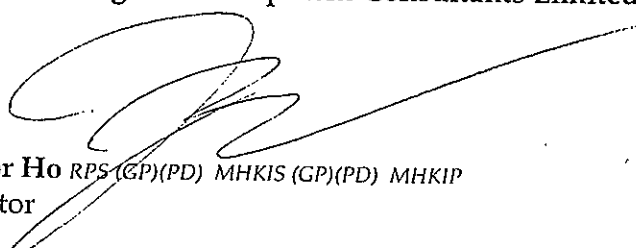
We, LCH Planning & Development Consultants Limited, act on behalf of Applicant, to submit the aforesaid application to the Town Planning Board.

In order to facilitate your department to consider the application, we hereby attach the following documents for your information and consideration:-

- i. A signed original copy of the application form
- ii. 70 hardcopies of Supporting Planning Statement with annexes
- iii. Signed Authorisation Letter from the Applicant
- iv. Copy of land registration record
- v. Particulars of application and authorised agent
- vi. Checklist of Documents

Should you require further information or have any query, please feel free to contact the undersigned or Leona Chen at 2586 1737.

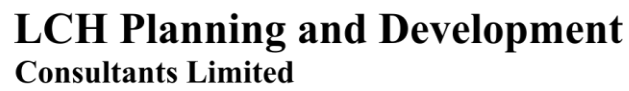
Yours faithfully,  
For and on behalf of  
LCH Planning & Development Consultants Limited

  
Junior Ho RPS (GP)(PD) MHKIS (GP)(PD) MHKIP  
Director

Encl.

2022年11月22日  
此文件在 \_\_\_\_\_ 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 22 NOV 2022  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.



## Supporting Planning Statement

Planning Consultant : Prepared by  
LCH Planning & Development  
Consultants Limited

**October 2022**  
Report : Version 1.2



**LCH Planning and Development**  
Consultants Limited

**Appendix Ib of RNTPC**  
**Paper No. A/I-DB/8**

Our Ref.: PD2204011/02

Your Ref.: TPB/A/I-DB/8

5 January 2023

By Email

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

Dear Sir/ Madam,

**APPLICATION NO. A/I-DB/8 FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

I refer to the email from the Sai Kung & Islands District Planning Office of Planning Department on 29 December 2022.

Please find attached our responses to the departmental comments.

The submitted information are the technical clarification/ responses to comments of the relevant Government departments without changing the scheme, and hence, according to TPB PG-No. 32A, this submitted information should be accepted and exempted from the publication and recounting requirements.

Should you require further information or have any query, please feel free to contact the undersigned or Leona Chen at 2586 1737.

Yours faithfully,  
For and on behalf of  
**LCH Planning & Development Consultants Limited**

**Junior Ho** *RPS (GP)(PD) MHKIP*  
Director

Encl.

c.c. the Applicant



# LCH Planning and Development Consultants Limited

Section 16 Application No. A/I-DB/8 for Proposed Liquefied Petroleum Gas Compound at Area 10d, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay

## Annex 1 - Response to Departmental Comments Table

No.	Comments Received	Our Responses
1.	<i>Comments from Environmental Protection Department received on 29 December 2022</i>	
(a)	<p><u>Drainage</u></p> <p>Should there be any wastewater or sewage arising from the proposed development and operation, the applicant is advised to follow the requirements of the Professional Persons Environmental Consultative Committee (ProPECC) Practice Note (PN) 5/93 "Drainage Plans Subject to Comment by the Environmental Protection Department".</p>	<p>Well noted with thanks.</p> <p>The applicant will follow the requirements of the Professional Persons Environmental Consultative Committee (ProPECC) Practice Note (PN) 5/93 "Drainage Plans Subject to Comment by the Environmental Protection Department" in case there is any wastewater or sewage arising from the proposed development and operation.</p>
(b)	<p><u>Air Quality</u></p> <p>Please provide the information related to the construction works of the proposed LPG Compound and clarify if extensive excavation works will be required for installation of underground tanks and pipelines.</p> <p>Please also specify the control measures to minimize the dust impact during the construction works, such as erection of hoarding around the site boundary, frequent water spraying, coverage of stockpiled materials, etc.</p>	<p>Well noted with thanks.</p> <p>The construction works of the proposed development mainly relates to localise excavation work for the building footing and LPG storage tanks, hoarding works and erection of fence walls and the structures. No extensive excavation works will be required for the installation of the storage tanks and no extensive demolition works will be required for the proposed development as well. Detail of the excavation work has been laid down in the application form, which will involve an area of about 53.82 sq.m. and a depth of about 3.1m, subject to detail design of the storage tanks.</p> <p>The major temporary dust emission sources during the construction of the proposed development will be excavation and stockpiling of excavated materials within the application site.</p>



	<p>The recommended dust mitigation measures are as follow:</p> <p>Appropriate working methods should be devised and arranged to minimise dust emissions and to ensure any installed control system and/or measures are operated and/or implemented in accordance with their design merits.</p> <p>A high standard of housekeeping shall be maintained. Any piles of materials accumulated on or around the work areas shall be cleaned up regularly. Cleaning, repair and maintenance of all plant facilities within the work areas shall be carried out in a manner that does not generate fugitive dust emissions. Prior to cleaning, the materials should be handled properly to prevent dust emission.</p> <p>Frequent mist/ water spraying should be applied during excavation, on soil stockpile and dusty areas. The frequency of spraying will depend upon local conditions such as rainfall, temperature, wind speed and humidity. The amount of water spraying should be just enough to dampen the material without over-watering which could result in surface water runoff.</p> <p>Dust emission from unpaved roads comes predominantly from travelling of vehicles. Areas within the site where there are regular vehicle movements should have an appropriate hard surface. Speed controls at an upper limit of 10km/hr should be imposed except on completed access roads. All dusty vehicle loads should have side and tail boards covered by tarpaulin extending at least 300mm over the edges of the side and tail boards. Wheel-wash troughs and hoses should be provided at exit points of the site.</p> <p>The amount of stockpiling should be minimised where possible. Construction material or debris should be covered and stored inside</p>
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	<p>enclosed areas. Stockpile of dusty materials to be either covered entirely by impervious sheeting, placed in an area sheltered on the top and the 3 sides; or sprayed with water so as to maintain the entire surface wet. Regular watering is needed at areas such as storage piles, where there could be potential dust emission.</p> <p>The construction site layout will be well planned so that the machinery and dust causing activities are located further away from the residential blocks. Hoarding to be erected along the site boundary, where appropriate.</p> <p>Moreover, under the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation, the non-road mobile machineries (NRMMs), like mobile generator, air compressor, excavator and crawler crane, are powered by internal combustion engines and used primarily off-road. Only approved/exempted NRMMs with a requisite approval/exemption label would be used in the application site.</p> <p>A monitoring programme could also be instigated to monitor the construction process in order to enforce dust controls and modify methods of works to reduce the dust emission down to an acceptable level.</p> <p>Good site management is important to reduce potential air quality impact. As a general guide, the contractor shall maintain high standard of site management to prevent potential emission of fugitive dust emission. Loading, unloading, handling and storage of fuel, raw materials, products, wastes or by-products should also be carried out in a manner so as to minimise the release of visible dust emission.</p>
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(c)	<p><u>Construction Noise Impact</u></p> <p>It is mentioned that residential development is just 50m away from the proposed development. However, construction noise impact assessment is not included in the current submission.</p> <p>The Applicant should conduct quantitative construction noise impact assessment, not only cover the potential construction noise impact due to the proposed development, but also from the decommissioning of the existing LPG compound at Area 10b.</p> <p>The Applicant should state whether there will be any construction work during restricted hours (i.e. between 7 p.m. and 7 a.m. or at any time on a general holiday (including Sunday)).</p> <p>The Applicant should propose practicable and effective mitigation measures to minimize the noise disturbance to nearby NSRs, such as adopting quiet construction methods and equipment.</p>	<p><u>Construction Period</u></p> <p>Construction works in restricted hours, i.e. between 1900 and 0700 hours or any time on a general holiday including Sundays, and percussive piling works are not anticipated for this project in general. Nonetheless, a Construction Noise Permit in force issued under the Noise Control Ordinance (NCO) will be required for any construction works during restricted hours.</p> <p><i>Legislations and Regulations</i></p> <p>The statutory legislation controlling construction noise is the NCO (Cap.400). Under the NCO, the following construction activities are subject to statutory control under the NCO, as listed in the Notes for Professional Person (ProPECC) Practice Note PN 1/93 "Noise from Construction Activities - Statutory"</p> <ul style="list-style-type: none"><li>• Percussive piling;</li><li>• Construction work other than percussive piling using powered mechanical equipment (PME) between the hours of 7 p.m. and 7 a.m. or at any time on a general holiday (i.e. restricted hours); and</li><li>• The use of hand-held percussive breakers and air-compressors.</li></ul> <p><i>Criteria</i></p> <p>For construction activities outside restricted hours, ProPECC PN 2/93 stipulates noise criteria of 65 - 75 dB(A) for daytime construction activities,</p> <table><tr><td>Uses</td><td>Noise Level, Leq (30mins) dB(A)</td></tr><tr><td></td><td>0700 to 1900 hours on any day not being a general holiday</td></tr><tr><td>Dwelling</td><td>75</td></tr><tr><td>School</td><td>70</td></tr><tr><td></td><td>65 (During examinations)</td></tr></table>	Uses	Noise Level, Leq (30mins) dB(A)		0700 to 1900 hours on any day not being a general holiday	Dwelling	75	School	70		65 (During examinations)
Uses	Noise Level, Leq (30mins) dB(A)											
	0700 to 1900 hours on any day not being a general holiday											
Dwelling	75											
School	70											
	65 (During examinations)											





	<p><b><i>Key Construction Noise Generating Activities</i></b></p> <p>The key construction noise generating activities can be divided into the following types:</p> <ul style="list-style-type: none"><li>▪ Excavation works (open cut method) at Area 10d</li><li>▪ Construction of the LPG Compound at Area 10d</li><li>▪ Demolition of the LPG Compound at Area 10b</li></ul> <p><b><i>Potential Noise Sensitive Receivers</i></b></p> <p>Regarding the excavation works and the construction of the LPG Compound at Area 10d, the distance to the nearest residential development is about 50m to Celestial Mansion or Neo Horizon. For the demolition of the existing LPG Compound at Area 10b, the Marina Drive Staff Quarter is about 50m to the site. However, it does not have direct line-of-sight as the refuse collection point is situated in between the existing LPG Compound and the Marina Drive Staff Quarter.</p> <p><b><i>Construction Noise Mitigation Measures</i></b></p> <p>The contractor shall be required to implement mitigation measures to minimize construction noise impact during the normal working hours, i.e. 0800-1800 hours on any day not being a general holiday, following the normal practice in Discovery Bay which is more restrictive than legally permitted working hours of 0700 to 1900. Mitigation measures suggested below shall be adopted where applicable to minimize the construction noise impacts. Relevant cost item for the mitigation measures shall be included in the tender documents.</p> <p>According to the ProPECC PN 2/93, the following will be measures will be adopted:</p>
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	<p>a) <b>Scheduling of Work</b></p> <p>The contractor shall obtain the school calendar of the various schools and kindergartens for academic years throughout the construction period for reference when scheduling their construction works. During examination periods, no noisy construction shall be arranged and noise monitoring shall be conducted on daily basis.</p> <p>To minimize potential noise impact on potential noise sensitive receivers, timing and sequencing of construction activities shall be carefully arranged. Sufficient construction period shall be allowed in order to limit the concurrent construction activities, and to avoid simultaneous operation of noisy powered mechanical equipment. The numbers and use of powered mechanical equipment to be operated concurrently will be limited.</p> <p>b) <b>Well Planned Construction Site Layout</b></p> <p>Any powered mechanical equipment, including emergency generators and water pumps, should be located as far as possible from the potential noise sensitive receivers. Consideration should also be given to using structures such as site office and stores as noise barriers towards the potential noise sensitive receivers.</p> <p>c) <b>Use of Purpose-built Noise Barriers and Enclosures</b></p> <p>The use of temporary noise barriers and enclosures can alleviate the construction noise impact by blocking the noise sensitive receivers from direct line-of-sight to the construction equipment. In general, depending on the actual design, the noise barrier located close to the powered mechanical equipment would reduce noise level of 5 to 10dB(A). Subject to the actual site condition, the noise barriers should be placed near to the construction equipment to screen the noise generating parts as far as possible.</p>
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Site hoarding will be surrounded the application site in order to screen out the construction noise impact. The contractor shall design the temporary noise barriers and enclosures with due consideration given to the size of the construction equipment, the site topography and the requirement for blocking direct line-of-sight to the potential noise sensitive receivers.

d) Use of Quieter Equipment and Alternative Methods

The contractor shall choose quiet and low-noise generating equipment and construction methods to minimize the construction noise impact. Any noisy powered mechanical equipment including breakers shall be avoided. The contractor should plan ahead to adopt the plants with noise performance which are equivalent to or better than those recommended Quality Powered Mechanical Equipment (QPME) under the QPME system under the Environmental Protection Department.

The contractor should exhaust all practicable noise mitigation measures. Besides, the statutory requirement under Cap. 400 Noise Control Ordinance will be fully complied. To ensure proper implementation of the aforesaid mitigation measures, it is recommended to incorporate Environmental Protection Department's Recommended Pollution Control Clauses for Construction Contracts as the contract document's requirements.

*Conclusion*

We consider the above construction noise impact assessment has critically reviewed the potential construction noise impact, and with implementation of noise mitigation measures, adverse noise impact during construction is not anticipated.

(d)	<p><u>Traffic Noise Impact</u></p> <p>The Applicant just simply concluded that there will be no adverse traffic noise impact without providing further elaboration, which is oversimplified. Please review.</p> <p>Please also specify whether there will be any night-time traffic caused by the proposed development.</p>	<p>During operation of the proposed development, 2 LPG tank trucks will transfer LPG from the LPG tank truck unloading bay to the Proposed Development along Discovery Bay Road for once in 4 to 5 days. There are existing natural noise barriers such as trees and level difference in terrain to relieve the traffic noise impact. Besides, with the low frequency of the increased traffic generation and with short time duration of each vehicular trip, it is anticipated the increment of traffic noise impact by the Proposed Development is insignificant.</p> <p>With the transportation of LPG proposed to take place only in daytime, there will be no night-time traffic caused by the Proposed Development.</p> <p>As such, no adverse traffic noise impact is anticipated from the proposed development.</p>
(e)	<p><u>Fixed Noise Impact</u></p> <p>It states that the electrical and mechanical plants will be placed in the enclosed plant rooms with no direct line-of-sight to the NSRs. It is also stated that these fixed plants will be designed to comply with the noise standards as stipulated in Chapter 9 of the HKPSG during operational phase. However, it is noted that the two LPG underground tanks will be situated at an uncovered open-air area. Please discuss the potential noise impacts caused by LPG filling in such open-air area, and propose suitable noise mitigation measures.</p> <p>It is mentioned that trees will help to screen out the potential fixed noise. Please note that vegetation is not effective in noise mitigation. Instead, direct mitigation measures should always be</p>	<p>Well noted with thanks.</p> <p>All operational mechanical equipment has no moving parts. It is anticipated they constitute low or no potential fixed noise sources during operation of the proposed development.</p> <p>The design of the proposed development follows the relevant design standards as required by the Gas Authority, which is also in line with the design of the established LPG Compounds in Discovery Bay. So far there is no adverse comment from the residents regarding noise impacts caused by LPG filling in the open-air area of the existing LPG Compounds. The LPG filling process will only be conducted in the day time only, it is confirmed that no LPG filling process will be conducted at night (i.e. 2300 to 0700 hours). In case there is adverse comment on the LPG filling process of the proposed development, the applicant will act quickly to resolve the issue with the contractor and the gas provider.</p>



considered, such as quieter plants and noise barriers / noise enclosures.	<p>Furthermore as shown in the indicative layout plans, E&amp;M equipment of the proposed development are mostly enclosed within a concrete walled compound comprising of the F.S. pump room, F.S. water tank, transformer room, and switch room, which act as noise enclosures which directly mitigate the potential noise impacts.</p> <p>Design of the LPG Store is subject to the approval from the Gas Authority. According to the relevant design standards, vaporizers are required to be placed in a semi-enclosed room. The concrete grille fence of 2.5m tall surrounding the proposed development acts as a noise barrier to reduce noise impacts from the vaporizers. Nevertheless, no direct line-of-sight to the potential noise sensitive receiver is anticipated. Typical acoustic treatment such as acoustic louvers and silencers would be provided at air intake and exhaust louvres of the plant rooms as far as possible. Noise emission shall also be controlled by appropriate selection of equipment and noise control treatments such as acoustic silencers and noise enclosures, whenever necessary.</p> <p>Fixed noise control measures, such as abovementioned enclosed plant room, equipment selection and acoustic treatments, shall be adopted for potential noise sources of proposed development as necessary for the compliance with the fixed noise standards recommended in the Hong Kong Planning Standards and Guidelines.</p>
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**LCH Planning and Development**  
Consultants Limited

Our Ref.: PD2204011/03

Your Ref.: TPB/A/I-DB/8

5 January 2023

By Email

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

Dear Sir/ Madam,

**APPLICATION NO. A/I-DB/8 FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

I refer to our letter dated 20 October 2022 attaching the application document.

Please find attached our responses to the public comments.

The submitted information are the technical clarification/ responses to public comments without changing the scheme, and hence, according to TPB PG-No. 32A, this submitted information should be accepted and exempted from the publication and recounting requirements.

Should you require further information or have any query, please feel free to contact the undersigned or Leona Chen at 2586 1737.

Yours faithfully,  
For and on behalf of  
**LCH Planning & Development Consultants Limited**

**Junior Ho** RPS (GP)(PD) MHKIP  
Director

Encl.

c.c. the Applicant



## LCH Planning and Development Consultants Limited

Section 16 Application for Proposed Liquefied Petroleum Gas Compound at Area 10d, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay

### Annex 1 - Response to Public Comments Table

No.	Our Responses to the Comments
1.	<p><u>Risk Aspect</u></p> <p>The LPG Compound stores LPG in bulk quantities of less than 25 tonnes in total. It is classified as a Notifiable Gas Installation (NGI) under the Gas Safety Ordinance Cap. 51 (GSO), but not a Potentially Hazardous Installation (PHI) under Chapter 12 of the Hong Kong Planning Standards and Guidelines (HKPSG).</p> <p>Assessment was conducted and considered for potential failure and errors of operation systems in the proposed development. The Quantitative Risk Assessment (QRA) submitted includes evaluation of risks posed to surrounding facilities and residential development by the proposed LPG Compound, including potential hazards, failures, errors and estimation of the associated frequencies by reviewing the LPG system design and historical data.</p> <p>Safety features will be implemented in the proposed development, including pressure relief valve, non-return valve, excess flow valve, emergency shutdown system, double-check filler valve, breakaway coupling, and manual isolation system. To address potential fire and explosion risk, fire-fighting and protection systems including chartek coating, water spray system and fire service system will be installed in the proposed development.</p> <p>It is also well aware of the proximate location of the proposed development from the Discovery Bay North Substation, which is identified as an area source of ignition. Probability of related hazardous events has also been assessed in the QRA as well.</p> <p>Potential risks of the proposed development to the Discovery Bay Tunnel have been assessed, with consideration of the LPG Compound's location, tunnel configuration, weather conditions and contingency plan for LPG leakage. The assessment concluded that minimal additional risk such as explosion would be expected to persons within the tunnel, with regular trainings to be provided to the tunnel management company on the emergency operation.</p> <p>The relevant risks of the proposed development have been compared against the Hong Kong Risk Guidelines (HKRG) stipulated in the Hong Kong Planning Standards and Guidelines. The predicted individual risks for the proposed replacement LPG Compound comply with the HKRG by satisfying the criteria of having maximum inventory of each LPG storage vessel at no more than 10 tonnes, and no off-site individual exposed to risk levels greater than <math>1 \times 10^{-5}</math> per year.</p>



	<p>LPG will be delivered to the LPG Compound by LPG tank trucks. The tank trucks will be operated in accordance with Section 8.5 in Module 3 of the Code of Practice for Hong Kong LPG Industry, while the societal risk associated with the operation of the LPG Compound for both Year 2022 and Year 2032 assessment scenarios falls within the “acceptable” region in the QRA.</p> <p>Therefore, the operation of the Proposed Development will not result in unacceptable risk to the overall population around the LPG Compound, with both individual and societal risk levels would be acceptable on risk grounds.</p>
2.	<p><u>Traffic Aspect</u></p> <p>The application site of the proposed development does not encroach the existing vehicular road, and will not reduce capacity for vehicular traffic from and to Discovery Bay.</p> <p>There will be minimal additional traffic arising from the proposed development. During operation of the proposed development, 2 LPG tank trucks will transfer LPG from the barging pier to the Proposed Development along Discovery Bay Road for once in 4 to 5 days. It is double confirmed that the LPG tank trucks will be transported to the Discovery Bay by sea only and will not pass via the Discovery Tunnel, which in turn will not cause blockage nor congestion to the vehicular access to and from the Discovery Bay Tunnel.</p>
3.	<p><u>LPG Demand and Supply Aspect</u></p> <p>It is confirmed that there will be 2 LPG tank trucks to refill the LPG into the underground tanks for every four to five days. In normal circumstances, each LPG tank truck will park at the LPG Tank Truck Unloading Bay of the proposed LPG Compound for about two hours to refill the LPG to the underground tanks.</p> <p>Refer to section 4.4.4 of the submitted Supporting Planning Statement, it is clarified that under the electric water heaters scenario, the households are equipped with electric water heaters and the LPG gas stoves; while under the gas water heater scenario the households are equipped with LPG gas water heaters and LPG gas stoves. It is also confirmed that the LPG usage of the commercial premises has been considered in the peak daily consumption already.</p> <p>Whether the future residential flats will be equipped with electric water heater or LPG gas water heaters are subject to detail design and the decisions of the developers/ future residents. Hence, two scenarios are presented to illustrate the situations.</p>





4.	<u>Planning and Management Aspects</u>
(a)	<p>Location designation for LPG Compounds has been considered in the government lease and town planning aspects, complemented by requirement for planning application to impose conditions prior to construction and operation of the infrastructure.</p> <p>According to the Approved Discovery Bay Outline Zoning Plan No. S/I-DB/4 ("OZP"), among all the zonings, LPG Compound as dangerous goods godown could only be permitted on "Government, Institution or Community" ("G/IC") zones or "Other Specified Uses (For "Dangerous Goods Store/Liquefied Petroleum Gas Store" Only) and (For "Sports and Recreation Club" Only) " zones, subject to application to the Town Planning Board. The planning application requirement and mechanism for installation of LPG Compound demonstrates that careful planning and compliance of various conditions such as environmental, traffic and safety aspects are prerequisite to materialising the proposed development.</p> <p>The Discovery Bay Master Plan 7.0E has specified designated sites for public works, with location, usage and permitted development parameters specified. According to the schedule, Area 10d is designated to install a LPG storage, electric substation, and tunnel utility building.</p> <p>The Explanatory Notes of the OZP also states that a liquefied petroleum gas store is reserved in Yi Pak to cater for the Discovery Bay development under the "G/IC" zoning. The Proposed Development is to materialize the long-planned dangerous goods godown under the OZP as well as the Master Plan.</p>
(b)	<p>There will be no extra cost to residents on top of current LPG metered usage charges. Future construction and running cost of the proposed new LPG station as well as running cost of existing ones will be at applicant's costs.</p> <p>There is no plan to redevelop or refurbish existing LPG Compound other than the one on Area 10b, where a separate Section 12A OZP rezoning application has been submitted to Town Planning Board. Other existing compounds will be maintained and repaired at applicant's cost.</p>
(d)	<p>Liquefied Petroleum Gas (LPG) is a clean-burning, low-carbon fossil fuel. LPG can be considered a green energy source because it emits almost no soot and produces low levels of carbon dioxide compared to other fuels. Most existing residential developments in Discovery Bay are installed with heaters fuelled by LPG, which presents strong local demand. The applicant strives to maintain stability of LPG supply and service delivery through the proposed development.</p>



While the suggestion of Towngas as an alternative is well noted, currently, Discovery Bay is not an existing area of supply by Towngas. Conversion of the fuel supply source incurs construction of new infrastructure which may not be financially and environmentally viable.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

221206-070531-65576

提交限期

Deadline for submission:

20/12/2022

提交日期及時間

Date and time of submission:

06/12/2022 07:05:31

有關的規劃申請編號

The application no. to which the comment relates: A/I-DB/8

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 朱勵勤

意見詳情

Details of the Comment :

1. 我完全同意將液化石油氣貯存庫從 10b 區搬至 10d 區並重新建造的方案。此舉將有效釋放 10b 區沿海的寶貴土地資源，供市民享用。由於現時 10b 區沿海的行人路為混凝土通道，該臨海區的市容價值尚待發揮。上述計劃將會騰出 10b 區相關用地，並能為公眾提供更優質的綠化及休憩空間。
2. 穩定的石油氣供應對愉景灣居民的日常生活至關重要。位處於 10b 區的液化石油氣貯存庫已經使用超過 30 年，擬建的液化石油氣貯存庫將可為現時及未來的愉景灣發展項目提供穩定、安全及充足的石油氣，亦能進一步優化區內的基礎設施，有利社區的可持續發展。因此，本人十分支持這項申請。
3. 將現時的石油氣貯存庫由 10b 區遷往較偏遠的位置，將有助釋放及善用 10b 區的臨海地帶，加快落實愉景灣的新發展項目、帶動大嶼山的整體發展，亦可紓緩香港房屋短缺的問題。我十分支持上述申請，並認同計劃會為愉景灣居民帶來更多的裨益。
4. 愉景灣一直以可持續發展和宜居的生活環境而自豪。由於申請人經已進行相關的風險評估，並承諾遵守相關法規及採取適當的安全措施，以確保擬建的石油氣貯存庫運作安全。因此，我支持申請人在 10d 區興建一所全新的液化石油氣貯存庫，為不斷改善社區的基礎建設和可持續發展而努力。
5. 現時，運送液化石油氣的車輛只能經海路前往愉景灣。當惡劣天氣導致船運服務中斷時，便沒有其他的快速替代方案。由於申請人已就擬建的液化石油氣貯存庫進行相關的交通、視覺、景觀和環境影響評估，結果顯示擬建的液化石油氣貯存庫不會對居住在附近的居民造成不可接受的風險。考慮到愉景灣在穩定供應石油氣方面的脆弱性，我強烈支持盡早於 10d 區興建一所全新的液化石油氣貯存庫，以解決相關問題。

致：城市規劃委員會秘書

傳真號碼：2877 0245或2522 8426

電郵地址：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

郵寄地址：香港北角渣華道333號北角政府合署15樓

有關申請編號：A/I-DB/8 (就第 16 條申請提出意見)



你好，

我想表達我對規劃申請 A/I-DB/8 的支持。

我歡迎申請人興建石油氣貯存庫給予愉景灣居民使用。穩定的液化石油氣供應對於能否確保北部住宅發展及時入伙至關重要。申請人經已證明未來液化石油氣的供應可以支持愉景灣將來的發展需求。由於香港房屋供應短缺，此規劃申請可支持愉景灣提供充足的住宅單位。就此而言，我並沒有理由拒絕此規劃申請。

我明白申請人已盡力減少對周圍居民的影響。石油氣貯存庫的周邊將會種植樹木以盡量減少景觀的阻礙，而此規劃申請亦不會產生過多的交通流量。因此，我支持這個規劃申請。

姓名:

Jonathan Lee

地址/電郵/傳真(請選填其一):

電話(非必須):

日期:

05 Dec 2022

致：城市規劃委員會秘書

傳真號碼：2877 0245或2522 8426

電郵地址：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

郵寄地址：香港北角渣華道333號北角政府合署15樓

有關申請編號：A/I-DB/8 (就第 16 條申請提出意見)

敬啟者：

我等得悉香港興業已向 貴處提交規劃申請，於愉景灣 10d 區申請作擬議液化石油氣貯存庫。現特致函 貴處，支持有關規劃申請。

首先，興建新的液化石油氣貯存庫可以升級陳舊的基礎設施，確保設施安全和有效地供應石油氣。

此外，當 10d 區的擬議液化石油氣貯存庫落成後，目前在 10b 區運作的液化石油氣貯存庫會停用及拆卸。落實此規劃申請將釋放 10b 區沿海的珍貴土地資源，容許綠化及園景設計後提供多元化的休憩空間，供居民享用。

我等亦理解擬議液化石油氣貯存庫將不會對附近造成額外的交通負擔或滋擾，亦無對視覺、景觀、和環境造成不利影響。我等知悉申請人已經提交風險評估，證明擬議液化石油氣貯存庫不會對附近居民造成危險。

望 貴處能儘快考慮此規劃申請，讓申請人從速落實液化石油氣貯存庫，提升公用設施規格，從而為當地居民提供更好的服務和休憩空間。

姓名：

EDDIE CHAN

地址/電郵/ 傳真(請選填其一)：

電話(非必須)：

日期：

5 Dec 2022



致：城市規劃委員會秘書

傳真號碼：2877 0245或2522 8426

電郵地址：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

郵寄地址：香港北角渣華道333號北角政府合署15樓

有關申請編號：A/I-DB/8 (就第 16 條申請提出意見)

敬啟者：

關於最近在愉景灣的規劃申請（編號 A/I-DB/8），我支持在 10d 區建設液化石油氣貯存庫的建議，理由如下：

10b 區現有的石油氣貯存庫至少在 30 年前落成，其建築標準可能已經過時，物色另一個地點建設新的貯存庫是明智的做法。如果在 10b 區就地進行升級工程，有機會須暫時停用該液化石油氣貯存庫，並會為愉景灣住戶帶來不便，影響愉景灣的商店、酒店和康樂設施的正常運作。

擬議液化石油氣貯存庫亦會依據及符合最新的施工標準和風險評估準則，例如採用環保節能技術等施工方法，長遠而言可減少對自然環境的影響。規劃申請中亦有應用最新標準的風險評估報告，增強對其安全性的信心。

愉景灣一直致力打造可持續發展的社區和宜人的生活環境。因此，我支持申請人在 10d 區建造新的液化石油氣貯存庫，提升公用設施的安全標準及質素，並為節能及環境出一份力。

姓名：

地址/電郵/ 傳真(請選填其一)：

電話(非必須)：

日期：

Ada Ngan

[Redacted Address]

5 Dec 2022



REF: A/I-DB/8



BY Post/Fax/Email

香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會秘書

就愉景灣擬議危險品倉庫(液化石油氣貯存庫)申請規劃許可提出意見

敬啟者：

本人強烈反對於愉景灣第 10d 區丈量約份第 352 約地段第 385 號餘段及增批部分(部分)擬建危險品倉庫(液化石油氣貯存庫)，現根據《城市規劃條例》第 16(2F)條就申請規劃許可提出意見，理據如下：

- 1) 擬議位置極度接近民居，一旦有事故發生，會引致嚴重傷亡；
- 2) 擬議位置鄰近隧道出入口，一旦有事故發生，會堵塞主要救援道路；
- 3) 擬議位置鄰近中電變電站，一旦有事故發生便有機會破壞變電站設施，會即時引致愉景灣全區停止供電數日/星期，嚴重影響救援工作及民生，相信持份者之一中華電力有限公司亦會考慮此因素；
- 4) 石油氣屬不可再生能源，未能配合可持續環境發展及愉景灣區內發展，應考慮取締。

敬請城市規劃委員會考慮上述因素以作出合理決策。

居民 Alice Kwong

通訊地址：

2022 年 12 月 15 日

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

221212-172830-17443

提交限期

Deadline for submission:

20/12/2022

提交日期及時間

Date and time of submission:

12/12/2022 17:28:30

有關的規劃申請編號

The application no. to which the comment relates:

A/I-DB/8

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. SHAWN CHANG

意見詳情

Details of the Comment :

您好，

我是愉景灣時峯的住戶，近期得知“愉景灣第10d區丈量約份第352約地段第385號餘段及增批部分(部分)”的地點計劃用作擬議危險品倉庫(液化石油氣貯存庫)，這個地點離居民區非常近，直線距離50米以內，其中一個兒童的playground離倉庫不到30米，此倉庫附近區域經常有孩童和老人活動，我和家人以及周圍的社區都極其反對此項目開展，望政府部門嚴格審核和評估該項目的風險性。

regards

Shawn



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

221212-205206-11954

提交限期

**Deadline for submission:**

20/12/2022

提交日期及時間

**Date and time of submission:**

12/12/2022 20:52:06

有關的規劃申請編號

**The application no. to which the comment relates:**

A/I-DB/8

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Village Owners' Committee of Siena 2B Discovery Bay

意見詳情

**Details of the Comment:**

On behalf of the Village Owners' Committee of Siena 2B Village, Discovery Bay, I object to this application as the planned hazardous storage would be too close to residential buildings. The important point is that, there are many possible locations in Discovery Bay which are much farther from residential buildings, although These other possible locations are less convenient for the applicant.

Our survey of the residents of Siena 2B Village (which is the Village closest to the planned facility) showed that practically all residents are concerned about the safety of such a facility and object to this application.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

221212-190622-13415

提交限期

Deadline for submission:

20/12/2022

提交日期及時間

Date and time of submission:

12/12/2022 19:06:22

有關的規劃申請編號

The application no. to which the comment relates:

A/I-DB/8

「提意見人」姓名/名稱

Name of person making this comment:

Dr. WK WONG

意見詳情

Details of the Comment :

This is completely endanger to the lives of nearly 30000 DB inhabitants by several reasons!

1. The DG storage is only within 50 meters to phase 12 and Neo Horizon twin tower (only 15 meter distance). The four high-rise and Neo Horizon BLK 1 and 2 lives more than 4000 people. If there is any accident for the storage, all these inhabitants's lives will be threatened.

2. The DG storage will be sitting side-by side to the Power Station, electric spark may trigger the volatile gases normally exhausted from the storage tang through the smoke vent. With this fire and turn down of the power station, the whole DB electric supply will be affected; and it would definitely cause double-situation to the fire fighters.

3. The location in the worst among all DB area, this DG storage is planned to located at the ONLY land route in and out DB. This is the ONLY and the fastest way to get ambulance and fire service from Tung Chung and Tsing Yi. And this is remote from the fire station and DB north pier. DB will be further isolated from the main Lantau delayed assistance to all resident if traumatic event happen.

4. For years, the gas supplying company of DB is the facility that received most complain, residents got no reply for years after their enquiry. We doubt the social responsibility and the professionalism of the company. Even in the recent year, the company has been changed and nothing is improved with "different company". And now they are planning to build a DG storage place, we wonder any 3rd party authority has evaluate the location which is extremely close to the main power transformation plant in whole DB.

5. HKRI has planned to build low- and mid-rise in the present DG storage place near Nim Shue Wan, so put forth this ignorant and greedy plan on the relocation of the storage. We residents completely think that the Government and other Authority should not allow these application to threaten all 30000 inhabitants here.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

221220-193435-01578

提交限期

Deadline for submission:

20/12/2022

提交日期及時間

Date and time of submission:

20/12/2022 19:34:35

有關的規劃申請編號

The application no. to which the comment relates:

A/I-DB/8

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. J.Hawald

意見詳情

Details of the Comment :

The LPG fuel storage facility proposed fails to provide sufficient data and references to inform there is adequate information to implement a non-standard and non-R.E. development project at DB which involves contained industrial gas design, engineering, and structural analysis of the facility's construction methods to be used at Discovery Bay Resort. Thus, the site selected location warrants several doubts about its implications for residents, such as impacts on the local environmental and economic land use to satisfy the feasibility test that sufficiently can justify the conversion of covenant land use within the HKRI Master Plan area.

Further, this proposal has omitted cost-sharing burdens while imposing an industrial-use land variance that diminishes Discovery Bay's real estate development betterment opportunity. Hence, this proposal does not present nor offer any future benefits to invested shareholders or DB residents.

The following opposition viewpoints are due to a significant lack of standard information to merit a reasonable understanding of any viability good that comes from this proposal at the specific site location. Therefore, the omissions create an immediate concern that stems from unprovided answers, data, or design criteria that generate more questions about whether the Hong Kong standards for due process of vetting of land conversion would eliminate some greater good land use by the existing shareholders' residents. These are a few essential items to review.

1. There is insufficient information to know if this proposal could satisfy the government's regulations to operate the LPG facility life cycle satisfactorily. Further, does this process have sufficient justification to avoid legal impediment action without such specific data for review, namely: sources from industrial gas research institute references, industry engineering design standards, identification of land uses needed within the surrounding LPG storage area, such as adjacent land margin safety distance? Then there is additional land needed for emergency vehicle access, access for routine maintenance access, and regulatory storage inspections. Then there are other considerations of this specific location that needs continuous electronic monitoring surveillance to ensure whether the proposed facility use is appropriately controlled to prevent alterations or use violations of the license permits.

A. What is the future cost burden of the life cycle for LPG including annual maintenance, environmental regulatory monitoring, pollution health risk assessment, and periodic preventative risk measures to be provided for dangerous containment storage?

B. What justification is there to convert DB land along the existing main transportation (entrance and egress routes) that has future alternative use, such as another PTI that would provide immediate

mediate transportation betterments for the DB community?

C. Why was no other land site selected among the abundant available land away from development areas on the DB master plan that would not impose additional costs-risks- living disadvantages?

D. Does DBSM have a track record to be involved with selecting specialist contractors/builders and overseeing a civil engineering structure project involving the Gas Industry Standards for gas containment vessels within its structure?

What can residences expect from this LPG project? Will it continue the inconveniences similar to DB's past projects?

Let's consider a one-time simplistic ordinary paving lot project at the Plaza Bus PTI, which required a significant redesign and-rebuild over the past months. Given that this LPG project is more technologically demanding gives cause for the government to want more information about DB competence regarding how, where, and who will be on-site with the credentials of responsibility and authority in charge of the LPG project.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

Reference Number:

221212-135652-84748

提交限期

Deadline for submission:

20/12/2022

提交日期及時間

Date and time of submission:

12/12/2022 13:56:52

有關的規劃申請編號

The application no. to which the comment relates:

A/I-DB/8

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Helen Yuen

意見詳情

Details of the Comment :

Is there an alternative for LPG? Is LPG even environmentally friendly? The cylinder tanks (7.5 m) will not be visually appealing at the entrance of the tunnel.

Can we consult green groups for more info?

We need to be informed & educated on options available prior to making any decisions.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

221212-154837-23381

提交限期

**Deadline for submission:**

20/12/2022

提交日期及時間

**Date and time of submission:**

12/12/2022 15:48:37

有關的規劃申請編號

**The application no. to which the comment relates:**

A/I-DB/8

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss wu

意見詳情

**Details of the Comment :**

This is the only emergency exit via land for all DB residents.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

221214-134311-86303

提交限期

**Deadline for submission:**

20/12/2022

提交日期及時間

**Date and time of submission:**

14/12/2022 13:43:11

有關的規劃申請編號

**The application no. to which the comment relates:**

A/I-DB/8

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Choi

意見詳情

**Details of the Comment :**

將現有石油氣貯存庫搬離民居，居民會更有保障

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

221214-115743-81604

提交限期

**Deadline for submission:**

20/12/2022

提交日期及時間

**Date and time of submission:**

14/12/2022 11:57:43

有關的規劃申請編號

**The application no. to which the comment relates:**

A/I-DB/8

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. 林

意見詳情

**Details of the Comment :**

我仲意拆走又舊又爛既設施重新發展，地盡其用。千祈咪自私自利，阻人發達，多積陰德。



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

**參考編號**

221130-093331-80564

**Reference Number:**

**提交限期**

20/12/2022

**Deadline for submission:**

**提交日期及時間**

30/11/2022 09:33:31

**Date and time of submission:**

**有關的規劃申請編號**

A/I-DB/8

**The application no. to which the comment relates:**

**「提意見人」姓名/名稱**

夫人 Mrs. Bobo

**Name of person making this comment:**

**意見詳情**

**Details of the Comment :**

**致相關人士：**

得知愉景灣區輝逕附近靠近海邊空地將會施地動工造新樓，整個區域最受影響的是Jovial Court, Haven Court 和 Verdant Court 三座樓宇之業主及租客。新的建築會完全遮擋10層以下面向稔樹灣方向的單位海景及採光，對樓價亦會造成負面變更，這是所有業主及租客都難以接受的損失。另外政府/建築商在實施規劃政策之前並未有意告知居民相關事項，在建築商遞交規劃設計之後亦未公開受理居民意見，這一區的居民多為外籍人士，很多人對本港政策並不了解，因此很多人「被迫」喪失知情權，未能在合理時間內表達自己的不滿與反對。建議政府派專人於這三棟樓宇做公開透明的意向調查，並且如若超過7成居民表示反對該項動工，請政府考慮推遲或取消該項房地產開發項目。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

221216-144637-92755

提交限期

**Deadline for submission:**

20/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 14:46:37

有關的規劃申請編號

**The application no. to which the comment relates:**

A/I-DB/8

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Kwan Yau

意見詳情

**Details of the Comment :**

The existing LPG storage place is adjacent Nim Shu Wan. I like its relocation if TPB can also consider facilitation of potable water supply to Nim Shu Wan which never had potable water supplied by Water Supplies Department.

**Recommended Advisory Clauses**

(a) to note the comments of the District Lands Officer/Islands, Lands Department (LandsD) that:

- as the applicant has not provided any building plan of the proposed Liquefied Petroleum Gas (LPG) store with gross floor area (GFA) calculation approved by the Building Authority (BA) in this planning application, it is uncertain at this stage on whether the floor area of 113m<sup>2</sup> is accountable for gross building area (GBA) under lease. If the floor area of 113m<sup>2</sup> is accountable for GBA under lease, the total GBA of about 142m<sup>2</sup> in the planning application exceeds the maximum permitted GBA of 80m<sup>2</sup> under the Approved Master Plan (MP). He reserves further comments on the proposed LPG store subject to the decision of the BA on the floor area calculation in the building plan submission stage;
- in the event that the GBA of the proposed LPG store exceeds the maximum permitted GBA under the Approved MP, should the Town Planning Board approve the planning application, the applicant has to apply to LandsD for approval to amend the Approved MP before implementation of the proposed LPG store under the planning application. Upon receipt of such application, LandsD will process the application according to established practice and seek endorsement of the authority if the proposed LPG store will result in a change of development concept of the Lot. The applicant is also required to demonstrate and prove that it is the legal owner of the application site (the Site) and has the proper legal capacity to execute relevant approval document with the Government. There is however no guarantee that such approval will be given by LandsD. The said approval, if given, will be subject to such terms and conditions (including but not limited to payment of premium and administrative fee) as imposed by LandsD; and
- the Lot is subject to the restrictions as stipulated in the Deed of Restrictive Covenant (“DRC”) dated 10.12.1999 as varied and modified by the Deed of Variation of Deed of Restrictive Covenant (“DVDRC”) dated 25.8.2017 entered into between the Director of Lands on behalf of the Government of the Hong Kong Special Administrative Region and Hongkong International Theme Parks Limited. The proposed LPG store shall comply with DRC as varied and amended by DVDRC. Detailed examination of the proposed LPG store will be conducted upon receipt of formal application under lease, if any.

(b) to note the comments of the Director of Fire Services that:

- detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans of referral from relevant licensing authority; and
- the emergency vehicular access (EVA) provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation (B(P)R) 41D which is administered by the Buildings Department (BD).

(c) to note the comments of the Director of Environmental Protection that:

- should there be any wastewater or sewage arising from the proposed development and operation, the applicant is advised to follow the requirements of the Professional Persons Environmental Consultative Committee (ProPECC) Practice Note (PN) 5/93 “Drainage Plans Subject to Comment by the Environmental Protection Department”.

- (d) to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department that:
- to provide and maintain adequate drainage system for the concerned lot at their own cost.
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that :
- approval of the planning application does not imply approval of the tree preservation/removal/compensation scheme, the applicant shall be reminded to approach relevant authority/government department(s) direct to obtain the necessary approval.
- (f) to note the comments of the Chief Building Surveyor/New Territories East 1 and Licensing, BD that:
- if the existing structures are erected on leased land without approval of the BD (not being New Territories Exempted Houses), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any use under the application;
  - before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under the BO;
  - if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
  - the Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulations 5 and 41D of the B(P)R respectively;
  - if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
  - detailed comments under the BO on individual sites for a private development such as whether the proposed building is GFA accountable, permissible plot ratio, site coverage, means of escape, fire resisting construction, EVA, private streets and/or access roads, etc. will be formulated upon formal building plan submission stage.