

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/I-DB/8**

<b><u>Applicant</u></b>	: Hong Kong Resort Company Limited (HKRCL) represented by LCH Planning & Development Consultants Limited
<b><u>Site</u></b>	: Area 10d, Lot 385 RP in D.D. 352 & the Extensions thereto, Discovery Bay
<b><u>Site Area</u></b>	: 420m <sup>2</sup> (about)
<b><u>Lease</u></b>	: Lot 385 RP in D.D. 352 and the Extensions thereto
<b><u>Plan</u></b>	: Approved Discovery Bay Outline Zoning Plan (OZP) No. S/I-DB/4
<b><u>Zoning</u></b>	: “Government, Institution or Community” (“G/IC”) [maximum building height (BH) of 18m]
<b><u>Application</u></b>	: Proposed Dangerous Goods Godown (Liquefied Petroleum Gas Store)

**1. The Proposal**

- 1.1 The applicant seeks planning permission to develop a Liquefied Petroleum Gas (LPG) store at the application site (the Site) (**Plan A-1**). The Site falls within an area zoned “G/IC” on the OZP. According to the Notes of the OZP, ‘Dangerous Goods Godown (Liquefied Petroleum Gas Store only)’ is a Column 2 use under “G/IC” zone which requires planning permission from the Town Planning Board (the Board).
- 1.2 The proposed LPG store comprise two 10 tonnes LPG underground tanks with a L-shape single storey structure with a BH of 7.5m (53.2mPD) to house the ancillary facilities such as fire service water tank and pump room, transformer room and switch room. The LPG tank truck unloading bay will be provided at the western part of the Site and the vehicular access is proposed at the southwestern corner which is connected with a track road branching off Discovery Bay Road. LPG will be delivered to the proposed LPG store by LPG tank trucks. The LPG tank trucks will be transported to Discovery Bay (DB) by sea only and no tank truck will pass through the DB Tunnel.

1.3 The major development parameters of the proposed development are as follows:

Site Area	: About 420m <sup>2</sup>
Total Floor Area	: About 142m <sup>2</sup> <sup>(1)</sup>
Site Coverage	: 34%
No. of Block	: 1
No. of Storey	: 1
Maximum BH	: 7.5m (53.2mPD)
LPG Tank Truck Unloading Bay	: 1

1.4 The applicant has submitted a Quantitative Risk Assessment (QRA) to demonstrate that with the installation of safety features in the LPG facilities to mitigate LPG release and implementation of fire protection/fighting system, the proposed development will not induce unacceptable risk to the residents in the vicinity. A total of 21 trees are proposed to be felled for the proposed LPG store and related road works (**Drawing A-5**) and 21 new trees will be planted in the vicinity of the Site (**Drawing A-6**).

1.5 The proposed development is scheduled for completion by end 2024. Upon full commissioning of the proposed development, the existing LPG compound at Area 10b will be decommissioned (**Drawing A-8**). The location plan, indicative layout plan, section plan, photomontage, affected trees plan, tree planting plan, surrounding noise sensitive receivers plan and transportation route of the LPG tank trucks submitted by the applicant are at **Drawings A-1 to A-8** respectively.

1.6 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 22.11.2022 (Appendix I)
- (b) Letter with Supplementary Planning Statement (SPS) (Appendix Ia)  
received on 22.11.2022
- (c) Further Information (FI) received on 5.1.2023<sup>#</sup> (Appendix Ib)  
<sup>#</sup> *accepted and exempted from the publication and recounting requirements*

## 2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Section 5 of the SPS and FI at **Appendices Ia** and **Ib**. They are summarised as follows:

### Supporting Future Development by Maintaining a Stable Future Supply of LPG

- (a) The proposed LPG store is essential to maintain a stable LPG supply to DB in future, particularly the new residential development in Area N1 North and the

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<sup>(1)</sup> The applicant states that subject to Building Authority's acceptance, about 113m<sup>2</sup> of the floor area (for switch room, transformer room, fire service water tank room and pump room) are not accountable for GFA under the Buildings Ordinance. On this basis, gross floor area (GFA) and the plot ratio of the proposed development are about 29m<sup>2</sup> and 0.069 respectively.

planned future developments<sup>(2)</sup> at the waterfront site near Nim Shue Wan. Echoing the government initiative of infrastructure-led planning approach, timely implementation of LPG store is essential. Relocation of the LPG store to Area 10d which is a higher demand area will provide a more balanced and stable supply of LPG to DB, which will save cost and energy for operation and maintenance of the pipe and pressure system.

Conforming to the Statutory Plan and the DB Master Plan (MP) 7.0E

- (b) The proposed development with a single storey of around 7.5m conforms to maximum BH restriction of 18m as stipulated by the OZP. Besides, it also materialises the long-term LPG storage as stipulated in the DB MP.

Development Scale being Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact

- (c) The single-storey development is located at the peripheral of the residential development and is lower than the existing building structures in the surrounding. All affected tree will be compensated by new trees at the southern periphery of the Site to screen and soften the visual impact of the proposed LPG store, and enhance the landscape quality. As such, no adverse visual and landscape impact is anticipated from the proposed development.

Acceptable Risk Levels Posed by the Proposed Development

- (d) A QRA has been conducted for the proposed development. With the implementation of installation of safety features in the LPG facilities to mitigate LPG release<sup>(3)</sup> and implementation of fire protection/fighting system<sup>(4)</sup>, both the predicated individual and societal risks for the proposed development comply with the Hong Kong Risk Guidelines, and hence, there will not be unacceptable risk to the residents living in the vicinity. Pursuant to Cap. 51B Gas Safety (Gas Supply) Regulations Application, the applicant submitted a QRA Report for the proposed development to the Gas Authority for approval. On 1.8.2022, the Gas Authority (i.e. EMSD) granted the construction approval for the proposed development.

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<sup>(2)</sup> The application (No. Y/I-DB/4) for rezoning the waterfront site near Nim Shue Wan (including Area 10b) submitted by the same applicant of the current applicant was received by the Board on 14.10.2022. The proposal involves rezoning the application site from various zonings to facilitate a comprehensive residential development (about 858 flats) with sports and recreational facilities. As the applicant's representative wrote to the Secretary of the Board on 6.12.2022 requesting to defer the consideration of the application in order to allow time to prepare FI to address departmental comments, the request for deferment is scheduled for consideration by the Rural and New Town Planning Committee at this meeting.

<sup>(3)</sup> The safety features include the installation of pressure relief valve to ensure no excessive pressure build-up and excess flow valve to prevent guillotine failure of the pipework; double-check filler valve and non-return valve can isolate the accidental release and prevent fed back from the vessel from the liquid filling line; breakaway coupling to prevent undue spillage of LPG due to the movement of the truck tanks; an emergency shutdown system on both the trucks and pipelines which immediately isolate the release of LPG; and a manual isolation system to allow shutting down the delivery connection by the operators.

<sup>(4)</sup> The fire safety measures include all tank trucks will be equipped with chartek coating which can provide protection for at least 30 minutes in case of a jet fire; and a water spray system installed inside the Site which will be activated when the LPG detectors are triggered. The proposed fire safety system shall be subject to approval by the Fire Services Department and Electrical and Mechanical Services Department (EMSD).

#### No Adverse Traffic Impact

- (e) The LPG tank trucks will be transported to DB by sea only and no tank truck will pass through the DB Tunnel. Besides, there will be around two tank trucks transporting LPG to the Site once every four to five days. With a minimal traffic trip generation, it is anticipated that there will be no adverse traffic impact from the proposed development.

#### No Adverse Environmental Impact

- (f) The proposed development is mainly for LPG store and the nearest residential development is about 50m (**Drawing A-7**). The electrical and mechanical plants will be placed in the enclosed plant rooms. Appropriate air quality and noise control measures (**Appendix Ib**) will be adopted and good site management practice will be followed, and hence, there will be no adverse environmental impacts anticipated.

### **3. Background**

- 3.1 In 1973, the Government granted approval for the DB development as a “Recreation and Leisure Community”. Any proposal to increase the development intensity should be initiated by the owner/developer (i.e. the HKRCL). The control of the DB development has been exercised by means of MP and Supplementary MPs prepared by the Lands Department (LandsD) under the requirement of the lease. The lot of DB was granted to HKRCL in 1976 by way of land exchange for a holiday resort and residential/commercial development in DB, with a wide range of recreational facilities and resort accommodation and some commercial elements to serve the locals and the visitors. Over the years, HKRCL has revised its proposal for a number of times and the latest version of the MP is MP7.0E which was approved by LandsD on 17.8.2021.
- 3.2 Area 10d including the Site at the northern part of DB was first demarcated in MP6.0E7h(a) dated 24.3.2016. Under MP6.0E7h(a), Area 10d was designated for “Public Works” purposes and “LPG Storage” was one of the permissible facilities. The “LPG Storage” remains at the Site as shown on the latest Approved MP7.0E under lease.

### **4. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

### **5. Previous Application**

There is no previous application at the Site.

**6. Similar Application**

There is no similar application on the DB OZP.

**7. The Site and its Surrounding Areas (Plans A-1 to A-3 and site photos on Plans A-4a to A-4c)**

7.1 The Site is:

- (a) currently vacant and partly fenced off; and
- (b) accessible via a track road branching off DB Road to the south.

7.2 The surrounding areas have the following characteristics:

- (a) to the immediate west is a two-storey (about 60mPD) DB North Substation and further west is the eastern entrance of the DB Tunnel;
- (b) to the immediate north is a one-storey (about 45mPD) fire service pump house and parking spaces for the operation of the DB tunnel;
- (c) to the south are residential developments including Celestial Mansion (悠澄閣) of Siena Two (海澄湖畔二期) and Neo Horizon (時峰) of Greenvale Village (頤峰); and
- (d) to the immediate east are a parking area and an amenity area, and further east are Chianti (尚堤) and a residential development under construction at Area N1 North.

**8. Planning Intention**

The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of local residents and/or a wider district. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

**9. Comments from Relevant Government Departments**

9.1 The following government departments have been consulted and their views on the application are summarised as follows:

**Land Administration**

9.1.1 Comments of the District Lands Officer/Islands (DLO/Is), LandsD:

- (a) the Site is within part of Lot No. 385 R.P. in D.D. 352 & the

Extensions thereto (“the Lot”) which is held under New Grant No. 6122 as extended by three extension letters deposited and registered in the Land Registry as New Grant Nos. 6620, 6788 and 6947 (hereinafter collectively referred to as “the New Grant”). Pursuant to Special Condition No. (6) of the New Grant, the Lot shall be developed in accordance with the approved Master Layout Plan and the latest approved one is DB MP7.0E (“the Approved MP”);

- (b) the Site is within Area 10d designated for “Public Works” purposes since MP6.0E7h(a) dated 24.3.2016 and “LPG Storage” is one of the permissible facilities in Area 10d and the corresponding maximum permitted gross building area (“GBA”<sup>(5)</sup>) is 80m<sup>2</sup> as shown on the Approved MP. The proposed Dangerous Goods Godown (Liquefied Petroleum Gas Store) at the Site is acceptable under the Approved MP; and
- (c) other detailed comments are at **Appendix III**.

### **Safety Aspect**

#### 9.1.2 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) his office received the application of construction approval for the proposed LPG store and the facilities at the Site (i.e. LPG compound) in February 2022. After vetting against the Gas Safety Ordinance (Cap. 51), the approval was granted in August 2022; and
- (b) regarding the concern on separation distance of the compound from other utilities or buildings from gas safety point of view, it is noticed that it generally complies with the Hong Kong Planning Standards and Guidelines (HKPSG) and the Gas Safety Ordinance.

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

- (a) he has no objection in principle to the application subject to water supplies for firefighting and fire service installations being provided to the satisfaction of D of FS;
- (b) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority;
- (c) the emergency vehicular access 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 41D which is administered by the Buildings Department (BD); and

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<sup>(5)</sup> Noted from DLO/Is, LandsD that “GBA” under MP is equivalent to “GFA”.

- (d) should the application be approved by the Board, an approval condition regarding the provision of fire fighting access, water supplies for fire fighting and fire services installations should be imposed to the application.

### **Traffic**

#### 9.1.4 Comments of the Commissioner for Transport (C for T):

he has no adverse comment on the proposed traffic arrangement, the traffic impact and the LPG delivery and transfer as stated in the SPS (**Appendix Ia**) from traffic engineering point of view.

### **Environment**

#### 9.1.5 Comments of the Director of Environmental Protection (DEP):

- (a) he has no in-principle objection to the application; and
- (b) 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”.

### **Drainage**

#### 9.1.6 Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&Is, DSD):

- (a) he has no adverse comment on the application; and
- (b) the applicant is reminded to provide and maintain adequate drainage system for the concerned lot at their own cost.

### **Urban Design and Visual**

#### 9.1.7 Comments of the Chief Architect, Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

noting that the proposed LPG Store consists of one block with a BH of about 7.5m (about 53.2mPD) in single storey and the adjacent Area A of “R(C)5” zone is of 25 storeys, he has no comment from architectural and visual impact points of view.

### **Landscape**

#### 9.1.8 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) with reference to the aerial photo of 2022, the Site is situated at an area of residential urban landscape character predominated by residential blocks, roads and tree groups with natural woodlands in the vicinity of the Site. The proposed development including a LPG store, pump room, water tank, transformer room in the “G/IC” zone is considered not incompatible with the landscape character of the surrounding environment;
- (b) according to the Tree Survey in the SPS (Annex 4 in **Appendix Ia**), a total of 29 existing trees of common tree species are surveyed within and in the vicinity of Site. There are no trees of particular interest, Old and Valuable Tree, nor rare or endangered species identified on the Site. Eight trees are proposed to be retained and 21 trees are proposed to be felled due to direct conflict with building structure and road works. All trees proposed to be felled are *Ficus microcarpa* (細葉榕) and *Araucaria cunninghamii* (南洋杉). A total of 21 compensatory trees are proposed in the vicinity of the Site as landscape provisions to mitigate the landscape impact. In view that no significant adverse landscape impact on landscape resources arising from the proposed development is anticipated, she has no comment on the application from landscape planning perspective; and
- (c) the applicant is reminded 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.

### **Building Matters**

#### 9.1.9 Comments of the Chief Building Surveyor/New Territories East 1 and Licensing (CBS/NTE1&L), BD:

- (a) he has no in-principle objection to the application; and
- (b) other detailed comments are at **Appendix III**.

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

- (a) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD);
- (b) Head of Sustainable Lantau Office, CEDD;
- (c) Chief Engineer/Construction, Water Supplies Department; and
- (d) District Officer/Islands, Home Affairs Department.



## **10. Public Comments Received During Statutory Publication Period**

10.1 On 29.11.2022, the application was published for public inspection. During the statutory public inspection period, a total of 4,079 public comments were received. Amongst them, there are 3,910 supporting comments, 161 opposing comments, and 8 comments expressing views/concerns on the application. A full set of the public comments is deposited at the Board's Secretariat for Members' inspection.

10.2 The 3,910 supporting comments are submitted by individuals, in which 3,816 are in the form of standard letters/providing similar views of the standard letters (**Appendix IIa**). Major grounds are summarised below:

- (a) the existing LPG compound at Area 10b has been built for more than 30 years and it would be good to be replaced by a new LPG compound. A consistent, stable, safe and sufficient supply of LPG is crucial to the daily life of DB residents;
- (b) decommission of the LPG compound and replanning the landuse at Area 10b could release valuable land resource and boost the overall development of Lantau for alleviating the housing shortage in Hong Kong as well as provision of passive recreation space (e.g. landscaped area, open space, etc.);
- (c) the risk assessment conducted has complied with the relevant rules and regulations, and there are appropriate safety measures to ensure safe operation of the proposed LPG store;
- (d) relevant traffic, visual, landscape and environmental impact assessments have been conducted and there would not be unacceptable risk to the residents in the vicinity; and
- (e) the maintenance expense of communal facilities could be shared, which would be beneficial to the local residents, due to increase of population in future.

10.3 The 161 opposing comments are submitted by Village Owners' Committee of Siena 2B Village, the nearby residents of Siena Two/Neo Horizon and individuals (**Appendix IIb**). Major grounds are summarised below:

- (a) there are concerns on the possible fire accidents at the Site as it is too close to DB Tunnel, domestic apartments and electricity sub-station;
- (b) the location is not suitable and there should be alternative site available for the LPG store;
- (c) the applicant should ensure that the proposed development is in compliance with relevant law, regulations, etc.;
- (d) the applicant has not consulted the existing DB residents regarding the proposed development and no detailed development design is available for the residents' information;

- (e) it will have a negative impact on the property values of residences in DB North; and
  - (f) it does not present nor offer any future benefits to the invested shareholders or DB residents.
- 10.4 The eight comments expressing views/concerns are from individuals (**Appendix IIc**) and their major concerns include safety issues and emergency exit of the proposed LPG store; the relocation of the existing LPG compound; and the land utilisation and the flat production of the future developments at the waterfront site near Nim Shue Wan under the rezoning application.

## **11. Planning Considerations and Assessments**

- 11.1 The Site is located within an area zoned “G/IC”. The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district. It is also intended to provide land for uses directly to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments. The proposal which is for the supply of LPG to the residents of DB is not in conflict with the planning intention of the “G/IC” zone. On the other hand, LPG store is a permissible facility at the Site according to the latest Approved DB MP7.0E under lease.
- 11.2 The Site is located at the northern edge of the DB development and in the vicinity of the eastern entrance of the DB Tunnel. The proposed development is located in the same “G/IC” zone with the existing DB North Substation and a fire service pump house. The proposed development with a single storey structure of 7.5m (53.2mPD) for ancillary facilities which is considered not incompatible with the surrounding uses and necessary to support the residential developments in the vicinity.
- 11.3 The nearest residential dwellings (i.e. Celestial Mansion (悠澄閣) of Siena Two (海澄湖畔二期) and Neo Horizon (時峰) of Greenvale Village (頤峰)) are about 50m away from the Site (**Drawing A-7**). A QRA for the proposed development has been submitted to EMSD. According to DEMS, the application for construction of the proposed LPG store and its facilities submitted by the applicant has been examined and approval has been granted; and the separation distance of the LPG compound at the Site generally complied with the HKPSG and the Gas Safety Ordinance. D of FS has no objection to the application subject to the provision of emergency vehicular access, fire service installations and water supplies for fire fighting to his satisfaction. The LPG tank trucks will be transported to the Site by sea only and no tank truck will pass through the DB Tunnel. Significant adverse environmental, drainage, sewerage, traffic and transportation of LPG by tank trucks, landscape and visual impacts on the surrounding areas generated from the proposed use are not anticipated. Relevant government departments including the D of FS, C for T, DEP, CE/HK&Is, DSD, CA/CMD2, ArchSD and CTP/UD&L, PlanD have no objection to or no adverse comment on the application on technical aspects. The

technical requirements of the D of FS could be addressed by incorporation of approval condition in paragraph 12.2 below.

- 11.4 The supporting comments are noted. Regarding the public comments objecting to the application, the departmental comments in paragraph 9 and the assessments in paragraphs 11.1 to 11.3 above are relevant.

## **12. Planning Department's Views**

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission be valid until 13.1.2027, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following condition of approval and advisory clauses are also suggested for Members' reference:

### Approval Condition

the provision of fire service installations and water supply for fire fighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.

### Advisory Clauses

The recommended advisory clauses are attached at **Appendix III**.

- 12.3 There is no strong reason to recommend rejection of the application.

## **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

## **14. Attachments**

<b>Appendix I</b>	Application Form received on 22.11.2022
<b>Appendix Ia</b>	Letter dated 20.11.2022 with SPS
<b>Appendix Ib</b>	FI received on 5.1.2023
<b>Appendices IIa to IIc</b>	Samples of public comments
<b>Appendix III</b>	Recommended advisory clauses

<b>Drawing A-1</b>	Location Plan
<b>Drawing A-2</b>	Indicative Layout Plan
<b>Drawing A-3</b>	Section Plan
<b>Drawing A-4</b>	Photomontage
<b>Drawing A-5</b>	Affected Trees Plan
<b>Drawing A-6</b>	Tree Planting Plan
<b>Drawing A-7</b>	Surrounding Noise Sensitive Receivers Plan
<b>Drawing A-8</b>	Transportation Route of the LPG Tank Trucks
<b>Plan A-1a</b>	Location Plan
<b>Plan A-1b</b>	Extract of DB MP7.0E
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4c</b>	Site Photos

**PLANNING DEPARTMENT  
JANUARY 2023**