

2021年 11月 0 1日

Appendix I of RNTPC  
Paper No. A/YL-NTM/430

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

1 NOV 2021

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.

Form No. S16-III  
表格第 S16-III 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

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

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議\***

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

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

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.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	A19-LTM/430
	Date Received 收到日期	1 JUN 2021

- 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 樓及新界沙田上禾輋路 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)

CHUN LIK ENGINEERING (HK) LIMITED 進力工程(香港)有限公司

## 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)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) 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)	元朗牛潭尾米埔隴路丈量約份第105約地段第116號 Lot 116 in D.D. 105, Mai Po Lung Road, Ngau Tam Mei, Yuen Long
(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 ..... 1,350 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Storage" 「露天貯物」
(f) Current use(s) 現時用途	臨時汽車修理工場  (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" (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」(請夾附業權證明文件)。
- ☒ is not a "current land owner".  
並不是「現行土地擁有人」。

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)".  
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」。

(b) The applicant 申請人 -

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

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

(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 6/10/2021 (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 6/10/2021 (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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders) 擬議臨時露天存放化學品/危險品(液化石油氣瓶)  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 1,350 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 0 .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 0 .....
Proposed domestic floor area 擬議住用樓面面積	..... 0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 0 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 0 .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) N/A ..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 0 .....
Motorcycle Parking Spaces 電單車車位	..... 0 .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 0 .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... 0 .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... 0 .....
Others (Please Specify) 其他 (請列明)	..... 0 .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... 0 .....
Coach Spaces 旅遊巴車位	..... 0 .....
Light Goods Vehicle Spaces 輕型貨車車位	..... 0 .....
Medium Goods Vehicle Spaces 中型貨車車位	..... 0 .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... 1 .....
Others (Please Specify) 其他 (請列明)	..... 0 .....



<b>Proposed operating hours 擬議營運時間</b>			
星期一至星期六上午九時至下午六時，星期日及公眾假期全日休業。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<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))  由牛潭尾的米埔圍路經一條鄉村道路進入	
	No 否	<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)  <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情    	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input 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)  <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 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <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 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <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 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	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 type="checkbox"/> No 不會 <input checked="" 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"/>

	<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)</p> <p>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>.....</p> <p>在申請地點做好排水工程</p> <p>.....</p> <p>不需要砍伐樹木</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

## 7. Justifications 理由

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

請參考附件的申請摘要



**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board 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




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

Ms Hermose Chong

Manager

Name in Block Letters  
姓名（請以正楷填寫）

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

on behalf of  
代表

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED



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

Date 日期

6/10/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	元朗牛潭尾米埔隴路丈量約份第105約地段第116號 Lot 116 in D.D. 105, Mai Po Lung Road, Ngau Tam Mei, Yuen Long	
Site area 地盤面積	1,350 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約
Plan 圖則	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12	
Zoning 地帶	"Open Storage" 「露天貯物」	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders) 擬議臨時露天存放化學品/危險品(液化石油氣瓶)	



(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	0	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	0 % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 0 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) 0  _____		
	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 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 1 Others (Please Specify) 其他 (請列明) 0  _____		

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 type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input 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 type="checkbox"/>
Site Plan 地盤平面圖		
Location plan 位置圖, 擬議消防裝置圖 Proposed Fire service plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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 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 type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage proposal 排水建議		
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。



# F.S. NOTES

- UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN MILLIMETERS (MM).
- ALL PIPERIGS USED FOR FIRE SERVICES SYSTEM SHALL BE GALVANIZED MILD STEEL TUBES TO BS 1327 MEDIUM GRADE.
- MANUAL FIRE ALARM SYSTEM SHALL BE PROVIDED FOR LPG CYLINDER TERMINAL ONE MANUAL CALL POINT (BROUCLASS UNIT) AND ONE FIRE ALARM BELL SHALL BE PROVIDED FOR EACH HOSE REEL POSITION.
- HOSE REEL SYSTEM EQUIPPED WITH 2000 LITRES WATER TANK SHALL BE PROVIDED HOSE REEL PUMP SETS (ONE DUTY PUMP AND ONE STANDBY PUMP) WITH 2000 LITRES WATER TANK SHALL BE PROVIDED AT THE LOCATION AS SHOWN ON PLAN TO ENSURE EVERY PART OF THE PREMISES CAN BE REACHED BY A HOSE REEL TUGGING OF A LENGTH NOT LESS THAN 30M.
- LPG DETECTION SYSTEM SHALL BE INSTALLED AT NOT MORE THAN 150mm ABOVE GROUND LEVEL AS INDICATED ON PLAN TO ONE WARNING OF PRESENCE OF LEAKED GAS.
- A PRIMARY & SECONDARY ELECTRICITY SUPPLY TO BE PROVIDED TO ALL F.S. SYSTEMS SUCH AS MANUAL FIRE ALARM ALARM SYSTEM AND HOSE REEL SYSTEM.
- LPG CYLINDER TERMINAL SHALL BE COUPLED WITH FIRE EXTINGUISHER OF DRY POWDER TYPE AND PROVIDED AS INDICATED ON PLAN.

## OPERATION PROCEDURE FOR FIRE SERVICES INSTALLATION

- (A) OPERATION OF UNDETECTED PETROLEUM GAS (LPG) DETECTION SYSTEM
- ON DETECTION OF UNDETECTED PETROLEUM GAS (LPG) DETECTION SYSTEM WILL SOUND BELL FROM ANY LPG DETECTION. THE FOLLOWING ACTION WILL TAKE PLACE.
  - BELLER SOUNDS ON GAS DETECTION PANEL ONLY.
  - LOWER EXPOSURE UNIT (LEU) DOT APPEARS ON GAS DETECTION CONTROL PANEL.
- (B) OPERATION OF UNDETECTED PETROLEUM GAS (LPG) DETECTION SYSTEM ON DETECTING FLAMMABLE VAPOR REACH TO 40% LEL FROM ANY LPG DETECTION. THE FOLLOWING ACTION WILL TAKE PLACE.
- BELLER SOUNDS ON GAS DETECTION PANEL ONLY.
  - LEU DOT APPEARS ON GAS DETECTION CONTROL PANEL.
  - VISUAL AND AUDIO ALARM SOUNDS.
  - FIRE ALARM BELL SOUNDS THROUGHOUT THE LPG CYLINDER TERMINAL.

## OPERATION OF MANUAL FIRE ALARM AND HOSE REEL SYSTEM

- OPEN ANY ISOLATING VALVE UNDER HOSE REEL.
- BECK GLASS ON THE MANUAL CALL POINT LED DOT APPEARS ON GAS DETECTION CONTROL PANEL.
- BELLER SOUNDS ON MFA CONTROL PANEL.
- ZONE "FIRE" INDICATOR APPEARS ON MFA CONTROL PANEL.
- HOSE REEL PUMP RUNNING.
- PULL THE FIRE HOSE TO FULL EXTEND.
- PULL THE FIRE HOSE DISCHARGE NOZZLE.
- WATER DISCHARGE THROUGH NOZZLE UNDER PRESSURE.
- FIRE ALARM BELL SOUNDS THROUGHOUT THE LPG CYLINDER TERMINAL.

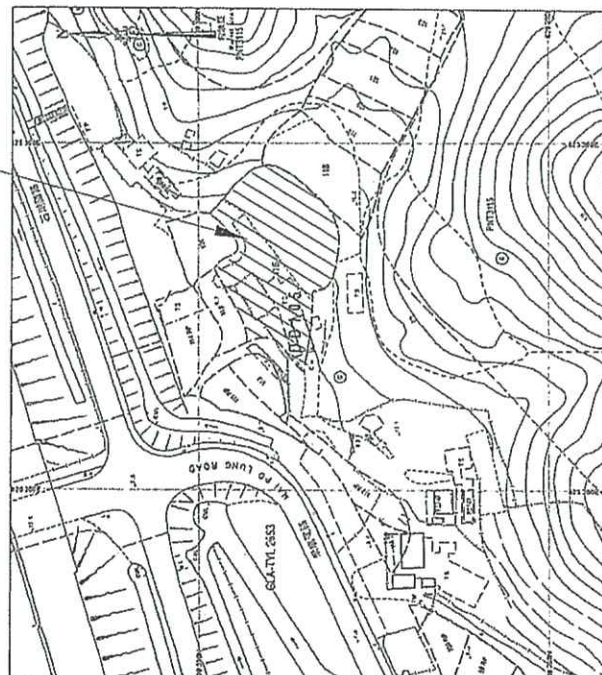
# LEGEND :-

- HOSE REEL C/W GLASS FRONT METAL BOX
- HOSE REEL C/W GLASS FRONT METAL BOX (EQUIVALENT)
- GATE VALVE
- CHECK VALVE
- FIXED FIRE PUMP SET
- PRESSURE GAUGE C/W BALL VALVE
- FIXED FIRE PUMP CONTROL PANEL
- MFA CONTROL PANEL
- GAS DETECTION CONTROL PANEL
- GAS DETECTION
- PRESSURE SWITCH
- AUTOMATIC AIR VENT
- LEVEL SWITCH
- BALL FLOAT VALVE
- ORIFICE
- WEATHERPROOF #150 FIRE ALARM BELL
- WEATHERPROOF #150 CALL POINT (BROUCLASS UNIT TYPE)
- WEATHERPROOF #150 DISCHARGE / ADDS ALARM
- 9 KG DRY POWDER FIRE EXTINGUISHER
- 5 KG CO2 FIRE EXTINGUISHER

## ABBREVIATIONS

- A AND
- AAV AUTOMATIC AIR VENT
- C/W COMPLETE WITH
- F/A FROM ABOVE
- F/B FROM BELOW
- F/S FIRE SERVICES
- H/L HIGH LEVEL
- H/R HOSE REEL
- L LITRE
- L/L LOW LEVEL
- M/L MID LEVEL
- M/N MINIMUM
- M/X MAXIMUM
- N.T.S. NOT TO SCALE
- O/T TO ABOVE
- T/B TO BELOW
- W/W WITH
- MFA MANUAL FIRE ALARM

# PROPOSED LPG CYLINDER TERMINAL AT LOT 116, DD105, YUEN LONG, N.T.



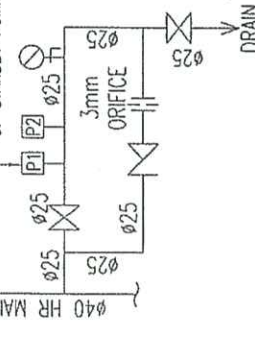
## BLOCK PLAN

SCALE : N.T.S.

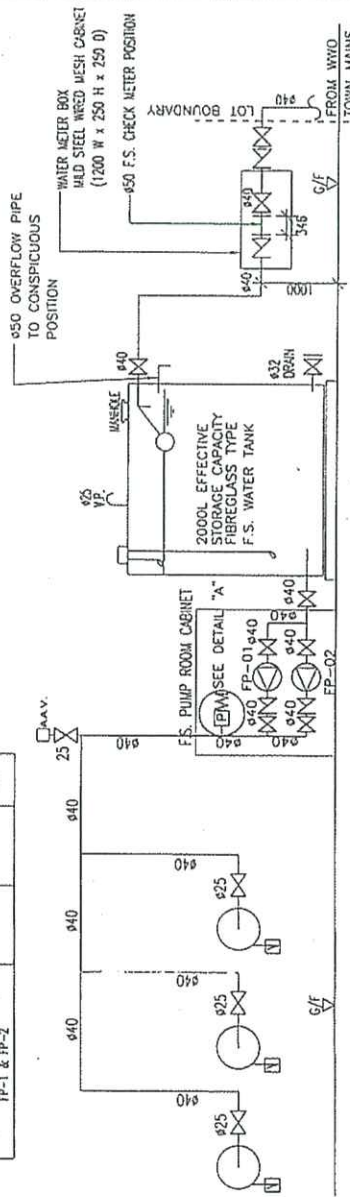
## PUMP SCHEDULE

PUMP CODE	PUMP DUTY CHARACTERISTIC		
	FLOW RATE (LITRE/MIN)	PRESSURE (BAR)	MOTOR POWER RATING (KW)
FIXED FIRE PUMP (ONE DUTY & ONE STANDBY) FP-1 & FP-2	50	5.0	2.2

PRESSURE SWITCH CONTROL  
P1-FOR STANDBY PUMP CHANGEOVER  
P2-FOR "PUMP FAILED" SIGNAL OF STANDBY PUMP



## PRESSURE SWITCH ASSEMBLY DETAIL 'A'



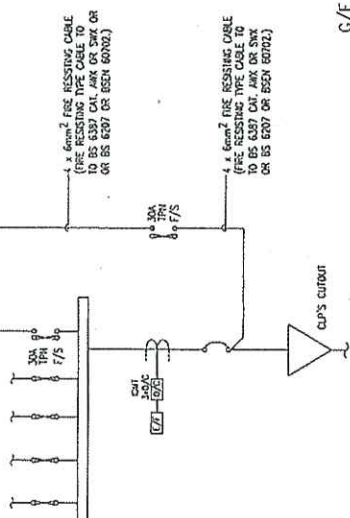
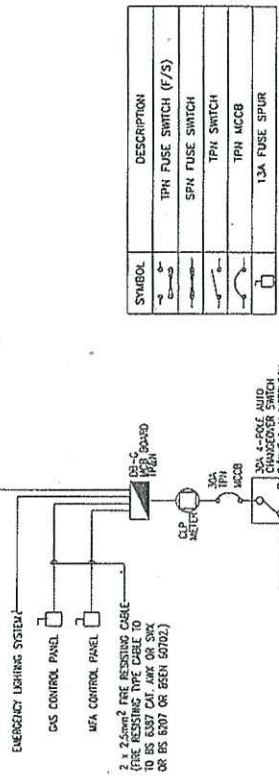
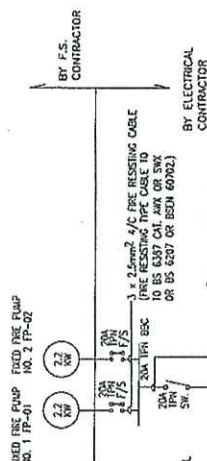
# SCHEMATIC PIPING DIAGRAM FOR HOSE REEL SYSTEM

REVISION	DESCRIPTION	DATE

PROJECT: F.S. INSTALLATION FOR PROPOSED LPG CYLINDER TERMINAL AT LOT 116, DD105, YUEN LONG, N.T.		CAD BY: AA	SCALE: N.T.S.
TITLE: LEGEND, ABBREVIATION, BLOCK PLAN, F.S. NOTES, OPERATION PROCEDURE AND SCHEMATIC PIPING DIAGRAM FOR HOSE REEL SYSTEM		CHECKED BY: RF/KC	REV.: 0
DWG NO: LPG/FS-101		DATE: 08/21	

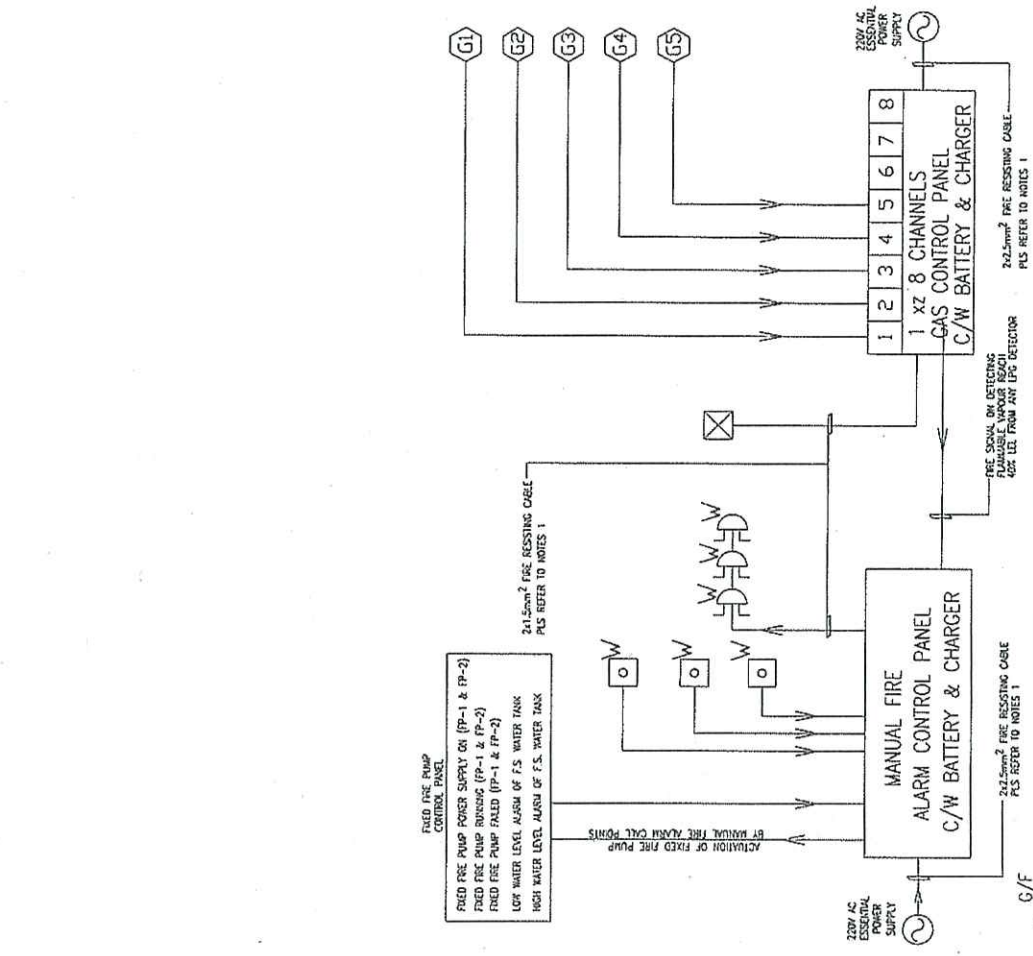
F.S. CONTRACTOR:

**WAI KING FIRE ENGINEERING COMPANY**  
**惠景消防工程公司**  
 Unit 31, 17/F Pacific Trade Centre,  
 2 Kai Hing Road, Kowloon Bay, Kowloon.  
 Tel. No. : 2751 7813 Fax No. : 2795 8978



SCHEMATIC POWER SUPPLY FOR F.S. SYSTEM

SYMBOL	DESCRIPTION
	1PH FUSE SWITCH (F/S)
	1PH FUSE SWITCH (F/S)
	1PH FUSE SWITCH (F/S)
	1PH FUSE SWITCH (F/S)



SCHEMATIC CONTROL WIRING DIAGRAM FOR MANUAL FIRE ALARM SYSTEM

SCHEMATIC CONTROL WIRING DIAGRAM FOR LPG GAS DETECTION SYSTEM

REVISION	DESCRIPTION	DATE

PROJECT:	F.S. INSTALLATION FOR PROPOSED LPG CYLINDER TERMINAL AT LOT 116, DD105, YUEN LONG, N.T.	CAD BY: AA	SCALE: N.T.S.
TITLE:	SCHEMATIC CONTROL WIRING DIAGRAM FOR MANUAL FIRE ALARM SYSTEM, LPG GAS DETECTION SYSTEM & SCHEMATIC POWER SUPPLY FOR F.S. SYSTEM	CHECKED BY: RF/KC	REV.: 0
DWG NO:	LPG/FS-102	DATE:	08/21

**WAI KING FIRE ENGINEERING COMPANY**  
**惠景消防工程公司**  
 Unit 31, 17/F Pacific Trade Centre,  
 2 Kai Hing Road, Kowloon Bay, Kowloon.  
 Tel. No. : 2751 7813 Fax No. : 2795 8978









根據《城市規劃條例》( 第 131 章 )

第 16 條遞交的許可申請

元朗牛潭尾米埔隴路丈量約份第 105 約地段第 116 號

擬議臨時露天存放化學品 / 危險品 ( 液化石油氣瓶 )

( 為期 3 年 )

**申請報告書及擬議發展的計劃細節**

# 目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-4



## 擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關元朗牛潭尾米埔隴路丈量約份第 105 約地段第 116 號的規劃申請，擬在上述地段申請為期三年的臨時露天存放化學品 / 危險品 ( 液化石油氣瓶 )。
2. 申請地點位於元朗牛潭尾米埔隴路附近，在《牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12》上劃為「露天貯物」用途。
3. 申請地盤面積為約 1,350 平方米，不設任何上蓋或構築物。
4. 申請地點涉及一個重型貨車上落貨車位，只作臨時上落貨用途，不會用作長期停泊車輛。
5. 申請地點可由牛潭尾的米埔隴路經一條鄉村道路前往，擬議發展的營運時間為星期一至星期六上午九時至下午六時，星期日及公眾假期全日休業。

## 申請原因

1. 申請地點涉及一個先前的規劃許可編號 A/YL-NTM/397 批准作為期三年的臨時露天存放液化石油氣瓶用途，由於之前因為社會疫情關係未能如期履行規劃許可附帶的規劃條件，這個規劃許可已被撤銷，因此申請人重新提交本申請以要求城市規劃委員會批准為期三年的規劃許可，申請人承諾今次一定會履行所有附帶條件。
2. 申請地點的面積約為 1,350 平方米，現時為汽車修理工場，申請人擬議於申請地點經營臨時露天存放液化石油氣瓶。
3. 根據《牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12》，申請地點現時被規劃為「露天貯物」，根據核准圖有關「露天貯物」地帶的註釋，「露天貯物」地帶的危險品倉庫及露天存放化學品 / 危險品用途屬於第二欄用途，須先向城規會申請。與此同時，核准圖註釋亦提及除第 12(a)段另有規定外，任何土地或建築物的臨時用途亦須先向城規會申請，如為期不超過三年，則不必按照圖則之用途規定申請許可。申請人遂向城規會遞交是次規劃申請。
4. 城市規劃委員會曾批准申請地點作相同用途(請參考城規會編號：A/YL-NTM/397)，因此申請人懇請城市規劃委員會對本申請作出相同的對待，申請人承諾定會履行所有相關的附帶條件。
5. 擬議發展有充分的理由支持，當中包括以下規劃考量因素：
  - \* 符合「露天貯物」地帶的規劃意向；
  - \* 與有關城規會規劃指引相符；
  - \* 擬議發展屬臨時性質，不會影響新界北的長遠規劃發展；
  - \* 與附近民居保持安全距離；
  - \* 申請地點適合用作運輸及存放液化石油氣瓶；
  - \* 擬議發展並不會造成任何不良的交通、園藝及景觀影響；及
  - \* 符合有關安全及環境考慮的相關條例 / 指引
6. 擬議臨時露天存放的營業時間為星期一至星期六上午九時至下午六時，星期日及公眾假期全日休業。。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准元朗牛潭尾米埔隴路丈量約份第 105 約地段第 116 號作為期三年的臨時露天存放化學品 / 危險品 ( 液化石油氣瓶 )。



## 擬議發展計劃的各方面影響

### 1. 土地行政

申點地點涉及一個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展不涉及任何上蓋構築物。

### 2. 擬議發展的入口

申請地點可從牛潭尾的米埔隴路經一條鄉村地區道路前往。

### 3. 擬議發展的交通安排

申請用途提供一個重型貨車的上落車位。

### 4. 環境方面

申請人會按照環保署對臨時露天農場及上蓋的技術指引，將對周邊環境的影響減到最低。

### 5. 噪音方面

申請地點是臨時露天存放化學品 / 危險品（液化石油氣瓶），只在星期一至星期六上午九時至下午六時營運，星期日及公眾假期全日休業，而附近較少民居，不會為居民帶來重大的噪音影響。

### 6. 排污方面

申請用途不涉及洗手間，沒有污水問題。

### 7. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

#### 8. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

#### 9. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新界元朗牛潭尾米埔隴路丈量約份第 105 約地段第 116 號作為期不超過三年的臨時露天存放化學品 / 危險品 ( 液化石油氣瓶 )。



擬議申請用途：臨時露天存放化學品 / 危險品（液化石油氣瓶）  
丈量和地段編號：新界元朗牛潭尾米埔隴路丈量約份第 105 約地段第 116 號

預計 重型車輛 進出流量報告  
( 星期一至星期六 )

時間	進入 ( 輛 )	離開 ( 輛 )
9 : 00 - 10 : 00	0	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	1	0
12 : 00 - 13 : 00	0	0
13 : 00 - 14 : 00	0	0
14 : 00 - 15 : 00	0	1
15 : 00 - 16 : 00	0	0
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	0	0

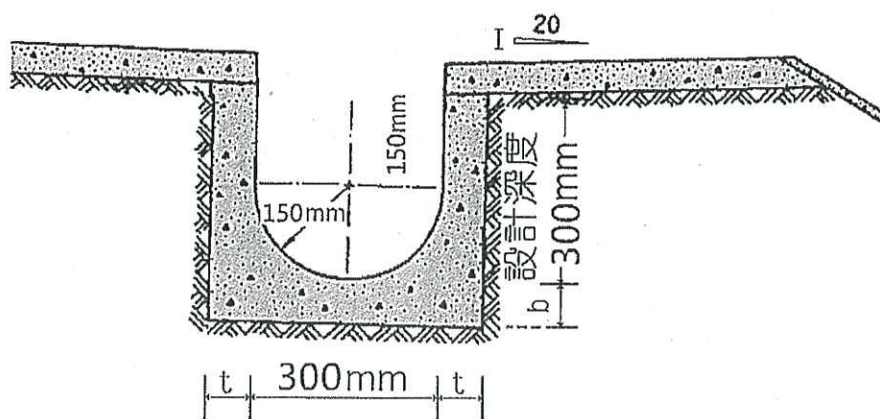
申請地點尚未發展，以上數字為預算車輛進出場地記錄。

擬議申請用途：臨時露天存放化學品 / 危險品（液化石油氣瓶）

丈量和地段編號：新界元朗牛潭尾米埔隴路丈量約份第105約地段第116號

申請人就上述申請，現提交排水建議。詳細如下：

1. 渠務建議計劃以收集場地雨水為目的，確保雨水能順利引導到現有渠道排放。不會阻礙地面水流，亦不會對現有河道、天然河溪、鄉村排水渠、溝渠及毗鄰地區造成負面影響。
2. 此申請發展作為期三年的擬議臨時露天存放化學品 / 危險品（液化石油氣瓶）場地，申請面積只有約 1,350 平方米，屬小型場地。發展項目不會有上蓋物或構築設施，純粹只有一片空地作露天存放。不會出現阻礙現有陸上水流的情況，也不會影響現有的自然溪流、鄉村排水溝及鄰近地點的溝渠。
3. 渠務建議計劃工程，包括安裝沙井及U型明渠。申請人會渠務署的意見，在申請地點周圍鋪設大小為："300mm 闊度× 300mm 深度"的U型明渠。U型明渠合乎渠務署標準，盡量貼近邊界。U型明渠渠身以混凝土鞏固，確保堅固耐用。在出入口位置，會加設渠蓋，以便車輛出入。（可參閱附頁 1：渠務建議計劃圖）



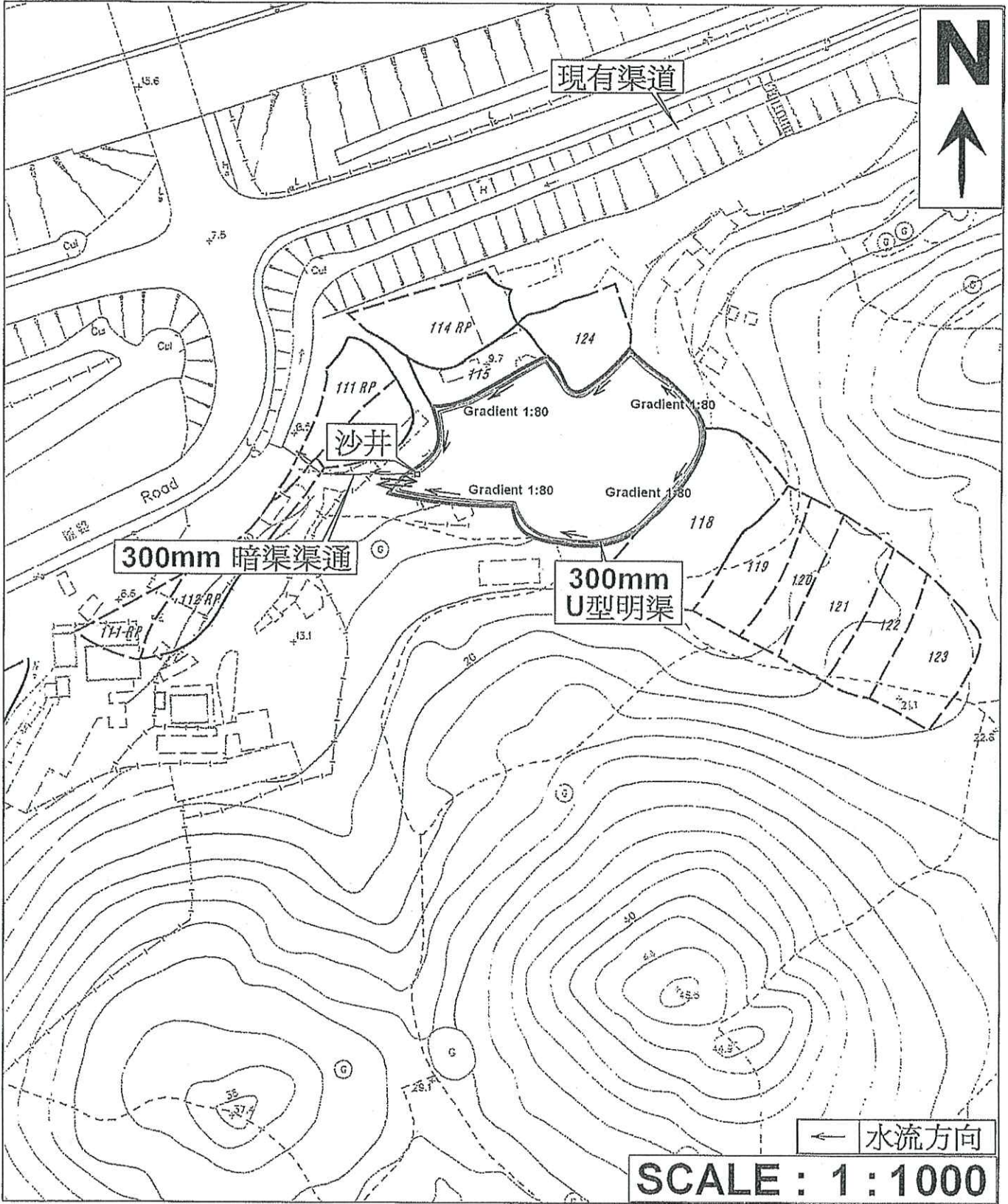
U型明渠切面圖



4. 為配合收集雨水，接近渠道的地表，會鋪築成暗斜地勢，以加強去水作用。
5. 申請地點北面位置，會設置一個沙井，用作收集雨水及隔除雜物。U 型明渠會透過沙井，連接北邊的大型現有公眾渠道。（可參閱附頁 2：沙井建造模式）
6. 申請地點邊界鋪設的圍板，會提供足夠的開口，以疏導周圍流過的既有雨水。
7. 申請人在進行渠務工程前，會諮詢元朗地政專員的意見，並取得有關業主同意，以進行其地段範圍以外的任何渠務工程。
8. 申請人會邀請具經驗的工程公司，跟進渠務建議計劃，以便落實執行。所有工作都會以符合規劃及渠務署的要求為目的。
9. 申請人願意承擔申請地點內外的所有排水設施的興建和維修保養責任。為防止出現阻塞及狀況變壞，申請人會安排專人定期維修排水設施；並在申請地點預留適當空間，以便進行維修及保養工作，並按時清理渠道系統內的雜物，確保有關設施能運作良好，不會令場地及鄰近地區出現水浸問題。

隨函附上渠務建議計劃圖，以便有關方面了解情況。

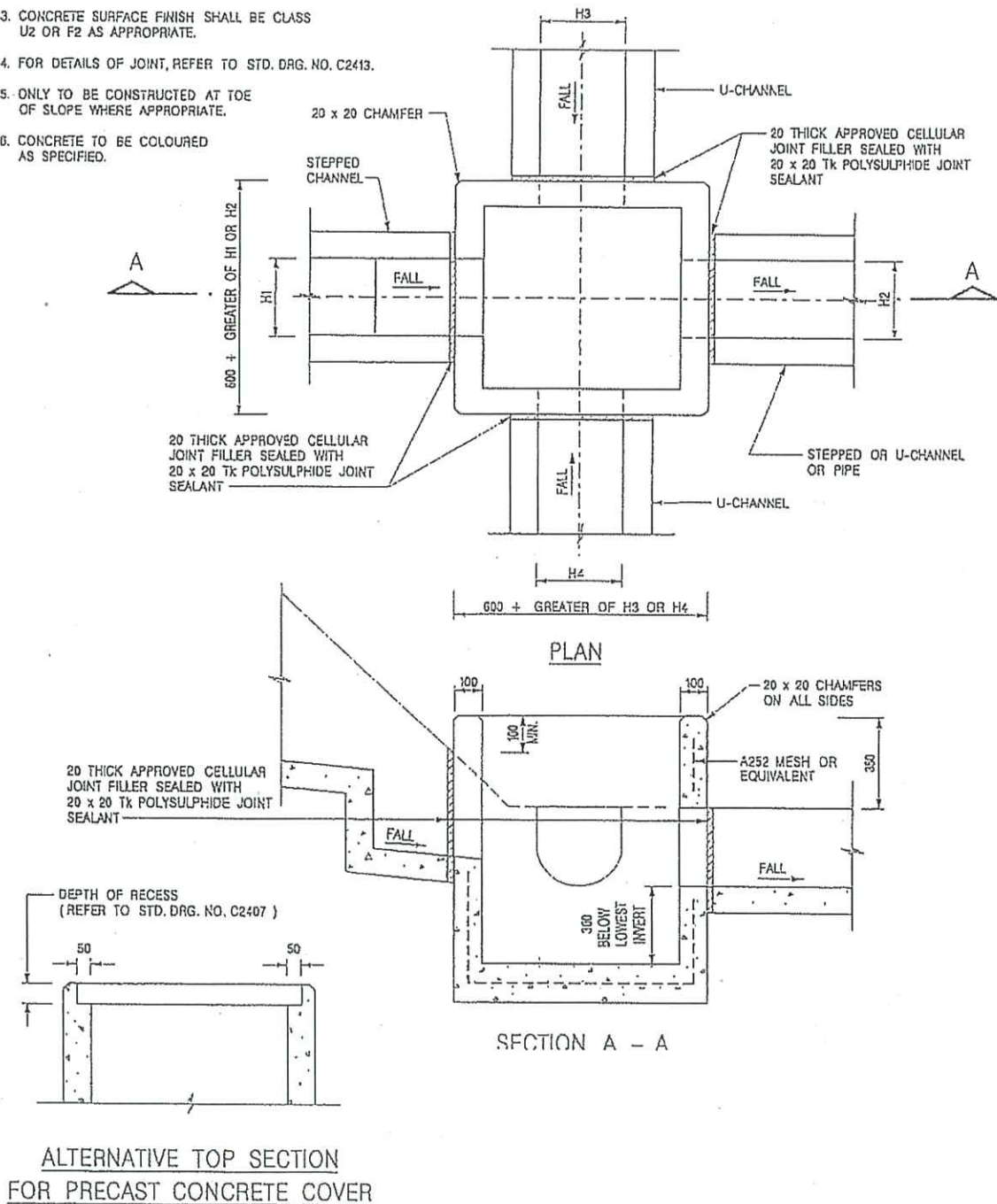
附頁 1：渠務建議計劃圖



## 附頁 2: 沙井建造模式

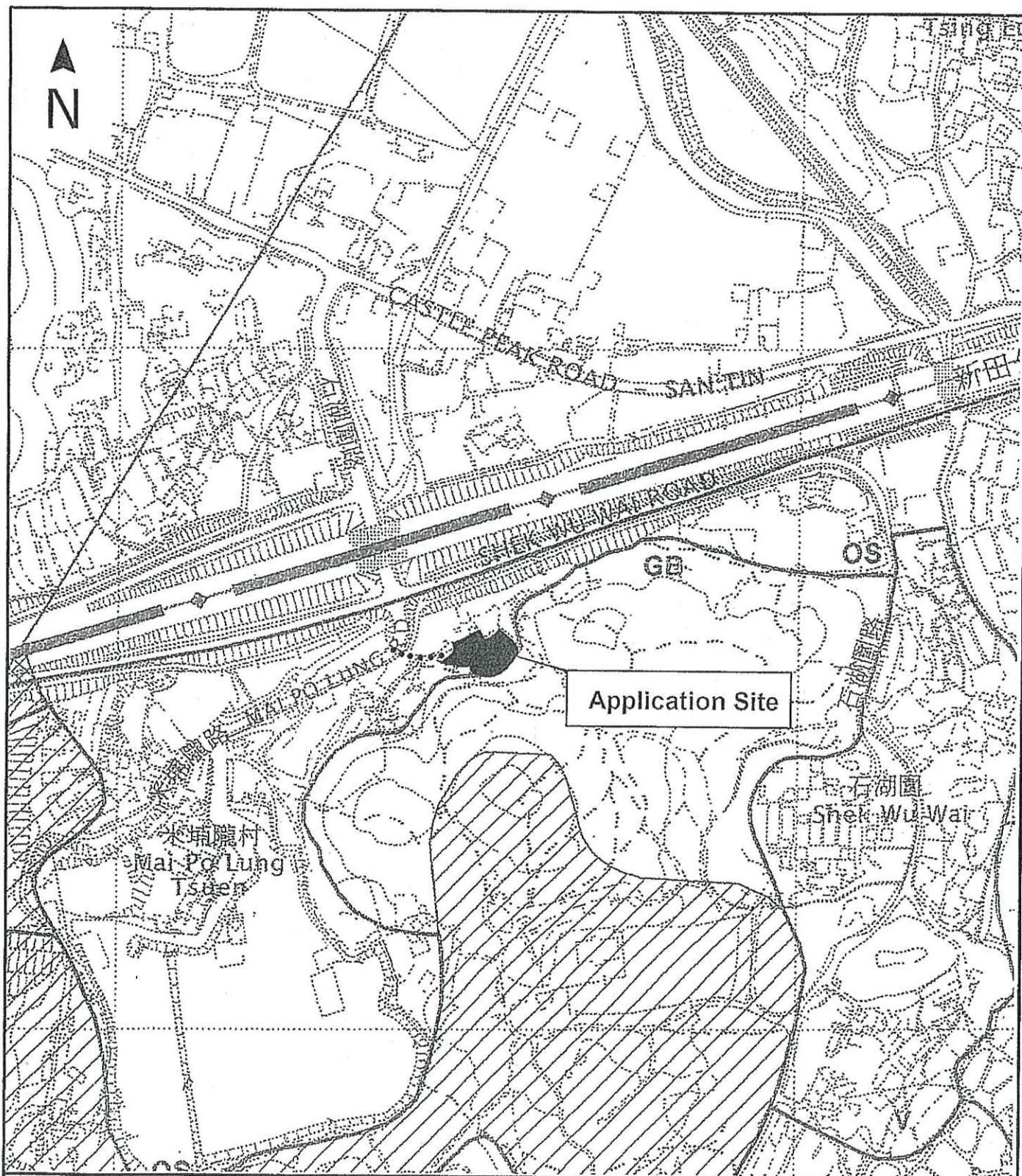
### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. ONLY TO BE CONSTRUCTED AT TOE OF SLOPE WHERE APPROPRIATE.
6. CONCRETE TO BE COLOURED AS SPECIFIED.



DETAILS OF DESILTING CATCHPIT





Application Site

米埔隴村  
Mai Po Lung  
Tseem

石湖圍  
Shek Wu Wai

Project 項目名稱:

Proposed Temporary Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders) for a Period of 3 Years at Lot 116 in D.D. 105, Mai Po Lung Road, Ngau Tam Mei, Yuen Long, N.T.

Drawing Title 圖紙標題:

Location Plan



Drawing No. 圖號:

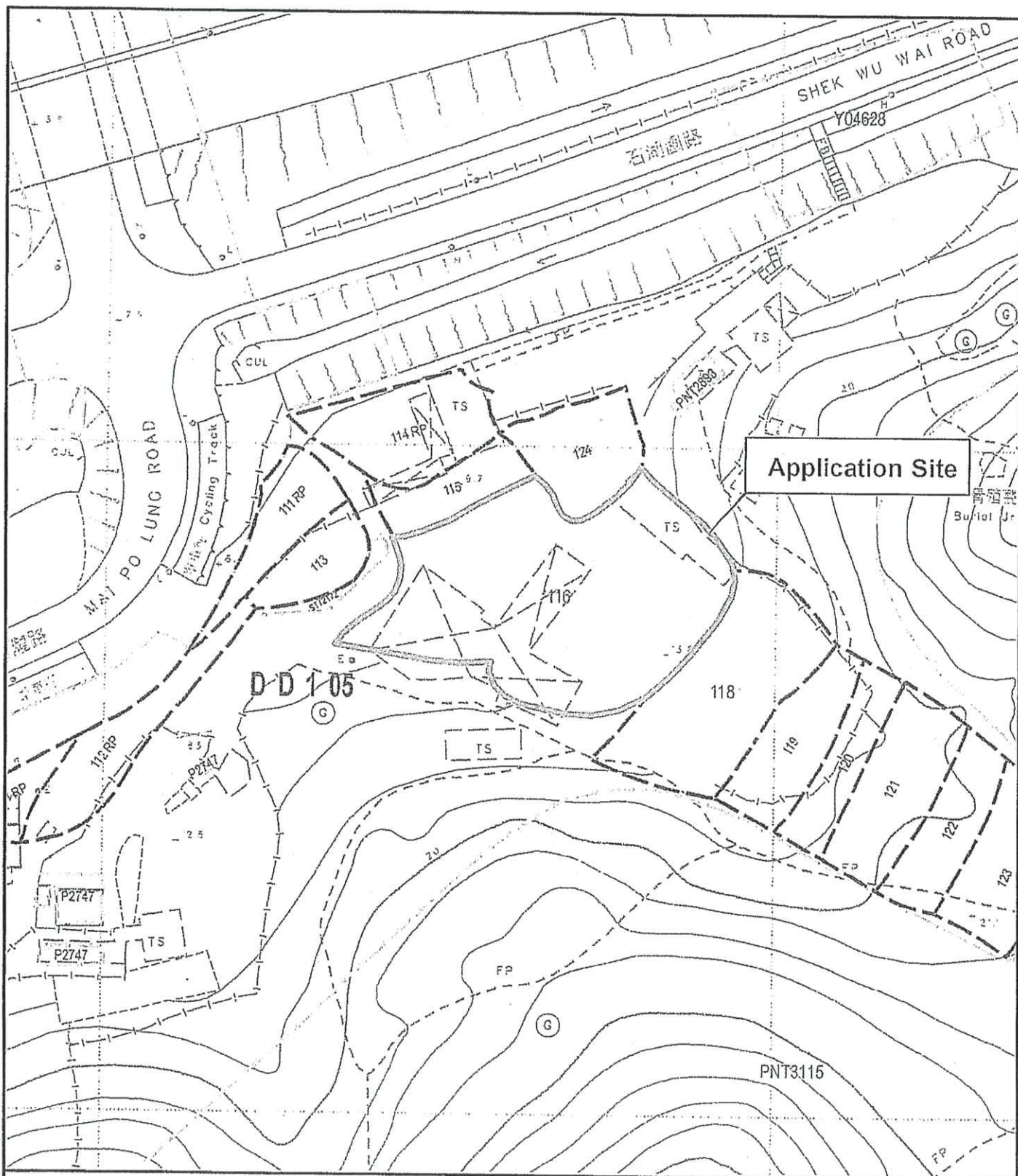
Figure 1

Remarks 備註:

●●● Vehicular access leading from Mai Po Lung Road

Scale 比例:





Project 項目名稱:

Proposed Temporary Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders) for a Period of 3 Years at Lot 116 in D.D. 105, Mai Po Lung Road, Ngau Tam Mei, Yuen Long, N.T.

Drawing Title 圖紙標題:

Site Plan



9720-3663

Drawing No 圖號:

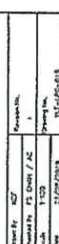
Figure 2

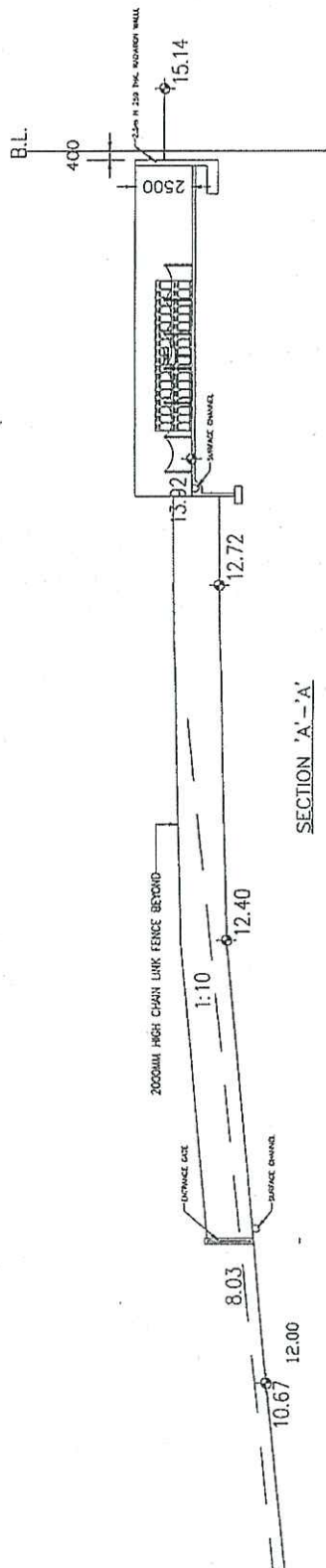
Remarks 備註:

Scale 比例:





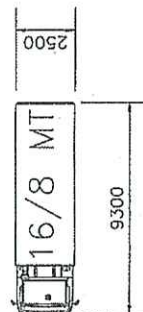
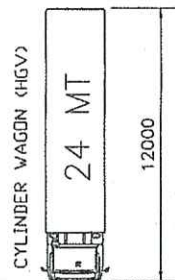




- LEGEND:

- |    |                                 |
|----|---------------------------------|
| 4  | STACKS FOR 5KG LPG CYLINDER     |
| 4  | STACKS FOR 10KG LPG CYLINDER    |
| 10 | STACKS FOR 13.5KG LPG CYLINDER  |
| 20 | STACKS FOR 15KG LPG CYLINDER    |
| 5  | STACKS FOR 22KG LPG CYLINDER    |
| 2  | STACKS FOR 50KG LPG CYLINDER    |
| 21 | STACKS FOR CYLINDER RETURN FROM |

- DTG OPEN TRAP GULLY  
D-FE FIRE EXTINGUISHER  
GD GAS DETECTOR  
AL VISUAL AND AUDIO ALARM



LPG STORAGE  
 石氣儲存  
 24.8 噸

EMERGENCY  
PLEASE CALL  
TEL 01250 765432  
FAX 01250 775432

不准吸烟

FOR 5, 10 & 15%  
PC CYLINDER ONLY  
RMS, 14.8135公厘  
石动V型油封

FOR IS K  
LFC CUMER  
只供15公所  
64242有

FOR 22 KG & 50KG  
CHILDREN ONLY  
只供22及50公斤  
儿童使用

FOR COPY  
AC CINDER ONLY

NO.1	NO.2	NO.3	NO.4
------	------	------	------

40.5

NO. 6

NO.

NO. 8

WARNING NOTICES (N.T.S.)

STORAGE NOTICES (N.T.S.)

0105 :

1. ALL DIMENSIONS ARE IN INCHES.
2. MAXIMUM HEIGHT OF A STACK SHALL MEET MAXIMUM ALLOWABLE HEIGHT APPROVED BY ENGR.
3. PALLET SIZE 48"X96" X 48"X96"

[illegible]

tpbpd@pland.gov.hk

寄件者: 2021年12月10日星期五 14:53  
寄件日期: ; tpbpd@pland.gov.hk  
收件者: Re: A/YL-NTM/430 LPG Gas Application \_Clarifications (updated)  
主题:

Dear Ms Yuen,

We would like to also clarify that :  
This application is exactly the same as the previous application A/YL-NTM/397.  
The reason why the applicant didn't fulfilled the compliance before is that they cannot get the consent of the land owner, so they cannot apply the short term waiver to the Lands Department, so nothing they can do.  
But this time, the applicant can get the consent of the land owner, so they will fulfil the compliance if the application A/YL-NTM/430 is approved.

Thanks!!

Ms Chong

On 10 Dec 2021, at 14:47, C

Dear Ms Yuen,

For the application A/YL-NTM/430, we would like to clarify:

(1) The proposed development is for storage of LPG cylinders, with a maximum amount of 24.8 tonnes of LPG to be stored within the Site. A total of 66 nos. of stack spaces for storage of LPG cylinders will be provided on the elevated platform of 1.2m high at the eastern portion of the Site to accommodate the movable stacks of LPG cylinders. Water tank and FS pump cabinet will be provided at the Site. No other manufacturing, filling, transferring, or any other industrial process of the LPG or retail process will be involved in the Site. A loading/unloading space for cylinder wagons will be provided within the Site. A radiation wall of 2.5m high will be erected at the eastern boundary of the Site, and fencing will be erected on the remaining boundary of the site.

(2) The Site is accessible from a local access road branching off from Mai Po Lung Road. Cylinder wagons will be used for delivery of LPG cylinders with a maximum of 1 trip rate per day.

The operation hours of the Site are between 9:00a.m and 6:00p.m from Mondays to Saturdays, with no operation on Sundays and public holidays.

(3) Justifications

(a) The proposed development conforms to the planning intention of the "OS" zone. It only involves storage of LPG cylinders and no additional adverse impact would be induced to the surrounding area which is predominantly zoned "OS". It is also in line with the Town Planning Board Guidelines No. 13F (TPB PG-No. 13F) that the Site situates within the Category 1 area suitable for open-storage uses.



(b) LPG cylinders will be stored temporarily at the Site before delivery to other locations in the territory. The Site, being located adjacent to the junction of San Tin Highway/ Mai Po Lung Road, is well connected to the road network that can facilitate its LPG cylinders distribution. The Site is in a strategic location in proximity to the Lok Ma Chau Boundary Control Point which is suitable for the proposed development as cross-boundary transportation of LPG cylinders would be necessary on a daily basis.

(c) The Site will be fenced off and the LPG cylinder storage area will be bounded by a radiation wall higher than the height of the LPG cylinder stacks, which provides an effective screening of site activities. Since no industrial/ manufacturing/ retail process of LPG is to be conducted on the Site, no adverse environmental impact and safety concern to the surrounding residence is anticipated. Insignificant impacts on visual, landscape, traffic and environment are anticipated from the proposed development.

(d) The applicant will comply with the Gas Safety Ordinance and obtain approval from the gas authority prior to its construction and use. The applicant will also comply with the relevant regulations/guidelines to ensure gas safety and minimal environmental nuisance.

Should you have any problem, please feel free to contact me.

Thanks so much!!

Ms Chong

**Previous s.16 Applications covering the Application Site**

**Approved Application**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposed Uses</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Conditions</u></b>
1.	A/YL-NTM/397	Proposed Temporary Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders) for a period of 3 Years	6.3.2000 Approved by RNTPC (3 Years)	1, 2, 3, 4, 5 & 6

**Approval Conditions**

- (1) Restriction on operation hours
- (2) No vehicle is allowed to queue back to or reverse onto/from the site
- (3) Provision of fencing
- (4) Submission and implementation of drainage proposal
- (5) Submission and provision of fire service installations proposal
- (6) Revocation clauses





### 參考編號

211130-112518-35841

Reference Number:

### 提交限期

30/11/2021

**Deadline for submission:**

### 提交日期及時間

30/11/2021 11:25:18

**Date and time of submission:**

有關的規劃申請編號

A/YL-NTM/430

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

「提意見人」姓名/名稱

先生 Mr. Edmond Fong for  
The Hong Kong and China G  
as Company Limited

**Name of person making this comment:**

### 意見詳情

### Details of the Comment :

Since the proposed development will be in the close vicinity to existing High Pressure gas pipeline along San Tam Road, the project proponent is suggested to conduct a Quantitative Risk Assessment to evaluate the potential risk and determine the necessary mitigation measure if required. Also, the future QRA consultant should be aware of an approved development near the proposed development and might need to take them into consideration if required.

Application number:

A/YL-MP/291

**Link:**

[https://www.info.gov.hk/tpb/tc/plan\\_application/Attachment/20200529/s16fi\\_A\\_YL-MP\\_291\\_2\\_gist.pdf](https://www.info.gov.hk/tpb/tc/plan_application/Attachment/20200529/s16fi_A_YL-MP_291_2_gist.pdf)

5-2

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年11月30日星期二 2:25  
收件者: tpbpd  
主旨: A/YL-NTM/430 DD 105 Mail Po Lung Road, Ngau Tam Mei dangerous goods

A/YL-NTM/430

Lot 116 in D.D. 105, Mai Po Lung Road, Ngau Tam Mei

Site area : About 1,350sq.m

Zoning : "Open Storage"

Applied use: Open Storage of LPG gas cylinders / 1 Vehicle Parking

Dear TPB Members,

That the previous approval 397 was revoked for failure to comply with a number of conditions is a cause for serious concern as the goods are listed under the dangerous category.

Members must ask questions.

Mary Mulvihill

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) the proposed access to the Site from Mai Po Lung Road would straddle on private land and Government Land (GL). There is no guarantee that a right-of-way over GL will be granted. In addition, according to the established practice, application of Short Term Tenancy for the purpose of access on GL will not be entertained, even if the planning application is approved by the Board; and
  - (iii) the owner of the lot will need to immediately apply to his office for permitting the structures to be erected or to regularize any irregularity on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by the Lands Department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the Lands Department.
- (b) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be clarified with the LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; and
  - (ii) as there is no information about the vehicular access at the private lot(s) to the Site, the applicant should arrange by themselves if necessary, and should seek the relevant land owner(s) on the right of using the vehicular access.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) his department is/shall not be responsible for the maintenance of any access connecting the Site and Mai Po Lung Road; and
  - (ii) adequate drainage measures should be provided at the Site access to prevent surface water running from the Site to the nearby public roads or exclusive road drains.



- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the environmental mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (COP) issued by DEP.
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the applicant shall submit a drainage submission to demonstrate how rain water falling onto or flowing to the Site will be collected, conveyed and discharged. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and inverted levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations and charts according to the 'Guideline on Preparation of the Drainage Proposal' available at DSD's homepage should be included. Approval of the drainage proposal must be sought prior to the implementation of drainage works on site;
  - (ii) the drainage proposal attached with the application are considered too small to read and without required detailed design formation mentioned above. The applicant is requested to duly revise the proposal and resubmit for DSD's approval;
  - (iii) after completion of the drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;
  - (iv) the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
  - (v) no public sewerage maintained by his office is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained;
  - (vi) the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
  - (vii) all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on the Site under proper maintenance at all times; and
  - (viii) the applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure unobstructed discharge from the Site in future.

- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should adopt necessary measures to avoid causing disturbance to the vegetated GL and the "GB" zone adjacent to the Site.
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
  - (ii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
  - (iii) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
  - (iv) before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (v) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
  - (vi) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (vii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - (viii) detailed checking under the BO will be carried out at building plan submission stage.
- (h) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to D of FS for approval.

1. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
  2. the location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (ii) he has the following comments on the submitted FSI proposal:
1. please clarify whether the "LPG Cylinder Storage Area" is covered by structure;
  2. please clarify whether the squares as delineated in the "LPG Cylinder Storage Area" are shelves;
  3. please clarify whether the proposed LPG detection system is fire service installation provided to the specification as stated in 5.19 of the Code of Practice for Minimum Fire Service Installations and equipment; and
  4. schematic drawings will not be vetted at this stage and shall be omitted from future submissions.
- (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. In addition, applicant should seek advice from Electrical and Mechanical Services Department (EMSD), which is the Controlling Authority on the importation, manufacture, storage, transport, supply and use of LPG under the Gas Safety Ordinance, Cap. 51.
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- (i) the Site is subject to the control of Gas Safety Ordinance, Cap. 51 as the LPG storage capacity of 24.8 tons is regarded as a notifiable gas installation. The applicant should submit an application for approval by the Gas Authority prior to the construction and use of the notifiable gas installation;
  - (ii) there is a high pressure underground town gas pipeline running along San Tin Road in close vicinity of the Site;
  - (iii) the project proponent/consultant/works contractor shall therefore liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the works sites and any required minimum set back distance away from them during the design and construction stages of the proposed development;



- (iv) the project proponent/consultant/works contractor is required to observe the requirements of the Electrical and Mechanical Services Department (EMSD)'s "Avoidance of Damage to Gas Pipes 2nd Edition"([https://www.emsd.gov.hk/filemanager/en/content\\_286/CoP\\_gas\\_pipes\\_2nd\\_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf))
- (j) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(M), CEDD) that the Site is within the proposed boundary of San Tin / Lok Ma Chau Development Node (STLMC DN). According to the latest target programme of STLMC DN, it is targeted to commence works in phases for STLMC DN from 2024, and thus to seek the funding approval from Finance Committee in 2024. Therefore, the Site, within the boundary of STLMC DN, may probably be required for timely clearance and construction.

