

2022年 7月 19日
此文件已收到。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。

The document is received on 19 JUL 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.

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

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

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/MC-NTM/443
	Date Received 收到日期	19 JUL 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)

RISE SMART INDUSTRIAL 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)

N/A

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 116 in D.D.105, Mai Po Lung Road, Ngau Tam Mei, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<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 N/A 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
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Storage"
(f) Current use(s) 現時用途	Vehicle Repairing Workshop (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 18/06/2022 (DD/MM/YYYY), this application involves a total of 1 "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 1 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of 1 "current land owner(s)"[#].
已取得 1 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	Lot. 116 in D.D.105, Mai Po Lung Road, Ngau Tam Mei, Yuen Long, N.T.	25th May 2022

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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) (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
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積 1,350sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積 N/Asq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目 N/A
Proposed domestic floor area 擬議住用樓面面積 N/Asq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積 N/Asq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積 N/Asq.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 N/A Motorcycle Parking Spaces 電單車車位 N/A Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A Others (Please Specify) 其他 (請列明) N/A	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 N/A Coach Spaces 旅遊巴車位 N/A Light Goods Vehicle Spaces 輕型貨車車位 N/A Medium Goods Vehicle Spaces 中型貨車車位 N/A Heavy Goods Vehicle Spaces 重型貨車車位 1 Others (Please Specify) 其他 (請列明) N/A	

Proposed operating hours 擬議營運時間 The Proposed operating hours shall be between 8:00 am and 6:00 pm everyday except Sunday and Public Holidays.					
(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 No 否	<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)) local access road connecting Mai Po Lung Road <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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)					
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<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 <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"/> 			

	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)
.....	
.....	
.....	
.....	
.....	

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

7. Justifications 理由

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

Please Refer to the Planning Statement.

8. Declaration 聲明

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

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

Signature
簽署

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

SHE TAT HANG

Assistant General 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

Company represent



on behalf of
代表

Rise Smart Industrial Limited

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

Date 日期

06/06/2022

(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

- 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：
 - 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
 - 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。
- 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。
- 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 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	Lot 116 in D.D.105, Mai Po Lung Road, Ngau Tam Mei, N.T.
Site area 地盤面積	1.350 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A 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
Zoning 地帶	"Open Storage"
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)

(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	<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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(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)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <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 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) _____ _____		1 1

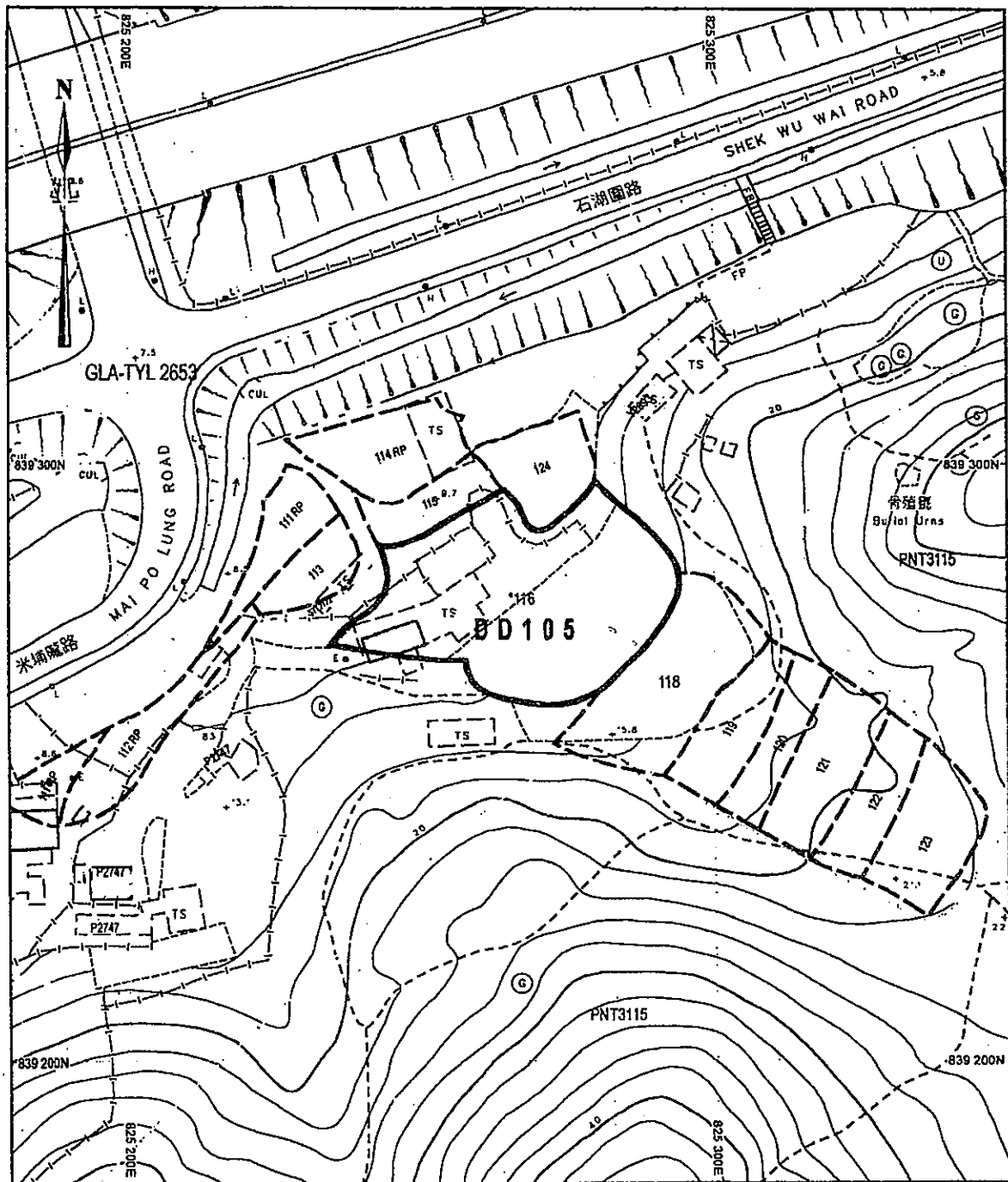
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<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"/>
<hr/>		
Reports 報告書		
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		
<hr/>		
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。

地段索引圖

LOT INDEX PLAN



LEGEND:



The Application Site

(For Identification Only)

Title:
Location Plan (Extract of Lot Index Plan)

Project No.:

Project:

Section 16 Application for Proposed Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders) at Lot 116 in D.D.105, Mai Po Lung Road, Ngau Tam Mei, New Territories

Figure: 1
Scale: 1:1000
Date: Nov 2018

Drawing No.:

RISE SMART INDUSTRIAL LIMITED

Section 16 Application for Proposed Open Storage of Chemical Products/
Dangerous Goods(LPG Cylinders) at Lot 116 in D.D.105,
Mai PO Lung Road, Ngau Tam Mei, New Territories

Planning Statement

June 2022
RefL RS/STLPG/20220606

EXECUTIVE SUMMARY

This Planning Statement is submitted to the Town Planning Board ("**the Board**") in support of a Section 16 planning application for a Proposed Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders) at Lot 116 in D.D.105, Mai Po Lung Road, Ngau Tam Mei, New Territories ("**the Application Site**").

The Application Site falls within an area currently zoned "Open Storage" ("**OS**") zone on the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12. ("**the OZP**"). According to the Notes of OZP of "OS" zone, 'Open Storage of Chemical Products/Dangerous Goods' is a Column 2 use which may be permitted with or without conditions on application to the Board. A planning application is therefore submitted by the Applicant.

The Application Site covers a total area of about 1,350 m² which is currently occupied by a vehicle repairing workshop. The Applicant proposes to operate an open storage of LPG cylinders on the Application Site.

The suitability of the Proposed Development has been demonstrated with fully justified planning criteria, including:

- Conforms to the planning intention of the "OS" zone;
- In line with the relevant Town Planning Board Guidelines and the long-term development of the New Territories North;
- Maintains a safe distance from the surrounding residence;
- Suitable location for the Proposed Development;
- Insignificant traffic, landscape and visual impact to the surroundings;
- Compliance with the relevant regulations/guidelines on safety and environmental concerns

On the basis of the above justifications, we sincerely wish that the Board can give favourable consideration to this Application.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

申請人根據《城市規劃條例》第 16 條向城市規劃委員會（下稱「城規會」）遞交規劃申請，闢設擬議露天存放化學品／危險品（液化石油氣瓶）。申請地點為新界牛潭尾米埔隴路丈量約份第 105 約地段第 116 號（下稱「申請地點」）。

申請地點現時位於《牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12》上劃作「露天貯物」地帶（下稱「核准圖」）。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。申請人遂向城規會遞交是次規劃申請。

申請地盤面積約 1,350 平方米，現時為汽車修理工場。申請人擬經營露天存放液化石油氣瓶。

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」地帶之規劃意向；
- 與城規會規劃指引及新界北長遠發展相符；
- 與附近民居保持安全距離；
- 擬議發展位置合適；
- 擬議發展並不會帶來任何不良的交通、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

擬議發展符合所有的規劃考量因素，申請人懇請城規會委員給予考慮並批准是次規劃申請。

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1. INTRODUCTION

1.1 Purpose

1.1.1 We are Rise Smart Industrial Limited ("the Applicant") to prepare and submit this planning application for the proposed of Chemical Products/ Dangerous Goods(LPG Cylinders) ("the Proposed Development") at Lot 116 in D.D.105, Mai Po Lung Road, Ngau Tam Mei, New Territories. ("the Application Site") to the Town Planning Board ("the Board") under Section 16 of the Town Planning Ordinance.

1.1.2 The Application Site falls within the "Open Storage" ("OS") zone on the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 ("the OZP"). The Proposed Development involves the open storage of Dangerous Goods, which is considered a Column 2 use under the Notes of the OZP of the "OS" zone. As such, the Applicant submits this Section 16 planning application for the aforesaid use, together with the justifications demonstrating the merits and relevant materials for the Board's consideration.

1.2 Background

1.2.1 LPG is the abbreviation of "Liquefied Petroleum Gas". According to the section 2 of Cap.51 Gas Safety Ordinance, LPG means any gas which is a mixture of:

- (a) *hydrocarbons primarily consisting of butanes, butylenes, propane or propylene; or*
- (b) *all or any of the hydrocarbons referred to in (a).*

1.2.2 For safety reasons, LPG has a special odour added to help detecting leakage. Apart from being centrally supplied through a network of pipelines, LPG can be stored in liquid form in a cylinder. The LPG used in Hong Kong is imported from overseas and stored in LPG storage compounds. It is subsequently supplied to LPG users and LPG filling stations.

1.2.3 According to Section 3 of the Cap. 295 Dangerous Goods Ordinance, it declares the following to be 'Dangerous Goods': 'All explosives, compressed gases, petroleum and other substances giving off inflammable vapours substances giving off poisonous gas or vapour, corrosive substances, substances which become dangerous by interaction with water or air, substances liable to spontaneous combustion or of a readily combustible nature.' Since LPG is a type of compressed gas, it is then classified as dangerous goods. The responsible authority for the controlling of LPG is the Gas Standards Office, Electrical and Mechanical Services Department.

1.2.4 The Applicant is a well-established energy company based in Hong Kong, and its principal businesses include the sales and distribution of LPG, oil products business and natural gas. In this case, the Applicant intends to develop the Application Site to facilitate the local distribution of LPG, which only the storage of LPG cylinders would be involved.

1.2.5 This Planning Statement serves to provide background information and planning justifications in support of the Proposed Development to facilitate the Board's consideration.

1.3 Structure of the Planning Statement

- 1.3.1 This Planning Statement is divided into 6 chapters. Chapter 1 is the above introduction outlining the purpose and background of this Application. Chapter 2 gives background details of the Application Site in terms of the current land-use characteristics and the surrounding developments. Planning context of the application site is reviewed in Chapter 3 whilst Chapter 4 provides details of the site configuration, layout and its operation arrangement. A full list of planning justifications is given in Chapter 5. Concluding remarks of this planning statement is presented in Chapter 6.

2. SITE PROFILE

2.1 Location and Current Condition of the Application Site

- 2.1.1 The Application Site covers a total land area of about 1,350m². It is located in Mai Po Lung Tsuen of San Tin, New Territories. It is bounded by the junction of Mai Po Lung Road/ Shek Wu Wai Road to the northwest with knolls to the southeast.
- 2.1.2 The Application Site is accessible from a local access road branches off from the Mai Po Lung Road, near the junction of San Tin Highway/ Mai Po Lung Road.
- 2.1.3 The Application Site is currently occupied by a vehicle repairing workshop. Figure 1 shows the location of the Application Site, Figure 2 shows the aerial photo of the Application Site and the surrounding while Figures 3a to 3b show the photographs of the current condition of the Application Site.

2.2 Surrounding Land-use Characteristics

- 2.2.1 Located at the south of the San Tin Highway, the Application Site is predominately surrounded with container vehicle parks, vehicle repair workshops and open storage yards within the "OS" zone and "Green Belt" ("GB") zones (Figure 4). The Application Site is adjacent to a parcel of vacant land to the south. A watercourse is running along Shek Wu Wai Road and Mai Po Lung Road in the north and west of the Application Site.
- 2.2.2 The "GB" zone is located southeast of the Application Site with knolls. There are several graveyards and urns scattered around the knolls. Further southeast across the knolls is Shek Wu Wai which is demarcated by the area zoned as "Village Type Development" ("V") with a cluster of low-rise houses.
- 2.2.3 To the north across the San Tin Highway is an area zoned as "Residential (Group D)" ("R(D)"), which is currently occupied by cargo handling and forwarding facilities, container vehicle parks, vehicle repair workshops, and other open storage and port back-up usages.

3. PLANNING CONTEXT

3.1 Statutory Planning Context

3.1.1 The Application Site falls entirely within the "Open Storage" ("OS") zone on the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 (Figure 4). The planning intention of the "OS" zone is "intended primarily for the provision of land for appropriate open storage uses and to regulate the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises". According to the Notes of OZP of "OS" zone, 'Open Storage of Chemical Products/ Dangerous Goods' is a Column 2 use which requires planning permission from the Board. Having considered LPG Cylinder is regarded as Dangerous Goods, planning permission from the Board is required for the Proposed Development.

3.2 Town Planning Board Guidelines

3.2.1 Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13F) is relevant to the Application. According to the guideline, the Application Site falls within Category 1 area, which are areas considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas subject to no adverse department comments and local concerns.

3.3 Long Term Planning of the New Territories North Development

3.3.1 According to the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+"), the area surrounding the Application Site was identified as part of the San Tin/Lok Ma Chau Development Node ("ST/LMC") under the preliminary concepts for the New Territories North Development ("NTN"). The whole area will serve as an important gateway with the presence of Lok Ma Chau and Lok Ma Chau Spur Line Boundary Control Points.

3.4 Previous Planning Applications

3.4.1 Whole or portion of Lot No. 116 together with the adjacent lots were subject to Application Nos. A/YL-NTM/81, A/YL-NTM/186, A/YL-NTM/193 for Temporary Vehicle Park/Public Vehicle Park and were approved by the Board on 14.4.2000, 29.7.2005 and 17.3.2006 respectively. The latest Application No. A/YL-NTM/257 including portion of the Lot No.116 for the Renewal of Planning Approval for Temporary Public Vehicle Park (Including Private Cars and Container Vehicles) for a Period of 5 Years was approved by the Board on 28.1.2011.

4. THE DEVELOPMENT PROPOSAL

4.1 Development Scheme

- 4.1.1 The layout of the Proposed Development is illustrated in Annex 1. The Proposed Development connects with an existing local access road branches off from the Mai Po Lung Road, and an elevated platform is proposed for the storage of LPG cylinders, as shown in Annex 1. The platform is elevated for 1.2m high to fit the truck height.
- 4.1.2 The total land area for the storage of LPG cylinders is about 422.4 m². A radiation wall of 2.5m high shall be erected at the periphery of the elevated platform with warning notices posted along the wall and fencing shall be erected on the remaining boundary of the site, as illustrated in Annex 1. A minimum 3m safety distance shall be maintained from LPG cylinder storage. Potential ignition sources shall be eliminated and ground openings, such as gully and pits in the vicinity, shall be avoided or securely sealed within hazardous zone.
- 4.1.3 The Proposed Development shall be equipped with fire extinguishers of dry powder type at entrance and shall be replaced or revalidated annually, and marked conspicuously with the latest test date. Two entrances for pedestrian, one at the west together with the vehicular access and another one at the south, will be provided at the Application Site as emergency exits. Gas detectors will be installed at strategic locations as marked on layout plan, while a visual audio alarm will be installed at the container office.
- 4.1.4 The Application Site is currently paved and occupied by a vehicle repairing workshop. Upon approval of the Application, the existing structures on the Application Site will be removed and the Application Site shall be fenced up. A container office of about 18m² will be placed near the ingress/egress of the Site, as shown in Annex 1.

4.2 Operation Arrangement

- 4.2.1 The Proposed Development shall be operated between 8:00 am and 6:00 pm everyday except Sunday and Public Holidays.
- 4.2.2 Cylinder wagons will stop at the Application Site and unload the moveable stacks containing the LPG cylinders. The moveable stacks will be stored temporarily at the Application Site and then delivered to other locations, as illustrated in Figure 5. The size of the stack would be 1.13m x 1.13m x 0.79m (H), while the maximum height of a stack shall meet maximum allowable height approved by the Electrical and Mechanical Services Department.
- 4.2.3 A total of 66 stack spaces will be used for storing LPG cylinders of different size (5kg, 10kg, 13.5kg, 15kg, 22kg, & 45kg). These stack spaces are uncovered. Storage notices shall be posted at the designated stacks to indicate the size of LPG cylinders to be stored. The layout configuration of stack space and example of storage notices are shown in Annex 1.
- 4.2.4 LPG cylinders will be transported to the Application Site for storage only. No other manufacturing, filling, transferring, or any other industrial process of the LPG or retail process will be involved in the Application Site. The maximum amount of LPG to be stored within the Application Site is 24.8 tonnes.

- 4.2.5 According to the Hong Kong Planning Standards and Guidelines (HKPSG), a Potentially Hazardous Installation ("PHI") is "an installation which stores hazardous materials in quantities equal to or greater than a specified threshold quantity". For the storage of LPG, the threshold quantity is set at 25 tonnes or more. Since the maximum amount of LPG to be stored within the Application Site is 24.8 tonnes, the Proposed Development is not to be classified as a PHI.
- 4.3 Traffic Arrangement
- 4.3.1 The vehicular access of the Site is via an existing local access road branches off from the Mai Po Lung Road, and connects to the San Tin Highway. A total of 1 loading/unloading space for cylinder wagons will be provided to meet the operational needs, as shown in Annex 1.
- 4.3.2 Cylinder wagons will be used for the delivery of LPG cylinders, which are either 24 MT vehicles (12m x 2.5m) or 16/8 MT vehicles (9.3m x 2.5m). A hammerhead is provided at the northern side of the Site to facilitate the reversing and turning of cylinder wagons.
- 4.3.3 In terms of traffic generation, it is anticipated that the Proposed Development will generate a maximum of 12 trips per day (4 for cross-boundary transportation and 8 for local distribution to and from the Site). No frequent heavy traffic will be generated from the Proposed Development and hence it is foreseeable that no heavy burden will be added on the surrounding road network.
- 4.4 Drainage and Sewerage Arrangement
- 4.4.1 A 300mm wide surface channel with heavy duty grating will be provided at the northern and western periphery of the Site as well as the proposed platform to collect surface runoff from the Application Site, which is connected to the last manhole located near the ingress/egress of the Site and ultimately discharged to the existing nullah.

5. PLANNING JUSTIFICATIONS

5.1 Conforms to the Planning Intention of "Open Storage" Zone

5.1.1 The planning intention of the "OS" zone, as stated in the Notes of OZP, is to "provide for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises". Since the nature of the Proposed Development only involves storage of the LPG cylinders and thus no additional adverse impact would be induced to the surrounding area which are predominantly zoned "OS". Besides, the Proposed Development provides opportunity to transform the current vehicle repairing workshop into an orderly open storage uses. Hence, the Application conforms with the planning intention of the "OS" zone.

5.2 In Line with Town Planning Board Guidelines (TPB PG-No.13F)

5.2.1 According to the Town Planning Board Guidelines No. 13F (TPB PG-No. 13F), the Application Site situates within the Category 1 area, which are areas considered suitable for open storage and port back-up uses. As stated in the said Guideline, "Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions". Having considered the Proposed Development is located in the area suitable for open storage uses and it is unlikely to draw any major adverse comments from the departments nor the local public, the Proposed Development is thus in line with the said Guideline in terms of site location.

5.2.2 In addition, adequate screening will be provided along the periphery of the Site in the form of fencing, which would reduce the visual intrusion of the Proposed Development to the surrounding. The Proposed Development is therefore in line with the Guideline in terms of site planning.

5.3 In Line with the Long-term Development of New Territories North (NTN)

5.3.1 According to the Hong Kong 2030+, the area surrounding the Application Site was identified as part of the San Tin/Lok Ma Chau Development Node under the preliminary concepts for the New Territories North Development, which will serve as an important gateway with the presence of Lok Ma Chau and Lok Ma Chau Spur Line Boundary Control Points. The Proposed Development capitalising potential from the strategic position of cross boundary facilities will not jeopardize the long-term planning strategy of NTN.

5.4 Maintains a Safe Distance from the Surrounding Residence

5.4.1 The closest areas of residence to the Proposed Development is the area zoned as "R(D)" to the north of the Site, albeit the area is dominated by open storage uses currently, and Shek Wu Wai Village to the southeast of the Site. No noise-sensitive user is located within 200 meters of the Proposed Development. Adequate provision of fire safety measures have been illustrated in the layout plans in Annex 1.

- 5.4.2 Since Shek Wu Wai Village is located more than 200 metres away from the Application Site with knolls located in between and no industrial/ manufacturing/retail process of the LPG is to be conducted on the Application Site, no adverse environmental impact nor safety concern to the residence is anticipated.
- 5.4.3 Besides, the area to the north of San Tin Highway zoned "R(D)" currently has no known residential development scheme. Sufficient buffer distance will be kept between the "R(D)" zone and the Proposed Development and hence there is no anticipated safety concern to the future residence.
- 5.5 **Suitable Location for the Proposed Development**
- 5.5.1 The Application Site enjoys a strategic location attributed to its proximity to the Lok Ma Chau Boundary Control Point (LMC-BCP), which is highly suitable for the Proposed Development as cross-boundary transportation of LPG cylinders would be necessary on a daily basis. Furthermore, since the Site is located adjacent to the junction of San Tin Highway/ Mai Po Lung Road, it is considered well-connected to the road network that can facilitate its LPG cylinders distribution.
- 5.6 **Insignificant Impact on Local Traffic**
- 5.6.1 It is expected that the daily single trip traffic flow to the Proposed Development would be 6 vehicles (2 for cross-boundary transportation and 4 for local distribution), in total generating 12 daily trips to and from the Application Site. Since the estimated traffic flow and trips is insignificant, it is anticipated that no adverse traffic impact will be induced onto the adjacent road network by the Proposed Development.
- 5.7 **Insignificant Impact on the Visual and Landscape Aspects**
- 5.7.1 The Application Site will be fenced and the storage area will be bounded by a radiation wall higher than the stacking height of the stacks, which provides an effective screening of site activities from the surrounding context with minimal visual impact on the surroundings. In addition, it is considered that the Proposed Development will induce no changes in the landscape characteristics, as the Application Site is already paved for the existing vehicle repairing workshop, and no trees shall be felled as a result of the Proposed Development. In view of the above, the Proposed Development will have minimal impacts concerning the visual and landscape aspects of the Site.
- 5.8 **Comply with the Relevant Regulations/ Guidelines on Safety and Environmental Concerns**
- 5.8.1 Gas installations of LPG is classified as Notifiable Gas Installations (NGIs), as defined in the Gas Safety Ordinance (Cap. 51). In order to comply with the Ordinance, the Applicant shall obtain approval from the Gas Authority prior to its construction and use.
- 5.8.2 The "Guidance Note on Liquefied Petroleum Gas Storage Installations" also provides practical guidance on how to comply with the requirements of LPG Storage Installation in accordance with the Gas Safety(Gas Supply) Regulations 1 to 14 of Cap. 51B.The Applicant will ensure compliance with the regulations set out in the Guidance Note.

- 5.8.3 Since no industrial/ manufacturing process would be involved within the Application Site, potential air pollution and noise nuisance would be minimal, which complies with the "Code of Practice on Handling Environmental Aspects of Temporary Uses & Open Storage Sites" issued by the Environmental Protection Department.

6. CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Town Planning Board in support of the Proposed Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders) at Lot 116 in D.D.105, Mai Po Lung Road, Ngau Tam Mei, New Territories. The LPG cylinders with a maximum of 24.8 tonnes LPG will be stored in the Application Site with no industrial/manufacturing/retail process involved.
- 6.1.2 The Proposed Development is well justified on the grounds that it conforms to the planning intention of the "Open Storage" zone at which it is located and complies with the Town Planning Board Guidelines.
- 6.1.3 The Application Site is identified as a suitable location for development attributing to its proximity of the cross-boundary infrastructure and road network, which is in line with the strategic position of the area under the NTN. The Proposed Development will not cause any significant traffic, landscape and visual impacts. There will be no hazardous risk with sufficient distances maintained to the existing/future residences in the surrounding and adequate fire safety measures to be implemented. Relevant regulations/ guidelines will be complied and prior approvals from the Gas Authority and responsible departments will be obtained before construction.
- 6.1.4 In view of the above and the detailed planning justifications in this Planning Statement, we respectfully request the Board Members to give favourable consideration on this planning application.

June 2022

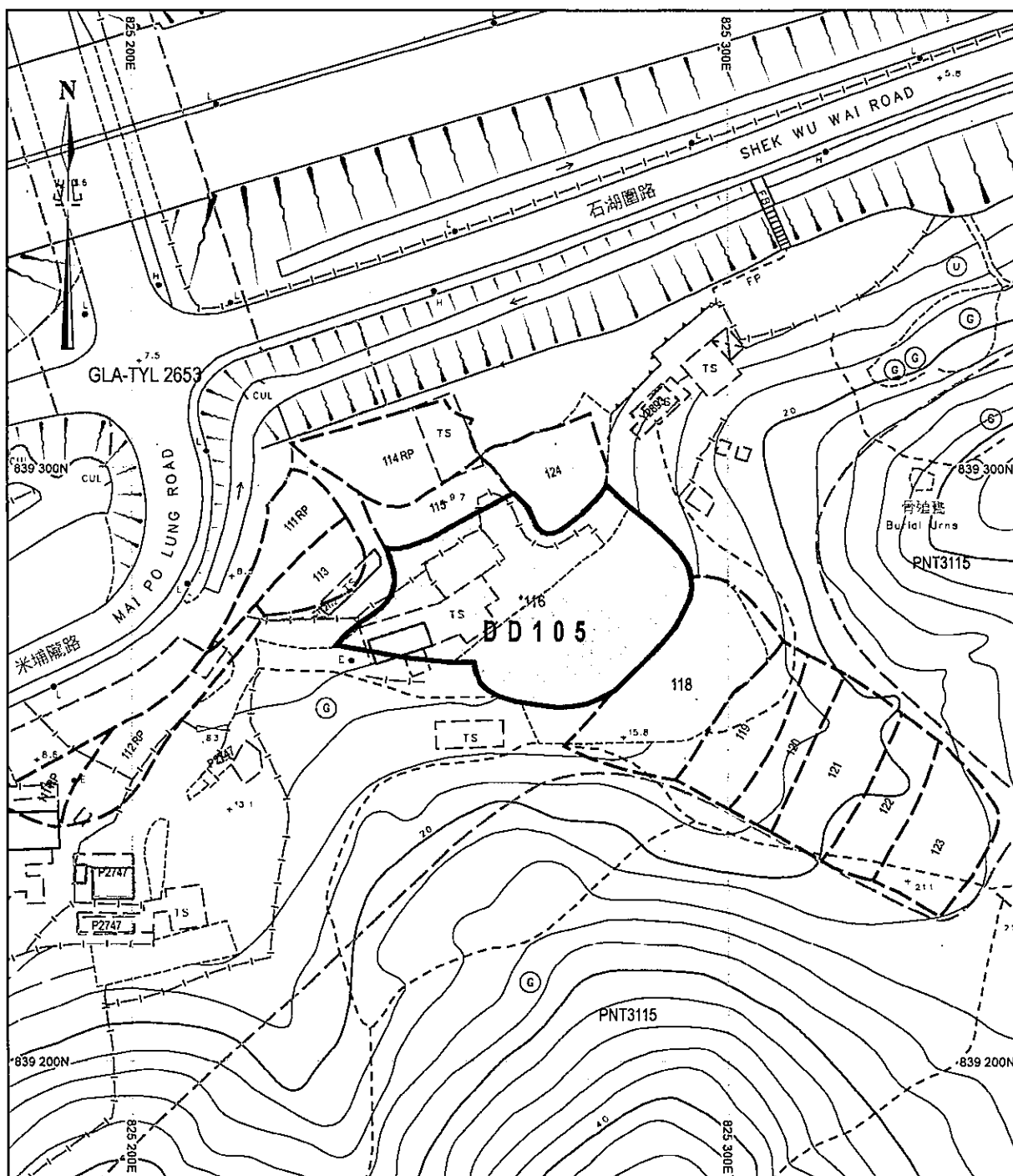
Rise Smart Industrial Limited

List of Figures

- 1 Location Plan
- 2 Aerial Photo
- 3 Current Conditions of the Site
- 4 Current Conditions of the Site
- 5 Extract of the Outline Zoning Plan
- 6 Reference Photos
- 7 Layout Plan
- 8 Section Plan

地段索引圖

LOT INDEX PLAN



LEGEND:



The Application Site

(For Identification Only)


Title:
Location Plan (Extract of Lot Index Plan)

Project:
Section 16 Application for Proposed Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders) at Lot 116 in D.D.105, Mai Po Lung Road, Ngau Tam Mei, New Territories

Figure: 1	Scale: 1:1000	Date: Nov 2018
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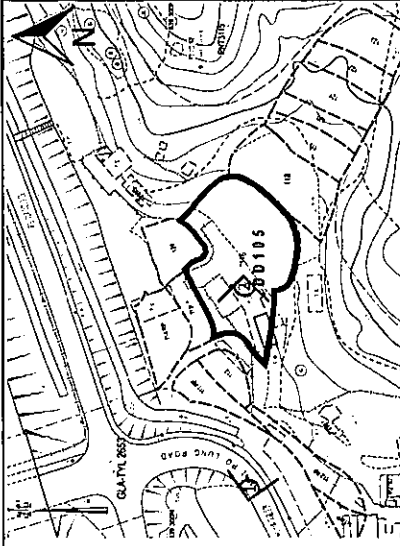


LEGEND:

 The Application Site

(For Identification Only)

Title: Aerial Photo (Extract from Google Map)			Project: Section 16 Application for Proposed Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders) at Lot 116 in D.D.105, Mai Po Lung Road, Ngau Tam Mei, New Territories
Figure: 2	Scale: N/A	Date: Nov 2018	

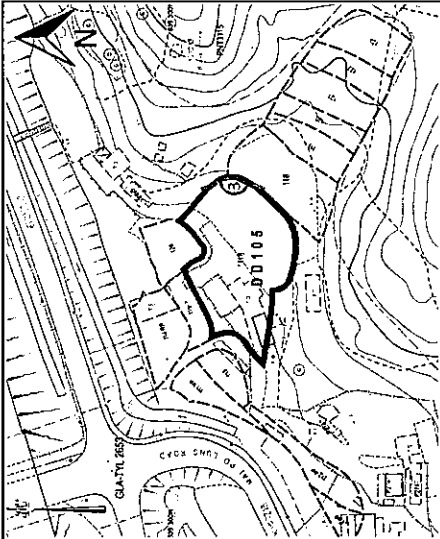


View of Mai Po Lung Road from within the Site



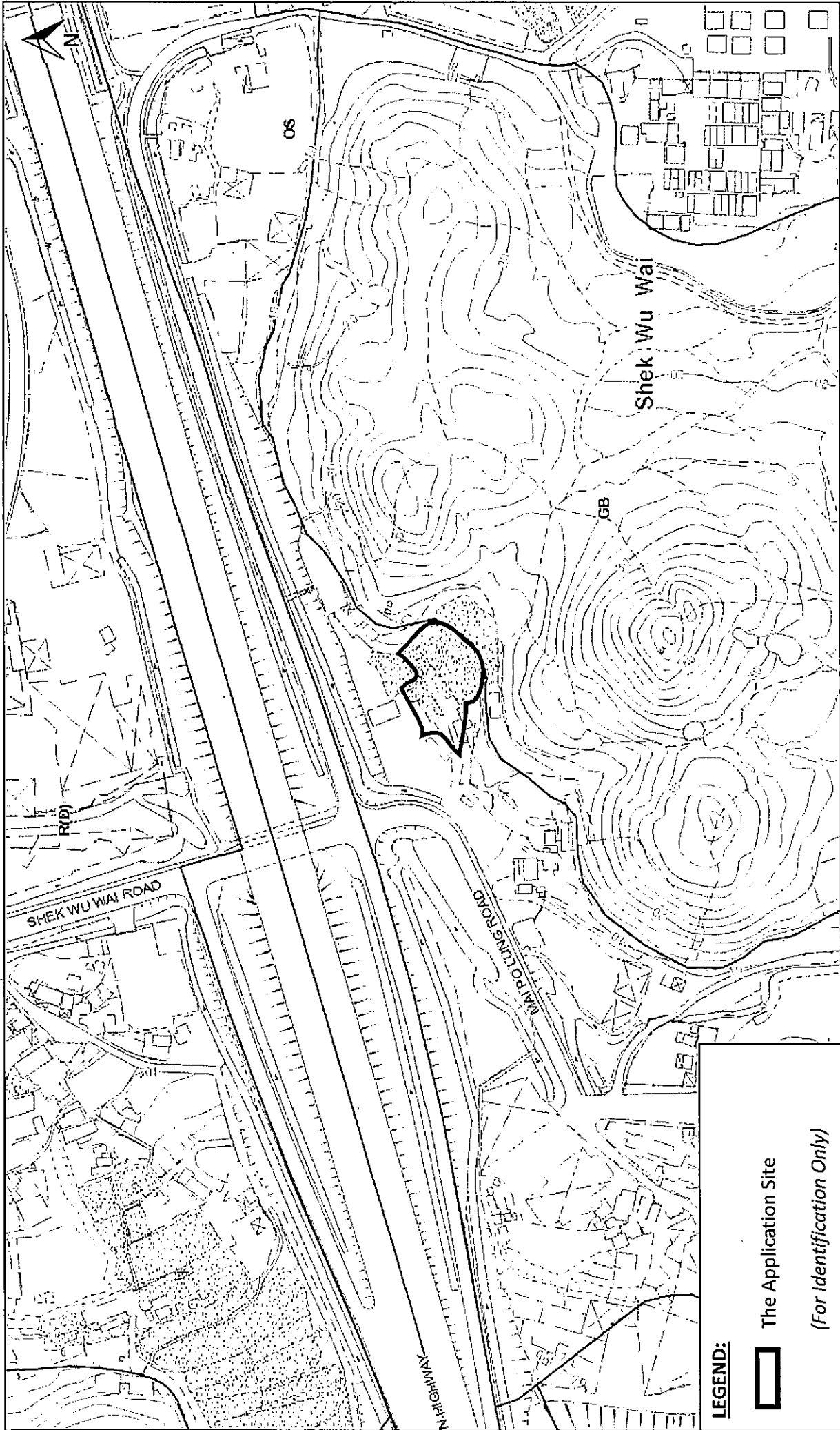
View of the Site from Mai Po Lung Road

<p>Title: Current Conditions of the Site</p>			<p>Project: Section 16 Application for Proposed Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders) at Lot 116 in D.D.105, Mai Po Lung Road, Ngau Tam Mei, New Territories</p>	
<p>Figure: 3a</p>	<p>Scale: N/A</p>	<p>Date: Nov 2018</p>		




View of the Existing Use from the Eastern side of the Site

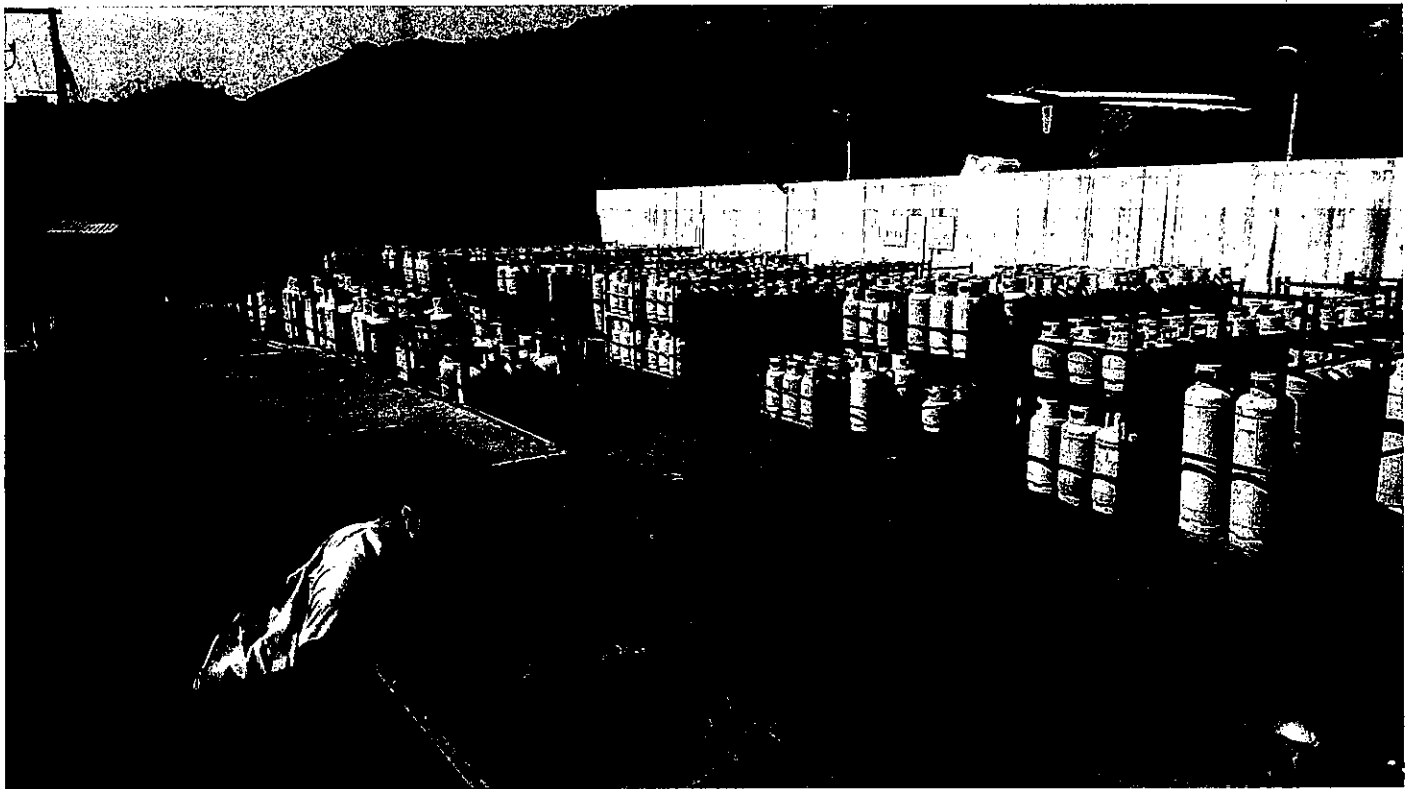
<div data-bbox="1449 2063 1501 2143" data-label="Text"> <p>Figure: 3b</p> </div>	<div data-bbox="1449 1921 1501 1989" data-label="Text"> <p>Scale: N/A</p> </div>	<div data-bbox="1449 1675 1501 1765" data-label="Text"> <p>Date: Nov 2018</p> </div>	<div data-bbox="1310 1227 1369 1570" data-label="Text"> <p>Title: Current Conditions of the Site</p> </div>	<div data-bbox="1310 107 1417 981" data-label="Text"> <p>Project: Section 16 Application for Proposed Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders) at Lot 116 in D.D.105, Mai Po Lung Road, Ngau Tam Mei, New Territories</p> </div>
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LEGEND:

 The Application Site
(For Identification Only)

<p>Title: Extract of Outline Zoning Plan (S/YL-NTM/12)</p>		<p>Project: Section 16 Application for Proposed Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders) at Lot 116 in D.D.105, Mai Po Lung Road, Ngau Tam Mei, New Territories</p>	
<p>Figure: 4</p>	<p>Scale: N/A</p>	<p>Date: Nov 2018</p>	



Reference Photos of LPG Cylinders Stored in Moveable Stacks

			Title: Reference Photos	Project: Section 16 Application for Proposed Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders) at Lot 116 in D.D.105, Mai Po Lung Road, Ngau Tam Mei, New Territories
Figure: 5	Scale: N/A	Date: Nov 2018		

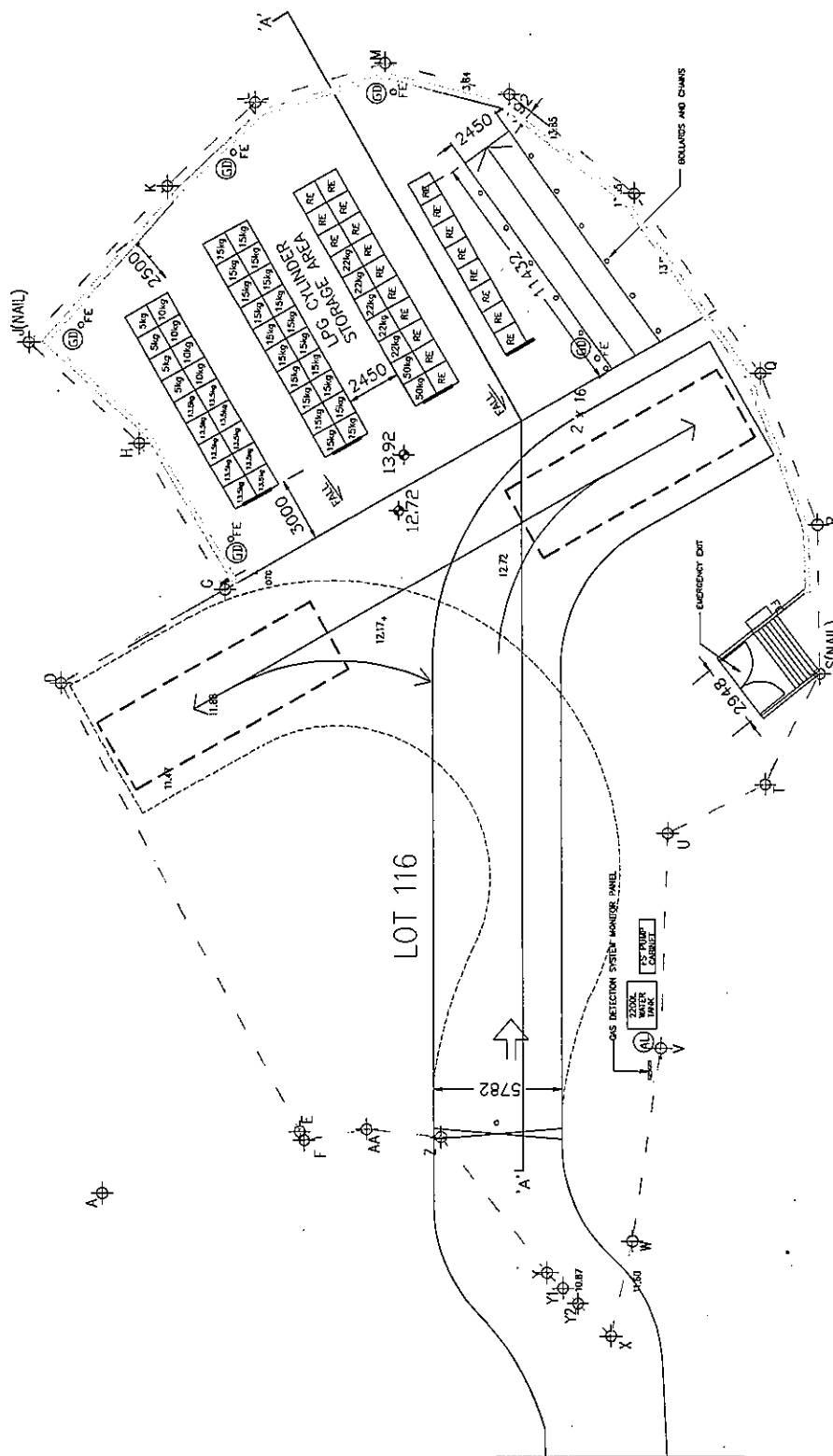
Annex 1

Layout Plan and Section Plan of the Proposed Development

INGRESS / EGRESS

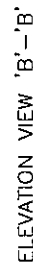
2500MM HIGH RADIATION WALL

200MM HIGH CHAIN LINK FENCE

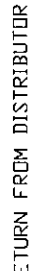
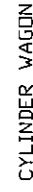


1. ALL DIMENSIONS ARE IN INCH.
2. MAXIMUM HEIGHT OF A SPACE SHALL MEET MAXIMUM ALLOWABLE HEIGHT APPROVED BY ESD.
3. PLANT SIZE 1150MM X 1150MM X 700MM (45")

GENERAL UNIV. - JORDAN PLATFORM	NC	25/01/19
GENERAL UNIV. - JORDAN PLATFORM	NC	26/01/19
GENERAL UNIV. FOR CONCRETE	NC	26/07/19
REVISION	BY	DATE
RSE SMART INDUSTRIAL LIMITED		
CLIENT		
PLANNING CONSULTANT	PLANTPLUS CONSULTANCY	
AUTHORIZED PERSON / PROJECT MANAGEMENT		
LC SURVEYORS LTD.		
LPC CONSULTANT		
C&C INTERNATIONAL COMPANY LIMITED		
PROJECT PROPOSED TRANSPORT AND STORAGE OF CHEMICAL PRODUCTS / AT THE SITE OF THE PLANTPLUS CONSULTANCY READ THE FILE, NEW EMPLOYER		
TITLE		
LAYOUT PLAN FOR PROPOSED LPG CYLINDER STORAGE (REV. 01C)		
Project No.	1027	Revision No.
Client No.	PS 0046 / AC	1
Scale	1:1000	Sheet No.

[illegible]

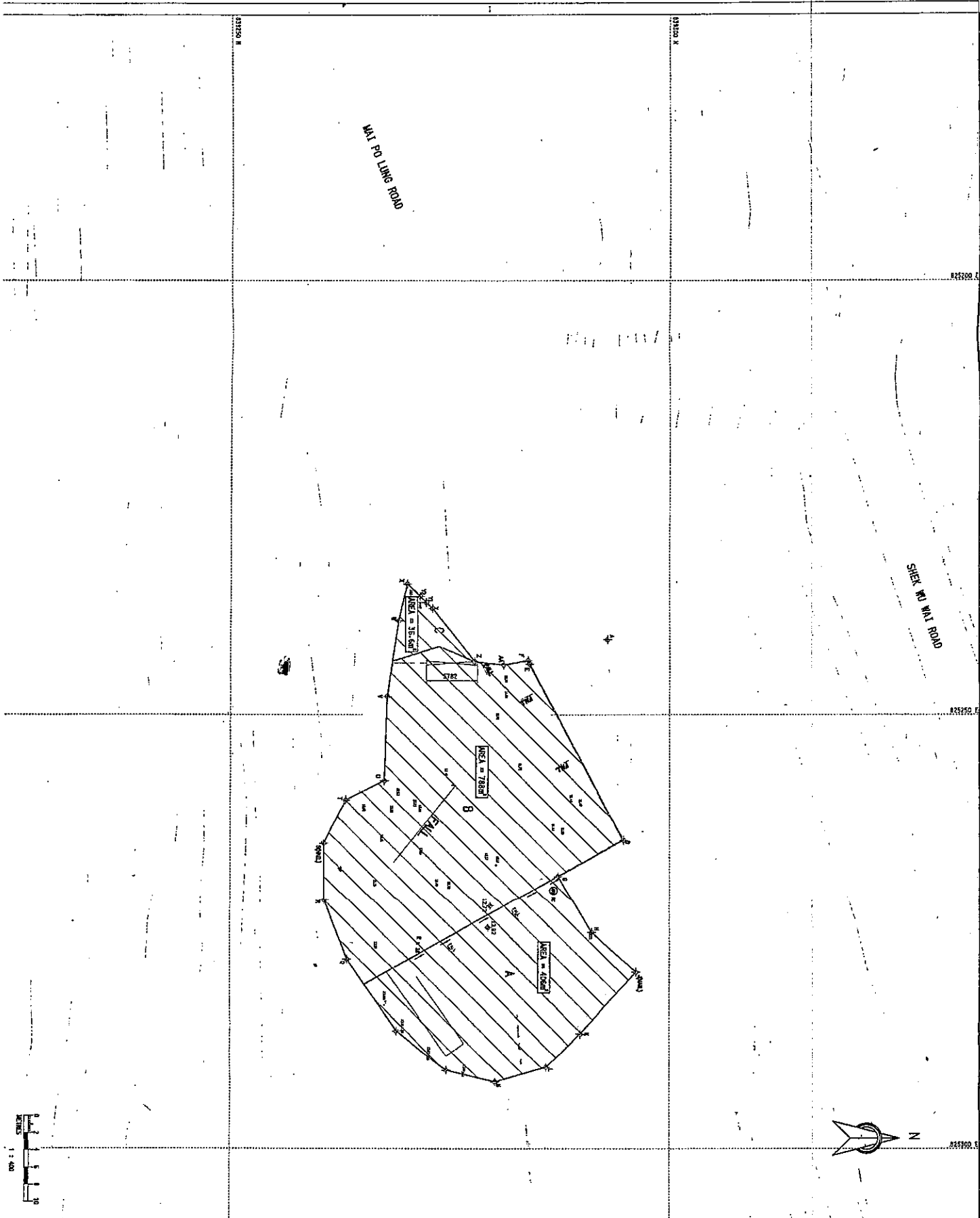
- | | |
|-------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> | 4 STACKS FOR 5KG LPG CYLINDER |
| <input checked="" type="checkbox"/> | 4 STACKS FOR 10KG LPG CYLINDER |
| <input checked="" type="checkbox"/> | 10 STACKS FOR 13.5KG LPG CYLINDER |
| <input checked="" type="checkbox"/> | 20 STACKS FOR 15KG LPG CYLINDER |
| <input checked="" type="checkbox"/> | 5 STACKS FOR 22KG LPG CYLINDER |
| <input checked="" type="checkbox"/> | 2 STACKS FOR 50KG LPG CYLINDER |
| <input type="checkbox"/> | 21 STACKS FOR CYLINDER RETURN FROM |



- | | | | |
|--|---|---|-------------------------------------|
| FOR 5, 10 & 13.5KG
UPC CUMBER ONLY
5KG 100粒装
10KG 200粒装 | FOR 15 KG
UPC CUMBER ONLY
5KG 100粒
15KG 300粒 | FOR 22 KG & 50KG
UPC CUMBER ONLY
22KG 150粒
50KG 350粒 | FOR EMPTY
UPC CUMBER ONLY
空樽裝 |
| <u>NO.5</u> | <u>NO.6</u> | <u>NO.7</u> | <u>NO.8</u> |

STORAGE NOTICES (N.T.S.)

[illegible]



LEGEND:

- APPROXIMATE BOUNDARY
- CATCHMENT AREA

REV.	DESCRIPTION OF REVISION	DATE	BY

AN EWR

PROPOSED OPEN STORAGE OF CHEMICAL CYLINDERS AT LOT 10, MAI PO LUNG ROAD, NEW TERRITORIES

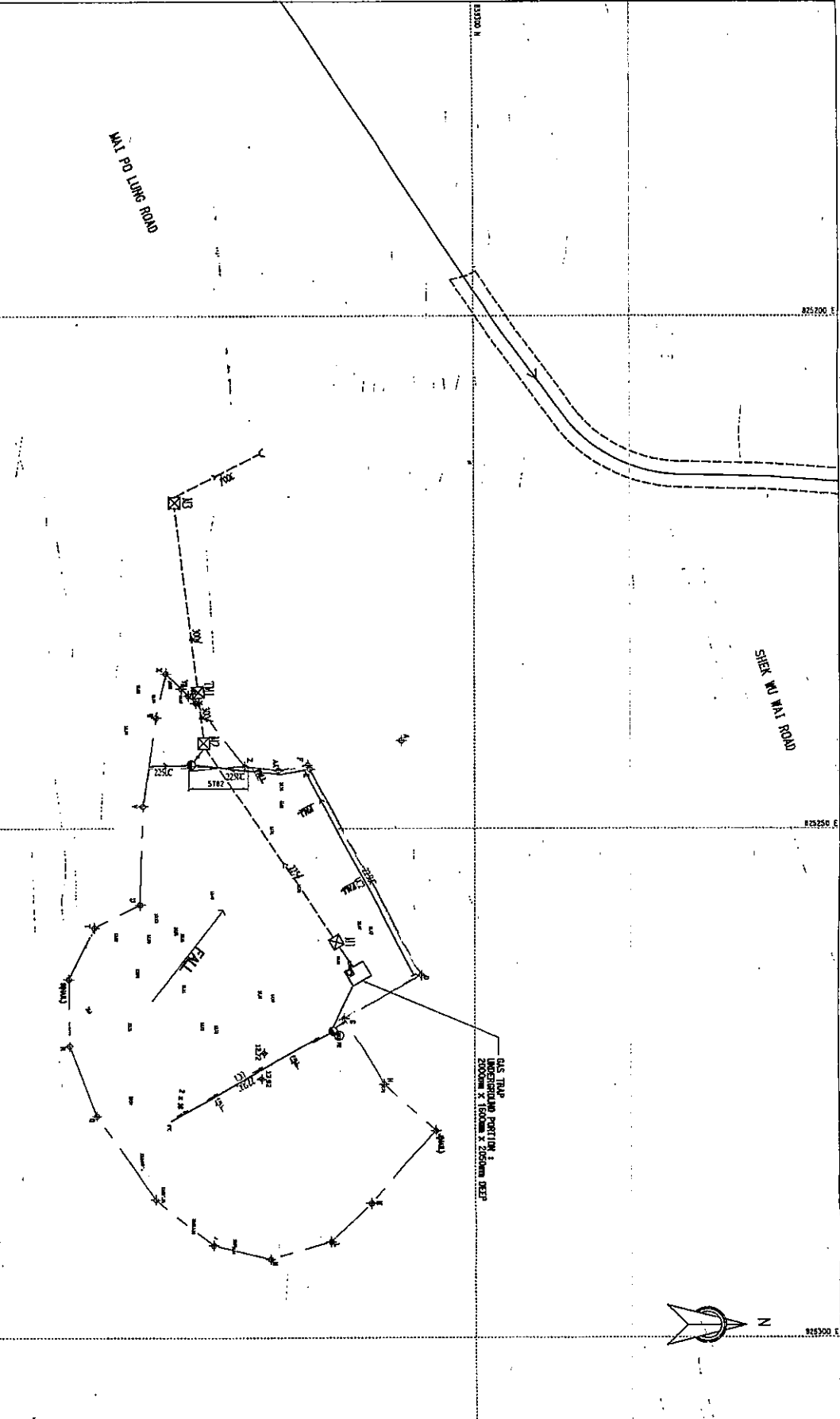
CATCHMENT PLAN

Scale 1:400
Drawing No. 01013/D/J002

- GENERAL NOTES:**
1. THE DIMENSIONS AND LEVELS OF EXISTING MAINS SHOWN ARE SUBJECT TO SITE VERIFICATION.
 2. THE CONTRACTOR SHALL CARRY OUT CITY INSPECTION TO INSPECT THE EXISTING CONDITION OF THE EXISTING STORMWATER MAINS AND TO IDENTIFY ANY DEFECTS OR DAMAGE TO THE EXISTING MAINS. ANY DEFECTS OR DAMAGE TO THE EXISTING MAINS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S COST.
 3. ALL STORMWATER MAINS SHALL BE CONCRETE PIPES EXCEPT 150mm DIAMETER RCP. 150mm DIAMETER RCP SHALL BE USED FOR ALL OTHER DIAMETERS. ALL STORMWATER MAINS SHALL BE CLASSIFIED AS FILLING CLASS 5.
 4. PIPES SHALL BE CLASSIFIED AS FILLING CLASS 5.
 5. ALL MAINS SHALL BE 100 STANDARD MANHOLES.
 6. ALL MAINS SHALL BE 100 STANDARD MANHOLES.
 7. SHORT AND PIPES SHALL BE CLASSIFIED AS FILLING CLASS 5.
 8. ALL U-GROUND MAINS SHALL HAVE A MINIMUM DEPTH OF 1.0m UNLESS OTHERWISE SPECIFIED.
 9. ALL U-GROUND MAINS SHALL HAVE A MINIMUM DEPTH OF 1.0m UNLESS OTHERWISE SPECIFIED.
 10. THE CONTRACTOR SHALL CARRY OUT ANY NECESSARY UTILITY DIVERSION WORKS SHOULD THERE BE ANY CONFLICT WITH THE MAINS.

MANHOLE SCHEDULE

Manhole	S.L. (mPD)	Inlet Pipe		Outlet Pipe		Type of Manhole	Bearing
		Diameter (mm)	L.L. (mPD)	Diameter (mm)	L.L. (mPD)		
M1	11.00	225	9.50	225	10.20	E1	B
M2	11.00	300	9.00	300	8.00	E1	B
M3	10.67	300	7.70	300	7.70	E1	B
M4	8.50	300	7.20	300	7.20	E1	B
Other	8.50	300	7.20	300	7.20	E1	B



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN PD UNLESS OTHERWISE STATED.

LEGEND:

- APPLICATION BOUNDARY
- PROPOSED II CHANNEL
- PROPOSED II PIPE
- PROPOSED SCALED THURPS GALLY
- EXISTING TANK / BOX (CLARENCE 150mm)
- PROPOSED MANHOLE

PROJECT: PROPOSED OPEN STORAGE OF CHEMICAL PRODUCTS (150mm RCP) AT LOT 118 AND 105, MAIPO LUNG ROAD, NSAU TAM MEI, NEW TERRITORIES.

TITLE: DRAINAGE LAYOUT PLAN

Scale: 1:400

Drawing No.: Q1013/DL/001

AN WR

Manhole Schedule						
Manhole	G.L. (mPD)	Inlet Pipe		Outlet Pipes		Type of Manhole
		Diameter (mm)	I.L. (mPD)	Diameter (mm)	I.L. (mPD)	
M1	11.89			225	10.39	E1
M2	11.00	225	9.50	300	9.00	E1
TM1	10.67	300	8.75	300	8.60	T1_1
M3	9.00	300	7.70	300	7.70	D1
Outlet	8.50	300	7.20			B

Drainage Pipe Design Calculation

Roughness Coefficient, $K_s = 3.000$
 Kinematic Viscosity, $\nu = 0.000001003$

US Manhole	DS Manhole	Pipe Size (mm)	Approx. Length (m)	US G.L. (mPD)	DS G.L. (mPD)	US I.L. (mPD)	DS I.L. (mPD)	Gradient		No. of Pipe	Area of Flow (m ²)	Slope	Mean Velocity (m/s)	Max. Capacity (m ³ /s)	Peak Runoff (m ³ /s)	Ratio of Peak Runoff to Max. Capacity	Remarks
M1	M2	225	26.8	11.89	11.00	10.39	9.5	3.32	30	1	0.038	0.033	1.87	0.071	0.022	0.314	OK
M2	TM1	225	4.3	11.00	10.67	9	8.75	5.81	17	1	0.038	0.058	2.47	0.093	0.067	0.717	OK
TM1	M3	225	16.0	10.67	9.00	8.60	7.70	5.63	18	1	0.038	0.056	2.43	0.092	0.067	0.725	OK
M3	Outlet	225	9.3	9.0	8.50	7.70	7.20	5.38	19	1	0.038	0.054	2.38	0.090	0.067	0.741	OK

Mean Velocity is calculated by Colebrook-White equation

Where:

V = Mean Velocity (m/s)

D = Hydraulic Diameter (m)

K_s = Surface Roughness (m)

ν = Kinematic viscosity (kg/m²s)

S = Slope of Hydraulic gradient

g = Gravity (m/s²)

$$V = -2 \sqrt{2gDS} \times \log \left[\frac{K_s}{3.7D} + \frac{2.5\nu}{D\sqrt{2gDS}} \right]$$

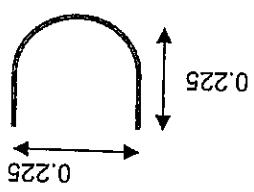
$$Q = VA$$

Calculation Sheet		Job Title:	
Job No.		Member / Location	
Sheet N° Rev.		Drg. Ref.	
Made By		AN	
Date		Chd.	

Proposed Channel U3

Input Data

Ditch width (top) = 0.225 m
 Ditch height = 0.225 m
 Design flow = 0.003 m³/s



Flow capacity, Q

$$Q = \frac{A \times r^{2/3} \times s^{1/2}}{n}$$

where A = cross sectional area of flow (m²)
 r = hydraulic radius (m)
 s = slope of the water surface or the linear hydraulic head loss (m/m)
 n = Manning coefficient of roughness

Hydraulic radius

$$r = \frac{A}{P}$$

P = wetted perimeter (m)

$$A = \frac{L^2 + 3.14 \times (L/2)^2}{2}$$

$$P = L + 3.14 \times L/2$$

Manning coefficient of roughness

n = 0.016

Therefore,

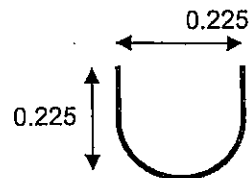
$$Q = 0.0172 \text{ m}^3/\text{s} > \text{Design flow, OK!}$$

Calculation Sheet	Job No.	Sheet No.	Rev.
	Member / Location		
	Org. Ref.		
	Made By	AN	Date
Job Title:	Chd.		

Proposed Channel U2

Input Data

Ditch width (top) = 0.225 m
 Ditch height = 0.225 m
 Design flow = 0.04 m³/s



Flow capacity, Q

$$Q = \frac{A \times r^{2/3} \times s^{1/2}}{n}$$

where A = cross sectional area of flow (m²) = 0.045 m²
 r = hydraulic radius (m)
 s = slope of the water surface or the linear hydraulic head loss (m/m)
 n = Manning coefficient of roughness

Hydraulic radius

$$r = \frac{A}{P}$$

p = wetted perimeter (m) = 0.58 m

$$r = 0.08 \text{ m}$$

$$A = \frac{L^2 + 3.14 \times (L/2)^2}{2}$$

Slope

$$s = 0.03 \text{ m/m}$$

$$p = L + 3.14 \times L/2$$

Manning coefficient of roughness

$$n = 0.016$$

Therefore,

$$Q = 0.0942 \text{ m}^3/\text{s} > \text{Design flow, OK!}$$

Calculation Sheet Job Title:	Job No.	Sheet No.	Rev.
	Member / Location		
	Drg. Ref.		
	Made By	AN	Date
			Chd.

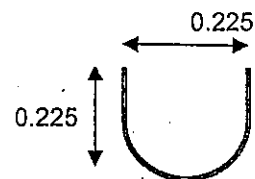
Proposed Channel U1

Input Data

Ditch width (top) = 0.225 m

Ditch height = 0.225 m

Design flow = 0.02 m³/s



Flow capacity, Q

$$Q = \frac{A \times r^{2/3} \times s^{1/2}}{n}$$

where A = cross sectional area of flow (m²) = 0.0452 m²
r = hydraulic radius (m)
s = slope of the water surface or the linear hydraulic head loss (m/m)
n = Manning coefficient of roughness

Hydraulic radius

$$r = \frac{A}{P}$$

p = wetted perimeter (m) = 0.58 m

r = 0.08 m

$$A = \frac{L^2 + 3.14 \times (L/2)^2}{2}$$

Slope

s = 0.08 m/m

$$p = L + 3.14 \times L/2$$

Manning coefficient of roughness

n = 0.016

Therefore,

Q = 0.1493 m³/s > Design flow, OK!

Project Title: Proposed Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders) at Lot 116 in D.D.105, Mai Po Lung Road, Ngau Tam Mei, New Territories
Rational method is used for calculation of the peak runoff. The formula is extracted from Section 7.5.2 (a) of SDM.

Runoff Estimation of Proposed Channel

Proposed Channel	Natural Catch. (m ²)	Longest flow path (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $\frac{(h_1-h_2)}{L} \times 100$	to (min) = $\frac{0.1485L}{(h^0.2A^{0.5})}$	Length of channel L (m)	flow velocity = m2/s	t _v = L/v (min)	t _c = t _v + t _r (min)	Runoff coeff.	Total Catch. Area (m ²)	20 year Intensity (mm/hr)	20 year design runoff = 0.278CIA	20 year Total runoff (m ³ /s)	Remark
U1 (225)	406	24	13.85	13.66	0.79	2.00	20.2	3.30	0.102	2.1	0.3	0	202.70	0.00	0.02	Total: A
											0.9	439		0.02		
U2 (225)	788	40.4	13.84	11.69	5.32	2.15	33	2.09	0.264	2.4	0.3	0	200.92	0.00	0.04	Total: B
											0.9	826		0.04		
U3 (225)	36.6	13.8	12.38	10.87	10.94	0.86	9.11	0.38	0.399	1.3	0.9	55.6	207.65	0.003	0.003	Total: C

Note: For the unpaved area, the runoff coefficient is 0.3. For the paved area, the runoff coefficient is 0.9.

Drainage Proposal

LEGEND

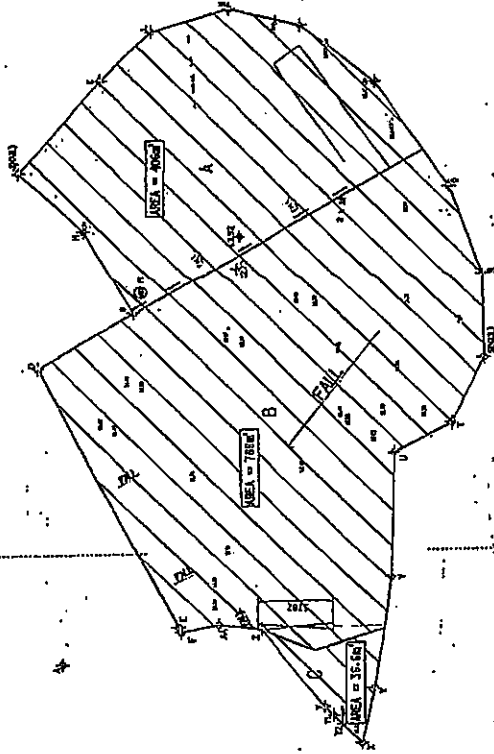
APPLICATION BOUNDARY

CATCHMENT AREA



MAI PO LONG ROAD

MAI PO LONG ROAD



Area	Description of Revision	Date	Doc

ANZWR

PROPOSED OPEN STORAGE OF CHEMICAL PRODUCTS / DANGEROUS GOODS ALPG CYLINDERS AT LOT 118 & D.D. 1 DS, MAI PO LONG ROAD, NGAU TAM MEI, NEW TERRITORIES

1116

CATCHMENT PLAN





Scale 1:1,000

Project No.

NOTES :-

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
2. ALL TUBS ARE IN 600 SERIES ABOVE 6000 LONG 6000 PATENTED DESIGN.

DISCUSSION

- | | |
|---|----------------------------------|
|  | APPLIED AMOUNT |
|  | PROPOSED BY OWNER |
|  | PROPOSED BY ARCHITECT |
|  | DELETED ITEM
SEE ITEM LISTING |

A. I.

Notes:

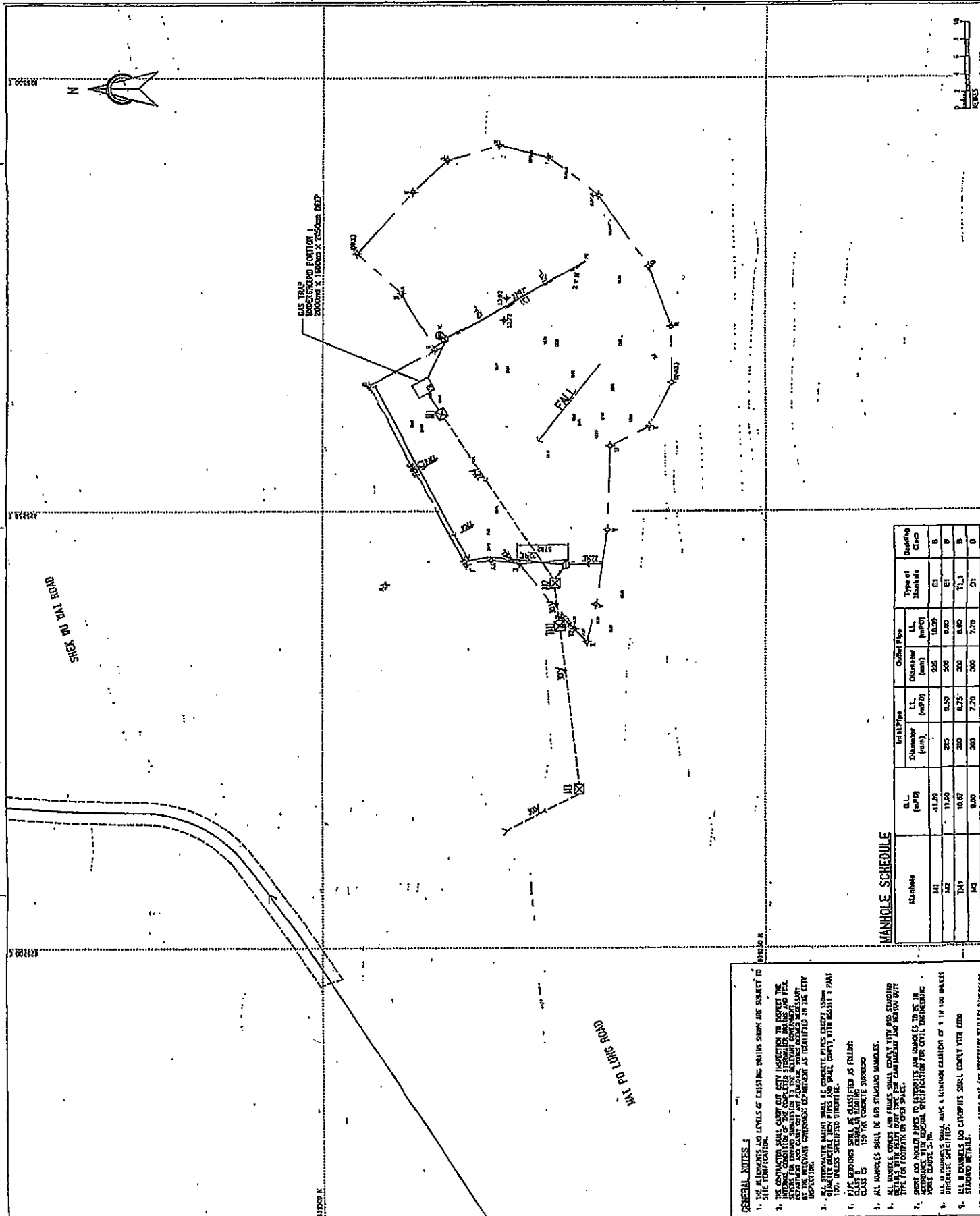
PROPOSED OPEN STORAGE OF CHEMICAL PRODUCTS/ DANGEROUS GOODS (LPG CYLINDERS) AT LOT 116 IN D.O.105, MAI PO LUNG ROAD, NGAU TAM MEI, NEW TERRITORIES

418

DRAINAGE LAYOUT PLAN

CV 08-019

Erwin



Manhole Schedule		Inlet Pipe		Outlet Pipe		Type of Manhole	Bedding Class
Manhole	G.L. (mPD)	Diameter (mm)	I.L. (mPD)	Diameter (mm)	I.L. (mPD)		
M1	11.89			225	10.39	E1	B
M2	11.09	225	9.50	300	9.00	E1	B
TM1	10.87	300	8.75	300	8.60	T1.1	B
M3	9.00	300	7.70	300	7.70	D1	B
Outlet	8.50	300	7.20				

Drainage Pipe Design Calculation

Roughness Coefficient, $K_s = 1.48n$
 Kinematic Viscosity, $\nu = 0.000001003$

US Manhole	DS Manhole	Pipe Size (mm)	Approx. Length (m)	US G.L. (mPD)	DS G.L. (mPD)	US I.L. (mPD)	DS I.L. (mPD)	Gradient		No. of Pipe	Area of Flow (m ²)	Slope	Mean Velocity (m/s)	Max. Capacity (m ³ /s)	Peak Runoff (m ³ /s)	Peak Runoff Capacity (m ³ /s)	Max. Capacity (m ³ /s)
M1	M2	225	26.8	11.89	11.00	10.39	9.5	3.32	30	1	0.038	0.033	1.97	0.071	0.072	0.314	Ok
M2	M3	225	4.3	11.00	10.67	9	8.75	5.81	17	1	0.038	0.058	2.47	0.093	0.067	0.717	Ok
M3	Outlet	225	16.0	10.67	9.00	8.60	7.70	5.63	18	1	0.038	0.056	2.43	0.092	0.067	0.725	Ok
		225	9.3	9.0	8.50	7.70	7.20	5.38	19	1	0.038	0.054	2.38	0.090	0.067	0.741	Ok

Mean Velocity is calculated by Colebrook-White equation

$$V = -2 \sqrt{2gDS} \times \log \left[\frac{K_s}{3.7D} + \frac{2.5\nu}{D\sqrt{2gDS}} \right]$$

$$Q = VA$$

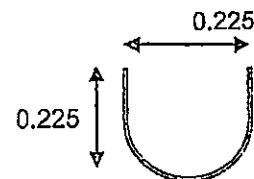
Where:
 V = Mean Velocity (m/s)
 D = Hydraulic Diameter (m)
 K_s = Surface Roughness (m)
 ν = Kinematic viscosity (kg/ms)
 S = Slope of Hydraulic Gradient
 g = Gravity (m/s²)

Calculation Sheet	Job No.	Sheet No.	Rev.
	Member / Location		
	Drg. Ref.		
	Made By	AN	Date

Proposed Channel U1

Input Data

Ditch width (top) = 0.225 m
 Ditch height = 0.225 m
 Design flow = 0.02 m³/s



Flow capacity, Q

$$Q = \frac{A \times r^{2/3} \times s^{1/2}}{n}$$

where A = cross sectional area of flow (m²) = 0.0452 m²
 r = hydraulic radius (m)
 s = slope of the water surface or the linear hydraulic head loss (m/m)
 n = Manning coefficient of roughness

Hydraulic radius

$$r = \frac{A}{P}$$

p = wetted perimeter (m) = 0.58 m

$$r = 0.08 \text{ m}$$

$$A = \frac{L^2 + 3.14 \times (L/2)^2}{2}$$

Slope

$$s = 0.08 \text{ m/m}$$

$$p = L + 3.14 \times L/2$$

Manning coefficient of roughness

$$n = 0.016$$

Therefore,

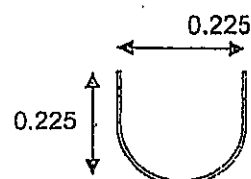
$$Q = 0.1493 \text{ m}^3/\text{s} > \text{Design flow, OK!}$$

Calculation Sheet	Job No.	Sheet No.	Rev.
	Member / Location		
	Drg. Ref.		
	Made By	AN	Date

Proposed Channel U2

Input Data

Ditch width (top) = 0.225 m
 Ditch height = 0.225 m
 Design flow = 0.04 m³/s



Flow capacity, Q

$$Q = \frac{A \times r^{2/3} \times s^{1/2}}{n}$$

where A = cross sectional area of flow (m²) = 0.045 m²
 r = hydraulic radius (m)
 s = slope of the water surface or the linear hydraulic head loss (m/m)
 n = Manning coefficient of roughness

Hydraulic radius

$$r = \frac{A}{P}$$

p = wetted perimeter (m) = 0.58 m

$$r = 0.08 \text{ m}$$

$$A = \frac{L^2 + 3.14 \times (L/2)^2}{2}$$

Slope

$$s = 0.03 \text{ m/m}$$

$$p = L + 3.14 \times L/2$$

Manning coefficient of roughness

$$n = 0.016$$

Therefore,

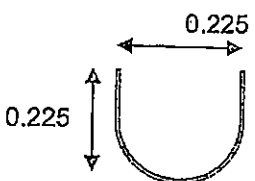
$$Q = 0.0942 \text{ m}^3/\text{s} > \text{Design flow, OK!}$$

Calculation Sheet Job Title:		Job No.		Sheet No.	Rev.
		Member / Location			
		Drg. Ref.			
		Made By	AN	Date	Chd.

Proposed Channel U3

Input Data

Ditch width (top) = 0.225 m
 Ditch height = 0.225 m
 Design flow = 0.003 m³/s



Flow capacity, Q

$$Q = \frac{A \times r^{2/3} \times s^{1/2}}{n}$$

where A = cross sectional area of flow (m²) = 0.0452 m²
 r = hydraulic radius (m)
 s = slope of the water surface or the linear hydraulic head loss (m/m)
 n = Manning coefficient of roughness

Hydraulic radius

$$r = \frac{A}{p}$$

p = wetted perimeter (m) = 0.58 m

r = 0.08 m

$$A = \frac{L^2 + 3.14 \times (L/2)^2}{2}$$

Slope

s = 0.00 m/m

$$p = L + 3.14 \times L/2$$

Manning coefficient of roughness

n = 0.016

Therefore,

Q = 0.0172 m³/s > Design flow, OK!

[illegible]

Runoff Estimation of Proposed Channel

Note: For the unpaved area, the runoff coefficient is 0.3. For the paved area, the runoff coefficient is 0.9.



Comprehensive response list

Government department inquiries	Reply to departmental enquiries
Transport Department(TD 運輸署)	Rise Smart(RS 騰駿)
<p>(a) The subject site is connected to public road network via a section of a local access which is not managed by Transport Department. The land status of the local access should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.</p>	<p>The roads we enter, and exit are approved by the owners, we will not encroach on the opposite lane, and we will properly use and obey public road signs.</p> <p>When city planning approves a D/G warehouse that can be built on the warehouse site, it will be submitted before construction. Submit detailed plans to (TD) approval.</p>
<p>(b) As there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should seek the relevant landowner(s) on the right of using the vehicular access.</p>	
<p>(c) Please ensure vehicles would not encroach the opposite lane when turning to Mai PO Lung Road from the subject site via the vehicular access, and vice versa,</p>	
<p>(d) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.</p>	
Drainage Services Department(DSD 渠務署)	
<p>(i)The catchment plan and drainage layout plan provided are not clear. Clear plans showing full details of the existing drains & the proposed drains (e.g. cover & invert levels of pipes/catchpits/outfalls, gradient of the u-channel and ground levels justifying waterflow etc.) should be provided. For preparation of the drainage proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf for reference.</p>	<p>When the city plan approves the D/G warehouse that can be built on the warehouse land, it will be submitted before the construction. Detailed plans are submitted to DSD for approval.</p>
<p>(ii) It appears that the catchment shown in the catchment plan is not tally with the site area of the application. Please review.</p>	
<p>(iii) Please review if there is any overland flow from the adjacent site, particularly the uphill area at the eastern side of the site.</p>	

**Relevant extract from the Town Planning Board Guidelines
for Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13F)**

The Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13F) provides guidelines for open storage and port back-up uses. The Site falls within Category 1 areas under the guidelines. The following criteria are relevant:

Category 1 areas

- Category 1 areas are areas considered suitable for open storage and port back-up uses. In general, such uses should be sited in areas zoned “OS”, “OU(PBU)”, “Industrial” or “I(D)” where there are compatible uses such as industrial uses, public utility installations, quarrying and other port back-up and open storage activities. Apart from the above zones, other suitable sites in close proximity to the existing and proposed cross boundary links in the North West New Territories are also included within this category. Generally, open storage/port back-up uses are permitted as of right under such zones. Proposed uses which may cause significant environmental and traffic concerns require planning permission from the Board in accordance with the notes of the plans. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/dangerous goods etc., may cause significant environmental and traffic concerns.

**Previous s.16 Applications covering the Application Site
on the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-NTM/397*	Proposed Temporary Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders) for a Period of 3 Years	6.3.2020 Approved by RNTPC (3 years) [Revoked on 6.9.2021]
2.	A/YL-NTM/430*	Proposed Temporary Open Storage of Chemical Products/ Dangerous Goods (LPG Cylinders) for a Period of 3 Years	24.12.2021 Approved by RNTPC (3 years) [Revoked on 24.6.2022]

*denotes permission revoked

Government Departments' General Comments

1. Land Administration

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

- The Site comprises of an Old Scheduled Agricultural Lot (OSAL) 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;
- No structure is proposed in the Site; and
- It is noted that the proposed access to the application site from Mai Po Lung Road would straddle on private land and Government Land (GL). There is no guarantee that a right-of-way leading to the application site will be granted. In addition, according to the established practice, application of Short Term Tenancy for the purposes of access on GL will not be entertained, even if the planning application is approved by TPB.

2. Traffic

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

- He has no comment from traffic engineering point of view;
- Should the application be approved, the following condition should be incorporated:

No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval; and
- Advisory comments as detailed in **Appendix V**.

3. Drainage

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

- He has no objection in principle to the proposed use from the drainage operation and maintenance point of view;
- Should the application be approved, the following conditions should be included to request the applicant to:
 - (i) Submit a drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
 - (ii) Implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- Advisory comments as detailed in **Appendix V**.

4. Fire Safety

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

- He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- 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 his Department for approval; and
- Advisory comments as detailed in **Appendix V**.

5. LPG/Gas Safety Aspect

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

- 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;
- It is not a potentially hazardous installation (PHI) unless its LPG storage capacity is 25 tonnes or more. As such, Quantitative Risk Assessment (QRA) submission to the Co-ordinating Committee on PHI (CCPHI) is therefore not required;
- There is a high pressure underground town gas pipeline running along San Tin Road in close vicinity of the Site;
- 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 work sites and any required minimum setback distance away from them during the design and construction stages of the proposed development; and
- Advisory comments as detailed in **Appendix V**.

6. Other Departments

The following government departments have no objection/no adverse comment to the application and their advisory comments, if any, are in **Appendix V**:

- Chief Building Surveyor/New Territories West, Buildings Department
- Chief Highway Engineer/New Territories West, Highways Department (HyD)
- Chief Engineer/Railway Development 2-2, HyD
- Chief Town Planner/Urban Design and Landscape Section, Planning Department
- Project Manager (West), West Development Office, Civil Engineering and Development Department (CEDD)

- Project Manager/North, CEDD (PM/N, CEDD)
- Director of Agriculture, Fisheries and Conservation (DAFC)
- Commissioner of Police
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)
- District Officer (Yuen Long), Homes Affairs Department

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- The Site comprises of an Old Scheduled Agricultural Lot (OSAL) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
 - No structure is proposed in the Site; and
 - It is noted that the proposed access to the application site from Mai Po Lung Road would straddle on private land and Government Land (GL). There is no guarantee that a right-of-way leading to the application site will be granted. In addition, according to the established practice, application of Short Term Tenancy for the purposes of access on GL will not be entertained, even if the planning application is approved by TPB.
- (b) to note the comment of the Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD) that:
- The subject site is within the proposed boundary of San Tin / Lok Ma Chau Development Node (STLMC DN). According to the latest tentative development programme of STLMC DN, the construction work and land resumption will commence tentatively by 2024. Thus, the subject site, within the boundary of STLMC DN, will probably be required for timely clearance and construction.
- (c) to note the comments of the Commissioner for Transport (C for T), Transport Department that:
- The Site is connected to public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be clarified with the Lands Department 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
 - As there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access.
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- Adequate drainage measures should be provided at the site access to prevent surface water flowing from the site to nearby public roads or exclusive road drains; and
 - The access road connecting the application site with Mai Po Lung Road is not and will not be maintained by HyD. HyD is not responsible for maintaining any access connecting the application site with Mai Po Lung Road.

- (e) to follow the environmental mitigation measures as set out in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Director of Environmental Protection (DEP) in order to minimise any possible environmental nuisances as advised by DEP.
- (f) to note the comment of the DAFC that the applicant shall adopt necessary measures to avoid causing disturbance to the “Green Belt” zone adjacent to the subject site.
- (g) to note the Comments of the Director of Electrical and Mechanical Services (DEMS) that:
 - The applicant should submit an application for approval by the Gas Authority prior to the construction and use of the notifiable gas installation;
 - There is a high pressure underground town gas pipeline running along San Tin Road in close vicinity of the Site;
 - 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 work sites and any required minimum setback distance away from them during the design and construction stages of the proposed development; and
 - 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))
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - The drainage submission should demonstrate how the applicant will collect, convey and discharge rain water falling onto or flowing to his site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying water flow etc.) with supporting design calculation and charts should be included. (For preparation of the drainage proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_Guidelines/Drainage_Submission.pdf for reference). The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on site;
 - After the completion of the required 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;

- The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
 - The applicant is reminded that the proposed drainage proposal/ works as well as the site boundary should not cause encroachment upon areas outside DSD's jurisdiction;
 - No public sewerage maintained by DSD is currently available for connection. No sewerage collected from the Site should be discharged to the drainage system. For sewage disposal and treatment, agreement from DEP shall be obtained;
 - The applicant shall consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the application site in future; and
 - 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 works on site under proper maintenance at all times.
- (i) to note the comments of the Director of Fire Services (D of FS), Fire Services Department that:
- The layout plans to be submitted to his department should be drawn to scale and depicted with dimensions and nature of occupancy;
 - The location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - The applicant is reminded that if any proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
 - 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;
 - If the existing structure (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 Building Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - For UBW erected on leased land, enforcement action may be taken by the Building 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 constructed as an acceptance of any existing building works or UBW on the application site under the BO;

- 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;
- 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;
- If the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with building safety and other relevant requirements as may be imposed by the licensing authority; and
- Detailed checking under the BO will be carried out at the building plan submission stage.