

- 3 SEP 2021

This document is received by the Town Planning Board. The Town Planning Board 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/4C-745T/1117
	Date Received 收到日期	- 3 SEP 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)

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

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 1945 RP in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 772 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 160 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NA 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	Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Industrial' ('I')
(f) Current use(s) 現時用途	Vacant site (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)"[#]
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
7/7/2021 (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 22/6/2021 (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 Industrial Use (Manufacturing of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing) and Dangerous Goods Godown (Storage of Inert Gases and Fire Suppression Agents) for a Period of 3 Years (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	612sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	160sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	160sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	160sq.m <input checked="" 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) Structure 1: Category 2 dangerous goods manufacturing area and godown (Not exceeding 7.6m, 1 storey)	
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	Nil
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	1 space of 7m x 3.5m
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 8:00a.m. to 8:00p.m. from Mondays to Saturdays. No operation on Sundays 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	<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)) Tong Yan San Tsuen Road 1																															
	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)																															
(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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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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>.....</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>(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。


Please refer to the supplementary 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 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


Patrick Tsui

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

Name in Block Letters
姓名（請以正楷填寫）

Consultant
Position (if applicable)
職位（如適用）

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

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師

Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

22/7/2021

(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	Lot 1945 RP in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.
Site area 地盤面積	772 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Darft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	'Industrial' ('I')
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 3 <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 Industrial Use (Manufacturing of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing) and Dangerous Goods Godown (Storage of Inert Gases and Fire Suppression Agents) for a Period of 3 Years

(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	160 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.21 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	7.6	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	20.73 % <input checked="" 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		0
	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) NA		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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 1 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA		

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 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 checked="" type="checkbox"/>
Proposed drainage plan, Site location plan and proposed layout plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input 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 calculation, estimated traffic generation		
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。

Total: 10 pages

Date: 20 August 2021

TPB Ref.:

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

此文件在 2021年 08月 20日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。
This document is received on 20 SEP 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Dear Sir,

Proposed Temporary Industrial Use (Manufacturing of Inert Gases & Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases & Fire Suppression Agents and Hydraulic Pressure Testing) and Dangerous Goods Godown (Storage of Inert Gases & Fire Suppression Agents) for a Period of 3 Years at Lot 1945 RP in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.

We write to confirm that the site area of the application site should be about 772m². As such, we have updated page 2, 5, 10 & 11 of S.16-III application form, Executive Summary (in both Chinese and English) and Annex 1. The site area as shown in para. 1.2.1, 1.4.1, 2.1.1 and 3.4.1 should be read as 772m².

We have also updated Figure 1 and Figure 2 for your easy reference.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,


Patrick Tsui



Executive Summary

S.16 Planning Application under Town Planning Ordinance Proposed Temporary Industrial Use (Manufacturing of Inert Gases & Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases & Fire Suppression Agents and Hydraulic Pressure Testing) and Dangerous Goods Godown (Storage of Inert Gases & Fire Suppression Agents) for a Period of 3 Years at Lot 1945 RP in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.

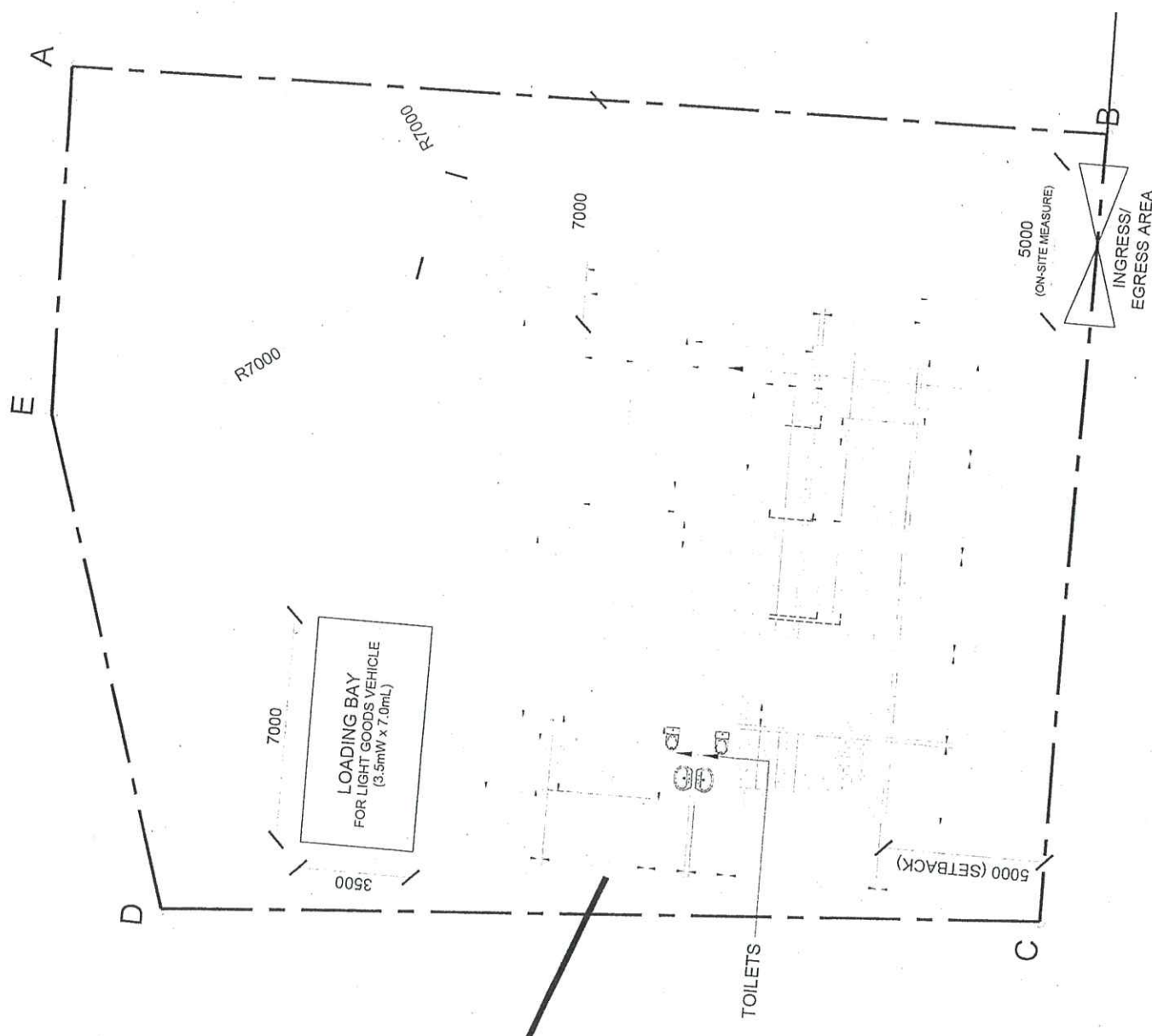
- The application site is about 772m² and currently zoned 'Industrial' ("I") according to the Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13. The proposed development conforms to the planning intention of the "I" zone.
- The operation hour of the proposed development is 8:00a.m. to 8:00p.m from Mondays to Saturdays. No operation will be held on Sundays and public holidays.
- The manufacturing of inert gases and fire suppression agents, servicing and filling of fire extinguishers and compressed gas cylinders with inert gases and fire suppression agents and hydraulic pressure testing are regarded as industrial use which is as-of-right in the "I" zone.
- The dangerous goods godown for storage of inert gases and fire suppression agents is a Column 2 use in the "I" zone which requires the planning permission of the Town Planning Board. The applicant will acquire the licences for the manufacturing and storage of dangerous goods from Fire Services Department upon planning approval.
- Another applicant has obtained a similar planning permission in 1998 within the 'Industrial (Group D)' ("I(D)") zone of Tong Yan San Tsuen near the application site. Fire Services Department has also issued licences for the manufacturing and storage of dangerous goods. The application site has also obtained a planning permission in 2015 of which the approved use is the same as the applied use of the current application. Due to the change of proposed site layout, a fresh planning application is submitted for the consideration of the Town Planning Board.
- The land adjoining the application site is mainly occupied by petrol filling station, factories, rural workshops and warehouses. The proposed development is compatible with the surrounding environment.
- The result of preliminary assessments demonstrated that the actual impact generated by the proposed development would be insignificant.
- The Board is hereby respectfully requested to approve Lot 1945 RP in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T. for proposed temporary industrial use (manufacturing of inert gases & fire suppression agents, servicing and filling of fire extinguishers and compressed gas cylinders with inert gases & fire suppression agents and hydraulic pressure testing) and dangerous goods godown (storage of inert gases & fire suppression agents) for a period of 3 years on sympathetic grounds.

行政摘要

根據城市規劃條例第 16 條作出規劃申請

擬在新界元朗唐人新村丈量約份第 121 約地段第 1945 號餘段
作為期三年的臨時工業用途(製造惰性氣體和滅火劑、為滅火筒和儲壓氣
瓶提供保養及補充惰性氣體和滅火劑及進行水壓測試)及危險品倉庫
(存放惰性氣體和滅火劑)

- 申請地點的面積約為 772 平方米，按唐人新村分區計劃大綱草圖編號 S/YL-TYST/13 所示，現時被規劃作「工業」用途，本申請的擬議用途符合「工業」地帶的規劃意向。
- 本申請的擬議用途的營業時間為星期一至星期六早上八時至晚上八時，星期日及公眾假期全日休業。
- 製造惰性氣體和滅火劑、為滅火筒和儲壓氣瓶提供保養及補充惰性氣體和滅火劑及進行水壓測試屬於工業用途，按唐人新村分區計劃大綱草圖編號 S/YL-TYST/13 的土地用途表所示，工業用途是第一欄用途，即屬經常准許的用途。
- 按唐人新村分區計劃大綱草圖編號 S/YL-TYST/13 的土地用途表所示，貯存滅火用的惰性氣體和滅火劑的危險品倉庫在「工業」地帶是第二欄用途，即需要由向城市規劃委員會申請的用途。申請人會於獲得城市規劃委員會的批准後向消防署申請製造及貯存危險品牌照。
- 另一位申請人曾於 1998 年在申請地點附近的「工業(丁類)」地帶取得規劃許可作相同用途，並獲消防署發出製造及貯存危險品牌照。申請地點亦曾於 2015 年獲批准與本規劃申請的擬議用途一致的用途，由於申請地點的擬議佈局的改變，申請人於是提交本申請供城市規劃委員會考慮。
- 申請地點附近的土地現時為加油站、工廠、鄉郊工場及貨倉，本申請的擬議用途與周遭的環境協調。
- 申請人已提交的初步評估顯示本申請的擬議用途對周遭的環境帶來的影響不明顯。
- 根據以上各點，申請人誠懇求城市規劃委員會寬大批准在新界元朗唐人新村丈量約份第 121 約地段第 1945 號餘段作為期三年的臨時工業用途(製造惰性氣體和滅火劑、為滅火筒和儲壓氣瓶提供保養及補充惰性氣體和滅火劑及進行水壓測試)及危險品倉庫(存放惰性氣體和滅火劑)。



1.20000000

Annex 1

DISCHARGE FROM STORM WATER TERMINAL MANHOLE

RAINFALL = 265MM/HOUR (FREQUENCY 1 IN 200 YEARS)

$$Q = \frac{K.I.A.}{3600}$$

Q = RUN-OFF L/S
I = DESIGN MEAN INTENSITY OF RAINFALL, MM/HR.
A = AREA OF CATCHMENT
K = RUN-OFF COEFFICIENT

SITE COVERAGE AREA 840 M/SQ.

$$Q = \frac{1 \times 265 \times 772 \text{ M/SQ.}}{3600}$$

$$Q = 57 \text{ L/S}$$

PROPOSED 375mm HALF ROUND U TYPE CHANNEL

VELOCITY 1.5 m/sec.

FALL 1:130

EFFLUENT FROM FOUL WATER TERMINAL MANHOLE

SANITARY EFFLUENT

SANITARY FITTINGS	NUMBER	DISCHARGE UNIT
WATER CLOSET	2	2x35=70
WASH BASIN	2	2x10=20
TOTAL =		90 D/U
		SAY = 1 L/S

PROPOSED INDUSTRIAL USE AND
DANGEROUS GOODS GODOWN AT LOT 1945 RP
IN D.D. 121
TONG YAN SAN TSUEN, YUEN LONG, N.T.

DRAWING TITLE :
DRAINAGE CALCULATION

SCALE :

**S.16 Planning Application under Town Planning Ordinance
Proposed Temporary Industrial Use (Manufacturing of Inert Gases & Fire
Suppression Agents, Servicing and Filling of Fire Extinguishers and
Compressed Gas Cylinders with Inert Gases & Fire Suppression Agents and
Hydraulic Pressure Testing) and Dangerous Goods Godown (Storage of Inert
Gases & Fire Suppression Agents) for a Period of 3 Years at Lot 1945 RP in
D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.**

- The application site is about 840m² and currently zoned 'Industrial' ("I") according to the Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13. The proposed development conforms to the planning intention of the "I" zone.
- The operation hour of the proposed development is 8:00a.m. to 8:00p.m from Mondays to Saturdays. No operation will be held on Sundays and public holidays.
- The manufacturing of inert gases and fire suppression agents, servicing and filling of fire extinguishers and compressed gas cylinders with inert gases and fire suppression agents and hydraulic pressure testing are regarded as industrial use which is as-of-right in the "I" zone.
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- Another applicant has obtained a similar planning permission in 1998 within the 'Industrial (Group D)' ("I(D)") zone of Tong Yan San Tsuen near the application site. Fire Services Department has also issued licences for the manufacturing and storage of dangerous goods. The application site has also obtained a planning permission in 2015 of which the approved use is the same as the applied use of the current application. Due to the change of proposed site layout, a fresh planning application is submitted for the consideration of the Town Planning Board.
- The land adjoining the application site is mainly occupied by petrol filling station, factories, rural workshops and warehouses. The proposed development is compatible with the surrounding environment.
- The result of preliminary assessments demonstrated that the actual impact generated by the proposed development would be insignificant.
- The Board is hereby respectfully requested to approve Lot 1945 RP in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T. for proposed temporary industrial use (manufacturing of inert gases & fire suppression agents, servicing and filling of fire extinguishers and compressed gas cylinders with inert gases & fire suppression agents and hydraulic pressure testing) and dangerous goods godown (storage of inert gases & fire suppression agents) for a period of 3 years on sympathetic grounds.

Date: 7 September 2021

TPB Ref.: A/YL-TYST/1117

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Industrial Use (Manufacturing of Inert Gases & Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases & Fire Suppression Agents and Hydraulic Pressure Testing) and Dangerous Goods Godown (Storage of Inert Gases & Fire Suppression Agents) for a Period of 3 Years at Lot 1945 RP (Part) in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.

We write to confirm that the only part of Lot 1945 RP in D.D.121 will be included in the subject application. As such, we have updated page 2 and 10 of S.16-III application form, Executive Summary (in both Chinese and English, Figure 1 to Figure 3 and Annex 1. The address of the application site in the supplementary planning statement should be read as Lot 1945 RP (Part) in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.

We also wish to draw your attention that the applicant is the tenant of the subject site. They will having a three years tenancy with the land owner so that they wish to apply for a temporary use for a period of 3 years.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui



c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Arthur MOK) – By Email

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

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

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 1945 RP(Part) in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 772 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 160 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) NA sq.m 平方米 <input type="checkbox"/> About 約

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	Lot 1945 RP(Part) in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.
Site area 地盤面積	772 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Darft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/13
Zoning 地帶	'Industrial' ('I')
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 3 <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 Industrial Use (Manufacturing of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing) and Dangerous Goods Godown (Storage of Inert Gases and Fire Suppression Agents) for a Period of 3 Years

Executive Summary

S.16 Planning Application under Town Planning Ordinance Proposed Temporary Industrial Use (Manufacturing of Inert Gases & Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases & Fire Suppression Agents and Hydraulic Pressure Testing) and Dangerous Goods Godown (Storage of Inert Gases & Fire Suppression Agents) for a Period of 3 Years at Lot 1945 RP (Part) in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.

- The application site is about 772m² and currently zoned 'Industrial' ("I") according to the Draft Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/13. The proposed development conforms to the planning intention of the "I" zone.
- The operation hour of the proposed development is 8:00a.m. to 8:00p.m from Mondays to Saturdays. No operation will be held on Sundays and public holidays.
- The manufacturing of inert gases and fire suppression agents, servicing and filling of fire extinguishers and compressed gas cylinders with inert gases and fire suppression agents and hydraulic pressure testing are regarded as industrial use which is as-of-right in the "I" zone.
- The dangerous goods godown for storage of inert gases and fire suppression agents is a Column 2 use in the "I" zone which requires the planning permission of the Town Planning Board. The applicant will acquire the licences for the manufacturing and storage of dangerous goods from Fire Services Department upon planning approval.
- Another applicant has obtained a similar planning permission in 1998 within the 'Industrial (Group D)' ("I(D)") zone of Tong Yan San Tsuen near the application site. Fire Services Department has also issued licences for the manufacturing and storage of dangerous goods. The application site has also obtained a planning permission in 2015 of which the approved use is the same as the applied use of the current application. Due to the change of proposed site layout, a fresh planning application is submitted for the consideration of the Town Planning Board.
- The land adjoining the application site is mainly occupied by petrol filling station, factories, rural workshops and warehouses. The proposed development is compatible with the surrounding environment.
- The result of preliminary assessments demonstrated that the actual impact generated by the proposed development would be insignificant.
- The Board is hereby respectfully requested to approve Lot 1945 RP (Part) in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T. for proposed temporary industrial use (manufacturing of inert gases & fire suppression agents, servicing and filling of fire extinguishers and compressed gas cylinders with inert gases & fire suppression agents and hydraulic pressure testing) and dangerous goods godown (storage of inert gases & fire suppression agents) for a period of 3 years on sympathetic grounds.

行政摘要

根據城市規劃條例第 16 條作出規劃申請

擬在新界元朗唐人新村丈量約份第 121 約地段第 1945 號餘段(部分)作為期三年的臨時工業用途(製造惰性氣體和滅火劑、為滅火筒和儲壓氣瓶提供保養及補充惰性氣體和滅火劑及進行水壓測試)及危險品倉庫(存放惰性氣體和滅火劑)

- 申請地點的面積約為 772 平方米，按唐人新村分區計劃大綱草圖編號 S/YL-TYST/13 所示，現時被規劃作「工業」用途，本申請的擬議用途符合「工業」地帶的規劃意向。
- 本申請的擬議用途的營業時間為星期一至星期六早上八時至晚上八時，星期日及公眾假期全日休業。
- 製造惰性氣體和滅火劑、為滅火筒和儲壓氣瓶提供保養及補充惰性氣體和滅火劑及進行水壓測試屬於工業用途，按唐人新村分區計劃大綱草圖編號 S/YL-TYST/13 的土地用途表所示，工業用途是第一欄用途，即屬經常准許的用途。
- 按唐人新村分區計劃大綱草圖編號 S/YL-TYST/13 的土地用途表所示，貯存滅火用的惰性氣體和滅火劑的危險品倉庫在「工業」地帶是第二欄用途，即需要由向城市規劃委員會申請的用途。申請人會於獲得城市規劃委員會的批准後向消防署申請製造及貯存危險品牌照。
- 另一位申請人曾於 1998 年在申請地點附近的「工業(丁類)」地帶取得規劃許可作相同用途，並獲消防署發出製造及貯存危險品牌照。申請地點亦曾於 2015 年獲批准與本規劃申請的擬議用途一致的用途，由於申請地點的擬議佈局的改變，申請人於是提交本申請供城市規劃委員會考慮。
- 申請地點附近的土地現時為加油站、工廠、鄉郊工場及貨倉，本申請的擬議用途與周遭的環境協調。
- 申請人已提交的初步評估顯示本申請的擬議用途對周遭的環境帶來的影響不明顯。
- 根據以上各點，申請人誠意懇求城市規劃委員會寬大批准在新界元朗唐人新村丈量約份第 121 約地段第 1945 號餘段(部分)作為期三年的臨時工業用途(製造惰性氣體和滅火劑、為滅火筒和儲壓氣瓶提供保養及補充惰性氣體和滅火劑及進行水壓測試)及危險品倉庫(存放惰性氣體和滅火劑)。

Annex 1

DISCHARGE FROM STORM WATER TERMINAL MANHOLE

RAINFALL = 265MM/HOUR (FREQUENCY 1 IN 200 YEARS)

$$Q = \frac{K.I.A.}{3600}$$

Q = RUN-OFF L/S
I = DESIGN MEAN INTENSITY OF RAINFALL, MM/HR.
A = AREA OF CATCHMENT
K = RUN-OFF COEFFICIENT

SITE COVERAGE AREA 840 M/SQ.

$$Q = \frac{1 \times 265 \times 772 \text{ M/SQ.}}{3600}$$

$$Q = 57 \text{ L/S}$$

PROPOSED 375mm HALF ROUND U TYPE CHANNEL

VELOCITY 1.5 m/sec.

FALL 1:130

EFFLUENT FROM FOUL WATER TERMINAL MANHOLE

SANITARY EFFLUENT

SANITARY FITTINGS	NUMBER	DISCHARGE UNIT
WATER CLOSET	2	2x35=70
WASH BASIN	2	2x10=20
TOTAL = 90 D/U		
SAY = 1 L/S		

PROPOSED INDUSTRIAL USE AND
DANGEROUS GOODS GODOWN AT LOT 1945 RP (Part)
IN D.D. 121
TONG YAN SAN TSUEN, YUEN LONG, N.T.

DRAWING TITLE :
DRAINAGE CALCULATION

SCALE :

Total: 2 pages

Date: 9 September 2021

TPB Ref.: A/YL-TYST/1117

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Industrial Use (Manufacturing of Inert Gases & Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases & Fire Suppression Agents and Hydraulic Pressure Testing) and Dangerous Goods Godown (Storage of Inert Gases & Fire Suppression Agents) for a Period of 3 Years at Lot 1945 RP (Part) in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.

We are glad to submit the updated Figure 1 for your further processing of the captioned application.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,


Patrick Tsui



c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Arthur MOK) – By Email



PROPOSED INDUSTRIAL USE AND
DANGEROUS GOODS GODOWN AT LOT 1945 RP (Part)
IN D.D. 121
TONG YAN SAN TSUEN, YUEN LONG, N.T.

DRAWING NO. :
DWG-01

DRAWING TITLE :
SITE LOCATION PLAN

SCALE :
1:1000@A4

MEINHARDT

Quantitative Risk Assessment for a DGs Godown at Lot 1945 RP in D.D. 121 of Tong Yan San Tsuen

August 2021

Submitted to

Merito Technical Services Ltd.

Prepared By

Meinhardt Infrastructure and Environment Ltd

Date: 2 November 2021

TPB Ref.: A/YL-TYST/1117

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Industrial Use (Manufacturing of Inert Gases & Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases & Fire Suppression Agents and Hydraulic Pressure Testing) and Dangerous Goods Godown (Storage of Inert Gases & Fire Suppression Agents) for a Period of 3 Years at Lot 1945 RP (Part) in D.D.121, Tong Yan San Tsuen, Yuen Long, N.T.

We write to withdraw our letters dated 26.10.2021 and 2.11.2021.

The land owner of the application site confirmed that they will not carry out the approved development, i.e., A/YL-TYST/750 at the application site because of the land premium consideration. Instead, they will rent it to the tenant of the Lot 1105 RP in D.D.121 (69 Tong Yan San Tsuen Road) to continue the operation of the applied use at the application site. We wish to draw your attention that the above-mentioned tenant will be affected by Yuen Long South Development programme so that their operation at Lot 1105 RP in D.D.121 is required to relocate to the application site.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui



c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Ophelia WONG) – By Email

Previous Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-TYST/750	Proposed Industrial Use (Manufacturing of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing) and Dangerous Goods Godown (Storage of Inert Gases and Fire Suppression Agents)	4.3.2016 (validity extended to 4.3.2024 by the Director of Planning under delegated authority of the Board on 24.2.2020)	(1), (2), (3), (4), (5)

Approval Condition(s):

- (1) Submission and implementation of run-in/out proposal.
- (2) Submission and implementation of drainage proposal.
- (3) Submission and implementation of tree preservation and landscape proposal.
- (4) Submission and implementation of water supplies for firefighting and fire service installations proposal.
- (5) Design and provision of internal vehicular access, car parking and loading/unloading facilities.

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

參考編號

Reference Number:

210920-142359-66038

提交限期

Deadline for submission:

02/10/2021

提交日期及時間

Date and time of submission:

20/09/2021 14:23:59

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1117

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

寄件日期: 2021年09月19日星期日 20:17
收件者: tpbpd@pland.gov.hk
主旨: 反對申請編號A/YL-TYST/1117的申請

5-2

敬啟者

反對申請人把丈量 Lot1945 RP in D.D121 工業分區大綱圖 S/YL-TYST/14 存放危險品為期 3 年的申請。

申請人雖然存放隋性氣體，但也有危險性，儲存大量壓縮氣瓶。建議申請人考慮相連隔鄰地段，存放滅火劑，壓縮氣瓶，該地段現正進行拍賣。而且與油相隔，安全性較佳。現在 Lot1945 RP in D.D121 業主，可考慮轉為停車場，提供私家車位。

唐人居民

Advisory clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the Site comprises the remaining portion of Lot No. 1945 RP in D.D.121 (the Lot) which is held under New Grant No. 1206 for the purpose of private residential purpose only. In addition, the Lot is also subject to a maximum building height of not exceeding 25ft from the mean formation level and a maximum built over area of the Lot for not more than 1,722 ft² (i.e. 160 m²). You should seek the lot owner's consent to implement the scheme. Noting the Lot is for private residential purpose only, the proposed use will be in breach of the lease conditions governing the Lot. The lot owner is required to apply for a temporary waiver to implement the proposed use. However, there is no guarantee that such application will be approved by her department. Such application will be dealt by her department acting in its capacity as the landlord at its absolute discretion, and if such application is approved, it will be subject to such terms and conditions, including but not limited to the payment of waiver fee and administrative fee as may be imposed. Nothing the application is temporary in nature, should the short term waiver be granted afterwards, you should ensure timely renewal of the aforesaid application to ensure validity of the waiver;
- (c) to note the comments of the Commissioner for Transport that sufficient manoeuvring space should be provided within the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains. You should construct the run-in/out according to the latest version of HyD Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;
- (e) to note the comments of the Director of Environmental Protection that relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department should be followed to minimise any potential environmental nuisances on the surrounding areas;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) on the submitted drainage proposal that Drawing No. DWG-03 (Figure 3) is illegible. You should provide enlarged scale with readable information. The existing 375UC beside the petrol station, i.e. Lot No. 2172 in D.D.121, is not maintained by DSD. You are required to seek consent from the owner for the proposed connection and ensure the capacity of 375UC is capable to receive the surface runoff from the subject development, in addition to its original catchment;
- (g) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans (GBP). Siting comment for any store for Dangerous Goods (DG) storage/manufacture must be obtained from his department via GBP submission to the Buildings Department (BD) before formal DG storage/manufacture licence application could be processed and licence would only be granted subject to full compliance of relevant Fire Safety Requirement issued to the applicant. Furthermore, the emergency vehicular access provision at the Site shall comply with the

standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation (B(P)R) 41D which is administered by the BD; and

- (h) to note the comments of the Chief Building Surveyor/New Territories West, BD that if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. 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 B(P)R respectively. The Site abuts on a specified street (Tong Yan San Tsuen Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage. 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. Detailed checking under the BO will be carried at building plan submission stage.