

This document is received on - 1 JUN 2023
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
A/YL-TYST/1223 UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

SIP/TM92
A7P/YLW2
TPG1
S70/YLW1
SS0/YLW2

SIP/CA2
216/23

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

2301425

24.5.2023

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14-TYST / 1223
	Date Received 收到日期	- 1 JUN 2023

- 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)

Top Bright Consultants Ltd.

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, New Territories

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 772 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 160 sq.m 平方米 ☒ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)

Nil sq.m 平方米 ☐ 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 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 (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
18/5/2023 (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 19/5/2023 (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☒ year(s) 年 3☐ 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 ☒ About 約Proposed covered land area 擬議有上蓋土地面積 160sq.m ☒ 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 0sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 160sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 160sq.m ☒ 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)

Please refer to Figure 5 of the Supplementary Planning Statement

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) Nil

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

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) Nil

Proposed operating hours 擬議營運時間

8:00 a.m. and 20:00 p.m. on Mondays to Saturdays, and there will be no operation on Sundays and public holidays.

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>accessible from Tong Yan San Tsuen Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																														
<p>(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。)</p>																																
<p>(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？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input checked="" type="checkbox"/> About 約</p> <p><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</p> <p><input checked="" type="checkbox"/></p>																														
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input 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> <p>.....</p> <p>.....</p>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input 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"/>
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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>NA</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>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 Chapter 6 of the Supplementary Planning Statement

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 1945 RP (part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories	
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	Approved 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 <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	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	

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

Adam Chow

Assistant Town Planner

Name in Block Letters
姓名（請以正楷填寫）

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
代表

Top Bright Consultants Limited

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

Date 日期

23/5/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

(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	Nil <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	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	Nil	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil	m 米 <input type="checkbox"/> (Not more than 不多於)
		Nil	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	21 % <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		Nil
	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)		Nil Nil Nil Nil Nil Nil
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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)		Nil Nil 1 Nil Nil Nil

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 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"/>
Location Plan, Site Plan, Plan Showing General Area, Extract from Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14		
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 type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.


註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

**Application for Permission under Section 16 of
the Town Planning Ordinance (Cap. 131)**

**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
in "Industrial" ("I") zone at
Lot 1945 RP (part) in D.D. 121, Tong Yan San Tsuen,
Yuen Long, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:
Merito Technical Services
Limited

Planning Consultant:
 Top Bright Consultants Ltd.

May, 2023



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-TYST/1223

Our Ref.: 23/802/L03

June 8, 2022

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

By Email

Dear Sir/Madam,

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 in "Industrial" ("I") zone at Lot 1945 RP (part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories


(Application No. A/YL-TYST/1223)

Referring to the captioned application, we submit the attached drainage, FSI and run in/out plans of the last planning application (No. A/YL-TYST/1117) approved by the relevant government's departments for your reference. Please note that this letter will supersede the previous letter (Our Ref.: 23/802/L02) sent on 8.6.2023.

The captioned application is the subject of a previous application (No. A/YL-TYST/1117) for the same use approved by the Town Planning Board. Compared with the last planning application (No. A/YL-TYST/1117), the proposed use and its development parameters, including the number of structures, loading/unloading space and GFA, as well as the operations remains the same. The approved drainage, FSI and run-in/out plans of the last planning application should be applicable to this application.

Should you have any queries or require further information, please feel free to contact the undersigned at 2401 0173.

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Adam Chow

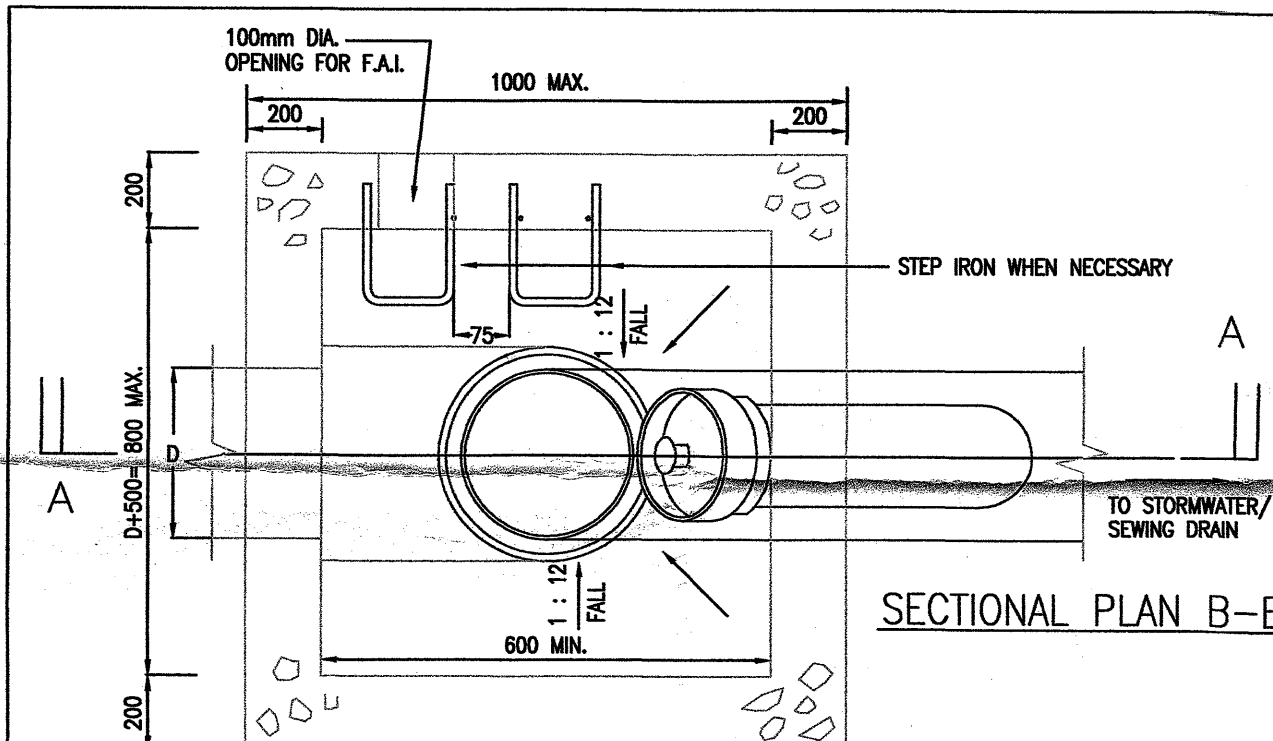
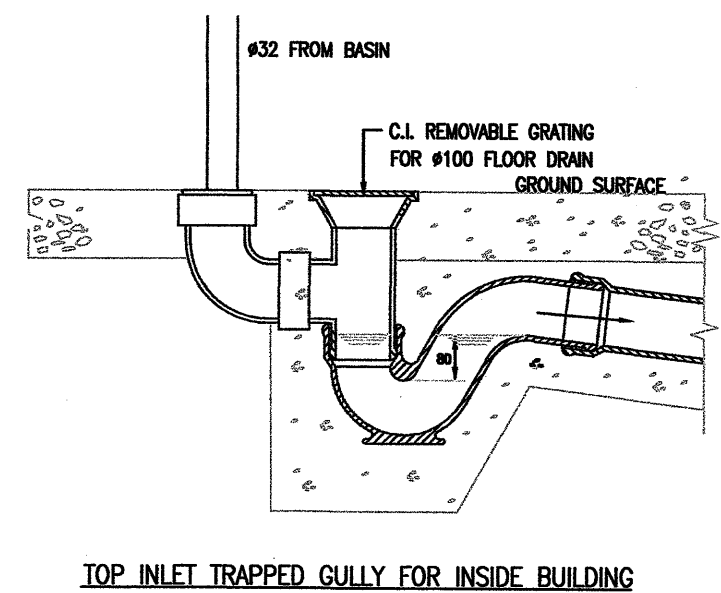
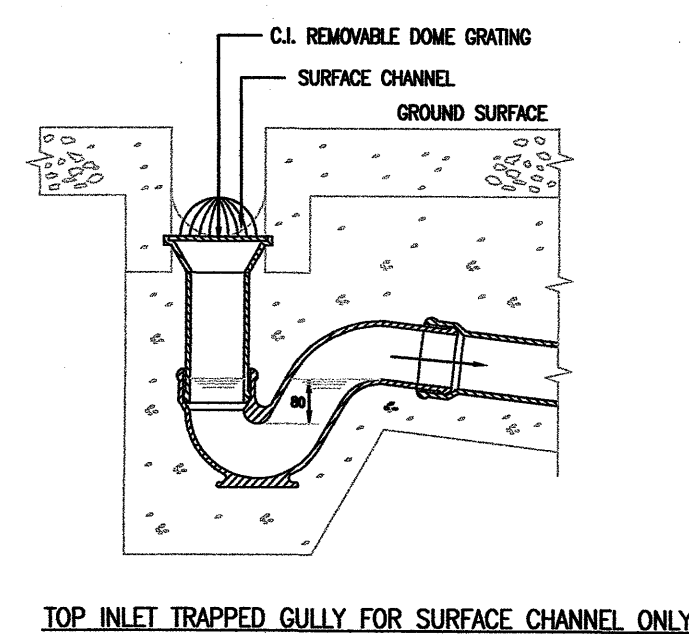
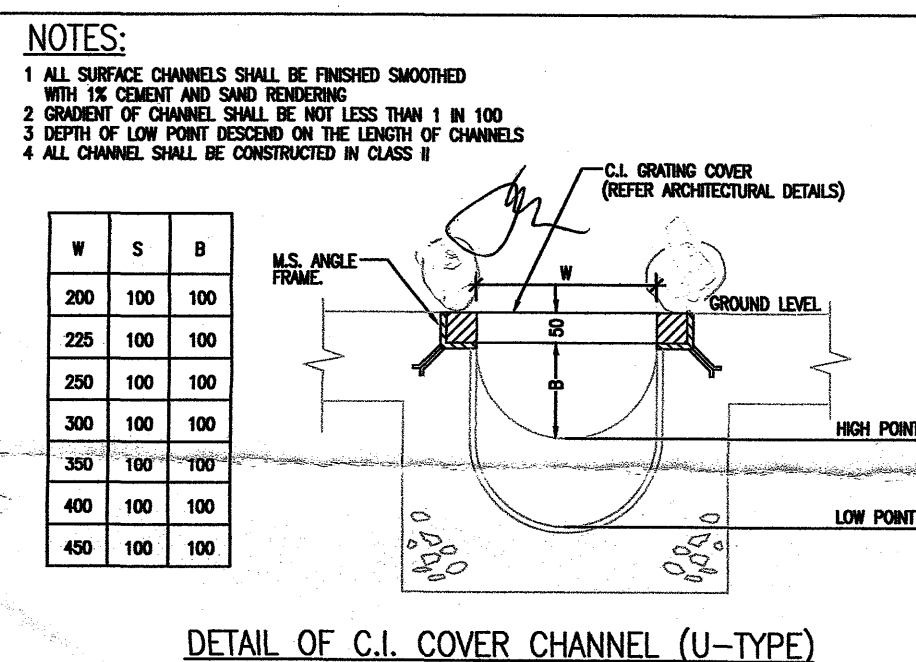
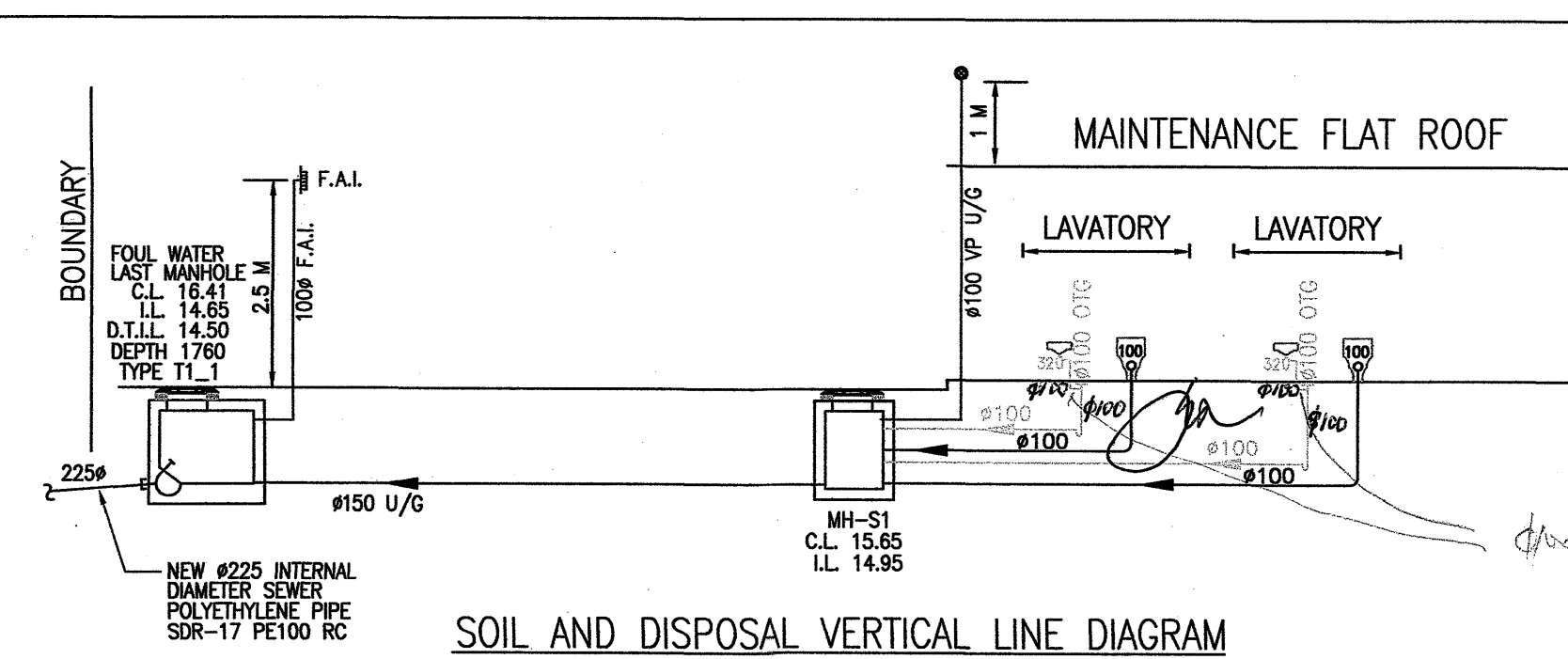
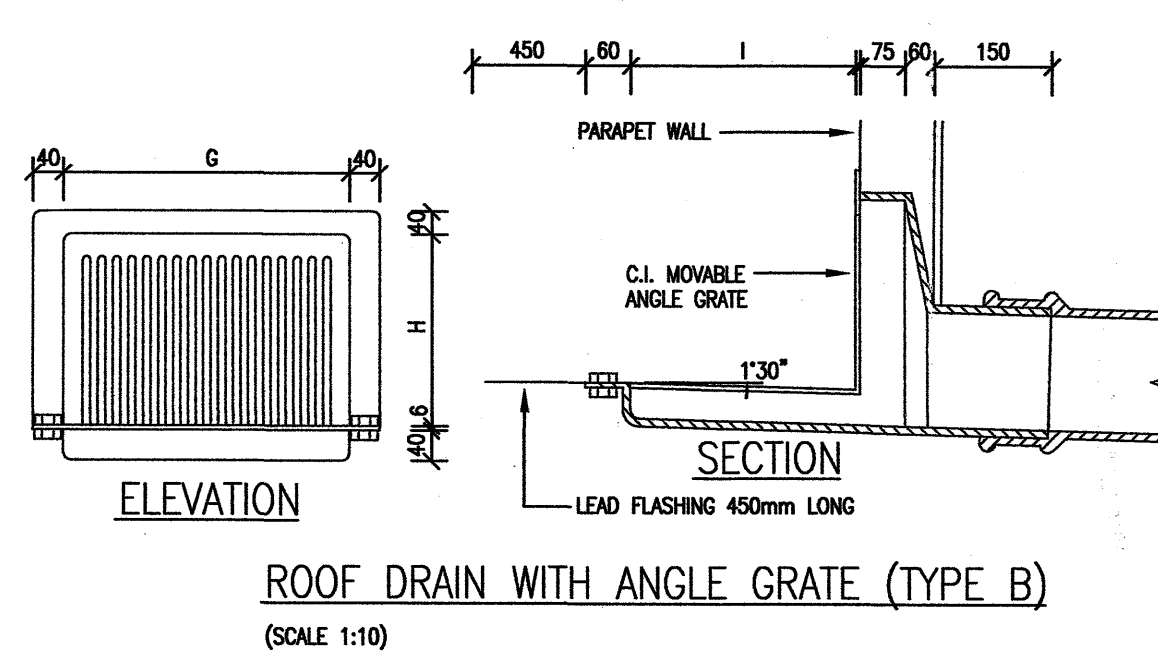
Encl.

c.c. Merito Technical Services Limited (the Applicant)

3. DOUBLE SEALED CAST STON MEDIUM DUTY AIR TIGHT BOLTED COVER WITH BS EN 124 SHALL BE USED IN MANHOLES AND INSPECTION CHAMBERS WHICH ARE INSIDE BUILDING. THE COVER PROVIDED SHALL BE MEDIUM DUTY.
2. EVERY RAINWATER PIPE WHICH DISCHARGES TO A CHANNEL OR TO A TRAP SHALL DISCHARGE AT A POINT NOT MORE THAN 150mm WITH PIPE SHOE ABOVE THE TOP OF THE CHANNEL OR DISCHARGE INTO A TRAPPED AND VENTED INSPECTION CHAMBER.
3. IF THE SOIL PIPES AND WASTE PIPES HAVE THE UNAVOIDABLE BENDS, THE BEND SHALL HAVE AN OBTUSE ANGLE, AND HAVE THE LARGEST PRACTICABLE RADIUS OF CURVATURE, AND NOT CHANGE IN ANY WAY THE CROSS SECTION OF THE PIPE AND SHALL PROVIDE A CLEANING EYE NEAR THE BEND.
4. THE WASTE PIPE FROM A WASTE FITMENT (WASH BASIN,) CONNECTS TO A SOIL PIPE WITH TRAP. THE TRAP PROVIDED FOR THE WASTE FITMENT SHALL HAVE AN INTERNAL DIAMETER OF NOT LESS THEN 32mm AND BE CONSTRUCTED AS ANTISYPHON TRAP WITH 80mm DEEP WATER SEAL.
5. EVERY ANTI-SYPHON PIPE SHALL BE CONNECTED WITH THE TRAP OF SOIL FITMENT ON THE SIDE OF WATER SEAL NEAREST THE MAIN SOIL PIPE OR AT A POINT NOT MORE THAN 300mm FROM THE TRAP OUTLET, THE MAIN ANTI-SYPHON PIPE SHALL BE CONNECTED TO A SOIL VENT PIPE AT A POINT ABOVE THE FLOOR LEVEL OF THE HIGHEST FITMENT.
6. UNDERGROUND DRAINS SITUATED INSIDE BUILDING OR IN AREA INTENDED FOR VEHICULAR TRAFFIC SHALL BE SURROUNDED WITH CEMENT CONCRETE.
7. UNPLASTICISED P.V.C. RAIN WATER SOIL AND WASTE PIPES ARE TO COMPLY WITH B.S.4514 ✓
8. ALL UNDERGROUND SOIL WASTE AND RAINWATER PIPES ARE C.I.P. TO COMPLY WITH B.S.437 ✓
9. ALL CONCRETE PIPES AND FITTINGS ARE TO COMPLY WITH B.S.5911 ✓ CLASS M OR H.
10. THE BUILDING, (CONSTRUCTION) (PLANNING) (STANDARD OF SANITARY FITMENTS, PLUMBING, DRAINAGE WORKS AND LATRINES) REGULATIONS SHALL BE COMPLIED WITH.
11. ALL MALLEABLE CAST IRON STEPS INSIDE MANHOLE SHALL COMPLY WITH BS EN 13101 ✓
12. UNLESS OTHERWISE SPECIFIED, ALL FOUL SEWER & STORMWATER PIPE SHOULD BE OF MINIMUM SIZE & GRADIENT AS FOLLOWS:

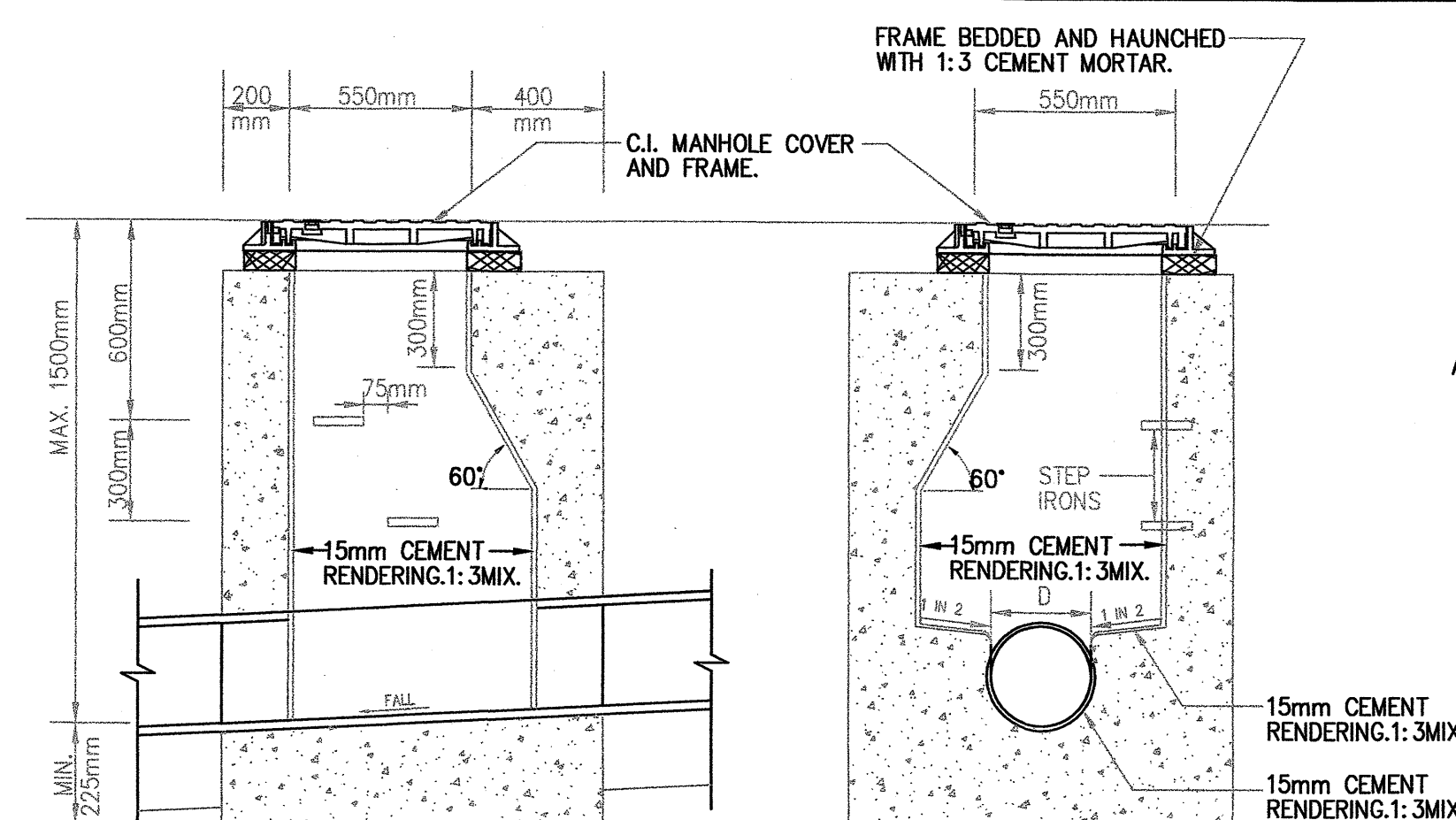
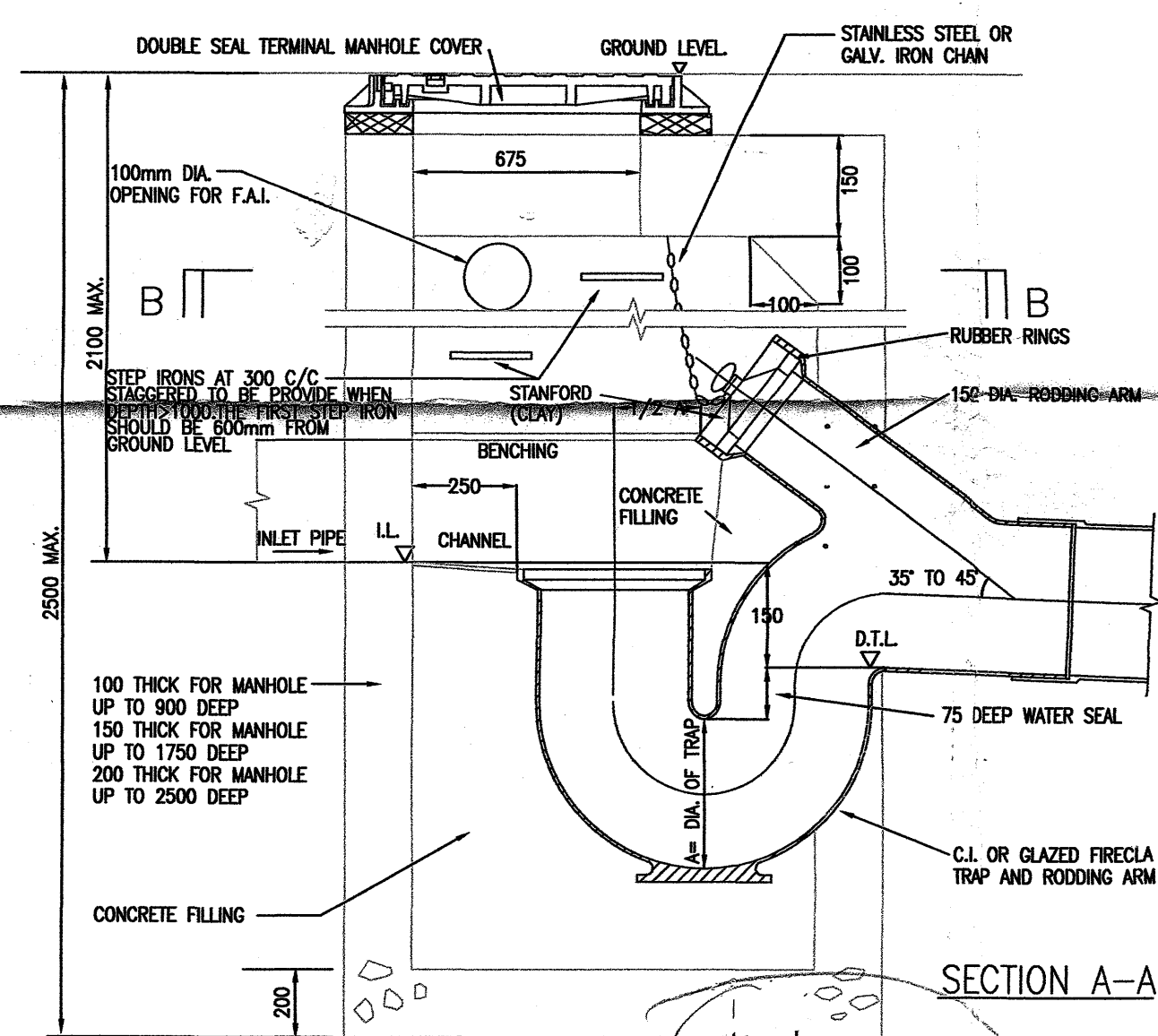
32ø - 100ø	AT 1 IN 40	225ø	AT 1 IN 100
150ø	AT 1 IN 70	300ø	AT 1 IN 150
13. THE DESIGN AND CONSTRUCTION OF THE BORE-PIPE SHOULD BE COMPLIED WITH PNAP APP-13, 99, 68, 93, 105, 118 AND 164 & CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011
14. ALL THE FALL OF THE BENCHING OF MANHOLE SHOULD BE 1:2 ✓
15. ALL THE FALL OF THE BENCHING OF LAST MANHOLE SHOULD BE 1:12 ✓
16. AT GROUND FLOOR ALL PIPE RUNNING AT HIGH LEVEL SHOULD BE 2.5M (AFFL) (MIN.)
17. ALL THE OPENINGS OF FRESH AIR INTAKE AND VENT PIPES SHOULD FACED INTO OPEN AIR
18. ALL UNDERGROUND DRAINS/SEWERS SHALL BE DUTY TESTED PRIOR BACKFILLING OF TRENCH AND COMPLIED WITH PNRC 11, PNAP APP-58, REG. 73, 74 OF B(SSEFDW&I)R
19. ALL STRUCTURAL DESIGN, CALCULATION AND DETAILS FOR DRAINAGE WORK UNDER SEPARATE SUBMISSION. ✓
20. ALL THE SURFACE CHANNEL FALL TOWARDS F.D. OR R.W.O. SHOULD BE 1:100, (MIN.) EXCEPT OTHERWISE STATED ON FLOOR PLAN.

FOR TYPE A & B								
D= DIA. OF RAIN WATER PIPE	A	B	C	E	F	G	H	I
65	65	80	215	130	40	150	125	150
80	80	106	228	135	40	225	150	150
100	100	130	245	170	40	300	200	225
150	150	190	305	225	80	375	250	300
225	225	256	380	300	80	400	300	300

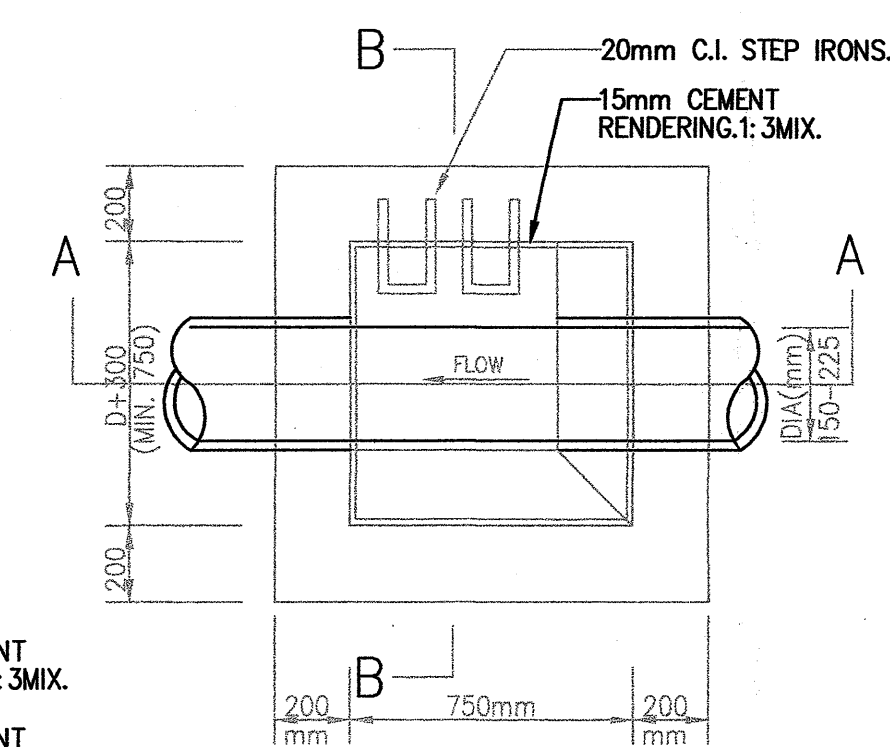


TERMINAL MANHOLE FOR
STROM WATER AND
SEWER DRAIN

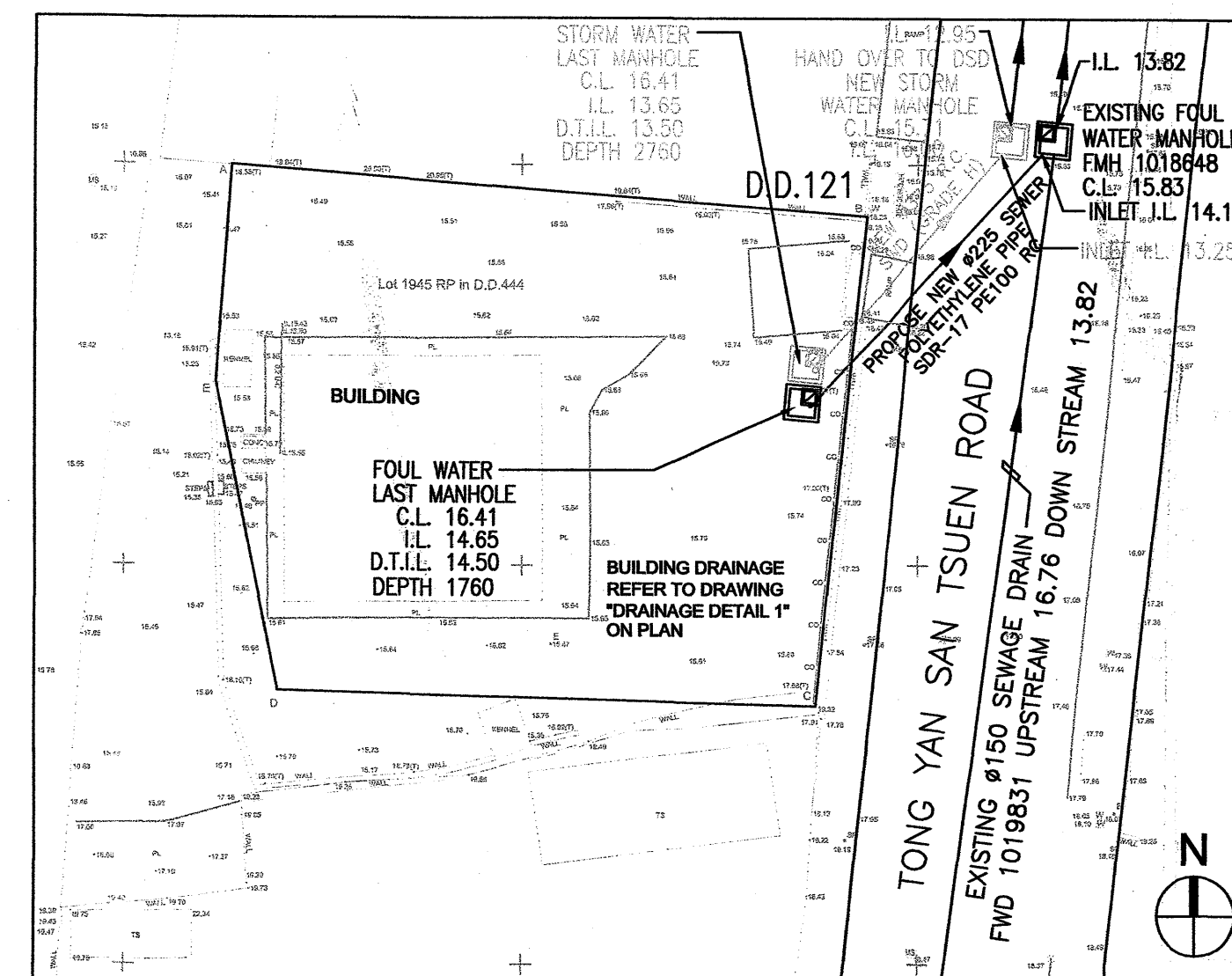
TYPE T1 1 MANHOLE



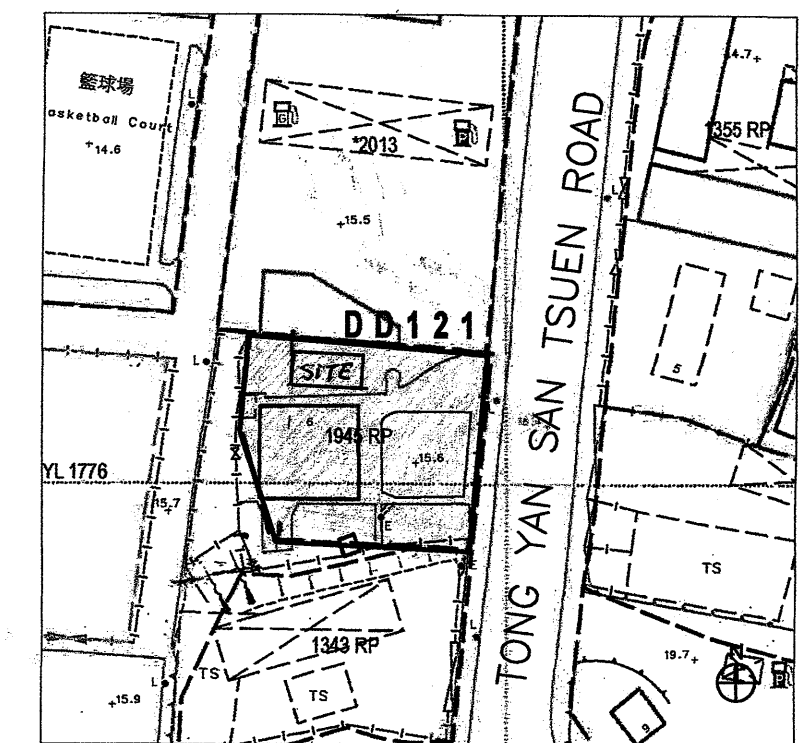
SECTION A-A



MANHOLE TYPE D
(1:20)



BLOCK PLAN SCALE 1:500



LOCATION PLAN
SCALE 1:1000

Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-19. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved


CHENG Hang-on, Colin
Senior Building Surveyor
for BUILDING AUTHORITY

CERTIFIED TRUE COPY

LEUNG Yuen-ye, Debby
Senior Clerical Officer
A public officer authorized by the Building
Authority in writing for the purposes
of Section 36H of the Buildings Ordinance
25 MAY 2023

REV.	DATE	DESCRIPTION
------	------	-------------

AUTHORIZED PERSON


YEUNG TIM KWAI STEPHEN
AP(A) 65/86

PROJECT

PROPOSED NEW TEMPORARY INDUSTRIAL
USE AND DANGEROUS GOODS GODOWN
AT LOT 1945 RP IN D.D. 121

DRAWING TITLE

DRAINAGE
DETAIL 1

DRAWING NO.

401

DATE:
28 / 3 / 2022

SCALE:
NOT TO SCALE

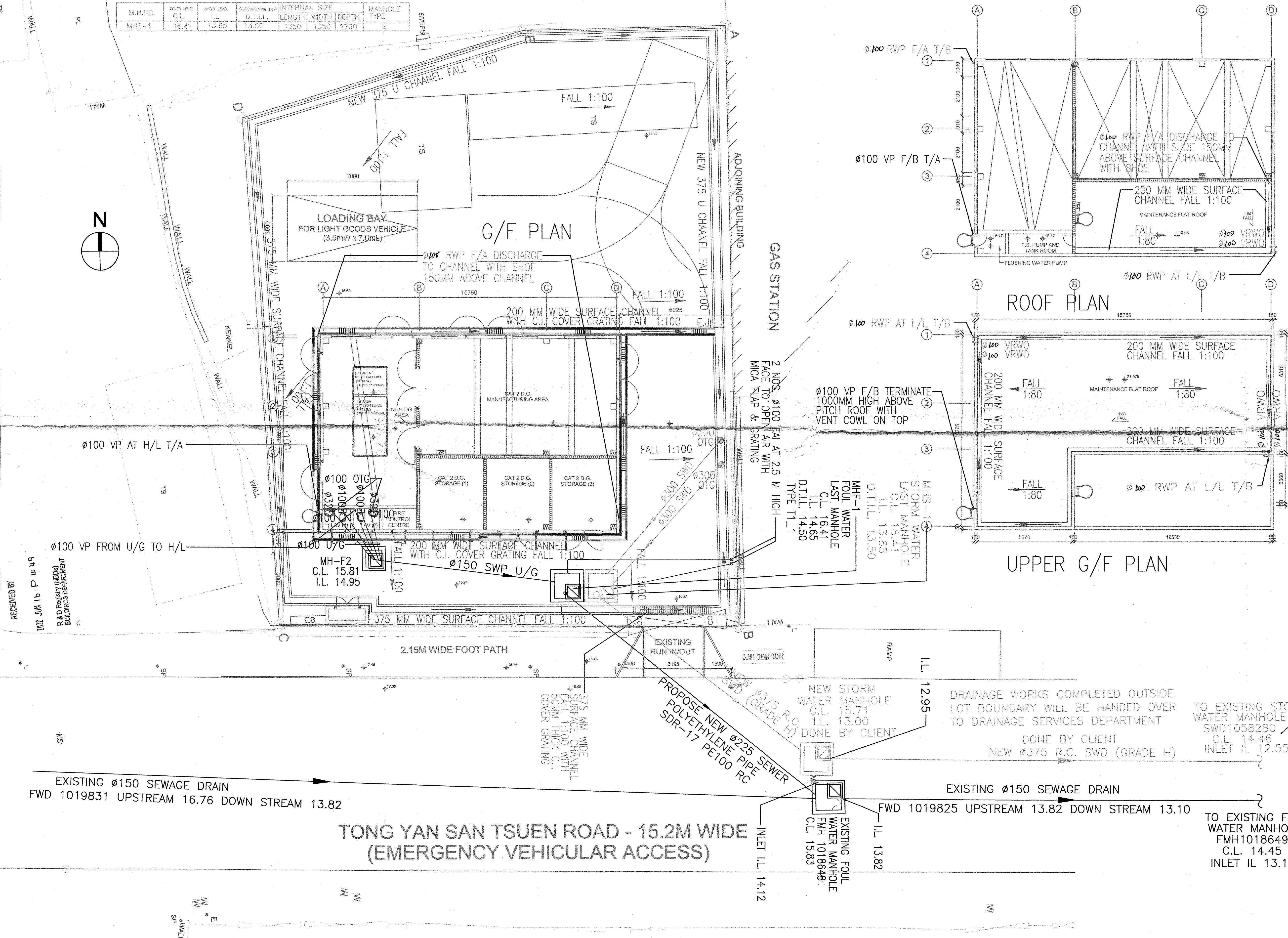
RECEIVED BY
2022 JUN 16 P 4:49
R & D Registry (NBDs)
FBI DRUGS DEPARTMENT

SEWER MANHOLE SCHEDULE

M.H.NO.	COVER LEVEL C.L.	INVERT LEVEL I.L.	DISCONNECTING TRAP D.T.I.L.	INTERNAL SIZE			MANHOLE TYPE
				LENGTH	WIDTH	DEPTH	
MHF-1	16.41	14.65	14.50	1350	1350	1760	E
MHF-2	15.81	14.95		950	950	860	D

STORM MANHOLE SCHEDULE

M.H.NO.	COVER LEVEL C.L.	INVERT LEVEL I.L.	DISCONNECTING TRAP D.T.I.L.	INTERNAL SIZE			MANHOLE TYPE
				LENGTH	WIDTH	DEPTH	
MHS-1	16.41	13.65	13.50	1350	1350	2760	E



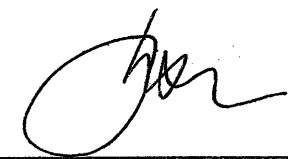
Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-18. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

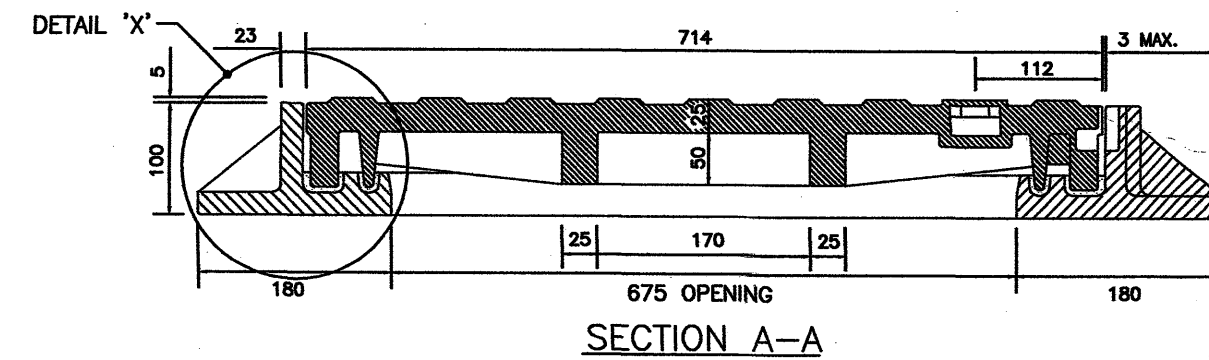
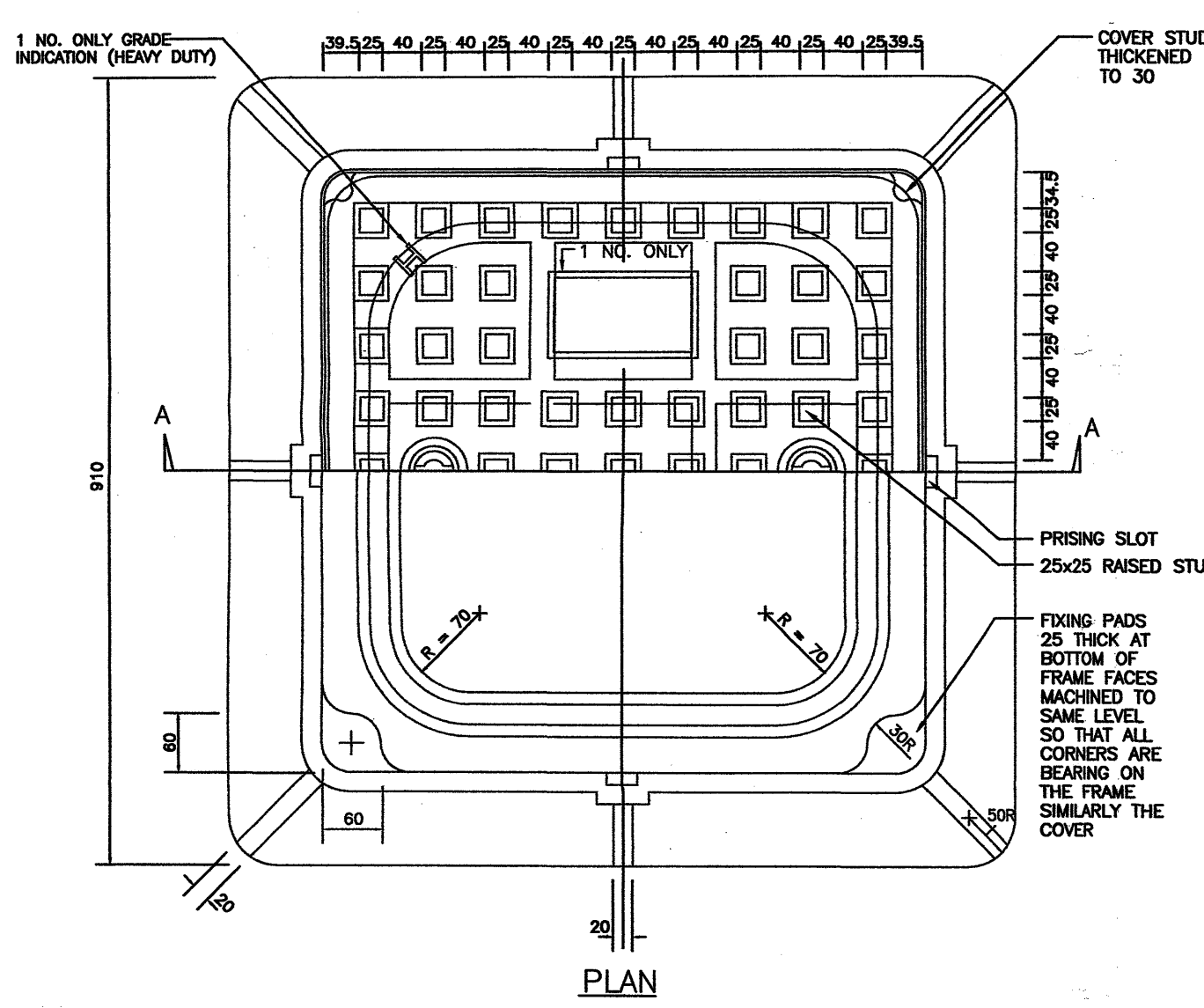
Plan Approved

CHENG Hing-on, Colin
Senior Building Surveyor
for BUILDING AUTHORITY
27 JUN 2022

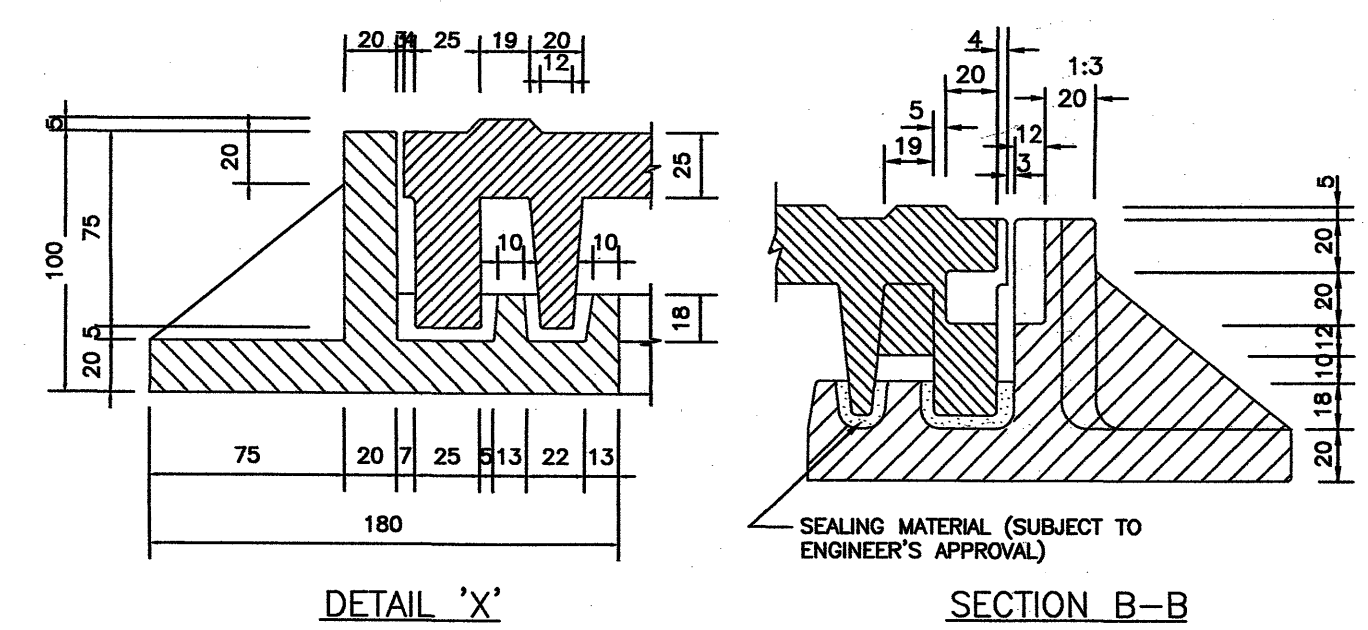
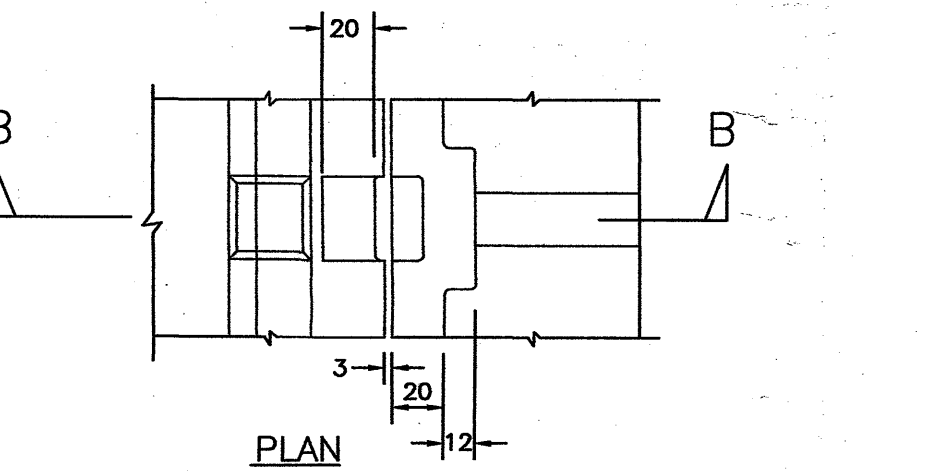
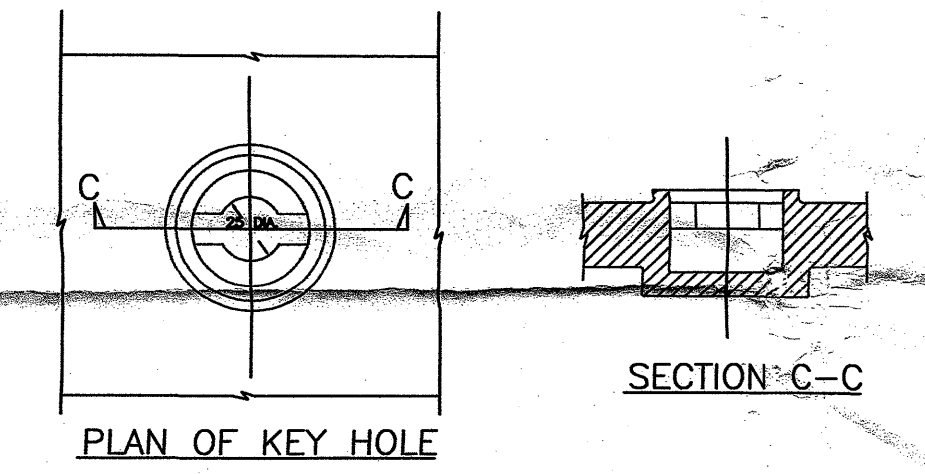
CERTIFIED TRUE COPY

LEUNG Yuen-ye, Debby
Senior Clerical Officer
A public officer authorized by the Building Authority in writing for the purposes of Section 36(1) of the Buildings Ordinance
25 MAY 2022

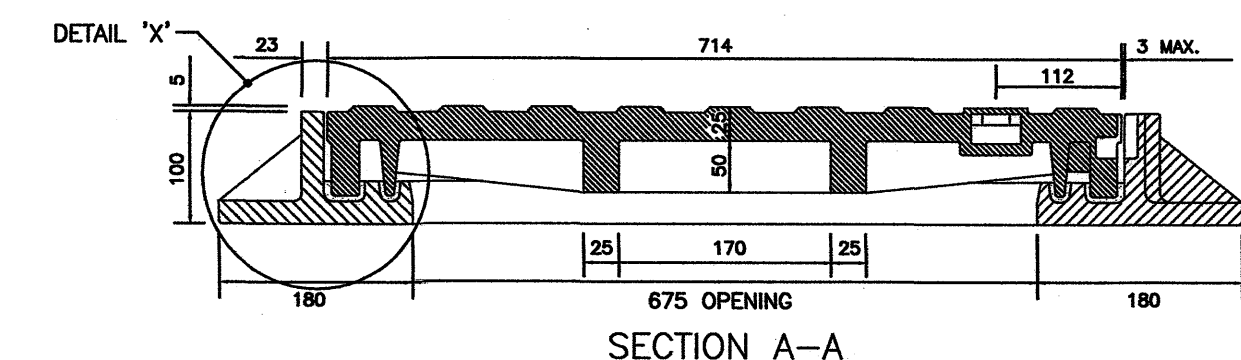
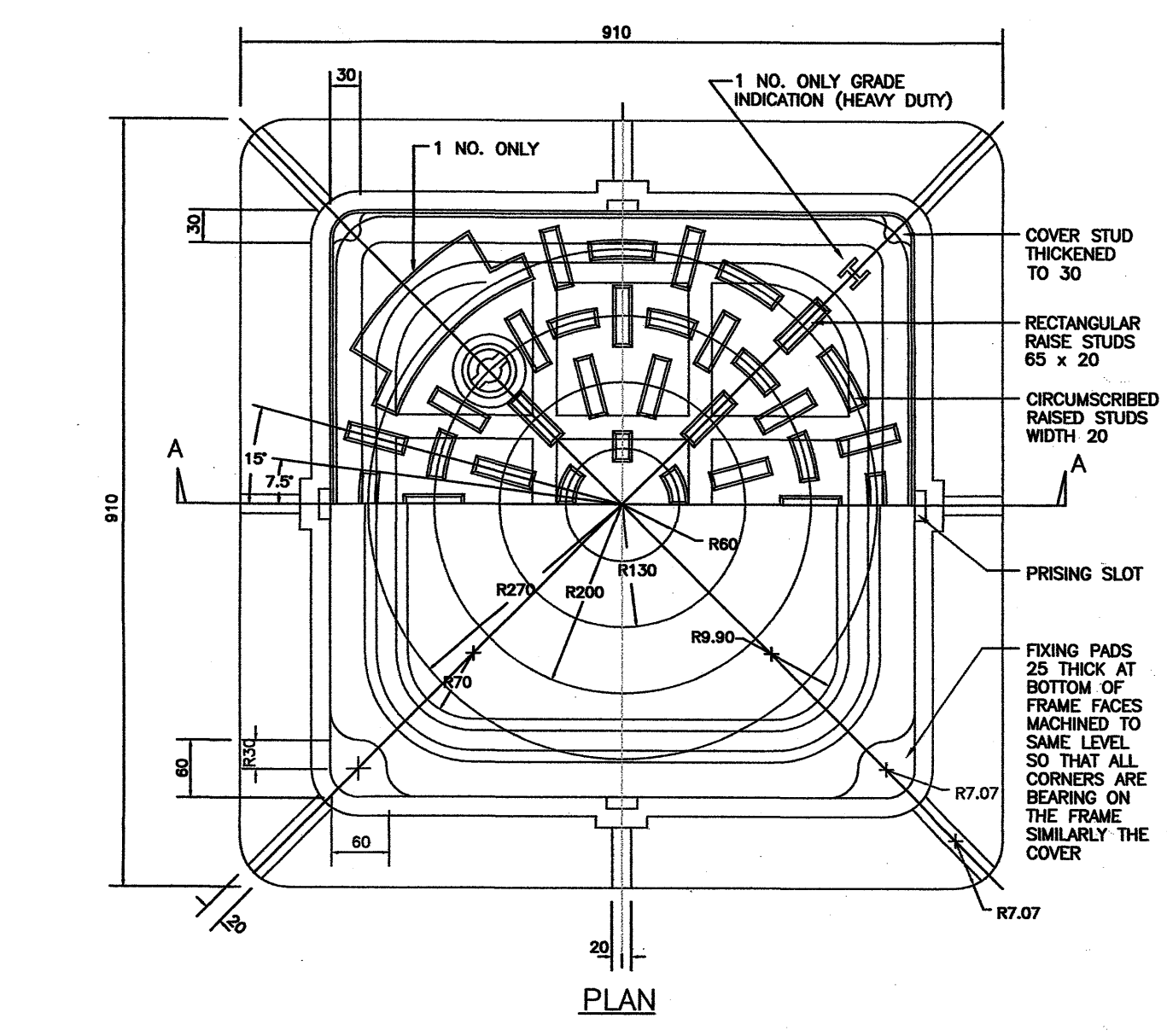
REV.	DATE	DESCRIPTION
A	21/4/2022	GENERAL REVISION
-	5/10/2020	SUBMISSION FIRST
AUTHORIZED PERSON		
		
YEUNG TIM KWAI STEPHEN AP(A) 65/86		
PROJECT		
PROPOSED NEW TEMPORARY INDUSTRIAL USE AND DANGEROUS GOODS GODOWN AT LOT 1945 RP IN D.D. 121		
DRAWING TITLE		
DRAINAGE LAYOUT		
DRAWING NO: 402		REV. B
DATE: 28/3/2022		SCALE: 1:100@A1



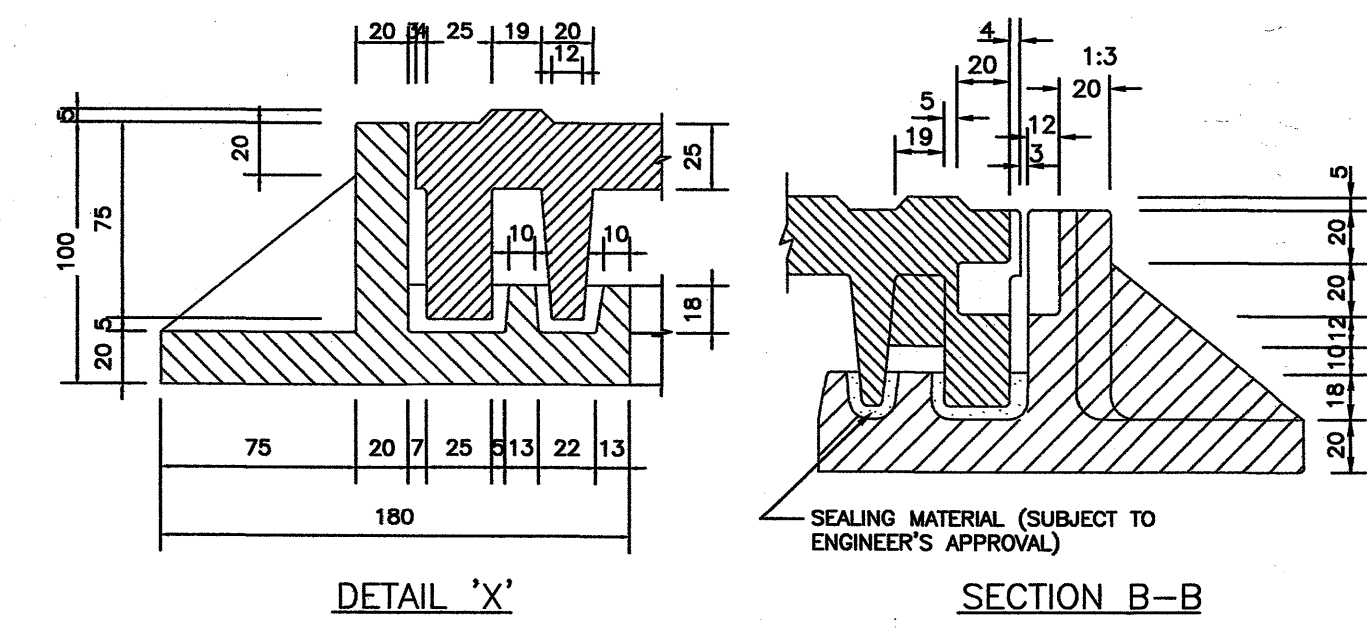
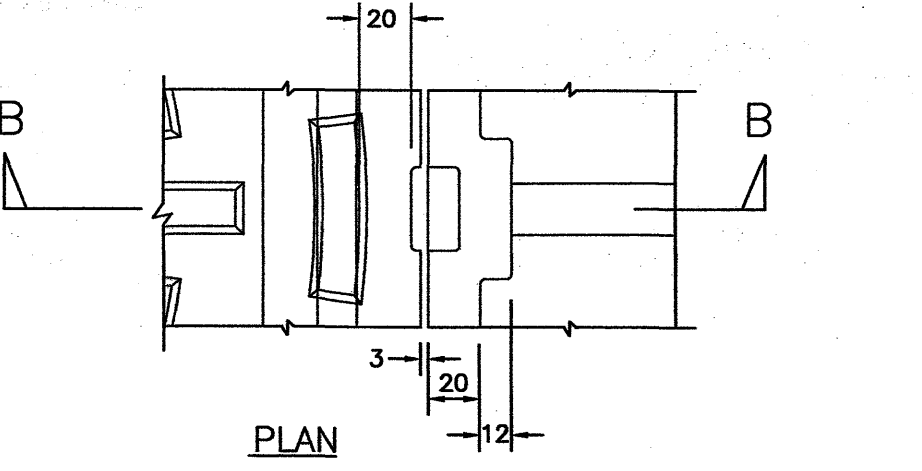
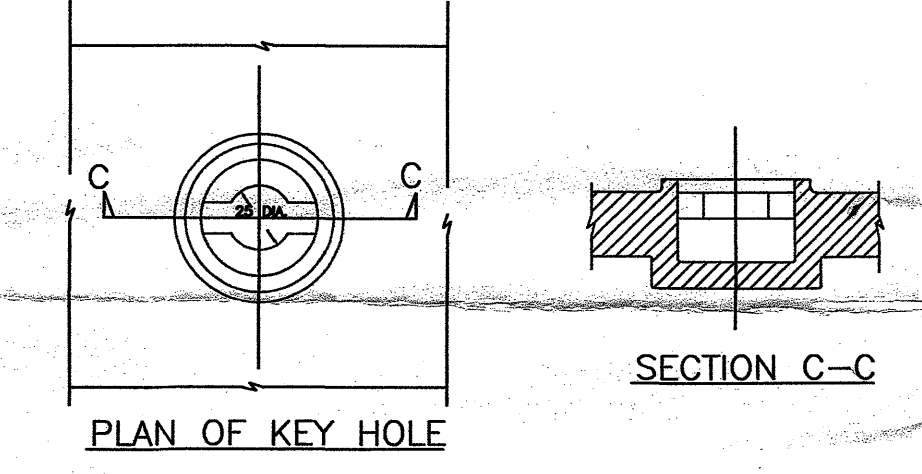
DOUBLE SEAL WASTE WATER MANHOLE COVER
SCALE : N.T.S.



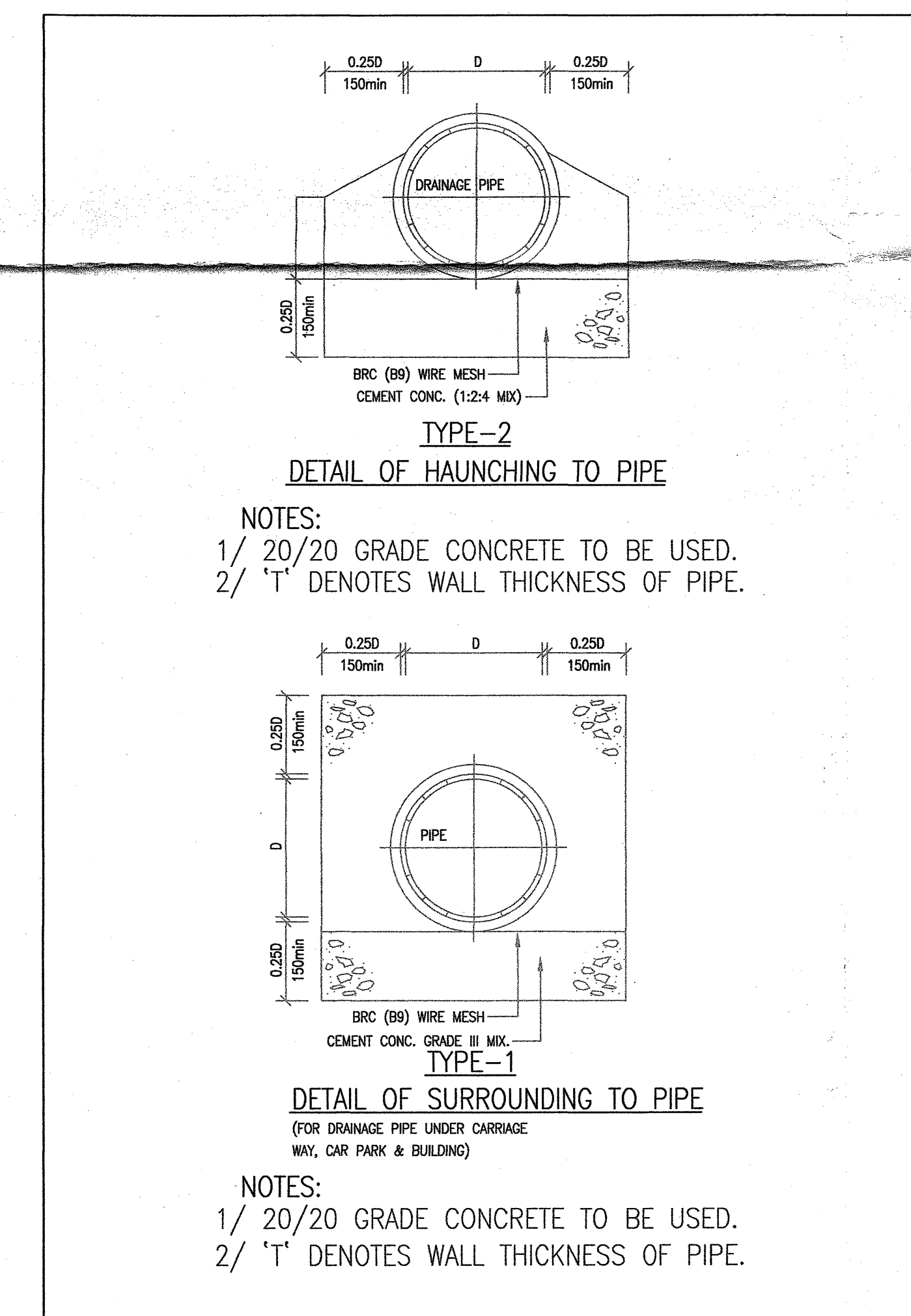
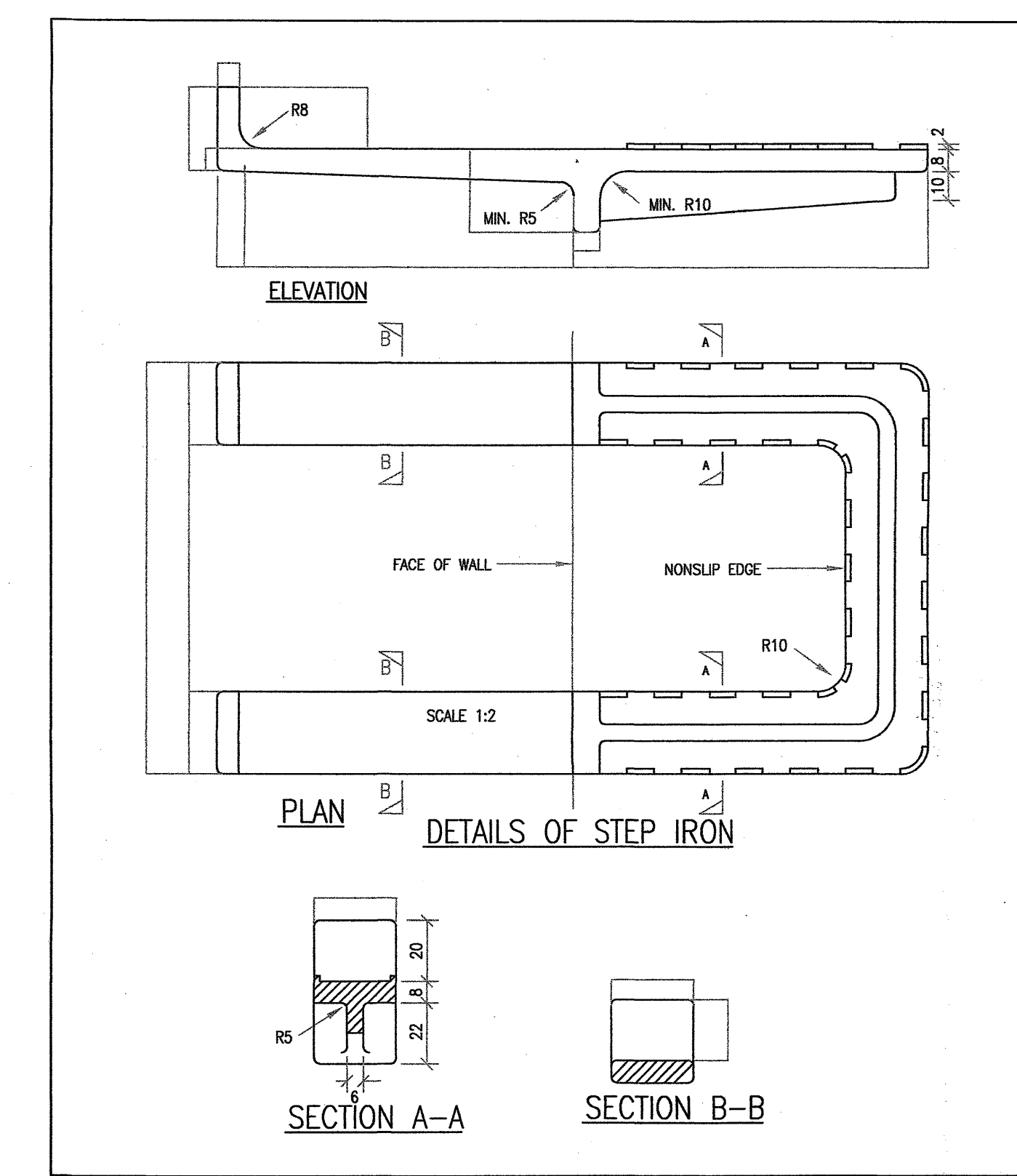
DOUBLE SEAL WASTE WATER / SEWAGE M.H. COVER
DETAIL OF PRISING SLOT
SCALE : N.T.S.



DOUBLE SEAL STORMWATER MANHOLE COVER
SCALE : N.T.S.



DOUBLE SEAL STORM WATER M.H. COVER
DETAIL OF PRISING SLOT
SCALE : N.T.S.




NOTES:
1/ 20/20 GRADE CONCRETE TO BE USED.
2/ 'T' DENOTES WALL THICKNESS OF PIPE.

NOTES:
1/ 20/20 GRADE CONCRETE TO BE USED.
2/ 'T' DENOTES WALL THICKNESS OF PIPE.

Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-19. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved
CHENG Hang-on, Colin
Senior Building Surveyor
for BUILDING AUTHORITY
27 JUN 2022

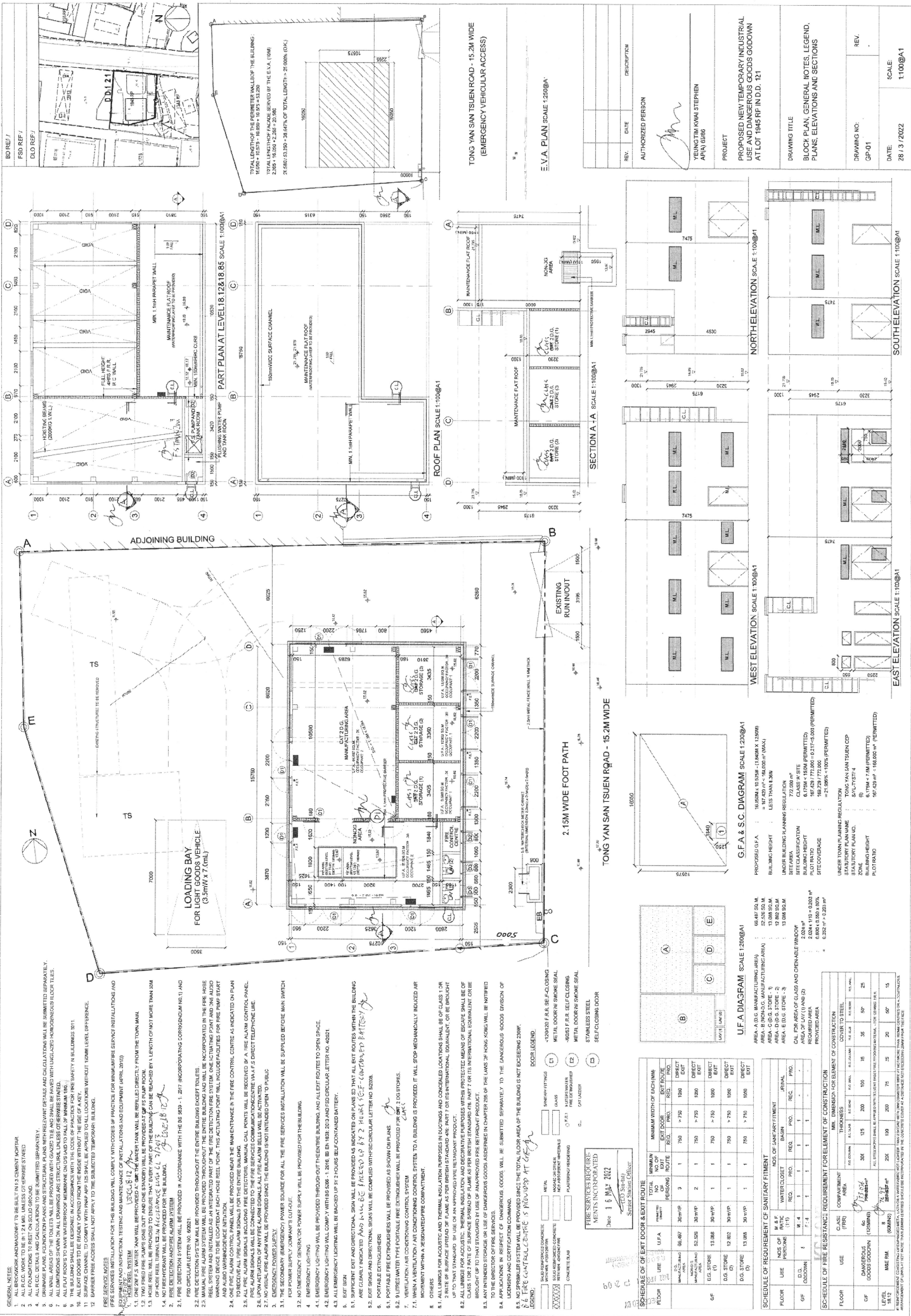
CERTIFIED TRUE COPY
LEUNG Yuen-yeo, Debby
Senior Clerical Officer
A public officer authorized by the Building Authority in writing for the purposes of Section 36(1) of the Buildings Ordinance
2.5 MAY 2023

REV.	DATE	DESCRIPTION
AUTHORIZED PERSON		
		
YEUNG TIM KWAI STEPHEN AP(A) 65/86		
PROJECT		
PROPOSED NEW TEMPORARY INDUSTRIAL USE AND DANGEROUS GOODS GODOWN AT LOT 1945 RP IN D.D. 121		
DRAWING TITLE		
DRAINAGE DETAIL 2		
DRAWING NO:		REV.
403		-
DATE:		SCALE:
28 / 3 / 2022		NOT TO SCALE

RECEIVED BY
2022 JUN 15 P 4:49
R & D Registry (NBDs)
BUILDINGS DEPARTMENT

NOTES
H INDICATES HEAVY DUTY (INSIDE/OUTSIDE SITE BOUNDARY-EVA,ROAD,PAVEMENT)
M INDICATES MEDIUM DUTY (INSIDE SITE BOUNDARY-OTHER THAN EVA)
DETAIL OF MANHOLE COVER AND FRAME (DOUBLE SEAL) (NOT TO SCALE)
CAST IRON
CAST IRON

F.S.D.



BLOCK PLAN, GENERAL NOTES, LEGEND, PLANS, ELEVATIONS AND SECTIONS
 DRAWING NO: GP-01
 DATE: 28 / 3 / 2022
 SCALE: 1:100 @ A1

GENERAL NOTES:

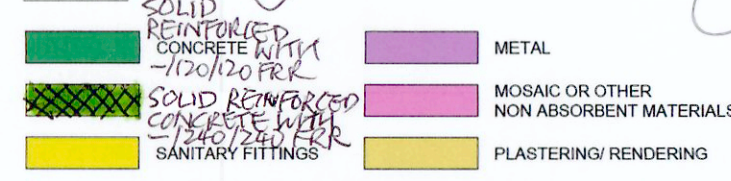
- ALL BRICKWORK AND MASONRY TO BE BUILT IN 1:3 CEMENT MORTAR.
- ALL R.C.C. WORK TO BE IN 1:2:4 MIX, UNLESS OTHERWISE STATED.
- ALL FOUNDATIONS TO REST ON SOLID GROUND.
- ALL R.C.C. DETAILS AND CALCULATIONS TO BE SUBMITTED SEPARATELY.
- DRAINAGE PLANS, FOUNDATION PLANS AND STRUCTURAL PLANS WITH RELEVANT DETAILS AND CALCULATIONS WILL BE SUBMITTED SEPARATELY.
- ALL WALL AREAS OF THE TOILETS WILL BE PROVIDED WITH GLAZED TILE AND SHALL BE PAVED WITH UNGLAZED HOMOGENEOUS FLOOR TILES.
- ALL DIMENSIONS SHOWN ON ALL DRAWINGS ARE STRUCTURAL UNLESS OTHERWISE STATED.
- ALL FLAT ROOFS TO HAVE WATERPROOF MEMBRANE ON G/S LAID TO FALL OF MINIMUM 1:80.
- THE BUILDING SHALL BE DESIGNED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011.
- ALL EXIT DOORS TO BE READILY OPENED FROM THE INSIDE WITHOUT THE USE OF A KEY.
- SURFACE CHANNEL TO COMPLY WITH PNAP APP 125 SHALL BE APPLIED TO ALL LOCATIONS WITHOUT 150MM LEVEL DIFFERENCE.
- BARRIER FREE ACCESS SHALL NOT APPLY TO THE SUBJECTED TEMPORARY BUILDING IN ACCORDANCE WITH CLAUSE 2.2.1(b) OF THE DESIGN MANUAL FOR BARRIER FREE ACCESS (2021 VERSION).

FIRE SERVICE NOTES

(FIRE SERVICES INSTALLATION FOR THIS BUILDING WILL COMPLY WITH CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT (APRIL 2012))

- HOSE REEL SYSTEM
- ONE 2M³ F.S. WATER TANK WILL BE PROVIDED AT G/F. THE WATER TANK WILL BE REFILLED DIRECTLY FROM THE TOWN MAIN.
- TWO FIXED FIRE PUMPS (ONE DUTY AND ONE STANDBY) WILL BE PROVIDED AT G/F FS PUMP ROOM.
- HOSE REEL WILL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING 1.2.
- NO FIRE HYDRANT WILL BE PROVIDED FOR THE BUILDING.
- FIRE DETECTION AND FIRE ALARM SYSTEM
- FIRE DETECTION SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH THE BS 5839 - 1: 2017 (INCORPORATING CORRIGENDUM NO.1) AND FSD CIRCULAR LETTER NO. 6/2021.
- FIRE DETECTION SYSTEM WILL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING EXCEPT TOILETS.
- MANUAL FIRE ALARM SYSTEM WILL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND WILL BE INCORPORATED IN THE FIRE HOSE REEL SYSTEM AND INSTALLED AS AN INTEGRATED PART OF THE FIRE DETECTION FIRE SYSTEM. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. THIS ACTUATING POINT WILL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO WARNING DEVICE INITIATION.
- ONE FIRE ALARM CONTROL PANEL WILL BE PROVIDED NEAR THE MAIN ENTRANCE IN THE FIRE CONTROL CENTRE AS INDICATED ON PLAN TO RECEIVE ALL FIRE ALARM SIGNALS FOR THE ENTIRE BUILDING.
- ALL FIRE ALARM SIGNALS INCLUDING FIRE DETECTORS, MANUAL CALL POINTS WILL BE RECEIVED BY A FIRE ALARM CONTROL PANEL. FIRE ALARM SIGNALS WILL BE CONNECTED TO THE FIRE SERVICES COMMUNICATION CENTRE VIA A F.S. DIRECT TELEPHONE LINE.
- UPON ACTUATION OF ANY FIRE ALARM SIGNALS, ALL FIRE ALARM BELLS WILL BE ACTIVATED.
- NO VISUAL FIRE ALARM WILL BE PROVIDED SINCE THE BUILDING IS NOT INTENDED OPEN TO PUBLIC
- EMERGENCY POWER SUPPLY
- THE SECONDARY (EMERGENCY) POWER SOURCE FOR ALL THE FIRE SERVICES INSTALLATION WILL BE SUPPLIED BEFORE MAIN SWITCH FOR POWER SUPPLY COMPANY'S CUT-OUT.
- NO EMERGENCY GENERATOR POWER SUPPLY WILL BE PROVIDED FOR THE BUILDING.
- EMERGENCY LIGHTING
- EMERGENCY LIGHTING WILL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING, AND ALL EXIT ROUTES TO OPEN SPACE.
- EMERGENCY LIGHTING WILL COMPLY WITH BS 5266 - 1: 2016, BS EN 1838: 2013 AND FSD CIRCULAR LETTER NO. 4/2021.
- ALL EMERGENCY LIGHTING WILL BE BACKED UP BY 2 HOURS SELF-CONTAINED BATTERY.
- EXIT SIGN
- SUFFICIENT EXIT AND DIRECTIONAL SIGN WILL BE PROVIDED AS INDICATED ON PLANS SO THAT ALL EXIT ROUTES WITHIN THE BUILDING ARE CLEARLY INDICATED.
- EXIT SIGNS AND DIRECTIONAL SIGNS WILL BE COMPLIED WITH FSD CIRCULAR LETTER NO. 5/2008.
- PORTABLE EXTINGUISHERS
- PORTABLE FIRE EXTINGUISHERS WILL BE PROVIDED AS SHOWN ON PLANS.
- 9 LITRES WATER TYPE PORTABLE FIRE EXTINGUISHER WILL BE PROVIDED FOR CAT. 2 D.G. STORES.
- VENTILATION / AIR CONDITIONING CONTROL SYSTEM
- WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT WILL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- OTHERS
- ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
- ALL LININGS FOR ACOUSTIC, THERMAL INSULATION AND DECORATIVE PURPOSES WITHIN PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
- ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG WILL BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.
- APPLICATIONS IN RESPECT OF DANGEROUS GOODS WILL BE SUBMITTED SEPARATELY TO THE DANGEROUS GOODS DIVISION OF LICENSING AND CERTIFICATION COMMAND.
- NO SPRINKLER SYSTEM WILL BE PROVIDED SINCE THE TOTAL FLOOR AREA OF THE BUILDING IS NOT EXCEEDING 230M².

LEGEND:



SITE BOUNDARY COORDINATES				
POINT	BEARING	DISTANCE	N	E
A	-	-	833.519.999	819.165.410
B	94° 33' 40"	32.051	833.517.450	819.197.359
C	185° 50' 00"	24.585	833.492.992	819.194.880
D	271° 36' 55"	27.140	833.493.757	819.167.731
E	348° 33' 55"	15.753	833.509.197	819.164.608
A	04° 14' 46"	10.832	833.519.999	819.165.410

SCHEDULE OF OF EXIT DOOR & EXIT ROUTE

FLOOR	USE	U.F.A.	PERMITTED DENSITY	TOTAL NO. OF PERSONS	MINIMUM NO. OF EXIT ROUTE	MINIMUM WIDTH OF EACH (MM)		
						EXIT DOOR REQ.	PRO.	EXIT ROUTE PRO.
G/F	D.G. MANUFACTURING AREA (1)	66.497	30 m ² /P.	3	1	750	> 750	DIRECT EXIT
	NON-D.G. MANUFACTURING AREA (2)	52.238	30 m ² /P.	2	1	750	> 750	DIRECT EXIT
	D.G. STORE (1)	13.088	30 m ² /P.	1	1	750	> 750	DIRECT EXIT
	D.G. STORE (2)	12.802	30 m ² /P.	1	1	750	> 750	DIRECT EXIT
	D.G. STORE (3)	13.088	30 m ² /P.	1	1	750	> 750	DIRECT EXIT

SCHEDULE OF REQUIREMENT OF SANITARY FITMENT

FLOOR	USE	NOS. OF PERSONS	M. & F. RATIO (1:1)	NOS. OF SANITARY FITMENT					
				WATER CLOSET REQ.*	PRO.	BASIN REQ.*	PRO.	URINAL REQ.*	PRO.
G/F	D.G. GODOWN	8	M:4 F:4	1	1	1	1	-	-

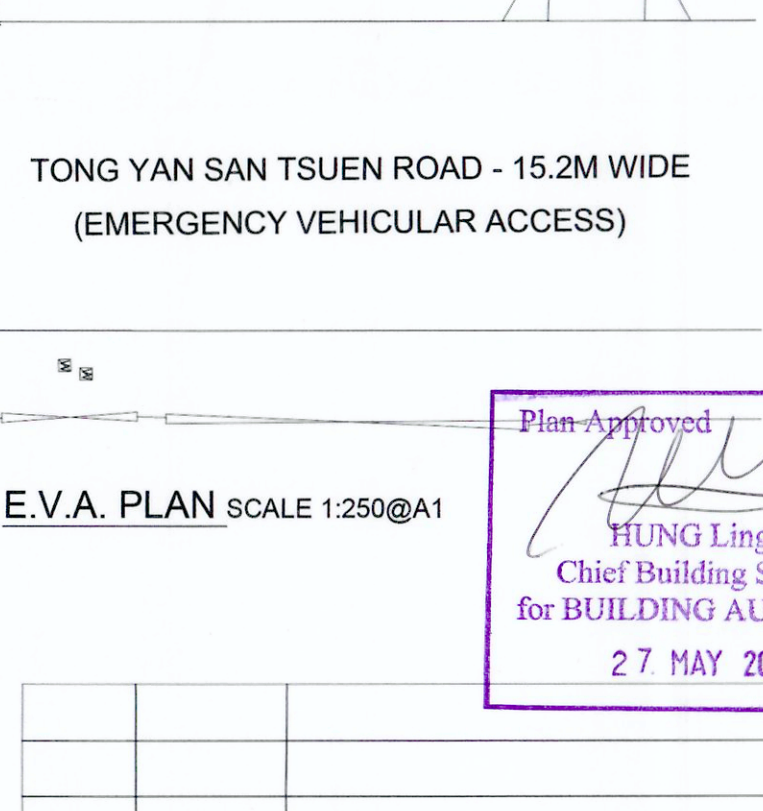
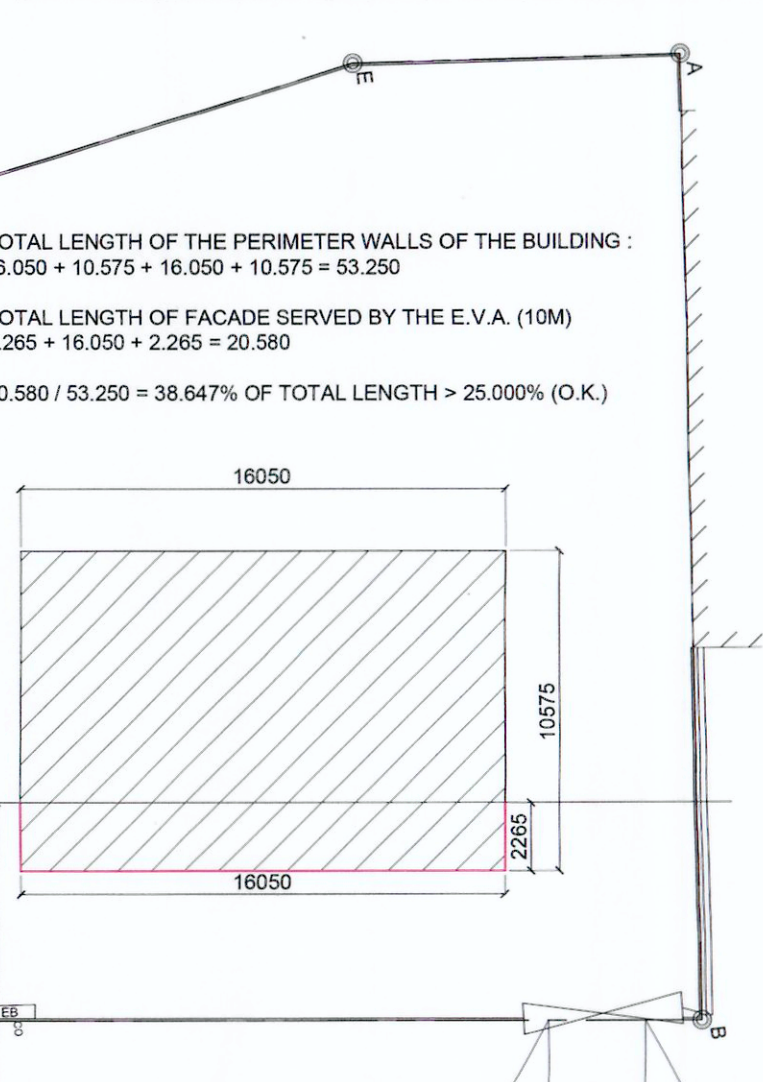
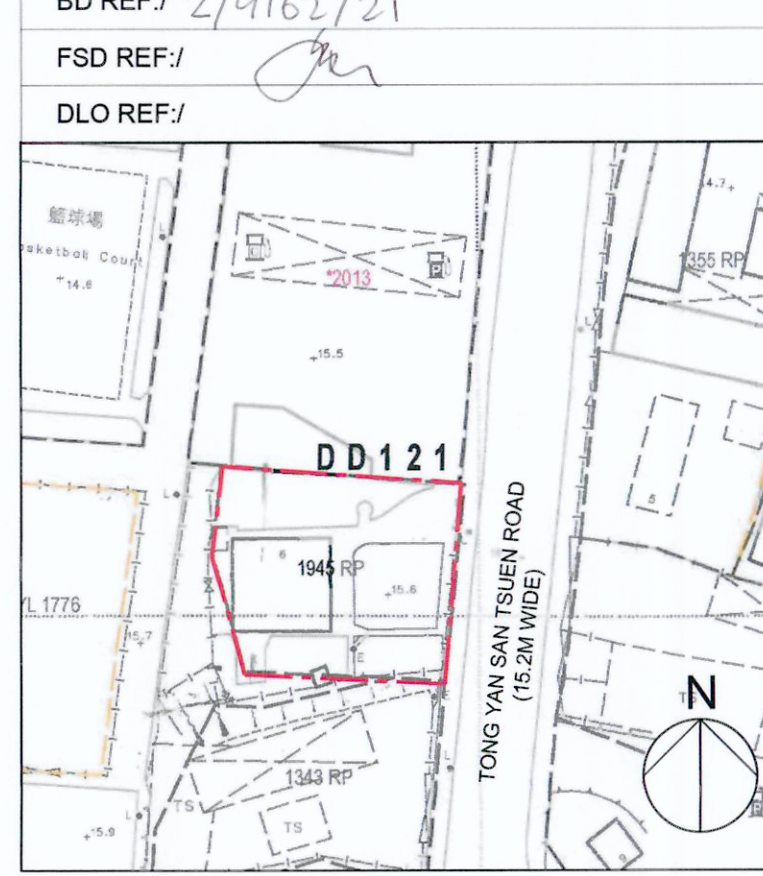
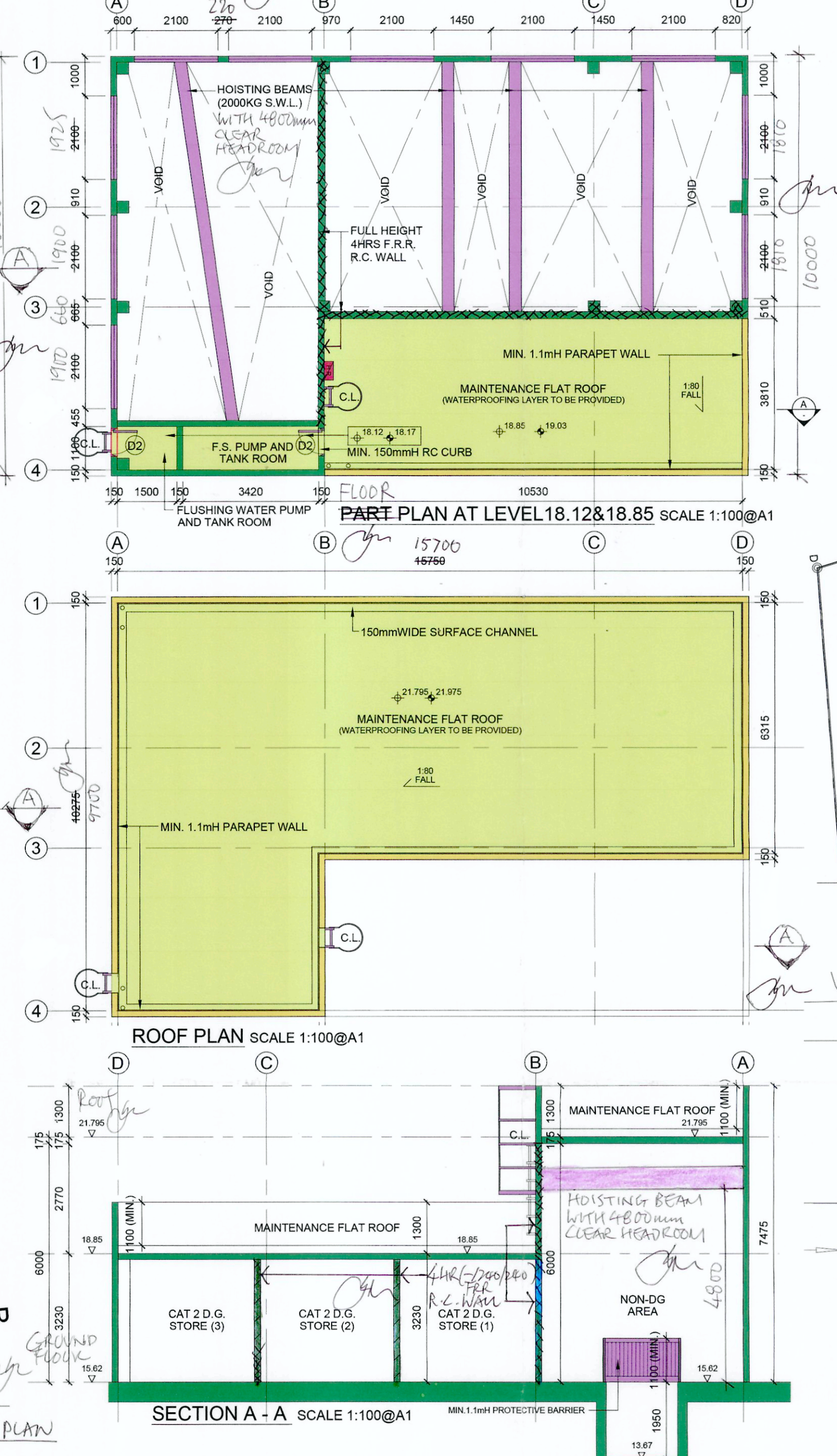
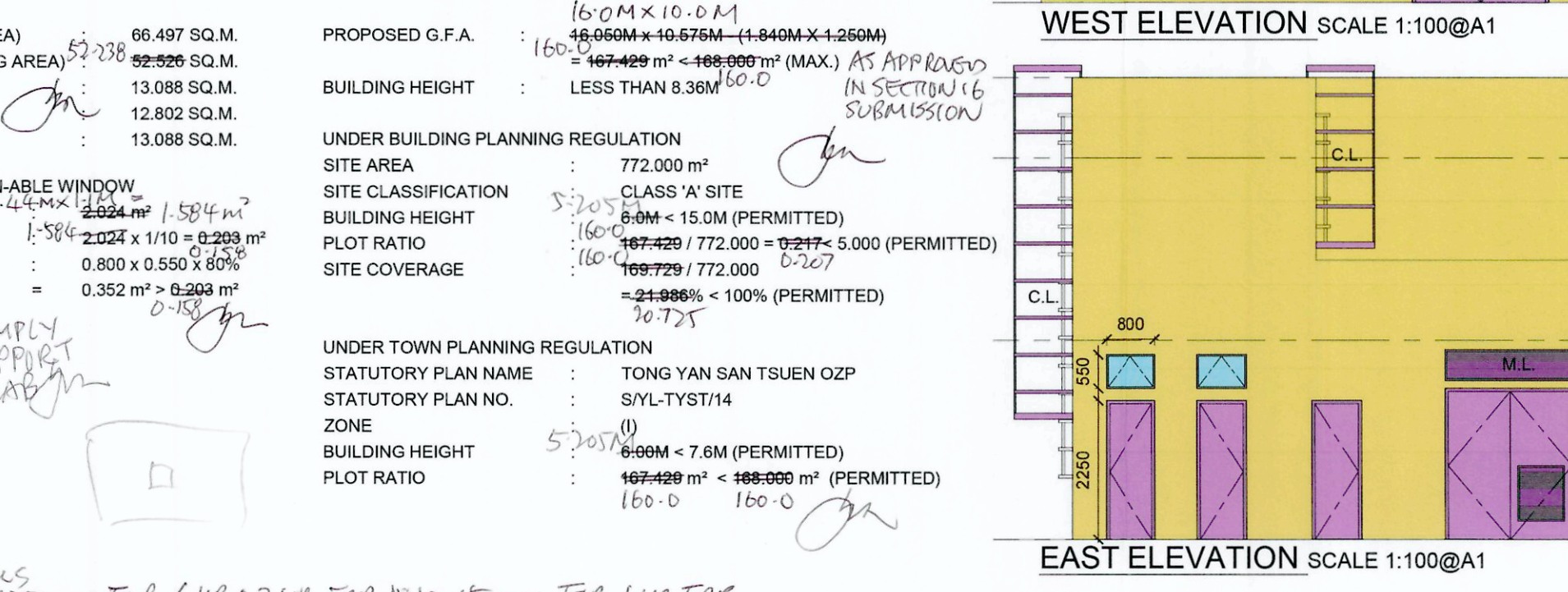
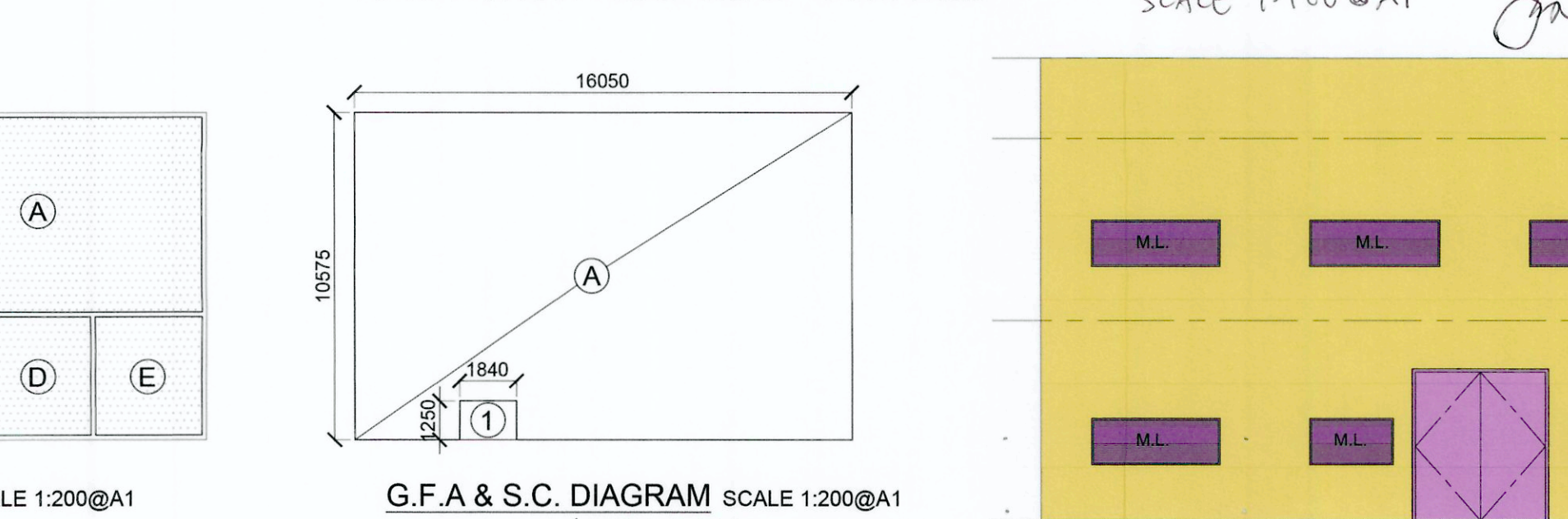
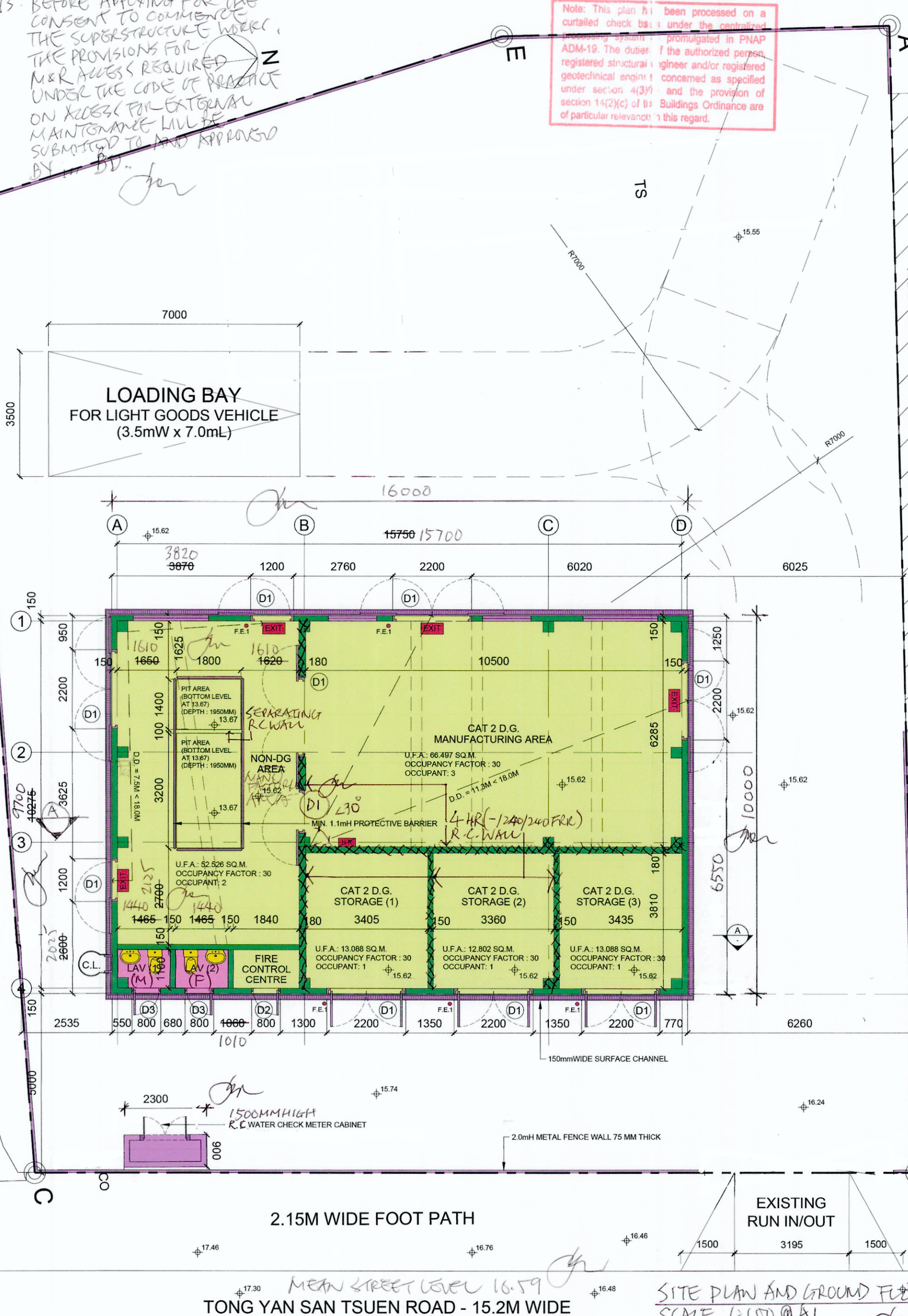
* AS SHOWN IN TABLES 5 & 6 OF THE BUILDING (SANITARY FITMENTS) REGULATIONS

SCHEDULE OF FIRE RESISTANCE REQUIREMENT FOR ELEMENT OF CONSTRUCTION

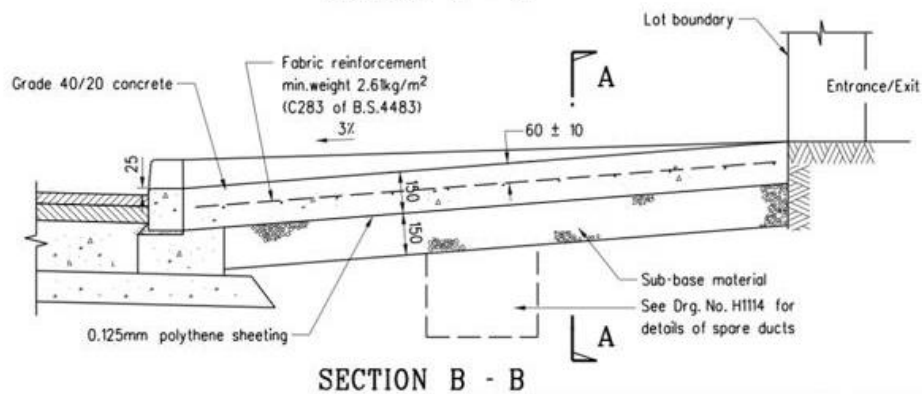
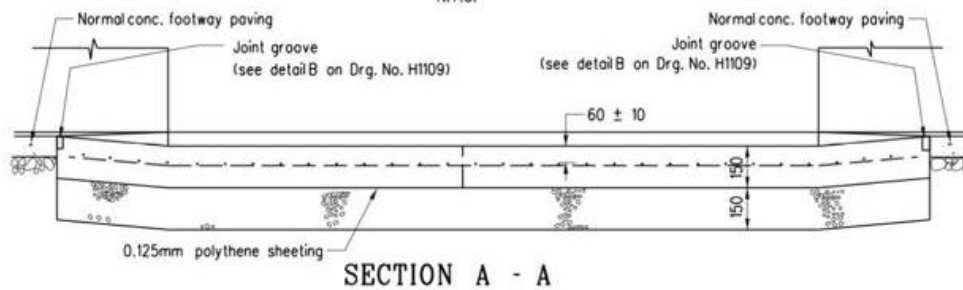
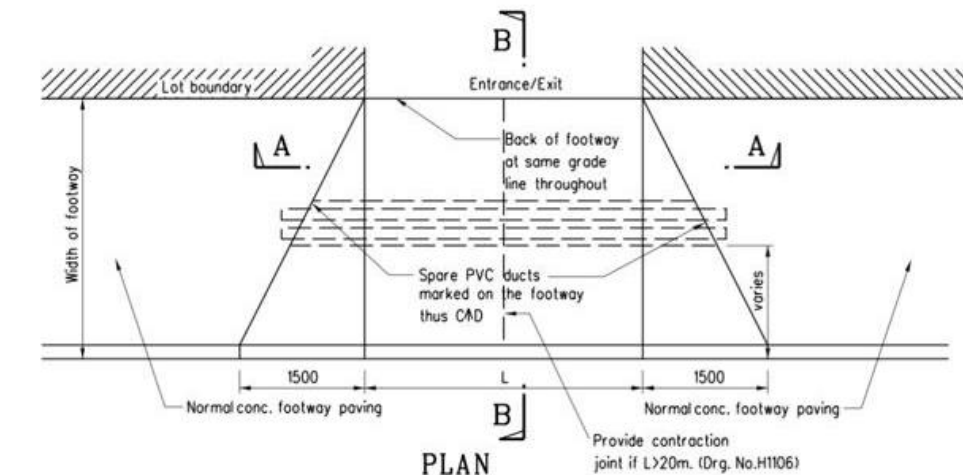
FLOOR	USE	CLASS (FRR)	COMPARTMENT AREA	MIN. DIMENSION FOR ELEMENT OF CONSTRUCTION							
				PROVIDED THICKNESS				PROVIDED COVER TO STEEL			
G/F	D.G. GODOWN	60 (120MINS)	571.12m ²	R.C. COLUMN	R.C. BEAM	R.C. WALL	R.C. SLAB	R.C. COLUMN	R.C. BEAM	R.C. WALL	R.C. SLAB
				200	125	200	35	200	125	200	35

* REINFORCEMENT CONSISTING OF EXPANDED METAL LATH OR A WIRE FABRIC NOT LIGHTER THAN 0.50MM WITH 2MM DIAMETER WIRE AT NOT MORE THAN 100MM CENTRES (FOR A CONTINUOUS ARRANGEMENT OF LINKS AT NOT MORE THAN 200MM CENTRES) SHOULD BE INCORPORATED IN THE CONCRETE COVER AT A DISTANCE NOT EXCEEDING 20MM FROM THE FACE. FOR R.C. WALLS CONTAINING NOT LESS THAN 1% OF VERTICAL REINFORCEMENT, CONCRETE COVER TO MAIN REINFORCEMENT TO BE 25mm FOR 4 HR & 2 HR FRR AND 15mm FOR 1 HR FRR.

35mm MIN. COVER FOR 2 HR FRR SIMPLY SUPPORTED BEAMS



REV.	DATE	DESCRIPTION
AUTHORIZED PERSON		
YEUNG TIM KWAI STEPHEN AP(A) 65/86		
PROJECT		
PROPOSED NEW TEMPORARY INDUSTRIAL USE AND DANGEROUS GOODS GODOWN AT LOT 1945 RP IN D.D. 121		
DRAWING TITLE		
BLOCK PLAN, GENERAL NOTES, LEGEND, PLANS, ELEVATIONS AND SECTIONS SCHEDULES & CALCULATIONS		
DRAWING NO: GP-01		REV.
DATE: 28 / 3 / 2022	SCALE: 1:100@A1	



Note:

1. All dimensions are in millimetres.

C	General revision	Original signed	Oct 19
B	Joint groove details revised	-	Nov 96
A	Grade of concrete revised	-	Sept 96
	Former Drg. No. H1011A with general revision	-	June 94
REF.	REVISION	SIGNATURE	DATE

**TYPICAL DETAILS
OF RUN-IN
(SHEET 1 OF 2)**

HIGHWAYS DEPARTMENT

REFERENCE

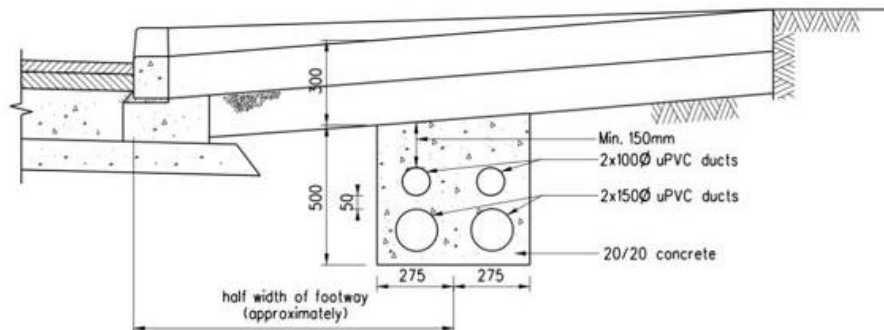
DRAWING No.

CAD

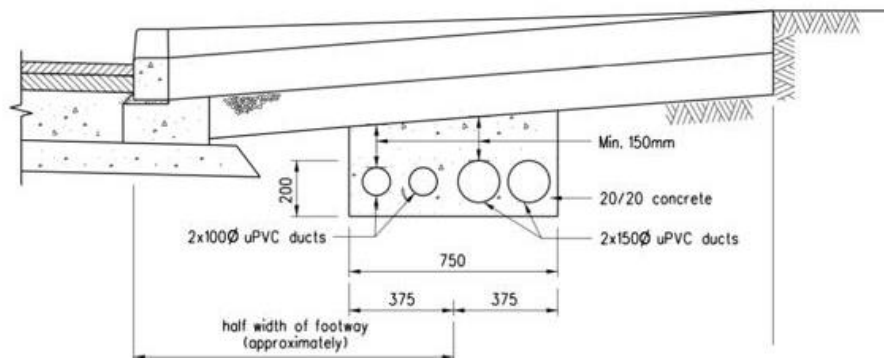
SCALE

1:20

H 1113C



OPTION A



OPTION B

Notes:

1. 100 diameter ducts are provided for cables of ATC or CCTV.
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus CAD.

B	General revision	Original signed	Oct 19
A	Concrete cover revised		Sep 96
	Former Drg. No. H1011A with general revision		Jun 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 2 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE	DRAWING No.	CAD
SCALE 1:20	H 1114B	



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-TYST/1223

Our Ref.: 23/802/L04

July 10, 2023

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

By Email

Dear Sir/Madam,

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 in "Industrial" ("I") zone at Lot 1945 RP (part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

(Application No. A/YL-TYST/1223)

Referring to the captioned application, we would like to clarify that the captioned application is the subject of a previous application (No. A/YL-TYST/1117) for the same use approved by the Town Planning Board. Compared with the last planning application (No. A/YL-TYST/1117), the proposed use and its development parameters, including the number of structures, loading/unloading space and GFA, as well as the operations remains the same. The approved Quantitative Risk Assessment (QRA) of the last planning application should be applicable to this application. The assumption of the QRA is identical and the result should be no change.

Should you have any queries or require further information, please feel free to contact the undersigned at 2401 0173.

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Adam Chow

Encl.

c.c. Merito Technical Services Limited (the Applicant)



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-TYST/1223

Our Ref.: 23/802/L06

July 20, 2023

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

By Email

Dear Sir/Madam,

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 in "Industrial" ("I") zone at Lot 1945 RP (part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

(Application No. A/YL-TYST/1223)

With reference to the comments from the Transport Department dated 18.7.2023, we would like to submit our responses attached for your consideration. Please note that this letter will supersede the previous letter (Our Ref.: 23/802/L05) sent on 19.7.2023.

Should you have any queries or require further information, please feel free to contact the undersigned at 2401 0173.

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.

Adam Chow

Encl.

c.c. Merito Technical Services Limited (the Applicant)

Planning Application No. A/YL-TYST/1223 - 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

Comments from Transport Department

1. *The applicant should specify how the parking need of the proposed development could be satisfied;*
2. *Sufficient space should be provided within the application site for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.*

Responses

1. The Proposed Development is used for the 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). Because of the nature of the Proposed Development, a loading/unloading bay (3.5m x 7m) will be provided for light goods vehicles (not exceeding 5.5 tonnes) and no parking space will be provided. The Applicant promises that they will make use of the public transportation network, such as mini-bus, bus, taxi to the Application Site (see the attachment). Therefore, no parking space will be needed.

The captioned application is the subject of a previous application (No. A/YL-TYST/1117) for the same use approved by the Town Planning Board. Compared with the last planning application (No. A/YL-TYST/1117), the proposed use and its development parameters, including the number of structures, loading/unloading space, parking space and GFA, as well as the operations remain the same. Transport Department had no adverse comment on the previous application from traffic engineering point of view.

2. Noted. The layout plan attached shows that the sufficient space will be provided within the Application Site for manoeuvring of vehicles.



美圖工程有限公司
Merito Technical Services Limited



July 20, 2023

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

By Post

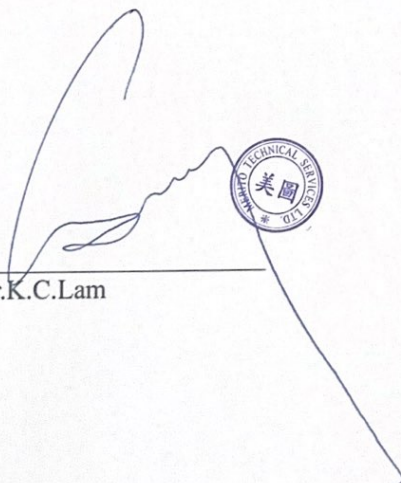
Dear Sir/Madam,

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 in "Industrial" ("I") zone at Lot 1945 RP (part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

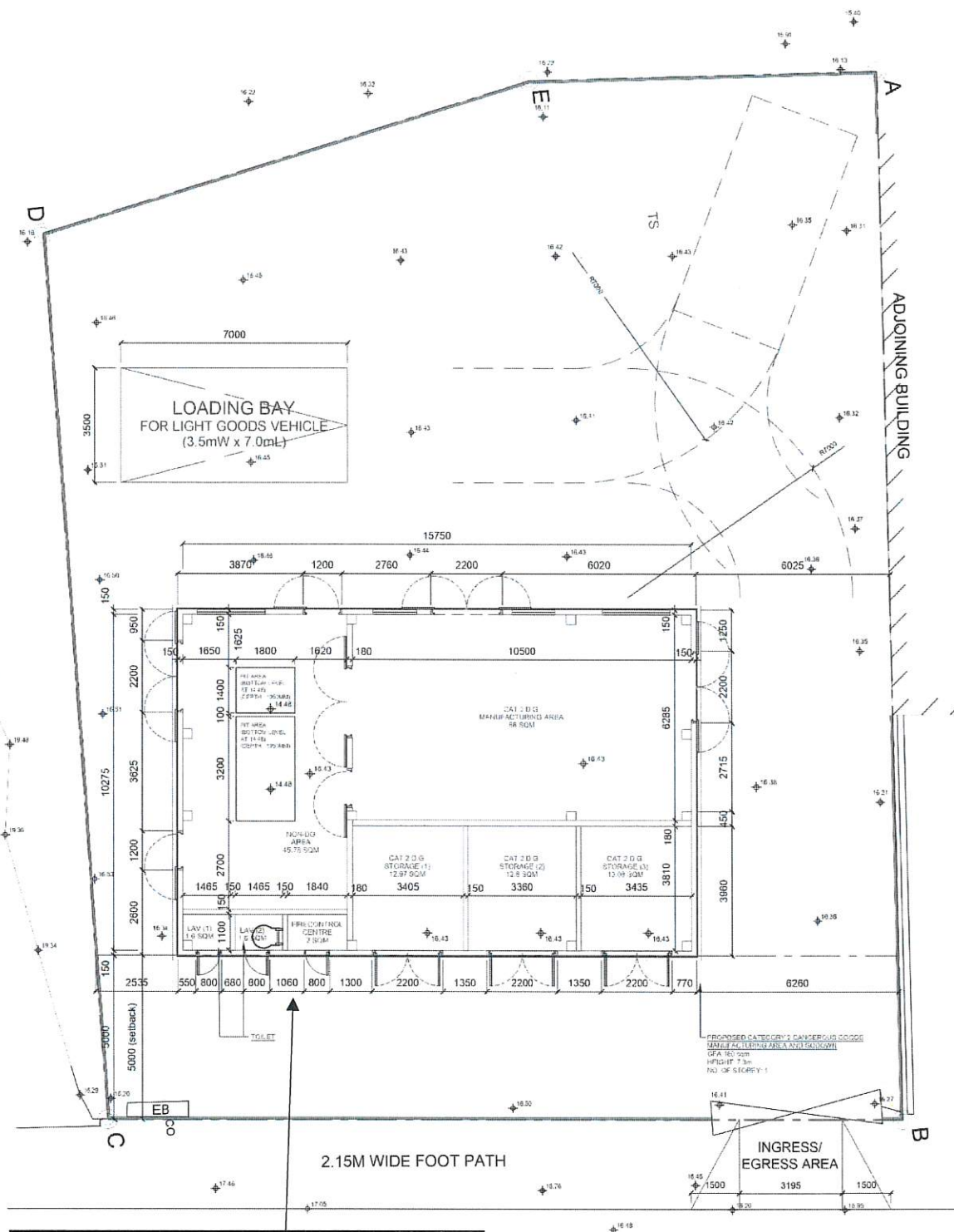
(Application No. A/YL-TYST/1223)

We, the Merito Technical Services Limited, confirm that we will make use of the public transportation network, such as mini-bus, bus, taxi to the Application Site. Therefore, no parking space will be needed.

Yours faithfully,
For and on behalf of
Merito Technical Services Limited


Mr.K.C.Lam





Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</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)
2	A/YL-TYST/1117	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) for a Period of 3 Years	12.11.2021

Government Departments' General Comments

1. Land Administration

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

No adverse comment on the application.

2. Traffic

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

No comment on the application.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no adverse comment on the application; and
- if the proposed access on Tong Yan San Tsuen Road is approved by the Transport Department, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- no environmental complaint concerning the application site (the Site) received in the past three years.

4. Drainage

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

- no objection in principle to the proposed development from the public drainage point of view and no adverse comment on the submitted drainage proposal; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, approval conditions requiring the implementation and maintenance of the agreed drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. Fire Safety

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

- no objection in principle to the proposal subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction and the safety distance between the Site and the nearby petrol filling station can be maintained; and
- no further comments on the general building plans that were previously endorsed by his department.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

No comment on the application.

7. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has not received any feedback from locals.

8. Other Departments

- Director of Electrical and Mechanical Services (DEMS), Chief Engineer/Construction, Water Supplies Department (CE/C, WSD), Project Manager (West), CEDD (PM(W), CEDD) and Commissioner of Police (C of P) have no comment on the application.

Recommended 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 (DLO/YL, LandsD) that:
 - (i) the Site forms part of Lot No. 1945 RP in D.D. 121 (the Lot) which is held under New Grant No. 1206 for private residential purpose only. In addition, the Lot is also subject to a maximum building height for 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. 160m²); and
 - (ii) the applicant will need to apply to his office to (i) waive the user restriction as stipulated in the lease conditions, (ii) permit the structures to be erected, and/or (iii) regularise any irregularities on site; if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by his department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by his department;
- (c) to note the comments of the Commissioner for Transport (C for T) that:

sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (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 to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the proposed 375mm diameter stormwater drain from the terminal manhole to the new public and the existing manhole should fall with the gradient in 1:150. It should be clearly stated in the drainage proposal;
 - (ii) the drainage facilities should be implemented on site in accordance with the agreed drainage proposal;
 - (iii) the drainage system should be rectified if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
 - (iv) in accordance with the requirement as stated in DSD's Sewerage Manual, the minimum size of the proposed sewer should be 200mm diameter (Inner Diameter);
 - (v) the proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas; and

- (vi) DLO/YL should be consulted and consent from relevant lot owners should be consulted for any works to be carried out outside his lot boundary before commencement of the drainage works;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:

the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area; and
- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) a formal application for Dangerous Goods Licence shall be made to his department for further consideration; and
 - (ii) two sets of fire service installations drawings together with Form FSI/314 to his department in accordance with requirements stipulated in Parts I & VI of FSD Circular Letter No. 4/96.