

Proposed Proposed Industrial Use (including industrial undertakings involving the use/storage of dangerous goods) in “OU(B)” zone at Workshops No. 14-16, G/F, Man Lee Industrial Building, 13 Kin Hong Street, Kwai Chung (Application No. A/KC/508)

Departmental Comments (Email from Planning Department dated 4.10.2024)	
Departmental Comments	Response
<u>1. Fire Services Department (4.10.2024)</u>	
1. The subject application for proposed industrial use (including industrial undertakings involving the use/storage of dangerous goods (DG)) at the application premises on G/F of Man Lee Industrial Building is not supported from licensing point of view.	Please be clarified that the block walls with fire resistance rating of not less than 4 hours (i.e. FRR -/240/240) will be used to avoid the spread of fire smoke and fumes, which is in accordance with the “Dangerous Goods Licence and Approval” of the Fire Services Department. Please refer to the replacement of the supplementary planning statement (i.e. Paragraph 5.4.2, Drawing A-4 and A-5 in Attachment 1).
2. The means of escape will be jeopardised by the proposed 2 nos. of DG stores on G/F. 4 hours fire resistance rating wall should be provided.	Please be clarified that the block walls with fire resistance rating of not less than 4 hours (i.e. FRR -/240/240) will be used to avoid the spread of fire smoke and fumes. Please refer to the replacement of the supplementary planning statement (i.e. Paragraph 5.4.2, Drawing A-4 and A-5 in Attachment 1).
<u>2. Planning Department (4.10.2024)</u>	
1. Further to FSD’s comments above, please clarify if the proposed GFA will be affected arising from the provision of 4 hours fire resistance rating wall. If affirmative, all submission materials, including application form, supplementary planning statement, drawings, etc., shall be revised accordingly.	Please find the replacement of the supplementary planning statement (Attachment 1) for the provision of 4 hours fire resistance rating wall. Please be clarified that the proposed GFA will not be affected arising from the provision of 4 hours fire resistance rating wall.

<p><u>3. Environmental Protection Department</u> <u>(4.10.2024)</u></p>	
<p><u>General</u></p>	
<p>1. Please elaborate the manufacturing process of Chinese medicinal oils in details, with provision of simple diagram. Please advise if any waste / wastewater / odour would be generated during manufacturing process, and propose suitable mitigation measures as appropriate.</p>	<p>The manufacturing process of Chinese medicinal oils is clarified as follows, please also refer to Paragraph 5.4.7 of the supplementary statement:</p> <ol style="list-style-type: none"> 1. Weighing all the materials according to a specific formula 2. Mixing all the materials together 3. Filling the medicinal oil into the bottles 4. Packing the bottles into boxes with labels <p>Please be clarified that the manufacturing process will only involve physical mixing, with no heating involved and will not produce any by-products.</p>
<p><u>Air Quality</u></p>	
<p>2. Please (i) identify the odour sources (e.g. any odourous by-products as elaborated in comment 1 above); (ii) determine the separation distance between air sensitive receivers and the odour sources; and (iii) advise the odour control measures for implementation (e.g. full enclosure of odourous facilities, locating exhaust vents equipped with activated carbon filter(s) as far as possible away from air sensitive receivers, maintaining negative pressure to prevent odour from flowing out, good housekeeping in manufacturing system and storage areas, etc.).</p>	<p>Please be clarified that the materials used to produce the medicinal oils are not an odour sources. The chemicals in the Chinese medicinal oils are in stable condition and are not volatile, meaning that they do not easily evaporate into a gaseous status at room temperature and pressure. The volatility of the materials during the production process is also negligible. The dangerous goods will be stored properly in fully enclosed rooms. Despite no odorous resources, good housekeeping in manufacturing system and storage areas will be maintained. Hence, it is very unlikely that chemical spill or gas leakage will occur, nor any odour will be generated to affect the environment and public health.</p>
<p>3. Please clarify if only electricity is adopted during normal operation and only emergency generators will be</p>	<p>Please be clarified that only electricity is adopted during normal operation and only</p>

<p>provided for backup purpose. If not, please provide an air quality impact assessment to demonstrate the compliance with the buffer distance requirements as stipulated in Chapter 9 of the HKPSG.</p>	<p>emergency generators will be provided for backup purpose.</p>
<p><u>Noise</u></p>	
<p>4. The applicant shall conduct a fixed noise impact assessment to (i) apply appropriate noise mitigation measures (where necessary) to demonstrate whether the proposed fixed noise sources could meet the planning requirements of HKPSG for this application; (ii) indicate the location and operation time of the proposed fixed noise sources; and (iii) indicate any openings on the building façade, etc.</p>	<p>Please be clarified that the air-conditioning system will be split-type and no openable windows will be installed in the proposed premises. Moreover, the whole manufacturing process is only a physical mixing which will not involve any noise. Please also refer to Drawing A-4 (Attachment 1) which indicates the openable doors along the building façade facing Kin Hong Road. Thus, no insurmountable noise impacts are anticipated.</p>
<p><u>Land Contamination</u></p>	
<p>5. Please confirm if the application site has been already hard-paved and no excavation works will be involved during the proposed addition and alteration works. Otherwise, please advise if any preventive measures will be adopted to block the exposure pathway of any contaminants associated with the historical land use/activities at the application site.</p>	<p>Please be clarified that the application site has been already hard-paved and no excavation works will be involved during the proposed addition and alteration works.</p>
<p><u>4. Drainage Services Department</u> <u>(4.10.2024)</u></p>	
<p>1. The applicant should indicate the drainage impact of the development in the planning statement for further review.</p>	<p>Please be clarified that the drainage impact of the development has been incorporated into Paragraph 5.4.11 of the supplementary planning statement (Attachment 1).</p>

<u>5. Lands Department (4.10.2024)</u>	
<p>1. The Premises is subject to a waiver letter dated 2.10.1987 permitting the use of canteen for the lifetime of the subject building (the Waiver Letter). Should planning approval be given to the planning application, owner of the Premises should apply to LandsD to terminate the Waiver Letter prior to the implementation of the proposed use.</p>	<p>Please be clarified that the Applicant will apply to terminate the Waiver Letter prior to the implementation of the proposed use.</p>
<p>2. Once the Waiver Letter had been terminated, the proposed Industrial Use(including industrial undertakings involving the use/storage of dangerous goods) would be permissible under the Lease subject to the Director of Fire Services' approval.</p>	<p>Noted with thanks.</p>