

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

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no major adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
 - (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice from the Drainage Services Department should be sought on this aspect if in doubt; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
1.	A/YL-LFS/19	Temporary Open Storage of Marble Slabs for 12 Months	CDA and REC	5.9.1997
2.	A/YL-LFS/35	Temporary Open Storage of Container and Ancillary Visitor Parking/Trailer Parking/ Equipment Storage/Office for a period of 12 months	CDA	27.11.1998
3.	A/YL-LFS/43	Temporary Open Storage of Marble for 12 Months	CDA and REC	10.9.1999
4.	A/YL-LFS/47	Temporary Open Storage of Containers and Ancillary Visitor Parking, Trailer Parking, Equipment Storage, Office for a period of 12 Months	CDA	14.1.2000
5.	A/YL-LFS/61	Temporary Open Storage of Containers with Ancillary Visitor Parking, Trailer Parking, Equipment Storage and Office for a period of 3 years	GB, V, and R(E)	22.12.2000 (revoked on 22.6.2001)
6.	A/YL-LFS/88	Temporary Open Storage of Marble with Ancillary Parking and Office Facilities for a Period of 3 Years	R(E)	28.6.2002 (revoked on 28.9.2002)
7.	A/YL-LFS/126	Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office for a Period of 3 Years	R(E)	18.2.2005 (revoked on 18.8.2005)
8.	A/YL-LFS/138	Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office for a Period of 3 Years (Minor Amendment to the Approved Scheme of A/YL-LFS/126)	R(E)	29.7.2005
9.	A/YL-LFS/159	Proposed Temporary Open Storage of Plastic and Metal Ware for a Period of 3 Years	R(E)	27.7.2007
10.	A/YL-LFS/171	Renewal of Planning Approval for Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office for a Period of 3 Years	R(E)	22.2.2008
11.	A/YL-LFS/188	Renewal of Planning Approval for Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office for a Period of 1 Year	R(E)	23.1.2009 (revoked on 2.10.2009)

12.	A/YL-LFS/196	Temporary Open Storage of Cable, Construction Machinery and Materials, Recyclable Materials (including Metal and Plastic) for a Period of 3 Years	R(E)	23.10.2009 (revoked on 11.3.2011)
13.	A/YL-LFS/204	Proposed Temporary Open Storage of Plastic and Metal Ware for a Period of 3 Years	R(E)	10.9.2010
14.	A/YL-LFS/226	Temporary Open Storage of Construction Material and Metal Ware for a Period of 3 Years	R(E)	7.10.2011 (revoked on 22.11.2011)
15.	A/YL-LFS/233	Temporary Open Storage of Construction Material and Metal Ware for a Period of 3 Years	R(E)	30.3.2012
16.	A/YL-LFS/251	Temporary Open Storage of Construction Material and Metalwares for a Period of 3 Years	R(E)	2.8.2013
17.	A/YL-LFS/264	Proposed Temporary Open Storage of Construction Material and Metal Ware for a Period of 3 Years	R(E)	11.7.2014
18.	A/YL-LFS/265	Temporary Open Storage of Metal Ware, Construction Machinery and Material, Brand-new Trailer with Ancillary Canteen and Trailer Park for a Period of 3 Years	R(E)	8.8.2014
19.	A/YL-LFS/276	Proposed Temporary Logistic Centre, Open Storage of Construction Machinery and Material, Brand-new Trailer with Ancillary Canteen and Trailer Park for a Period of 3 Years	R(E)	7.8.2015 (revoked on 7.11.2016)
20.	A/YL-LFS/290	Proposed Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years	R(E)	26.8.2016 (revoked on 26.1.2019)
21.	A/YL-LFS/334	Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years	R(E)	22.2.2019 (revoked on 22.7.2021)
22.	A/YL-LFS/397	Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years	R(E)	23.7.2021
23.	A/YL-LFS/521	Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years	R(E)	5.7.2024 (revoked on 24.4.2026)
24.	A/YL-LFS/549	Proposed Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years	R(E)	28.3.2025

Rejected Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/79	Temporary Open Storage of Marble with Ancillary Parking and Office Facilities for 3 Years	R(E) and REC	8.2.2002	(1) to (3)
2	A/YL-LFS/95	Temporary Open Storage of Marble with Ancillary Parking & Office Facilities for 3 Years	R(E)	11.4.2003 (upon review)	(1) to (4)
3	A/YL-LFS/108	Temporary open storage of containers, construction materials & machinery with ancillary visitor & trailer parking, equipment storage and office for a period of 3 years	R(E)	14.11.2003 (upon review)	(2) & (3)
4	A/YL-LFS/119	Temporary open storage of construction materials for a period of 3 years	R(E)	3.9.2004 (upon review)	(5)

Rejection Reasons:

1. Insufficient information to demonstrate no adverse traffic impact.
2. Insufficient information to demonstrate no adverse environmental impact.
3. Insufficient information to demonstrate no adverse drainage impact.
4. Insufficient information to demonstrate no adverse landscaping impact.
5. Not in line with the prevailing TPB PG-No. 13.

**Similar s.16 Applications
within/straddling the same “Residential (Group E)” Zone
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan in the past 5 years**

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration</u>
1	A/YL-LFS/426	Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years	R(E)	15.7.2022
2	A/YL-LFS/519	Proposed Temporary Logistics Centre for a Period of 3 Years	R(E)	7.6.2024
3	A/YL-LFS/563	Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years	R(E)	6.2.2026
4	A/YL-LFS/600	Temporary Logistics Centre for a Period of 3 Years	R(E)	27.3.2026

Government Departments' General Comments

1. Traffic

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

(a) She has no adverse comment on the application from traffic engineering perspective.

(b) The applicant should note her advisory comments at **Appendix V**.

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

(a) He has no objection on the application from highway maintenance perspective.

(b) The applicant should note his advisory comments at **Appendix V**.

2. Drainage

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

(a) He has no objection in principle to the application from drainage point of view.

(b) According to the applicant's submission, the applicant would maintain the same drainage facilities as those implemented under the approved application No. A/YL-LFS/521.

(c) Should the Board consider the application be acceptable from planning point of view, approval conditions should be stipulated requiring the applicant to maintain the drainage facilities implemented under Application No. A/YL-LFS/521 and to submit records of the existing drainage facilities on site to his satisfaction.

3. Fire Safety

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

(a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

(b) The applicant should note his advisory comments at **Appendix V**.

4. Building Matters

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

(a) As there is no record of approval granted by the Building Authority for the existing

structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

- (b) The applicant should note his advisory comments at **Appendix V**.

5. 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.

6. Other Departments' Comments

The following Government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (c) Head of Geotechnical Engineering Office (H(GEO)), CEDD;
- (d) Project Manager (West) (PM(W)), CEDD;
- (e) Commissioner of Police (C of P);
- (f) Director of Food and Environmental Hygiene (DFEH); and
- (g) Director of Agriculture, Fisheries and Conservation (DAFC).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) should the applicant fail to comply with any of the approval conditions resulting in revocation of the planning permission, sympathetic consideration may not be given to any further applications;
- (c) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) Lot 3450 in D.D.129 on the Site is held under New Grant Lot No. 843 for private residential purposes only. Other lots within the Site are Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. Building Licence No. 247 granted to Lot 2368 in D.D.129 to permit erection of one building which shall not contain more than two storeys or 25 feet with roofed-over area not exceeding 600 square feet;
 - (ii) the lots within the Site are covered by Short Term Waiver (STWs) as listed below:

<u>Lots Nos. in D.D. 129</u>	<u>STWs Nos.</u>	<u>Purposes</u>
2177, 2193	4754	Temporary Logistics Centre, Open Storage of Construction Machinery and Material, Brand-new Trailer with Ancillary Canteen and Trailer Park
2194, 2374, 2377	4755	
2195, 2198	4756	
2197	4757	
2199	4758	
2200, 2341	4759	
2201	4760	
2203	4761	
2336 S.B	4762	
2340	4763	
2344 S.C	4764	
2349	4765	
2351	4766	
2352	4767	
2353	4768	
2373 RP	4769	
2376 S.A	4770	
2376 S.B	4771	
2376 S.C	4772	
3450	4773	
2196, 2228 S.B, 2337	4302	Temporary Open Storage of Metal Ware, Construction Machinery and Material, Brand-new Trailer with Ancillary Canteen and Trailer Park
2228 S.A	4304	
2368	4305	
2334	4306	
2336 S.A	4307	
2338	4308	
2342	4309	
2343	4310	

<u>Lots Nos. in D.D. 129</u>	<u>STWs Nos.</u>	<u>Purposes</u>
2344 S.A, 2365	4311	Temporary Open Storage of Metal Ware, Construction Machinery and Material, Brand-new Trailer with Ancillary Canteen and Trailer Park
2344 S.B	4312	
2373 S.A	4316	
2378 RP	4319	
2378 RP	3556	Temporary Open Storage of Construction Materials
2219 RP	3944	Temporary Open Storage (Marbles, Construction Materials, Aluminum Cans and Frames, Small-scale Machinery, Cars and Lorries for Export, Mini Raising Platforms and Ancillary Workshop and Loading /Unloading Spaces

- (iii) there are unauthorized structures and/or uses on Lot 2204 S.A, 2225 and 2350 in D.D.129 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify and/or apply for regularization the lease breaches as demanded by LandsD; and
- (iv) the lot owner(s) shall apply to LandsD for STW(s) to permit the structure(s) erected or to be erected within the subject lots, if any and apply for modification of STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The run-in/out from Lau Fau Shan Road to the Site should be constructed and maintained by the applicant. The run-in/out should be removed and the public road should be reinstated to the satisfaction of HyD;
- (g) to note the comments of the Commissioner of Police that in view of public safety, the applicant must maintain the smoothness of traffic flow at the Site and provide sufficient precautions to avoid obstruction or danger caused to any person or vehicle on the road;
- (h) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised:
 - (i) to follow 'Control of Oil Fume and Cooking Odour from Restaurants and Food Business' issued by Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the canteen during operation;
 - (ii) that no storage of recyclable materials, dismantling, assembling, repairing or other

- workshop activities will be carried out at the Site at any time as proposed by the applicant during the planning approval period;
- (iii) to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
 - (iv) to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person;
 - (v) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - (vi) to meet the statutory requirements under relevant environmental legislation;
- (i) to note the comments of the Director of Fire Services (D of FS) on the submitted fire service installations proposal that:
- (i) separation distance between each structure shall be clearly indicated on the plan;
 - (ii) in relation to item (i) above, structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. In this regard, sprinkler system, wheeled type dry chemical fire extinguisher, stand-alone fire detector, emergency lighting and directional & exit signs shall be provided if the total floor area exceeds 230 m²;
 - (iii) a 20-35 kg wheeled type dry chemical fire extinguisher shall be provided in every 500 m² on every floor of the premises, i.e. Structure B1, B2, B3 & B11, and ensure that every part of the premises can be reached from a distance of not more than 30 m;
 - (iv) a sufficient number of directional & exit signs shall be provided at Structure B1, B2 & B3;
 - (v) for shed(s) open on 2 sides or more, i.e. Structure B12, fire extinguisher shall be provided;
 - (vi) detailed layout plans shall be provided for 1/F of Structure B13;
 - (vii) calculation of openable windows for Structure B11 shall be clearly demonstrated on the plans to justify item 1.6 in the FS Notes; and
 - (viii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department’s (FEHD) facilities should be

- affected;
- (ii) proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a food factory etc.). The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (iii) pursuant to section 4 of the Food Business Regulation (Cap. 132X) (FBR), the expression of “food business” means any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine but does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place are exempted from obtaining food business licence from this department except for permission to sell restricted foods specified in Schedule 2 to the Food Business Regulation. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required; and
 - (iv) the operation of the eating place and any commercial/trading activities must note cause any environmental nuisance to the surroundings. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirement under the Regulation 41D of the Building (Planning) Regulations (B(P)R);
 - (ii) the Site abuts on a specified street (Lau Fau Shan Road) of not less than 4.5m wide based on the information of planning application provided. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage, subject to the exact site boundary;
 - (iii) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are Unauthorised Building Works (UBW) under BO and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by 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;

- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under BO will be carried out at building plan submission stage; and
- (l) to note the comments of the Project Manager (West), Civil Engineering and Development Department (CEDD) that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation”, which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月20日星期一 3:27
收件者: tpbpd/PLAND
主旨: A/YL-LFS/609 DD 129 Lau Fau Shan
類別: Internet Email

Dear TPB Members,

Despite the shocking record, 521 was STREAMLINED AND APPROVED on 5 July 2024 and YET AGAIN conditons not fulfilled. That was pre the revelations on the causes for the Tai Po disaster.

Drainage finally appears to have been complied with BUT NOT THE FIRE CONDITIONS.

There is absolutley no justification to reward this operator who has failed to fulfill these conditions for so many years.

It is now time for both the authorities and TPB members to demonstrate that they are FINALLY placing the interests of the community and national security above the short term outlook of operators.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 5 June 2024 3:15 AM HKT
Subject: A/YL-LFS/521 DD 129 Lau Fau Shan

Dear TPB Members,

And AGAIN conditions were not fulfilled. It is about time that CONDITIONS BE TAKEN SERIOUSLY.

It is absolutely shocking that applications like this are streamlined and members fail to do their duty, to protect the community from fire, flooding and other risks.

All this talk about National Security when the very basics, the safety of citizens, is being ignored, underlines the duplicity of the system we are forced to endure.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 7 May 2021 3:11 AM HKT
Subject: A/YL-LFS/397 DD 129 Lau Fau Shan

Dear TPB Members,

Application 334 was rolled for for 3 years despite PlanD: As the previous approval for the same use by the same applicant at the Site had been revoked, shorter compliance period was recommended to closely monitor the progress on compliance with approval conditions.

Since then there have been **NINE** extensions of time, but applicant knows the rules of the game, apply again.

Members have a duty to question the applications with a history of non compliance.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, January 29, 2019 3:03:12 AM
Subject: A/YL-LFS/334 DD 129 Lau Fau Shan

A/YL-LFS/334

Lots in D.D. 129 Lau Fau Shan Lots 2177 (Part), 2178 (Part), 2193 (Part), 2194 (Part), 2195, 2196, 2197, 2198, 2199 (Part), 2200, 2201 (Part), 2203, 2204 S.A (Part), 2219 RP (Part), 2225 (Part), 2228 S.A (Part), 2228 S.B (Part), 2327 (Part), 2334 (Part), 2336 S.A (Part), 2336 S.B (Part), 2337 (Part), 2338, 2339 S.A (Part), 2340, 2341, 2342, 2343, 2344 S.A (Part), 2344 S.B (Part), 2344 S.C, 2349 (Part), 2350, 2351 (Part), 2352 (Part), 2353 (Part), 2364 (Part), 2365 (Part), 2366 S.A (Part), 2366 RP (Part), 2367, 2368, 2369, 2370, 2371, 2373 S.A, 2373 S.B, 2373 RP (Part), 2374, 2375, 2376 S.A, 2376 S.B (Part), 2376 S.C (Part), 2377, 2378 RP (Part) and 3450 (Part)

Site area : 34,800m²

Zoning : "Res (Group E)"

Applied Use : Container Storage / 24 Large Vehicle Parking

Dear TPB Members,

No wonder there is no land for housing. This very large site that could house thousands has been used to store containers for 20+ years.

Rolling over brownfield uses like this is preserving the status quo and providing no impetus for both site owners and government departments to get on with the long overdue development of industrial/commercial high rise parks custom designed for such purposes.

TPB must play a role in encouraging change by desisting from roll over for brownfield use.

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Mary Mulvihill