

This document is received on 12 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
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年
的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- * Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

2301452 25.5.2023 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	A/MSK/468
	Date Received 收到日期	12 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)

Luen Bong Property Development Limited (聯邦物業發展有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 89 (Part), 90 (Part), 93 RP (Part), 94 (Part), 95 S.A (Part), 96 (Part), 98 S.A (Part), 100 (Part), 101 (Part), 103, 104 (Part), 106 (Part), 107 (Part), 116 (Part), 117 (Part), 118, 119, 120 (Part), 121 (Part), 123 (Part), 129 (Part), 130, 131, 132 (Part), 133 (Part) in D.D.125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 15,000 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 10,417 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	400 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group A) 2' ("R(A)2"), 'Residential (Group A) 3' ("R(A)3") and 'Road'
(f) Current use(s) 現時用途	Logistics centre, storage of recyclable materials with ancillary workshop (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (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. 如上述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 30.5.2023 (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 24.5.2023 (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 (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 Logistics Centre with Storage of Exhibition Materials and Recyclable Materials (Plastic, Metal and Paper) with Ancillary Workshop 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 4,788sq.m ☒ About 約
 Proposed covered land area 擬議有上蓋土地面積 10,212sq.m ☒ About 約
 Proposed number of buildings/structures 擬議建築物/構築物數目 9
 Proposed domestic floor area 擬議住用樓面面積 NAsq.m ☒ About 約
 Proposed non-domestic floor area 擬議非住用樓面面積 Not more than 10,417sq.m ☐ About 約
 Proposed gross floor area 擬議總樓面面積 Not more than 10,417sq.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)

Structure 1: Site office (Not exceeding 4m, 1 storey), Structure 2: Site office (Not exceeding 7.5m, 2 storeys),
 Structure 3: Toilet (Not exceeding 3.5m, 1 storey), Structure 6: Logistics centre (Not exceeding 11m, 1 storey),
 Structure 5: Logistics centre and storage (Not exceeding 11m, 1 storey), Structure 7: Site office & toilet (Not exceeding 3.5m, 1 storey),
 Structure 8: Water tank and pump room (Not exceeding 5m, 1 storey), Structure 9:

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 Site office (Not exceeding 8m, 2 storeys)
 Motorcycle Parking Spaces 電單車車位 Nil Structure 4: Storage with ancillary workshop (Not exceeding 11m, 1 storey)
 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Nil
 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil
 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil
 Others (Please Specify) 其他 (請列明) NA

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 Nil
 Coach Spaces 旅遊巴車位 Nil
 Light Goods Vehicle Spaces 輕型貨車車位 Nil
 Medium Goods Vehicle Spaces 中型貨車車位 4 spaces of 11m x 3.5m (MGV & HGV)
 Heavy Goods Vehicle Spaces 重型貨車車位 Nil
 Others (Please Specify) 其他 (請列明) 2 spaces for container trailer of 16m x 3.5m

Proposed operating hours 擬議營運時間 8:00a.m. to 8:00p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Ping Ha Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
	No 否	<input type="checkbox"/>																															
(c) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</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。

1. The application site is covered by planning permission No. A/HSK/295. The applicant submits the current planning application to reflect the change of use at the application site.
2. The application site subjects to a total of 7 planning permissions. The applied use of the current application is the same as the approved use of the previous planning permission since 2009.
3. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13G) because it is situated Hung Shui Kiu New Development Area and it is covered with previous planning permissions.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities.
6. Open storage & port back-up uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. All the planning conditions imposed to the last planning permission have been complied with except the implementation of fire service installations proposal. The applicant is implementing the accepted FSI proposal.
8. Shortage of land for port back-up purpose in Ha Tsuen.
9. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structures.
12. Insignificant drainage impact because surface U-channel has been provided at the application site.
13. The ancillary workshop involves only sorting and baling of recyclable materials. It is entirely covered by enclosed structure and no operation will be carried out between 8:00p.m. to 8:00a.m.

8. Declaration 聲明

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

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

Signature
簽署

.....
Patrick Tsui



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

Name in Block Letters
姓名 (請以正楷填寫)

Consultant

Position (if applicable)
職位 (如適用)

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

專業資格

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

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

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

Date 日期

25/5/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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

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

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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士並上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 89 (Part), 90 (Part), 93 RP (Part), 94 (Part), 95 S.A (Part), 96 (Part), 98 S.A (Part), 100 (Part), 101 (Part), 103, 104 (Part), 106 (Part), 107 (Part), 116 (Part), 117 (Part), 118, 119, 120 (Part), 121 (Part), 123 (Part), 129 (Part), 130, 131, 132 (Part), 133 (Part) in D.D.125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.
Site area 地盤面積	15,000 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 400 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
Zoning 地帶	'Residential (Group A) 2' ("R(A)2"), 'Residential (Group A) 3' ("R(A)3") and 'Road'
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Temporary Logistics Centre with Storage of Exhibition Materials and Recyclable Materials (Plastic, Metal and Paper) with Ancillary Workshop for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	10,417 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.694 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3.5-11	<input type="checkbox"/> (Not more than 不多於) m 米
		1-2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	68.08 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	Private Car Parking Spaces 私家車車位 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) NA		0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		6
	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) Container trailer		0 0 0 4 (MGV & HGV) 0 2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
As-built drainage plan, site plan and location plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Estimated traffic generation		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

Proposed Temporary Logistics Centre with Storage of Exhibition Materials and Recyclable Materials (Plastic, Metal and Paper) with Ancillary Workshop for a Period of 3 Years

at

Lots 89 (Part), 90 (Part), 93 RP (Part), 94 (Part), 95 S.A (Part), 96 (Part), 98 S.A (Part), 100 (Part), 101 (Part), 103, 104 (Part), 106 (Part), 107 (Part), 116 (Part), 117 (Part), 118, 119, 120 (Part), 121 (Part), 123 (Part), 129 (Part), 130, 131, 132 (Part), 133 (Part) in D.D.125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

1.1 The application site is about 100m to the west of Ping Ha Road and served by a 8m wide concrete paved vehicular track. The proposed development has been approved by Town Planning Board for exactly the similar use, i.e., temporary logistics centre with storage of recyclable materials, in 2021.

1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Medium/ Heavy goods vehicle	0.67	0.67	4	2
Container trailer	0.83	0.83	2.5	2.5
Total	1.5	1.5	6.5	4.5

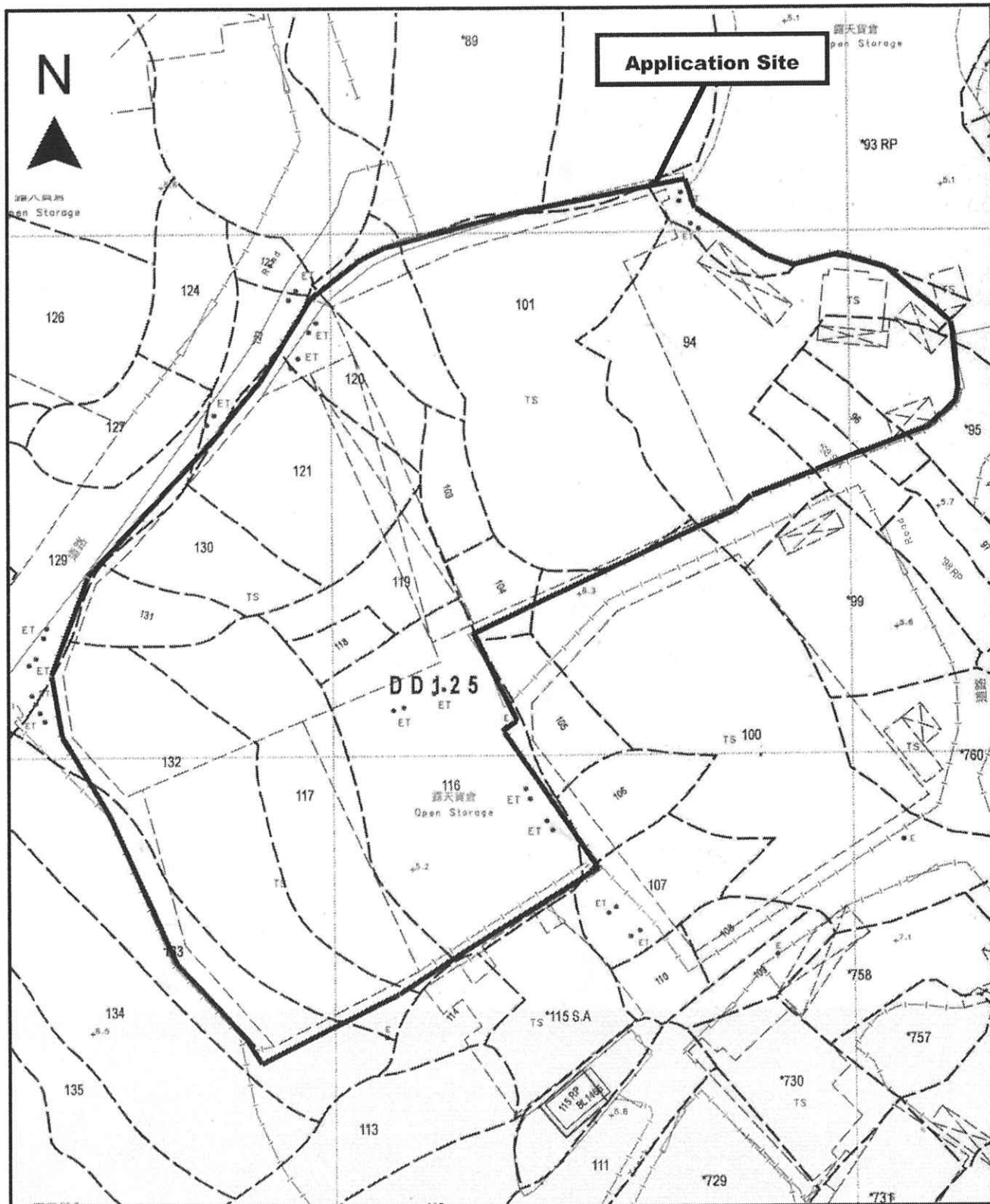
Note 1: The opening hour of the proposed development is restricted to 8:00 a.m. to 8:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of medium/heavy goods vehicle and container trailer are taken as 2 and 2.5 respectively.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

1.3 As shown in the above estimation, traffic generation and attraction in both peak hours and in average are not significant. In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Adequate vehicle parking spaces are also provided within the application site as shown in

Figure 3 so that no queueing up of vehicle would be occurred outside the application site.



Project 項目名稱:

Proposed Temporary Logistics Centre and Storage of Exhibition Materials and Recyclable Materials (Plastic, Metal and Paper) with Ancillary Workshop for a Period of 3 Years at Lots 89 (Part), 90 (Part), 93 RP (Part), 94 (Part), 95 S.A (Part), 96 (Part), 98 S.A (Part), 100 (Part), 101 (Part), 103, 104 (Part), 106 (Part), 107 (Part), 116 (Part), 117 (Part), 118, 119, 120 (Part), 121 (Part), 123 (Part), 129 (Part), 130, 131, 132 (Part), 133 (Part) in D.D.125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

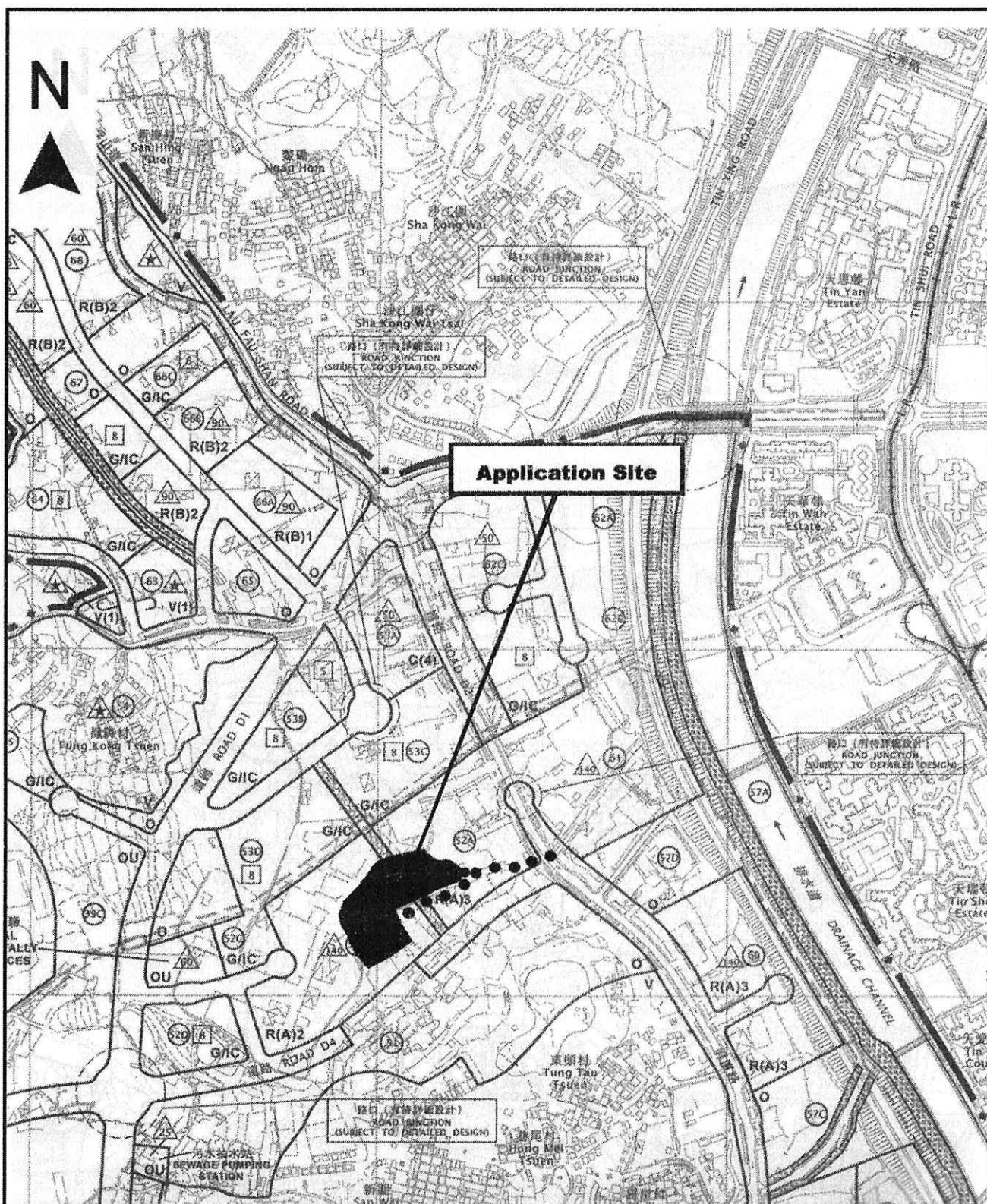
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Logistics Centre and Storage of Exhibition Materials and Recyclable Materials (Plastic, Metal and Paper) with Ancillary Workshop for a Period of 3 Years at Lots 89 (Part), 90 (Part), 93 RP (Part), 94 (Part), 95 S.A (Part), 96 (Part), 98 S.A (Part), 100 (Part), 101 (Part), 103, 104 (Part), 106 (Part), 107 (Part), 116 (Part), 117 (Part), 118, 119, 120 (Part), 121 (Part), 123 (Part), 129 (Part), 130, 131, 132 (Part), 133 (Part) in D.D.125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

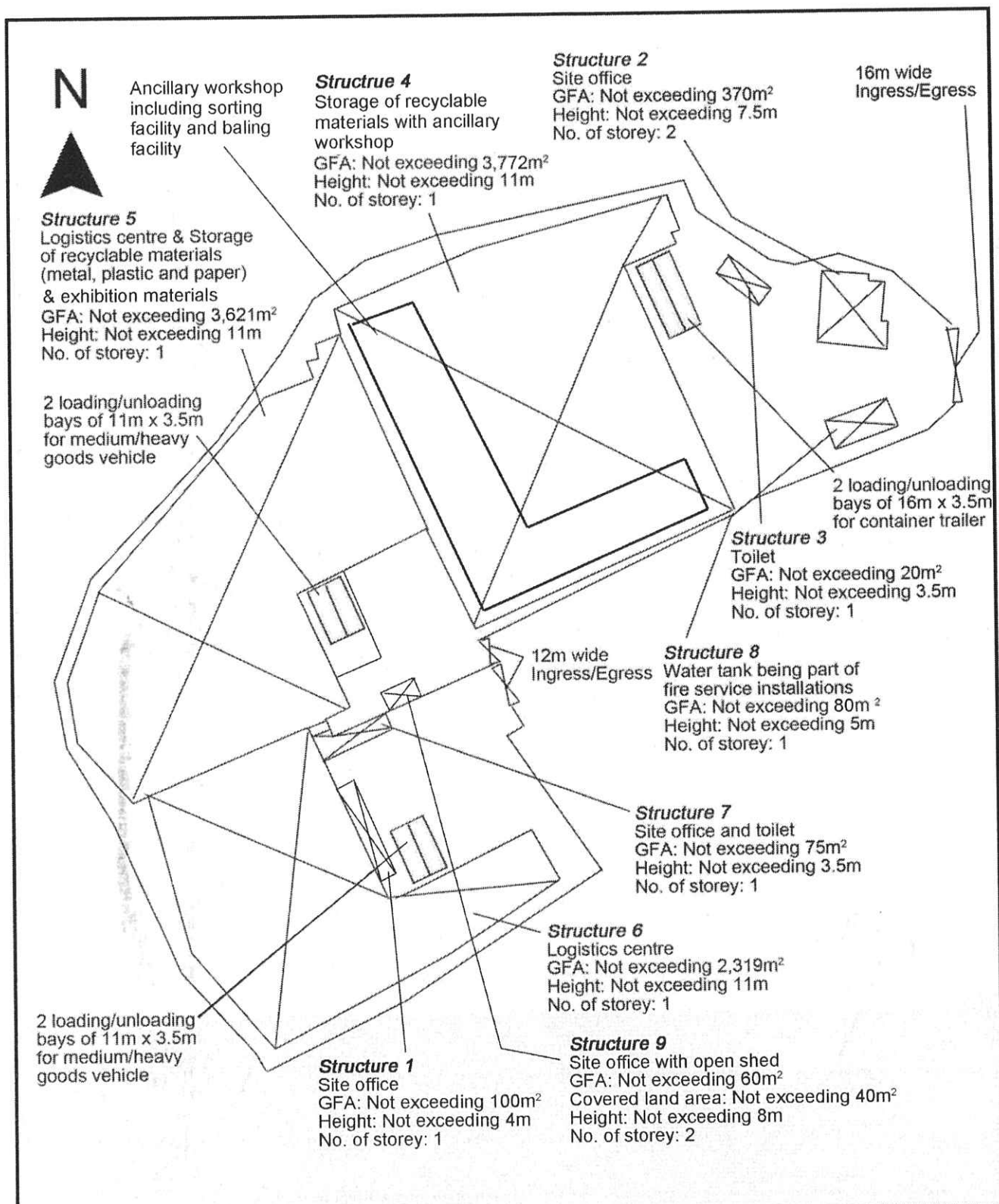
Figure 2

Remarks 備註:

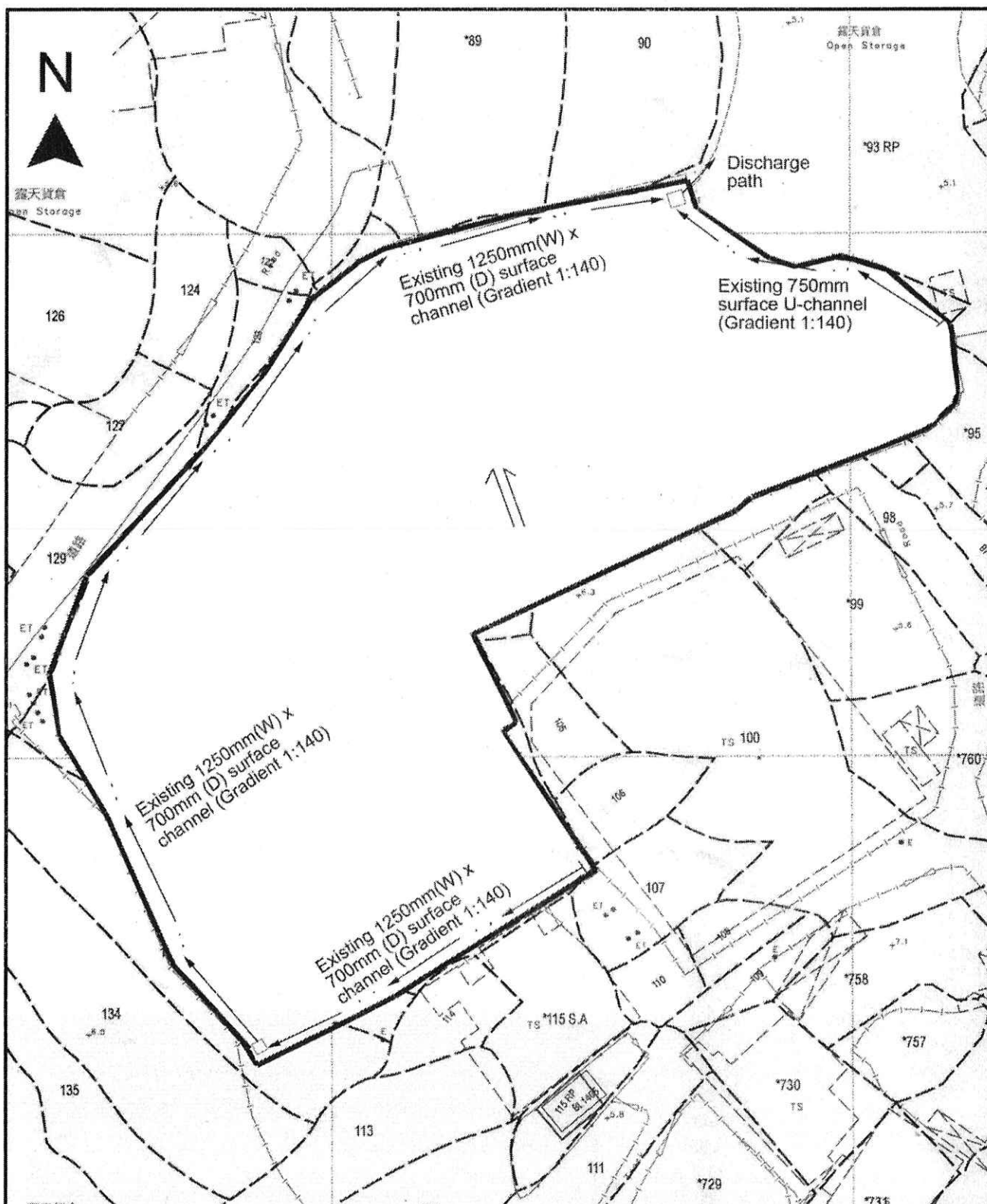
●●● Vehicular access leading from Ping Ha Road

Scale 比例:

1:7500



<p>Project 項目名稱:</p> <p>Proposed Temporary Logistics Centre and Storage of Exhibition Materials and Recyclable Materials (Plastic, Metal and Paper) with Ancillary Workshop for a Period of 3 Years at Lots 89 (Part), 90 (Part), 93 RP (Part), 94 (Part), 95 S.A (Part), 96 (Part), 98 S.A (Part), 100 (Part), 101 (Part), 103, 104 (Part), 106 (Part), 107 (Part), 116 (Part), 117 (Part), 118, 119, 120 (Part), 121 (Part), 123 (Part), 129 (Part), 130, 131, 132 (Part), 133 (Part) in D.D.125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Proposed Layout Plan</p> <p>Drawing No. 圖號:</p> <p>Figure 3</p>	<p>Remarks 備註:</p> <p>Scale 比例:</p> <p>1:1000</p>
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Project 項目名稱:

Proposed Temporary Logistics Centre and Storage of Exhibition Materials and Recyclable Materials (Plastic, Metal and Paper) with Ancillary Workshop for a Period of 3 Years at Lots 89 (Part), 90 (Part), 93 RP (Part), 94 (Part), 95 S.A (Part), 96 (Part), 98 S.A (Part), 100 (Part), 101 (Part), 103, 104 (Part), 106 (Part), 107 (Part), 116 (Part), 117 (Part), 118, 119, 120 (Part), 121 (Part), 123 (Part), 129 (Part), 130, 131, 132 (Part), 133 (Part) in D.D.125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

☐ Existing catchpit

Scale 比例:

1:1000

Date: 27 June 2023

TPB Ref.: A/HSK/468

By Email

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

Dear Sir,

Proposed Temporary Logistics Centre with Storage of Exhibition Materials and Recyclable Materials (Plastic, Metal and Paper) with Ancillary Workshop for a Period of 3 Years at Lots 89 (Part), 90 (Part), 93 RP (Part), 94 (Part), 95 S.A (Part), 96 (Part), 98 S.A (Part), 100 (Part), 101 (Part), 103, 104 (Part), 106 (Part), 107 (Part), 116 (Part), 117 (Part), 118, 119, 120 (Part), 121 (Part), 123 (Part), 129 (Part), 130, 131, 132 (Part), 133 (Part) in D.D.125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

This letter intends to supersede our letter dated 26.6.2023. We are glad to submit the FSI proposal herewith for the consideration of the Director of Fire Services (D of FS). The justifications in support of the captioned planning application has been updated and attached in the attachment.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

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

7. Justifications 理由







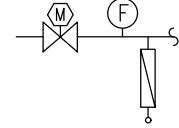





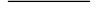



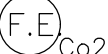
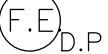






The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

1. The application site is covered by planning permission No. A/HSK/295. The applicant submits the current planning application to reflect the change of use at the application site.
2. The application site subjects to a total of 7 planning permissions. The applied use of the current application is the same as the approved use of the previous planning permission since 2009.
3. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13G) because it is situated Hung Shui Kiu New Development Area and it is covered with previous planning permissions.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities.
6. Open storage & port back-up uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. All the planning conditions imposed to the last planning permission have been complied with except the implementation of fire service installations proposal. The applicant is implementing the accepted FSI proposal.
8. Shortage of land for port back-up purpose in Ha Tsuen.
9. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structures.
12. Insignificant drainage impact because surface U-channel has been provided at the application site.
13. The ancillary workshop involves only sorting and baling of recyclable materials. It is entirely covered by enclosed structure and no operation will be carried out between 8:00p.m. to 8:00a.m.
14. The applicant has submitted the FSI proposal in support of his application. The applicant will implement the accepted FSI proposal immediately after the approval of the planning application.

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM
- 1.1 HR SYSTEM TO BE PROVIDED AND INSTALLED FOR THE STRUCTURE 2, 4, 5, 6 IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT.
- 1.2 HOSE REELS SHALL BE PROVIDED AT THE POSITIONS INDICATED ON PLAN.
- 1.3 SUFFICIENT HOSE REELS TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.
- 1.4 AN MODIFIED HOSE REEL SYSTEM WITH 2000L F.S. WATER TANK TO BE PROVIDED AND TO BE SINGLE END FEED FROM TOWN MAIN. THE LOCATION OF THE FS WATER TANK AND FS PUMP ROOM ARE CLEARLY MARKED ON PLANS.
- 1.5 TWO FIXED FIRE PUMPS (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.
- 1.6 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.7 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL
- 1.8 THE HOSE REEL SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
2. AUTOMATIC SPRINKLER SYSTEM
- 2.1 AN AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED TO THE ENTIRE STRUCTURE 4, 5, 6 IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 A 135,000 LITERS SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLAN.
- 2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDE AT GROUND FLOOR AND THE LOCATION AS INDICATED ON PLAN.
- 2.5 TWO SPRINKLER PUMPS (DUTY & STANDBY) AND ONE SPRINKLER JOCKEY PUMP TO BE PROVIDED FOR SERVING THE STRUCTURE AND LOCATED IN PUMP ROOM.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE ø32mm UNLESS SPECIFY.
- 2.7 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.8 CATEGORY I MATERIAL ARE STORED IN STRUCTURE 4, 5, 6. THE MATERIAL ARE STORED IN POST PALLETS IN SINGLE ROWS, WITH AISLES NOT LESS THAN 2.4M WIDE (ST2). THE MAXIMUM STORAGE HEIGHT IS 3.5M.
- 2.9 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50M² IN PLAN AREA FOR CATEGORY I.
3. FIRE ALARM SYSTEM
- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR HOSE REEL PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPRINKLER & HOSE REEL PUMP ROOM.
4. EMERGENCY LIGHTING
- 4.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
5. EXIT SIGN
- 5.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
5. NOTES FOR WATERWORKS
- 5.1 ALL EQUIPMENT USED IN THE INSTALLATION SHALL BE OF THE APPROVED TYPE AND APPROVED MAKE BY THE H.K.F.S.D.
- 5.2 ALL OVERFLOW PIPE OF WATER TANKS SHALL BE DISCHARGED IN A CONSPICUOUS POSITION TO THE COMMUNAL AREA WHERE IT IS EASILY VISIBLE AND ACCESSIBLE BY THE OCCUPANTS.
- 5.3 ALL ABOVE GROUND PIPEWORKS UP TO INCLUDING ø150mm SHALL BE GALVANIZED MILD STEEL (G.M.S.) PIPES TO BS 1387 MEDIUM GRADE AND JOINTED WITH SCREWED FITTINGS, SCREWED FLANGES, OR SCREWED UNIONS.
- 5.4 ALL UNDERGROUND PIPEWORKS UP TO AND INCLUDING ø150mm SHALL BE GALVANIZED MILD STEEL (G.M.S) PIPE TO BS 1387 HEAVY GRADE AND JOINTED WITH SCREWED FITTINGS, SCREWED FLANGES, OR SCREWED UNIONS.
- 5.5 ALL PIPEWORKS FROM ø150mm UPWARDS SHALL BE DUCTILE IRON (D.I) TO BS 4722 AND JOINTED WITH FLANGE AND FLANGED FITTINGS.
- 5.6 ALL COPPER ALLOY GATE VALVE SHALL CONFORM TO BS 5154 AND CHECK VALVES CONFORM TO BS 5153.
- 5.7 ALL BALL FLOAT VALVES SHALL CONFORM TO BS 1221, PART 1.
- 5.8 NO WATER PIPE SHALL BE EMBEDDED WITHIN LOAD BEARING STRUCTURAL ELEMENTS SUCH AS COLUMNS, BEAMS AND SLABS IN LONGITUDINAL DIRECTION.
6. MISCELLANEOUS F.S. INSTALLATION
- 6.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.
- 6.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 6.2 WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 6.3 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.
- 6.4 NO DANGEROUS GOODS WILL BE STORED AT ALL STRUCTURES.

LEGEND (FOR LAYOUT PLAN)


	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL
	EMERGENCY LIGHT
	EXIT SIGN

ABBREVIATION

SPR.	SPRINKLER
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CO ₂	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	A	F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST
FS-02	A	FIRE SERVICES INSTALLATION LAYOUT PLAN
FS-03	A	WINDOW CALCULATION


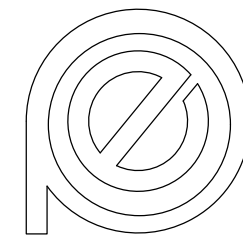
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REV	DESCRIPTION	DATE	BY
FSI CONTRACTOR			
East Power Engineering Limited			
			
PROJECT			
FIRE SERVICES INSTALLATION WORK AT LOT 89(PART), 90(PART), 93 RP(PART), 94(PART), 95 SA(PART), 96(PART), 98 SA(PART), 100(PART), 101(PART), 103, 104(PART), 106(PART), 107(PART), 116(PART), 117(PART), 118, 119, 120(PART), 121(PART), 122(PART), 128(PART), 130, 131, 132(PART), 133(PART) IN D.D.125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, N.T.			
DRAWING TITLE			
F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST			
	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	30-11-2022
DESIGN BY	WINKLE	SENG	30-11-2022
CHECK BY	CM	PM	30-11-2022
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PROJECT NO.	-		
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EP-21021-FS01			
SCALE	N. T. S.	REVISION	A



A	1ST SUBMISSION	18-06-2023	WC
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



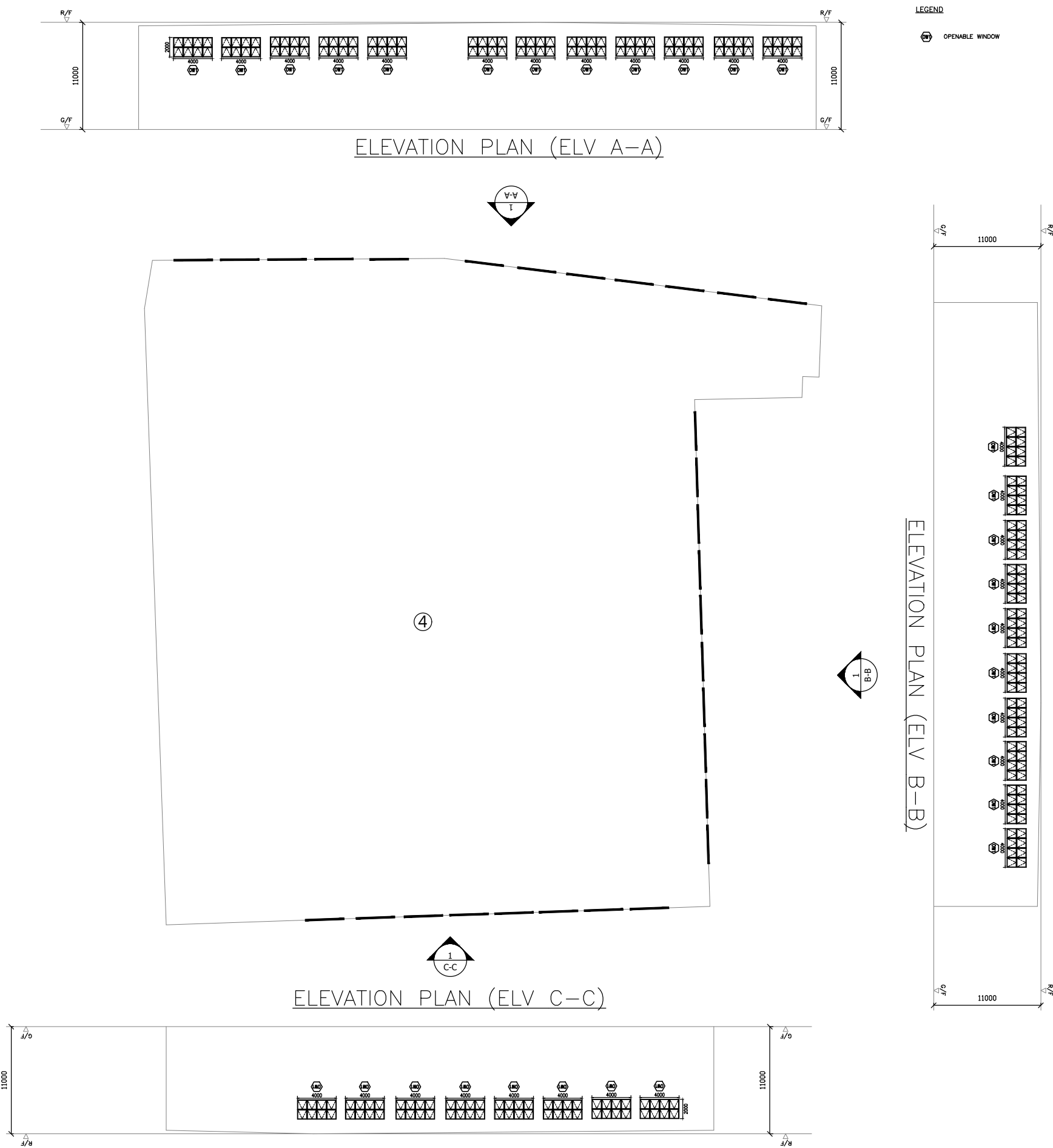
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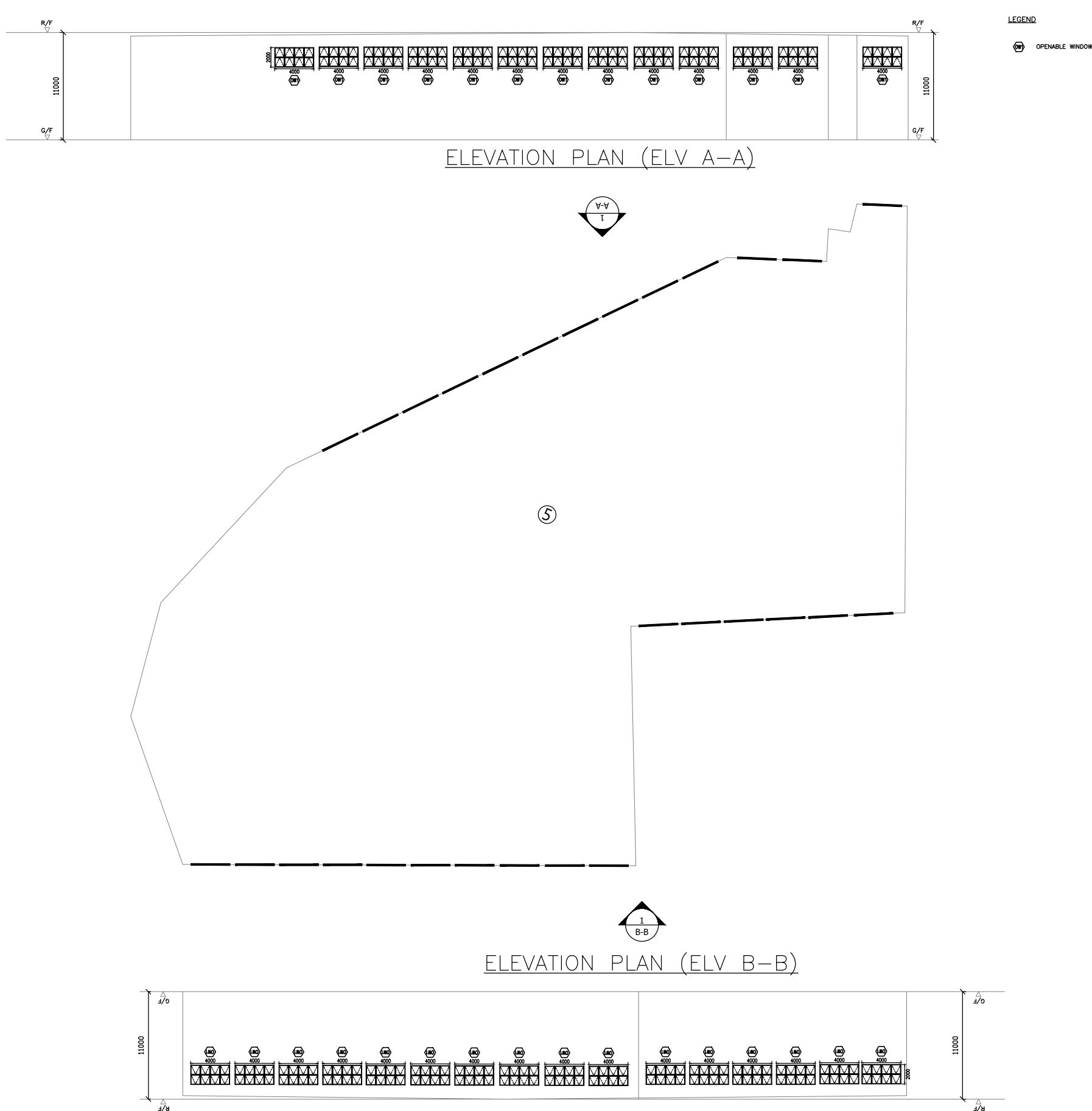
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FIRE SERVICE INSTALLATION LAYOUT PLAN

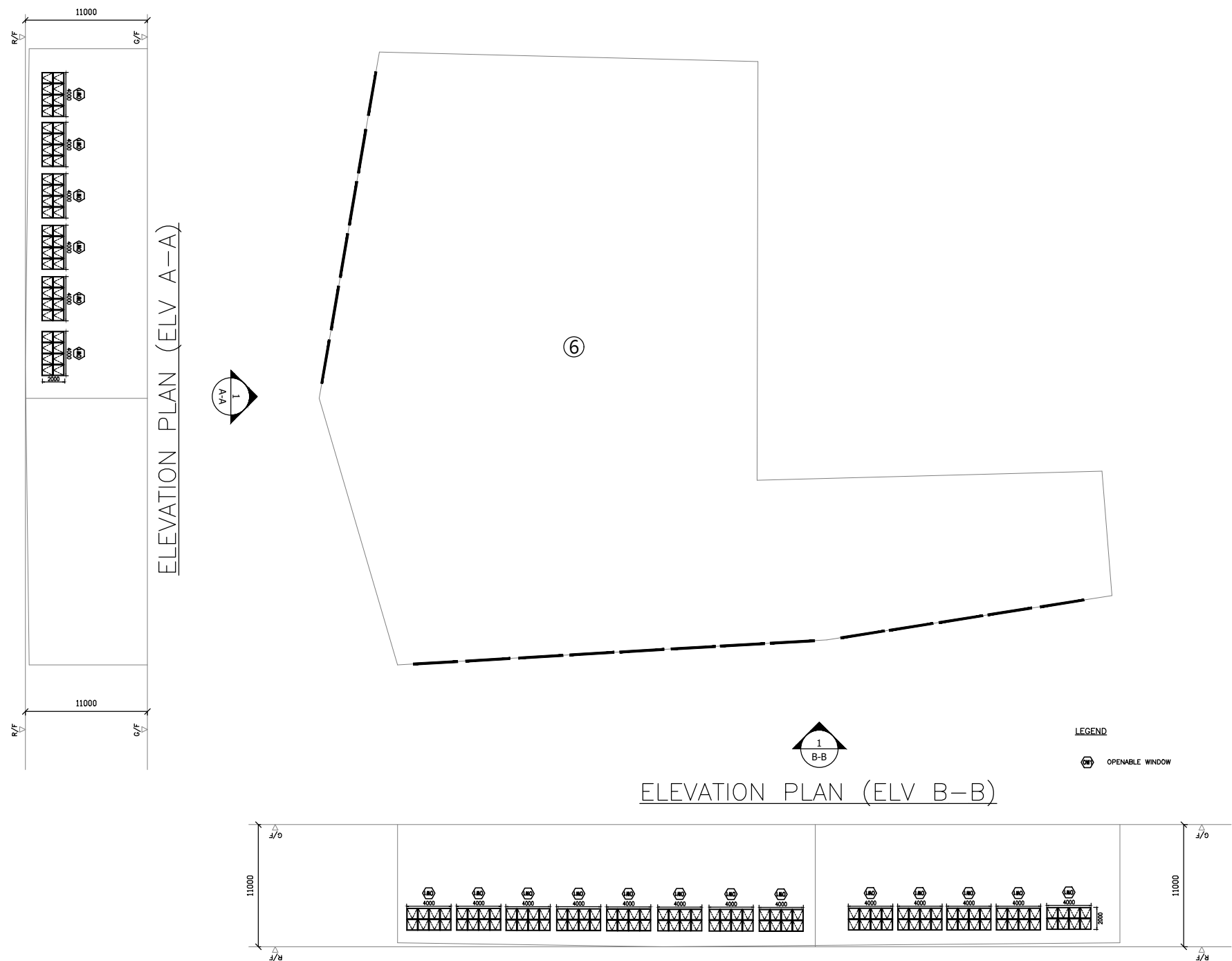
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DESIGNED BY	JACKIE	S.ENG	30-11-2022
CHECKED BY	CM	PM	30-11-2022
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DRAWING NO. EP-21021-FS02			
SCALE	1 : 600	REVISION	A



OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m ³				
LOCATION	USABLE FL. AREA (m ²) PER FLOOR	OPENABLE WINDOW AREA REQUIRED	OPENABLE WINDOW AREA PROVIDED	
(STRUCTURE 4) STORAGE OF RECYCLABLE MATERIALS WITH ANCILLARY WORKSHOP	3,772	3772 X 6.25% = 235	REFER TO ELEVATION-(A-A) = 96 REFER TO ELEVATION-(B-B) = 80 REFER TO ELEVATION-(C-C) = 55	TOTAL = 240 > 235



OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m ³				
LOCATION	USABLE FL. AREA (m ²) PER FLOOR	OPENABLE WINDOW AREA REQUIRED	OPENABLE WINDOW AREA PROVIDED	
(STRUCTURE 5) LOGISTIC CENTRE & STORAGE OF RECYCLABLE MATERIALS (METAL, PLASTIC & PAPER) & EXHIBITION MATERIALS	3,621	3621 X 6.25% = 226	REFER TO ELEVATION-(A-A) = 104 REFER TO ELEVATION-(B-B) = 128	TOTAL = 232 > 226


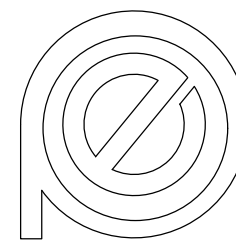


OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m ³				
LOCATION	USABLE FL. AREA (m ²) PER FLOOR	OPENABLE WINDOW AREA REQUIRED	OPENABLE WINDOW AREA PROVIDED	
(STRUCTURE 6) LOGISTIC CENTRE	2,319	2319 X 6.25% = 145	REFER TO ELEVATION-(A-A) = 48 REFER TO ELEVATION-(B-B) = 104	TOTAL = 152 > 145

A	1ST SUBMISSION	18-06-2023	WC
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



PROJECT

FIRE SERVICES INSTALLATION WORK AT LOT 89(PART), 90(PART), 93 RP(PART), 94(PART), 95 SA(PART), 96(PART), 98 SA(PART), 100(PART), 101(PART), 103, 104(PART), 106(PART), 107(PART), 116(PART), 117(PART), 118, 119, 120(PART), 121(PART), 123(PART), 129(PART), 130, 131, 132(PART), 133(PART) IN D.D.125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, N.T.

DRAWING TITLE

WINDOW CALCULATION

	INITIAL	DESIGNATION	DATE
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DESIGNED BY	JACKIE	S.ENG	30-11-2022
CHECKED BY	CM	PM	30-11-2022
APPROVED BY	-	-	-
PROJECT NO.	-		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-21021-FS03			
SCALE	N.T.S.	REVISION	A

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 New Development Areas:
 - (a) The planning for various New Development Areas (NDAs) (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
 - (b) For existing open storage and port back-up sites with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, may also need to be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
 - (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
 - (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

Previous S.16 Applications covering the Application Site

Approved Applications

<u>Application No.</u>	<u>Use(s)/Development(s)</u>	<u>Date of Consideration by RNTPC</u>
A/YL-HT/645	Proposed Temporary Open Storage of Containers and Logistics Centre for a Period of 3 Years	9.10.2009
A/YL-HT/720	Proposed Temporary Logistics Centre for a Period of 3 Years	18.3.2011
A/YL-HT/814	Temporary Open Storage of Containers and Logistics Centre with Ancillary Open Storage of Recyclable Materials for a Period of 3 Years	7.12.2012
A/YL-HT/891	Proposed Temporary Logistics Centre for a Period of 3 Years	21.3.2014
A/YL-HT/997	Temporary Open Storage of Containers and Logistics Centre with Ancillary Open Storage of Recyclable Materials for a Period of 3 Years	8.1.2016 (Revoked on 8.6.2018)
A/HSK/1	Temporary Storage of Recyclable Materials (including Metal and Plastic) for a Period of 3 Years	11.8.2017 (Revoked on 11.2.2019)
A/HSK/99	Temporary Logistics Centre with Storage of Recyclable Materials (Plastic, Metal and Paper) for a Period of 3 Years	19.10.2018 (Revoked on 19.1.2021)
A/HSK/295	Temporary Logistics Centre with Storage of Recyclable Materials (Plastics, Metal and Paper) for a Period of 3 Years	26.3.2021

**Similar S.16 Applications within/straddling the subject “Residential (Group A) 2” and
“Residential (Group A) 3” Zones
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

<u>Application No.</u>	<u>Use(s)/Development(s)</u>	<u>Date of Consideration by RNTPC</u>
A/HSK/94	Temporary Logistics Centre and Warehouse for a Period of 3 Years	21.9.2018 (Revoked on 21.2.2021)
A/HSK/135	Temporary Open Storage of Containers and Logistics Centre for a Period of 3 Years	12.4.2019
A/HSK/219	Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Site Office for a Period of 3 Years	12.6.2020
A/HSK/264	Temporary Open Storage of Scrap Metal and Logistics Centre for a Period of 3 Years	4.12.2020

<u>Application No.</u>	<u>Use(s)/Development(s)</u>	<u>Date of Consideration by RNTPC</u>
A/HSK/289	Temporary Warehouse, Open Storage of Construction Materials, Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years	12.3.2021
A/HSK/312	Temporary Logistics Centre, Warehouse, Cold Storage, Open Storage of Containers and Container Vehicle Park with Ancillary Workshop (including Compacting, Unpacking and Tyre Repairing) and Canteen for a Period of 3 Years	9.7.2021
A/HSK/316	Temporary Logistics Centre and Warehouse for a Period of 3 Years	23.7.2021
A/HSK/385	Temporary Open Storage of Containers and Logistics Centre for a Period of 3 Years	12.8.2022
A/HSK/454	Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years	23.6.2023
A/HSK/460	Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years	14.7.2023

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application; and
- according to his record, there is no lease modification/land exchange application or building plan submission in relation to development at the application site (the Site) approved/under processing.

2. Traffic

(a) Comments of the Commissioner for Transport:

No comment on the application from traffic engineering point of view.

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

No adverse comment on the application from highway maintenance point of view.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from drainage point of view; and
- should the application be approved, a condition should be stipulated requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to his satisfaction.

4. Fire Safety

Comments of the Director of Fire Services:

No in-principle objection to the application subject to the fire service installations being provided to his satisfaction.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no adverse comment on the application under the Buildings Ordinance; and
- no building plan submission in relation to the development at the Site was approved or under processing.

6. Long-term Development

Comments of the Project Manager (West), Civil Engineering and Development Department:

No adverse comment on the application.

7. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department:

No objection to the application.

8. District Officer's Comments

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

- no comment from departmental point of view; and
- his office has not received any comment from the locals 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 that the Site may be resumed at any time during the planning approval period for implementation of government projects;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises 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 and Government Land (GL);
 - the GL in the Site is covered by Short Term Tenancies (STT) No. 2846 for the purpose of Temporary Open Storage of Containers and Logistics Centre with Ancillary Open Storage of Recyclable Materials;
 - the private lots covered by Short Term Waivers (STWs) are listed below:

<u>Lot(s) in D.D.125</u>	<u>STW No.</u>	<u>Purposes</u>
93 RP	3040	Ancillary Use to Open Storage
95 (mother lot of 95 S.A)	3886	Temporary Logistics Centre and Ancillary Parking of Vehicle
116	3922	Temporary Logistics Centre
117	3923	
132	3924	
133	3925	
94 and 103	4097	Temporary Open Storage of Containers and Logistics Centre with Ancillary Open Storage of Recyclable Materials
121 and 130	4098	
100	4099	
101	4100	
104	4101	
119	4102	
118	4103	
120	4104	
131	4105	
105, 106, 107, 108 and 760	4531	Temporary Logistics Centre and Ancillary Parking of Vehicle
90	4594	Temporary Open Storage of Containers and Logistics Centre

- the STT/STW holders should apply to his office for modification of the STT/STW conditions where appropriate and the lot owner(s) of the lot(s) without STW should apply to his office to permit the structures to be erected or 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. Application(s) for any of the above will be considered by LandsD 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(s) 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 LandsD;
- (d) to note the comments of the Commissioner for Transport that:
- sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - the access road connecting the Site with Ping Ha Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Ping Ha Road;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (g) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise the possible environmental impacts on the surrounding areas;
- (h) to note the comments of the Director of Fire Services that:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed fire service installations (FSIs) to be installed should be clearly marked on the layout plans; and
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comment of the Project Manager (West), Civil Engineering and Development Department that the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lots concerned fall within the site under Remaining Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for the Remaining Phase development will commence in 2030. The applicant is required to pay attention to the development programme and to liaise with his office if any structures would be erected to ensure that their proposed development would not affect or impose constraints to the proposed works under HSK/HT NDA.

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A/HSK/468 DD 125 Ha Tsuen

10/07/2023 04:12

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

Dear TPB Members,

And again conditions have not been fulfilled but the extensions continue to be granted.

As the conditions in question are usually related to fire and drainage, this scenario is akin to that of the building in MKK that has been allowed to flaunt orders to remove illegal structures for almost a decade and the result was two incidents of falling concrete onto busy streets.

So who is responsible here if there is a fire at these premises?

Failure of the authorities to implement regulations and failure on the part of members to question this indicate a degree of complicity that results in the conditions that often end up in incidents that affect the safety and good health of the community.

Further approval should not be an option.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 9 March 2021 3:17 AM CST

Subject: A/HSK/295 DD 125 Ha Tsuen

A/HSK/295

Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen

Site area : About 15,000sq.m Includes Government Land of about 400sq.m

Zoning : "Res (Group A) 2", "Res (Group A) 3" and area shown as 'Road'

Applied use : Storage of Recyclable Materials / 6 Vehicle Parking

Dear TPB Members,

No doubt PlanD will trot out the usual line even though the operation had approval revoked in 2018 and 2019 and the most recent application 99 racked up EIGHT extensions of time. Clearly the applicant has no intention of fulfilling the conditions but knows that the trick is to run out of time and then submit yet another application.

Whilst the applied use was not in line with the planning intentions, the implementation programme for this part of New Development Area was still being formulated. Approval of the application on a temporary basis would not jeopardize the long-term development of the site

But members last time expressed concerns:

A Member noted that DEP did not support the application and considered that without any mitigation measures, the soil and underground water of the site were expected to be contaminated by the proposed logistics centre use

It was mentioned that the lots would not be resumed until 2024, but since then the CE promised that development of the new town would be expedited but if applications like this continue to be approved then the community cannot be condemned for having lost all faith in the government and its constant pledges to provide homes for the grass roots.

In addition what damage is being done to the soil as the operator is ongoing? Members have a duty to consider the implications as the lots are zoned for high density residential.

Mary Mulvihill