

This document is received on 15 MAR 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-LFS/392
	Date Received 收到日期	15 MAR 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>)。亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Ming Fai Industrial (HK) Company Limited (明輝實業(香港)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 2019 (Part), 2037 (Part), 2038 (Part), 2054 (Part) & 2055 (Part) in D.D. 129, Lau Fau Shan, 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 1,430 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 800 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/9
(e) Land use zone(s) involved 涉及的土地用途地帶	'Recreation' ("REC")
(f) Current use(s) 現時用途	Warehouse for storage of plastic & retail of plastic pellet (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)^{#&}
於 (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on (DD/MM/YYYY)[&]
於 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
10/2/2021 (DD/MM/YYYY)[&]
於 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 16/2/2021 (DD/MM/YYYY)[&]
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Warehouse for Storage of Plastic & Retail of Plastic Pellet for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 630sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 800sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 1 Proposed domestic floor area 擬議住用樓面面積 NAsq.m <input checked="" type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 800sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 800sq.m <input checked="" type="checkbox"/> About 約	
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure 1: Warehouse and retail (Not exceeding 8m, 1 storey)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 2 spaces of 5m x 2.5m Motorcycle Parking Spaces 電單車車位 Nil Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Nil Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil Others (Please Specify) 其他 (請列明) NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Nil Coach Spaces 旅遊巴車位 Nil Light Goods Vehicle Spaces 輕型貨車車位 1 space of 7m x 3.5m Medium Goods Vehicle Spaces 中型貨車車位 Nil Heavy Goods Vehicle Spaces 重型貨車車位 Nil Others (Please Specify) 其他 (請列明) NA	

Proposed operating hours 擬議營運時間 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation will be held 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 Deep Bay Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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"/>

	<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>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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


1. The proposed development is deemed an extension to the contiguous plastic recycle workshop which is an Existing Use which deserves sympathetic consideration.
2. The proposed development is significantly different from the open storage and port back-up activities in nature. First of all, the proposed development will involve only storage of packed raw material and plastic pellet and no workshop activities will be carried out there. They are clean and stored tidily within an approximately 8m high warehouse.
3. Shop and services is a column two use in 'Rec' zone.
4. The proposed development is subject to a previous planning permission (TPB Ref.: A/YL-LFS/321). In view of that the actual occupation of the site is bigger than the approved boundary of previous planning permission, a fresh planning application is submitted for the consideration of the Town Planning Board.
5. The proposed development is compatible with the surrounding environment.
6. Similar planning applications for retail use have been approved by the Town Planning Board in the same 'Recreation' zone such as A/YL-LFS/370.
7. Minimal traffic impact.
8. Insignificant noise and environmental impacts.
9. The applicant has provided trees at the application site. The applicant has submitted drainage proposal and provided surface U-channel according to the submitted drainage proposal to support his application.
10. The plastic recycle workshop and ancillary use has been in operation before 1989 to the immediate west of the application site. Having checked aerial photo and from other source of information on hand such as the possession of Short Term Waiver No. 3424 (Appendix 2), the said plastic recycle workshop and ancillary use is believed an 'Existing Use' to our best knowledge. In response to the tighten up of the requirement of China's custom on the export of scrap plastic from Hong Kong to China, the applicant is required to buy new machines to clean the scrap plastic and make the scrap plastic into pellet before exporting to China. As such, the applicant needs additional space for the above-mentioned procedures at Lot 2065 in D.D.129 and therefore he wishes to occupy the adjacent land, i.e., the application site for storage of material and plastic pellet temporarily before exporting to China. He also wishes to run a retail shop at the application site so as to supply plastic pellet to the manufacturers of Hong Kong to sustain his business under the tightening of the export of plastic to mainland. The existing plastic recycle workshop and ancillary use as shown in Figure 1 is approximately 900m² in size and it could not accommodate the raw material and the end product, i.e., plastic pellet after the addition of new machines in order to meet the new requirements of China custom. As such, the applicant wishes to store the raw material and end product at the adjoining land. Due to the tightening up of the requirement of China Custom, the proposed extension is indeed necessary in support of the operation of the plastic recycle business which has been already there for more than 30 years. As such, Town Planning Board is requested to sympathetically consider the special circumstance of the current planning application.
11. Although the planning intention of the "REC" zone is highly appreciated as recreation is a critical means to enhance the quality of living of the public, it is regretfully that the intention of the "REC" zone in Lau Fau Shan is yet to realize in the coming future because of the remoteness of the area.
12. Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13F) is not applicable to the current application because "Open Storage" uses considered in TPB PG-NO. 13F relate to activities carried out on a site for which the greater part of the site (i.e. generally assumed to be more than 50%) is uncovered and used for storage use. Storage activities ancillary to warehousing on the same site are excluded from this definition. In view of that the current application is proposed for warehouse to store raw material and plastic pellet, TPB PG-NO. 13F is not applicable to the current planning application and special treatment from the Town Planning Board is requested.
13. No alternative site for the proposed use due to shortage of land for operation of plastic recycle workshop in Ha Tsuen & Lau Fau Shan & the special operation need of plastic recycle workshop
14. The applicant has complied with all the planning conditions imposed to the last planning permission except the implementation of FSI proposal due to covid-19 situation and delayed inspection by FSD as a result.

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

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員
☐ 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

Others 其他

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

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

Date 日期

18/2/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2019 (Part), 2037 (Part), 2038 (Part), 2054 (Part) & 2055 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.
Site area 地盤面積	1,430 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/9
Zoning 地帶	'Recreation' ("REC")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse for Storage of Plastic & Retail of Plastic Pellet 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	800 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.56 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	8	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	55.94 % <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		
	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		2 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		
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		0 0 1 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
As-built drainage 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 type="checkbox"/>
<hr/> <hr/>		
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 Warehouse for Storage of Plastic & Retail of Plastic Pellet for a Period of 3 Years

at

Lots 2019 (Part), 2037 (Part) 2038 (Part), 2054 (Part) & 2055 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Annex 1 Drainage Assessment

A. Site particulars

- 1.1.1 The site possesses an area of about 1,430m². It will be covered by structure at the western portion of the application site. The surface of the site will be hard paved.
- 1.1.2 A plastic recycle workshop and ancillary use with short term waiver No. 3424 is found to the immediate west of the application site. Open storage yards were found to the south and east of the application site. Some of them are either 'existing use' or temporarily permitted land use which is conformed to the prevailing Town Planning Ordinance. Vegetated land was found to the north.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 The subject site will be hard paved and occupied an area of approximately 1,430m². It has a very gentle gradient sloping from north to south from about +8.7mPD to +8.2mPD.
- 1.1.4 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in **Annex 1.3** hereunder, 525mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.5 With regard to the location of the existing drain and the topography surrounding the application site, a knoll is found to the north of the site and it is about +42.5mPD. The land to the south, east and west of the site is found lower than the application site. (**Figure 5**)
- 1.1.6 As such, an external catchment is identified as shown in **Figure 5**. Such external catchment is taken into account when estimating the size of the surface U-channel for the application site.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.7 There is an existing surface drain to the southwest of the application site. The said existing drainage dissipates the surface runoff to Deep Bay.

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the above calculations, it is determined that 525mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 5**).
- 1.2.2 The collected surface runoff will be conveyed to existing drainage to the southwest of the site. (**Figure 6**)
- 1.2.3 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the open drain, will be provided and maintained at the applicant's own expense. Also, sand trap and U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.4 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface U-channel at site boundary is detailed hereunder:
 - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface U-channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface U-channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (d) Openings will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.
- 1.2.6 The applicant is conscientious in preparing this drainage proposal. Also, he is willing to provide necessary drainage facilities to minimize the drainage impact accrued by the proposed development. The acceptance of this drainage proposal will give positive recognition to the applicant's efforts.

Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Subject Site

1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- The area of the entire catchment is approximately 4,850m² including the application site which is about 1,430m²; (Figure 5)
- The catchment is predominant paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 42.5\text{m} - 8.2\text{m} = 34.3\text{m}$$

$$L = 125\text{m}$$

$$\therefore \text{Average fall} = 24.3\text{m in } 125\text{m} \text{ or } 1\text{m in } 3.64\text{m}$$

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [125 / (27.44^{0.2} \times 4,850^{0.1})]$$

$$t_c = 3.99 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 295 mm/hr

$$\text{By Rational Method, } Q = 1 \times 295 \times 4,850 / 3,600$$

$$\therefore Q = 397.43 \text{ l/s} = 23,845.83 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of about 1:180 along the site periphery of the site, 525mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site and the adjacent land.

Annex 2 Estimated Traffic Generation

- 2.1 The proposed development is an extension to a plastic recycle workshop and ancillary use to the immediate west of the application site. The ingress/egress of the application site is abutting a local vehicular track leading to Deep Bay Road. (Figure 1)
- 2.2 Only 5.5 tonnes light goods vehicle is required to deliver plastic to and from the application site.
- 2.3 Unlike open storage and port back-up uses, traffic accrued by the proposed development is even lower. Further, the proposed development is only an extension to an existing plastic recycle workshop and ancillary use so that it would not generate significant additional traffic especially that the size of the application site is only about 1,430m² (with 630m² uncovered area for manoeuvring of vehicle and landscaping). The average and peak trip rates generated from and attracted to the site are shown below.

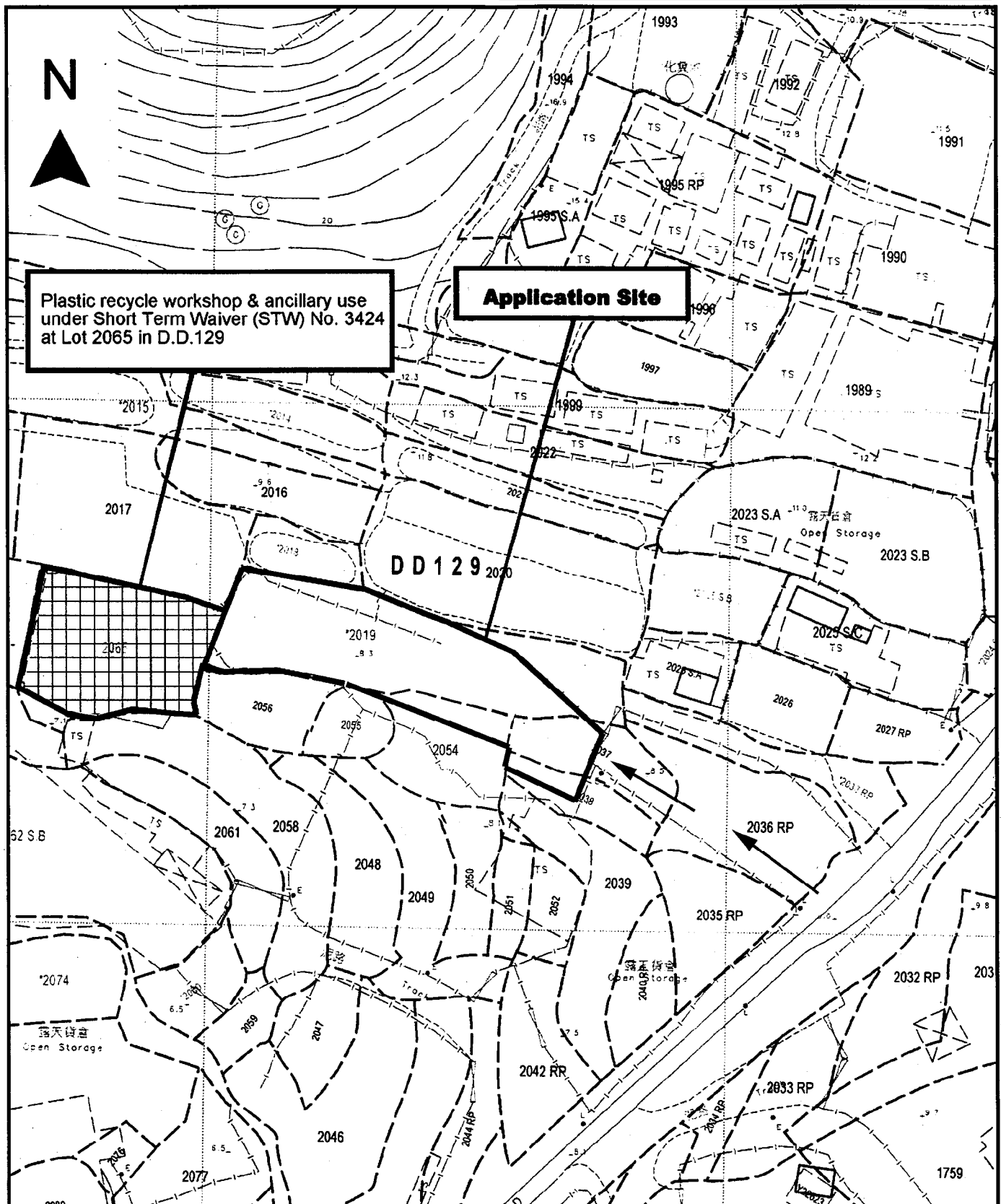
Type of vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Light goods vehicle	0.5	0.5	1.5	1.5
Private car	0.22	0.22	1	1
Total	0.72	0.72	2.5	2.5

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively; and

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.

- 2.4 In association with the proposed use, adequate space for manoeuvring and loading/unloading are available within the application site. By virtue of the fact that the application site is directly linked with Yuen Long Highway via Deep Bay Road and Lau Fau Shan Road and the traffic generated by the proposed development is insignificant, the proposed development being applied would not aggravate the traffic condition even though Deep Bay Road is not wide enough for 2 ways traffic.



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Plastic & Retail of Plastic Pellet for a Period of 3 Years at Lots 2019 (Part), 2037 (Part), 2038 (Part), 2054 (Part) & 2055 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

Drawing No. 圖號:

Figure 1

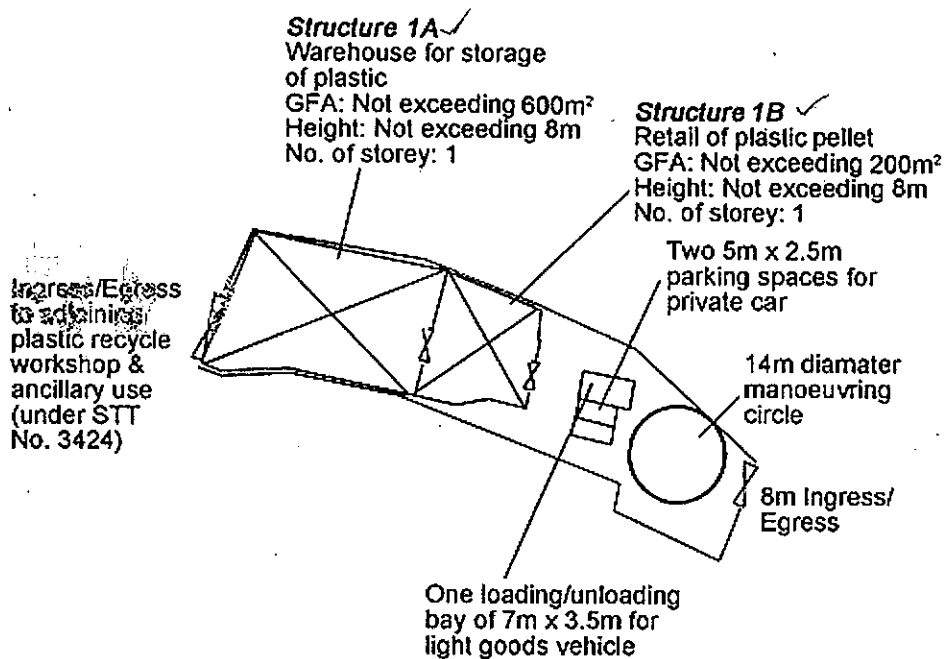
Remarks 備註:

→ Vehicular access leading from Deep Bay Road

Scale 比例:

1:1000

N



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Plastic & Retail of Plastic Pellet for a Period of 3 Years at Lots 2019 (Part), 2037 (Part), 2038 (Part), 2054 (Part) & 2055 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

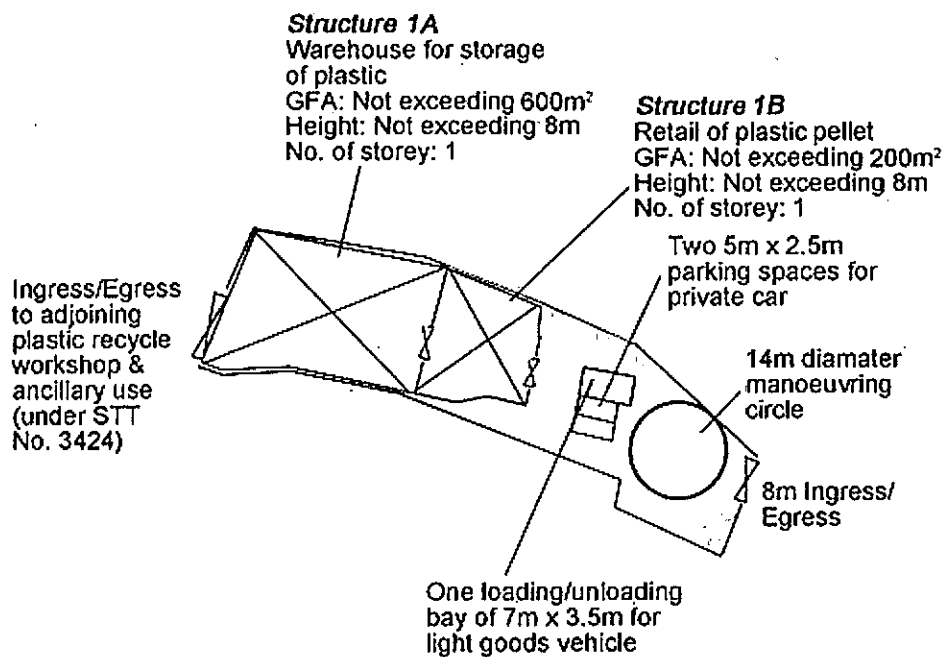
Scale 比例:

1:1000

N



Proposed Tree	Approximate Height	Spacing
Existing <i>Bauhinia blakeana</i> to be preserved	2.75m	4m



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Plastic & Retail of Plastic Pellet for a Period of 3 Years at Lots 2019 (Part), 2037 (Part), 2038 (Part), 2054 (Part) & 2055 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

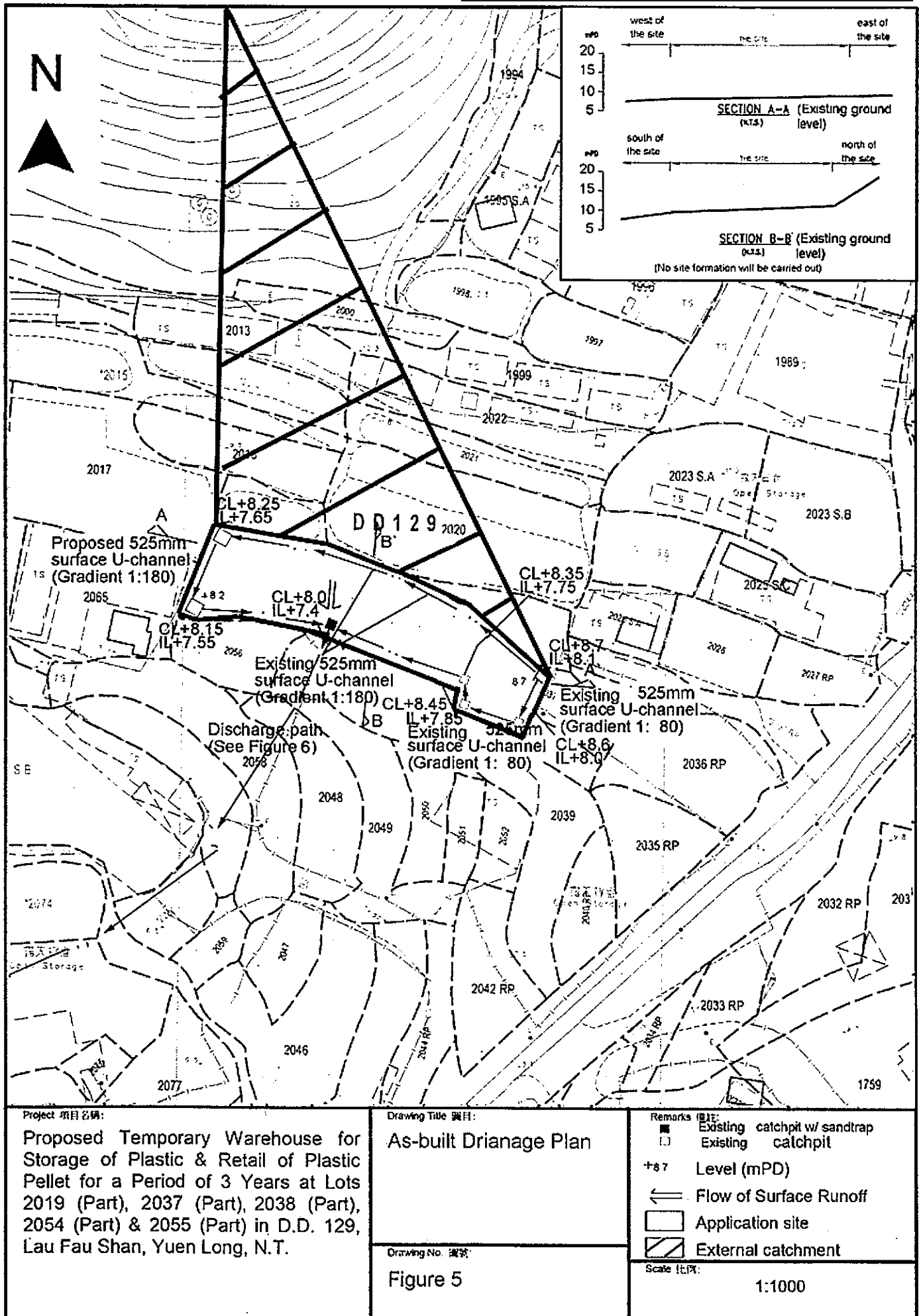
Drawing No. 圖號:

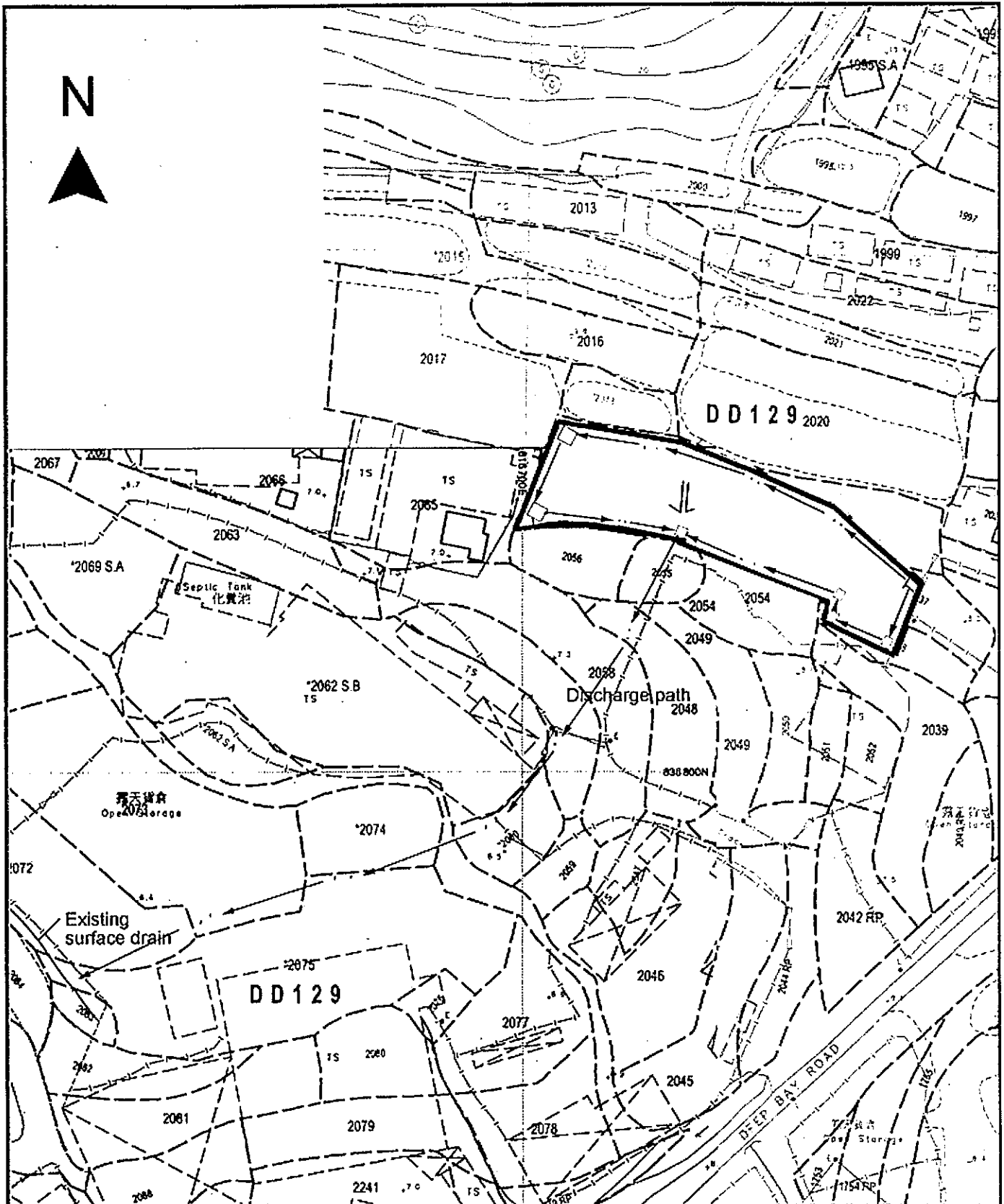
Figure 4

Remarks 備註:

Scale 比例:

1:1000





Project 項目名稱:

Proposed Temporary Warehouse for Storage of Plastic & Retail of Plastic Pellet for a Period of 3 Years at Lots 2019 (Part), 2037 (Part), 2038 (Part), 2054 (Part) & 2055 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Discharge Path to Existing Natural Stream

Drawing No. 圖號:

Figure 6

Remarks 備註:

← Existing 525mm surface U-channel

Scale 比例尺:

1:1000

Total: 2 pages

Date: 17 March 2021

TPB Ref.: A/YL-LFS/392

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 Warehouse for Storage of Plastic & Retail of Plastic Pellet for a Period of 3 Years at Lots 2019 (Part), 2037 (Part), 2038 (Part), 2054 (Part) & 2055 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

We are glad to submit the clear version of Figure 4 for your further processing of the captioned application. We also take this opportunity to confirm that the application site has been entirely fenced off.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at 5114 9258 at your convenience.

Yours faithfully,

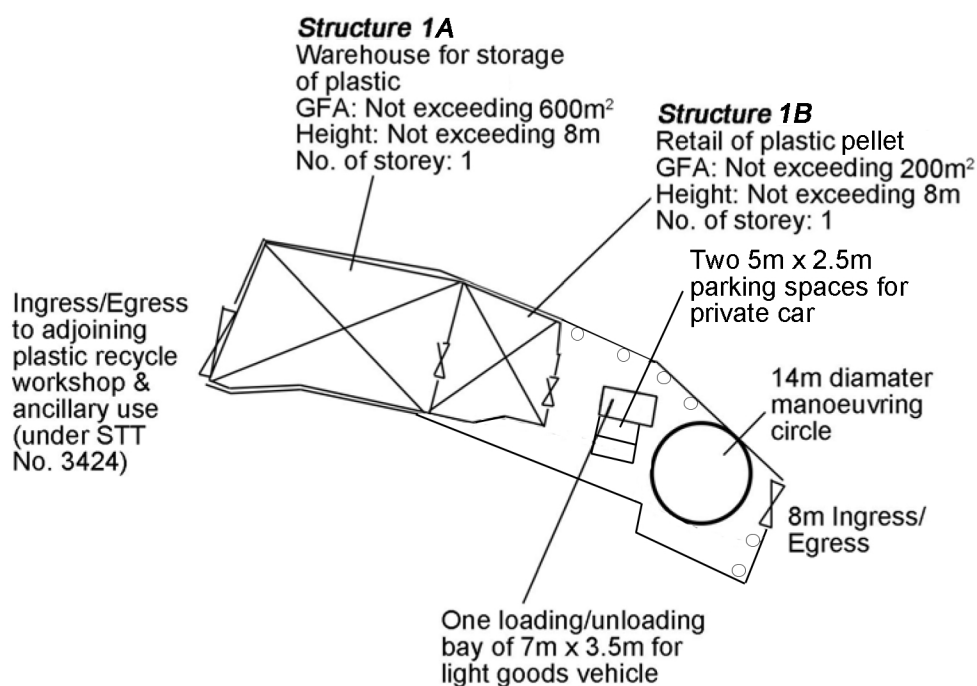


Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Miss Amy KWONG) – By Email



Proposed Tree	Approximate Height	Spacing
○ Existing <i>Bauhinia blakeana</i> to be preserved	2.75m	4m



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Plastic & Retail of Plastic Pellet for a Period of 3 Years at Lots 2019 (Part), 2037 (Part), 2038 (Part), 2054 (Part) & 2055 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

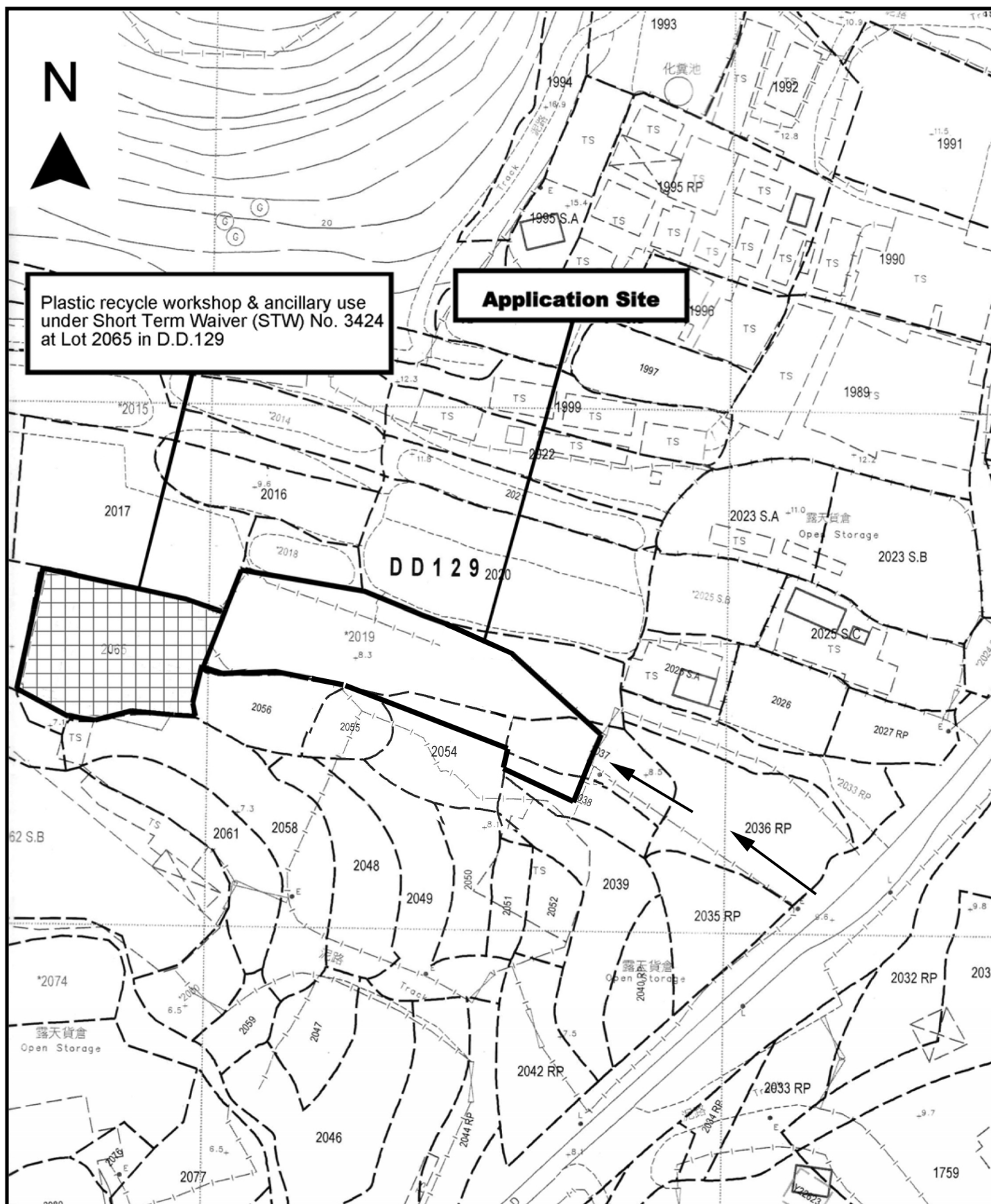
Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Plastic & Retail of Plastic Pellet for a Period of 3 Years at Lots 2019 (Part), 2037 (Part), 2038 (Part), 2054 (Part) & 2055 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

Drawing No. 圖號:

Figure 1

Remarks 備註:

→ Vehicular access leading from Deep Bay Road

Scale 比例:

1:1000

Date: 6 May 2021

TPB Ref.: A/YL-LFS/392

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 Warehouse for Storage of Plastic & Retail of Plastic Pellet for a Period of 3 Years at Lots 2019 (Part), 2037 (Part), 2038 (Part), 2054 (Part) & 2055 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

We write to withdraw our letter dated 6.5.2021.

We are glad to submit the updated justifications and Annex for your further processing of the captioned application. Please also find the proposed fire service installations plan in the attachment.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at 5114 9258 at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Phyllis LAU) – 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 proposed development is deemed an extension to the contiguous plastic recycle workshop which is covered with a short term waiver which deserves sympathetic consideration.
2. The proposed development is significantly different from the open storage and port back-up activities in nature. First of all, the proposed development will involve only storage of packed raw material and plastic pellet and no workshop activities will be carried out there. They are clean and stored tidily within an approximately 8m high warehouse.
3. Shop and services is a column two use in 'Rec' zone.
4. The proposed development is subject to a previous planning permission (TPB Ref.: A/YL-LFS/321). In view of that the actual occupation of the site is bigger than the approved boundary of previous planning permission, a fresh planning application is submitted for the consideration of the Town Planning Board.
5. The proposed development is compatible with the surrounding environment.
6. Similar planning applications for retail use have been approved by the Town Planning Board in the same 'Recreation' zone such as A/YL-LFS/370.
7. Minimal traffic impact.
8. Insignificant noise and environmental impacts.
9. The applicant has provided trees at the application site. The applicant has submitted drainage proposal and provided surface U-channel according to the submitted drainage proposal to support his application.
10. The plastic recycle workshop and ancillary use has been in operation before 1989 to the immediate west of the application site. The plastic recycle workshop possesses a Short Term Waiver No. 3424 (Appendix 2). In response to the tighten up of the requirement of China's custom on the export of scrap plastic from Hong Kong to China, the applicant is required to buy new machines to clean the scrap plastic and make the scrap plastic into pellet before exporting to China. As such, the applicant needs additional space for the above-mentioned procedures at Lot 2065 in D.D.129 and therefore he wishes to occupy the adjacent land, i.e., the application site, for storage of material and plastic pellet temporarily before exporting to China. He also wishes to run a retail shop at the application site so as to supply plastic pellet to the manufacturers of Hong Kong to sustain his business under the tightening of the export of plastic to mainland. The existing plastic recycle workshop and ancillary use as shown in Figure 1 is approximately 900m² in size and it could not accommodate the raw material and the end product, i.e., plastic pellet after the addition of new machines in order to meet the new requirements of China custom. As such, the applicant wishes to store the raw material and end product at the adjoining land. Due to the tightening up of the requirement of China Custom, the proposed extension is indeed necessary in support of the operation of the plastic recycle business which has been already there for more than 30 years. As such, Town Planning Board is requested to sympathetically consider the special circumstance of the current planning application.
11. Although the planning intention of the "REC" zone is highly appreciated as recreation is a critical means to enhance the quality of living of the public, it is regrettably that the intention of the "REC" zone in Lau Fau Shan is yet to realize in the coming future because of the remoteness of the area.
12. Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13F) is not applicable to the current application because "Open Storage" uses considered in TPB PG-NO. 13E relate to activities carried out on a site for which the greater part of the site (i.e. generally assumed to be more than 50%) is uncovered and used for storage use. Storage activities ancillary to warehousing on the same site are excluded from this definition. In view of that the current application is proposed for warehouse to store raw material and plastic pellet, TPB PG-NO. 13F is not applicable to the current planning application and special treatment from the Town Planning Board is requested.
13. No alternative site for the proposed use due to shortage of land for operation of plastic recycle workshop in Ha Tsuen & Lau Fau Shan & the special operation need of plastic recycle workshop
14. The applicant has complied with all the planning conditions imposed to the last planning permission except the implementation of FSI proposal due to covid-19 situation and delayed inspection by FSD as a result.

Proposed Temporary Warehouse for Storage of Plastic & Retail of Plastic Pellet for a Period of 3 Years
at
Lots 2019 (Part), 2037 (Part), 2038 (Part), 2054 (Part) & 2055 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Annex 1 Drainage Assessment

A. Site particulars

- 1.1.1 The site possesses an area of about 1,430m². It will be covered by structure at the western portion of the application site. The surface of the site will be hard paved.
- 1.1.2 A plastic recycle workshop and ancillary use with short term waiver No. 3424 is found to the immediate west of the application site. Open storage yards were found to the south and east of the application site.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 The subject site will be hard paved and occupied an area of approximately 1,430m². It has a very gentle gradient sloping from north to south from about +8.7mPD to +8.2mPD.
- 1.1.4 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in **Annex 1.3** hereunder, 525mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.5 With regard to the location of the existing drain and the topography surrounding the application site, a knoll is found to the north of the site and it is about +42.5mPD. The land to the south, east and west of the site is found lower than the application site. (**Figure 5**)
- 1.1.6 As such, an external catchment is identified as shown in **Figure 5**. Such external catchment is taken into account when estimating the size of the surface U-channel for the application site.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.7 There is an existing surface drain to the southwest of the application site. The said existing drainage dissipates the surface runoff to Deep Bay.

1.2 **Runoff Estimation & Proposed Drainage Facilities**

A. Proposed drainage facilities

- 1.2.1 Subject to the above calculations, it is determined that 525mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 5**).
- 1.2.2 The collected surface runoff will be conveyed to existing drainage to the southwest of the site. (**Figure 6**)
- 1.2.3 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the open drain, will be provided and maintained at the applicant's own expense. Also, sand trap and U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.4 The provision of the proposed surface U-channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.2.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface U-channel at site boundary is detailed hereunder:
 - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface U-channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface U-channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (d) Openings will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.
- 1.2.6 The applicant is conscientious in preparing this drainage proposal. Also, he is willing to provide necessary drainage facilities to minimize the drainage impact accrued by the proposed development. The acceptance of this drainage proposal will give positive recognition to the applicant's efforts.

Annex 1.3 Drainage Calculation for the Proposed Provision of Drainage Facilities at Subject Site

1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- The area of the entire catchment is approximately 4,850m² including the application site which is about 1,430m²; (**Figure 5**)
- The catchment is predominant paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 42.5\text{m} - 8.2\text{m} = 34.3\text{m}$$

$$L = 125\text{m}$$

$$\therefore \text{Average fall} = 24.3\text{m in } 125\text{m} \text{ or } 1\text{m in } 3.64\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [125 / (27.44^{0.2} \times 4,850^{0.1})]$$

$$t_c = 3.99 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 295 mm/hr

$$\text{By Rational Method, } Q = 1 \times 295 \times 4,850 / 3,600$$

$$\therefore Q = 397.43 \text{ l/s} = 23,845.83 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:180 along the site periphery of the site, 525mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site and the adjacent land.

Annex 2 Estimated Traffic Generation

- 2.1 The proposed development is an extension to a plastic recycle workshop and ancillary use to the immediate west of the application site. The ingress/egress of the application site is abutting a local vehicular track leading to Deep Bay Road. (**Figure 1**)
- 2.2 Only 5.5 tonnes light goods vehicle is required to deliver plastic to and from the application site.
- 2.3 Unlike open storage and port back-up uses, traffic accrued by the proposed development is even lower. Further, the proposed development is only an extension to an existing plastic recycle workshop and ancillary use so that it would not generate significant additional traffic especially that the size of the application site is only about 1,430m² (with 630m² uncovered area for manoeuvring of vehicle and landscaping). The average and peak trip rates generated from and attracted to the site are shown below.

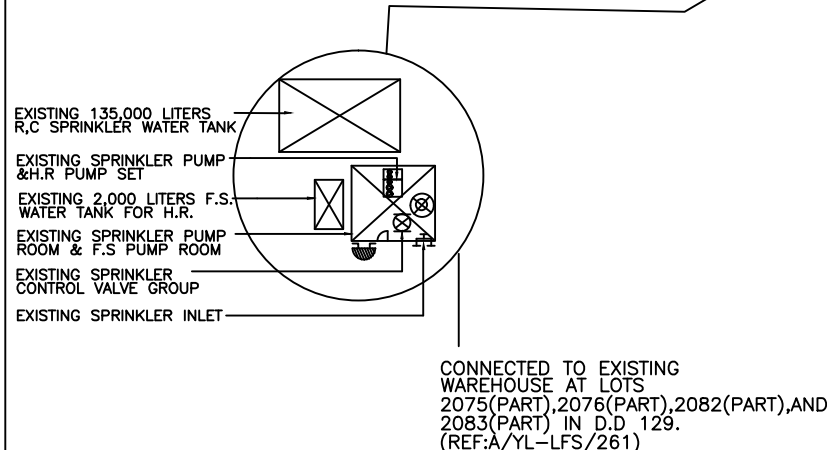
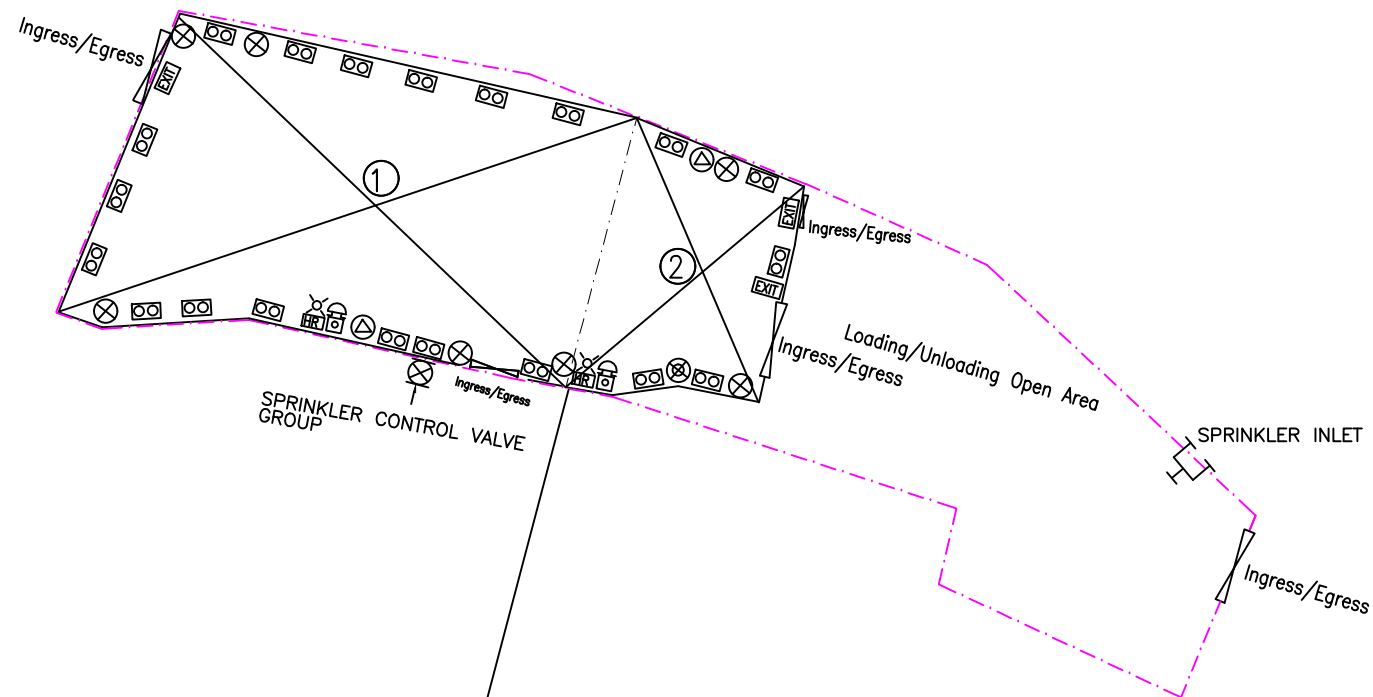
Type of vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Light goods vehicle	0.5	0.5	1.5	1.5
Private car	0.22	0.22	1	1
Total	0.72	0.72	2.5	2.5

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively; and

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.

- 2.4 In association with the proposed use, adequate space for manoeuvring and loading/unloading are available within the application site. By virtue of the fact that the application site is directly linked with Yuen Long Highway via Deep Bay Road and Lau Fau Shan Road and the traffic generated by the proposed development is insignificant, the proposed development being applied would not aggravate the traffic condition even though Deep Bay Road is not wide enough for 2 ways traffic.



Pumps Schedule:

Designation	Flow Rate (Litre/min)	Discharge Head (Kpa)	Motor Rating (Kw)
SP1 , SP2	2250/1350/1100	140/290/320	18.5
JP	60	450	2.2
HR-1,HR-2	100	600	2.2

F.S & SPRINKLER SYSTEM LAYOUT PLAN

Fire Notes:

- 1.Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266:Part 1 and BS EN 1838.
- 2.Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circulars letter 5/2008.
- 3.Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
- 4.An Automatic Sprinkler System Supplied by existing 135 m3 Sprinkler Water Tank and Hazard Class OH 3 shall be provided to entire building/structure①② in accordance with BS EN 12845:2003 and FSD Circular Letter No.3/2006. The Sprinkler Water Tank,Sprinkler Pump Room,Sprinkler Inlet and Sprinkler Control Valve Group shall be clearly marked on plans.
- 5.An hose reel system should be supplied by a existing 2.0m3 F.S Water tank. There shall be sufficient hose reel to ensure that every part of each buillind can be reached by a length of not more than 30m of hose reel tubing.The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
- 6.Fire alarm system shall be provided throughout the entire building in accordance with BS 5839:PART 1:2002+A2;2008 and FSD Circular Letter 1/2009. One actuation point and one audio warning device to be located at each hose reel point.The actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- 7.The existing Sprinkler Tank & F.S. Water Supply Pipe be connected to Town Main.
- 8.Sprinkler pump(SP1,SP2,JP) & Hose Reel pump be provided at existing F.S pump Room.
- 9.Secondary power supply shall be provided.
- 10.No Ventilation/air condition control system is provided in building.
- 11.The storage configuration is ST1:free standing or block stacking with reference to the section 6.3.2 of B.S 12845.and storage pattern is the maximum storage heights shall not exceed 4 m & the maximum storage areas shall be 50m2 for any single block.with no less than 2.4m clearance around the block as Ordinary Hazard Group 3 in accordance with LPC BS EN 12845.(Storage Category : Category I)

LEGEND

- FLASHING LIGHT
- FIRE ALARM BELL
- WATER PROOF FIRE ALARM BELL
- MFA CALL POINT
- HOSE REEL SET (30M LENGTH)
- SPRINKLER CONTROL VALVE GROUP
- 4KG DRY POWDER TYPE FIRE EXTINGUISHER
- 5KG CO2 GAS TYPE FIRE EXTINGUISHER
- 9 LITERS WATER TYPE FIRE EXTINGUISHER
- SPRINKLER INLET
- BOUNDARY LINE
- EMERGENCY LIGHTING
- EXIT SIGN

NATURE OCCUPANCY:

- ① Single Storey Warehouse for storage of plastic (GFA:600 s.q.m, H:8.0m)
- ② Single Storey warehouse for Retail of plastic pellet (GFA:200s.q.m,H5.0m)

INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED

Registered Address : Shop 25, G/F, Man Fung Building, YLTL 329, Fung Kwan Street, Yuen Long, N.T. Tel : 9263 7766 Fax : 2428 5932 Business Address : 8 / F, Block L, Phase 2, Wah Fung Industrial Centre, 33 - 39 Kwai Fung Street, Kwai Chung, N.T., H.K. Tel : 2425 5404 Fax : 2428 5932

Project : PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF PLASTIC & RETAIL OF PLASTIC PELLET FOR A PERIOD OF 3 YEARS AT LOTS 2019 (PART) & 2037 (PART) 2038(PART),2054(PART) & 2055(PART) IN D.D.129.LAU FAU SHAN,YUEN LONG N.T

Title : F.S. & SPRINKLER SYSTEM LAYOUT PLAN.

Drawn By:	W.C WONG
Date:	18-2-2021
Scale:	1:500 @A3
Ref No:	TPB/A/YL-LFS/
Drawing No:	2018/FS/015

Previous s.16 Applications covering the Application Site

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
1.	A/YL-LFS/26	Temporary open storage of construction materials for 12 months	CPA & REC	24.7.1998 (Upon review)	1, 2, 3, 4
2.	A/YL-LFS/38	Temporary Open Storage of Construction Materials for 12 months	REC	5.2.1999	3, 4, 5, 6
3.	A/YL-LFS/123	Temporary Open Storage of Recycling Plastic Materials and Workshop for a Period of 3 years	REC	14.1.2005	4, 5, 7, 8
4.	A/YL-LFS/134	Temporary Plastic Recycling Workshop for a Period of 3 years	REC	15.7.2005	4, 5, 8

Rejection Reasons

1. The development is not in line with the planning intention of the "Coastal Protection Area" ("CPA") zone on the draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/2, which is to protect the natural coastline with a minimum amount of building development. The subject development is also not in line with the planning intention of the "Recreation" ("REC") zone on the same OZP, which is to designate areas for developments restricted to recreational uses and encourage the development of recreation and eco-tourism. There is no strong justification in the submission for a departure from the planning intentions even on a temporary basis.
2. The development is not compatible with the village houses and agricultural uses in the surrounding areas.
3. There is insufficient information in the submission to demonstrate that the development will not have adverse traffic and drainage impacts on the surrounding areas.
4. The approval of the application would set an undesirable precedent for other similar applications, the cumulative effect of which would further degrade the environment of the area.
5. The proposed development is not in line with the planning intention of the "Recreation" zone on the draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan which is to designate areas for developments restricted to recreational uses and encourage the development of recreation and eco-tourism. There is no strong justification for a departure from the planning intention even on a temporary basis.
6. The proposed development is not compatible with the surrounding land uses including scattered houses and farming activities in the vicinity.
7. The development was not compatible with the surrounding rural character which mainly comprises scattered pigsties, chicken sheds, warehouse (animal feed) and village houses.
8. The development was not in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses No. TPB PG-No.13C, in that there was no previous approval, there were local objection and adverse comments from Government departments and there was insufficient information in the submission to demonstrate that the development would not have adverse environmental, traffic, drainage and landscape impacts on the surrounding area.

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition</u>
1.	A/YL-LFS/321	Proposed Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet for a Period of 3 Years	REC	6.7.2018 (Revoked on 6.12.2020)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11

Approval Conditions

1. No operation between 6:00 p.m. to 9:00 a.m.
2. No operation on Sundays and public holidays.
3. No goods vehicles exceeding 5.5 tonnes, including medium goods vehicles, heavy goods vehicles, container tractor/trailers, as defined in the Road Traffic Ordinance, are allowed to enter/exit or to be parked/stored on the Site.
4. No workshop activity is allowed on the Site.
5. No open storage of materials is allowed on the Site.
6. No vehicle is allowed to queue back to or reverse onto/from the public road.
7. The submission and implementation of the revised drainage proposal and the implemented drainage facilities on Site shall be maintained at all times.
8. The submission and implementation of landscaping proposals.
9. The submission and implementation of fire service installations proposal.
10. The provision of fencing.
11. Reinstatement clause.

**Similar s.16 Applications for Warehouse Uses
Within the Same “REC” Zone on the Lau Fau Shan and Tsim Bei Tsui OZP**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1.	A/YL-LFS/223	Temporary Warehouse for Storage of Animal Feed for a Period of 3 Years	REC	23.9.2011 (revoked on 23.8.2013)	1, 2, 3, 4, 5, 8, 10, 11, 12, 13, 14
2.	A/YL-LFS/261	Temporary Warehouse for Storage of Animal Feed for a Period of 3 Years	REC	9.5.2014	1, 2, 3, 4, 6, 7, 9, 10, 11, 12, 13
3.	A/YL-LFS/295	Renewal of Planning Approval for Temporary Warehouse for Storage of Animal Feed for a Period of 3 Years	REC	28.4.2017	1, 2, 3, 4, 7, 9, 11, 12, 13
4.	A/YL-LFS/361	Renewal of Planning Approval for Temporary Warehouse for Storage of Animal Feed for a Period of 3 Years	REC	12.6.2020	1, 2, 3, 4, 7, 9, 11, 12, 15,

Approval Conditions

- 1 No night-time operation, and/or no operation on Sundays and public holidays.
- 2 No medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes), including container trailers/tractors, as defined in the Road Traffic Ordinance was allowed to enter, park or operate at the Site.
- 3 No packing, grinding, manufacturing/ cutting, dismantling, cleansing, repairing, compaction, unpacking, re-packing, and/or other workshop activity is allowed.
- 4 No open storage of materials is allowed on the Site.
- 5 The warehouse(s) should not be used for storage of any materials other than animal feed.
- 6 No vehicle over 10m long is allowed to enter, park or operate at the site.
- 7 No vehicle is allowed to queue back to public road or reverse onto/from the public road.
- 8 The provision of drainage facilities.
- 9 Maintenance of existing drainage facilities and the submission of a condition record of the existing drainage facilities.
- 10 The submission and/or implementation of landscape proposals.
- 11 The submission of FSIs proposals and/or the provision of FSIs.
- 12 Revocation clauses.

- 13 Reinstatement clause.
- 14 The applicant should allow unobstructed access to all parts of the development for unscheduled site inspections by employees of the Government.
- 15 The existing trees within the Site shall be maintained in good condition.

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
1.	A/YL-LFS/91	Temporary warehouse for a Period of 3 Years	REC	10.1.2003 (Upon review)	1, 2, 3
2.	A/YL-LFS/214	Proposed temporary warehouse (storage of recyclable materials including plastics, metals, clothes and wood product) and ancillary workshop for a Period of 3 Years	REC	23.12.2010	1, 2, 3

Rejection Reasons

- 1 The proposed development is not in line with the planning intention of the "Recreation" ("REC") zone which is to encourage the development of recreation and eco-tourism.
- 2 There is insufficient information in the submission to demonstrate that the development would not have adverse environmental, ecological, traffic, drainage or landscape impacts on the surrounding areas.
- 3 The approval of this application would set an undesirable precedent for similar applications, the cumulative impacts of which would result in a general degradation of the environment of the "REC" zone.

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

參考編號

Reference Number:

210401-142827-50870

提交限期

Deadline for submission:

16/04/2021

提交日期及時間

Date and time of submission:

01/04/2021 14:28:27

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/392

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss CHAN

意見詳情

Details of the Comment :

鄉郊地區並不適宜存放塑膠粒，之前的經驗每次有火災就一發不可收拾，更何況得多場主都在偷偷作溶膠場之前，過程中釋出大量有毒氣體，影響附近區民之健康。

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

參考編號

Reference Number:

210409-165424-51977

提交限期

Deadline for submission:

16/04/2021

提交日期及時間

Date and time of submission:

09/04/2021 16:54:24

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/392

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設倉臨時貨倉存放塑膠及零售粒狀塑膠將會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development on the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) 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. The private lot No. 2019 is covered by Short Term Waiver (STW) No. 4963 in the Site for temporary warehouse for storage of plastic and retail of plastic pellet. The STW holder will need to immediately apply to his office for modification of the STW conditions where appropriate. The lot owner(s) of the lots without STW will need to immediately apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by the 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 Lands Department;
- (e) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the Site. 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Deep Bay Road;
- (g) to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize any potential environmental nuisance;
- (h) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) that with reference to the proposed landscape and tree preservation plan of the planning statement, existing *Bauhinia blakeana* (洋紫荊) are proposed to be preserved. However, the locations of the trees are illegible on plan. Also according to the previous approved proposed landscape plan in the last application No. A/YL-LFS/321, the trees should be *Melaleuca leucadendron* (白千層) instead of

Bauhinia blakeana (洋紫荊);

- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that since there is no record of the said discharge path, site photos to demonstrate its presence and existing condition should be provided. Consideration should be given to provide grating for the surface channels. The cover levels and invert levels of the proposed U-channels, catchpits/sand traps should be shown on the drainage plan. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given. Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities. Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap. Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Building Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application. For UBW erected on leased land, enforcement action may be taken by the Buildings Department 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 application 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 application site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
- (k) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the structures, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (l) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicant should submit the proposed building work plans to BD for approval as required under the provisions of the BO.