

This document is received on - 6 FEB 2024
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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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

2400269

25.1.2024 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/YL-4FS/510
	Date Received 收到日期	- 6 FEB 2024

- 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 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 800 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)	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/11
(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
10/1/2024 (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 25/1/2024 (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

(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

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約

Proposed covered land area 擬議有上蓋土地面積sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積sq.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)

.....

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

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)

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

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)

Proposed operating hours 擬議營運時間																																	
<p>.....</p> <p>.....</p>																																	
(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 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))																															
	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) <input type="checkbox"/>																															
(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 <p>.....</p> <p>.....</p> <p>.....</p>																															
	No 否	<input 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 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 type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

	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) 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)
.....	
.....	
.....	
.....	
.....	

(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/ <u>YL-LFS</u> / <u>392</u>
(b) Date of approval 獲批給許可的日期	<u>14.5.2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>14.5.2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

Part 6 (Cont'd) 第 6 部分(續)

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 two previous planning permissions. (TPB Ref.: A/YL-LFS/321 & 394). The applicant has complied with all the planning conditions imposed to the last planning permission.
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 surface U-channel at the application site.
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. 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.

8. Declaration 聲明

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

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

Signature
簽署




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

Patrick Tsui

Consultant

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

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

專業資格

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

on behalf of 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

25/1/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

Statement on Personal Data 個人資料的聲明

- 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。
- 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。
- 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/11
Zoning 地帶	'Recreation' ("REC")
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 <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 type="checkbox"/> About 約 <input checked="" 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		2
	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
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 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 type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>As-built drainage plan, site plan, location plan and discharge path to existing natural stream</u>		
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"/>
<u>Estimated traffic generation</u>		
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。

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 Estimated Traffic Generation

- 1.1 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**)
- 1.2 Only 5.5 tonnes light goods vehicle is required to deliver plastic to and from the application site.
- 1.3 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</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> 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)
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

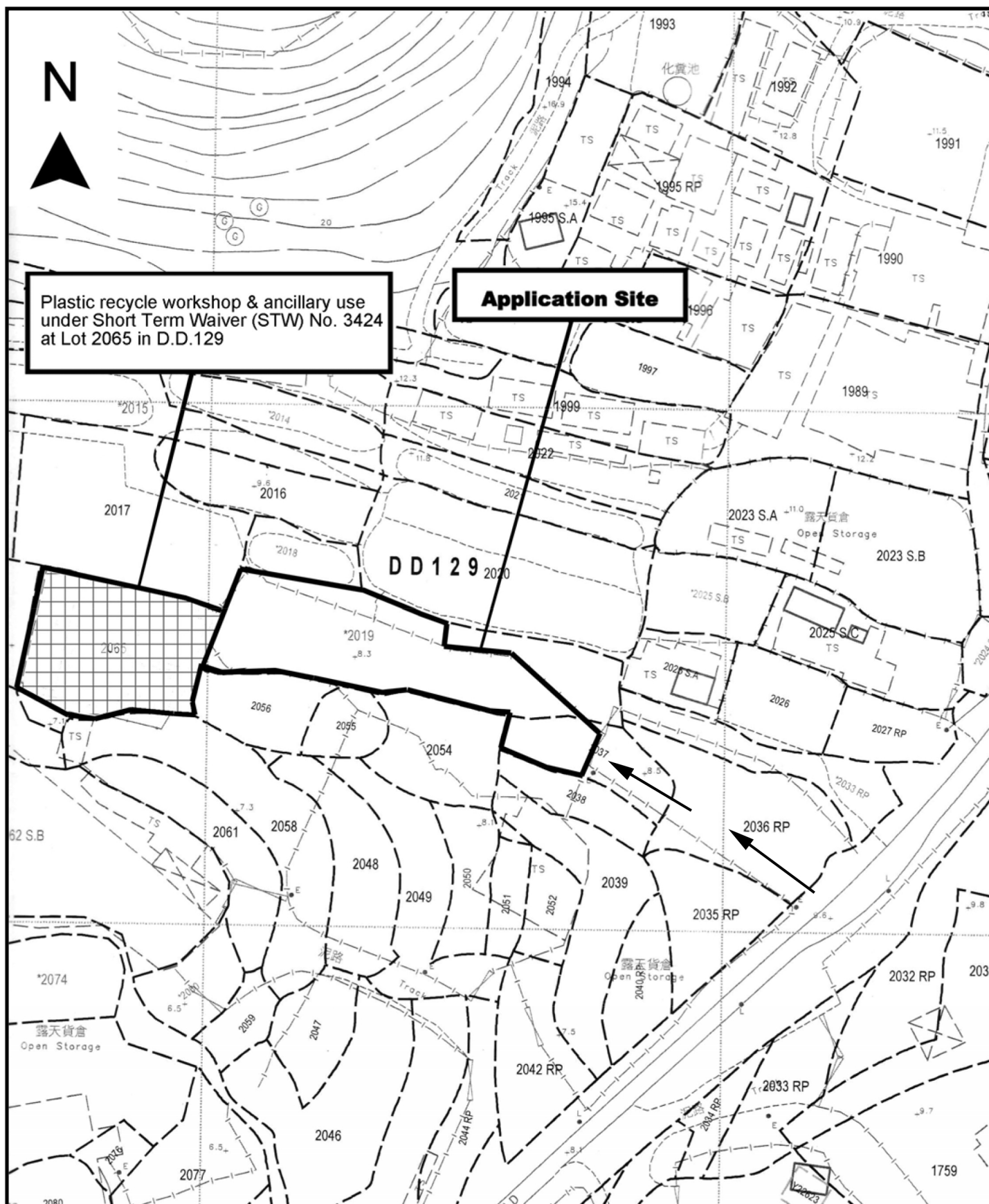
Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

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.

- 1.4 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:

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:

Site Plan

Drawing No. 圖號:

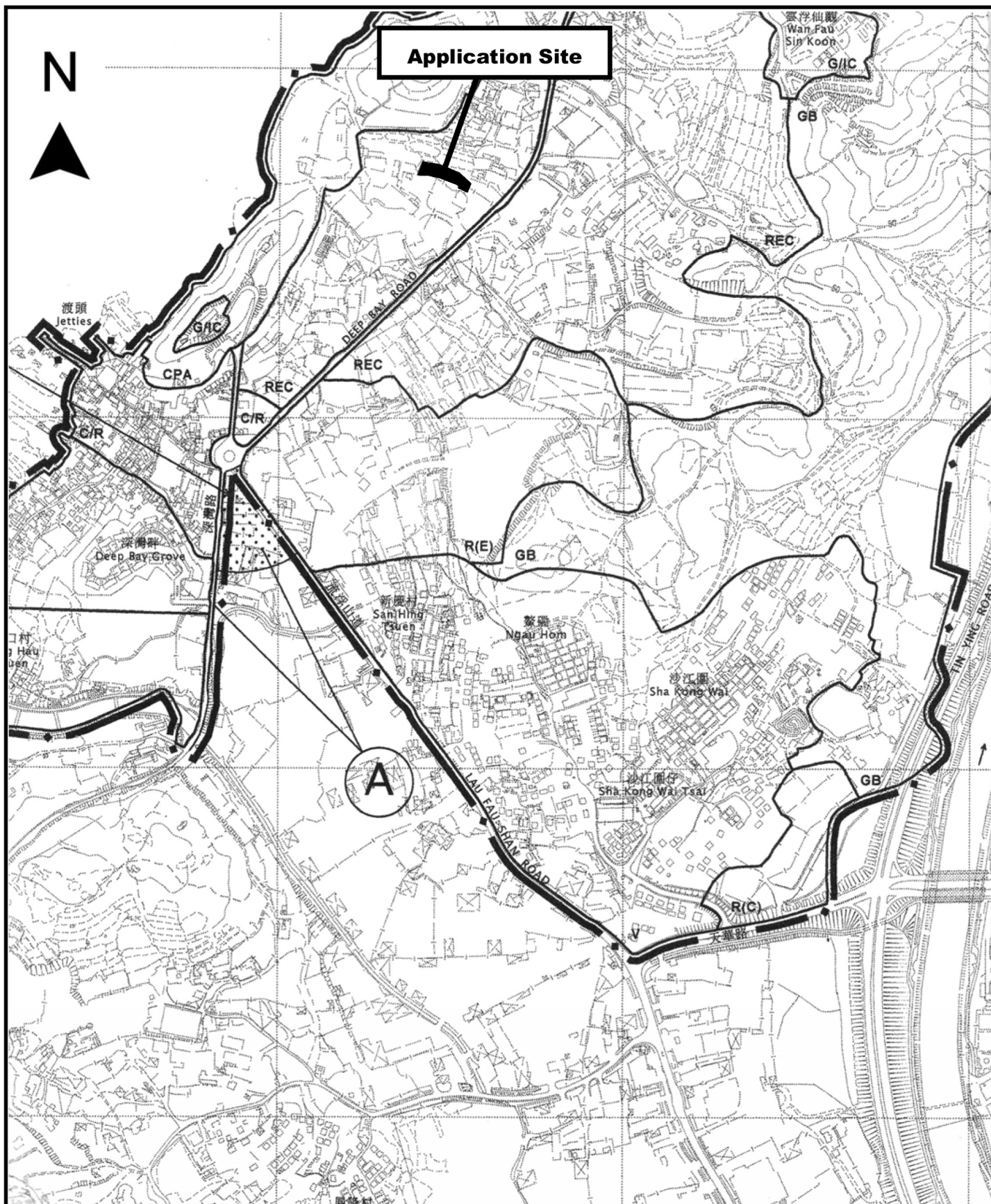
Figure 1

Remarks 備註:

→ Vehicular access leading from Deep Bay Road

Scale 比例:

1:1000



Project 項目名稱:

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:

Location Plan

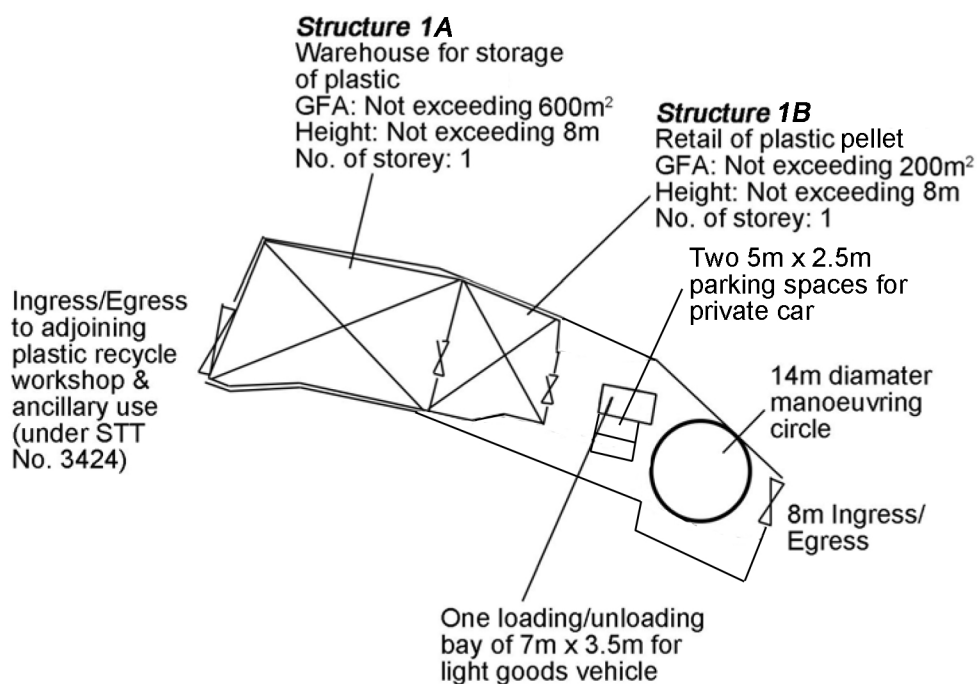
Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:7500



Project 項目名稱:

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

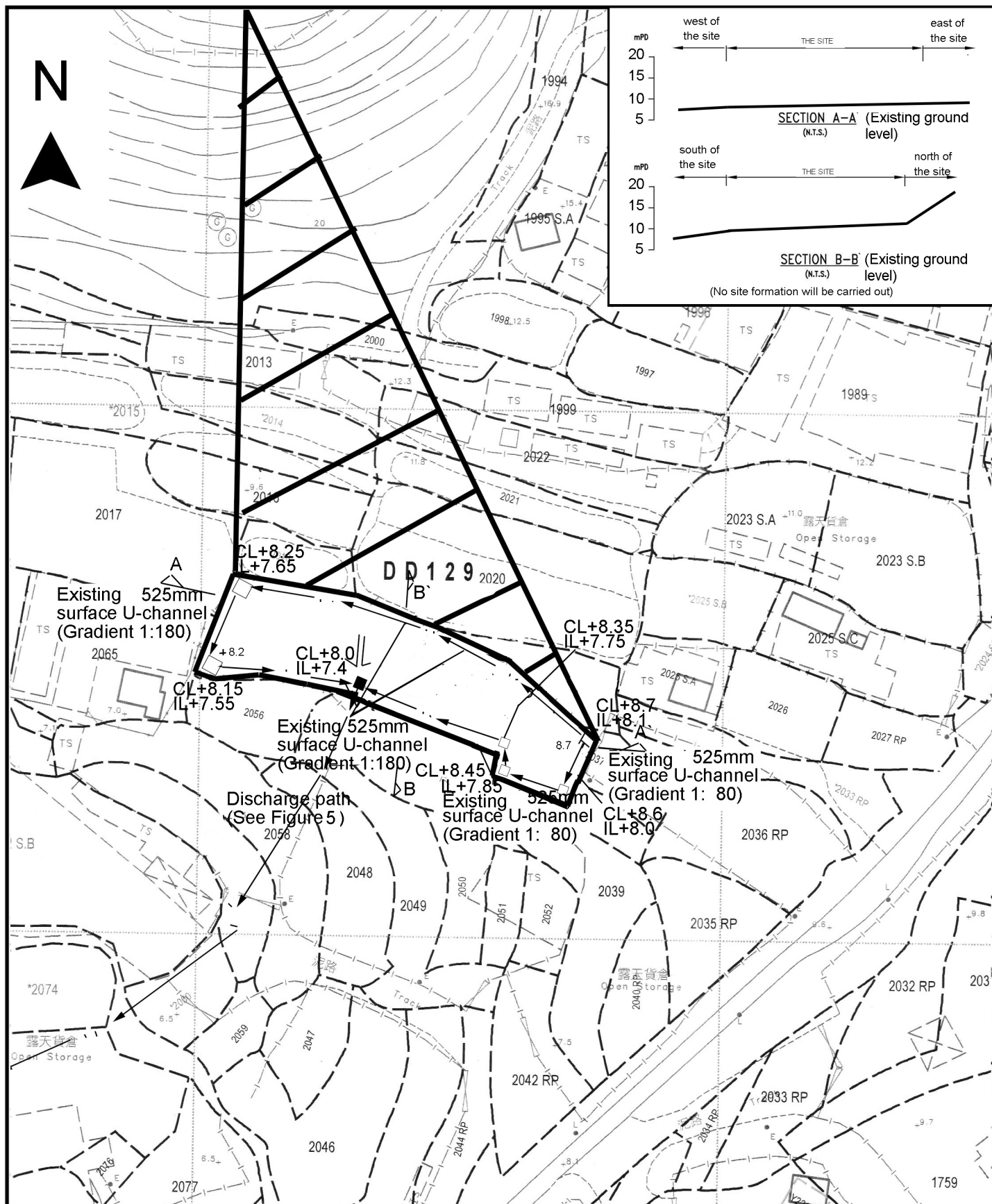
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

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:

As-built Drainage Plan

Drawing No. 圖號:

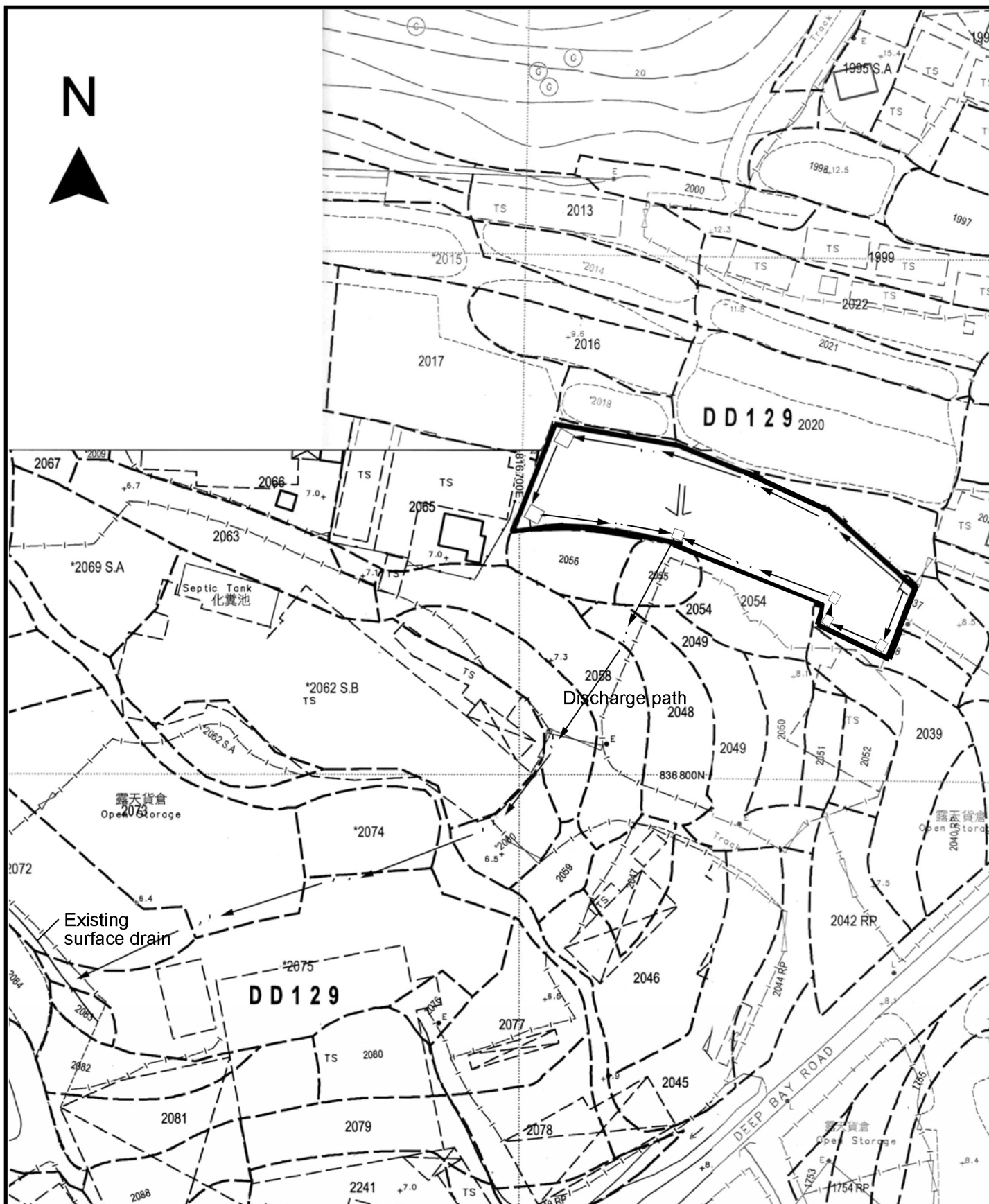
Figure 4

Remarks 備註:

- Existing catchpit w/ sandtrap
- Existing catchpit
- +8.7 Level (mPD)
- ← Flow of Surface Runoff
- Application site
- ▨ External catchment

Scale 比例:

1:1000



Project 項目名稱:

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 5

Remarks 備註:

← Existing 525mm surface U-channel

Scale 比例:

1:1000

Annex 2

電話 Tel: 2443 3001

圖文傳真 Fax: 2473 3134

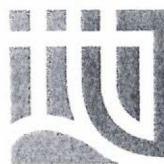
電郵地址 Email:

本署檔號 Our Ref: () in DLOYL 170/YAT/79

來函檔號 Your Ref:

覆函時請註明本函檔號

Please quote our reference in response to this letter.



地政總署
元朗地政處
DISTRICT LANDS OFFICE,
YUEN LONG
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界元朗橋樂坊二號大橋政府合署七樓、九至十一樓
7/F, 9/F-11/F, YUEN LONG GOVERNMENT OFFICES & TAI
KIU MARKET, NO. 2 KIU LOK SQUARE, YUEN LONG, N.T.

gendloyl@landsd.gov.hk

Ming Fai Industrial (HK) Company Limited
c/o Messrs. Raymond Chan, Kenneth Yuen & Co., Solicitors
Room 1501, Yuen Long Trade Centre,
99 - 109 Castle Peak Road,
Yuen Long,
New Territories

12 MAR 2012

BY RECORDED DELIVERY

STW NO. 3424

Dear Sir/Madam,

Short Term Waiver No. 3424
Lot No. 2065 in Demarcation District No. 129

With reference to your application concerning the above lot :

- 1.0 (a) You are the registered owner of Lot No. 2065 in Demarcation District No. 129 ("the Premises") held from the Government of the Hong Kong Special Administrative Region ("the Government");
- (b) The Premises were, by the terms of the Lease ("the Block Lease") under which the Premises were held, demised as agricultural or garden ground and your tenure thereof is subject to certain restrictive covenants, including a covenant ("the covenant") to the effect that you will not convert the Premises into use for building purposes other than for the proper occupation of the Premises as agricultural or garden ground without the previous licence of the Government. Breach of the covenant would give the Government a right to re-enter the Premises;
- (c) You wish to convert the Premises for non-agricultural building purposes, particulars of which are set out in paragraph 2.2 hereof and it is acknowledged that such conversion would, without the licence of the Government, be in breach of the covenant;
- (d) You have requested that the Government waive its right to re-enter the Premises for the said breach of covenant.
- 2.0 (a) I hereby grant on behalf of the Government a waiver ("the waiver") of the Government's right to re-enter the Premises for breach of the covenant, such waiver being for the consideration and upon the terms and conditions hereinafter mentioned.



- (b) In consideration of the waiver hereby granted, Short Term Waiver No. 3028 registered in the Land Registry by Memorial No. YL1076050 on the 18th day of March 2004, shall be deemed to be revoked with effect from the 1st day of October 2010 and the Government shall not be liable to pay any compensation to you in respect of such revocation.
- 2.1 (a) The waiver is granted in consideration of payment by you to the Government, of an administrative fee in the sum of \$11,250.00 and a waiver fee in the sum of \$27,840.00 (receipts of which are acknowledged) for the period of 9 months commencing on the 1st day of October 2010.
- (b) You have deposited with the Director of Lands ("the Director") the deposit of \$18,560.00 as security for the due performance and observance of the terms and conditions hereof. Such deposit may be used to offset any monetary loss or damage sustained by the Government in respect of any breach by you of the terms and conditions herein contained, but without prejudice to the Government's right to claim for any further or additional damages which it shall have sustained or may sustain as a result of your breach should the deposit be insufficient to offset the loss. Subject to paragraph No. 2.7(b) hereof, the deposit shall remain deposited with the Director throughout the term of the waiver and shall upon the expiration or sooner determination of the period in respect of which the waiver is granted and upon your duly observing and performing your obligations under the waiver, be refunded to you but without interest.
- 2.2 No building or part thereof on the Premises may be used for any purpose other than plastics recycle workshop and ancillary use.
- 2.3 Upon the expiry or sooner determination of the waiver the Government's right to re-enter shall be forthwith restored and in the event of any breach of the covenant thereafter the Government's right to re-enter may be exercisable as if the waiver had not been granted.
- 2.4 Except as herein provided, all the covenants, conditions and provisions contained in the Block Lease shall remain in full force and effect.
- 2.5 (a) (i) Subject to paragraph 2.5(a)(ii) below, you may not erect or maintain or permit or suffer to be erected or maintained on the Premises or any part thereof any structure or structures.
- (ii) You may, during the subsistence of the waiver, maintain or permit or suffer to be maintained on the Premises or any part thereof the structures existing thereon at the date specified in paragraph 2.1(a) above ("the said date"). For the avoidance of doubt, it is hereby confirmed that the total site coverage of the structures erected on the Premises at the said date does not exceed 713.47 square metres, and the height of each of the structures erected on the Premises does not exceed 6.10 metres above the level of the ground on which it is erected.

- (b) (i) No building shall be erected on the Premises of a type which by virtue of the Buildings Ordinance (Application to the New Territories) Ordinance, any regulations made thereunder and any amending legislation is exempted from the provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation.
- (ii) No building or buildings may be erected on the Premises or any part thereof or upon any area or areas outside the Premises specified in these Conditions, nor may any development or use of the Premises or any part thereof, or of any area or areas outside the Premises specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation.
- (c) You shall fence and screen the Premises in all respects to my satisfaction if so required.
- (d) Throughout the duration of the waiver :
 - (i) You shall at your own expense and to the satisfaction of the Director of Fire Services :
 - (I) provide suitable means of access for the passage of Fire Services appliances and Fire Services personnel to any building or buildings, structure or structures erected or placed or to be erected or placed on the Premises;
 - (II) at all times permit such Fire Services personnel and Fire Services appliances the free and uninterrupted use of such means of access; and
 - (III) maintain such means of access and keep the same free from obstruction.
 - (ii) You shall permit the Director of Fire Services, his officers, servants or agents at all reasonable times with or without notice to enter upon the Premises or any part thereof or any building or buildings, structure or structures or any part thereof erected or placed or to be erected or placed thereon for the purpose of inspecting the same so as to ensure that the requirements referred to in paragraph 2.5(d)(i) hereof have been complied with.
- (e) You shall at your own expense and to the satisfaction of the Director of Fire Services provide fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment (as defined in the Fire Services Ordinance, any regulations made thereunder and any amending legislation) as the Director of Fire Services in his sole discretion shall require within the Premises (or, subject to my prior written consent on any adjoining Government land) and within any building or buildings erected or to be erected thereon at such point or points as the Director of Fire Services may

require. You shall maintain at your own expense the said fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment in good condition and to the satisfaction of the Director of Fire Services.

- (f) You shall comply with all lawful requirements of the Director of Fire Services made under the Dangerous Goods Ordinance, any regulations made thereunder and any amending legislation.
- (g) You shall not cut away, remove or set back any Government land adjacent to or adjoining the Premises or carry out any building up, filling in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the Premises at such rent as he may determine.
- (h)
 - (i) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Premises or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Premises or any part thereof or any other works required to be done by you under the terms and conditions herein contained, or for any other purpose, you shall at your own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Premises and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. You shall at all times during the term hereby agree to be granted maintain at your own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
 - (ii) Nothing in paragraph 2.5(h)(i) above shall prejudice the Government's rights under the terms and conditions herein contained, in particular the condition in paragraph 2.5(g) hereof.
 - (iii) In the event that as a result of or arising out of any formation, levelling, development or other works done by you or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Premises or from any adjacent or adjoining Government or leased land, you shall at your own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

- (iv) In addition to any other rights or remedies herein provided for breach of any of the terms and conditions herein contained, the Director shall be entitled by notice in writing to call upon you to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if you shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and you shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.
- (i) You shall not carry out or permit any activity or works on the Premises which in the opinion of the Director may adversely affect the stability of land and structures within or surrounding the Premises.
- (j) No rock crushing plant shall be permitted on the Premises without the prior written approval of the Director.
- (k) Where prestressed ground anchors have been installed, upon development or redevelopment of the Premises or any part thereof, you shall at your own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If you shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and you shall on demand repay to the Government the cost thereof.
- (l) You shall construct and maintain at your own expense and to the satisfaction of the Director of Drainage Services such drains and channels, whether within the boundaries of the Premises or on Government land, as the Director of Drainage Services may consider necessary to intercept and convey to the nearest stream-course, catchpit, channel or storm-water drain all storm-water or rain-water falling or flowing on to the Premises, and you shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.
- (m) You shall take or cause to be taken all proper and adequate care, skill and precautions at all times and particularly during any construction, maintenance, renewal or repair work to avoid doing any damage to any Government or other existing drain, waterway or watercourse (including water main), footpath, sewer, nullah, pipe, cable, wire, utility service or any other works or installations (all together hereinafter referred to as "the Works and Services") being or running upon, over, under or adjacent to the Premises or any part thereof, provided that you before carrying out any such work as aforesaid shall make or cause to be made such proper search and enquiry as may be necessary to ascertain the

present position and levels of any of the Works and Services, and shall submit your proposals for dealing with any of such Works and Services in writing to the Director of Drainage Services for his approval in all respects, and shall not carry out any work whatsoever until the Director of Drainage Services shall have given his written approval to the works and to such proposals aforesaid, and shall comply with any requirement of the Director of Drainage Services in respect of the Works and Services, and shall bear the cost of meeting such requirements including the cost of any necessary diversion, relaying or reinstatement, and except as provided in paragraph 2.5(n) hereof, shall at your own expense in all respects repair, make good and reinstate to the satisfaction of the Director of Drainage Services any damage or disturbance caused to the surface of the Premises or any of the Works and Services running on, over, under or adjacent to the Premises in any manner arising out of any such construction, maintenance, renewal or repair work. If you fail to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Premises or any part thereof or of any of the Works and Services to the satisfaction of the Director of Drainage Services, the Director of Drainage Services may carry out any such diversion, relaying, repairing, reinstatement or making good as he considers necessary and you shall pay to the Government on demand the cost of such works.

- (n) (i) Any damage or obstruction caused by you, your servants or agents to any nullah, sewer, storm-water drain or water main within or adjoining the Premises shall be made good by the Government at your own cost, and the amount due in respect thereof shall be paid on demand to the Government by you.
- (ii) Notwithstanding paragraph 2.5(n)(i) above, you shall, at the request of the Director of Drainage Services, make good such damage or obstruction as specified by the Director of Drainage Services at your own expense and in all respects to the satisfaction of the Director of Drainage Services.
- (o) (i) In the event of spoil or debris from the Premises or from other areas affected by any development of the Premises being eroded and washed down onto public lanes or roads or into road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties, you shall be held responsible and shall at your own expense remove the spoil and debris from and make good any damage done to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs, foreshore or seabed or other Government properties. You shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.
- (ii) Notwithstanding paragraph 2.5(o)(i) above, the Director of Drainage Services may (but is not obliged to), upon your written request and at your own cost, remove the spoil and debris from and make good any damage done to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs, foreshore or seabed or other Government properties referred to in the said paragraph 2.5(o)(i).

(p) Wherever in the conditions herein contained it is provided that :

- (i) the Government or its duly authorized officers shall or may carry out works of any description on the Premises or any part thereof or outside the Premises (whether on your behalf or on your failure to carry out such works or otherwise) at your cost or that you shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or its duly authorized officers; or
- (ii) the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.

2.6 Notwithstanding anything to the contrary herein contained the waiver shall be determined :

- (a) forthwith upon the breach, non-performance or non-observance of any of the terms and conditions hereof;
- (b) forthwith in the event of any change, cessation or variation of the permitted use of any building on the Premises as specified in paragraph 2.2 hereof;
- (c) upon three calendar months' notice of determination in writing given by either party to the other to expire at any time but not before the 1st day of October 2011, PROVIDED THAT in the event of an order for resumption of the Premises or any part thereof taking effect under any Ordinance the aforesaid notice of determination may expire at any time after the commencement of the waiver;
- (d) forthwith upon the taking of effect of an order for resumption of the Premises or any part thereof under any Ordinance;
- (e) forthwith upon any change of registered owner of any part of the Premises.

Upon determination pursuant to paragraph 2.6(a), (b), (c), (d) or (e) hereof no compensation will be payable to you in respect of any loss or damage thereby occasioned.

- 2.7 (a) Provided that no notice of determination or resumption has been given by either party under paragraph 2.6(c) or 2.6(d) hereof, the waiver shall be deemed to have been renewed subject to the waiver fee being paid by you quarterly on 1st January, 1st April, 1st July and 1st October of each year at the rate of \$9,280.00 per quarter or at such revised rate as may from time to time be fixed by the Government, not less than three calendar months' notice of such revised rate having been given to you in writing before it shall take effect and become payable in the above manner.

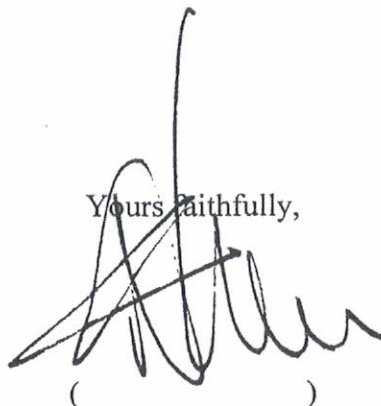
- (b) That in the event of the waiver fee hereby reserved being increased under paragraph 2.7(a) hereof, the deposit deposited with the Director in accordance with paragraph 2.1(b) of the waiver may be increased by the Government at its sole discretion upon the Government giving to you not less than three calendar months' prior notice to that effect. As from the date being the effective date as stipulated in such notice such increase shall take effect and in this connection, you shall pay to the Director on or before the said effective date a sum equivalent to the difference between the deposit previously deposited with the Director under the waiver and the deposit as so increased whereupon the deposit as so increased shall be deemed to be substituted for the said deposit previously deposited with the Director under the waiver.
- 2.8 Any notice to be served by the Government under the terms of the waiver shall be sufficiently served on you if left addressed to you on the Premises or forwarded to you by post or left at your last known address or (in the case of a corporation) forwarded to you by post or left at your registered office, and such notice, if sent by post, shall be deemed to be delivered in due course of post at the address to which it is sent.
- 2.9 That in the event of the waiver fee hereby reserved or any increase of deposit pursuant to terms and conditions herein or any part thereof not being paid on the due date for payment thereof (whether formally demanded or not) you shall pay interest to the Government on such amount of the waiver fee reserved or increase in deposit (as the case may be) as is unpaid on the due date or dates calculated from the day immediately following the due date or dates until payment of all fee or increase in deposit (as the case may be) due and the interest thereon has been paid by you to the Government, such interest to be at a rate which is equivalent to two per cent per annum above the average prevailing Best Lending Rate announced by the current note-issuing banks in Hong Kong, namely, The Hongkong and Shanghai Banking Corporation Limited, Standard Chartered Bank (Hong Kong) Limited and Bank of China (Hong Kong) Limited.
- 2.10 The Government has given no warranty, express or implied as to the suitability, physical condition or state or safety of any structure or building or structures or buildings existing on the Premises or any part or parts thereof for the use hereby permitted, whether in accordance with the terms and conditions in the waiver or otherwise. The grant of the waiver shall not be construed so as to condone any structures existing on the Premises not complying with provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation. Action appropriate under the said Ordinance or any other enactment may be taken at any time.
- 2.11 By execution of the waiver and in consideration thereof, you undertake not to make any claim against the Government for any loss (whether financial or otherwise) or damage whatsoever which you may suffer as a result of or arising from the physical condition or state of the structure or building or structures or buildings erected on the Premises.

- 2.12 By execution of the waiver and in consideration thereof, you expressly acknowledge and agree that the Government shall have no liability whatsoever to you, your mortgagees or tenants or other occupiers of the Premises whether lawful or otherwise for any loss (whether financial or otherwise), damage or delay of whatsoever kind howsoever arising or resulting directly or indirectly from any act, omission, neglect or default whatsoever or howsoever arising from or in connection with or as a consequence of the grant of this waiver.
- 2.13 You shall indemnify and keep indemnified the Government from and against all actions, proceedings, liabilities, demands, costs, expenses, losses (whether financial or otherwise) and claims whatsoever and howsoever arising out of or in connection with :
- (a) anything done or omitted to be done by you, your servants, workmen and contractors in respect of the repair, maintenance, alteration, removal of the structure or building or structures or buildings erected on the Premises;
 - (b) any accident, damage, loss or injury to any person or property resulting directly or indirectly from the existence and collapse of the structure or building or structures or buildings erected on the Premises;
 - (c) any damage whatsoever occurring within adjacent or adjoining Government or leased land, which damage in the opinion of the Director (whose opinion in each case shall be final and binding upon you) has been caused as a result or in consequence, whether direct or otherwise, of the use of the Premises or any part or parts thereof for which the waiver is granted and you are required to undertake in compliance with the conditions contained in the waiver or the cause of which damage cannot in the opinion of the Director (whose opinion in each case shall be final and binding upon you) be ascribed to any other factor; and
 - (d) any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the Premises where such damage or soil and groundwater contamination has, in the opinion of the Director (whose decision shall be final and binding upon you) arisen out of any use of the Premises or out of any activities carried out on the Premises or out of any other works carried out thereon by you whether or not such use, activities or works are in compliance with the terms and conditions herein contained or in breach thereof.
- 2.14 Notwithstanding the grant of the waiver, the Government reserves the right to take appropriate action under the Buildings Ordinance, any regulations made thereunder and any amending legislation in respect of any structure or building erected on the Premises in the event that any of such structure or building is considered to constitute an imminent danger to life or property or to have been rendered dangerous or to be liable to become dangerous by the Building Authority (the decision of the Building Authority shall be final and binding upon you).

If the foregoing terms and conditions are acceptable to you, please signify your acceptance thereof by signing the docket on both copies of the waiver. Your signature must be duly witnessed. I note that the Premises are in mortgage to the Nanyang Commercial Bank Limited. It is essential the consent of your mortgagee be obtained to the foregoing terms and conditions by having such consent endorsed in the manner indicated below, on both copies of the waiver. After you have signed and the consent of the mortgagee has been duly endorsed, please return all copies of the waiver to me, whereupon the waiver will be registered by Memorial at the Land Registry. After registration the original of the waiver will be returned to you for retention with the documents of title in your possession.

If on the expiration of 28 days from the date of the waiver your acceptance of the above terms has not been formally signified in accordance with paragraph 3 above, the Government's approval of the waiver on these terms shall be deemed to have been automatically withdrawn.


Yours faithfully,



()
District Lands Officer, Yuen Long

c.c. LACO (YL&TM)
SC/HQ
CRV (Attn.: SCO/NT)

Certified True Copy

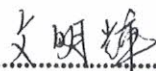

(Ronald KI)
for District Lands Officer
Yuen Long

We hereby agree to and accept the foregoing terms and conditions.


JIM YIU MING
Solicitor, Hong Kong SAR
Raymond Chan, Kenneth Yuen & Co., Solicitors
Witness :
(Signature and name in block letters)

Address : Messrs. Raymond Chan, Kenneth Yuen & Co.,
Solicitors, 1501, Yuen Long Trade Centre,
99-109 Castle Peak Road, Yuen Long, New Territories
.....
.....
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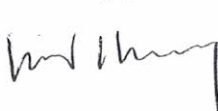

For and on behalf of
MING FAI INDUSTRIAL (HK) COMPANY LIMITED
明輝實業(香港)有限公司


.....
Authorized Signature(s)
MAN MING FAI, DIRECTOR
.....
(Seal of Ming Fai Industrial (HK)
Company Limited and signatures and
names in block letters of its attesting
officers and description of their
offices)

Date : 27-1-2012

We, Nanyang Commercial Bank Limited being the registered mortgagee of the Premises hereby consent to the issue of the waiver on the above terms and conditions to Ming Fai Industrial (HK) Company Limited and formally acknowledge that We have no objection to the acceptance of such terms and conditions by Ming Fai Industrial (HK) Company Limited.

Dated the day of 20 .
12 MAR 2012

For NANYANG COMMERCIAL BANK, LTD.
 
Authorized Signature
CHONG Wing Kwan Wan Kwok Kong, Assistant General Manager
.....
Signed for and on behalf of
Nanyang Commercial Bank Limited

[N.B. You are required to note that pursuant to the provisions of the Land Registration Ordinance and the Regulations made thereunder the personal data contained in this Waiver Letter will appear in the land register(s)/record(s) of the Land Registry to facilitate the orderly conduct of land transaction and to provide the most up-to-date information to searchers.]

Date: 19 February 2024

TPB Ref.: A/YL-LFS/510

By Email

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

Dear Sir,

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 updated Site Plan (Figure 1) for your further processing of the captioned planning application.

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

Yours faithfully,



Patrick Tsui

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

Date: 20 March 2024

TPB Ref.: A/YL-LFS/510

By Email

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

Dear Sir,

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.

Our response to the comments of the Antiquities and Monuments Office, Development Bureau is found below:

In view of that the current application is a renewal application, we confirm that no ground excavation is proposed for the captioned development.

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. Keith WONG) – By Email

**Extract of Town Planning Board Guidelines
on Renewal of Planning Approval
and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Application covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-LFS/321	Proposed Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet (3 Years)	REC	6.7.2018 (Revoked on 6.12.2020)
2	A/YL-LFS/392	Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet (3 years)	REC	14.5.2021

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use</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 (12 months)	REC & CPA	24.7.1998 (on Review)	(1), (2), (4) to (6)
2	A/YL-LFS/38	Proposed Temporary Open Storage of Construction Materials (12 months)	REC	5.2.1999	(1), (2), (4) to (6)
3	A/YL-LFS/123	Temporary Open Storage of Recycling Plastic Materials and Workshop (3 years)	REC	14.1.2005	(1) to (3) & (6)
4	A/YL-LFS/134	Temporary Plastic Recycling Workshop (3 years)	REC	15.7.2005	(1), (3) & (6)

Rejection Reasons

1. Not in line with the planning intention.
2. Not compatible with the surrounding areas.
3. Not in line with TPB PG-No. 13C.
4. Insufficient information to demonstrate no adverse traffic impact.
5. Insufficient information to demonstrate no adverse drainage impact.
6. Undesirable precedent.

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

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-LFS/361	Renewal of Planning Approval for Temporary Warehouse for Storage of Animal Feed (3 years)	REC	12.6.2020
2	A/YL-LFS/368	Temporary Warehouse for Storage of Construction Materials (3 years)	REC	4.9.2020 (Revoked on 4.2.2023)
3	A/YL-LFS/370	Proposed Temporary Shop and Services (Selling of Radio Controlled Cars and Accessories) (3 years)	REC & CPA	9.10.2020 (Revoked on 17.5.2022)
4	A/YL-LFS/374	Proposed Temporary Shop and Services (Retail of Family Goods) with Ancillary Office (3 years)	REC	20.11.2020 (Revoked on 28.2.2023)
5	A/YL-LFS/406	Proposed Temporary Shop and Services (Shop for Selling Hardware Accessories) (3 Years)	REC	24.9.2021 (Revoked on 24.3.2022)
6	A/YL-LFS/410	Proposed Temporary Warehouse for Storage of Hardware Accessories (3 years)	REC	29.10.2021 (Revoked on 29.7.2023)
7	A/YL-LFS/420	Proposed Temporary Shop and Services (Shop for Selling Hardware Accessories) (3 years)	REC	6.5.2022 (Revoked on 6.11.2023)
8	A/YL-LFS/438	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials (3 Years)	REC	9.9.2022
9	A/YL-LFS/441	Proposed Temporary Warehouse for Storage of Building Materials (3 Years)	REC	23.9.2022
10	A/YL-LFS/442	Proposed Temporary Warehouse for Storage of Construction Materials (3 Years)	REC	11.11.2022
11	A/YL-LFS/445	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials (3 Years)	REC	25.11.2022 (Revoked on 25.11.2023)
12	A/YL-LFS/449	Temporary Storage of Construction Materials and Engineering Machineries with Ancillary Workshop (3 Years)	REC	3.2.2023
13	A/YL-LFS/455	Proposed Temporary Warehouse for Storage of Building Materials (3 Years)	REC	17.3.2023
14	A/YL-LFS/457	Temporary Warehouse for Storage of Water Pumps and Motors (3 Years)	REC	31.3.2023
15	A/YL-LFS/469	Temporary Warehouse for Storage of Hardware Accessories (3 Years)	REC	23.6.2023
16	A/YL-LFS/478	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials (3 Years)	REC	11.8.2023

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
17	A/YL-LFS/482	Temporary Warehouse for Storage of Hardware Accessories (3 Years)	REC	8.9.2023
18	A/YL-LFS/490	Proposed Temporary Warehouse for Storage of Miscellaneous Goods (3 Years)	REC	27.10.2023
19	A/YL-LFS/495	Proposed Temporary Shop and Services (Selling of Gardening Supplies and Construction Materials) (5 Years)	REC & GB	8.12.2023
20	A/YL-LFS/497	Proposed Temporary Warehouse for Storage of Construction Materials (3 Years)	REC	22.12.2023
21	A/YL-LFS/498	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials (3 Years)	REC	22.12.2023

Government Departments' General Comments

1. Land Administration

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

He has no adverse comment on the application.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application as the proposed use does not involve operation of heavy vehicles nor dusty operation.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.

3. Landscaping

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) She has no comment on the application from the landscape planning perspective.
- (b) The Site was paved and occupied by temporary structures and the applied use is currently in operation. Similar applications have been approved within the same "REC" zone.

4. Drainage

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

- (a) According to the applicant's submission, the existing drainage facilities which was implemented under the previous application No. A/YL-LFS/392 will be maintained for the subject development. He has no objection in principle to the application from drainage point of view.
- (b) Should the Board consider the application be acceptable from planning point of view, a condition should be stipulated requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his department.
- (c) The applicant should note his advisory comments at **Appendix V**.

5. Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations being

provided to his satisfaction.

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

6. Building Matters

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

- (a) As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant should note his advisory comments at **Appendix V**.

7. Archaeological Aspect

Comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau (CHE(AM), AMO, DEVB):

- (a) With reference to the Further Information provided by the applicant, AMO has no objection in principle to the application from both the archaeological and built heritage conservation perspectives.
- (b) Notwithstanding, the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

8. District Officer's Comments

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

His office has not received any feedback from locals.

9. Other Departments' Comments

The following Government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (c) Head of Geotechnical Engineering Office (H(GEO)), CEDD;
- (d) Project Manager (West) (PM(W)), CEDD;
- (e) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (f) Commissioner for Transport (C for T);
- (g) Commissioner of Police (C of P); and
- (h) Director of Agriculture, Fisheries and Conservation (DAFC).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:-
 - (i) 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;
 - (ii) Lot 2019 in D.D.129 was covered by Short Term Waiver (STW) No. 4963 for the purpose of temporary warehouse for storage of plastic and retail of plastic pellet; and
 - (iii) the lot owner(s) shall apply to LandsD for STW(s) to permit the structure(s) erected or to be erected within the subject lots, if any and apply for modification of STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport (C for T) 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. 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site and Deep Bay Road;
- (e) to note the comments of the Director of Environmental Protection (DEP) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisance;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the required condition record should include coloured photos with dates 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 revised drainage proposal on 24.1.2022;

- (g) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Building Surveyor/New Territories West (CBS/NTW), BD that:
 - (i) if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under BO and should not be designated for any proposed use under the captioned application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iii) 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 BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iv) 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;
 - (v) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage; and
- (i) to note the comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau (CHE(AM), AMO, DEVB) that the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

規劃申請編號: A/YL-LFS/510

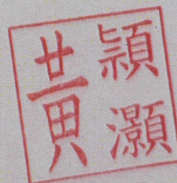
尊敬的規劃署：

關於臨時貨倉存放塑膠及零售粒狀塑膠的規劃許可 3 年續期，我在此表示強烈反對。

作為香港廢塑料協會常務主席以及元朗區區議員，我對塑膠粒狀和回收情況有著豐富的了解。在目前的情況下，大部分工業生產已經轉移到內地，因此不再需要在本本地倉庫存放材料，反而出現了大量進口和儲存廢塑膠料的情況。近來，許多回收的廢塑膠長期存放後發生火災的事件時有所聞。鑑於塑膠是石油的副產品，這種存放方式存在著嚴重的安全隱患，因此我堅決主張不予續期。

我認為應當重新評估這些塑膠儲存許可的必要性，尋求更加安全和可持續的解決方案，以保障公眾利益和環境安全。希望貴署能夠認真考慮這一問題，並做出符合社會發展和環保理念的決定。

謹此致上，感謝貴署的聆聽。



2024.2.23

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A/YL-LFS/510 DD 129 Lau Fau Shan Recreation
15/03/2024 01:59

From:

To: "tpbpd" <tpbpd@pland.gov.hk>, "dfs" <dfs@hkfsd.gov.hk>

Sent by: tpbpd@pland.gov.hk

File Ref:

A/YL-LFS/510

Lots 2019 (Part), 2037 (Part), 2054 (Part) and 2055 (Part) in D.D. 129, Lau Fau Shan, Yuen Long

Site area: About 1,430m²

Zoning: "Recreation"

Applied Use: Warehouse for Storage of Plastic / 3 Vehicle Parking

Dear TPB Members,

Again conditions of 392 not fulfilled but applicant is back with a larger footprint.

It is absolutely shocking that both government depts and board members continue to rubber stamp operations that are in breach in regulations, particularly FIRE. This is an operation that involves materials that can emit extremely toxic fumes.

Every week there are media reports of fires at brownfield operations. This week's episode resulted in three people injured, one with 100% burns.

If fire conditions are involved in this operation, then, at the risk of being arrested for finding fault with government apparatus, one has to point out that further approval is an abrogation of the responsibility to give precedence to the interests and safety of the community.

As it is clear that there is no genuine intention to ensure that conditions are complied with then in the interest of 'streamlining' the process, it is time they are eliminated, particularly that for FIRE as it is the most abused condition.

Mary Mulvihill

From:

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

Date: Thursday, 15 April 2021 3:35 AM HKT

Subject: A/YL-LFS/392 DD 129 Lau Fau Shan Recreation

Dear TPB Members,

Despite The Director of Environmental Protection (DEP) did not support the application as there were sensitive receivers in the vicinity of the site and environmental nuisance was expected.

The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had reservation on the application in that the proposed use and extensive hard paving was incompatible with the environment and surrounding landscape character, members approved the 321 application.

Plan D: Nonetheless, there was no environmental complaint against the site in the past three years - indicating that the operation had continued without approval

After NINE extensions of time, approval was revoked for non compliance with drainage and fire conditions.

But mo man tai, just resubmit the application and operator can continue to contaminate an ecological sensitive area close to CPA and the shoreline.

Perhaps members would care to raise some questions this time?

Mary Mulvihill

From:

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

Sent: Tuesday, June 12, 2018 2:42:39 AM

Subject: A/YL-LFS/321 DD 129 Lau Fau Shan Recreation

A/YL-LFS/321

Lots 2019 (Part) and 2037 (Part) in D.D. 129, Lau Fau Shan, Yuen Long

Site area : About 1,280m²

Zoning : "Recreation"

Applied Use : Warehouse for Storage of Plastic / 3 Vehicle Parking

Dear TPB Members,

This site has a long history of rejections, the most recent in 2005 so it appears that for two decades there have been unapproved brownfield operations.

The current application to legitimize these operations is totally inappropriate as the planning intention of the "REC" zone is to encourage the development of active and/or passive recreation and tourism/eco-tourism.

Members must reject this application as approval would reward illegal operations and create an undesirable precedent.

Mary Mulvihill