

S.16 Planning Application

Proposed Temporary Recyclable Collection Centre for Garment and Cloth and Associated Filling of Land and Pond for a Period of 3 Years at Lot Nos 157, 159 and 160 in D.D. 86, San Uk Ling, Man Kam To, New Territories

1. Introduction

- 1.1 This Planning Statement is submitted to the Town Planning Board in support of a planning application for Proposed Temporary Recyclable Collection Centre for Garment and Cloth and Associated Filling of Land and Pond for a Period of 3 Years (hereinafter referred to as “the proposed use”) at Lot Nos 157, 159 and 160 in D.D. 86, San Uk Ling, Man Kam To, New Territories (hereinafter referred to “the application site”) (**Figure 1** refers). The application site has an area of about 3,782m².
- 1.2 The application site falls within an area zoned “Green Belt” (“GB”) on the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 (**Figure 2** refers). The applied use is ‘Proposed Temporary Recyclable Collection Centre (Storage of Community Used Clothes Only) and Associated Filling of Land and Pond for a Period of 3 Years, which requires planning permission from the Town Planning Board.

2. Background

- 2.1 The current application serves to support a relocation of existing brownfield operation affected by the San Tin Technopole Phase 2 Development. The affected operation involves a temporary recyclable collection centre for garment and cloth (hereinafter referred to as “the Existing Operations”). Immediate relocation is required to ensure operational continuity.
- 2.2 The location of the Existing Operations is illustrated in **Illustration 1**. The uses, locations and areas of the Existing Operations are detailed in **Table 1** below.

Table 1: Use, Locations and Size of the Existing Operations

	Existing Use	Existing Location	Existing Area
Site	Temporary Recyclable Collection Centre for Garment and Cloth	Lot Nos 1542, 1543, 1544, 1545, 1546, 1547 RP, 1547 S.A, 1548, 1550, 1551, 1553, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1564, 1565, 1566, 1567, 1568, 1573, 1574 in D.D.102 and adjoining Government Land	About 6,900 m ²
Total:			About 6,900 m ²

- 2.3 To continue existing operation, an extensive site search was conducted to identify a suitable alternative location, evaluating potential sites based on proximity to the existing business network, accessibility, site size, infrastructure compatibility, and cost-effectiveness. Other sites were deemed unsuitable due to suboptimal locations, limited space, or prohibitive costs.

- 2.4 The Applicant intends to make use of the application site for reprovisioning of the Existing Operations. The application site is currently vacant, and it has been identified as the optimal location for the relocation of the Existing Operations.

3. Site Context

- 3.1 The application site area is about 3,782 m² and is divided into two portions. The eastern portion covers about 2,365 m², while the western portion encompasses approximately 1,417 m². The application site is currently vacant with some vegetation and is accessible via a local track connecting to Lin Ma Hang Road (**Figure 1** refers).

4. Planning Context

- 4.1 The application site falls within an area zoned “GB” on the Current OZP (**Figure 2** refers). According to the Notes of the Current OZP, “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 4.2 As stipulated in the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of three years.

5. Development Proposal

- 5.1 It is proposed to utilise the application site for the proposed use (i.e. Proposed Temporary Recyclable Collection Centre for Garment and Cloth and Associated Filling of Land and Pond for a Period of 3 Years).
- 5.2 The application site area is about 3,782 m² and is divided into two portions. The eastern portion covers about 2,365 m², while the western portion encompasses approximately 1,417 m².
- 5.3 The application site is accessible from Lin Ma Hang Road via a local track with ingress/egress points (in about 9m) (**Figures 1 and 3** refer). Should the current application be approved, the existing fencing will be adjusted, and new 2.4m fencing will be erected.
- 5.4 The application site comprises three temporary structures with a maximum height of 6m (not more than 1 storey), for recyclable collection centre, with a total floor area of not more than 568m². There are provisions of two parking spaces for private cars and four L/UL bays for light goods vehicles (LGVs) within the application site. The remaining open area is reserved for circulation space. The Indicative Layout Plan is shown in **Figure 3** whilst the key development parameters for the proposed use are detailed in **Table 2** and **Table 3**.
- 5.5 The application site is a paved, and it is intended to regularise any filling of land or pond under the current application (**Figure 4** refers). The current application involves land and pond filling across the entire application site, with concrete or recycling materials to a depth of not more than 1.2m, creating a flat surface for the erection of temporary structures and facilitating vehicle access. The extent of the land/pond filling area has been kept to minimal to meet the operational need (**Figure 4** refers).
- 5.6 The application site will be used as recyclable collection centre for garment and cloth, primarily intended for the collection and storage of community used clothes for further transportation of the packed and sorted recyclable goods to pier or container yard. The proposed recyclable collection centre will provide designated indoor areas for sorting activities and storage purposes. No workshop activities will be involved, and no material breaking, burning, melting, washing or cleaning of recycling materials activities will be involved in the proposed operations.
- 5.7 All activities of the proposed use will only be confined within the application site without affecting the neighbouring uses. The operation hours of the proposed use are from 9:00a.m. to 6:00p.m. from Mondays to Saturdays and there will be no operations on Sundays and public holidays. It is estimated that the application site would be able to accommodate not more than 6 staff. There will be no storage of dangerous goods at the application site. The applicant will ensure the operation of the proposed use complies with the requirements under existing environmental pollution control ordinances, including the Water Pollution Control Ordinance and the Waste Disposal Ordinance.

- 5.8 Regarding the implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for Short Term Waiver (STW) for permitting the structures to be erected or to regularise any irregularities on site, once the current application is approved.

Table 2: Key Development Parameters

Proposed Use	Proposed Temporary Recyclable Collection Centre for Garment and Cloth and Associated Filling of Land and Pond for a Period of 3 Years
Operation Hours	From 9:00a.m. to 6:00 p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)
Site Area	About 3,782m ²
Covered Area	About 568 m ² (About 15%)
Uncovered Area	About 3,214m ² (About 85%)
Temporary Structure No(s). No. of Storey Maximum Height Total Floor Area	3 Not More Than 1 Storey Not More Than 6m About 568m ²
No. of Parking Spaces Private Car (5m(L) x 2.5m(W))	2
No. of Loading/Unloading (L/UL) Bays LGVs (7m(L) x 3.5m(W))	4
Filling of Land Area Depth Materials	About 2,332m ² Not More Than 1.2m Concrete or Recycling Materials
Filling of Pond Area Depth Materials	About 1,450m ² Not More Than 1.2m Concrete or Recycling Materials

Table 3: Details of the Proposed Structures

Structure/ Container No.	Proposed Use	Floor Area (About) (m²)	No. of Storeys	Max. Height (About) (m)
S1	Recyclable Collection Centre	128	1	6
S2	Recyclable Collection Centre	220	1	6
S3	Recyclable Collection Centre	220	1	6
	Total	568		

Vehicular Access Arrangement

- 5.9 Two ingress/egress points with a width of approximately 9m are proposed at the northern part of the application site. As shown in **Figure 3**, there will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is allowed throughout the application site, and no waiting or queuing of vehicles along public road will arise under any circumstances. The dimension of private car parking

space complies with the requirements stipulated in the Hong Kong Planning Standards and Guidelines.

- 5.10 LGVs will be deployed for the transportation of goods into/out of the application site during non-peak hours (i.e. between 10:00 and 17:00). The breakdown of estimated trip generation/attraction of proposed development at AM and PM peak hours are provided at **Table 4**.

Table 4: Estimated Trip Generation/Attraction

Estimated Trip Generation/Attraction					
Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	0	0	0	0	0
Trips at PM peak per hour (17:00 – 18:00)	0	0	0	0	0
Trips (10:00 – 17:00)	2	2	2	2	8

- 5.11 The estimated vehicular trips generated/attracted by the proposed development are minimal, as such, adverse traffic impact to the surrounding road network should not be anticipated.

Environmental Considerations

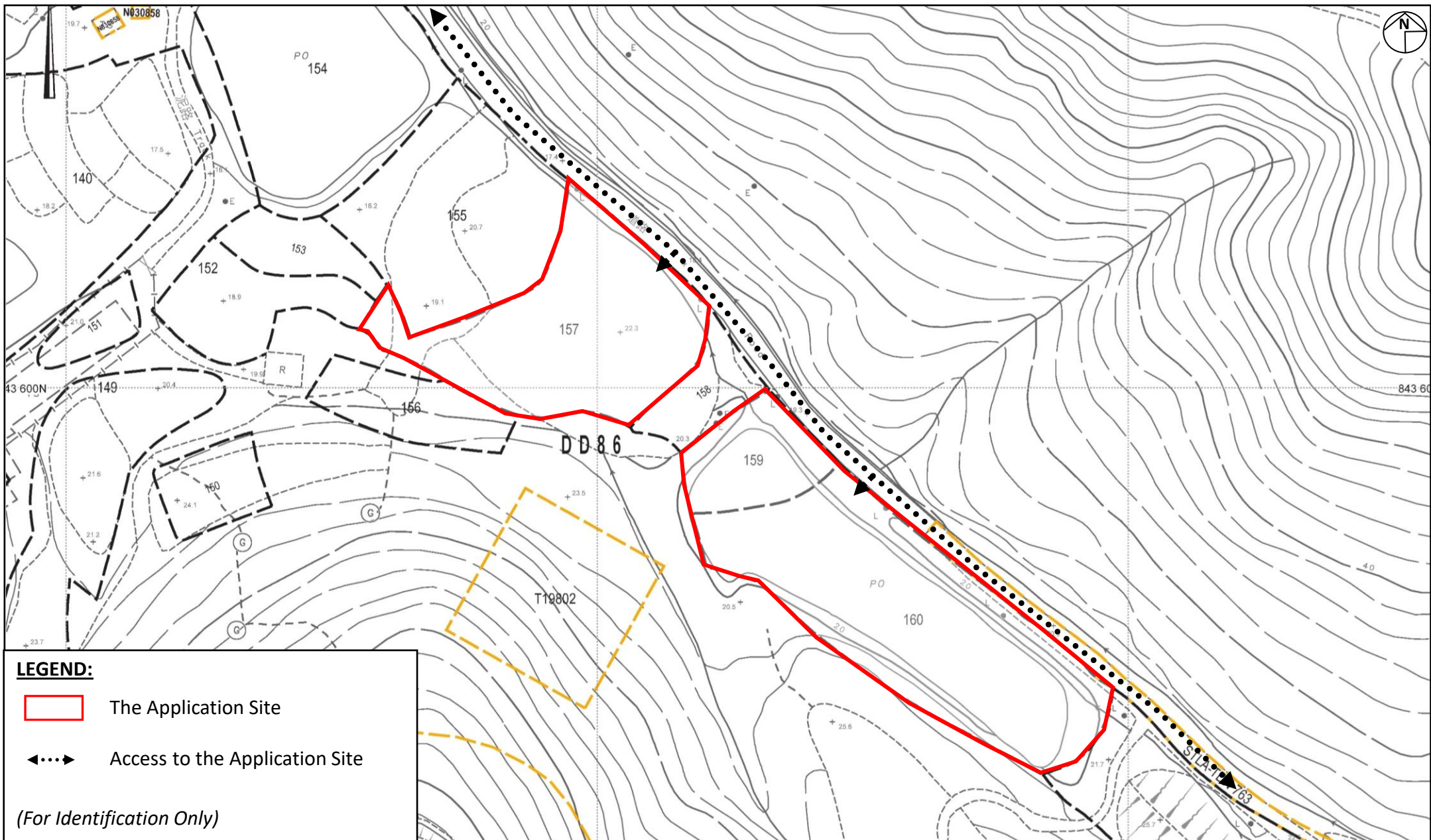
- 5.12 The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the applied use is anticipated.

Drainage Considerations

- 5.13 Should the current application be approved, the Applicant is prepared to submit a detailed drainage proposal, including a comprehensive investigation of the existing drainage system, and to implement any necessary measures to the satisfaction of the Board and relevant government departments.

6. Conclusion

- 6.1 The proposed use serves to facilitate a relocation of Existing Operations affected by government project, which requires urgent relocation and rearrangement. The current application seeks to temporarily utilize the application site to continue existing operations, thereby minimizing business disruption. While the size of application site is smaller than the original premises, the applicant is prepared to adapt their operations to this downsized layout to sustain their business without further delay.
- 6.2 The proposed use is considered not entirely incompatible with the surroundings area, as there are some government facilities located to the immediate south of the application site.
- 6.3 No adverse infrastructural and environmental impacts are anticipated as the scale of the proposed use is minimal, and the Applicant also undertakes to follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved.
- 6.4 In view of the above, it is sincerely hoped that the Board will give favourable consideration to approve the current application for a temporary period of 3 years.



Project:
Section 16 Planning Application for Temporary Recyclable Collection Centre for Garment and Cloth and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 86, San Uk Ling, Man Kam To, New Territories

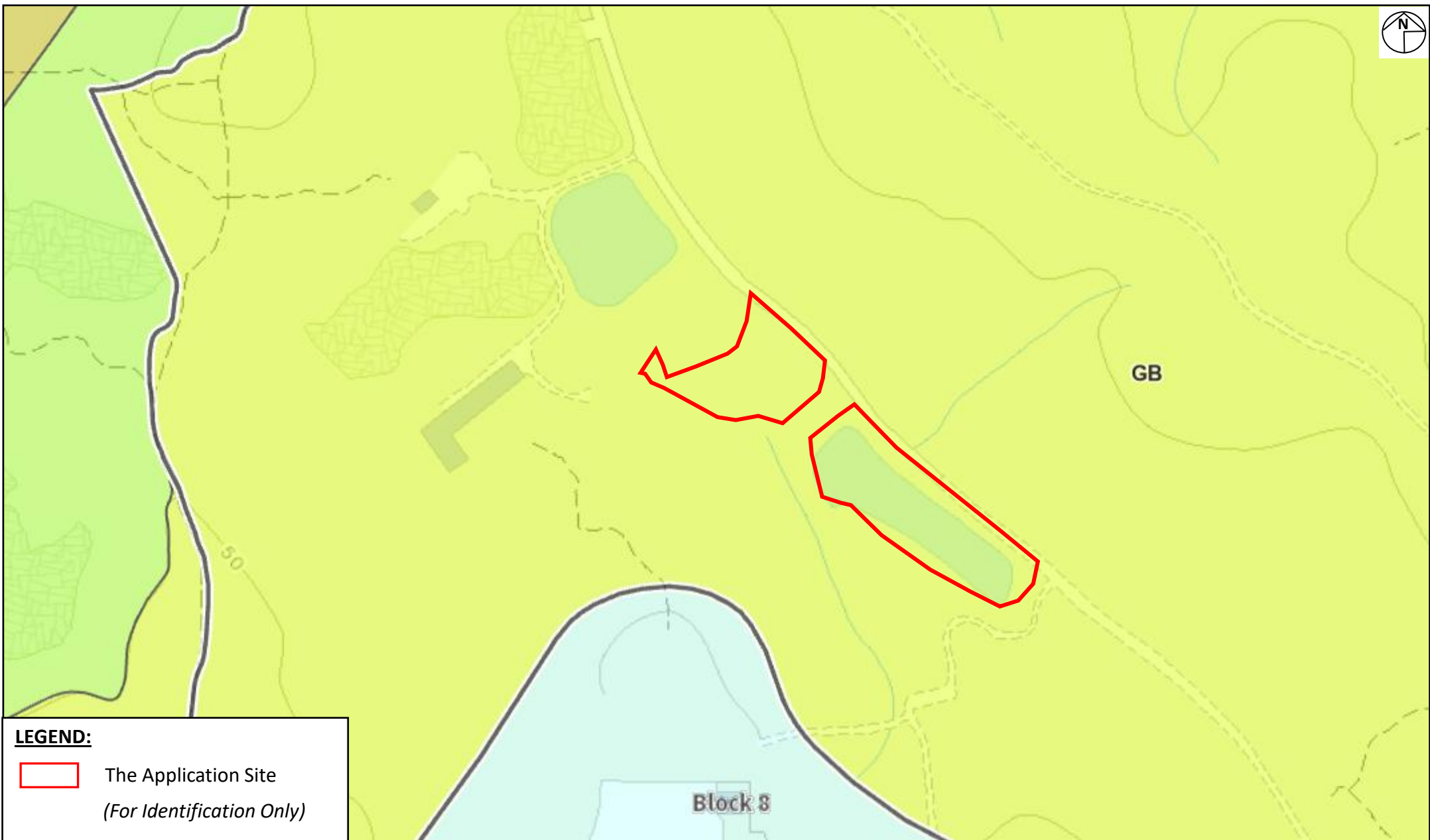
Title:
Extract of Lot Index Plan

Figure:
1

Scale:
Not to Scale

Date:
Sep 2026

Ref.: ADCL/PLG-10364/R001/F001



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Section 16 Planning Application for Temporary Recyclable Collection Centre for Garment and Cloth and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 86, San Uk Ling, Man Kam To, New Territories

Title:
Extract of the Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7

Ref.: ADCL/PLG-10364/R001/F002

Figure:
2
Scale:
Not to Scale
Date:
Sep 2026

DEVELOPMENT PARAMETERS

APPLICATION SITE : 3,782 m² (ABOUT)
COVERED AREA : 568 m² (ABOUT)
UNCOVERED AREA : 3,214 m² (ABOUT)
FLOOR AREA : 568 m² (ABOUT)

PARKING AND LOADING/UNLOADING PROVISION

PARKING SPACE (PC) : 2 NOS. (5 M(L) X 2.5 M(W))
L/UL SPACE (LGV) : 4 NOS. (7 M(L) X 3.5 M(W))

LEGEND

- APPLICATION SITE BOUNDARY WITH BOUNDARY FENCING OF 2.4M(H)
- PROPOSED STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (LGV)
- INGRESS/EGRESS (9M-WIDE)

STRUCTURE

A
B
C
Total

USES

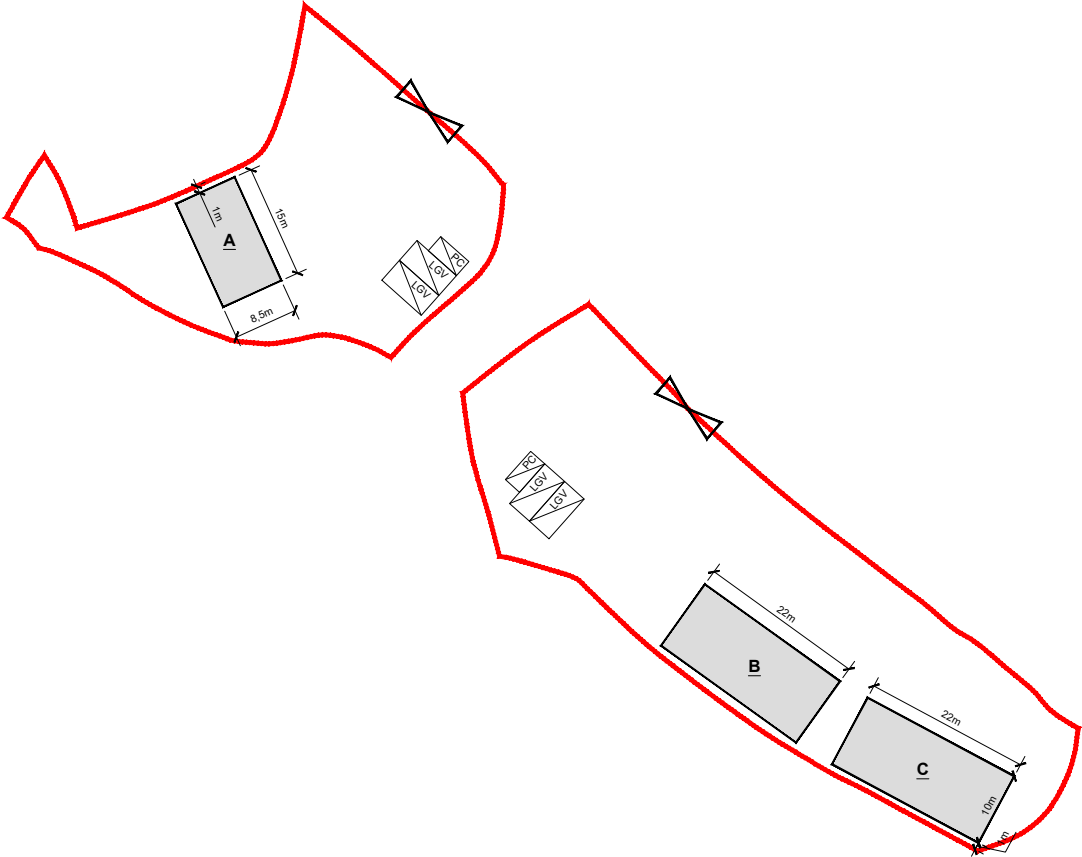
Recyclable Collection Centre
Recyclable Collection Centre
Recyclable Collection Centre
Total

FLOOR AREA (ABOUT)

128 m²
220 m²
220 m²
568 m²

BUILDING HEIGHT

6m (Not More Than) (1-Storey)
6m (Not More Than) (1-Storey)
6m (Not More Than) (1-Storey)



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Section 16 Planning Application for Proposed Temporary Recyclable Collection Centre for Garment and Cloth and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 86, San Uk Ling, Man Kam To, New Territories

Title:
Indicative Layout Plan

Ref.: ADCL/PLG-10364/R001/F003

Figure:
3
Scale:
1:1000

Date:
Sep 2026



FILLING OF LAND

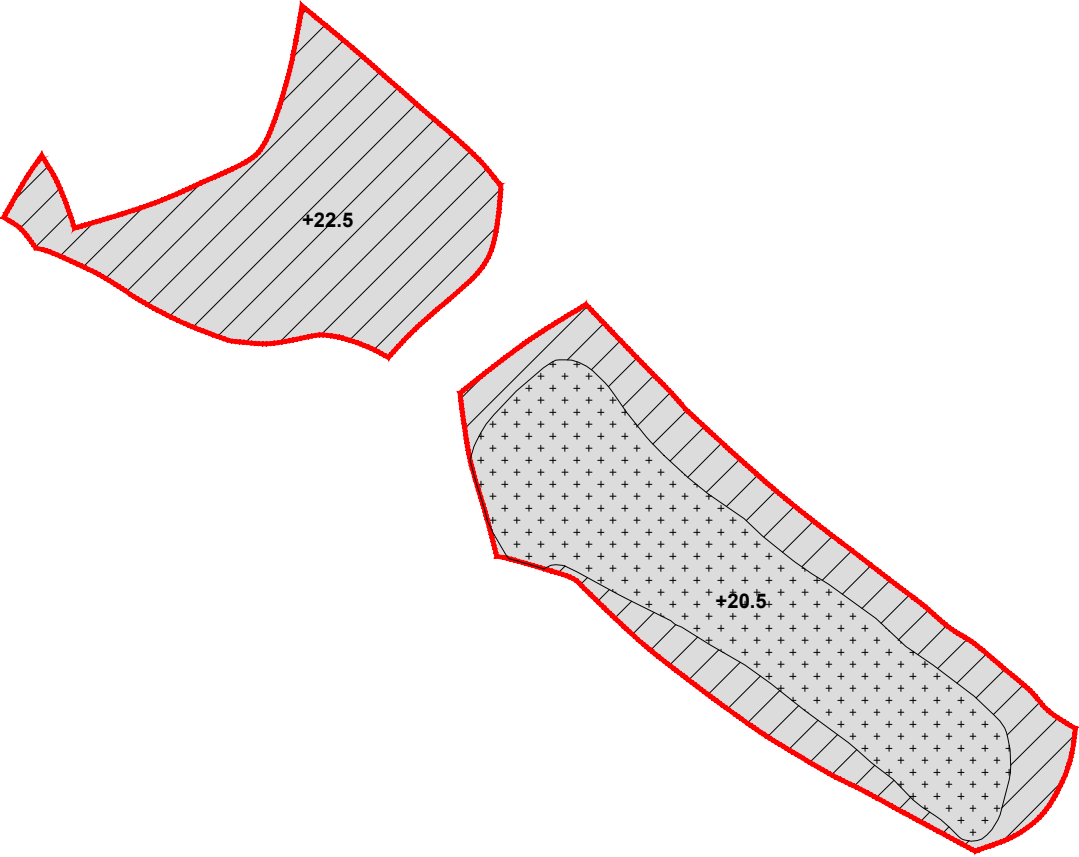
APPLICATION SITE	:	3,782 m ² (ABOUT)
LAND/POND FILLING FOR REGULARISATION	:	3,782 m ² (ABOUT)
TOTLA AREA OF LAND FILLING	:	3,782 m ² (ABOUT)
PROPOSED SITE LEVELS	:	+20.5 to +22.5 mPD (ABOUT)
DEPTH OF LAND FILLING	:	NOT MORE THAN 1.2m
LAND FILLING MATERIAL	:	CONCRETE OR RECYCLING MATERIALS

ALL SITE LEVELS ARE FOR REFERENCE ONLY.

LEGEND

- APPLICATION SITE BOUNDARY
- EXISING LAND FILLING FOR REGULARISATION (ABOUT 2,332 m²)
- EXISING POND FILLING FOR REGULARISATION (ABOUT 1,450 m²)
- FILLING OF LAND AND POND (NOT MORE THAN 1M) (ABOUT 3,782 m²)
- +22.5

 PROPOSED LEVEL (mPD) (ABOUT)



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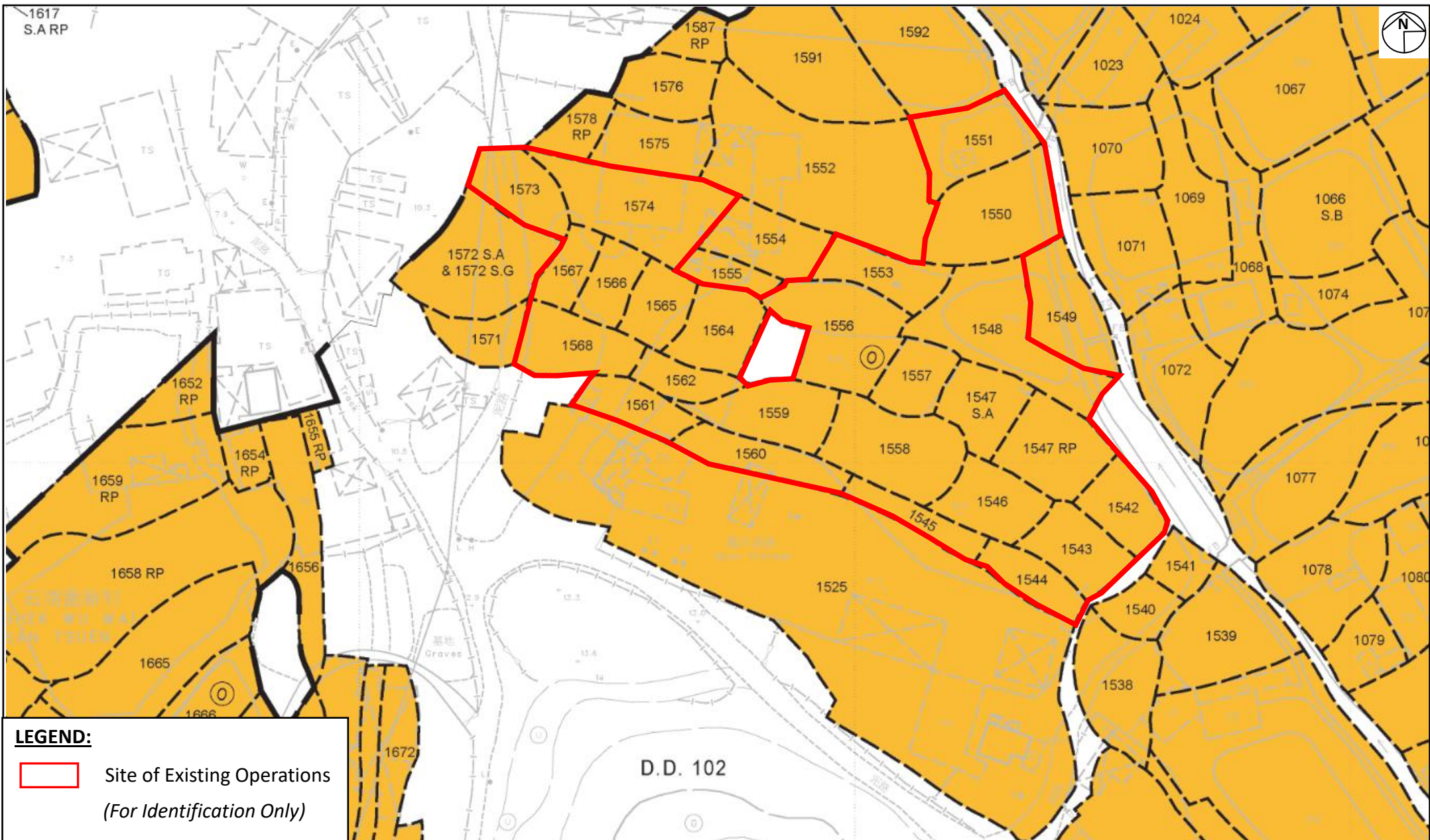
Title:
Land Filling Plan

Ref.: ADCL/PLG-10364/R001/F004

Figure:
4
Scale:
1:1000

Date:
Sep 2026





Project:

Section 16 Planning Application for Temporary Recyclable Collection Centre for Garment and Cloth and Associated Filling of Land and Pond for a Period of 3 Years at Various Lots in D.D. 86, San Uk Ling, Man Kam To, New Territories

Title:

Site of Existing Operations

Illustration:

1

Scale:

Not to Scale

Date:

Sep 2026

Ref.: ADCL/PLG-10364/R001/I001



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司