



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Date : 23rd October, 2026
Our Ref. : ADCL/PLG-10364/L002

The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point, Hong Kong

By Email

Dear Sir/Madam,

Re: 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 Lot Nos 157, 159 and 160 in D.D. 86, San Uk Ling, Man Kam To, New Territories

We refer to our submission and would like to submit clarifications to facilitate consideration by the relevant departments and the Town Planning Board.

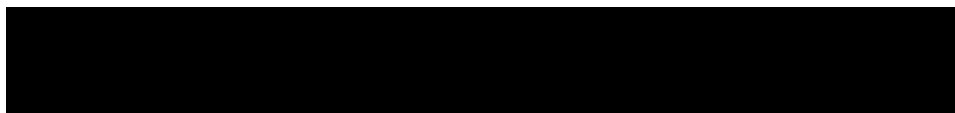
The proposed development is for "Proposed Temporary Recyclable Collection Centre for Garment and Cloth and Associated Filling of Land and Pond for a Period of 3 Years". Please refer to the replacement pages of the supplementary statement for clarity. The application site is filled and covered by vegetation, with no existing stream observed, no diversion of stream is involved under the current application. The current application also seeks to regularise any past filling of land or pond.

The current application serves to support a relocation of existing brownfield operation affected by the San Tin Technopole Phase 2 Development, which involves an affected site area of about 6,900m². 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. Although the application site area is smaller than the current scale of operation (about 3,782m²), it offers a readily available solution to relocate a large portion of the existing business. The applicant is also willing to downscale current operations to meet urgent relocation needs.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. CW Wong at [REDACTED]

Yours faithfully,
For and on behalf of
Grandmax Surveyors Limited

CW Wong
Planning Consultant
Encl.
c.c. Client



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, “Proposed Temporary Recyclable Collection Centre for Garment and Cloth and Associated Filling of Land and Pond for a Period of 3 Years”, 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.

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 **used garment and cloth** 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.