

Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years
at
Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T.

Section 1 Background

1.1 Introduction

- 1.1.1 This planning application is submitted by Vannex International Limited. It will be the occupier at the application site.
- 1.1.2 The applicant seeks planning permission for proposed temporary battery recycling plant for a period of 3 years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T. **(Figure 1)** Although the proposed use is neither a Column 1 nor 2 use in the “AGR” & “OU” zone, the covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of 3 years within the zone requires planning permission from Town Planning Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently vacant.
- 1.1.3 The current application is to facilitate relocation of their battery recycling business from Hung Shui Kiu which has been resumed by Government for the Yuen Long South Development. The previous site falls within the Hung Shui Kiu New Development Area (HSK NDA) and the concerned lot (i.e. Lots 1533, 1534, 1537 (Part), 1538 (Part), 1539 RP (Part), 1544 RP (Part) & 1545 RP in D.D.124 & Adjoining Government Land) **(Figure 7)** has been resumed by the Government. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.

- 1.1.4 The application site is serviced by a vehicular track leading from Lin Chuk Road.

Section 2 Planning Justifications

2.1 Thorough Site Selection Process

- 2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G) were either unaffordable or have been occupied by other operators.
- 2.1.2 Four prospective sites in North districts has been reviewed and were found to be unsuitable due to various shortcomings such as too large for the relocation, high acquisition costs, traffic concerns and etc. The details of alternative sites for relocation of applicant’s business and why they are not feasible is shown in the

following:

- 2.1.3 Alternative Site 1 – Lot 502 RP in D.D.83 (**Figure 8**) – Although the site is zoned “OS” according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 1,800m² which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,500 per feet. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.4 Alternative Site 2 – Lot 175 in D.D.84 (**Figure 9**) – Although the site is zoned “Category 2” area according to Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G), the site is about 1,850m² which is a little bit small for the applicant. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.5 Alternative Site 3 – Lot 1463 RP in D.D.118 (**Figure 10**) – The site is zoned “AGR” and “CA” according to the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18 of which the proposed development may not be compatible with the surrounding environment.
- 2.1.6 Alternative Site 4 – Taxlord Lot 464 S.A RP in D.D.83 (**Figure 11**) – Although the site is zoned “OS” according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 3,300m² which is too large for the applicant because the applicant intends to downsize the operation. The said site is also unaffordable by the applicant because the seller sells it at \$2,600 per feet. The site is also covered with extensive structures of which site clearance cost is too expensive for the applicant together with the land cost.
- 2.1.7 The Site at the application site is deemed suitable for relocation as it is highly isolated which is deemed suitable for recycling use. The site area of the site at the application site (i.e. 2,268m²) is less than half of the area of the original site at Hung Shui Kiu (i.e. 5,890m²).

2.2 The Site is Unsuitable for Agriculture Use

- 2.2.1 The application site is abutting Northeast New Territories Landfill and small in size. It is not suitable for agriculture use because the application site is just next to the landfill. The contamination of soil and water in the landfill may affect the agricultural practice at the application site.

2.3 No Adverse Traffic Impacts

- 2.3.1 Only medium goods vehicle will access to site to deliver the battery for disposal to and from the application site. Also, the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation

will be held on Sundays and public holidays. The operation will only bring negligible amount of traffic to the area. The applicant has also submitted estimated traffic generation/attraction to support his application and the traffic generated and attracted to the site is negligible.

2.4 No Adverse Environmental and Visual Impacts

2.4.1 It is noted that some residential settlements were found along the routing leading to the application site. However, the applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. That is to say no operation will be held during the sensitive hours. Secondly, the proposed development is a workshop for battery recycling purpose. The entire workshop including the loading/unloading of battery for disposal will be wholly covered within an enclosed structure. Lastly, the applicant agreed to undertake the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” and the Professional Persons Environmental Consultative Committee Practice Notes No. 1/23 to upkeep the environment of the application site. The applicant is full of confidence that the proposed development would not generate environmental nuisance to the nearby residents.

2.4.2 The applicant noted that residential settlements were found to the east. The applicant will make the warehouse by the material with a density higher than 7kg/m². No opening of the warehouse would be facing east. All the windows will be closed during the operation hours.

2.5 No Adverse Drainage Impacts

2.5.1 The applicant has submitted a drainage proposal in support of the current application and the result of the proposal demonstrated that the drainage impact of the proposed development would be minimal.

2.6 No Adverse Impact on Adjoining “OU” Zone

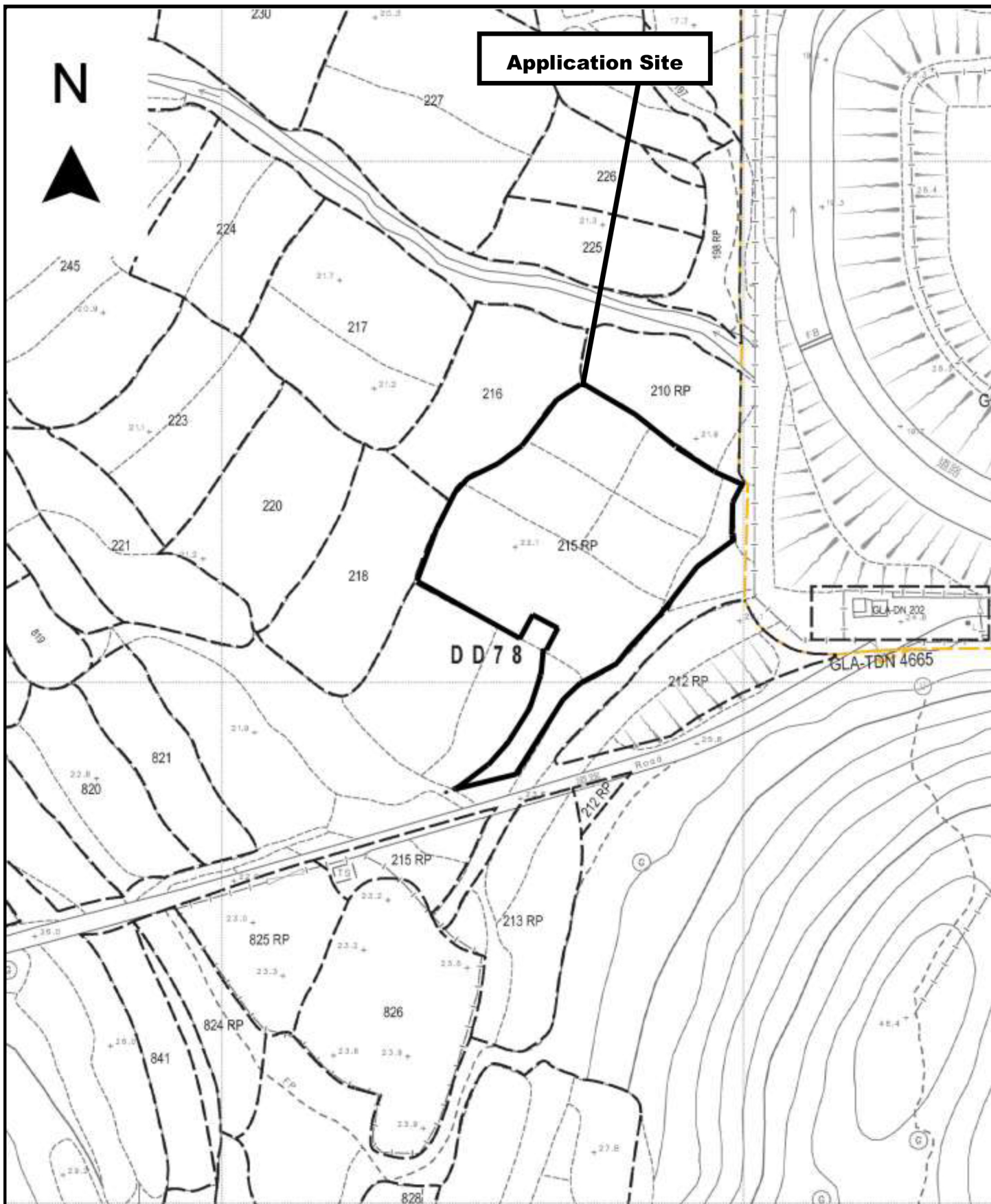
2.6.1 Although the northeastern part of the application site is currently zoned “OU” designated for landfill use, the application site falls upon private lot (i.e. Lot 215 RP in D.D.78) and it would not fall upon adjoining Government land. Further, the encroachment of the adjoining “OU” zone shares a small percentage of the area of the application site, the operation of the proposed development would not affect the operation of the adjoining Northeast New Territories Landfill.

2.7 The Proposed Development is Compatible with the Surrounding Environment

2.7.1 The application site has consulted Development Bureau before submitting the current application. It is noted that the proposed development is not incompatible with the surrounding environment.

2.8 No Undesirable Precedent

- 2.8.1 The proposed relocation of the applicant's operation to the application site is a direct result of the Government's land resumption of land for the Hung Shui Kiu NDA. Successful relocation of the operation would help to maintain a stable supply of battery material in Hong Kong and should be considered unique from any other temporary development proposals in the subject "AGR" zone. Approval of the application would not create an undesirable precedent.



Project 項目名稱:

Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Application Site

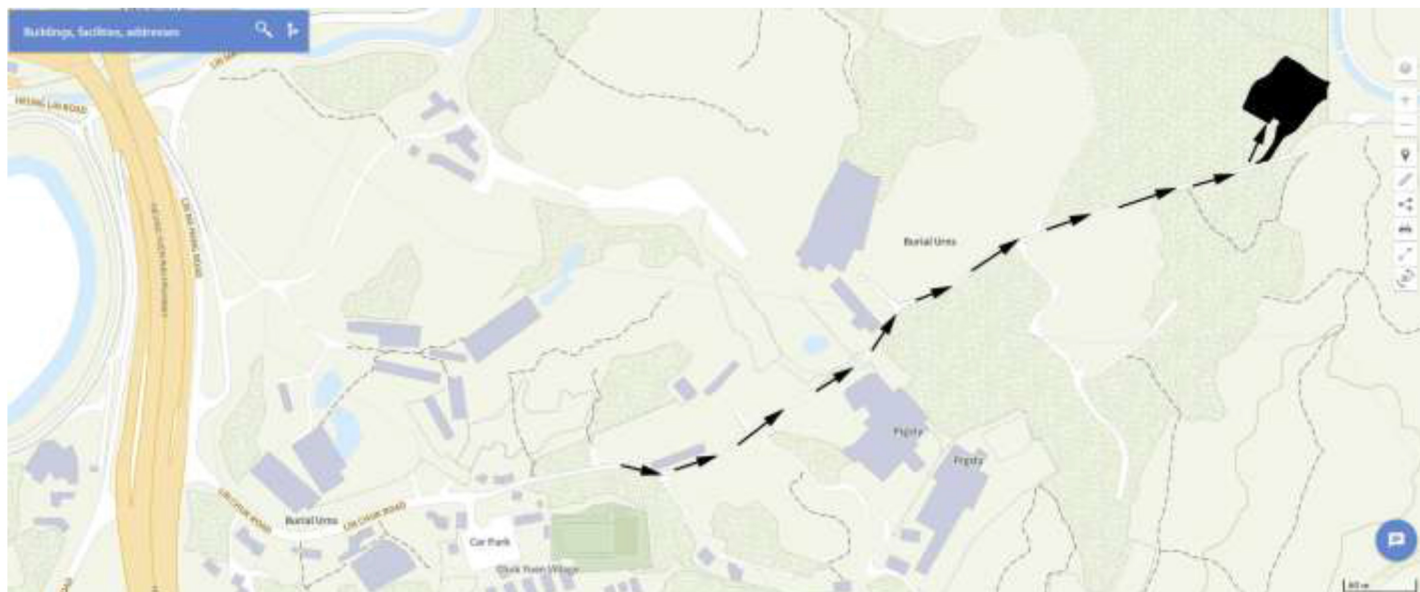
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Vehicular Access Leading to the Application Site

Drawing No. 圖號:

Figure 2

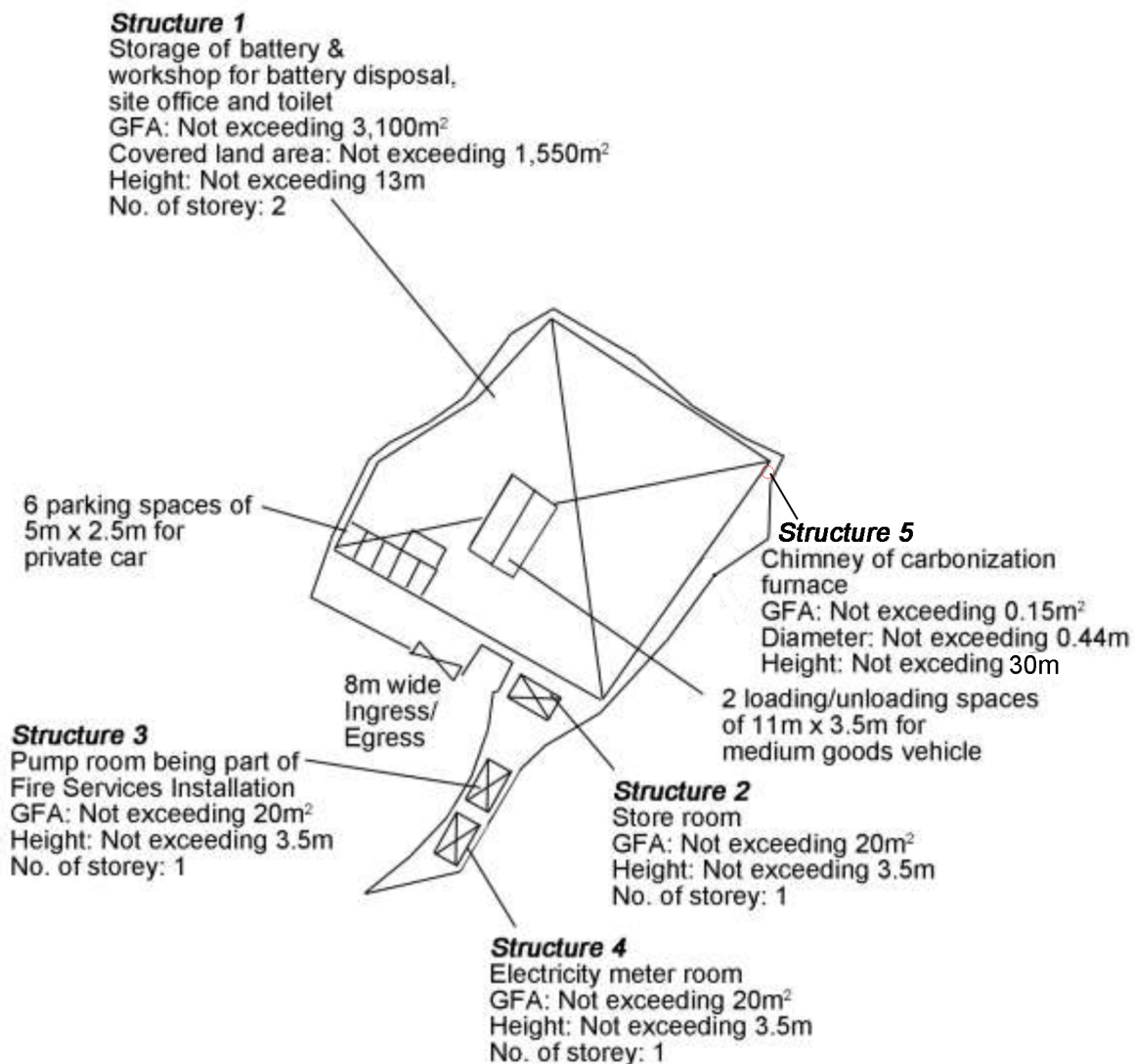
Remarks 備註:

→ Vehicular track leading from Lin Chuk Road

Scale 比例:

Refer to scale bar

N



Project 項目名稱:

Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

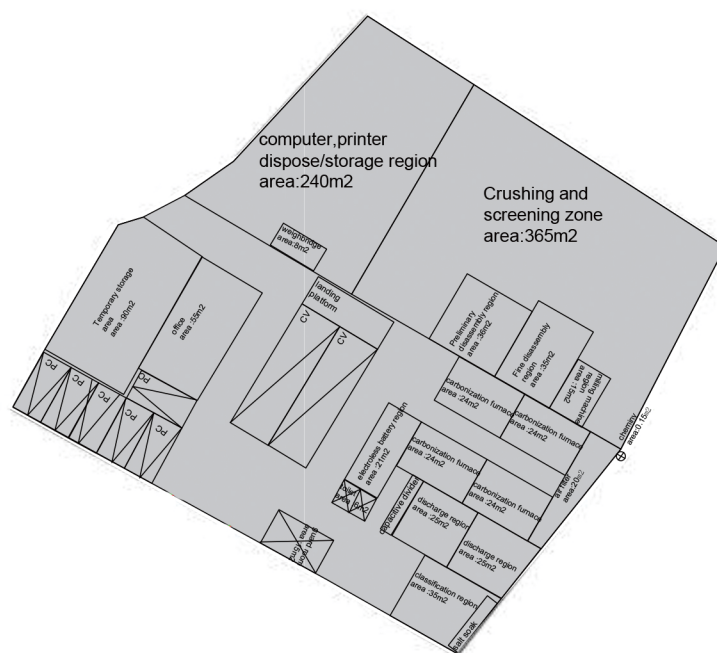
Remarks 備註:

Drawing No. 圖號:

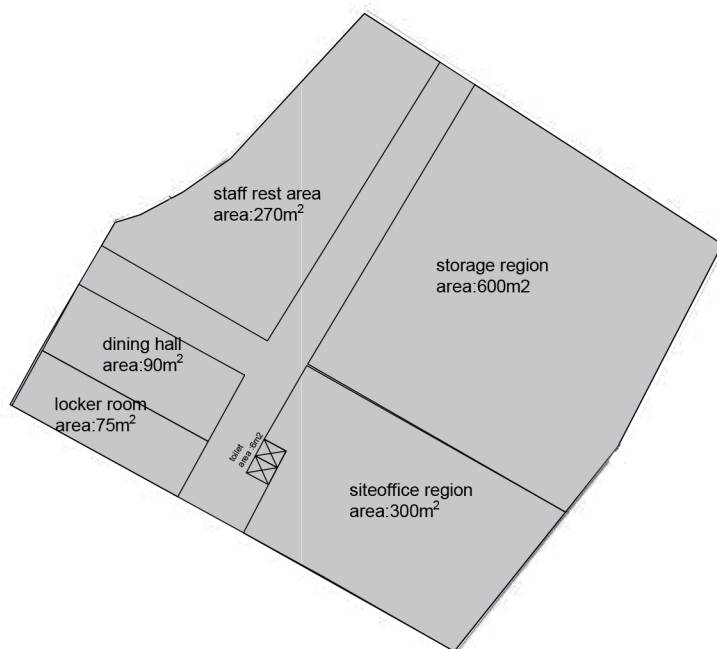
Figure 3

Scale 比例:

1:1000



Project 項目名稱: Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T.	Drawing Title 圖目: Proposed Layout Plan for G/F of Structure 1	Remarks 備註:
	Drawing No. 圖號: Figure 4	Scale 比例: 1:1000



Project 項目名稱:

Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan for 1/F of Structure 1

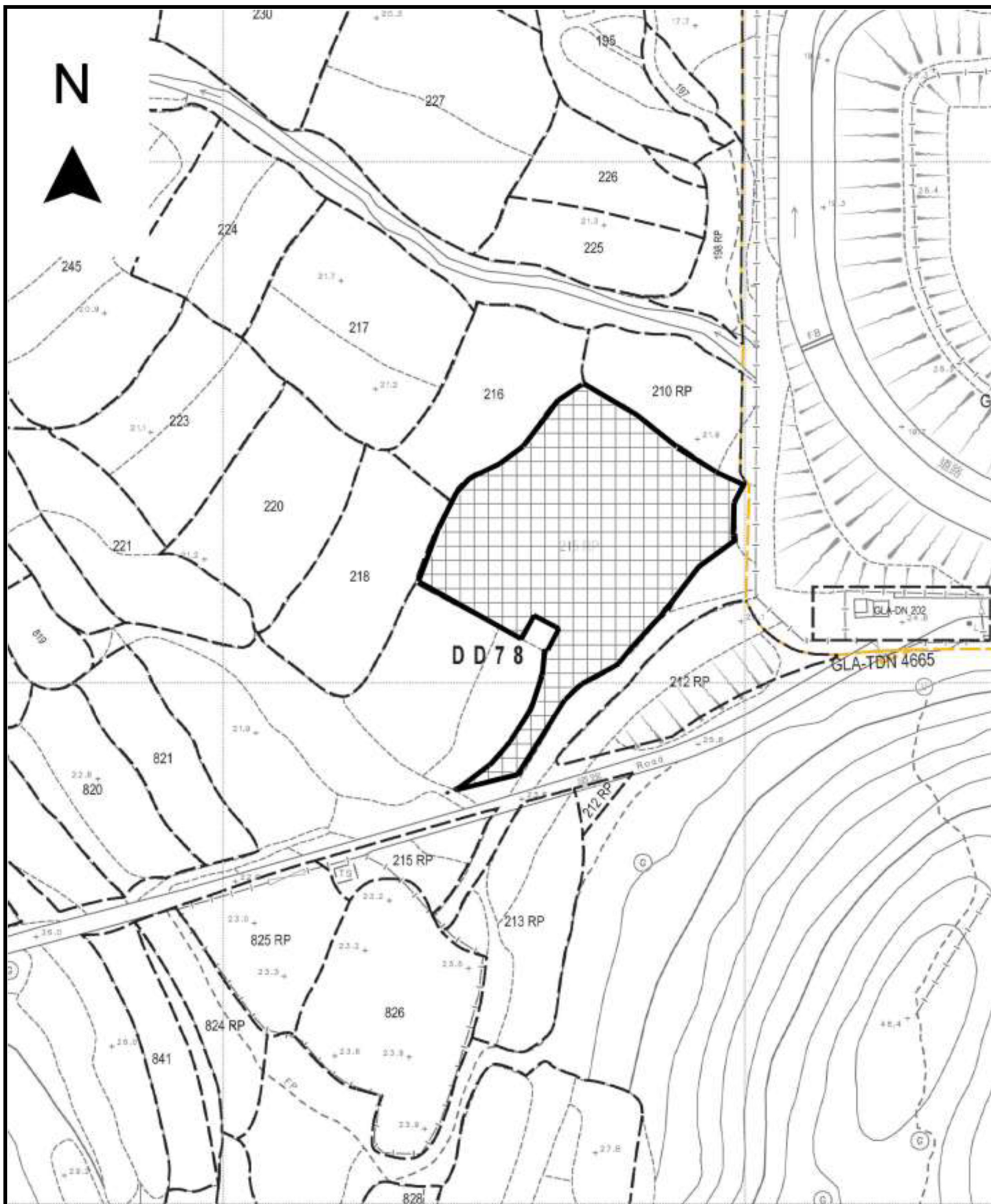
Drawing No. 圖號:

Figure 5

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Land Filling Plan

Drawing No. 圖號:

Figure 6

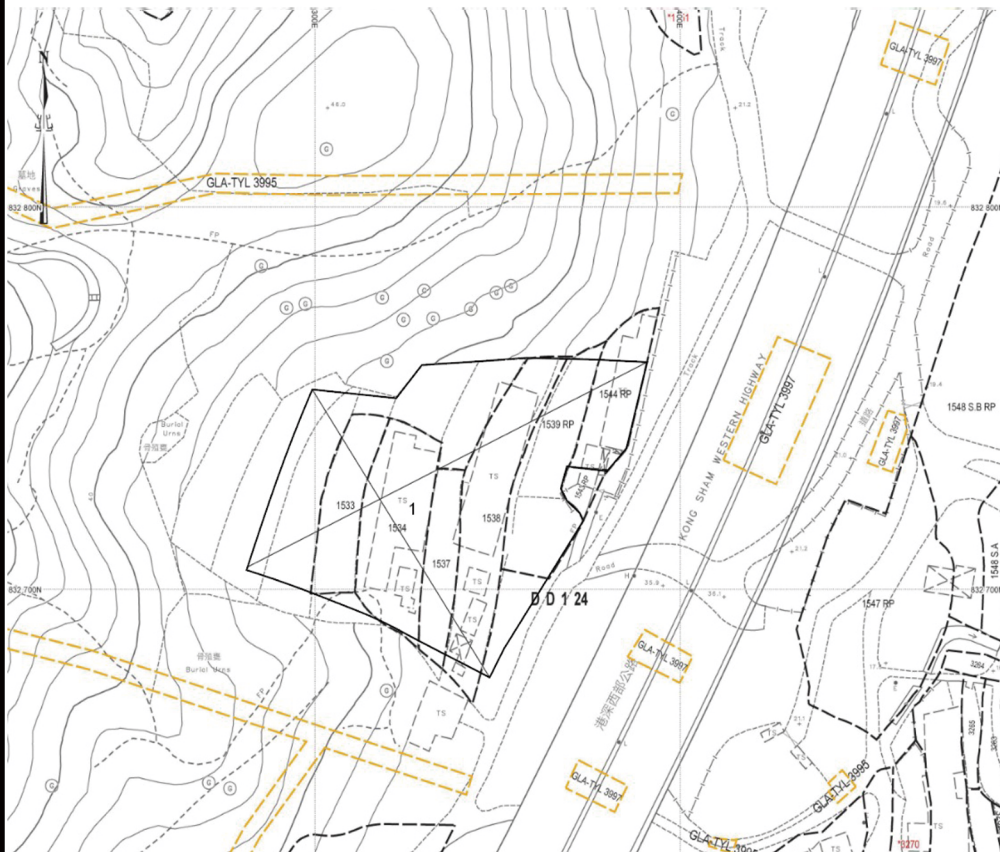
Remarks 備註:



Proposed filling of land by 0.2m thick concrete

Scale 比例:

1:1000



以下是擬建上蓋物提出短期豁免書 (STW)
及用政府土地 (STT) 的範圍

上蓋物(1)
用途: 電池回收及處理連附屬辦公室
高度: 約13米
層數: 1層
面積: 約5890平方米
總樓面面積: 約5890平方米
租用政府土地面積為: 約1876平方米

Project 項目名稱:

Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Resumed Land in Hung Shui Kiu

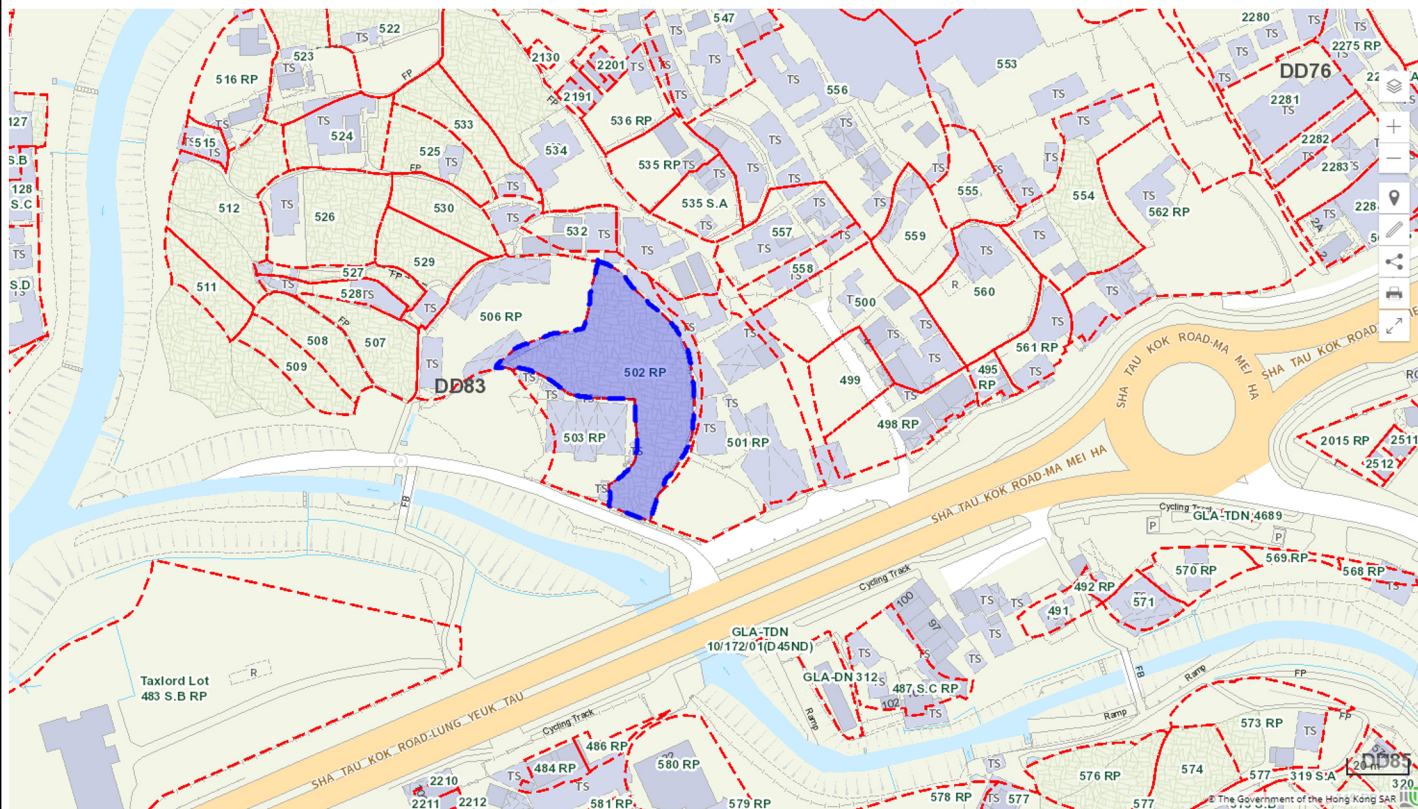
Remarks 備註:

Drawing No. 圖號:

Figure 7

Scale 比例:

Not to scale



Project 項目名稱:

Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Alternative Site 1 at Lot 502 RP in D.D.83

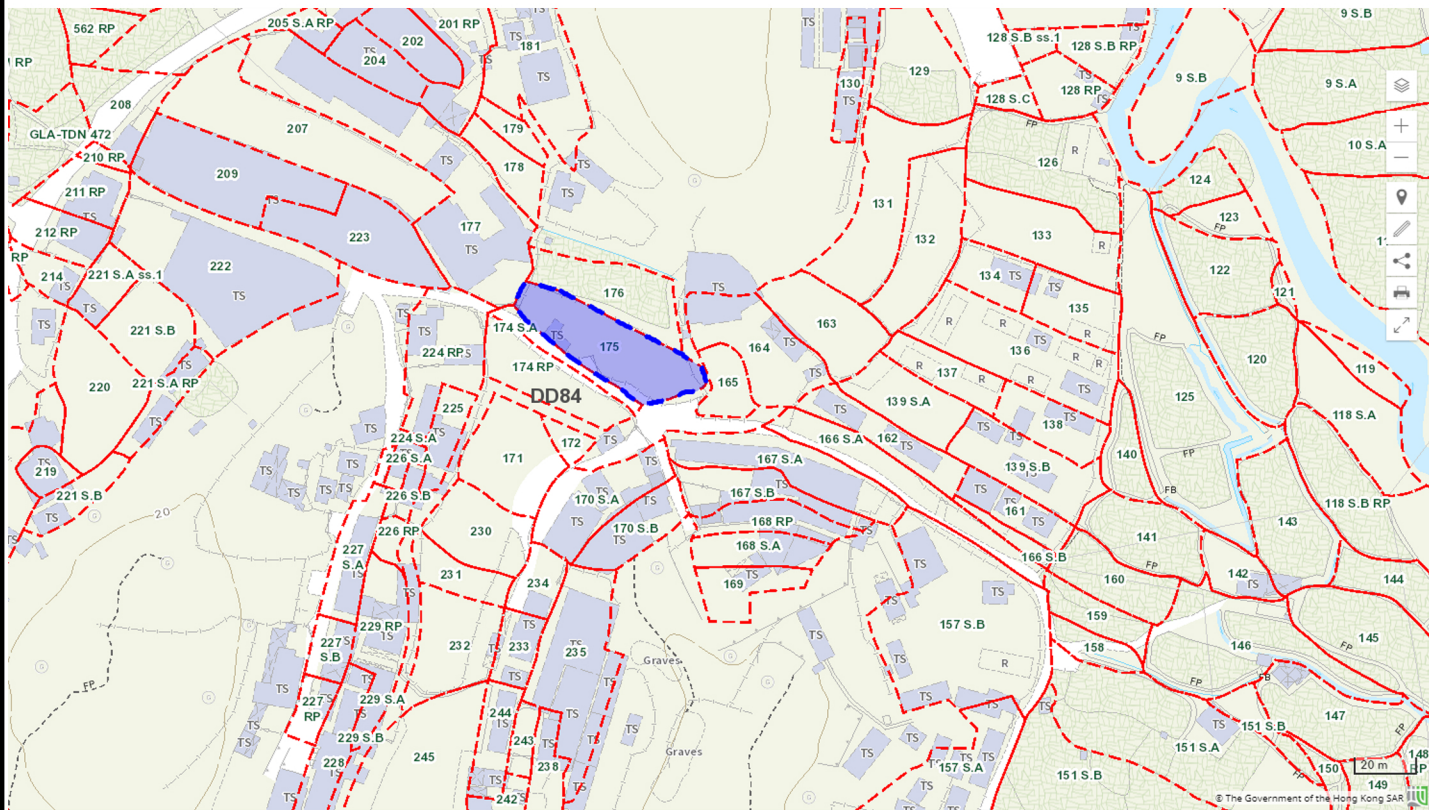
Drawing No. 圖號:

Figure 8

Remarks 備註:

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Alternative Site 2 at Lot 175 in D.D.84

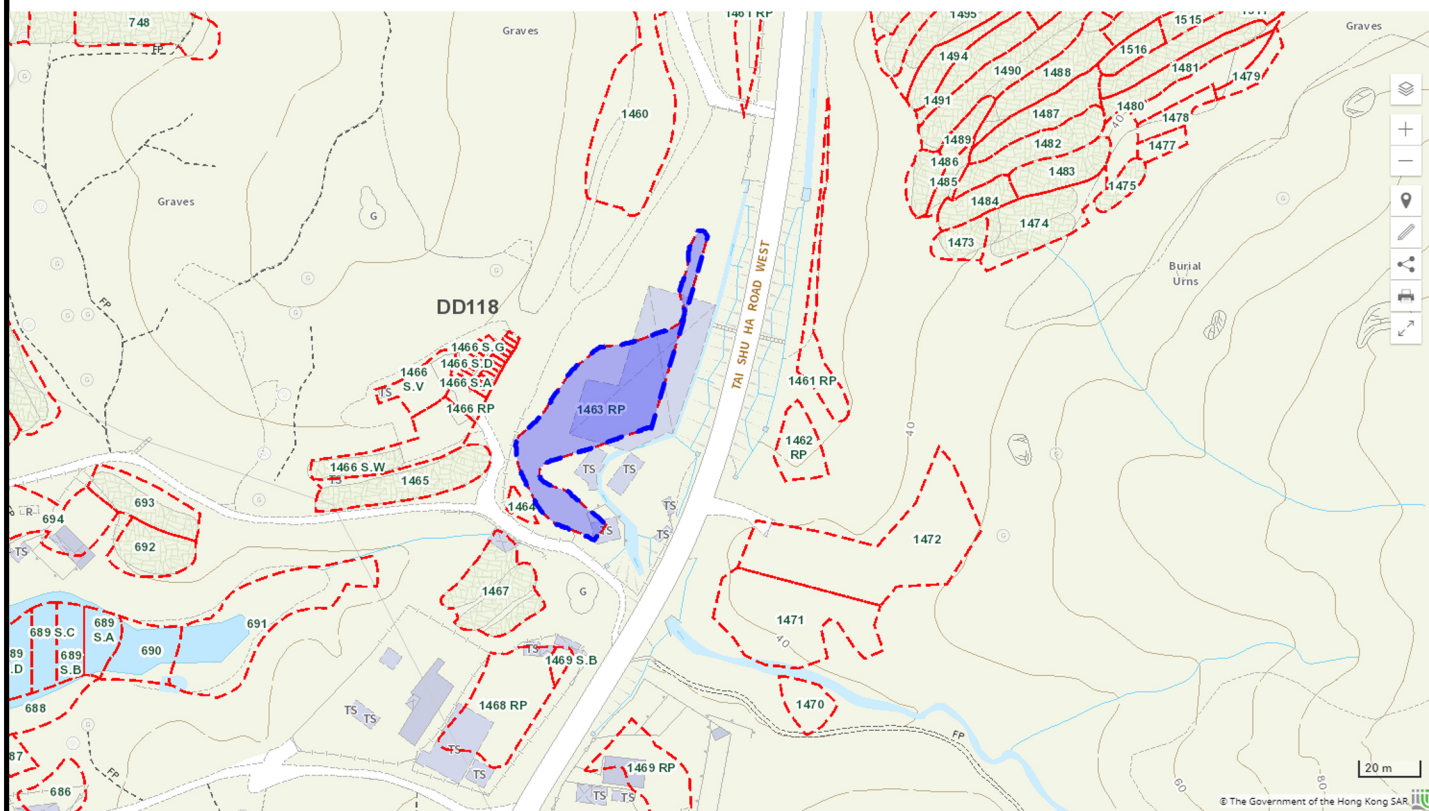
Drawing No. 圖號:

Figure 9

Remarks 備註:

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Alternative Site 3 at
Lot 1463 RP in D.D.118

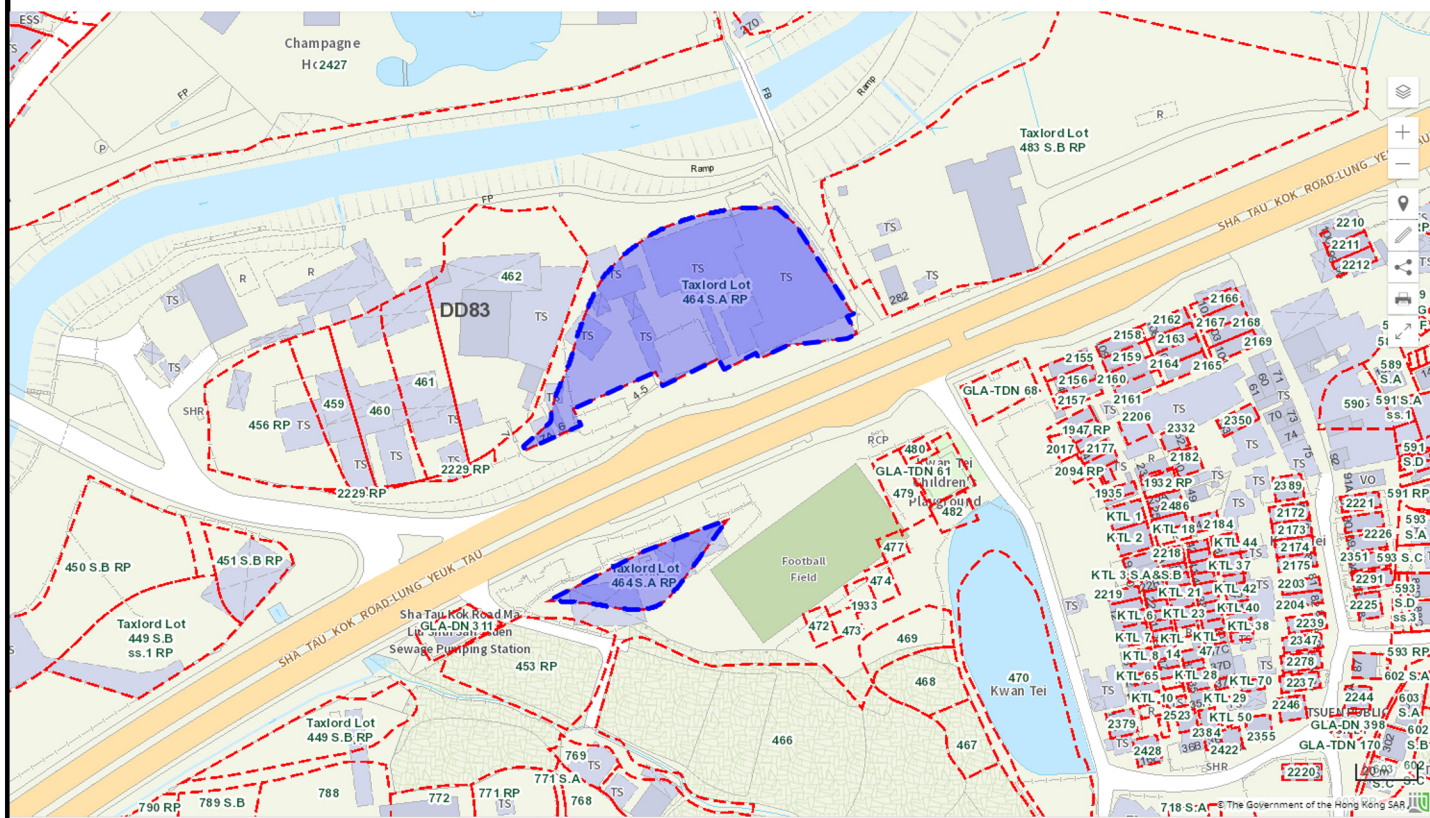
Remarks 備註:

Drawing No. 圖號:

Figure 10

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Battery Recycling Plant and Associated Filling of Land for a Period of 3 Years at Lot 215 RP (Part) in D.D.78, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Alternative Site 4 at Taxlord Lot 464 S.A RP in D.D.83

Drawing No. 圖號:

Figure 11

Remarks 備註:

Scale 比例:

As shown