

規劃綱領

申請用途類別

臨時有蓋儲存及製造環保土壤 (Eco-friendly Soil) / 循環再造土壤 (Recycled Soil)

現況用途：園藝業務及有機植料混合場地

1. 申請背景與理據

1.1 歷史延續性

自 2011 年起，上述土地一直用作與園藝業務相關的用途，規模與性質未有擴大或改變。

1.2 業務性質轉型需求

面對規劃署近期對堆放物料的關注，申請人擬將原有園藝植料混合業務，正名並優化為「環保土壤製造及儲存」，以符合現行環保及循環經濟政策。

申請人將引入有蓋儲存及製造設施，進一步減少對環境的潛在影響。

2. 擬議用途詳情

2.1 活動內容

有蓋儲存：儲存有機植料、混合土壤、循環再造土壤等。

製造環保土壤：將有機物料按精準比例混合，製作用於草地、馬場、康樂場地等高品質基底土壤（請參閱有關香港賽馬會提供的參考信件 Dated 10 July 2026）。

循環再造土壤：回收園藝廢料、植物殘渣等，經處理後轉化為可再用植料。

2.2 運作模式

靜態、非工業化運作，無重型機械。

無焚燒、無化學處理、無污水排放。

主要供應對象：香港賽馬會、康文署、粉嶺哥爾夫球場等公營及大型機構用作鋪設馬場跑道及草地球場。

2.3 場地設計

加建有蓋結構，減少雨水沖刷及粉塵擴散。

保留綠化帶與緩衝區，維持鄉郊景觀。

3. 規劃兼容性分析

3.1 與周邊土地用途的兼容性

周邊為鄉郊、魚塘、濕地及低密度住宅，擬議用途屬低污染、低噪音的農業/園藝相關活動，與周邊環境協調。

不涉及建築廢料、工業活動或貨櫃存放。

3.2 符合政府政策

支持《香港資源循環藍圖 2035》及環保園藝發展。

推動本地循環經濟，減少 landfill 負擔。

3.3 對環境的影響評估

無空氣、水體或土壤污染風險。

無交通流量顯著增加（非頻繁出入）。

有蓋儲存可有效控制粉塵及雨水徑流。

4. 申請訴求

4.1 臨時許可期限

申請為期 3 年的臨時規劃許可，以便營運及監察成效。

4.2 附帶條件承諾

不擴大用地範圍。

保持場地整潔，定期清理周邊排水系統。

如有需要，配合規劃署及環保署不定期巡查。

5. 結語

本申請並非引入新用途，而是將原有合法園藝業務正名及優化為符合現代環保標準的「環保土壤製造及儲存」用途。

申請人多年來誠實經營，服務本地公營機構，具備公共利益基礎。懇請城市規劃委員會從優審視，批准臨時許可，讓這項具備歷史延續性、環保價值及低影響性的業務得以合法延續。

Planning Statement

Proposed Use

Temporary Covered Storage and Production of Eco-friendly Soil / Recycled Soil

Existing Use: Gardening business and organic soil mixing site

1. Application Background and Justification

1.1 Historical Continuity

Since 2011, the subject land has been continuously used for gardening-related purposes, with no expansion or change in scale or nature.

1.2 Need for Business Transformation

In response to the Planning Department's recent concerns regarding the stockpiling of materials, the applicant proposes to formalise and upgrade the existing organic soil mixing operation into an "Eco-friendly Soil Production and Storage" facility, in line with current environmental and circular economy policies.

The applicant will introduce covered storage and production facilities to further reduce potential environmental impacts.

2. Details of Proposed Use

2.1 Activities

Covered Storage: Storage of organic materials, mixed soil, recycled soil, etc.

Production of Eco-friendly Soil: Mixing organic materials in precise proportions to produce high-quality base soil for turf, racecourses, and recreational grounds. (Please refer to The Hong Kong Jockey Club's reference letter dated 10 July 2026)

Recycled Soil Production: Recycling gardening waste and plant residues into reusable planting materials.

2.2 Mode of Operation

Static, non-industrial operation without heavy machinery.

No incineration, chemical treatment, or wastewater discharge.

Main clients: Hong Kong Jockey Club, Leisure and Cultural Services Department (LCSD), Fanling Golf Course and other public/statutory bodies for racecourse tracks and grass sports fields.

2.3 Site Design

Addition of covered structures to reduce rainwater runoff and dust dispersion.

Retention of green belts and buffer zones to preserve the rural landscape.

3. Planning Compatibility Analysis

3.1 Compatibility with Surrounding Land Uses

The surrounding area is characterised by rural land, fish ponds, wetlands, and low-density housing. The proposed use is a low-pollution, low-noise agricultural/gardening activity that is compatible with the neighbourhood. The operation does not involve construction waste, industrial activities, or container storage.

3.2 Alignment with Government Policies

Supports the *Hong Kong Resource Circulation Blueprint 2035* and the development of eco-friendly gardening.

Promotes local circular economy and reduces landfill burden.

3.3 Environmental Impact Assessment

No risk of air, water, or soil pollution.

No significant increase in traffic flow (infrequent vehicle movements).

Covered storage effectively controls dust and stormwater runoff.

4. Application Request

4.1 Temporary Permission Period

A temporary planning permission of 3 years is sought to allow operation and performance monitoring.

4.2 Commitments to Conditions

No expansion of the land use area.

Maintenance of site cleanliness and regular clearing of surrounding drainage systems.

Cooperation with unannounced inspections by the Planning Department and Environmental Protection Department as required.

5. Conclusion

This application does not introduce a new use, but rather formalises and upgrades an existing lawful gardening business into an “Eco-friendly Soil Production and Storage” use that meets modern environmental standards.

The applicant has operated in good faith for many years, serving public institutions in Hong Kong, and the use serves a public interest purpose. The applicant respectfully requests the Town Planning Board to consider the case favourably and grant temporary permission, allowing this historically continuous, environmentally beneficial, and low-impact operation to continue lawfully.