

2025年 3月 3日

Appendix I of
RNTCP Paper No. A/YL-PH/1055B

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on - 3 MAR 2025
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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-PH/1055
	Date Received 收到日期	3 MAR 2025

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)
PLUS INVESTMENT LIMITED
加訊投資有限公司

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)
WONG SUN WO WILLIAM
黃新和

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)	元朗八鄉丈量約份第108約地段第64號A分段 第73號B分段第4小分段, 第76號B分段餘段及 第77號餘段
(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 2160 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 790 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A 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	八鄉分區計劃大綱核准圖編號S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	R (D)
(f) Current use(s) 現時用途	<p>可循環再造物料回收中心 (臨時廢紙回收中心連附屬辦公室)</p> <p>(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)</p>

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. 如上述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 _____ (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 _____ (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，或有關係的鄉事委員會[&]

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 or Regulated Areas**

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

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/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	可循環再造物料回收中心 (臨時廢紙回收中心連附屬辦公室) 和相關填土工程(為期三年)
(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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
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(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1370	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	790	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6		
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	790	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	790	sq.m	<input checked="" type="checkbox"/> 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)

A至D 廢紙回收場 高8米 (1層)

辦公室 高4.5米 (1層)

消防裝置控制室 高4.5米 (1層)

.....

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	2
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	2
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 星期一至星期六由早上八時至下午六時，星期日及公眾假期休息			
(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 checked="" 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)) FAN KAM ROAD	
	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，請另頁註明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 	
	No 否	<input checked="" 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 checked="" 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/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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2160 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.15 m 米 <input checked="" 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？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 		

	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/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/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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）。

早前上述地點已獲批准同時改作回收中心,(A/YL-PH / 806) 但因疫情影響令至附帶條件工程延誤，而代理人因染疫未能及時作出延期申請，我等在此重新申請。

而排水系統尾段，早前未能取得鄰近地段的業權人同意，而一直未能完成履行條件的程序現我等已取得有關業權人的不反對我等將雨水經其土地的渠道排至政處排洪渠。

我等回收中心在外收取廢料回來後再作初步處理，所有工序全部安排在廠房內進行
首先將廢紙回收回來後先作分類然後壓實再運往廢紙廠處理
而廠房以外的空地，只用作車輛調頭，不會存放任何廢料

按規劃署記錄，申請地點四周有不少類似案件獲得通過
計有A/YL-PH/869 擬議臨時露天存放建築機械（為期3年）
元朗八鄉丈量約份第108約地段第55號（部分）

A/YL-PH/956 擬議臨時可循環再造物料回收中心（廢舊五金、塑膠及膠樽）
連附屬辦公室（為期5年）元朗八鄉丈量約份第 108 約地段第 91 號（部分）
第 98 號、第 99 號、第 100號及第101號

而我等是次申請係符合規劃許可第二欄內，向城市規劃委員會作出申請時有機會獲得批准。

我等申請地點的運作全部設置在場房內，不會在露天地方進行任何工序，有關露天地方只會用作車輛掉頭及走火通道，絕對不會在露天地方存放回收回來的貨物，而我等鄰近地方沒有民居，因此我等回收中心絕對不會破壞現有的環境，同時我等場地絕對不會作行破碎，溶解，燃燒，清洗工序。在此我等懇請貴會批准是次申請。

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

Wong Sun Wo William

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ 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

代表

☐ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

06-02-2025

(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

1. 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。

2. 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。

3. 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 available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	元朗八鄉丈量約份第108約地段第64號A分段 第73號B分段第4小分段， 第76號B分段餘段及 第77號餘段，
Site area 地盤面積	2160 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	八鄉分區計劃大綱核准圖編號S/YL-PH/11
Zoning 地帶	R (D)
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	可循環再造物料回收中心 (臨時廢紙回收中心連附屬辦公室) 和相關填土工程(為期三年)

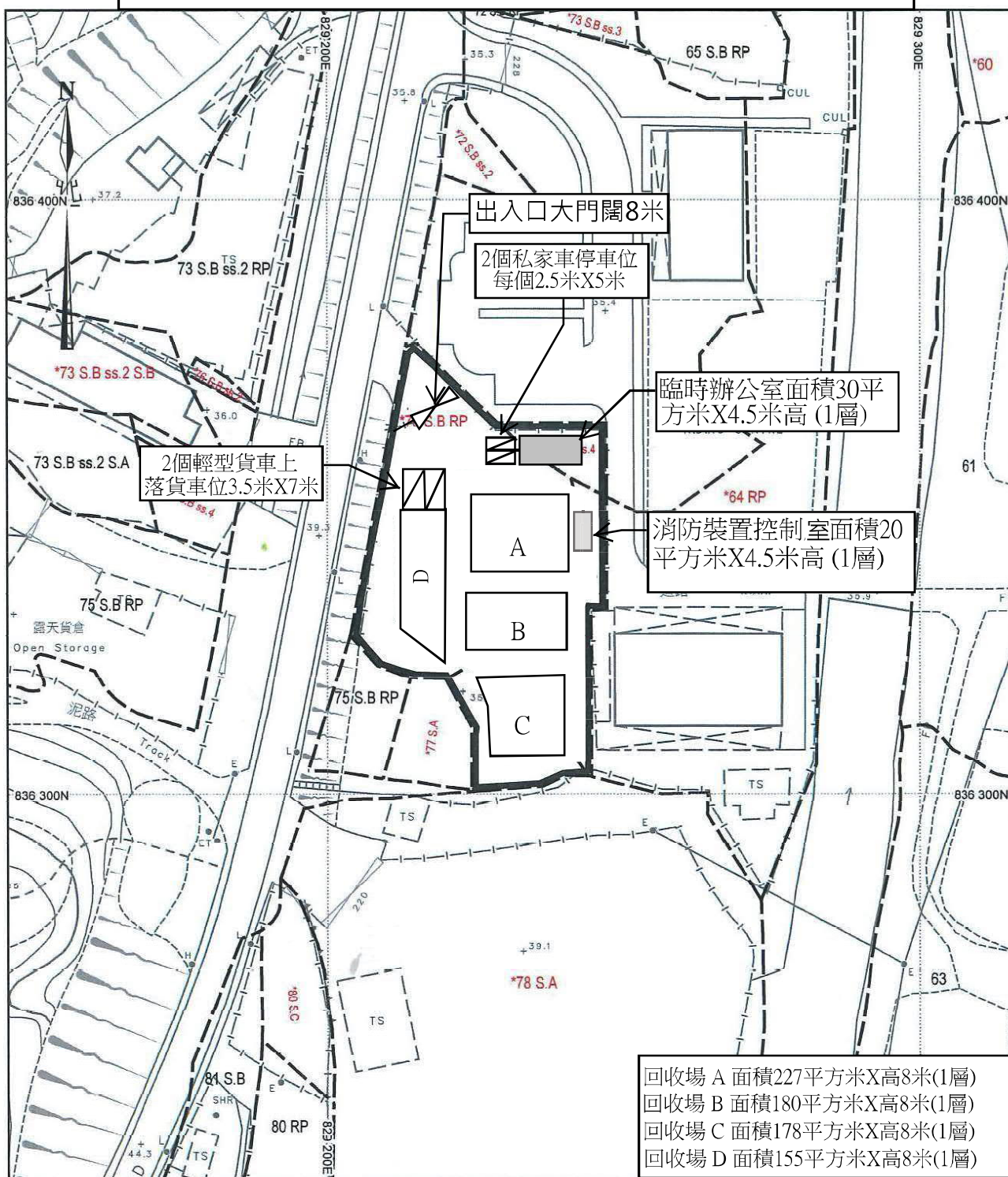
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	790 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.366 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4.5-8 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	36.6 % <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 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) _____ _____		2 2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2 2

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
申請地點位置圖 雨水排放建議圖 申請填土範圍圖		
<hr/>		
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 type="checkbox"/>
<hr/>		
<hr/>		
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。

布局圖



地政總署測繪處

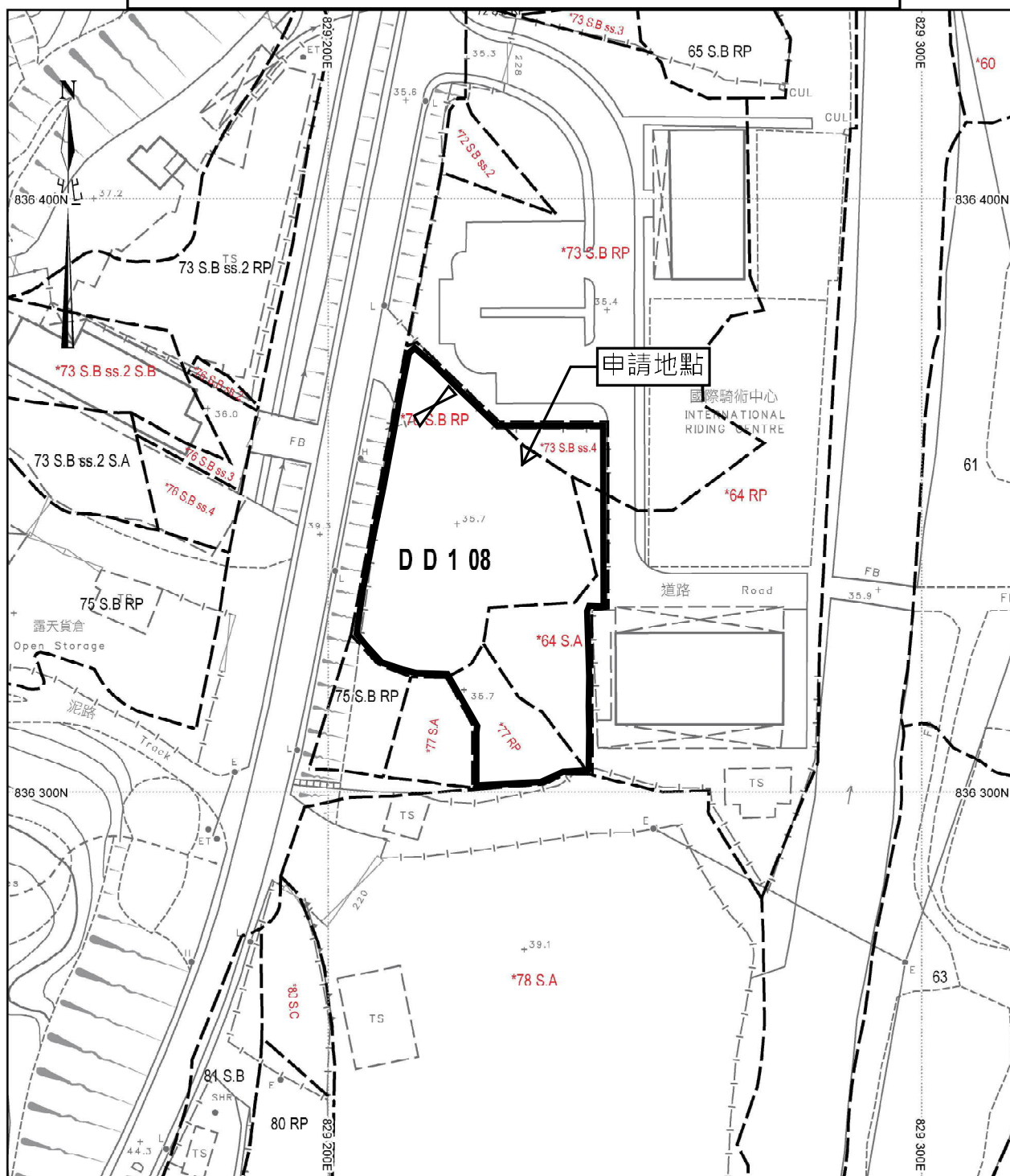
Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000

米 metres 10 0 10 20 30 40 50 metres



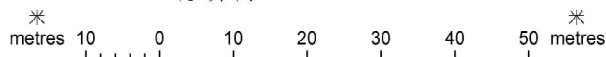
申請地點位置圖



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality :

Lot Index Plan No. : ags_S00000102861_0001

District Survey Office : Lands Information Center

Date : 03-Nov-2022

Reference No. : 2-SE-25C,2-SE-25D

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SMO-P01

20221103142532 10

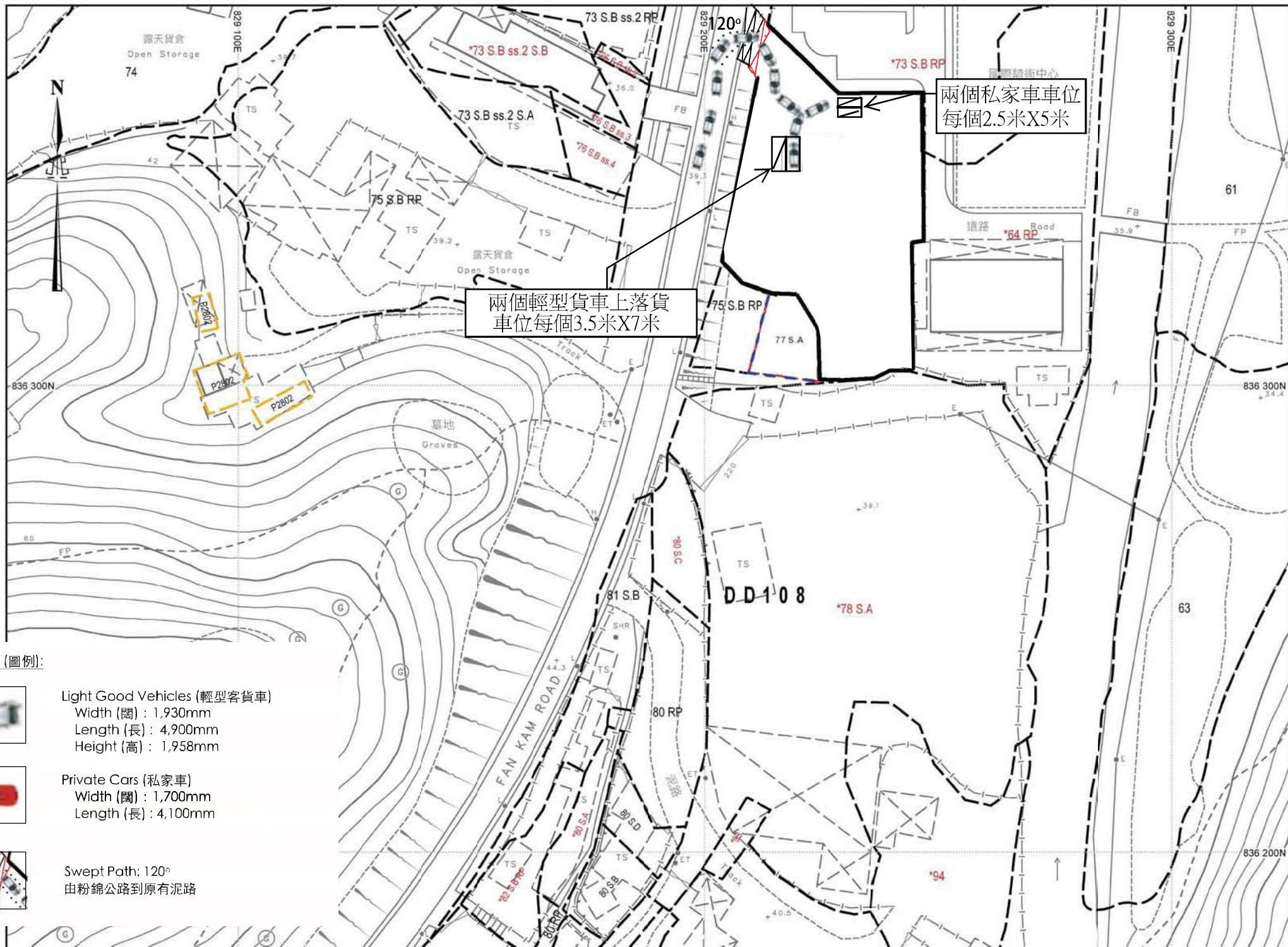
摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

模擬行車路線圖



LEGENDS (圖例):



Light Good Vehicles (輕型客貨車)

Width (闊) : 1,930mm

Length (長) : 4,900mm

Height (高) : 1,958mm



Private Cars (私家車)

Width (闊) : 1,700mm

Length (長) : 4,100mm



Swept Path: 120°

由粉錦公路到原有泥路

A/YL-PH/1055
交通流量評估

至：城市規劃委員會

本中心共有 2 個私家車位及 2 個輕型貨車上落貨位，我等預計經常停泊及出入中心車輛流量。

進入回收中心預計流量 我等預計每日不超過3架次 (私家車)進入回收中心

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 6 時
----	----	---------------	----------------

1 至 6 車輛架次	預計有 2 架次	預計有 1 架次
------------	----------	----------

我等預計每日不超過7架次 (輕型貨車)進入回收中心

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 4 時
----	----	---------------	----------------

1 至 6 車輛架次	預計有 1 架次	預計每小時有 1 架次
------------	----------	-------------

離開回收中心預計流量 我等預計每日不超過3架次 (私家車)離開回收中心

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 6 時
----	----	---------------	----------------

1 至 6 車輛架次	預計有 0 架次	預計有 3 架次
------------	----------	----------

我等預計每日不超過7架次 (輕型貨車)離開回收中心

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 4 時
----	----	---------------	----------------

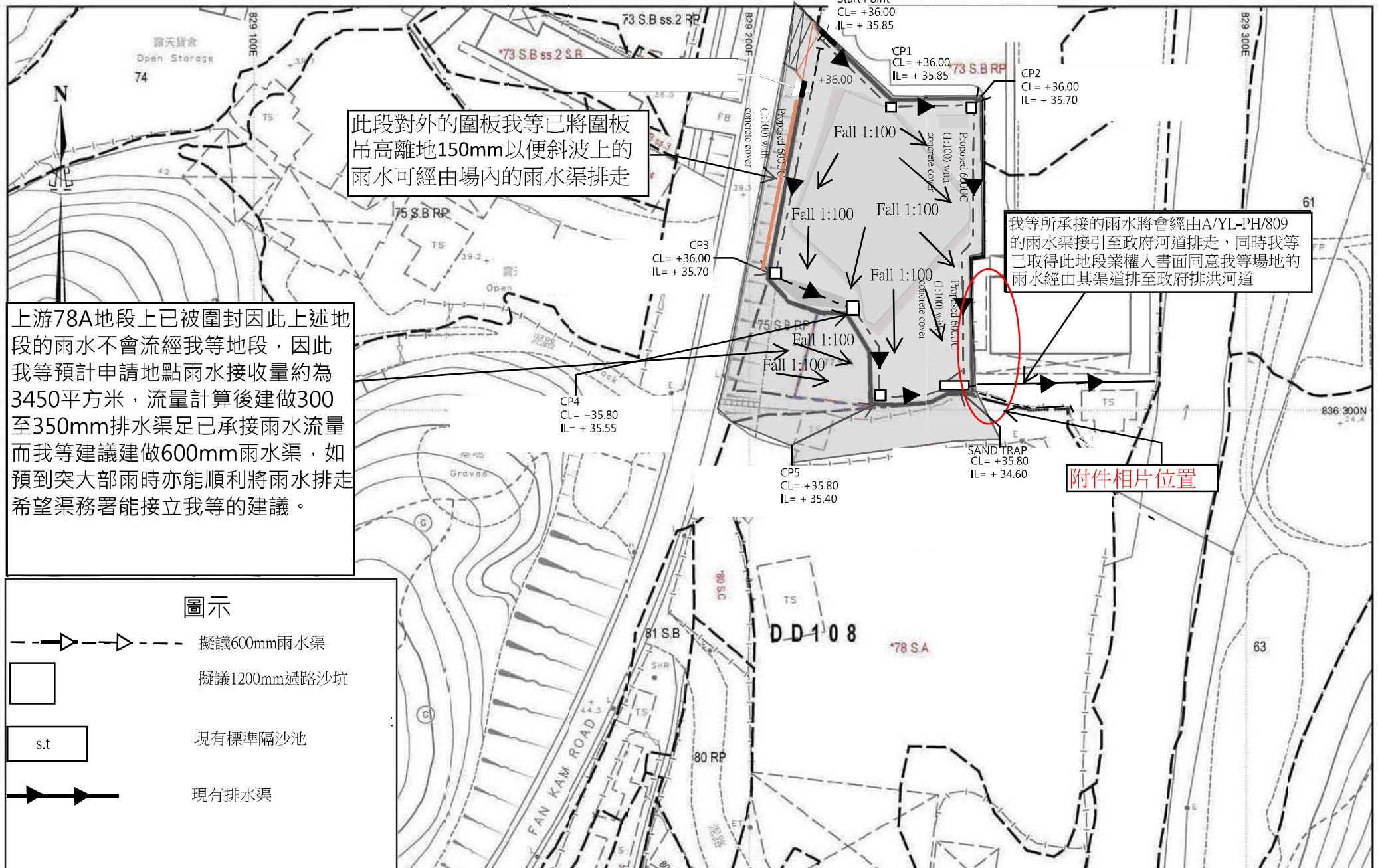
1 至 6 車輛架次	預計有 1 架次	預計每小時有 1 架次
------------	----------	-------------

以上為我等回收中心預計車輛流量計評估。以此計算我等回收中心在工作日每小時不會超過2架次的車輛使用粉錦公路，因此絕對不會影響粉錦公路的交通流量。

獲授權代理人 黃新和

06-03-2025

雨水排放建議



上游78A地段上已被圍封因此上述地段的雨水不會流經我等地段，因此我等預計申請地點雨水接收量約為3450平方米，流量計算後建做300至350mm排水渠足已承接雨水流量而我等建議建做600mm雨水渠，如預到突大部雨時亦能順利將雨水排走希望渠務署能接立我等的建議。

此段對外的圍板我等已將圍板吊高離地150mm以便斜坡上的雨水可經由場內的雨水渠排走

我等所承接的雨水將會經由A/YL-PH/809的雨水渠接引至政府河道排走，同時我等已取得此地段業權人書面同意我等場地的雨水經由其渠道排至政府排洪河道

圖示

- 擬議600mm雨水渠
- 擬議1200mm過路沙坑
- 現有標準隔沙池
- 現有排水渠

Catchment Area of site
 Site Catchment Area = 3450 m²
 = 0.003450 km²
 Peak runoff in m³/s = 0.278x0.95x250mm/hr x0.003450km²
 = 0.22778 m³/s
 = 13667 liter/min

Note:

- Catchpit (CP1-CP5) with desilting facility shall follow CEDD's standard drawing No. C2406/1, C2046/2A
- Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- The inverted level of the connection point shall be verified on site prior the commencement of work
- Grating Concrete Cover follows CEDD's standard drawing No. C2412E: U-CHANNELS



本公司 凱惠有限公司 商業登記證編號：35340811-001-01-22-3，
為 D.D. 108 Lot 64RP 註冊業權人，現應以下人士的請求加訊投資有限
公司 D.D. 108 Lot 64SA 的註冊業權人，不反對其地段所設置的兩水渠
經由本公司的土地上的渠道（圖中黃色部份），將兩水接引至政府排
洪渠。

如因此安排引致有工程成本開支，一切由加訊投資有限公司負責。

特立此為據

此政

For and on behalf of
PLUS INVESTMENT LIMITED
加訊投資有限公司

Authorized Signature(s)

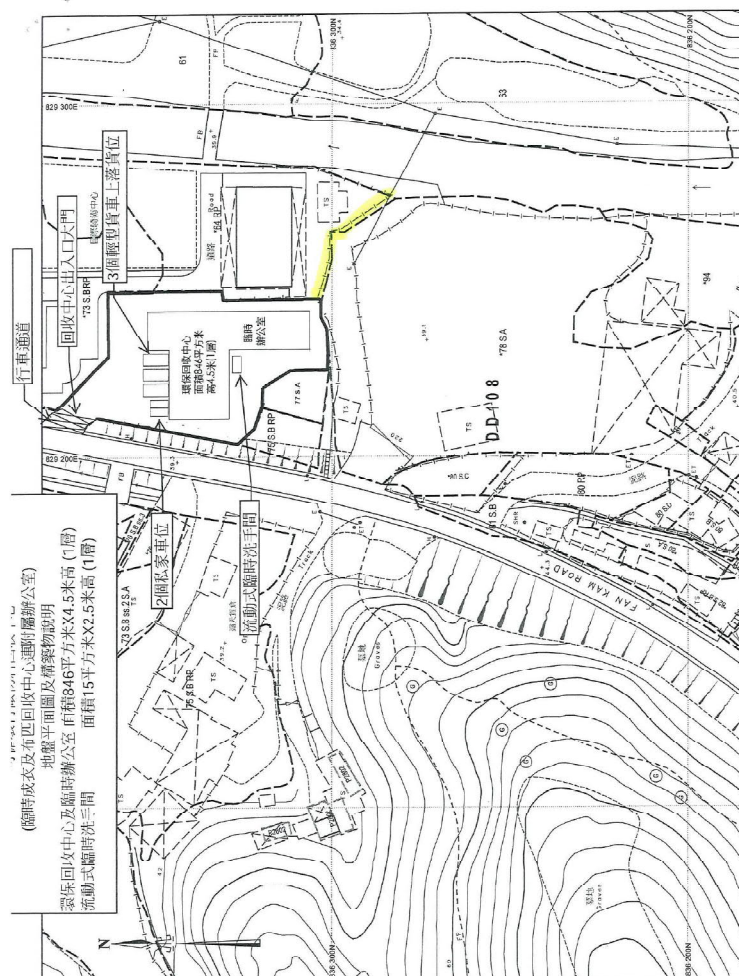
加訊投資有限公司

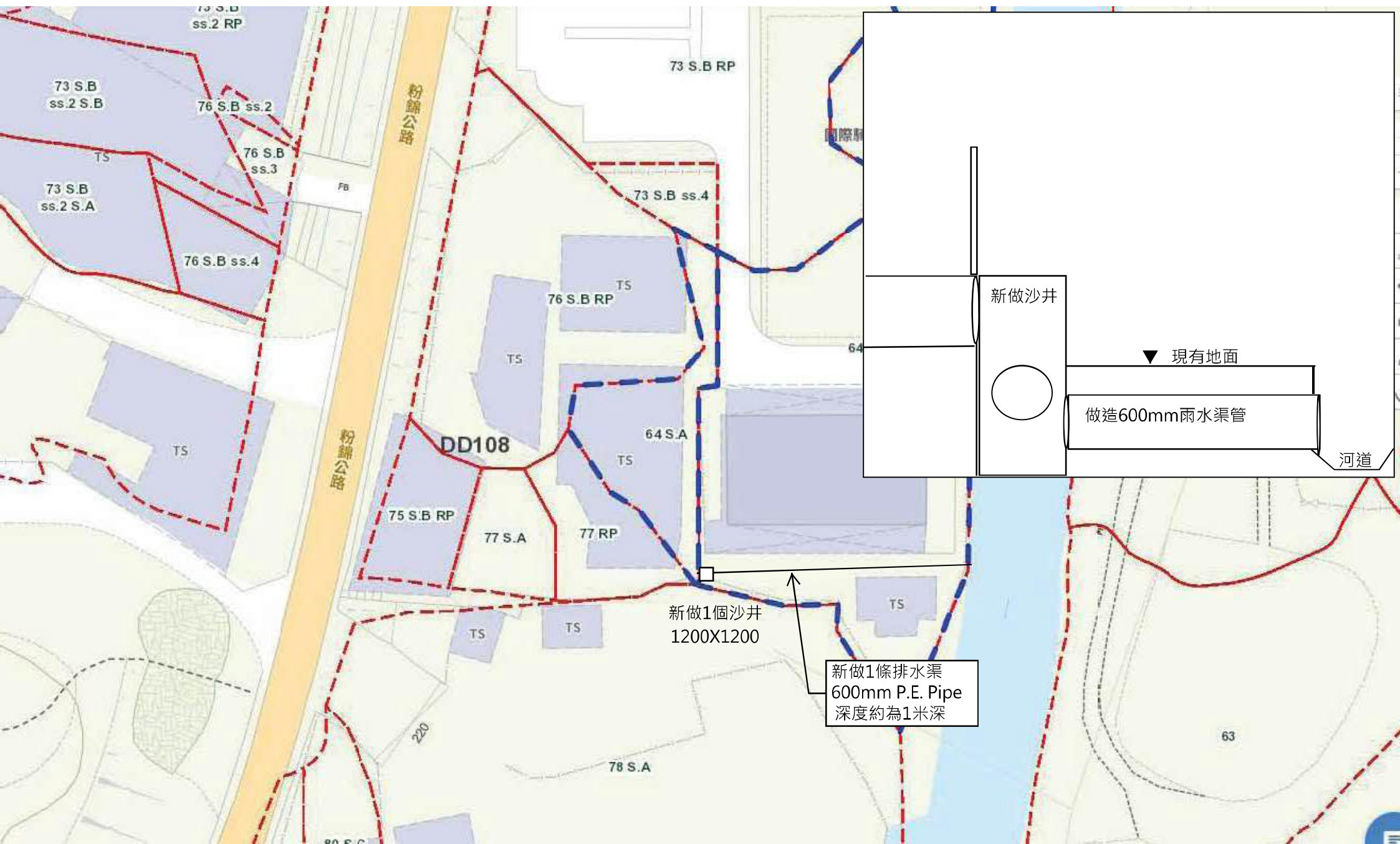
地址：新界元朗宏業南街 12-18 號
新順福中心 5 樓

20-04-2022

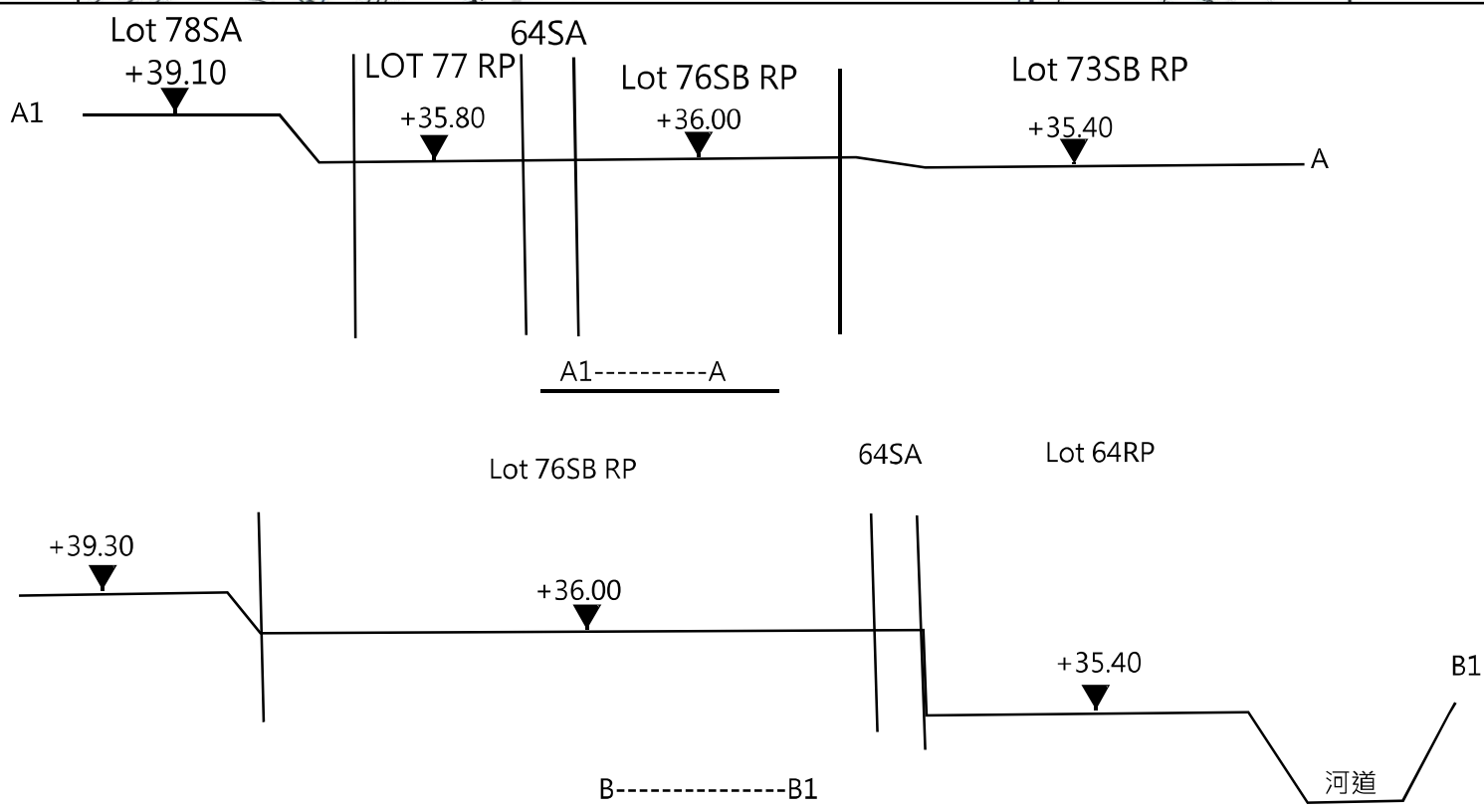
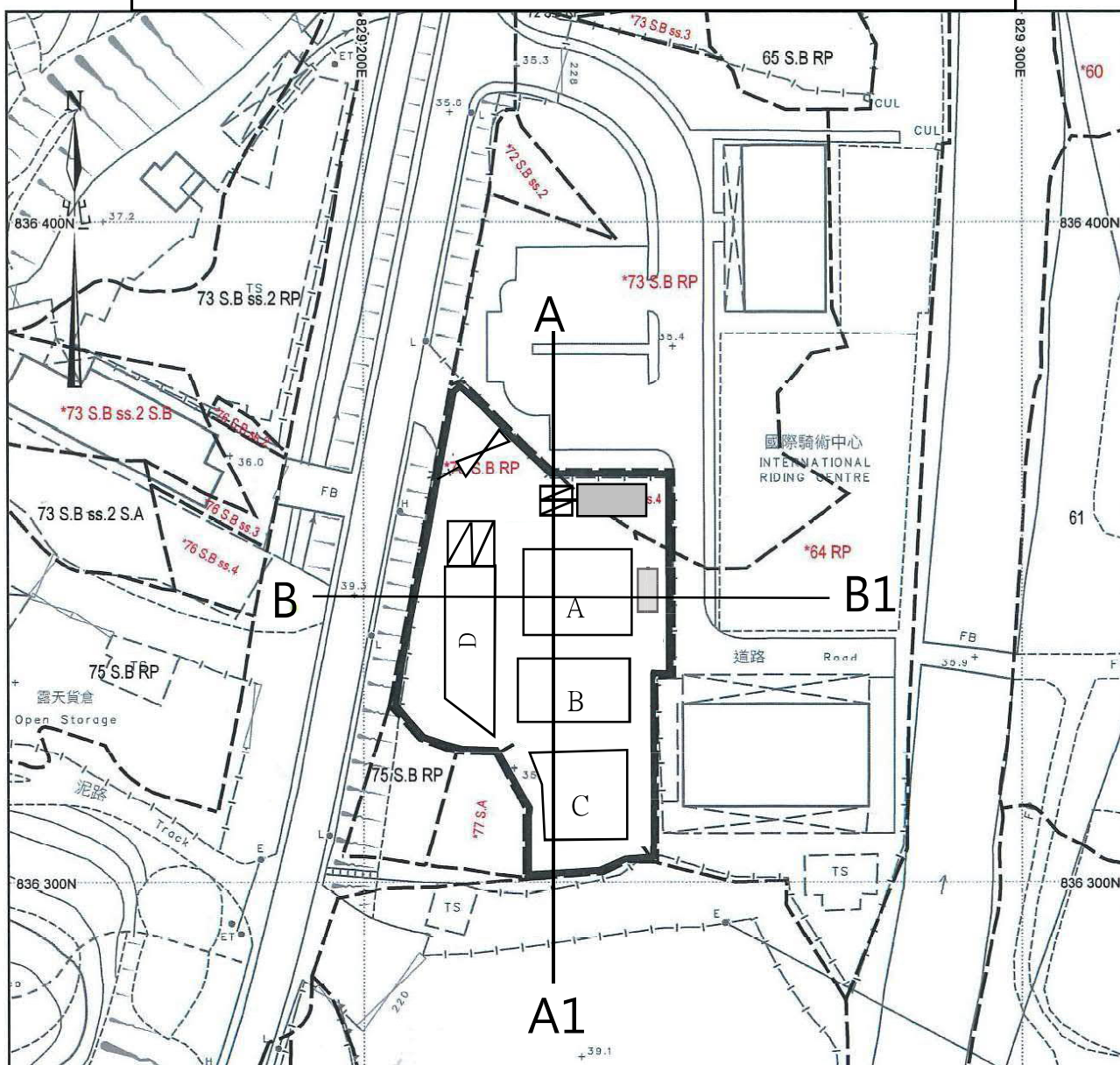
凱惠有限公司

(董事 賴偉)

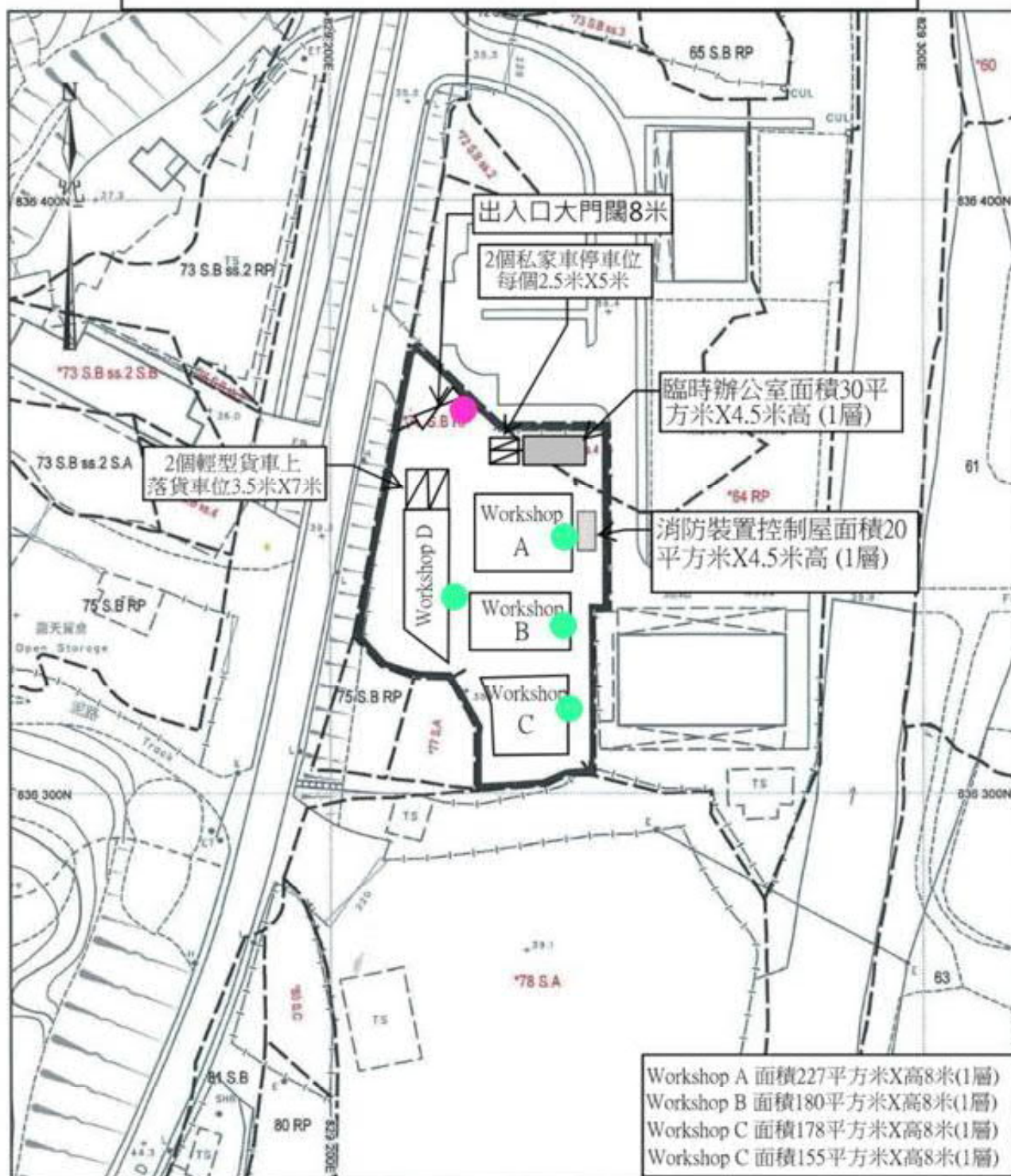




橫切面圖



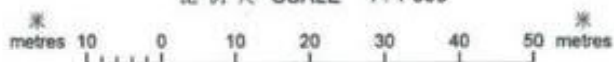
FIRE SERVIC INSTALLATION LAYOUT PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: sun wo wong [REDACTED]
Sent: 2025-03-09 星期日 11:36:58
To: [REDACTED]
Subject: A/YL-PH/1055
Attachment: FS Plan -FS A1 21.3.2024 revised(2).26-03-2024.pdf; FS Plan -FS A1 21.3.2024 revised.26-03-2024.pdf; FS Plan -FS A1 21.3.2024 revised.1.pdf; FS Plan -FS A1 21.3.2024 revised..pdf; 交通流量評估.pdf; 模擬行車路線圖.pdf; 雨水流量評估及排水方案.pdf; 渠道接駁同意書內附圖放大.pdf; 渠道接駁同意書.pdf; 橫切面圖.pdf

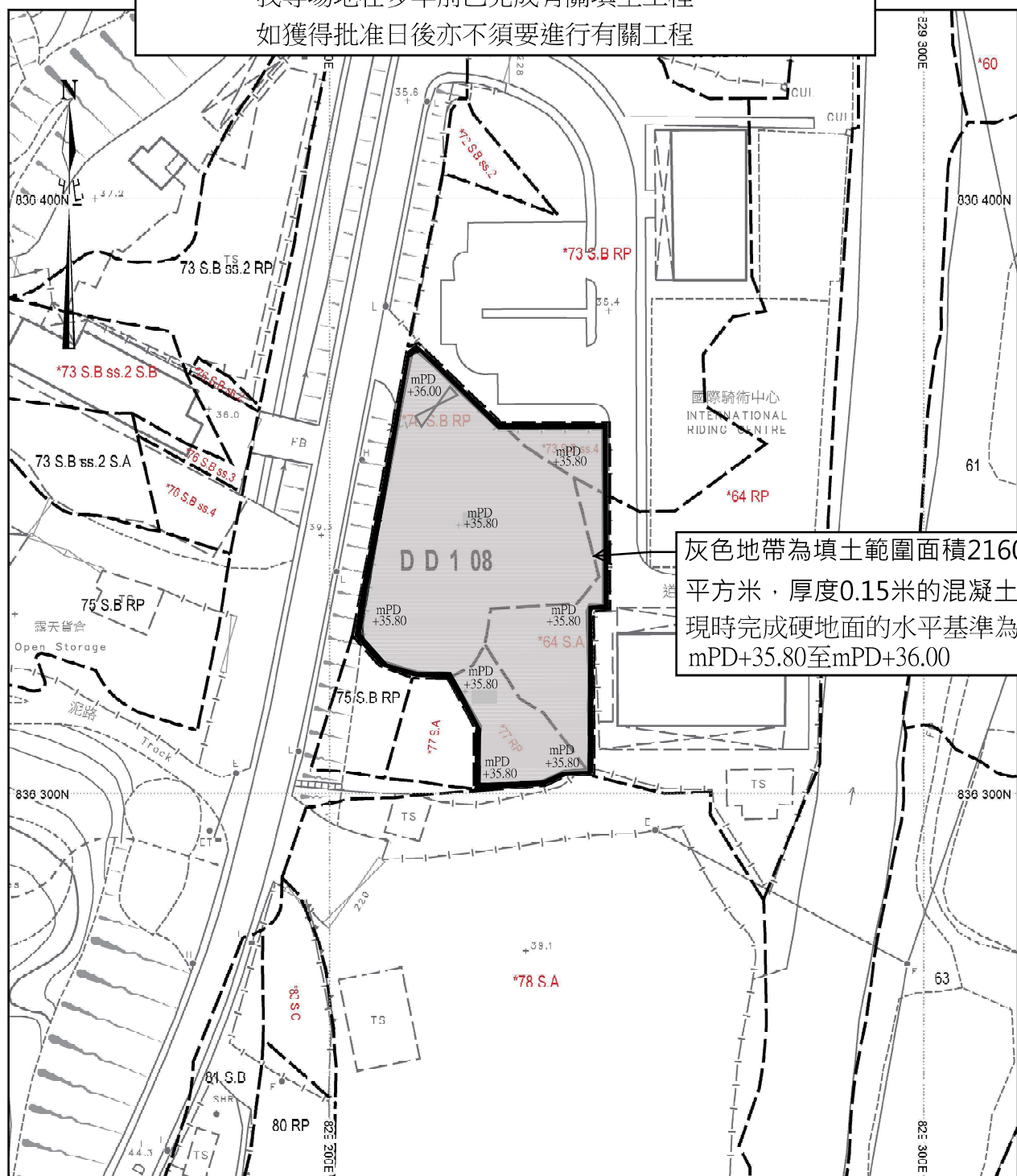
☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: sun wo wong [REDACTED]
Sent: 2025-06-25 星期三 10:51:39
To: [REDACTED]
Subject: Re: A/YL-PH/1055
Attachment: 申請填土範圍 16-06-2025.pdf; 回應 EPD 的提問 16-06-2025.pdf; 回應黃議員的擬問 16-06-2025-1.pdf; 車輛流量評估 16-06-2025.pdf

回應部門的擬問

申請填土範圍

我等場地在多年前已完成有關填土工程，
如獲得批准日後亦不須要進行有關工程



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000

米 10 0 10 20 30 40 50 米
metres



申請地點現時硬地面的水平基準為mPD+35.80至+36.00
在早前的申請獲批後場地已鋪上混凝土，是次申請填
土工程只應規劃署指揮作出規範許可，日後如獲批准
我等不用進行任何工程。

A/YL-PH/1055 回應 EPD 的提問

(1) What processing activities would be conducted in the proposed use?

我等將回收的廢紙先進行分揀工序，將廢紙和什物分開，再進行打包工作

(2) Would the processing activities be conducted within the proposed structures 1-4 and are these structures enclosed?

C,B,D號構築物內進行廢紙和什物分揀工序，而 A號構築物內進行打包工序。

(3) Any mitigation measures would be adopted to ensure the environmental acceptability, in particular in terms of noise, of the proposed use?

早前因員工操作失誤令至運輸帶產生噪音，我等已即時停止有關運輸帶的運行，進行維修及責令員工如在發生同樣事故時須即時停止有關機器的運作，在保正不會產生噪音情況下才能繼續運輸帶的運作。同時我等會在A構築物東面和北面加裝隔音布用以減少對騎術學校的噪音問題。

車輛流量評估

至：城市規劃委員會

本中心共有 2 個私家車位及 2 個輕型貨車上落貨位，我等預計經常停泊及出入中心車輛流量。

進入回收中心預計流量 我等預計每日不超過4架次 (私家車)進入回收中心

星期	時間 和 車輛架次	上午 8 時至 10 時前	上午 10 時至下午 6 時
1 至 6		預計有 2 架次	預計有 2 架次

我等預計每日不超過7架次 (輕型貨車)進入回收中心

星期	時間 和 車輛架次	上午 8 時至 10 時前	上午 10 時至下午 4 時
1 至 6		預計有 1 架次	預計每小時有 1 架次

離開回收中心預計流量 我等預計每日不超過4架次 (私家車)離開回收中心

星期	時間 和 車輛架次	上午 8 時至 10 時前	上午 10 時至下午 6 時
1 至 6		預計有 2 架次	預計有 2 架次

我等預計每日不超過7架次 (輕型貨車)離開回收中心

星期	時間 和 車輛架次	上午 8 時至 10 時前	上午 10 時至下午 4 時
1 至 6		預計有 1 架次	預計每小時有 1 架次

以上為我等回收中心預計車輛流量計評估。以此計算我等回收中心在工作日每小時不會超過2架次的車輛使用粉錦公路，因此絕對不會影響粉錦公路的交通流量。

獲授權代理人 黃新和

16-06-2025

我等回收中心只有2個輕型貨車位，不接受重型貨車進入，如有不小心進入我等場地，我等會要求對方立即離開。

回應公眾人士的擬問

REVOKED ON 16.11.2021:

As the applicant had failed to comply with conditions (e), (f), (g), (h) & (k) satisfactorily by 16.11.2021, the planning permission for the subject application had already been revoked on the same date.

But the operation is ongoing. Was any enforcement action taken as a number of conditions that could impact the community are at stake?

It is shocking that PlanD recommends and members approve without questions so many operations that are flaunting the regulations.

Members have a duty to inquire into matters.

Mary Mulvihill

當年在獲得臨時許可，我等已即時展開附帶條件的工作，因雨水排放須要經過鄰近馬場的雨水渠排放，我等與騎術學校商議但時一直未能取得騎術學校的同意而未能得到渠務署的同意，未能展開附帶條件的工作，之後被取消是次的許可，直至近期取得騎術學校的書函同意我等渠務接駁工程，我等才再次向城市規劃委員會作是申請。

981 withdrawn members pls note the dates. The operation was not suspended despite its dismal record and flammable nature of the items it handles.

有關之前的申請因渠道問題未能通過渠務署的要求，我等自行撤回

Members cannot approve the application if the conditions have not been fully met.

如今有關渠道問題已解決及取得騎術學校信函同意我等的渠務工程，因此我等再進行申請事宜。

It is a breach of duty on the part of the board if it continues to support an operation that has procrastinated for so many years

並不是我等拖延，最主要我等場地的批水系統須要經過騎術學校的渠道才能流至政府河道，如果沒有排放的渠道，渠務署一定會否決，因此我等經多年的商議才能得到騎術學校的書面同意，而我等已即時重新展開申請的程序。

有關的規劃申請編號 The application no. to which the comment relates
A/YL-PH/1055

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人黃元鋼區議員及本地回收商會主席，在回收行業多年。
香港現在廢紙不足，少了報紙及數化電子文件，廢紙不足
達到行等回收不足。
除非這中心是打漿工廠，可以處理本港廢紙成為半成品，
可以升級回收製造，否則如果只是打包收集廢紙，本人
反對此規劃。

回應 黃議員的疑問

多謝黃議員的提問，有關我等回收中心現時回收大部份都是報紙，書刊和辦公室廢紙
而黃議員提及的打漿工廠不可能在申請地點內進行，共有兩點問題不可實現：

- 1 申請地點為R(D)用途，不能用作工廠用途。
- 2 如開設打漿工序將會產生大量污水排放，一決會污染鄰近河道，因此黃議員的建議不可能實現。

在此多謝黃議員對商界的關心，謹此致謝。

16-06-2025

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From: sun wo wong [REDACTED]
Sent: 2025-08-22 星期五 12:01:40
To: [REDACTED]
Subject: tpbpd/PLAND <tpbpd@pland.gov.hk>
Attachment: A/YL-PH/1055
回應部門的提問 22-08-2025.pdf; 模擬行車路線圖.pdf

回應部門提問

回應部門提問

- (1) HyD shall not be responsible for the maintenance of proposed access connecting the Site (i.e. local track).

我等明白有關路段並非貴署管理，日如獲批准，我等會向有關部門申請使用有關地段，及負責日後的維修保養工作。

- (2) A run-in/out proposal is required. The applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. 有關路口早前已依照 HyD Standard Drawings No. H1113 and H1114, or H5133, H5134 and H5135,的指引建做，我等會連同附件一並附上車輛出入模擬圖給貴署參考。

- (3) Adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public road and drains

有關粉錦路行人路路面基準平水為+37.27 而申請地點入口處的基準平水為+37.15，因此有關我等場地內的雨水絕對不會影響粉錦路的道路及行人路，而有關場內的雨水會經由已設置的排水渠引流至鄰近河道排走。

A/YL-PH/1055

Comments from the Fire Service Department on the submitted Fire Service Installations (FSIs) Proposal

回應部門提問

- (1) The provision of FSIs and the separation distance between each structure shall be clearly indicated on the plan.
- (2) In relation to (1) above, structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. Additional FSIs (i.e. sprinkler system) shall be provided if the total floor area exceeds 230m².
- (4) The numbering of structures as mentioned in FS Notes items 1.1, 2.3, 5.3 and 5.4 shall tally with the information on the plan.
- (5) Modified hose reel system shall be provided in accordance with the Code of Practice for Minimum Fire Service Installations and Equipment 2022.
- (6) The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'.
- (7) If the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plan

有關消防署的建議我等全部接立，亦已即時聘請專業消防顧問公司進行設計及制定圖則因時間不足可能需要多一點時間完成，因此希望貴署能給與我等批准是次申請，在履行附帶條件時一並交付有關消防裝置圖則給與貴署審議。

Comments from the Lands Department (LandsD)

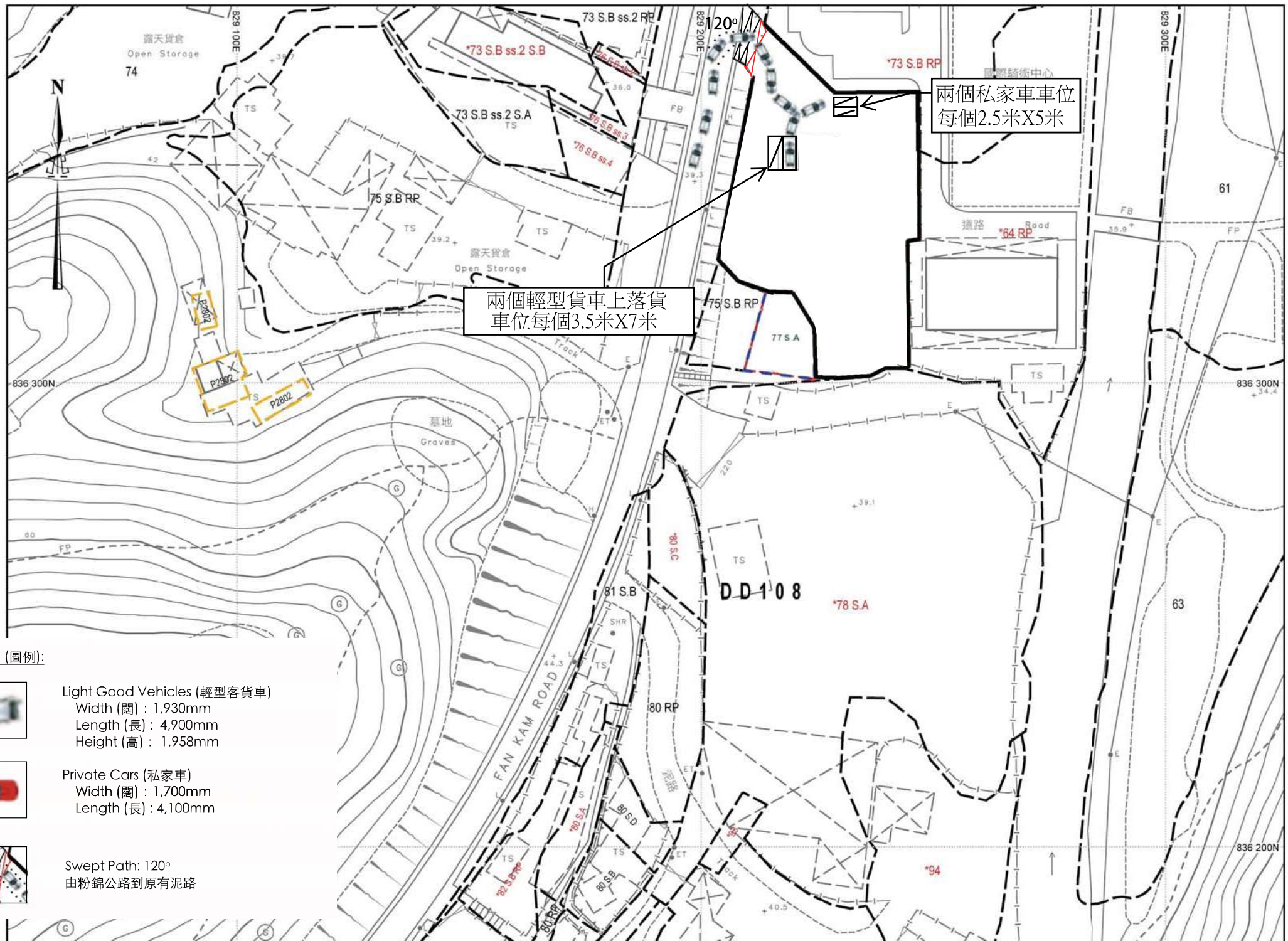
- (1) There is/are unauthorized structure(s) and uses on Lots 64 S.A, 73 S.B ss.4 and 76 S.B RP all in D.D. 108 covered by the application which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD.

有關信函提及的構築物，早在 TPB/A/YL-PH/806 獲得批准後已即時向元朗地政處申請豁免許可當時唔信顧問的建議在未獲得地政處批准而搭建，懇請見諒。

- (2) The lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots of the Site. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered

是次申請如獲批准，我等希望貴署能給與規範許可，准與我等在支付有關費用後給與臨時豁免許可，如未能獲得通過，我等會在被否決的 15 天內完成清拆事宜。

模擬行車路線圖



LEGENDS (圖例):



Light Good Vehicles (輕型客貨車)

Width (闊) : 1,930mm

Length (長) : 4,900mm

Height (高) : 1,958mm



Private Cars (私家車)

Width (闊) : 1,700mm

Length (長) : 4,100mm



Swept Path: 120°

由粉錦公路到原有泥路

Previous Applications involving the Site

Approved Applications

	Application No.	Proposed Use/Development	Date of Consideration (RNTPC)
1.	A/DPA/YL-PH/11	Temporary Horse Riding School	4.12.1992
2.	A/YL-PH/36	Low-rise, Low-density Residential Development	10.5.1996
3.	A/YL-PH/141	Temporary Horse Riding School for a Period of 12 Months	21.11.1997
4.	A/YL-PH/337	Temporary Horse Riding School for a Period of 3 years	25.8.2000 (Revoked on 25.11.2001)
5.	A/YL-PH/414	Temporary Horse Riding School for a Period of 3 Years	22.11.2002 (Revoked on 22.4.2004)
6.	A/YL-PH/428	Proposed Houses	25.4.2003
7.	A/YL-PH/475	Proposed Low-rise Residential Development	19.11.2004
8.	A/YL-PH/502	Proposed Low-rise Residential Development (Amendments to a Development Scheme Previously Approved under Application No. A/YL-PH/475)	23.9.2005
9.	A/YL-PH/679	Proposed Houses	12.9.2014
10.	A/YL-PH/784	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	15.6.2018 (Revoked on 15.9.2020)
11.	A/YL-PH/806	Proposed Temporary Recyclable Collection Centre (Garment and Cloth Collection Centre with Ancillary Office) for a Period of 3 Years	16.8.2019 (Revoked on 16.11.2021)

Rejected Application

Application No.	Proposed Use/Development	Date of Consideration (RNTPC)	Rejection Reasons
A/DPA/YL-PH/9	Private Residential Development	14.8.1992	(1) to (6)

Rejection Reasons

- (1) The configuration of the application site is irregular and might impose undesirable constraint to the future planning and development of the surrounding areas.
- (2) There was insufficient information in the submission to demonstrate that the proposed development would have minimal adverse impact on the surrounding area.
- (3) No information on drainage impact of the proposed development has been submitted and the discharge of surface run-off has not been addressed.
- (4) No information on sewage treatment and disposal has been provided in the submission.
- (5) The proposed development is subject to traffic noise from Fan Kam Road and no mitigation measures have been proposed in the submission.
- (6) Water supply problem to the proposed development has not been addressed in the submission.

**Similar Applications within the “Residential (Group D)” Zone
in the Vicinity of the Site in the Past Five Years**

Approved Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/882	Proposed Temporary Recycling Materials Collection Centre (Waste Paper, Waste Metalware and Plastic) with Ancillary Office for a Period of 3 Years	9.7.2021 (Revoked on 9.1.2022)
2.	A/YL-PH/905	Proposed Temporary Recycling Materials Collection Centre (Vehicle Parts) with Ancillary Workshop and Office for a Period of 3 Years	18.2.2022 (Revoked on 18.2.2023)
3.	A/YL-PH/956	Proposed Temporary Recyclable Collection Centre (Waste Metalware, Plastic and Plastic Bottle) with Ancillary Office for a Period of 5 Years and Filling of Land	10.11.2023 (Revoked on 10.5.2024)
4.	A/YL-PH/963	Proposed Temporary Recyclable Collection Centre (Waste Metalware, Waste Paper and Cloth) with Ancillary Office for a Period of 5 Years and Filling of Land	22.12.2023 (Revoked on 22.3.2025)

Government Departments' General Comments

1. Traffic

(i) Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

(ii) Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no in-principle objection to the application from highways maintenance perspective; and
- advisory comments are at **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- no substantiated environmental complaint concerning the application site (the Site) received in the past three years; and
- advisory comments are at **Appendix V**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from public drainage point of view;
- should the application be approved, approval conditions requiring the submission and implementation of the revised drainage proposal and maintenance of the proposed drainage facilities for the applied use should be included in the planning permission; and
- advisory comments are at **Appendix V**.

4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to the satisfaction of his department; and
- advisory comments are at **Appendix V**.

5. Landscape Aspect

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- the Site falls within an area zoned “Residential (Group D)” which is a non-landscape sensitive zoning, and no significant landscape impact arising from the applied use is anticipated.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at **Appendix V**.

7. District Office’s Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no particular comment on the application and no comment received from the locals upon close of consultation.

8. Other Departments

The following government departments have no objection to/no adverse comment/no comment on the application:

- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, HyD; and
- Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) there is/are unauthorized structure(s) and uses on Lots 64 S.A, 73 S.B ss.4 and 76 S.B RP all in D.D. 108 covered by the application which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - (ii) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots of the Site. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) sufficient manoeuvring space shall be provided within the Site; and
 - (ii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of proposed access connecting the Site;
 - (ii) if the proposed access at Fam Kam Road is approved by the Transport Department, the applicant should ensure that the run-in/out is constructed in accordance with the latest version of HyD Standard Drawings No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
 - (iii) adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public road and drains;

- (f) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall not carry out material breaking, burning, melting, washing, pulping at the Site;
 - (ii) the applicant shall not carry out workshop activities and store recyclable materials in the outdoor open spaces within the Site;
 - (iii) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (iv) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - (v) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (vi) the applicant shall meet the statutory requirements under relevant environmental legislation, in particular the Waste Disposal Ordinance (Cap. 354);
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
 - (ii) the applied use should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. and
 - (iii) the existing drainage streamcourse/channel of the proposed discharge point is not maintained by his Department. The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek the LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the Site;
- (h) to note the comments of the Director of Fire Services that:
 - (i) the provision of fire service installations (FSIs) and the separation distance between each structure shall be clearly indicated on the plan;
 - (ii) in relation to (i) above, structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. Additional FSIs (i.e. sprinkler system) shall be provided if the total floor area exceeds 230m²;
 - (iii) the numbering of structures as mentioned in FS Notes Items 1.1, 2.3, 5.3 and 5.4 shall tally with the information on the plan;

- (iv) modified hose reel system shall be provided in accordance with the 'Code of Practice for Minimum Fire Service Installations and Equipment 2022';
 - (v) the standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'; and
 - (vi) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plan;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that six structures and associated filling of land are involved in the application. 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 the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) 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;
 - (iii) 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 building plan submission stage;
 - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any applied use under the captioned application;
 - (v) for UBW erected on leased land, enforcement action may be taken by the 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;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings 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.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-PH/1055

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人黃元鋼區議員及本地回收商會主席，在回收行業多年。
香港現在廢紙不足，少了報紙及數化電子文件，廢紙不足
達到行等回收不足。
除非這中心是打碎工廠，可以處理本港廢紙成為半成品，
可以升級回收製造，否則如只是打包收集多存，本人
反對此規劃。

「提意見人」姓名/名稱 Name of person/company making this comment

黃元鋼區議員

簽署 Signature

黃元鋼

日期 Date

12-3-2025

RECEIVED

12 MAR 2025

Town Planning
Board

From: [REDACTED]
Sent: 2025-03-30 星期日 03:45:38
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PH/1055 DD 108 Fan Kam Road

Dear TPB Members,

981 withdrawn, members pls note the dates. The operation was not suspended despite its dismal record and the flammable nature of the items it handles.

Members cannot approve the application if the conditions have not been fully met.

It is a breach of duty on the part of the board if it continues to support an operation that has procrastinated for so many years.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 28 December 2023 3:36 AM HKT
Subject: A/YL-PH/981 DD 108 Fan Kam Road

Dear TPB Members,

REVOKED ON 16.11.2021:

As the applicant had failed to comply with conditions (e), (f), (g), (h) & (k) satisfactorily by 16.11.2021, the planning permission for the subject application had already been revoked on the same date.

But the operation is ongoing. Was any enforcement action taken as a number of conditions that could impact the community are at stake?

It is shocking that PlanD recommends and members approve without questions so many operations that are flaunting the regulations.

Members have a duty to inquire into matters.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 9 April 2019 2:48 AM HKT
Subject: A/YL-PH/806 DD 108 Fan Kam Road

A/YL-PH/806

Lots 64 S.A, 73 S.B ss.4 and 76 S.B RP in D.D. 108 and Adjoining Government Land (formerly known as Lot 77 RP in D.D. 108), Fan Kam Road, Pat Heung

Site area : About 2,160m² Includes Government Land of about 280m²

Zoning : "Res (Group D)"

Applied Use : Recycling Materials Collection Centre / 4 Vehicle Parking

Dear TPB Members,

This site was approved for residential development in 2014, so why is it now operating as a recycling facility? This is inappropriate as next door is an open air recreational facility. Recycling operations are famous for poor hygiene and frequent fires.

Approval of brownfield operations would encourage further delay in the development of the site into its approved residential use.

Mary Mulvihill