

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/618

- Applicant** : 香港環保回收再生資源有限公司
- Site** : Lots 603 RP (Part), 614 (Part), 615 (Part), 616 (Part), 617 (Part) and 618 (Part) in D.D. 129 and adjoining Government Land (GL), Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 2,853m² (including GL of about 350m² or 12.3%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
- Zoning** : “Green Belt” (“GB”)
- Application** : Proposed Temporary Recyclable Collection Centre and Repair Workshop with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary recyclable collection centre and repair workshop with ancillary facilities and associated filling of land for a period of three years at the application site (the Site) (**Plan A-1**) falling within an area zoned “GB” on the OZP. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). Besides, filling of land within the “GB” zone also requires planning permission from the Board. The Site is currently concrete-paved, largely vacant and partly occupied by temporary structures/converted containers (**Plans A-4a and A-4b**).
- 1.2 According to the applicant, the application seeks to facilitate the relocation of an existing recyclable collection centre and repair workshop operation affected by the land resumption/clearance exercise under the Northern Link Main Line (NOL) development.
- 1.3 The Site is accessible from Deep Bay Road via a local track, with the ingress/egress located at the west of the Site (**Drawing A-2 and Plan A-2**). As shown on the layout plan at **Drawing A-1**, three single-storey structures (about 5m in height) with a total floor area of about 2,000m² are proposed for recyclable collection centre, repair workshop, site office, meter room and toilet. Three parking spaces for private car (5m x 2.5m), one loading/unloading (L/UL) space for heavy goods vehicle (3.5m x

11m) and container vehicle (3.5m x 16m) each will be provided.

- 1.4 As indicated in the submission, the proposed temporary recyclable collection centre and repair workshop involves storage, cleaning, repairing and repackaging recycled products such as furniture, kitchenware, tableware, stationery, toys, clothing, etc. No burning, melting and use of chemicals will be involved. According to the applicant, the operation hours will be between 9 a.m. and 6 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. According to the landscape proposal submitted by the applicant (**Drawing A-4**), vertical greening will be provided at the west of the Site while green painting will be used along a section of hoarding at the south of the Site to minimise adverse landscape and visual impacts. The layout plan, vehicular access plan, land filling plan, landscape proposal and drainage plan submitted by the applicant are at **Drawings A-1 to A-5** respectively.
- 1.5 The application also seeks planning permission to regularise the land filling works already undertaken at the Site. As shown on the land filling plan at **Drawing A-3**, the entire Site (about 2,853m²) has been filled with concrete of about 0.12m in depth for circulation of vehicles.
- 1.6 The Site is the subject of three previous applications (No. A/YL-LFS/259, 280 and 466) for temporary warehouse or temporary recycling workshop uses with / without filling of land, which were rejected by the Rural and New Town Planning Committee (the Committee) of the Board between 2014 and 2023 (details at paragraph 6 below).
- 1.7 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with attachments received on 26.5.2026 (**Appendix I**)
 - (b) Supplementary Information (SI) received on 3.6.2026 (**Appendix Ia**)

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form with attachments and SI at **Appendices I to Ia**. They can be summarised as follows:

- (a) the applicant's current operation of temporary recyclable collection centre and repair workshop has to be vacated due to land resumption for the NOL Project. The proposed use is to facilitate the relocation of the affected operation to continue its operation and to ensure the livelihood of the employees;
- (b) the proposed use involves only simple workshop activities (i.e. repair, cleaning and repackaging), and is different from general recycling workshops which typically involve activities such as crushing, melting, and chemical treatment that may cause adverse impacts on the surrounding environment;
- (c) the proposed use is located away from major residential areas and would not operate during sensitive hours. To further minimise the environmental impacts, the proposed use would mainly operate within enclosed/semi-enclosed structures;
- (d) the proposed use is temporary in nature and would not jeopardise the long-term planning intention of the "GB" zone;

- (e) sufficient manoeuvring space would be provided to prevent vehicles from queuing back or reversing onto/from public roads. Through proper traffic management, no adverse traffic impacts to the surrounding road network would be caused; and
- (f) the proposed greening features, in particular the green wall, would mitigate the potential landscape impacts on the surrounding areas.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Ordinance (TPB PG-No. 31B) by obtaining consent from the current land owners. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the requirements as set out in TPB PG-No. 31B are not applicable.

4. Town Planning Board Guidelines

Town Planning Board Guidelines for “Application for Development within the Green Belt Zone under Section 16 of the Town Planning Ordinance” (TPB PG-No. 10) are relevant to the application. The relevant assessment criteria are detailed at **Appendix II**.

5. Background

The Site is currently not subject to any active planning enforcement action.

6. Previous Applications

- 6.1 The Site is the subject of three previous applications (No. A/YL-LFS/259, 280 and 466) for temporary warehouse or temporary recycling workshop uses, which were all rejected by the Committee. Details of the above previous applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.
- 6.2 Applications No. A/YL-LFS/259 and 280 for temporary warehouse for plastic and paper products for a period of three years were rejected by the Committee in 2014 and 2015 respectively. Considerations of these previous applications are not relevant to the current application which involves a different use.
- 6.3 Application No. A/YL-LFS/466 submitted by a different applicant for temporary recycling workshop for a period of three years and filling of land were rejected by the Committee in 2023 mainly on grounds of being not in line with the planning intention of the “GB” zone and TPB PG-No. 10; not compatible with the surrounding areas; failure to demonstrate no adverse landscape, environmental and traffic impacts, as well as setting an undesirable precedent.

7. Similar Application

Within the same “GB” zone, there was a similar application (No. A/YL-LFS/432) for

proposed temporary recyclable collection centre (plastics and aluminium) with ancillary office and workshop for a period of three years and filling and excavation of land, which was rejected by the Committee on 26.8.2022 mainly on grounds of being not in line with the planning intention of the “GB” zone and TPB PG-No. 10; not compatible with the surrounding areas; and failure to demonstrate no significant adverse environmental, landscape and traffic impacts. Details of the above similar application are summarised at **Appendix III** and its location is shown on **Plan A-1**.

8. The Site and Its Surrounding Areas (Plans A-1 to A-4b)

8.1 The Site is:

- (a) concrete-paved, largely vacant and partly occupied by temporary structures/converted containers; and
- (b) accessible from Deep Bay Road located to its northwest.

8.2 The surrounding areas are predominated by shrubland intermixed with warehouses, cultivated agricultural land and vacant land. Residential dwellings are located to the immediate north and further south and southeast of the Site. Some open storage yards are also found in the vicinity of the Site. The warehouse and open storage uses are suspected unauthorized developments (UDs) subject to planning enforcement action.

9. Planning Intention

9.1 The planning intention of the “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.

9.2 According to the Explanatory Statement of the OZP, as filling of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

10. Comments from Relevant Government Departments

10.1 Apart from the government departments as set out in paragraphs 10.2 to 10.4 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices IV and V** respectively.

10.2 The following government departments have reservation / do not support on the application:

Land Administration

10.2.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) He has reservation on the application since there are unauthorized structures on Lots 614, 615, 616 and 617 in D.D.129 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify and/or apply for regularisation of the lease breaches as demanded by LandsD.
- (b) The applicant should note his advisory comments at **Appendix V**.

Environment

10.2.2 Comments of the Director of Environmental Protection (DEP):

- (a) He notes that the proposed use would generate traffic of heavy vehicles but not involve dusty operation. There are residential dwellings within 100m from the boundary of the Site. Environmental nuisance is expected.
- (b) On the above basis, according to the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”, he does not support the application from environmental planning perspective.
- (c) There is no substantiated environmental complaint pertaining to the Site received in the past three years.
- (d) The applicant should note his advisory comments at **Appendix V**.

Landscaping

10.2.3 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) She has reservation on the application from landscape planning perspective.
- (b) According to the aerial photo taken in 2025 (**Plan A-3**), the Site is situated in an area of rural coastal plain landscape characterised by graveyards, tree clusters and vegetated areas, some temporary structures were found in scattered areas. With reference to the aerial photo in 2025 (**Plan A-3**) and the site photos taken in June 2026 (**Plans A-4a and A-4b**), the Site was formed and some temporary structures and overgrowns were found. The proposed use is considered incompatible with the landscape setting of the surrounding areas and would alter the landscape character of the area zoned “GB”.
- (c) According to the application form, no tree felling is proposed. According to the landscape proposal submitted by the applicant, vertical greening is proposed at the west of the Site and green painting along a section of hoarding at the south of the Site as mitigation measures.
- (d) The “GB” zone is intended 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. The vertical greening and painting proposal submitted could not demonstrate that the proposed use would not have adverse landscape impact.

10.3 The following government departments have provided comment on the application:

Geotechnical

10.3.1 Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

A registered man-made slope (Feature No. 2SW-C/C38), which may affect or be affected by the proposed development, is present within the Site and may have been altered. The applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the planning application.

Traffic

10.3.2 Comments of the Commissioner for Transport (C for T):

She notes that the application would involve access of container vehicles within the section of Deep Bay Road where vehicles over 10 metres are banned and advises the applicant to review the vehicle type.

10.4 The following government department conveyed local objections to the application:

District Officer's Comments

10.4.1 Comments of the District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

He has consulted the locals regarding the application. A local comment was received from the village representatives of Mong Tseng Wai Tsuen (**Appendix VI**) objecting to the application mainly on grounds that the proposed use is not suitable at the Site zoned "GB"; previous applications have all been rejected by the Committee; and the proposed use would adversely affect the traffic along Deep Bay Road which is a single-track road.

11. Public Comments Received During Statutory Publication Period

On 5.6.2026, the application was published for public inspection. During the statutory public inspection period, three public comments from World Wide Fund for Nature Hong Kong, Kadoorie Farm and Botanic Garden, and an individual (**Appendices VII-1 to VII-3**) were received objecting to the application mainly on grounds that the proposed use is not in line with the planning intention of the "GB" zone; the Site is subject to previously rejected applications; potential adverse environmental, drainage and landscape impacts arising from the proposed use; and setting an undesirable precedent.

12. Planning Considerations and Assessments

- 12.1 The application is for proposed temporary recyclable collection centre and repair workshop with ancillary facilities and associated filling of land for a period of three years at the Site zoned “GB” on the OZP (**Plan A-1**), which is primarily intended for defining the limits of urban and suburban 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 the “GB” zone. Moreover, filling of land within the “GB” zone requires planning permission from the Board as it may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In this regard, while the Chief Engineer/Mainland North of Drainage Services Department (CE/MN of DSD) and DEP have no adverse comment on the land filling works from drainage and environmental perspectives, the proposed use with associated filling of land is not in line with the planning intention of the “GB” zone. Despite that the application is to facilitate the relocation of an operation affected by the NOL development, there is no strong planning justification given in the submission for a departure from the planning intention, even on a temporary basis.
- 12.2 The Site is located in an area predominated by shrubland intermixed with warehouses and cultivated agricultural land (**Plan A-2**). Residential dwellings are located to the immediate north and further south and southeast of the Site. Although there are warehouses and open storage yards in the vicinity, they are suspected UD's subject to planning enforcement action. The proposed use is considered not compatible with the surrounding land uses as well as the wider context of the “GB” zone.
- 12.3 According to TPB PG-No. 10, an application for new development within “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The design and layout of any proposed development within “GB” zone should be compatible with the surrounding areas. The development should not involve extensive clearance of existing natural vegetation and affect the existing natural landscape. The development should also not be the source of pollution. The issue on compatibility has been discussed in paragraph 12.2 above. With regard to the impact on existing natural vegetation and landscape, the applicant has submitted a landscape proposal which includes a vertical greening at the west and green painting along a section of hoarding at the south of the Site. Nevertheless, CTP/UD&L of PlanD considers that the submitted landscape proposal could not demonstrate that the proposed use would not have adverse landscape impact. In this regard, she has reservation on the application as the proposed use is considered incompatible with the landscape setting of the surrounding areas and would alter the landscape character of the “GB” zone. Besides, DEP does not support the application as the proposed use involves the use of heavy vehicles and there are sensitive receivers (i.e. residential dwellings) in the vicinity of the Site (the closest residential dwelling being about 21m away) (**Plan A-2**) and environmental nuisance is expected. The applicant fails to demonstrate that the proposed use would not have adverse environmental impact on the surrounding areas. In view of the above, the proposed use is considered not in line with TPB PG-No. 10.
- 12.4 C for T advises that the proposed use involves access of container vehicles within the section of Deep Bay Road where vehicles over 10 metres are banned. Nevertheless, the applicant has not provided any information to address C for T's comments. Hence, the applicant fails to demonstrate that the proposed use would not

have adverse traffic impact on the surrounding areas.

- 12.5 H(GEO) of CEDD advises that a registered man-made slope (Feature No. 2SWC/C38), which may affect or be affected by the proposed development, is present within the Site and may have been altered. However, the applicant has not submitted a GPRR or other relevant information to demonstrate the geotechnical feasibility of the proposed development. DLO/YL has reservation on the application regarding the unauthorized structure(s) on the Site. Other concerned departments consulted including the CE/MN of DSD and the Director of Fire Services have no objection to or no comment on the proposed use from drainage and fire safety perspectives respectively.
- 12.6 The Committee has rejected a previous application (No. A/YL-LFS/466) for temporary recycling workshop in 2023 as well as a similar application (No. A/YL-LFS/432) in 2022 mainly on grounds as detailed in paragraphs 6.3 and 7 above. Approval of the current application would set an undesirable precedent and encourage proliferation of recyclable collection centres within the same “GB” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area, thereby frustrating the planning intention of the “GB” zone. Rejecting the subject application is in line with the previous decisions of the Committee.
- 12.7 Regarding the local views conveyed by DO/YL of HAD and the public comments objecting to the application as stated in paragraphs 10.4.1 and 11 above, the planning considerations and assessments in paragraphs 12.1 to 12.6 above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the local views and public comments mentioned in paragraphs 10.4.1 and 11 respectively, the Planning Department does not support the application for the following reasons:
- (a) the proposed use with associated filling of land is not in line with the planning intention of the “GB” zone, which 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. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;
 - (b) the proposed use with associated filling of land is not in line with the Town Planning Board Guidelines for ‘Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) in that the proposed use is considered not compatible with the surrounding areas, and the applicant fails to demonstrate that the proposed development would not have adverse landscape and environmental impacts on the surrounding areas; and
 - (c) the applicant fails to demonstrate that the proposed use would not have adverse traffic impact on the surrounding areas.

- 13.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until **24.7.2029**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission of a revised landscape proposal within **6 months** from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **24.1.2027**;
- (b) in relation to (a) above, the implementation of the revised landscape proposal within **9 months** from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by **24.4.2027**;
- (c) the submission of a drainage proposal within **6 months** from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **24.1.2027**;
- (d) in relation to (c) above, the implementation of the drainage proposal within **9 months** from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **24.4.2027**;
- (e) in relation to (d) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within **6 months** from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **24.1.2027**;
- (g) in relation to (f) above, the implementation of fire service installations proposal within **9 months** from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **24.4.2027**;
- (h) the submission of a geotechnical assessment report to assess the stability of existing geotechnical features that may affect or be affected by the applied development within **6 months** from the date of planning approval to the satisfaction of the Head of the Geotechnical Engineering Office of Civil Engineering and Development Department or of the Town Planning Board by **24.1.2027**;
- (i) in relation to (h) above, the implementation of stabilisation/ protection measures identified in the geotechnical assessment report within **9 months** from the date of planning approval to the satisfaction of the Head of the Geotechnical Engineering Office of Civil Engineering and Development Department or of the Town Planning Board by **24.4.2027**;
- (j) if the above planning condition (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if any of the above planning condition (a), (b), (c), (d), (f), (g), (h) or (i) is not

complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and

- (l) upon expiry of the planning permission, the reinstatement of the Site, including the removal of fill materials and grassing of the Site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix V**.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant planning permission.
- 14.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 14.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which permission should be valid on a temporary basis.

15. Attachments

Appendix I	Application Form with attachments received on 26.5.2026
Appendix Ia	SI received on 3.6.2026
Appendix II	Extracts of Town Planning Board Guidelines for Application for Development within Green Belt Zone (TPB PG-No. 10)
Appendix III	Previous and Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Local Views conveyed by District Officer/Yuen Long
Appendices VII-1 to VII-3	Public Comments Received During Statutory Publication Period
Drawing A-1	Layout Plan
Drawing A-2	Vehicular Access Plan
Drawing A-3	Land Filling Plan
Drawing A-4	Landscape Plan
Drawing A-5	Drainage Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
JULY 2026**