

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-TT/795**

- Applicant** : Mr. LIM Chin Pang represented by Mr. WONG Sun Wo William
- Site** : Lots 5160 (Part) and 5161 (Part) in D.D. 116, Yuen Long
- Site Area** : 666 m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20
- Zoning** : “Residential (Group D)” (“R(D)”)   
*[restricted to a maximum plot ratio of 0.4 and a maximum building height (BH) of 3 storeys (9m)]*
- Application** : Proposed Temporary Recyclable Collection Centre (Waste Paper, Metalware and Cloth) for a Period of 5 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary recyclable collection centre (waste paper, metalware and cloth) for a period of five years at the application site (the Site) falling within an area zoned “R(D)” on the OZP (**Plan A-1**). According to the Notes of the OZP, ‘recyclable collection centre’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently paved and vacant (**Plan A-4**).
- 1.2 The Site is accessible from Shui Tsiu San Tsuen Road via a local track with an ingress/egress point at the north (**Drawing A-1** and **Plan A-2**). According to the applicant, a single storey structure (about 8m in height) with a floor area of about 225m<sup>2</sup> is proposed for recyclable collection centre use. The remaining area would be designated for vehicle manoeuvring space. According to the applicant, sorting, packing and compressing of recyclable materials (i.e. waste paper, metalware and cloth) will be carried out within the enclosed structure at all times. No breaking, shredding, dismantling, burning, melting or washing of recycling materials activities, and no open storage use, will be involved at the Site. Two parking spaces for private car (5m x 2.5m) and a loading/unloading space for light goods vehicle (7m x 3.5m) would be provided within the Site. The operation hours are from 8:00 a.m. to 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. To mitigate the potential nuisance to the surrounding areas, the applicant proposes the erection of a 3m-high peripheral fencing along the site

boundary on all sides. Plans showing the site layout and drainage proposal submitted by the applicant are at **Drawings A-1 to A-2** respectively.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with attachments received on 18.6.2026 (**Appendix I**)
- (b) Supplementary Information (SI) received on 24.6.2026\* (**Appendix Ia**)
- (c) Further Information (FI) received on 4.8.2026\* (**Appendix Ib**)  
*[\*accepted and exempted from publication and recounting requirements]*

## 2. **Justifications from the Applicant**

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

- (a) there is currently no recyclable collection centre serving the immediate community. The applicant proposes to operate a recyclable collection centre at the Site to meet the recycling needs of residents in the adjacent villagers; and
- (b) recycled materials collected at the Site will be transported to the Mainland for further processing. The applicant will minimise the potential noise impact of the application 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 Town Planning Ordinance (TPB PG-No. 31B) by posting site notice and sending notice to the Shap Pat Heung Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

## 4. **Background**

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

## 5. **Previous Application**

There is no previous application covering the Site.

## 6. **Similar Application**

There is no similar application within the same “R(D)” zone on the OZP in the past five years.

**7. The Site and Its Surrounding Areas (Plans A-1 to A-4)**

7.1 The Site is:

- (a) currently paved and vacant; and
- (b) accessible from Shui Tsiu San Tsuen Road via a local track.

7.2 The surrounding areas are rural in character comprising predominantly residential dwellings intermixed with vacant/unused land, parking of vehicles, agricultural land/farms, sewage pumping station, warehouse and garden.

**8. Planning Intention**

The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

**9. Comments from Relevant Government Departments**

All government 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 II** and **III** respectively.

**10. Public Comment Received During the Statutory Publication Period**

On 23.6.2026, the application was published for public inspection. During the statutory publication period, one public comment from an individual was received objecting to the application mainly on the grounds that the proposed use is not compatible with the surrounding village houses and a five-year planning approval period should not be granted as the applicant might delay the progress of compliance with approval conditions (**Appendix IV**).

**11. Planning Considerations and Assessments**

11.1 The application is for proposed temporary recyclable collection centre (waste paper, metalware and cloth) for a period of five years at the Site which is zoned “R(D)” on the OZP. While the proposed use is not in line with the planning intention of the “R(D)” zone, there is no known development proposal for implementing the zoned use at the Site. Approval of the application on a temporary basis for a period of five years will not frustrate the long-term planning intention of the “R(D)” zone.

11.2 The proposed use is considered not incompatible with the surrounding areas which are rural in character comprising predominantly residential dwellings intermixed with vacant/unused land, parking of vehicles, agricultural land/farms, sewage pumping station, warehouse and garden. According to the applicant, sorting, packing and compressing of recyclable materials (i.e. waste paper, metalware and cloth) will be carried out within the enclosed structure at all times. The Director of Environmental Protection has no objection to the application from environmental perspective.

- 11.3 Other relevant government departments consulted, including the Commissioner for Transport, Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services have no objection to or no adverse comment on the application from traffic, drainage and fire safety perspectives respectively. Should the application be approved, relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of concerned government departments. The applicant will also be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental nuisances on the surrounding areas.
- 11.4 Regarding the public comment as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.3 above are relevant. Should the application be approved by the Rural and New Town Planning Committee (the Committee), the compliance with approval conditions by the applicant will be closely monitored.

## **12. Planning Department’s Views**

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 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 five years until 14.8.2031. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

### Approval conditions

- (a) the submission of a revised 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 14.2.2027;
- (b) in relation to (a) above, the implementation of the revised 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 14.5.2027;
- (c) in relation to (b) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (d) 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 14.2.2027;
- (e) in relation to (d) above, the implementation of the 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 14.5.2027;
- (f) if the above planning condition (c) 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; and

- (g) if any of the above planning condition (a), (b), (d) or (e) 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.

Advisory clauses

The recommended advisory clauses are at **Appendix III**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed use is not in line with the planning intention of the "R(D)" zone, which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

**13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 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 the permission should be valid on a temporary basis.
- 13.3 Alternatively, 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. Attachments**

|                     |                                                         |
|---------------------|---------------------------------------------------------|
| <b>Appendix I</b>   | Application Form with attachments received on 18.6.2026 |
| <b>Appendix Ia</b>  | SI received on 24.6.2026                                |
| <b>Appendix Ib</b>  | FI received on 4.8.2026                                 |
| <b>Appendix II</b>  | Government Departments' General Comments                |
| <b>Appendix III</b> | Recommended Advisory Clauses                            |
| <b>Appendix IV</b>  | Public Comment                                          |
| <b>Drawing A-1</b>  | Layout Plan                                             |
| <b>Drawing A-2</b>  | Drainage Plan                                           |
| <b>Plan A-1</b>     | Location Plan                                           |
| <b>Plan A-2</b>     | Site Plan                                               |
| <b>Plan A-3</b>     | Aerial Photo                                            |
| <b>Plan A-4</b>     | Site Photos                                             |

**PLANNING DEPARTMENT  
AUGUST 2026**