毅勤發展顧問有限公司
[redacted]

Date : 4th August, 2026
[redacted]

The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point, Hong Kong

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 118 and adjoining Government Land, Tai Tong, Yuen Long
(Planning Application No. A/YL-TT/794)

We refer to our submission and the comments received from the relevant departments regarding the subject application. We would like to provide a *Response to Comment Table* together with the following clarifications to facilitate considerations by relevant departments and the Town Planning Board.

It is clarified that the proposed use of the current application is "*Proposed Temporary Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years*". Within the application site, three parking spaces for private cars and three L/UL bays for LGVs are provided. LGVs will be deployed for the transportation of construction materials into/out of the application site during non-peak hours.

The majority of the application site is a paved flat land, and it is intended to regularise any filling of land under the current application. The current application involves land filling across the entire application site (except the non-building area and peripheral parts of the site), with concrete or recycling materials to a depth of not more than 2m, creating a flat surface for the erection of temporary structures and facilitating vehicle access on uneven topography. The proposed site levels range from +26.5mPD to +27.9mPD (about). The extent of the land filling area has been kept to minimal to meet the operational needs. Please refer to the Appendix 3 and 4.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at[redacted].

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited

Isa YUEN
Encl.

Address 地址：
[redacted]

List of Appendices

Appendix 1	Response to Comment Table
Appendix 2	Landscape Proposal
Appendix 3	Replacement pages of the Application form
Appendix 4	Revised Planning Statement

Appendix 1

Response to Comment Table

Department	Date	Comments	Responses to Departmental Comments
Environmental Protection Department	28.7.2026	Since the proposed use will involve heavy vehicles and there is a residential building located within 100m of the subject site boundary, environmental nuisance is expected according to the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (the COP). As such, we do not support the captioned application according to the COP.	With due consideration, the applicant intends to use light good vehicles (LGVs) to serve the proposed use. No heavy vehicles will be involved. In addition, the proposed use involves no operation between 6:00p.m. to 9:00a.m. To minimize traffic impact, LGVs entering and exiting the site during the planning approval period will be strictly restricted to non-peak hours, specifically between 10:00 a.m. and 5:00 p.m. from Mondays to Saturdays. Furthermore, the applicant will implement strict logistical controls to schedule all vehicle arrivals and departures at staggered intervals. As the proposed use serves to facilitate relocation of existing operation, the applicant undertakes to undertake good site practices and proper management to mitigate any potential impact. The applicant undertakes to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by Environmental Protection Department to minimise the potential environmental nuisances on the surrounding areas.
Agriculture, Fisheries and Conservation Department	28.7.2026	<u>From nature conservation perspective:</u> The site is located near "Conservation Area" zone to the southeast, and there is a nearby watercourse to the east of the site. The applicant should provide information on how to prevent disturbing the "Conservation Area" and polluting the watercourse for our further consideration.	Noted. The "Conservation Area" ("CA") zone is located to the south of the application site at a minimum distance of about 20m. The application site further incorporates a non-building area at its southern portion, providing an additional 20m buffer distance from the "CA" zone. Consequently, the proposed use will be set back at least 40m from the "CA" zone and should induce no adverse impact on the area. To further prevent disturbing the "CA" zone, minimise potential visual impacts, and enhance overall compatibility with adjoining areas, a landscape proposal has been prepared (**Appendix 2** refers). The landscape proposal proposed tree planting at the periphery of the application site, including a mix of native and suitable plant species, including *Tabebuia chrysotricha* (黃花風鈴木) and *Cassia surattensis* (黃

Department	Date	Comments	Responses to Departmental Comments
			槐). These trees would have a minimum height of 2.75m and will be planted with a minimum spacing of 6m. The chosen species ensure compatibility with the application site while enhancing biodiversity and visual amenity. Subject to departmental requirements, the proposed peripheral planting of 30 trees along the site boundary would create a smooth transition with surrounding areas, acting as a natural visual buffer to mitigate landscape impacts. Additionally, a 1.8 m high solid metal fencing will be erected along the site boundary to minimise adverse impacts to the surrounding area. The boundary wall will be installed by a licensed contractor to avoid gaps or misalignments, and routine maintenance will be conducted regularly by the applicant. The proposed fencing will prevent direct visual contact from outside, ensuring that the development induces no significant landscape impact and remains compatible with adjoining areas. Regarding the watercourse located about 25m away from the application site, during the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24 to safeguard nearby water quality. Surface runoff from the construction phase will be routed to storm drains through designed sand/silt removal facilities (e.g., sand/silt traps and sediment basins). Silt facilities, channels, and manholes will be maintained and cleared before and after rainstorms to maintain optimal operational performance. The applicant will also comply with the latest COP guidelines issued by EPD. The applicant would also follow relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”

Department	Date	Comments	Responses to Departmental Comments
Lands Department	28.7.2026	I must point out that the following irregularities covered by the subject planning application have been detected by this office: <u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u> LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot No. 1598 S.A in D.D. 118 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD. If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot(s) and the occupation of the Government land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.	Noted. Unauthorised structures will be removed for the erection of temporary structures upon approval of the current application. The applicant will apply to the Lands Department for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected within the private lots and the occupation of the Government land. Ditto.
Drainage Services Department	28.7.2026	(i) The application site is in the vicinity of an existing streamcourse and the applicant shall be required to place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to our satisfaction.	Noted. Sufficient buffer has been retained, and all proposed works would be placed 3m away from the top of the bank of the streamcourse. During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24 to safeguard nearby water quality. Surface runoff from the construction phase will be routed to storm drains through designed sand/silt removal facilities (e.g., sand/silt traps and sediment basins). Silt facilities, channels, and manholes will be maintained and cleared before and after rainstorms to maintain optimal operational performance. The applicant will also

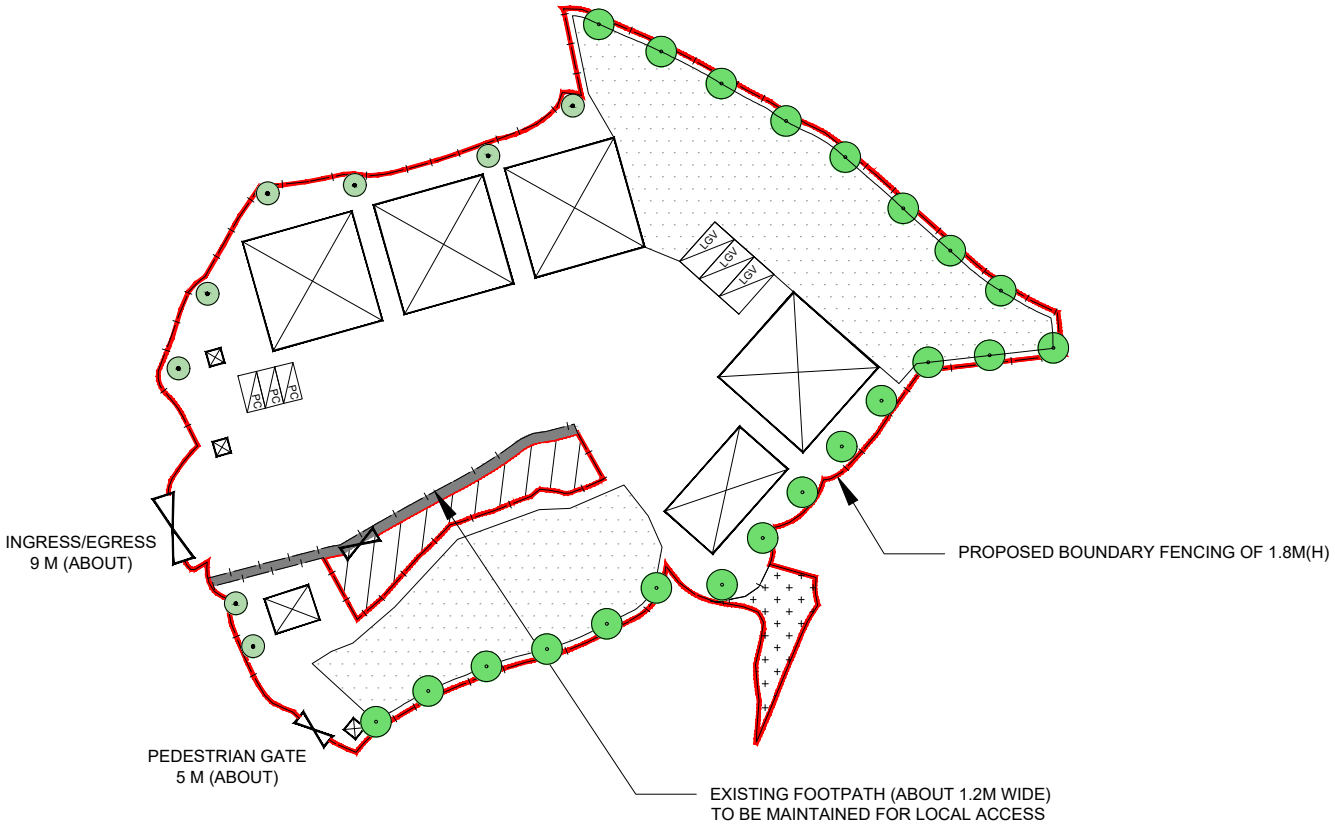
Department	Date	Comments	Responses to Departmental Comments
			comply with the latest COP guidelines issued by EPD. Upon approval of current application, the applicant will submit a detailed drainage proposal together with proposed flooding mitigation measures and implement such to the satisfaction of the Drainage Services Department.
		(ii) The applicant is reminded to minimize the possible adverse environmental impacts on the existing streamcourse in his design and during construction.	Ditto.

Appendix 2

Landscape Proposal

LEGEND

- APPLICATION SITE BOUNDARY WITH BOUNDARY FENCING OF 1.8M(H)
- PROPOSED STRUCTURES
- OPEN STORAGE AREA
- NON-BUILDING AREA
- PROPOSED TREES (TOTAL 30 NOS.) (Min 2.75m tall, at least 6m spacing)
  - *Tabebuia chrysotricha* (Total: 8 nos.)
  - *Cassia surattensis* (Total: 22 nos.)



Project:	**Title:**	**Figure:**	
Section 16 Planning Application for Proposed Temporary Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 118 and adjoining Government Land, Tai Tong, Yuen Long	Landscape Proposal *Ref.: ADCL/PLG-10350/R001/F007*	7 **Scale:** Not to Scale Date: Jul 2026	AIKON DEVELOPMENT CONSULTANCY LTD.

Appendix 3

Replacement pages of the Application form

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	Proposed Temporary Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years (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	☑ year(s) 年 ……3…… ☐ month(s) 個月 ……

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	5,265 sq.m	☑About 約
Proposed covered land area 擬議有上蓋土地面積	1,070 sq.m	☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	9	
Proposed domestic floor area 擬議住用樓面面積	N/A sq.m	☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,100 sq.m	☑About 約
Proposed gross floor area 擬議總樓面面積	1,100 sq.m	☑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)

Please refer to the attached Planning Statement

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	3
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	3
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
From 9:00a.m. to 6:00 p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)

(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	☑ 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)) A local track leading from Tai Shu Ha Road West ☐ 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）
	No 否	☐

(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	☐ Please provide details 請提供詳情
	No 否	☑
(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	☑ (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/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☑ Filling of land 填土 Area of filling 填土面積 ....5,900.... sq.m 平方米 ☑About 約 Depth of filling 填土厚度 ....Not More Than 2.... m 米 ☑About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
	No 否	☐

(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 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑

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	Lot Nos. 1594, 1595, 1596, 1597, 1598 S.A, 1598 RP, 1599, 1600, 1609, 1610, 1611, 1612, 1613 (Part) in D.D. 118 and adjoining Government Land, Tai Tong, Yuen Long 元朗大棠丈量約份第 118約地段第1594號、第1595號、第 1596號、第1597號、第1598號A分段、第1598號餘段、第1599號、第1600號、第1609號、第1610號、第1611號、第1612號、第1613號（部分）和毗連政府土地
Site area 地盤面積	6,335 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 406 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 大棠分區計劃大綱核准圖編號 S/YL-TT/20
Zoning 地帶	"Agriculture" ("AGR") 「農業」
Type of Application 申請類別	☑ 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 ☑ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years 擬議可循環再造物料回收中心（建築材料）及露天存放建築材料連附屬設施及相關填土工程（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	N.A.	☐ About 約 ☐ Not more than 不多於	N.A.	☐About 約 ☐Not more than 不多於
	Non-domestic 非住用	1,100	☑ About 約 ☐ Not more than 不多於	0.17	☑About 約 ☐Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N.A.			
	Non-domestic 非住用	9			
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A.	m 米 ☐ (Not more than 不多於)		
		N.A.	Storeys(s) 層 ☐ (Not more than 不多於)		
	Non-domestic 非住用	8	m 米 ☑ (Not more than 不多於)		
		2	Storeys(s) 層 ☑ (Not more than 不多於)		
(iv) Site coverage 上蓋面積	16.8 % ☑ 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) _____ _____			3 3	
	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) _____ _____			3 3	

Appendix 4

Revised Planning Statement

Ref.: ADCL/PLG-10350/R001

Section 16 Planning Application

Proposed Temporary Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

Lot Nos. 1594, 1595, 1596, 1597, 1598 S.A, 1598 RP, 1599, 1600, 1609, 1610, 1611, 1612, 1613 (Part) in D.D. 118 and adjoining Government Land, Tai Tong, Yuen Long

Planning Statement

[redacted]

Prepared by
Aikon Development Consultancy Limited

July 2026

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as "the Board") in support of a planning application (hereinafter referred to as "the current application") for **Proposed Temporary Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as "the proposed use") Lot Nos. 1594, 1595, 1596, 1597, 1598 S.A, 1598 RP, 1599, 1600, 1609, 1610, 1611, 1612, 1613 (Part) in D.D. 118 and adjoining Government Land, Tai Tong, Yuen Long (hereinafter referred to "the application site"). The Planning Statement serves to provide background information and planning justifications in support of the proposed use to facilitate consideration by the Board.

The application site falls with an area zoned "Agriculture" ("AGR") on the approved Tai Tong Outline Zoning Plan No. S/YL-TT/20. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

(a) the current application is intended to facilitate the relocation of existing business operations affected by the San Tin Technopole Phase 1 Stage 1 Works. This relocation aims to ensure operational continuity;
(b) the proposed use is considered not incompatible with the surrounding land uses;
(c) the proposed use is temporary in nature. Approval of this application would not jeopardize the long-term planning intention of the "AGR" zone or any planned infrastructural developments at the application site and its neighborhood; and
(d) the applicant will adhere to the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'. No adverse traffic, environmental, or infrastructural impacts arising from the proposed use are anticipated.

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the proposed use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「是次申請」）作**擬議可循環再造物料回收中心（建築材料）及露天存放建築材料連附屬設施及相關填土工程（為期三年）**（以下簡稱「擬議用途」）。該申請涉及的地點位於元朗大棠丈量約份第 118 約地段第 1594 號、第 1595 號、第 1596 號、第 1597 號、第 1598 號 A 分段、第 1598 號餘段、第 1599 號、第 1600 號、第 1609 號、第 1610 號、第 1611 號、第 1612 號、第 1613 號（部分）和毗連政府土地（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

根據大棠分區計劃大綱核准圖編號 S/YL-TT/20，申請地點屬於「農業」地帶。正如本規劃聲明所詳述，擬議用途的理據充分，理由如下：

(一) 是次申請是為了協助遷移受新田科技城第一期第一階段工程影響的現有營運。此搬遷旨在確保營運的連續性；
(二) 擬議用途不會被視為與周遭土地用途不相容；
(三) 擬議用途屬臨時性質，批准是次申請並不會損害 「農業」地帶的長期規劃意向或申請地點及其鄰近地區的任何已規劃基建發展；以及
(四) 申請人將遵守最新的「處理臨時用途及露天貯存用地的環境問題作業指引」。預計擬議用途不會對交通、環境或基礎設施造成不利影響。

鑑於以上及此規劃報告書所提供的詳細規劃理據，敬希城規會各委員酌情考慮批准該申請作臨時三年擬擬用途。

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1. INTRODUCTION

1.1 Purpose

1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as "the Board") in support of a planning application (hereinafter referred to as "the current application") for **Proposed Temporary Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as "the proposed use") at Lot Nos. 1594, 1595, 1596, 1597, 1598 S.A, 1598 RP, 1599, 1600, 1609, 1610, 1611, 1612, 1613 (Part) in D.D. 118 and adjoining Government Land, Tai Tong, Yuen Long (hereinafter referred to "the application site"). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board. **Figure 1** and **Figure 2** indicate the location of the application site.

1.1.2 The application site currently falls within an area zoned "Agriculture" ("AGR") on the approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 (hereinafter referred to as "the Current OZP") (**Figure 3** refers). As stipulated in the Notes of the Current OZP, "*…temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years…*". In this connection, a planning permission is wished to be sought from the Board for the proposed use on a temporary basis for a period of three years.

1.1.3 Prepared on behalf of *Current Rank Investment Limited* (hereinafter referred to as "the Applicant"), *Aikon Development Consultancy Limited* has been commissioned to prepare and submit the current application.

1.2 Background

1.2.1 The existing business operation involves a recyclable collection centre for construction materials with ancillary facilities by the existing operator (hereinafter referred to as "the Existing Operations"). The Existing Operations play a vital role in supporting the recycling sectors in the territory.

1.2.2 The development of the San Tin Technopole (STT) is progressing and the Phase 1 Stage 1 Works for site formation and engineering infrastructure has commenced. Resumption notices have been gazetted, and the private lots supporting existing operations have been resumed.

1.2.3 The location and site photos of the Existing Operations are illustrated in **Figure 6** and **Illustration 1**. The uses, locations and areas of the Existing Operations are detailed in **Table 1** below.

Table 1: Use, Locations and Size of the Existing Operations

	Existing Use	Existing Location	Existing Area
Site	Recyclable Collection Centre (Construction Materials) with Ancillary Facilities	Lot 690 RP, 691 RP, 693 RP, 694, 695, 696, 697 S.B, 697 RP, 698, 699 S.A, 699 RP, 702, 703 in D.D.102 and adjoining Government Land	About 6,200m^2
		Total:	About 6,200m^2

1.2.4 To continue existing operation, an extensive site search was conducted to identify a suitable alternative location (including sites in Hung Shui Kiu and Yuen Long), evaluating potential sites based on proximity to the existing business network, accessibility, site size, infrastructure compatibility, and cost-effectiveness. Other sites were deemed unsuitable due to suboptimal locations, limited space, or prohibitive costs.

1.2.5 The application site in Yuen Long is adequately sized and currently vacant. Given that the surrounding area is transitioning into brownfield sites to accommodate relocated business operations, including open storage and vehicle repair workshops, the application site represents the optimal location for relocating the Existing Operations.

1.2.6 The application site involving an area of about 6,335m^2 for the relocation is considered reasonable and proportionate to the affected operation (about 6,200m^2). The application site would be equipped with sufficient FSI provisions and ancillary facilities, meeting operational and relevant requirement.

1.2.7 The Applicant intends to make use of the application site for reprovisioning of the Existing Operations. The Applicant has entered a Memorandum of Understanding with the existing operator. The Applicant and the existing operator have agreed that upon approval of the current application by the Board, the application site will be utilised by the existing operator for the proposed use during the planning approval period.

1.3 Objectives

1.3.1 The current application strives to achieve the following objectives:-

(a) To re-provide a venue for recyclable collection centre on a temporary basis in serving district and territorial needs under the pressing land acquisition process for the San Tin Technopole development;

(b) To induce no additional adverse environmental or infrastructural impacts on the surrounding areas.

1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-

use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the proposed use.

2. SITE PROFILE

2.1 Location and Current Conditions of the Application Site

2.1.1 The application site is accessible from Tai Shu Ha Road West via a local track with an ingress/egress point at the west. The application site is currently vacant and there are no existing trees within the application site.

2.2 Surrounding Land-use and Characteristics

2.2.1 The surrounding areas of the application site are predominately rural in character, occupied by a mixture of temporary structures, open storage yards, vehicle repair workshops, tree clusters, and vegetated areas. To the immediate north of the site are several temporary structures, while unused and fallow land lies to the east. To the immediate west is filled land used for access purposes. Further west, the locality transitions into an open storage yard, a vehicle repair workshop, and additional temporary structures used for storage.

3. PLANNING CONTEXT

3.1 Statutory Planning Context

3.1.1 The application site falls within an area zoned "AGR" on the Current OZP (**Figure 3** refers). According to the Notes of the Current OZP, "AGR" zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

3.1.2 As stipulated in the Notes of the Current OZP, "…*temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years*…". In this connection, the applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of three years.

3.2 Previous Application

1.4.2 Part of the application site is subject to a previous planning application (No. A/YL-TT/757) for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years', which was approved by the Board on 17.4.2026. According the Applicant, they have reached a mutual consensus with the previous applicant to utilize the site for the current proposed use, thereby maximizing its geographic advantages and facilitating the relocation of their recyclable collection centre.

3.3 Similar Applications

1.4.3 While there is no similar application for the same use within the "AGR" zone on the current OZP, several other relocation of affected business operations in close proximity to the application site have been approved by the Board. Details of these applications are summarized in **Table 2** below.

Table 2: Other Relocation of Affected Business Operations in Close Proximity to the Application Site

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/YL-TT/675	Proposed Temporary Vehicle Repair Workshop and Open Storage for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (11.4.2025)
A/YL-TT/695	Proposed Temporary Vehicle Repair Workshop and Open Storage for a Period of 3 Years and Associated Filling of Land	"AGR	Approved with condition(s) on a temporary basis (5.9.2025)

3.4 Town Planning Board Guidelines (TPB PG-No. 13G)

3.4.1 The application site falls under Category 3 areas in the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) promulgated by the Board in April 2023.

3.4.2 According to the TPB PG-No.13G, Category 3 areas are those outside the Category 1, 2 and 4 areas. Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

4.1.1 The proposed use of the application site (i.e. Proposed Temporary Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years) is to facilitate the relocation of the Existing Operations affected by the San Tin Technopole Phase 1 Stage 1 Works. As agreed by the Applicant and the existing operator, should the current application be approved by the Board, the existing operations will be relocated to the application site during the planning approval period.

4.1.2 The application site area is about 6,335m^2, including about 406m^2 of government land. The application site is accessible from Tai Shu Ha Road West via a local track with an ingress/egress point (in about 9m) at the west (**Figures 1** and **4** refer). Should the current application be approved, the existing fencing will be adjusted, and new 1.8m fencing of will be erected.

4.1.3 The application site comprises nine temporary structures with a maximum height of 8m (not more than 2-storey), for recyclable collection centre, offices and electricity room with a total floor area of not more than 1,100m^2 and an open storage area of 2,000m^2 for storage of recycling materials to support the proposed use. There are provisions of three parking spaces for private cars and three L/UL bays for light goods vehicles (LGVs) within the application site. The remaining open area is reserved for circulation space. The Indicative Layout Plan is shown in **Figure 4** whilst the key development parameters for the proposed use are detailed in **Table 3 and Table 4**.

4.1.4 There is an existing footpath of about 1.2m wide within the application site which is maintained by the Applicant. The existing footpath will remain as a public passageway, specifically for Lot 1598 S.B and 1598 S.C, remaining open 24/7 daily and fully accessible to the public. The Applicant will be responsible for the maintenance of the footpath, and the proposed development should induce no disturbance to local users.

4.1.5 A non-building area (about 105m^2) has been designated at the southern portion of the application site to provide sufficient distance from the natural slope. No filing of land would be involved and no structure would be erected on the non-building area.

4.1.6 The majority of the application site is a paved flat land, and it is intended to regularise any filling of land under the current application (**Figure 5** refers). The current application involves land filling across the entire application site (except the non-building area and peripheral parts of the site), with concrete or recycling materials to a depth of not more than 2m, creating a flat surface for the erection of temporary structures and facilitating vehicle access on uneven topography. Specifically, approximately 58.9% of the site will involve filling of not more than 1.0m, 10.8% of not more than 1.5m, and 23.3% of not more than 2.0m. The proposed site levels range from +26.5mPD to +27.9mPD (about). The extent of the land filling area has been kept

to minimal to meet the operational need (**Figure 5** refers).

4.2 Operation

4.2.1 The application site will be used as recyclable collection center for construction materials, for relocation of affect business operation at original premises. The proposed recyclable collection centre will provide designated indoor areas for sorting activities and the storage of necessary machinery and equipment. To mitigate potential impacts, material breaking will be strictly confined within noise-insulated temporary recyclable collection centre, with no workshop activities conducted in uncovered areas. A site office is also proposed to support the overall operation.

4.2.2 All activities of the proposed use will only be confined within the application site without affecting the neighbouring uses. The operation hours of the proposed use are from 9:00a.m. to 6:00p.m. from Mondays to Saturdays and there will be no operations on Sundays and public holidays. It is estimated that the application site would be able to accommodate not more than 6 staff. There will be no storage of dangerous goods at the application site. The applicant will ensure the operation of the proposed use complies with the requirements under existing environmental pollution control ordinances, including the Water Pollution Control Ordinance and the Waste Disposal Ordinance.

4.2.3 Regarding the implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for Short Term Waiver (STW) for permitting the structures to be erected or to regularise any irregularities on site, once the current application is approved.

Table 3: Key Development Parameters

Proposed Use	Proposed Temporary Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
Operation Hours	From 9:00a.m. to 6:00 p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)
Site Area	About 6,335m^2 (including about 406m^2 of government land)
Covered Area	About 1,070m^2 (About 17%)
Uncovered Area	About 5,265m^2 (About 83%)
Open Storage Area	About 2,000m^2
Temporary Structure No(s). No. of Storey Maximum Height Total Floor Area	 9 Not More Than 2 Storey Not More Than 8m About 1,100m^2
No. of Parking Spaces Private Car (5m(L) x 2.5m(W))	 3
No. of Loading/Unloading (L/UL) Bays LGVs (7m(L) x 3.5m(W))	 3
Non Building Area	About 105m^2
Filling of Land Area Depth Materials	 About 5,900m^2 Not More Than 2m Concrete or Recycling Materials

Table 4: Details of the Proposed Structures

Structure/ Container No.	Proposed Use	Floor Area (About) (m^2)	No. of Storeys	Max. Height (About) (m)
S1	Electricity Room	4	1	3
S2	Electricity Room	4	1	3
S3	Recyclable Collection Centre	225	1	8
S4	Recyclable Collection Centre	225	1	8
S5	Recyclable Collection Centre	225	1	8
S6	Recyclable Collection Centre	225	1	8
S7	Recyclable Collection Centre	128	1	8
S8	Electricity Room	4	1	3
S9	Site Office	60	2	6
	Total	1,100		

4.3 Proposed Traffic Arrangement

4.3.1 The application site is accessible from Tai Shu Ha Road West via a local track with an ingress/egress point (in about 9m) at the west. Within the application site, three parking spaces for private cars and three L/UL bays for LGVs are provided. Sufficient

space is provided for vehicles to maneuver smoothly within the application site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the application site to the public road.

4.3.2 LGVs will be deployed for the transportation of construction materials into/out of the application site during non-peak hours (i.e. between 10:00 and 17:00). The breakdown of estimated trip generation/attraction of proposed development at AM and PM peak hours are provided at **Table 6**.

Table 6: Estimated Trip Generation/Attraction

Estimated Trip Generation/Attraction					
Time Period	**PC**		**LGV**		**2-Way Total**
	In	**Out**	**In**	**Out**	
Trips at AM peak per hour (09:00 – 10:00)	2	0	0	0	2
Trips at PM peak per hour (17:00 – 18:00)	0	2	0	0	2
Average trip per hour (10:00 – 17:00)	4	4	5	5	18

4.3.3 The estimated vehicular trips generated/attracted by the proposed development are minimal, as such, adverse traffic impact to the surrounding road network should not be anticipated.

4.3.4 The proposed use is designed to meet regulatory standards and optimise operational efficiency without substantially impacting local traffic. It is confirmed that the proposed use, strategically situated near key roadways, is designed for low-intensity operations, thus ensuring minimal impact on local traffic.

4.3.5 Servals operational arrangements are proposed to ensure minimal traffic impact:

(a) Low-intensity Operation: The proposed use is designed for low-intensity operations, focusing on infrequent, specialised shipments. This operational model inherently limits the number of vehicle trips to and from the application site;
(b) Operating Hours: The proposed use will operate from 9:00 AM to 6:00 PM, Monday through Saturday, specifically timed to reduce disruptions to local traffic flow;
(c) Vehicle Management: The operation will predominantly all scheduled to operate outside peak traffic times to mitigate potential congestion; and
(d) Safety and Design: The proposed use will feature a 9m-wide access points to ensure safe vehicle manoeuvres, three L/UL bays and three private car parking spaces.

4.4 Landscape and Visual Consideration

4.4.1 It is proposed that the application site will be fenced off with a 1.8m boundary fencing to prevent direct visual contact from outside. This design ensures compatibility with the surrounding land uses, which predominantly consists of open storage and vehicle

repair workshop as well as temporary structures. As a result, the proposed use is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.

4.5 Environmental Consideration

4.5.1 All activities of the proposed use will only be confined within the application site without affecting the neighboring uses. The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.

4.5.2 During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23 to minimize the impact on the nearby watercourse water quality. Runoff generated during the construction phase will be directed into storm drains via properly designed sand and silt removal systems, including sand traps, silt traps, and sediment basins. These silt removal facilities, along with channels and manholes, will be regularly maintained, with silt and grit being cleared at the beginning and end of each rainstorm to ensure their continuous functionality.

4.6 Provision of Drainage Facilities

4.6.1 Should the Current Application be approved, the Applicant is committed to submit a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

5. PLANNING JUSTIFICATIONS

5.1 Reprovisioning of the Existing Operations Affected by Government Project

5.1.1 As outlined in Section 1.2.1 to 1.2.7, the Existing Operations, comprising a recyclable collection centre in San Tin, are affected by the San Tin Technopole Phase 1 Stage 1 Works for site formation and engineering infrastructure. The original site has been resumed by the Government, necessitating the urgent relocation and rearrangement of the Existing Operations. An extensive site search was conducted to identify a suitable alternative location, evaluating potential sites based on proximity to the existing business network, accessibility, site size, infrastructure compatibility, and cost-effectiveness. Other sites were deemed unsuitable due to suboptimal locations, limited space, or prohibitive costs. The application site, utilizing vacant land surrounded by relocated operations of similar nature, has been identified as the most suitable location to maintain operational continuity.

5.1.2 The current application seeks to temporarily utilize the application site to continue existing operations, thereby minimizing business disruption. While the application site (about 6,335m^2), is smaller than the original premises, the applicant is prepared to adapt their operations to this downsized layout to sustain their business without further delay.

5.2 Not Incompatible with Land Uses of the Surrounding Areas

5.2.1 The surrounding areas of the application site are in rural inland plain landscape character and predominately occupied by open storage, vehicle repair workshop, temporary structures, tree clusters and vegetated areas. The proposed use is therefore not considered to be incompatible with the land uses of the surrounding areas. The proposed use is considered to fully commensurate with its local geographical settings and is ideal to attain utmost land use maximization without giving rise to detrimental impacts on the surrounding areas.

5.3 Not Jeopardizing the Planning Intention of "AGR" Zone

5.3.1 The temporary nature of the proposed use under the current application will by no means jeopardize the long-term planning intention of the "AGR" zone, considering that the proposed use under the current application is only being applied for a period of 3 years.

5.4 No Adverse Traffic Impact

5.4.1 The estimated vehicular trips generated/attracted by the proposed development are minimal, as such, adverse traffic impact to the surrounding road network should not be anticipated. The proposed use is designed to meet regulatory standards and optimise operational efficiency without substantially impacting local traffic.

5.5 No Adverse Environmental Impact

5.5.1 All activities of the proposed use will only be confined within the application site without affecting the neighboring uses, and no storage of dangerous goods would be carried out with the application site. The Applicant is committed to implementing good site practices and adhering to the latest "CoP" and comply with all environmental protection/ pollution control ordinances, throughout the construction and operation stages of the proposed development, should the application be approved. It is ensured that the proposed development will not generate any unacceptable environmental impacts (including air quality, noise, water quality and waste management), during both the construction and operation phases. Therefore, no adverse environmental impact or misuse of the proposed use is anticipated.

5.5.2 During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23 to minimize the impact on the nearby watercourse water quality. Runoff generated during the construction phase will be directed into storm drains via properly designed sand and silt removal systems, including sand traps, silt traps, and sediment basins. These silt removal facilities, along with channels and manholes, will be regularly maintained, with silt and grit being cleared at the beginning and end of each rainstorm to ensure their continuous functionality.

5.6 No Adverse Drainage Impact

5.6.1 Should the Current Application be approved, the Applicant is willing to submit a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

6. CONCLUSION

6.1 This Planning Statement is submitted to the Board in support of the current application for the proposed use at the application site. This Planning Statement serves to provide background information and planning justifications in support of the proposed use to facilitate consideration by the Board.

6.2 The application site falls with an area zoned "AGR" on the approved Tai Tong Outline Zoning Plan No. S/YL-TT/20. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

(a) the current application is intended to facilitate the relocation of existing business operations affected by the San Tin Technopole Phase 1 Stage 1 Works. This relocation aims to ensure operational continuity;
(b) the proposed use is considered not incompatible with the surrounding land uses;
(c) the proposed use is temporary in nature. Approval of this application would not jeopardize the long-term planning intention of the "AGR" zone or any planned infrastructural developments at the application site and its neighborhood; and
(d) the applicant will adhere to the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'. No adverse traffic, environmental, or infrastructural impacts arising from the proposed use are anticipated.

6.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the proposed use for a temporary period of 3 years.

List of Figures

Figure 1	Location Plan
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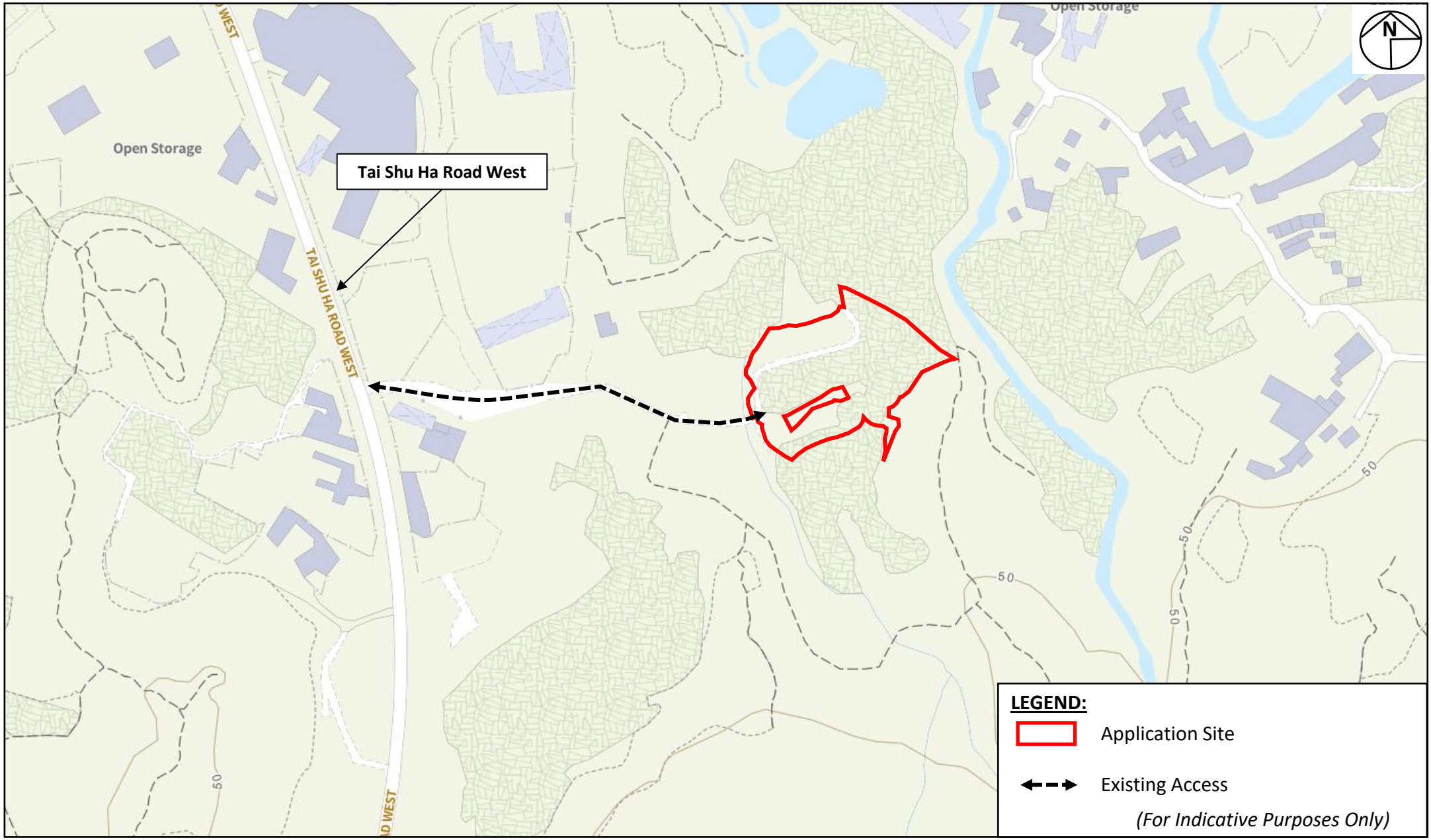
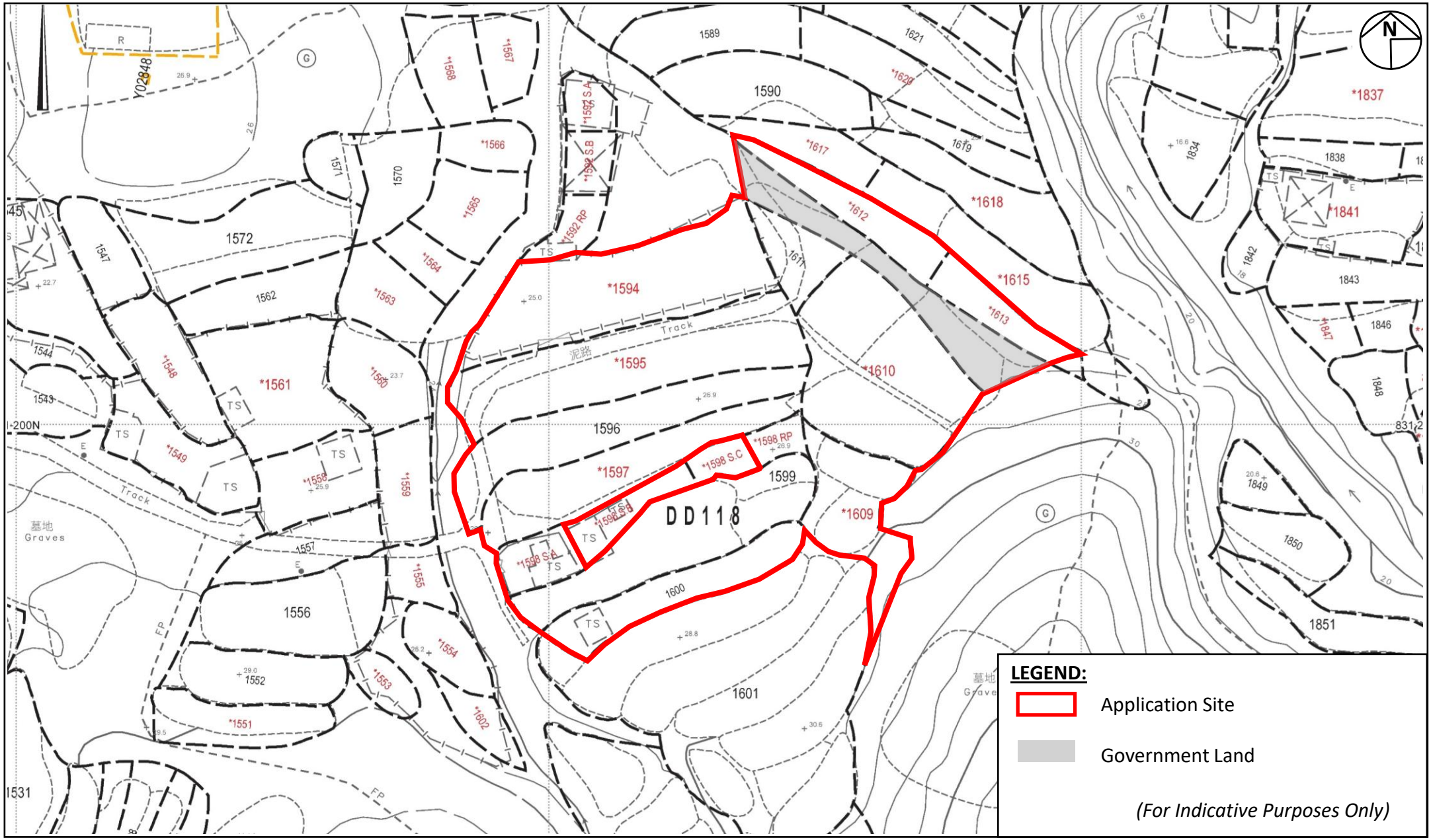
Figure 4	Indicative Layout Plan
Figure 5	Land Filling Plan
Figure 6	Indicative Plan Showing the Location of Existing Operations



Project:	Title:	Figure:	
Section 16 Planning Application for Proposed Temporary Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 118 and adjoining Government Land, Tai Tong, Yuen Long	Location Plan *Ref.: ADCL/PLG-10350-R001/F001*	1 **Scale:** Not to Scale **Date:** Jul 2026	AIKON DEVELOPMENT CONSULTANCY LTD.



Project:
Section 16 Planning Application for Proposed Temporary Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 118 and adjoining Government Land, Tai Tong, Yuen Long

Title:
Extract of Lot Index Plan
(No. ags_S00000156876_0001)

Ref.: ADCL/PLG-10350-R001/F002

Figure:
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Scale:
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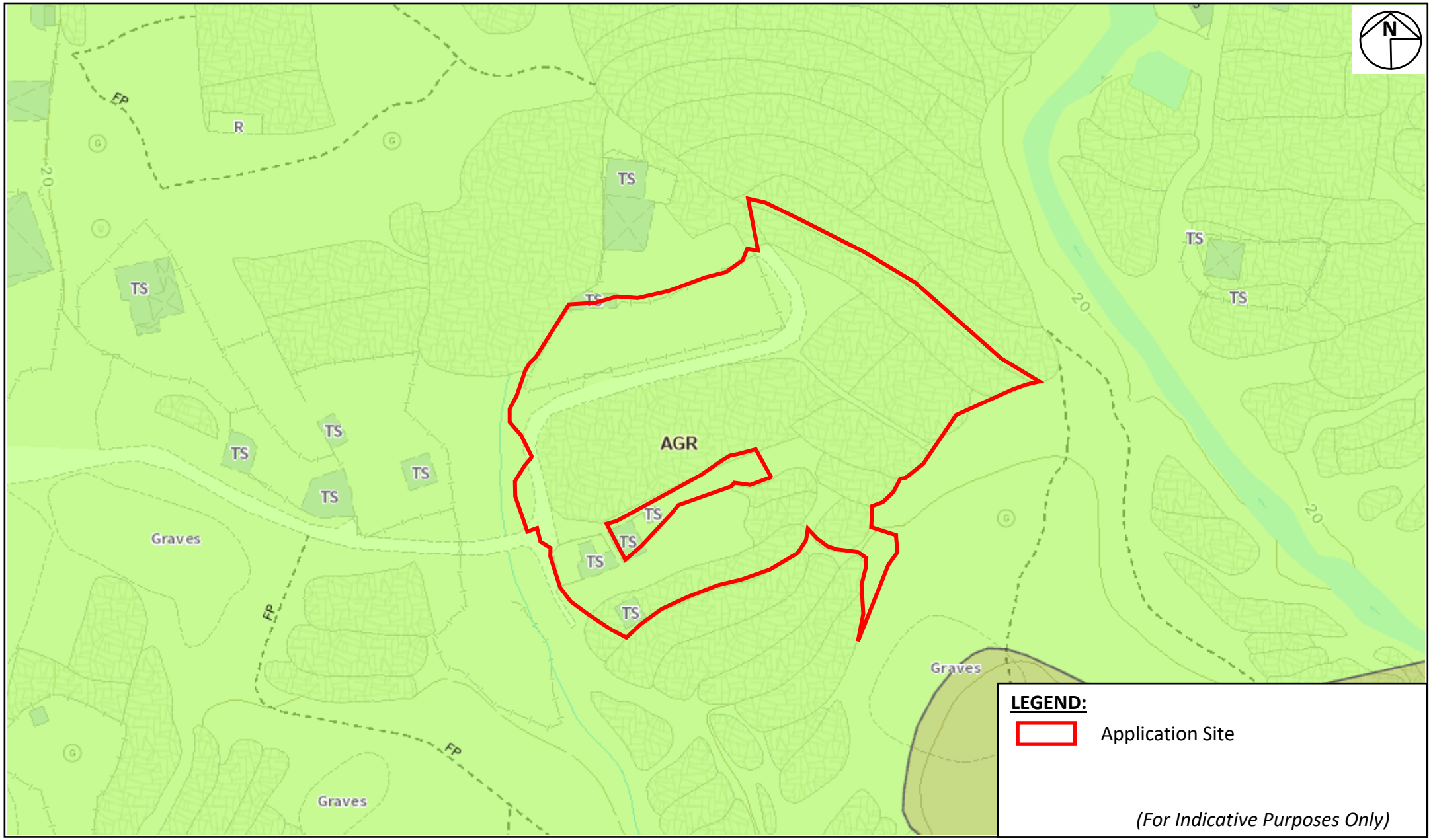
Date:
Jul 2026

AIKON DEVELOPMENT CONSULTANCY LTD.



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Section 16 Planning Application for Proposed Temporary Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 118 and adjoining Government Land, Tai Tong, Yuen Long

Title:
Extract of Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20

Ref.: ADCL/PLG-10350-R001/F003

Figure:
3

Scale:
Not to Scale

Date:
Jul 2026

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DEVELOPMENT PARAMETERS

APPLICATION SITE	:	6,335 m^2 (ABOUT)
COVERED AREA	:	1,070 m^2 (ABOUT)
UNCOVERED AREA	:	5,265 m^2 (ABOUT)
FLOOR AREA	:	1,100 m^2 (ABOUT)

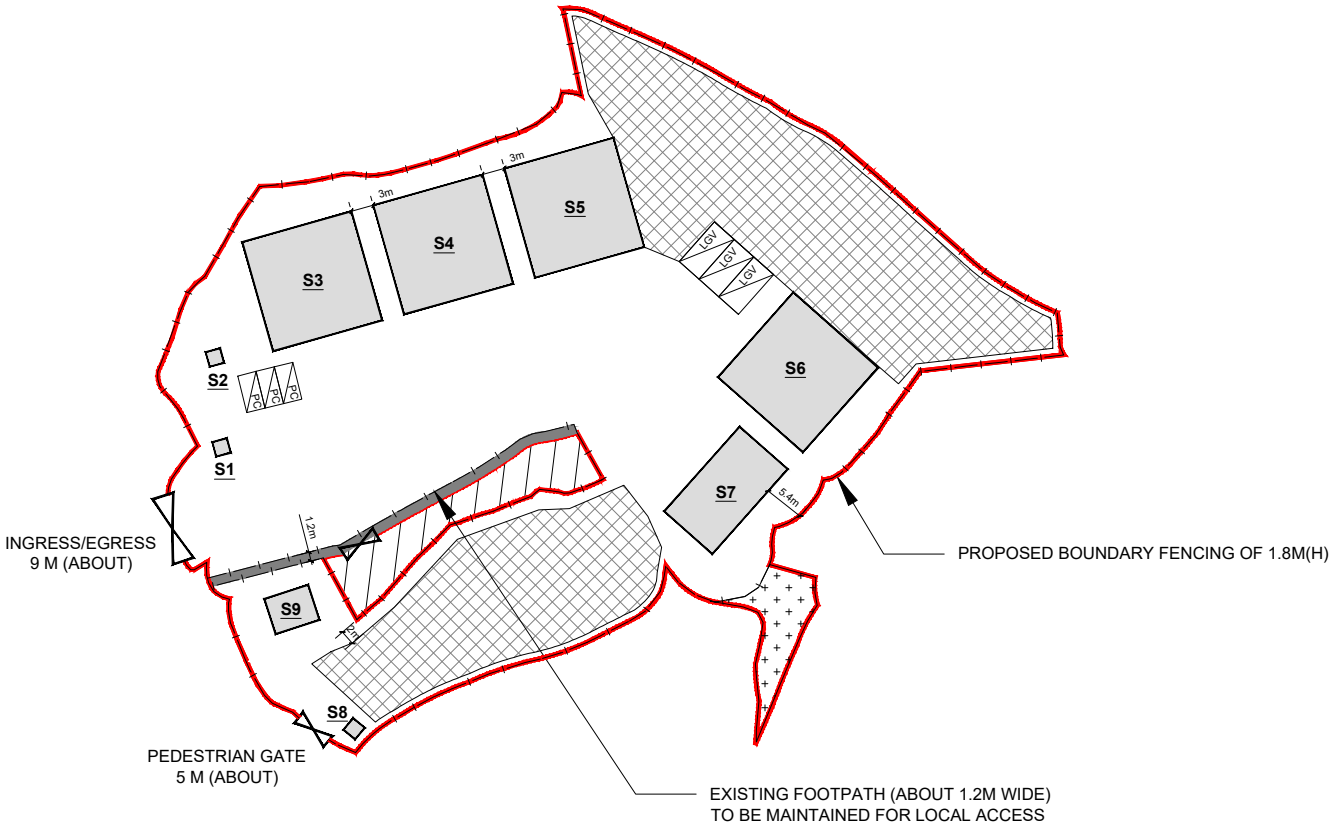
PARKING AND LOADING/UNLOADING PROVISION

PARKING SPACE (PC)	:	3 NOS. (5 M(L) X 2.5 M(W))
L/UL SPACE (LGV)	:	3 NOS. (7 M(L) X 3.5 M(W))

STRUCTURE	USES	FLOOR AREA (ABOUT)	BUILDING HEIGHT
S1	Electricity Room	4 m^2	3m (Not More Than) (1-Storey)
S2	Electricity Room	4 m^2	3m (Not More Than) (1-Storey)
S3	Recyclable Collection Centre	225 m^2	8m (Not More Than) (1-Storey)
S4	Recyclable Collection Centre	225 m^2	8m (Not More Than) (1-Storey)
S5	Recyclable Collection Centre	225 m^2	8m (Not More Than) (1-Storey)
S6	Recyclable Collection Centre	225 m^2	8m (Not More Than) (1-Storey)
S7	Recyclable Collection Centre	128 m^2	8m (Not More Than) (1-Storey)
S8	Electricity Room	4 m^2	3m (Not More Than) (1-Storey)
S9	Site Office	60 m^2	6m (Not More Than) (2-Storey)
	Total	1,100 m^2	

LEGEND

- APPLICATION SITE BOUNDARY WITH BOUNDARY FENCING OF 1.8M(H)
- S1 PROPOSED STRUCTURE
- OPEN STORAGE AREA(ABOUT 2,000 m^2)
- PC PARKING SPACE (PRIVATE CAR)
- LGV L/UL SPACE (LGV)
- INGRESS/EGRESS (9M-WIDE)
- EXISTING FOOTPATH (ABOUT 1.2M WIDE) TO BE MAINTAINED FOR LOCAL ACCESS
- NON-BUILDING AREA



Project:
Section 16 Planning Application for Proposed Temporary Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 118 and adjoining Government Land, Tai Tong, Yuen Long

Title:
Indicative Layout Plan

Ref.: ADCL/PLG-10350/R001/F004

Figure:
4

Scale:
1:1000

Date:
Jul 2026

AIKON DEVELOPMENT CONSULTANCY LTD.

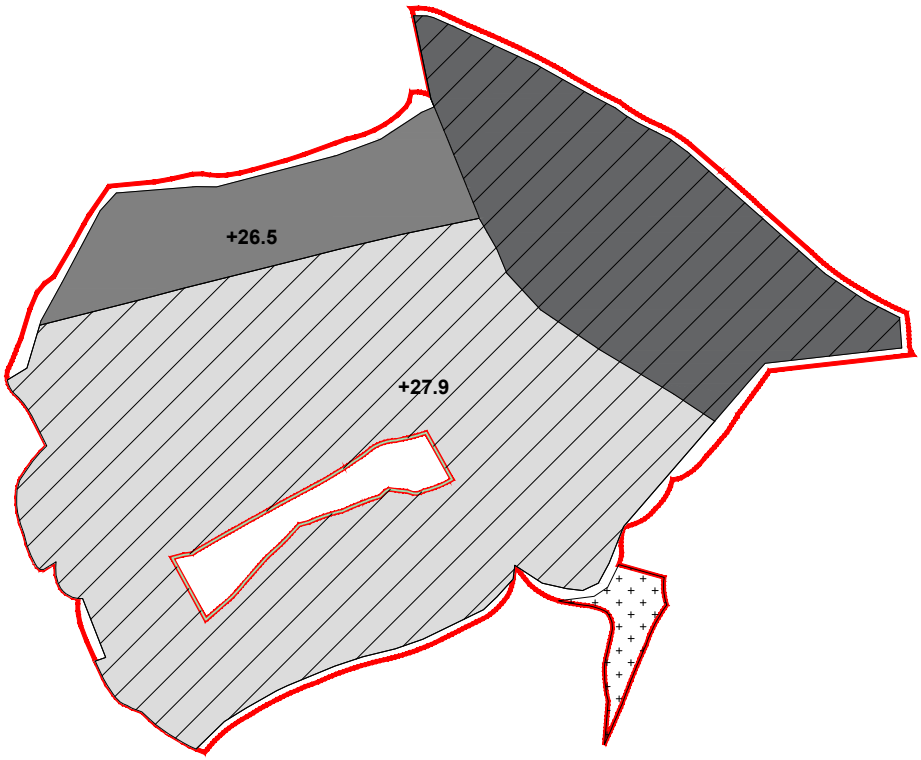
FILLING OF LAND

APPLICATION SITE	:	6,335 m^2 (ABOUT)
NON-BUILDING AREA	:	105m^2 (ABOUT)
EXISING LAND FILLING FOR REGULARISATION	:	5,210 m^2 (ABOUT)
TOTLA AREA OF LAND FILLING	:	5,900 m^2 (ABOUT)
PROPOSED SITE LEVELS	:	+26.6 to +27.9 mPD (ABOUT)
DEPTH OF LAND FILLING	:	NOT MORE THAN 2m
LAND FILLING MATERIAL	:	CONCRETE OR RECYCLING MATERIALS

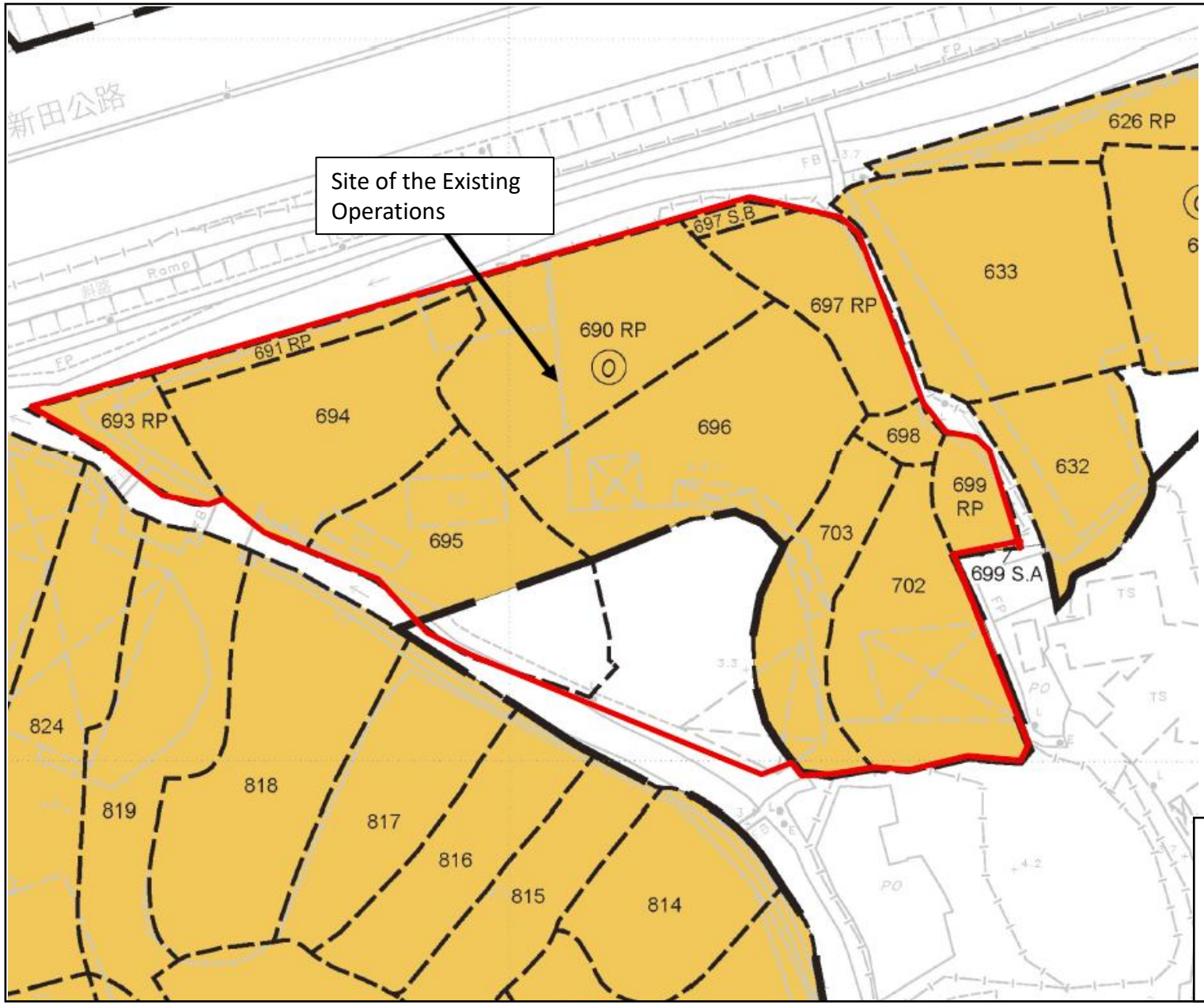
ALL SITE LEVELS ARE FOR REFERENCE ONLY.

LEGEND

- APPLICATION SITE BOUNDARY
- NON-BUILDING AREA
- EXISING LAND FILLING FOR REGULARISATION
- FILLING OF LAND (NOT MORE THAN 1M) (ABOUT 3,732 m^2)
- FILLING OF LAND (NOT MORE THAN 1.5M) (ABOUT 690 m^2)
- FILLING OF LAND (NOT MORE THAN 2M) (ABOUT 1,478 m^2)
- **+26.5** PROPOSED LEVEL (mPD) (ABOUT)



Project: Section 16 Planning Application for Proposed Temporary Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 118 and adjoining Government Land, Tai Tong, Yuen Long	**Title:** Land Filling Plan *Ref.: ADCL/PLG-10350/R001/F005*	**Figure:** 5 **Scale:** Not to Scale Date: Jul 2026	AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:

Site of the Existing Operations (6,200m²)

(For Indicative Purposes Only)

Project:	Title:	Figure:	
Section 16 Planning Application for Proposed Temporary Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 118 and adjoining Government Land, Tai Tong, Yuen Long	Indicative Plan Showing the Location of Existing Operations *Ref.: ADCL/PLG-10350-R001/F006*	6 **Scale:** Not to Scale **Date:** Jul 2026	AIKON DEVELOPMENT CONSULTANCY LTD.

List of Illustration

Illustration 1 Photographic Record of Existing Operations

Project:	Title:	Illustration:	
Section 16 Planning Application for Proposed Temporary Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 118 and adjoining Government Land, Tai Tong, Yuen Long	Photographic Record of Existing Operations *Ref.: ADCL/PLG-10350-R001/I001*	1 **Scale:** Not to Scale **Date:** Jul 2026	AIKON DEVELOPMENT CONSULTANCY LTD.