

此文件在2021年11月18日收到。城市規劃委員會  
只會在收到所有必需的資料及文件後才正式確認收到  
申請的日期。

18 NOV 2021

This document is received on \_\_\_\_\_  
The Town Planning Board formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of  
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年  
的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A1H5K1346
	Date Received 收到日期	18 NOV 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Fortuneland Development Holding Limited

有田地產發展有限公司

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

KTA Planning Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 447 RP (Part), Lot 450 (Part), Lot 451 (Part), Lot 452 RP (Part), Lot 453 (Part), Lot 454 RP, Lot 455 RP and Lot 458 S.A RP (Part) in DD125 & Adjoining Government Land, Ha Tsuen, Yuen Long (Please refer to Figure 1)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,346.46 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 575.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	18.835 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"OU(Port Back-up, Storage and Workshop Uses)" and "OU(Petrol Filling Station)"
(f) Current use(s) 現時用途	Temporary Open Storages of Recycling Materials with Ancillary Workshops and Site Offices  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on 12/10/2021 (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 11/10/2021 (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處；或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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	Temporary Open Storage of Recycling Materials with Ancillary Workshop and Site Office  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	3,852.56 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	493.9 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2 .....
Proposed domestic floor area 擬議住用樓面面積	N/A ..... sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	575.8 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	575.8 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to the attached Table 1 and Figure 2 ..... ..... .....	
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	.....
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	.....
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 09:00 - 18:00 (Monday to Friday) 09:00 - 14:00 (Saturday)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Private access road off Ha Tsuen Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) N/A ..... ..... ..... ..... .....
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： ..... ..... ..... Reason(s) for non-compliance: 仍未履行的原因： ..... ..... ..... (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....

## 7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to the attached planning justifications.

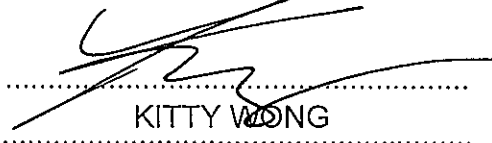


**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

  
KITTY WONG

Name in Block Letters  
姓名（請以正楷填寫）

☐ Applicant 申請人 ☒ Authorised Agent 獲授權代理人

Director

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

KTA PLANNING LIMITED



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

Date 日期

21/10/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：  
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot 447 RP (Part), Lot 450 (Part), Lot 451 (Part), Lot 452 RP (Part), Lot 453 (Part), Lot 454 RP, Lot 455 RP and Lot 458 S.A RP (Part) in DD125 & Adjoining Government Land, Ha Tsuen, Yuen Long		
Site area 地盤面積	4,346.46	sq. m. 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	18.835	sq. m. 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2		
Zoning 地帶	"OU(Port Back-up, Storage and Workshop Uses)" and "OU(Petrol Filling Station)"		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Temporary Open Storages of Recycling Materials with Ancillary Workshops and Site Offices		

(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
		Non-domestic 非住用	575.8	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用	N/A		
		Non-domestic 非住用	2		
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米	
			N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
		Non-domestic 非住用	About 6.1 to 7.7	<input type="checkbox"/> (Not more than 不多於) m 米	
			1 - 2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv)	Site coverage 上蓋面積	11.36 % <input checked="" type="checkbox"/> About 約			
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A	
		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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lot Plan / Route Plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

## Planning Justification

Part of the Site was formed back in 1996 and had been intermittently used for open storage of containers since 2001 by different operators. With the total Site area of about 4,346.46m<sup>2</sup>, the Site falls partly within the area zoned "Other Specified Use" ("OU") annotated "Port Back-up, Storage and Workshop Uses" in which 'Open Storage (not elsewhere specified)' is a column one use which always permitted in area zoned "OU(Port Back-up, Storage and Workshop Uses)". A small part of the Site falls within area zoned "OU (Petrol Filling Station)" and 'Open Storage (not elsewhere specified)' is neither column 1 or 2 uses. According to the general notes attached to the OZP, *"temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board"*. It is also stated that *"Notwithstanding that the use of development is not provided for in terms of the Plan, the TPB may grant permission, with or without conditions, for a maximum of period of three years, or refuse to grant permission."* The Site was the subject of the previous planning applications (i.e. A/HSK/174, A/YL-HT/1042, A/YL-HT/855 and A/YL-HT/658). Scale of the Proposed Development in the current proposal has been reduced as large portion of the private lots in previous Planning Applications has already been resumed and reverted to the Government for the implementation of Hung Shui Kiu / Ha Tsuen New Development Area.

In recent years, there has been emerging need for storage and workshop of recycling materials with the imposition of restrictive solid waste import ban policy by Mainland China. The Ha Tsuen area, especially areas along both sides of Ha Tsuen Road, has been dominated by open storage and port back-up uses. With its good accessibility to Mainland China and other parts of Hong Kong, the suitability of the Site for the proposed use is further ascertained. The proposed recycling facilities at the Site would benefit the recycling industry and reduce the amount of solid waste disposal at public landfill in Hong Kong.

In order to alleviate the possible adverse visual impact onto the surrounding area, sufficient screening planting, including bamboo and Chinese Hibiscus along the periphery of the Site will be maintained. With the landscape treatment, it is believed that the proposed development will not result in degradation of the natural environment.

The TIAs for various Planning Applications for open storage of containers were accepted and subsequently approved by the TPB. After the gazettal of the prevailing Approved OZP No. S/HSK/2, the Site was rezoned to "OU(Port Back-up, Storage and Workshop Uses" and "OU(Petrol Filling Station)". The proposed temporary uses are always permitted under "OU(Port Back-up, Storage and Workshop Uses". Since there is no drastic change in the planning circumstances and the current proposed use with reduced scale will generate a lot less traffic as compared with previous development, no adverse traffic impact is anticipated.

The existing drainage facilities (i.e. U-channel) along the periphery of the Site will be maintained by the Applicant throughout the planning approval period. No adverse drainage impact due to the proposed use will be anticipated. Fire Service Installation will be provided on Site for compliance with relevant Approval Condition.

As the proposed Site area and the operation scale are reduced compared with approved Planning Applications, it is believed that no adverse impacts onto the surrounding areas will be anticipated. In view of the above, the Planning Application should be supported by the TPB from planning and technical point of view.

**Table 1: Summary of Development Proposal in the Site**

Uses	Description	Covered Area (m <sup>2</sup> )	Uncovered Area (m <sup>2</sup> )	Floor Area (m <sup>2</sup> )
Site Offices				
Site Office	<ul style="list-style-type: none"><li>2 nos. of storey approx. 7.7m</li></ul>	About 81.9	\	About 163.8
Workshop (Covered Structures)				
Workshop	<ul style="list-style-type: none"><li>1 no. of storey approx. 6.1m</li></ul>	About 412	\	About 412
Storage Area				
Storage Area 1	<ul style="list-style-type: none"><li>Storage of Recycling Materials</li></ul>	\	About 350	\
Storage Area 2			About 480	
Storage Area 3			About 582.5	
Remaining Areas				
Circulation, drainage facilities and Landscape Amenity Area	<ul style="list-style-type: none"><li>Circulation, drainage facilities, containers and landscaped area</li></ul>	\	About 2,440.06	\
Total		About 493.9	About 3,852.56	About 575.8

Figure 1: Lot Plan

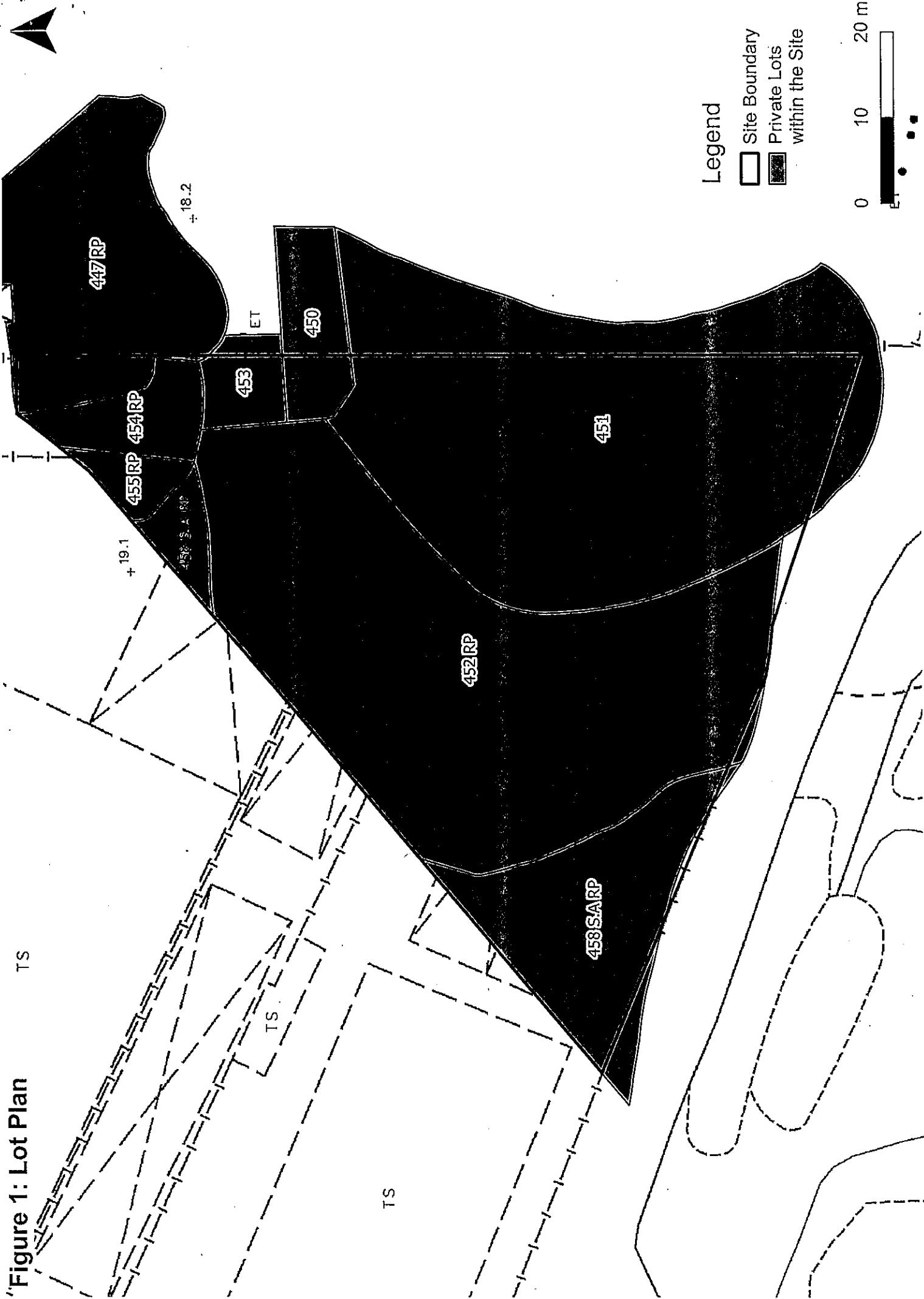
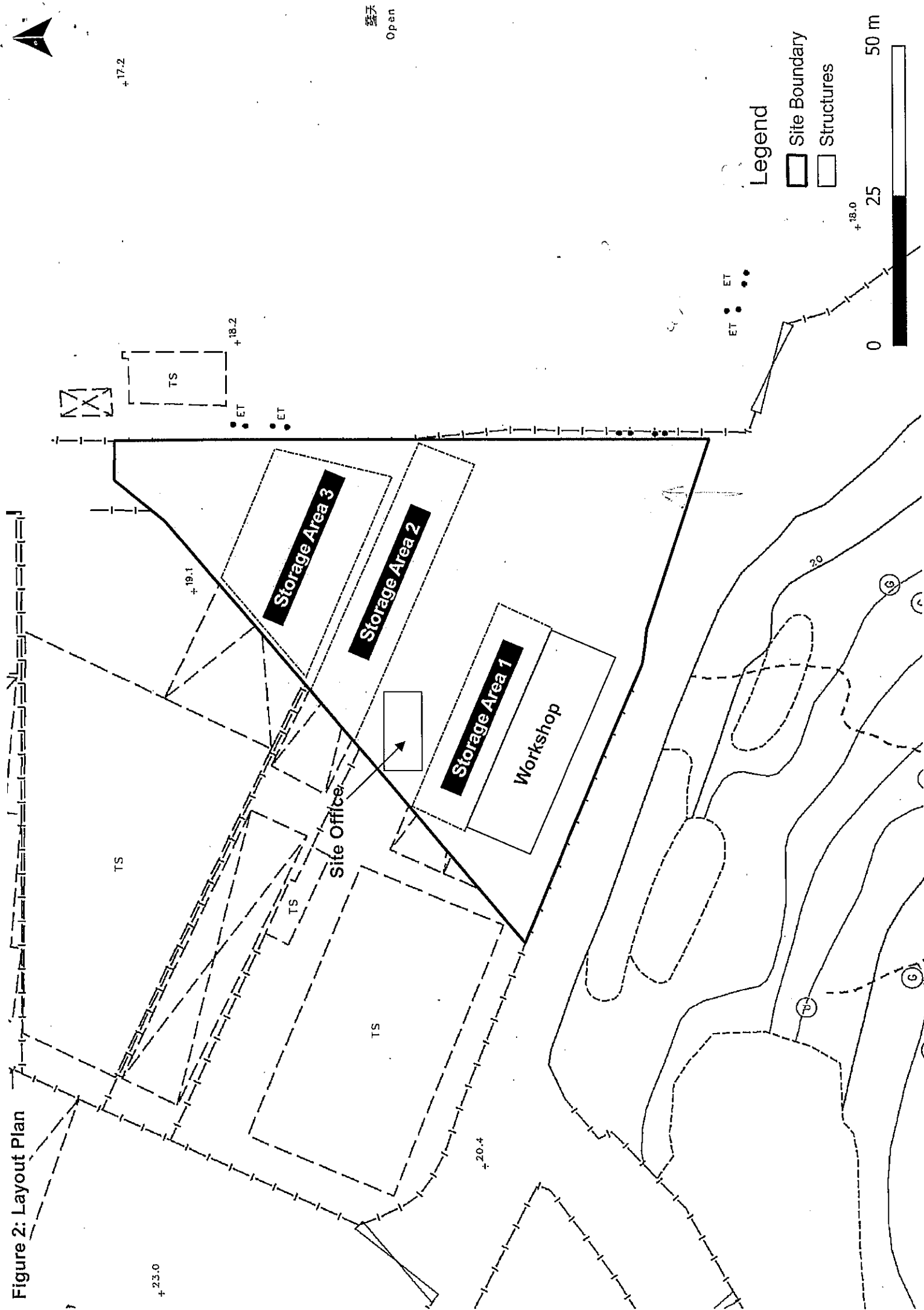
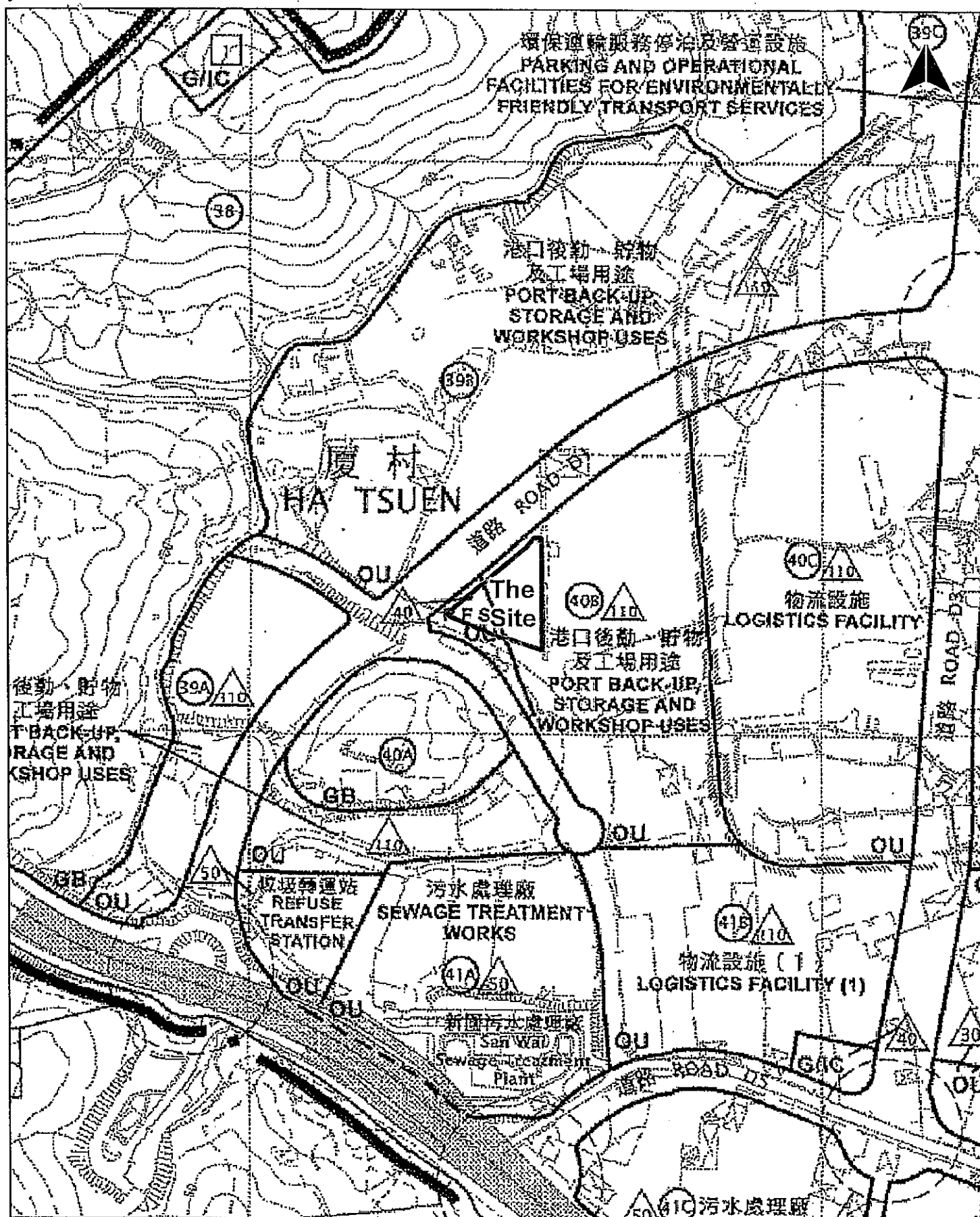


Figure 2: Layout Plan







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城市規劃有限公司

## SITE LOCATION PLAN

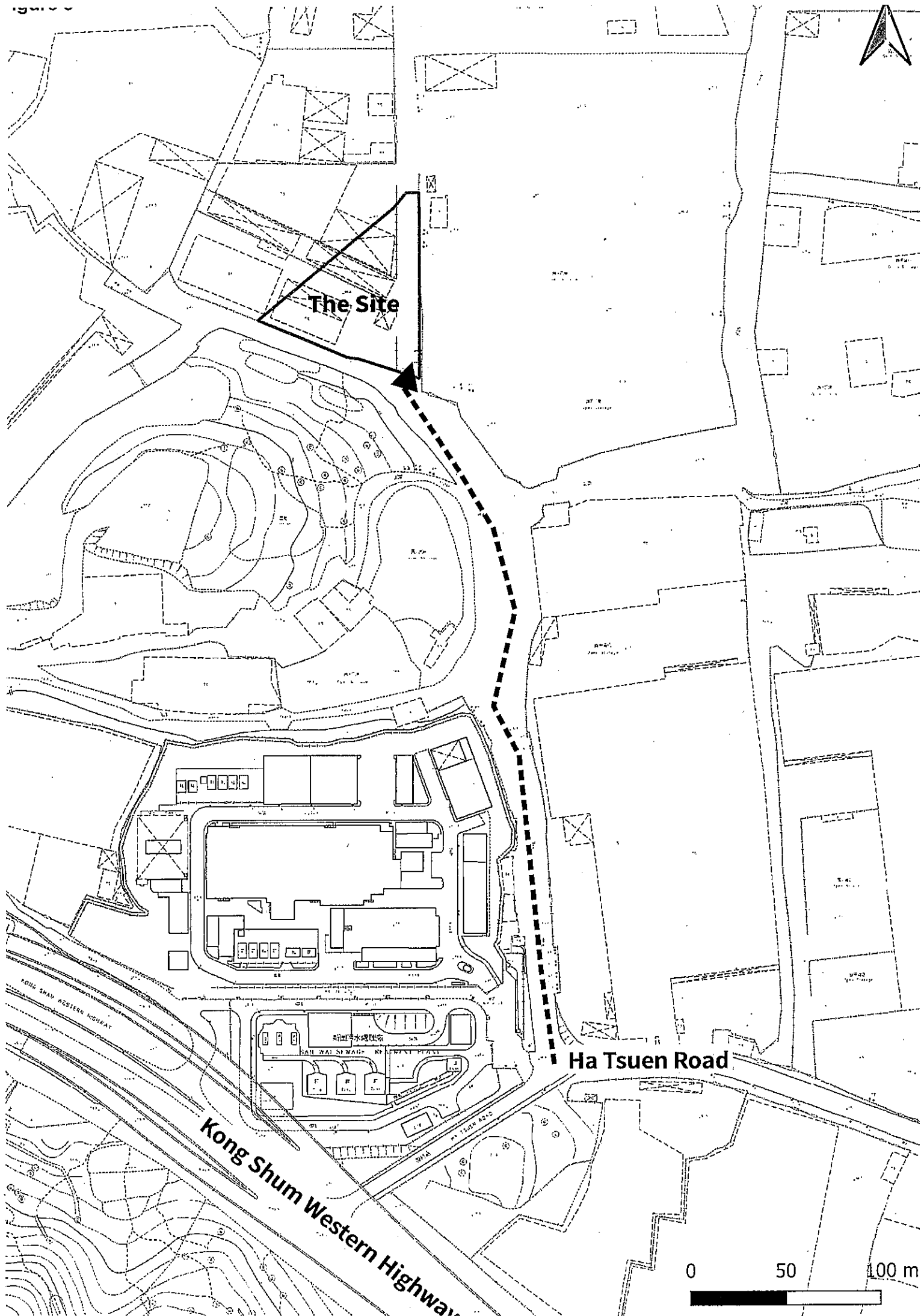
0 75 150 m

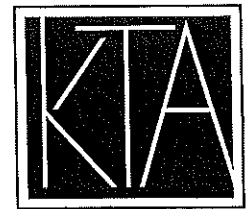


Source: Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2

Proposed Temporary Open Storage of Recycling Materials with Ancillary Workshop and Site Office for a period of Three Years in "OU(Port Back-up, Storage and Workshop Uses)" and "OU(Petrol Filling Station)" zones at Various Lots in DD125 & Adjoining Government Land, Ha Tsuen, Yuen Long

Date: 11th October 2021





PLANNING LIMITED  
規劃顧問有限公司

UNIT K, 16/F, MG TOWER  
133 HOI BUN ROAD, KWUN TONG  
KOWLOON, HONG KONG  
九龍觀塘海濱道133號  
萬兆豐中心16樓K室  
電話TEL  
傳真FAX  
電郵EMAIL

By Email

Our Ref: S3037/DD125HT\_B/21/005Lg

9 December 2021

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

Dear Sir/Madam,

**Proposed Temporary Open Storage of Recycling Materials  
with Ancillary Workshop and Site Office for a period of Three Years  
in "OU(Port Back-up, Storage and Workshop Uses)"  
and "OU(Petrol Filling Station)" zones  
at Lot 447 RP (Part), Lot 450 (Part), Lot 451 (Part), Lot 452 RP (Part), Lot 453 (Part),  
Lot 454 RP, Lot 455 RP and Lot 458 S.A RP (Part) in DD125  
& Adjoining Government Land, Ha Tsuen, Yuen Long  
(Planning Application No. A/HSK/346)**

Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board on 14 January 2022 and the comments from Transport Department ("TD") conveyed by Tuen Mun and Yuen Long West District Planning Office via email on 6 December 2021.

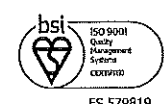
In response to the comments from TD, we hereby provide the estimated trip generation and attraction of the Application Site for goods vehicles in the **Table 1** below for your consideration:

**Table 1: Hourly Vehicular Traffic Generation and Attraction for the Subject Site**

Period	No. of Goods Vehicle (veh/hr)	
	Generation	Attraction
09:00 – 10:00	5	4
10:00 – 11:00	4	6
11:00 – 12:00	4	3
12:00 – 13:00	2	2
13:00 – 14:00	2	3
14:00 – 15:00	4	4
15:00 – 16:00	6	5
16:00 – 17:00	4	3
17:00 – 18:00	1	2
<b>Total</b>	<b>32</b>	<b>32</b>

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned at [REDACTED] or Mr Faith Lai at [REDACTED]

Thank you for your kind attention.





PLANNING LIMITED  
規劃顧問有限公司

Our Ref: S3037/DD125HT\_B/21/005Lg  
Date: 9 December 2021

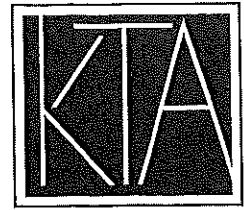
Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to be 'Kitty Wong', written over a horizontal line.

Kitty Wong

cc. TM&YLW/DPO – Mr Ernest WONG (By Email)  
the Applicant (By Email)

KW/FL/vy



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Kowloon, Hong Kong

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電話TEL  
傳真FAX  
電郵EMAIL

By Email

Our Ref: S3037/DD125HT\_B/21/007Lg

29 December 2021

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

Dear Sir/Madam,

**Proposed Temporary Open Storage of Recycling Materials  
with Ancillary Workshop and Site Office for a period of Three Years  
in "OU(Port Back-up, Storage and Workshop Uses)"  
and "OU(Petrol Filling Station)" zones  
at Lot 447 RP (Part), Lot 450 (Part), Lot 451 (Part), Lot 452 RP (Part), Lot 453 (Part),  
Lot 454 RP, Lot 455 RP and Lot 458 S.A RP (Part) in DD125  
& Adjoining Government Land, Ha Tsuen, Yuen Long  
(Planning Application No. A/HSK/346)**

Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board ("TPB") on 14 January 2022 and the comments from Environmental Protection Department ("EPD") conveyed by Tuen Mun and Yuen Long West District Planning Office via email on 24 December 2021.

In response to the comments received from EPD, we submit herewith a table containing the responses to the comments together with a figure illustrating the location of nearby residential dwellings and the proposed noise mitigation measures at the workshop for the consideration of the TPB.

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at [REDACTED] or Mr Faith Lai at [REDACTED]. Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED



Kitty Wong

Encl. Responses-to-Comments Table with Figure 1

cc. DPO/TM&YLW – Mr Ernest WONG (By Email)  
the Applicant (By Email)

KW/FL/vy



**Proposed Temporary Open Storage of Recycling Materials with Ancillary Workshop and Site Office for a period of Three Years  
in “OU(Port Back-up, Storage and Workshop Uses)” and “OU(Petrol Filling Station)” zones  
at Lot 447 RP (Part), Lot 450 (Part), Lot 451 (Part), Lot 452 RP (Part), Lot 453 (Part), Lot 454 RP, Lot 455 RP and  
Lot 458 S.A RP (Part) in DD125 & Adjoining Government Land, Ha Tsuen, Yuen Long  
(S16 Planning Application No. A/HSK/346)**

**- Responses-to-Comments Table -**

**Comments Forwarded from Tuen Mun and Yuen Long West District Planning Office**

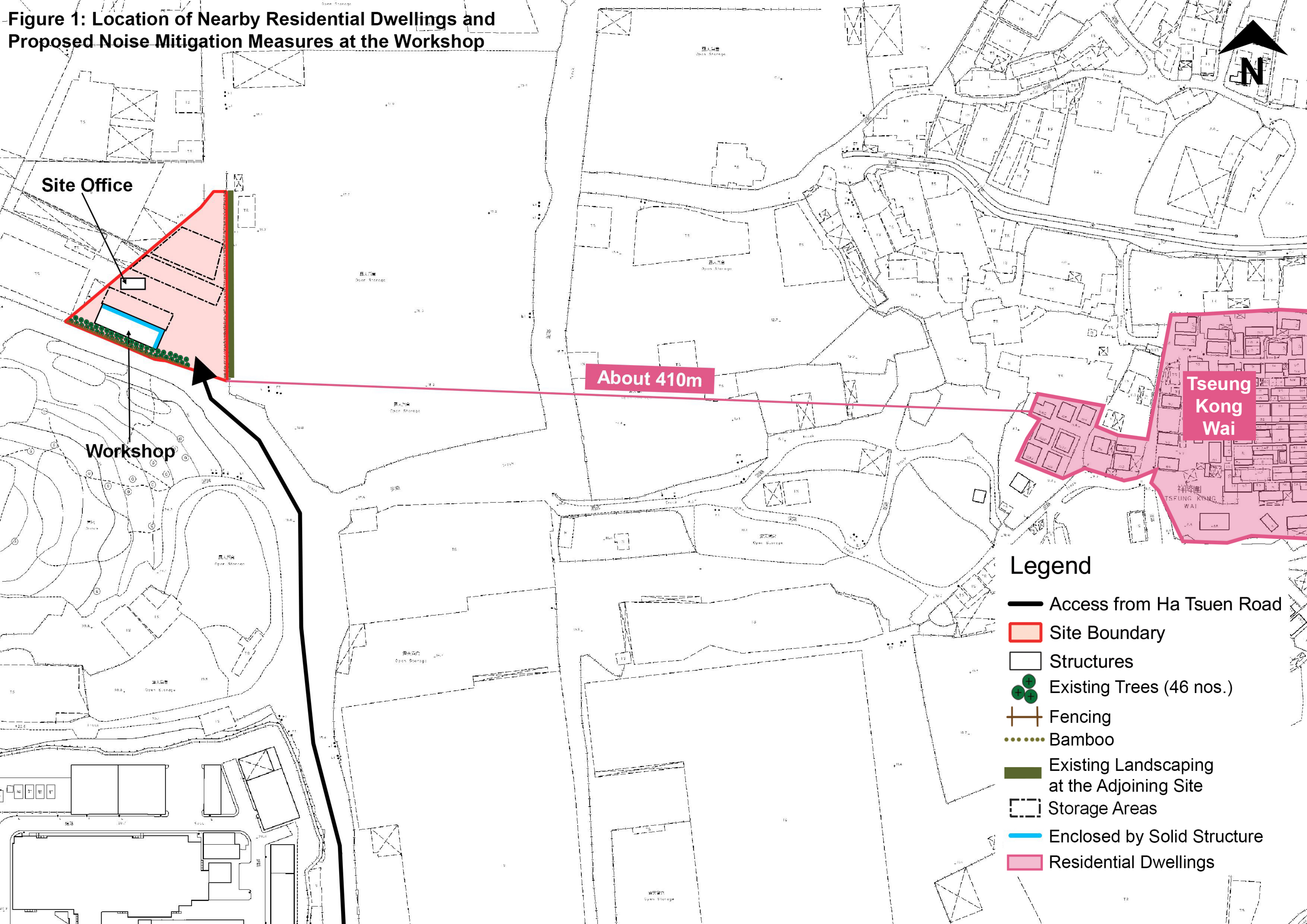
Comments	Responses
<b>Comments from Environmental Protection Department (Received on 24 December 2021) (Contact Person: Ms MAK Hoi Ting, Hyde, Tel: 2835 1123)</b>	
1. While it is stated the workshop involves shredding or pulverizing of plastics waste into small pellets, please advise whether crushing, washing, melting, burning of plastic waste would be involved.	There will be crushing of plastic waste only. No washing, melting, burning of plastic waste would be involved within the Site.
2. Please advise whether odour would be emitted from the workshop activities.	There will be no odour emitted from the workshop activities in the Site.
3. Please advise if the operation of the proposed workshop would be enclosed by solid structure so that there is no leakage of noise / direct line-of-sight from nearby sensitive receivers, e.g. residential dwelling, to the noisy activities. If affirmative, the applicant should consider providing a figure (e.g. layout plan) to demonstrate how the proposed solid structure would be effective in screening noise from the nearby sensitive receivers.	Although it is noticed that the closest residential dwellings at Tsueng Kong Wai are about 410m away from the Site ( <b>Figure 1</b> refers), noise mitigation measure at the workshop has been proposed as far as practical. For example, maintaining the ancillary workshop as semi-enclosed with door opening facing away from residential dwellings so that potential noise nuisance from the operation can be minimized. Please refer to enclosed <b>Figure 1</b> on the location of nearby residential dwellings and the proposed noise mitigation measures at the workshop for information.
4. Please advise whether there would be use of chemicals for the workshop activities or operation of machines.	No chemicals will be used for workshop activities or operation of machines at the Site.
5. Please clarify whether the proposed use would involve operation of heavy vehicles (e.g. medium goods vehicles, heavy goods vehicles, container trucks, etc.)	The proposed use would involve operation of medium goods vehicles only. No container trucks would be involved.

Compiled by: KTA

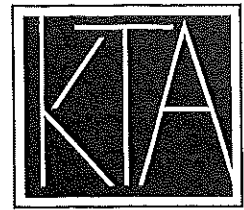
Date: 29 December 2021

File Ref: 20211229\_A\_HSK\_346\_R-t-C V01









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Kowloon, Hong Kong

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電話TEL  
傳真FAX  
電郵EMAIL

By Email

Our Ref: S3037/DD125HT\_B/21/008Lg

30 December 2021

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

Dear Sir/Madam,

**Proposed Temporary Open Storage of Recycling Materials  
with Ancillary Workshop and Site Office for a period of Three Years  
in "OU(Port Back-up, Storage and Workshop Uses)"  
and "OU(Petrol Filling Station)" zones  
at Lot 447 RP (Part), Lot 450 (Part), Lot 451 (Part), Lot 452 RP (Part), Lot 453 (Part),  
Lot 454 RP, Lot 455 RP and Lot 458 S.A RP (Part) in DD125  
& Adjoining Government Land, Ha Tsuen, Yuen Long  
(Planning Application No. A/HSK/346)  
- Further Information No. 3 -**

Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board ("TPB") on 14 January 2022 and the comments from Environmental Protection Department ("EPD") conveyed by Tuen Mun and Yuen Long West District Planning Office via email on 30 December 2021.

As per the request of EPD, we would like to clarify that the workshop is semi-enclosed with two walls along the northern and western elevations and a roof. The other two sides facing away from the residential dwellings are without any walls as indicated on Figure 1 enclosed with our letter dated 29 December 2021.

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned at [REDACTED] or Mr Faith Lai at [REDACTED]. Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

Kitty Wong

cc. DPO/TM&YLW – Mr Ernest WONG (By Email)  
the Applicant (By Email)

KW/FL/vy





**Town Planning Board Guidelines for  
Application for Open Storage and Port Back-up Uses  
(TPB PG-No.13F)**

1. On 27.3.2020, 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. 13F) were promulgated, which set out the following criteria for New Development Areas:
  - (a) The planning for various NDAs (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
  - (b) For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
  - (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
  - (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

**Previous Applications Covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Zoning(s) and OZP at the time of consideration</u></b>	<b><u>Applied Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
1.	A/YL-HT/658	“REC” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Containers and Container Repairing Area (3 Years)	11.6.2010	1, 3-6, 8-9, 11-14
2.	A/YL-HT/855	“REC” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Containers and Container Repairing Area (3 Years)	6.9.2013	1-5, 7-12, 14
3.	A/YL-HT/1042	“REC” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Renewal of Planning Approval for Temporary Open Storage of Containers and Container Repairing Area (3 Years)	26.8.2016	1-3, 5, 7-9, 11-12, 14
4.	A/HSK/174	“OU (PBU&SWU)”, “OU(LF)”, OU(PFS) and ‘Road’ on the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Open Storage of Recycling Materials (Plastic) with Ancillary Workshops and Site Offices (3 Years)	13.12.2019  (Revoked on 13.3.2021)	1, 3, 5, 7-10

**Approval Conditions:**

1. No night-time operation and/or no operation on Sundays and public holidays.
2. No vehicle is allowed to queue back to or reverse onto/from the public road at any time
3. The submission and/or implementation of drainage proposal/DIA/drainage mitigation measures/condition record of existing drainage facilities.
4. The submission and/or implementation of tree preservation and landscape proposal.
5. The submission and/or implementation of fire service installations (FSIs) proposal.
6. The paving and/or provision of fencing.
7. The maintenance of existing and/or implemented drainage facilities/trees/fencing and landscape plantings.
8. Revocation clause.
9. Reinstatement clause.
10. The provision of fire extinguisher(s)
11. The stacking height of containers stored on the site should not exceed 8 units.
12. No stacking of containers within 6 m from the boundary of the site/within the queuing area for container vehicles.
13. A fixed row of 5-unit high container stack along the western boundary of the site should be maintained at all times.
14. No left turn of container vehicles into Ha Tsuen Road upon leaving the site.

### **Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Zoning(s) and OZP at the time of consideration</u></b>	<b><u>Applied Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Reasons for Rejection(s)</u></b>
1.	A/YL-HT/224	“REC” on the then approved Ha Tsuen OZP No. S/YL-HT/4	Temporary Open Storage of Containers/Construction Materials with Vehicle Holding Area (3 Years)	16.11.2001  (Review on 22.3.2002)	1-4
2.	A/YL-HT/269	“REC” on the then approved Ha Tsuen OZP No. S/YL-HT/4	Temporary Open Storage of Construction Materials and Machinery with Ancillary Office (3 Years)	13.9.2002	1, 4
3.	A/YL-HT/408	“REC” on the then draft Ha Tsuen OZP No. S/YL-HT/6	Temporary Open Storage of Construction Materials and Machineries (3 Years)	29.7.2005  (Review on 16.12.2005)	5, 6
4.	A/YL-HT/487	“REC” on the then approved Ha Tsuen OZP No. S/YL-HT/8	Temporary open storage of containers (3 Years)	30.11.2007  (Review on 11.4.2008)	1, 5, 6

### **Reasons for Rejection:**

1. The development is not in line with the planning intention of the "Recreation" ("REC") zone which is to designate areas for developments restricted to recreational uses. No strong justification has been given in the submission for a departure from such planning intention.
2. The development is not compatible with the rural character of the "Green Belt" ("GB") areas to its west and north.
3. There is insufficient information in the submission to demonstrate that the proposed development would not have adverse traffic impact on the road network in the Ha Tsuen area and that a proper vehicular access would be provided to the proposed development.
4. There is no information in the submission to demonstrate that the development would not have adverse landscape, visual, environmental and drainage impacts on the surrounding area.
5. The development was not in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses No. TPB PG-No. 13C/13D in that there were adverse comments from Government departments and there was insufficient information in the submission to demonstrate that the development would not have adverse environmental, drainage, traffic, landscape and visual impacts on the surrounding areas.
6. Approval of the application would result in degradation of the rural environment.

消防處發出之露天貯存用地良好作業指引  
Good Practice Guidelines for Open Storage issued by the Director of Fire Services

		消防車輛 內部通道 Internal Access for Fire Appliances	地段界線 (淨闊度) Lot Boundaries (Clear Width)	貯存物品 地點與 臨時構築物 之間的距離 Distance between Storage Cluster and Temporary Structure	貯存物品 地點的大小 Cluster Size	貯存高度 Storage Height
1.	露天貯存貨櫃 Open Storage of Containers		2 米 2m	4.5 米 4.5m		
2.	露天貯存非易燃物品 或有限數量的易燃物品 Open Storage of Non-Combustibles or Limited Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m		
3.	露天貯存易燃物品 Open Storage of Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m	40 米乘 40 米 40m x 40m	3 米 3m

備註：露天貯存用地／回收場內不得吸煙或使用明火。

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211129-155216-01862

提交限期

Deadline for submission:

17/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 15:52:16

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/346

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設臨時露天存放循環再造物料連附設工場及地盤辦公室必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/HSK/346 DD 125 Ha Tsuen  
15/12/2021 02:05

From:

To: tpbpd <tpbpd@pland.gov.hk>  
FileRef:

A/HSK/346

Lots 447 RP (Part), 450 (Part), 451 (Part), 452 RP (Part), 453 (Part), 454 RP, 455 RP and 458 S.A RP (Part) in D.D.125 and Adjoining Government Land, Ha Tsuen

Site area : About 4,346.46sq.m Includes Government Land of about 18.835sq.m

Zoning : "Other Specified Uses" annotated "Port Back-up, Storage and Workshop Uses" and "Other Specified Uses" annotated "Petrol Filling Station"

Applied use: Open Storage of Recycling Materials / Workshop / ??? Vehicle Parking

Dear TPB Members,

There was a long discussion re Application 174 with a number of members having strong reservations.

The Fire Conditions were not fulfilled – in view of the frequent fires that result in the emission of toxic fumes a key consideration. Approval was revoked.

So now it's the fall back plan, split the site into sections and go for the piecemeal solution.

Members must consider carefully if the track record merits further approval.

Mary Mulvihill

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**From:**

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Sunday, 21 July 2019 3:05 AM CST

**Subject:** A/HSK/174 DD 125 Ha Tsuen

A/HSK/174

Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen

Site area : About 34,933m<sup>2</sup> Includes Government Land of about 1,092m<sup>2</sup>

Zoning : "Other Specified Uses" annotated "Port Back -up, Storage and Workshop Uses", "Logistics Facility", "Petrol Filling Station" and "Road"

Applied Use : Plastic Recycling Facility

Dear TPB Members,

This long time brownfield site was previously approved for storage of containers but now the use is being changed to recycling facility. This is a noxious operation.

Of course it is probable that it has been used for this purpose for some time. Can members please ask questions. Recycling operations create a number of environmental issues and are prone to catching fire.

Such facilities should be accommodated in custom built compounds like the Weee Park in Tuen Mun.

Approving this facility will only encourage short term solutions when the crack down on importation of used materials to China means that Hong Kong must be responsible for cleaning up its act and investing in the development of long overdue facilities.

Mary Mulvihill

**Advisory Clauses**

- (a) prior planning permission should have been obtained before continuing the development on the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (d) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The GL with about 18.835 m<sup>2</sup> in the application site is covered by a Short Term Tenancy (STT) No. 2551 for the purposes of “Open Storage of Containers & Containers Repairing Area”. The STT holder should apply to his office for modification of the STT conditions where appropriate and the lot owner(s) should apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (f) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the Site. No vehicles are allowed to queue back to or reverse onto/from public roads. The local track leading to the Site is not under Transport Department’s purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ (‘COP’);
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, et.) are to be carried out in the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the



proposed building works in accordance with the BO. The site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage;

- (i) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains. The accesses connecting the Site and Ha Tsuen Road are not and will not be maintained by his Office. His Office should not be responsible for maintaining any access connecting the Site with Ha Tsuen Road;
- (j) to note the comments of the Director of Fire Services (D of FS) that relevant layout plans incorporated with the proposed fire service installations (FSIs) should be submitted for his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs are to be installed should be clearly marked on the layout plans. Good practice guidelines for open storage (**Appendix IV**) should be adhered to. To address the approval condition on provision of fire extinguisher(s), the applicant is advised to submit a valid fire certificate (FS 251) to his department for approval. The applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (k) to note the comments of the Project Manager (New Territories West), Civil Engineering and Development Department (PM/NTW, CEDD) that the falls within the boundary of HSK/HT NDA. To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lots concerned fall within the sites under the Second Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for the Second Phase development will commence in 2024. In this regard and subject to the necessary approvals as required, the Government plans to acquire these relevant sites by end 2023 progressively for the development of HSK/HT NDA. The Applicant is required to pay attention to the said development programme and ensure the proposed development would not affect the proposed works under HSK/HT NDA.