

HSK/402

This document is received on 17 AUG 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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	AT1SK/402
	Date Received 收到日期	17 AUG 2022

- 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)

水喜有限公司

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)

N.A.

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)	新界元朗廈村新圍 丈量約份第 125 約地段第 256 號(部份)
(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 2700 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 1494.32 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	洪水橋及廈村分區計劃大綱圖編號 S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	「政府機構或社區」及「道路」
(f) Current use(s) 現時用途	空置土地 (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" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。
- ☒ is not a "current land owner".
並不是「現行土地擁有人」。

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

(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)"
已通知..... 名「現行土地擁有人」。

Details of the "current land owner(s)" # notified 已獲通知「現行土地擁有人」的詳細資料		
No. of Current Land Owner(s) 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
	N/L	
(Please use separate sheets if the space of any box above is insufficient. 如上述任何方格的空間不足，請另頁說明)		

- ☒ has 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之同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人之同意所採取之合理步驟

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
9/8/2022 (DD/MM/YYYY)[&]
於 9/8/2022 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 10/8/2022 (DD/MM/YYYY)[&]
於 10/8/2022 (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[&]

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one "✓".

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

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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	臨時存放回收物料(金屬), 連附屬辦公室及工場 (為期三年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 1205.68 sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 1494.32 sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 6 Proposed domestic floor area 擬議住用樓面面積 / sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 1494.32 sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 1494.32 sq.m <input 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) (建築物 A, B, C 上蓋工作區, 一層, 不高於6米), (以可活動金屬支架撐起隔塵隔音布, 遮蓋頂部及包圍存貨區及後備工作區, 此區域一層, 不高於6米), (2個辦公及休息室 D, 一層, 不高於6米)	
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 N/L Motorcycle Parking Spaces 電單車車位 N/L Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/L Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/L Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/L Others (Please Specify) 其他 (請列明) N/L	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 N/L Coach Spaces 旅遊巴車位 N/L Light Goods Vehicle Spaces 輕型貨車車位 N/L Medium Goods Vehicle Spaces 中型貨車車位 N/L Heavy Goods Vehicle Spaces 重型貨車車位 N/L Others (Please Specify) 其他 (請列明) 有一個上落貨區	

Proposed operating hours 擬議營運時間			
營業時間：星期一至六，上午8時至下午6時，公眾假期及星期日休息			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible).</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹 幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

申請人要求批給規劃許可，准許將申請地點用作臨時存放回收物料(金屬)，連附屬辦公室及工場(為期三年)，幫助本地回收商(我司客戶)處理再生鋁金屬。地盤面積約為2700平方米。申請地點設有6個面積合共約為1494.32平方米的存貨區及後備工作區，工作區，休息室及辦公室。當中涉及工場用途的工作，不會有焚燒工作。

環境保護署曾於2022年4月6日巡查後給出整改要求(請參考附件信件)，申請人已作出以下整改(也可參考平面圖附件B)：

- 1) 在存貨區及後備工作區安裝了4個空氣淨化機。
- 2) 以可活動金屬支架撐起隔塵隔音布，遮蓋頂部及包圍存貨區及後備工作區。
- 3) 以可活動金屬支架掛起隔塵隔音布，包圍A，B，C上蓋工作區。

2及3用以大量阻隔嘈音及塵埃。

環境保護署之後有再次到工場巡查，暫時符合要求，沒有給出要求進一步整改的信件。

敬希批准申請，如有任何不足之處請指導，謝謝。

工場工序:

- 1) 工人將鋁金屬放送運輸帶上進行分選，把垃圾分出。
- 2) 然後把分選後的鋁金屬進行拋光工序，最後包裝入袋。

營業時間：星期一至六，上午8時至下午6時，公眾假期及星期日全日休息

車輛以不超過5.5噸輕型貨車運送。申請地點不容許重型貨車或貨櫃拖頭/拖架進入。

現提供車輛出入地點次數，繁忙日子在星期一至五：

	星期一至五	星期六	星期日及公眾假日
08:00-12:00	4次	2次	全日休息
12:00-14:00	午飯時間	午飯時間	
14:00-18:00	4次	2次	

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

陳水蓄

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

陳水蓄.....

Name in Block Letters

姓名（請以正楷填寫）

.....董事.....

Position (if applicable)

職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of

代表

水蓄有限公司

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

Date 日期

8/8/2022

(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

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	新界元朗廈村新圍 丈量約份第 125 約地段第 256 號 (部份)
Site area 地盤面積	2700 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	洪水橋及廈村分區計劃大綱圖編號 S/HSK/2
Zoning 地帶	「政府機構或社區」及「道路」
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	臨時存放回收物料(金屬)，連附屬辦公室及工場 (為期三年)

(i) Gross floor area, and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1494.32 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.5535 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	不高於6米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	55.35% <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) <hr/> <hr/>		
	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) 有三個上落貨區 <hr/> <hr/>		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. 申請位置圖(附件A)、2. 擬議地盤平面圖(附件B)、3. 擬議渠務平面圖(附件C)、4. 建議消防設施位置圖(附件D)、5. 行車路線平面圖(附件E)。		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
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。

大衛律
MURIEL
YOUNG
TEL NO. 316 88199
FAX NO. 316 8880
E-MAIL: info@www.epi.gov.hk

Environmental Protection Department
Environmental Compliance Division
Regional Office (North)
Units 2202-15, 2203, Tower 2
Grand Central Plaza
130 Sha Tin Road, Corner Road,
Sha Tin, N.T., Hong Kong



環境保護署
環境管理處
區域辦事處(北)
電話: 316 88199
傳真: 316 8880
電郵: info@www.epi.gov.hk

掛號郵件

附件一

根據《空氣污染管制條例》(第311章)第30條
就修改、安裝及操作有關裝置發出通知

致: 永喜有限公司
地址: 香港九龍尖沙咀科學館道1號康宏廣場北座16樓1610室
營商地址: 新界元朗丈量約份第125約地段第256(部分)號

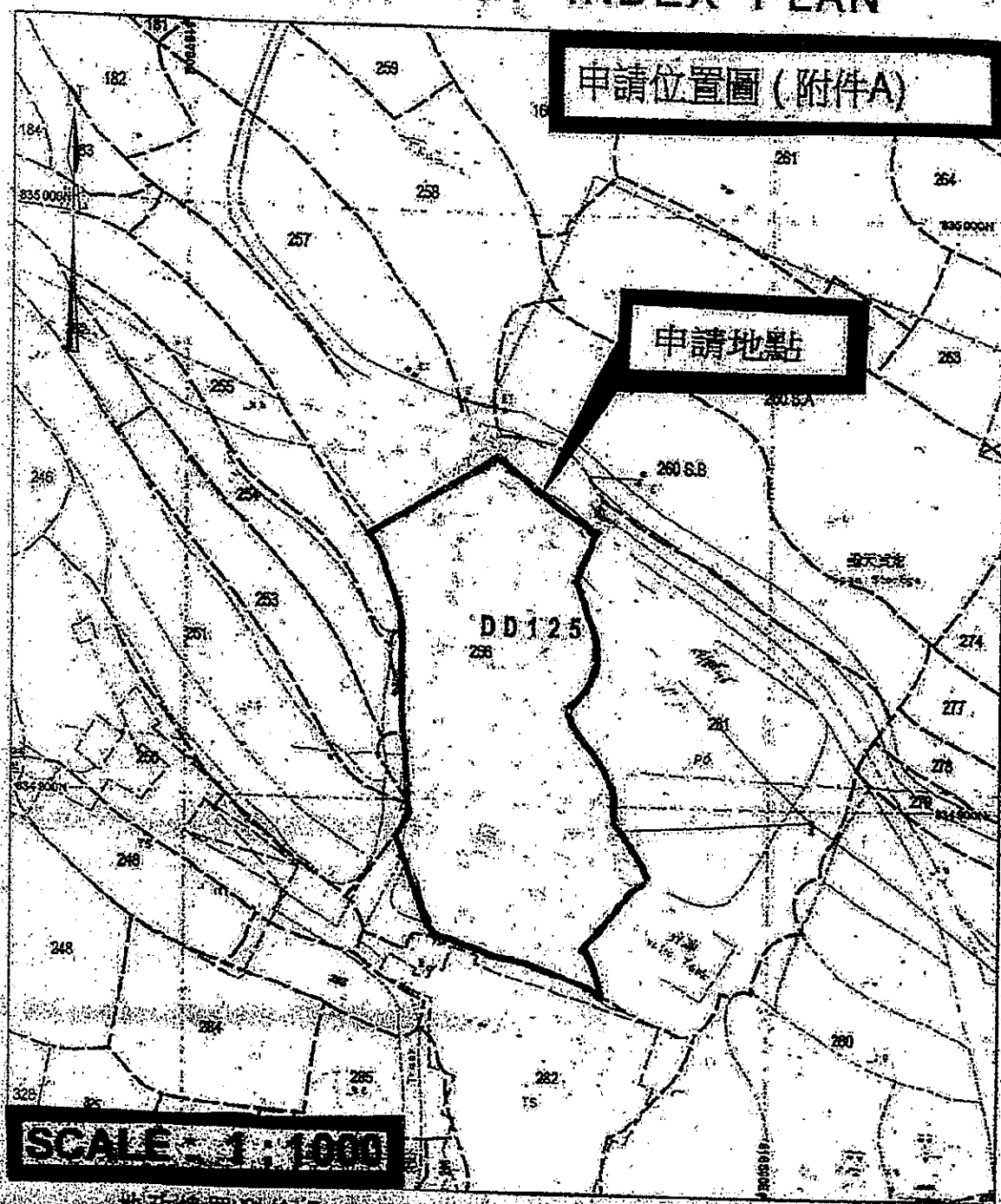
獲空氣污染管制監督授權的人員於2022年4月6日前往你擁有的新界元朗丈量約份第125約地段第256(部分)號處所(處所)巡查時, 發現在上述處所處理金屬儲備(包括裝載、傾卸、處理及備存)的有關裝置或設備, 由於設計不適當, 如第30(1)條所述, 而於操作時可能放出塵埃、砂礫或顆粒一類的空氣污染物。

根據《空氣污染管制條例》(第311章)的條文, 監督現規定你:

- (甲) 於2022年5月13日或之前, 修改處所內的有關裝置或設備以完全遮蓋或完全圍封處理中的金屬儲備, 而備存的金屬儲備必須完全遮蓋, 以防止塵埃排放; 及
- (乙) 由2022年5月14日起, 確保在操作處所內的有關裝置或設備時, 必須保持完全遮蓋或完全圍封處理中的金屬儲備(包括裝載、傾卸、處理及備存), 以防止塵埃排放; 及不會由處所放出可見到的塵埃、砂礫或顆粒。

如你無合理辯解而又沒有遵從本通知的規定, 即屬違法。首次定罪, 可處罰款10萬元; 第二次或其後再被定罪, 可處罰款20萬元及監禁6個月, 而在首次或其後再被定罪時, 並可就法庭信納其持續不遵從此通知的期間, 另處每天罰款2萬元。

地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



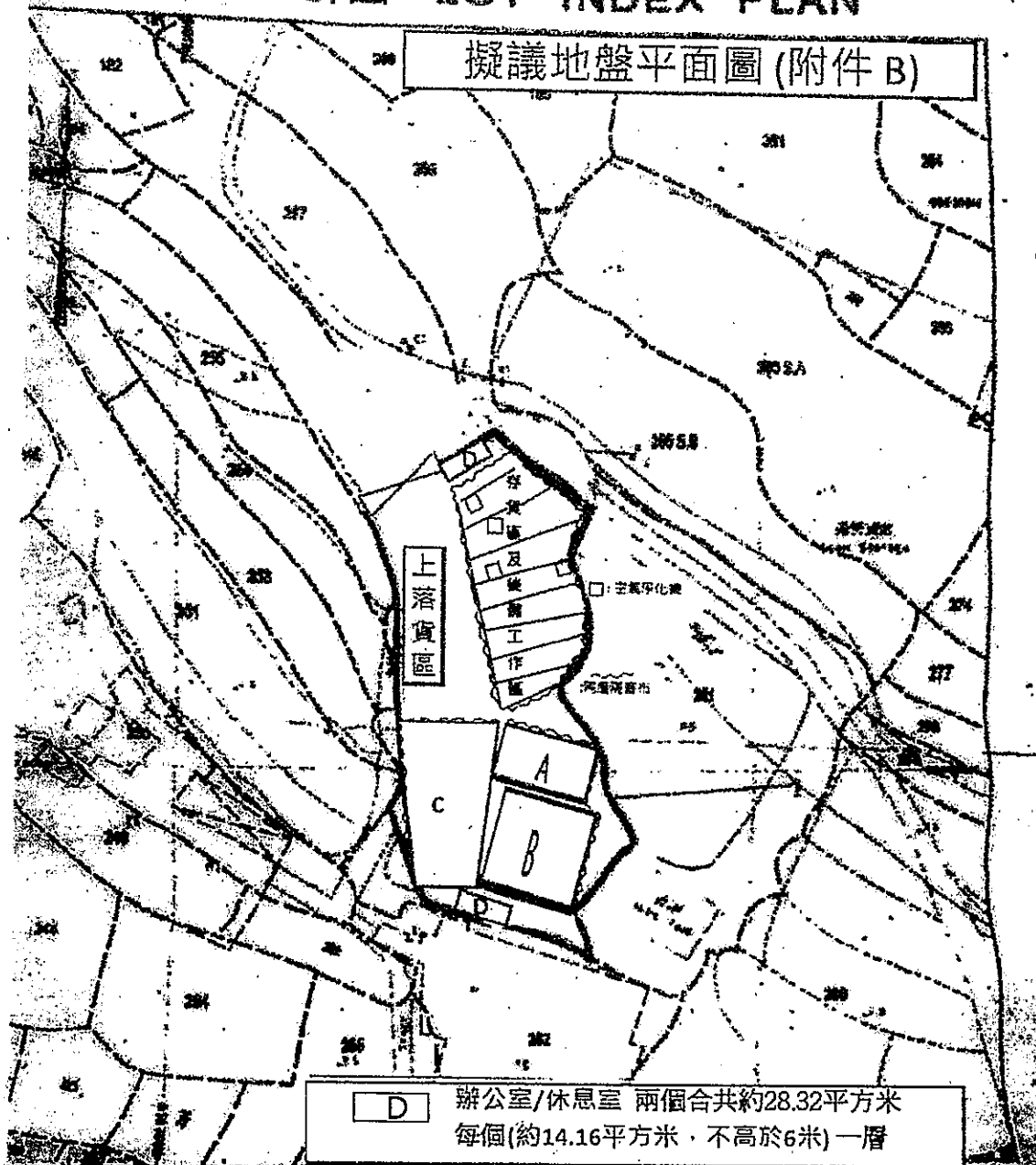
Locality: dd125
 Lot-Index Plan No.: ND0105112014
 District Survey Office: North
 Date: 07-Nov-2014
 Reference No.: 6-NW2C

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 SMO-P01 20141107104130 10

免責聲明
 本圖乃地政總署測繪處之副本，顯示地盤界線的概略位置，而非確切地盤地、臨時政府地盤、短期租約及政府土地局於臨時佔用土地的位置。圖中所示之界線可隨時更改，因此圖中所示的分區地段與實際情況，本圖所示之界線與實際情況並不一定相符。當有更佳資料的地盤界線時，地政總署可能會放棄此圖而重新繪製地圖。
 Disclaimer
 This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocation, Temporary Government Land Allocation, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan MUST be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

地段索引圖 LOT INDEX PLAN

擬議地盤平面圖 (附件 B)

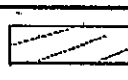


D 辦公室/休息室 兩個合共約28.32平方米
每個(約14.16平方米, 不高於6米) 一層

A 上蓋工作區 以隔塵隔音布包圍
(約196平方米, 不高於6米) 一層

B 上蓋工作區 以隔塵隔音布包圍
(約266平方米, 不高於6米) 一層

C 上蓋工作區 以隔塵隔音布包圍
(約384平方米, 不高於6米) 一層
工作區A B C: 合共約846平方米

 存貨區及後備工作區 以可活動金屬支架撐起隔塵隔
音布, 遮蓋頂部及包圍四周 (約620平方米, 不高於6
米) 一層

地政總署測量處

by dd/25

Ex Plan No.: ND01051120

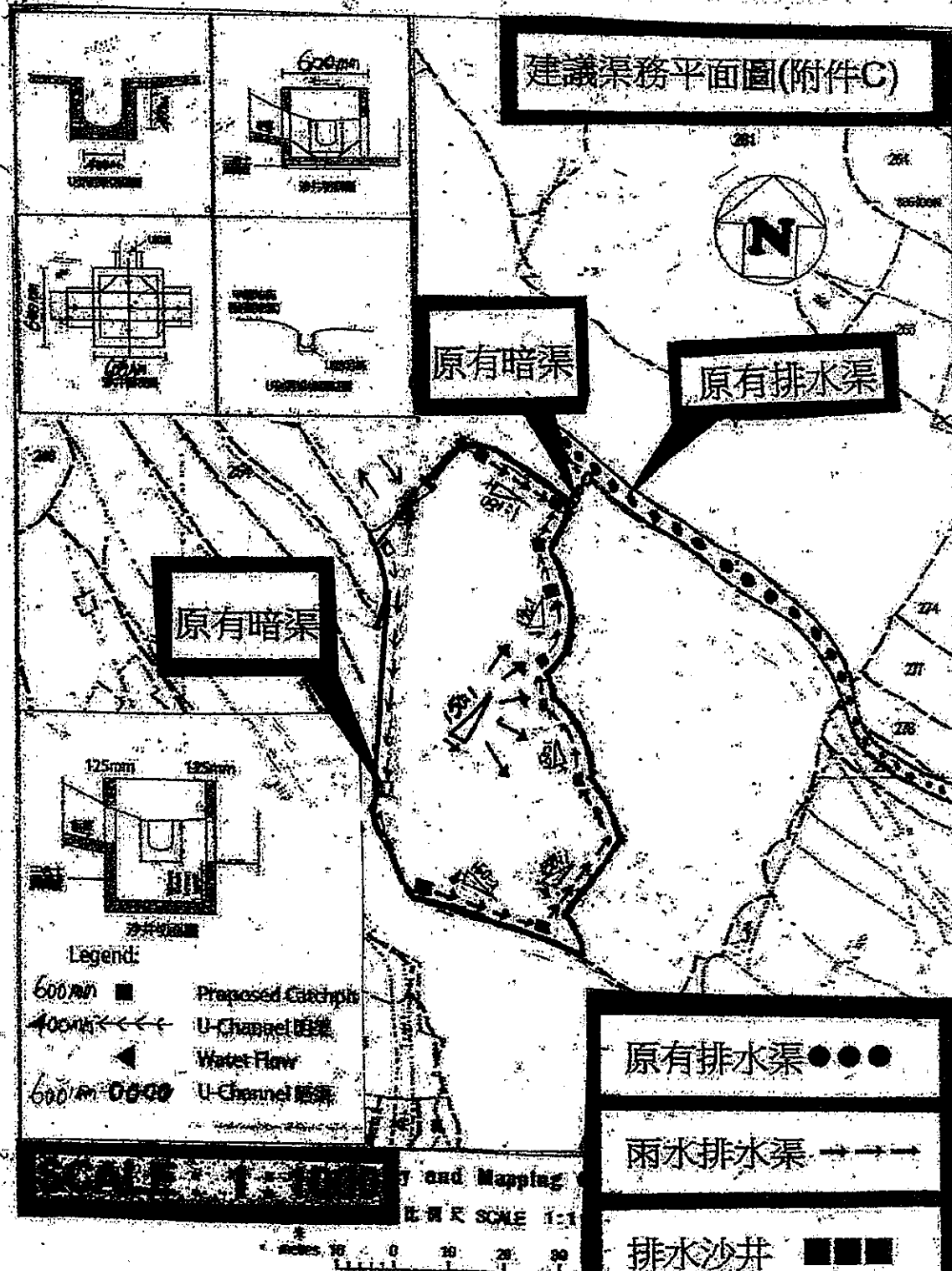
Survey Office: North

2014

香港政府
HONG KONG GOVERNMENT

2014/11/07/184130 10

地段索引圖 LOT INDEX PLAN



Locality: 33125

Lot Index Plan No.: ND0105112014

District Survey Office: North

Date: 07-Nov-2014

Reference No.: 611111

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此圖是根據

本區土地管理

地、臨時政府

地、臨時政府

地、臨時政府

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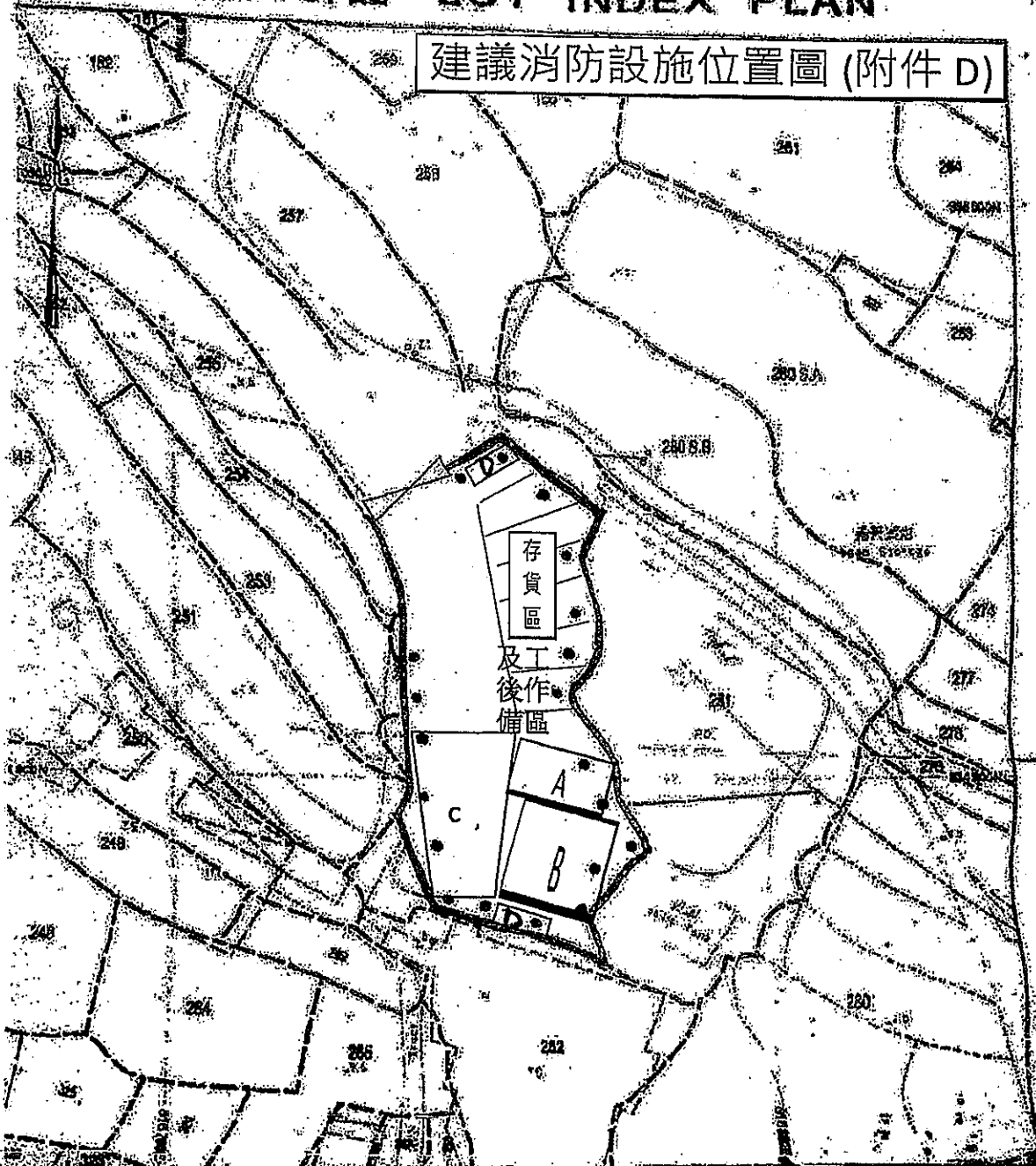
地、臨時政府

地、臨時政府

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocation, Temporary Government Land Allocation, Short Term Licences and Government Land Use. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan MUST be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence

地段索引圖 LOT INDEX PLAN

建議消防設施位置圖 (附件 D)



地政總署測繪處 Survey and Mapping Department

比例尺 1:10,000
Scale 1:10,000

圖則編號 ND0105112014

圖則編號 ND0105112014

圖則編號 ND0105112014

圖則編號 ND0105112014

圖則編號 ND0105112014

圖則編號 ND0105112014

圖則編號 ND0105112014

● 5 公斤乾滅火筒 20支

□ D □ 休息室/辦公室

A 上蓋工作區

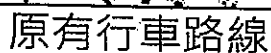
B 上蓋工作區

C 上蓋工作區

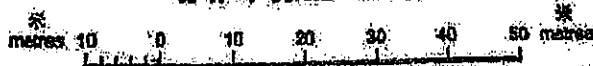
存貨區及後備工作區

The information shown on this plan is for reference only. It may be revised without prior notification and without becoming available.

行車路線平面圖 (附件 E)



比例尺 SCALE 1:1000



20141107184150 10

盤點聲明

不圖地乃是按著地圖的標本，顯示地佔界佔的大概位置，其地佔界佔的地，隨時按圖遊牧，隨地租地及放牧土地係暫時性質，隨時可收回，隨時佔用土地的處況可隨時通知及由圖中停止，圖中圖樣係按地佔界佔標本，按圖中所示的資料係根據地佔界佔標本，按圖中的地佔界佔標本，地佔界佔圖可能包含錯誤訂而無效，此聲明。

Disclaimer
This plan is a copy of the 16 Indian plan showing the approximate boundaries, including the temporary occupation of land under the Temporary Government Land Allocation. This plan is not a Government Land License. The temporary occupation of land is terminated at short notice and should be confirmed with the relevant authority. The information shown on this plan MUST be verified by field parties. The plan may be revised without prior notification as better or more becomes available.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



Fw: 第125約地段256號；臨時存放回收物料(金屬), 連附屬辦公室及工場 (為期三年)
19/08/2022 08:54

From: tmylwdpo_pd/PLAND/HKSARG
To: Sherry Man Wa KONG/PLAND/HKSARG@PLAND
Cc: Simon PH CHAN/PLAND/HKSARG@PLAND, Andrew Chin Kan
CHOW/PLAND/HKSARG@PLAND
File Ref:

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 19/08/2022 08:54 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Date: 18/08/2022 17:47
Subject: FW: 第125約地段256號；臨時存放回收物料(金屬), 連附屬辦公室及工場 (為期三年)

From: [REDACTED]
Sent: Thursday, August 18, 2022 5:44 PM
To: tpbpd@pland.gov.hk; smwkong@pland.gov.hk
Cc: [REDACTED]
Subject: 第125約地段256號；臨時存放回收物料(金屬), 連附屬辦公室及工場 (為期三年)

致城規會：

地點：第125約地段256號

用途：臨時存放回收物料(金屬), 連附屬辦公室及工場 (為期三年)

- 1) 本司工場不會有破碎, 清洗, 溶解和燃燒的工序
- 2) 上落貨區的面積約為 6.5 米 X 16米

Tks
Regards
Franky
[REDACTED]

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



RE: s.16 Planning Application No. A/HSK/402

07/09/2022 14:07

From: [REDACTED]
To: <ackchow@pland.gov.hk>, <tpbpd@pland.gov.hk>
Cc: <smwkong@pland.gov.hk>, [REDACTED],
[REDACTED]

File Ref:

1 attachment



消防設施附件D 20220907.pdf

Dear Mr Chow,

According the tel conversation with Fire Services Department (FSD), pls find attached for your further process, tks a lot.

Regards
Franky
[REDACTED]

From: ackchow@pland.gov.hk <ackchow@pland.gov.hk>
Sent: Tuesday, September 6, 2022 2:45 PM
To: [REDACTED]
Cc: smwkong@pland.gov.hk; ackchow@pland.gov.hk
Subject: s.16 Planning Application No. A/HSK/402

Dear Mr. HUNG,

I refer to our tele-conversation earlier today regarding the captioned application. Our office has consulted various departments and Fire Services Department (FSD) has provided comments on the submitted fire service installations (FSIs) proposal as follows:

- a. Floor area of each structure shall be clearly indicated on plan; and
- b. Name/Type of fire extinguisher shall be reviewed.

Please follow-up and amend the FSIs proposal accordingly, and submit a revised proposal for further consideration.

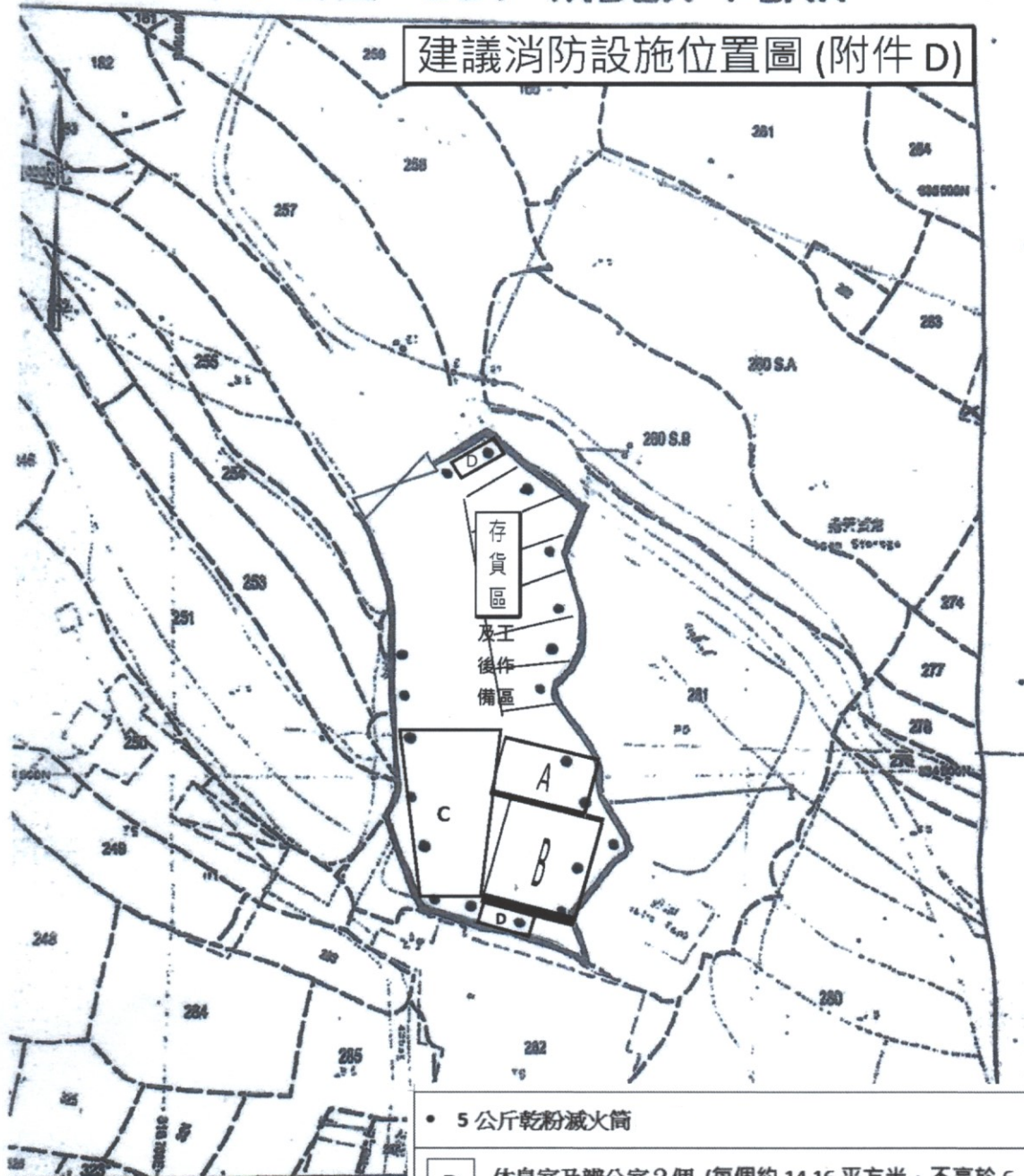
Should you require more clarifications, please contact Mr. LI Leong-kiu of FSD at [REDACTED] Thank you very much.

Regards,
Andrew CHOW

for DPO/TMYLW
Planning Department
Tel.: 2158 6318

地段索引圖 LOT INDEX PLAN

建議消防設施位置圖 (附件 D)



地政總署測繪處 Survey

米
metres 10 0

ty: dd125

Index Plan No.: ND0105112014

Survey Office: North

07-Nov-2014

ence No.: enwec

香港特別行政區政府 版權所
Copyright reserved - Hong Kong SAR Government

001 20141107104130 10

• 5 公斤乾粉滅火筒


D 休息室及辦公室 2 個 (每個約 14.16 平方米, 不高於 6 米) 一層

A 上蓋工作區(約 196 平方米, 不高於 6 米) 一層

B 上蓋工作區(約 266 平方米, 不高於 6 米) 一層

C 上蓋工作區(約 384 平方米, 不高於 6 米) 一層

工作區 ABC: 合共約 846 平方米

 存貨區及後備工作區 (約 620 平方米, 不高於 6 米) 一層

**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 S.16 Applications covering the Application Site

Approved Application

Application No.	Uses/Development	Date of Consideration
A/HSK/89	Proposed Pond Filling for Temporary Open Storage of Construction Materials and Recycled Materials Collection Centre for a Period of 3 Years	17.8.2018 (Revoked on 17.11.2020)

Rejected Applications

Application No.	Uses/Development	Date of Consideration	Rejection Reason
A/YL-HT/949	Proposed Filling of Pond (by 1m) for Permitted Agricultural Use	3.7.2015 (30.10.2015 by TPB on review)	(1) – (2)
A/HSK/303	Temporary Open Storage of Metals and Plastics with Ancillary Office and Plastic Processing Workshop for a Period of 3 Years	10.9.2021	(1)

Rejection Reason(s)

- (1) the applicant fails to demonstrate that the proposed development would not have adverse ecological and/or landscape impacts and/or environmental impact on the surrounding areas.
- (2) the approval of the application will set an undesirable precedent for similar applications within the “Green Belt” zone. The cumulative effect of approving such similar applications would result in general degradation of the environment of the area.

**Similar S.16 Applications within/straddling the “Government, Institution or Community” Zone
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/132	Proposed Temporary Open Storage of Recyclable Materials (Including Metal and Plastic) and Filling of Pond for a Period of 3 Years	12.4.2019 (Revoked on 12.9.2021)
A/HSK/166	Proposed Temporary Open Storage of Recyclable Materials (Metal and Plastic) for a Period of 3 Years and Filling of Pond	2.8.2019 (Revoked on 2.5.2021)
A/HSK/272	Temporary Recyclable Collection Centre and Open Storage (Metal and Plastic) with Ancillary Office and Plastic Crushing Workshop for a Period of 3 Years	8.1.2021 (Revoked on 2.7.2022)
A/HSK/311	Temporary Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouse for Storage of Construction Materials for a Period of 3 Years	9.7.2021

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application.

2. Traffic

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

- no adverse comment on the application from traffic engineering point of view.

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

- no adverse comment on the application.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in principle to the application from drainage point of view; and
- should the application be approved, a condition should be stipulated requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to his satisfaction.

4. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of his department;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval; and
- having considered the nature of the open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251) within 6 weeks from the date of planning approval.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application under the Buildings Ordinance; and
- no building plan submission in relation to the development at the Site was approved or under processing.

6. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application.

7. Long-term Development

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- no objection to the application.

8. District Officer's Comments

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

- no comment from departmental point of view; and
- her office has not received any comment from the locals on the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note that the Site may be resumed at any time during the planning approval period for implementation of Government projects;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Old Schedule Agricultural Lots 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;
 - according to his record, there is no lease modification/land exchange application or building plan submission in relation to development at the Site approved/under processing; 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 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;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - the local track leading to the Site is not under his 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - the access road connecting the Site with the nearby public roads is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with the nearby public roads;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed fire service installations (FSIs) to be installed should be clearly marked on the layout plans;
 - good practice guidelines (**Appendix VI** of this RNTPC Paper) for open storage should be adhered to; and

- if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (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') in order to minimize the possible environmental impacts on the surrounding area;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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;
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed 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 the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
 - 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; and
- (i) to note the comment of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (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 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 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 development programme mentioned above and should also liaise with his office if any structures would be erected to ensure that their proposed development would not affect the proposed works under HSK/HT NDA.

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:**

220905-150237-27470

提交限期**Deadline for submission:**

16/09/2022

提交日期及時間**Date and time of submission:**

05/09/2022 15:02:37

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

A/HSK/402

「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，郊區設倉庫及工場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。

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

參考編號

Reference Number:

220916-143159-83528

提交限期

Deadline for submission:

16/09/2022

提交日期及時間

Date and time of submission:

16/09/2022 14:31:59

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/402

「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，郊區設物料回收中心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。

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Re: A/HSK/402 DD 125 San Wai, Ha Tsuen GIC
15/09/2022 02:16

From:
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Correction to subject line

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 15 September 2022 2:15 AM CST
Subject: A/HSK/3402 DD 125 San Wai, Ha Tsuen GIC

A/HSK/402
Lot 256 (Part) in D.D. 125, San Wai, Ha Tsuen, Yuen Long
Site area : 2,700 m²
Zoning : "GIC" and "Road"
Applied Use : **Pond Filling** / Open Storage Recycle / 1 Vehicle Parking

Dear TPB Members,

679th RNTPC MEETING ON 10.09.2021 Application 303

After deliberation, the Committee decided to reject the application. The reason was:
"the applicant fails to demonstrate that the applied use would not generate adverse environmental impact on the surrounding area"

A further application 397 was withdrawn.

A similar operation on adjoining lots 311 was approved BUT to date has not fulfilled conditions.

Members should question what is the relationship between the two operations and as there is obviously an ongoing unapproved operation at this site what, if any, enforcement action has been taken.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 30 April 2021 2:53 AM CST
Subject: A/HSK/303 DD 125 San Wai, Ha Tsuen GIC

A/HSK/303
Lot 256 (Part) in D.D. 125, San Wai, Ha Tsuen, Yuen Long
Site area : 2,200 m²
Zoning : "GIC" and "Road"
Applied Use : **Pond Filling** / Open Storage / ??? parking

Dear TPB Members,

After a whopping NINE extensions of time, approval of Application 89 was revoked for non-compliance with a number of conditions. But applicants know how to game the system so its operations as usual and back with a fresh application for a slightly larger site.

PlanD the implementation programme for this part of the Hung Shui Kiu New Development Area was still being formulated. Approval of the application on a temporary basis would not jeopardise the long-term development of the site.

But this is no longer the case:

6 Jan 2020 — The **Chief Executive** in Council has authorised Hung Shui Kiu/Ha Tsuen New **Development** Area Stage

30 Nov 2020 — Hung Shui Kiu/Ha Tsuen New **Development** Area Advance Works Phase 2 and Stage 1 Works authorised by the **Chief Executive** in Council

This GIC site is adjacent to RA zoning. In order to avoid the problems faced by the residents who moved into Tin Shui Wai to find that community facilities were underprovided, the development of GIC should proceed in tandem with the housing.

Operations that do not comply with the standards degrade the soil and pose health and environmental risks that can impact the quality of life of intended residents.

Mary Mulvihill

From:

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

Sent: Sunday, July 22, 2018 1:59:38 AM

Subject: A/HSK/89 DD 125 San Wai

A/HSK/89

Lot 256 (Part) in D.D. 125, San Wai, Ha Tsuen, Yuen Long

Site area : 2,450 m²

Zoning : "GIC" and "Road"

Applied Use : Open Storage

Dear TPB Members,

A/YL-HT/949 rejected in July 2015 was for the a larger site then zoned Green Belt and Recreation.

The intention for this site all along has been community use in some form or another. However it would appear that the site has been operating as brownfield.

This is not compatible in any form with the planning intention both previously and currently. Sites intended for community use should be of good quality and not contaminated with residues from open storage.

TPB should again reject the application and question related departments with regard to any unapproved use and action being taken against such.

Mary Mulvihill