

此文件在 2022年 8月 7 3日收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/HSK/407

This document is received on 23-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

HSK/407

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	A11-ISK/407
	Date Received 收到日期	23 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 樓及新界沙田上禾輋路 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)

Champion Union Holdings Limited, 凱協集團有限公司

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)

R-riches Property Consultants 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)	Lots 396 (Part), 399 RP (Part), 400 (Part), 401 (Part), 402 (Part), 406 RP (Part), 429 RP (Part), 430 RP (Part), 431 RP, 432 RP (Part), 438 RP, 439, 440, 441, 442 RP, 443 S.A RP, 443 S.B RP, 447 RP (Part), 448, 450 (Part), 451 (Part), 453 (Part), 547 (Part), 550 (Part), 551 (Part), 560 (Part), 561 (Part), 562 (Part), 563, 564, 565, 566, 567, 568, 569, 570 (Part), 571 (Part), 572 (Part), 573 (Part), 574 (Part), 575 (Part), 576 (Part) and 577 (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories
(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 19,741 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 4,253 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)	678 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 : S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"OU" annotated "Port Back-up, Storage and Workshop Uses" Zone, "OU" annotated "Logistic Facility" Zone and Area Shown as 'Road'
(f) Current use(s) 現時用途	Open Storage (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"¹ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹ (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"² (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」² (請夾附業權證明文件)。
- ☒ is not a "current land owner"³.
並不是「現行土地擁有人」³。

- ☐ 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)"⁴.
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」⁴。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"⁵.
已取得 名「現行土地擁有人」⁵的同意：

Details of consent of "current land owner(s)" ⁵ obtained 取得「現行土地擁有人」 ⁵ 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)"[#]
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)

(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)^{#&}
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的合理步驟

- ☒ published notices in local newspapers on 8/8/2022 (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 _____ (DD/MM/YYYY)[&]
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[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 8/8/2022 (DD/MM/YYYY)[&]
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[&]

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

Proposed Temporary Rural Workshop with Ancillary Facilities for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
 申請的許可有效期

☒ year(s) 年 3

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 15,623sq.m ☒ About 約
 Proposed covered land area 擬議有上蓋土地面積 4,118sq.m ☒ 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 ☐ About 約
 Proposed non-domestic floor area 擬議非住用樓面面積 4,253sq.m ☒ About 約
 Proposed gross floor area 擬議總樓面面積 4,253sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	CARETAKER OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B2	SITE OFFICE	135 m ² (ABOUT)	270 m ² (ABOUT)	7 m (ABOUT)(2-STORY)
B3	RW* & STORAGE OF RECYCLE MATERIAL	1,847 m ² (ABOUT)	1,847 m ² (ABOUT)	9 m (ABOUT)(1-STORY)
B4	RW* & STORAGE OF RECYCLE MATERIAL	1,256 m ² (ABOUT)	1,256 m ² (ABOUT)	8 m (ABOUT)(1-STORY)
B5	RW* & STORAGE OF RECYCLE MATERIAL	220 m ² (ABOUT)	220 m ² (ABOUT)	8 m (ABOUT)(1-STORY)
B6	STORAGE OF RECYCLE MATERIAL	432 m ² (ABOUT)	432 m ² (ABOUT)	8 m (ABOUT)(1-STORY)
TOTAL		4,118 m ² (ABOUT)	4,253 m ² (ABOUT)	

*RW - RURAL WORKSHOP

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 6
 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) 2 (Container Vehicle)

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 - 18:00, no operation on Sunday and public holiday																																	
(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 No 否	<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)) Accessible from Ha Tsuen Road via a local access <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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<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 <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？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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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>Reason(s) for non-compliance: 仍未履行的原因：</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。

Background

The Applicant seeks to use various lots in D.D. 125, Ha Tsuen, Yuen Long, New Territories (the Site) for 'Proposed Temporary Rural Workshop with Ancillary Facilities for a Period of 3 Years' (proposed development)(Plan P01). The Applicant would like to operate its material (metal) recycling workshop at the Site to serve nearby construction contractors or people who demand metal for other purposes.

Planning Context

The Site falls within an area zoned as "Other Specified Uses" annotated "Port Back-up, Storage and Workshop Uses" ("OU(PBUWU)"), "Other Specified Uses" annotated "Logistic Facility" ("OU(LF)") and Area Shown as 'Road' on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 (Plan P02). According to the Notes of the OZP, 'rural workshop' is a column 1 use within the "OU(PBUWU)" but a column 2 use within the "OU(LF)" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "OU(PBUWU)" zone. As the Site is surrounded by open storage and workshop uses, the proposed use is considered not incompatible with the surrounding area.

Development Proposal

The Site occupied an area of 19,741 sqm (about), including 678sq.m (about) of Government Land (Plan P03). The operation hours of the proposed development are Monday to Saturday from 09:00 - 18:00. No operation on Sunday and public holiday. 6 structures are proposed at the Site for caretaker office, site office, rural workshops and storage of recycle material with total GFA of 4,253 sqm (about)(Plan P04). The estimated number of staff working at the Site are 15. No visitor is anticipated at the Site. The metal recycling procedures involve of various process, details are as follows:

Collection and sorting process

Different types and sizes of metal, i.e. iron, steel, aluminum, cooper, bronze etc. (except lead) pieces are collected elsewhere and transported to the Site by container vehicle. Metal is temporarily stored at the Site. Metal is then separated into different categories by sorting machines. Magnets and sensors are used in automated recycling operations to separate different types of metal.

Crushing and shredding process

To begin with, metal is transported to the scrap metal processing machine. Scrap metal processing machine then crush metal in compactors to make it easier to handle on conveyor belts. Metal is then shredded by hammer mills into smaller pieces.

Packing and transporation process

After metal is shredded into small pieces, they are packaged according to its size and form and transported by folklift to structures proposed for storage of recycable material. Packed metal is then ready to be transported only by container vehicle to various industries and people who demand the metal. The cycle then repeats itself.

The Site is accessible from Ha Tsuen Road via a local access (Plan P01). 6 private car parking spaces are provided for staff to commute to the Site. 2 loading/unloading spaces for container vehicle are provided for transporation and L/U of metal to/ out of the Site. Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site and onto public road (Plan P05). As vehicular trips generated and attracted by the Site is minimal, adverse traffic impact to the surrounding road network should not be anticipated (Appendix I).

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. All workshop activities will be carried out within enclosed strcuture to minimise nuisance to the surruounding area. No dangerous goods will be stored at the Site at any time during the planning approval period. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment (i.e. the use of septic tank) at the Site.

Conclusion

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

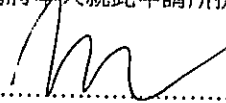
In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Rural Workshop with Ancillary Facilities for a Period of 3 Years'.

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 this application 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



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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

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

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-Riches Property Consultants Limited



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

Date 日期

29/7/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application 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 available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 396 (Part), 399 RP (Part), 400 (Part), 401 (Part), 402 (Part), 406 RP (Part), 429 RP (Part), 430 RP (Part), 431 RP, 432 RP (Part), 438 RP, 439, 440, 441, 442 RP, 443 S.A RP, 443 S.B RP, 447 RP (Part), 448, 450 (Part), 451 (Part), 453 (Part), 547 (Part), 550 (Part), 551 (Part), 560 (Part), 561 (Part), 562 (Part), 563, 564, 565, 566, 567, 568, 569, 570 (Part), 571 (Part), 572 (Part), 573 (Part), 574 (Part), 575 (Part), 576 (Part) and 577 (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories		
Site area 地盤面積	19,741	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	678	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	"Other Specified Uses" annotated "Port Back-up, Storage and Workshop Uses" and "Other Specified Uses" annotated "Logistic Facility" zones and Area Shown as 'Road'		
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	Proposed Temporary Rural Workshop with Ancillary Facilities for a Period of 3 Years		

(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	4,253 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.22 <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	3 - 9 (about)	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	21 % <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) _____ _____		6 6 (PC)
	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) Container vehicle _____ _____		2 2 (CV)

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 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"/>
Plan showing the zoning of the site, Plan showing the land status of the site		
Location Plan, Swept path analysis		
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 checked="" type="checkbox"/>
Trip generation and attraction		
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。

Appendix I - Estimated Trip Generation and Attraction of the Proposed Development

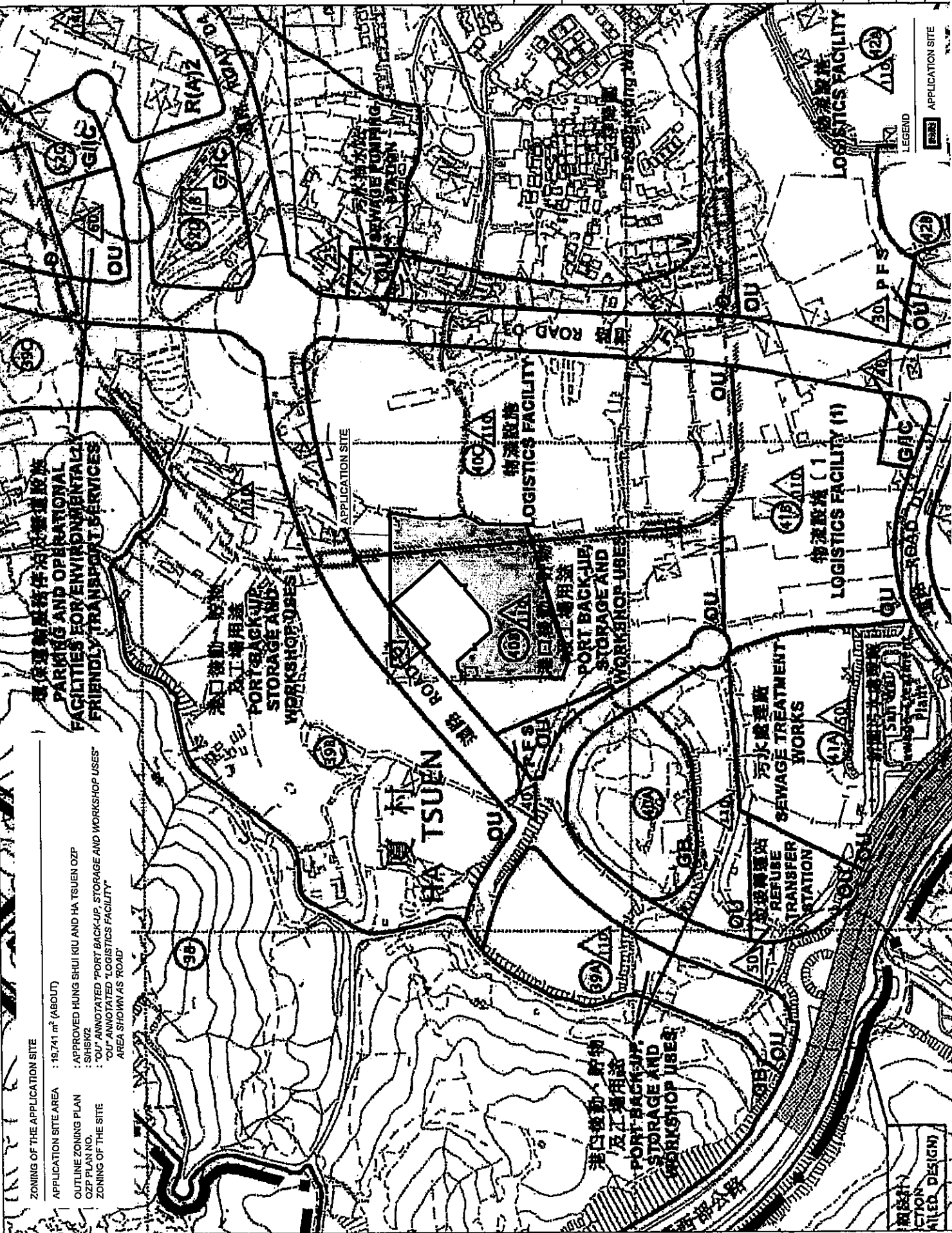
- (i) The application site (the Site) is accessible from Ha Tuseh Road via a local access. A total of 6 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space - 2.5 m (W) x 5 m (L)	6
L/UL Space for Container Vehicle - 3.5 m (W) x 16 m (L)	2

- (ii) The operation hours of the proposed development are Monday to Saturday 09:00 to 18:00. No operation on Sunday and public holiday. Please see below for the trip generation and attraction of the proposed development:

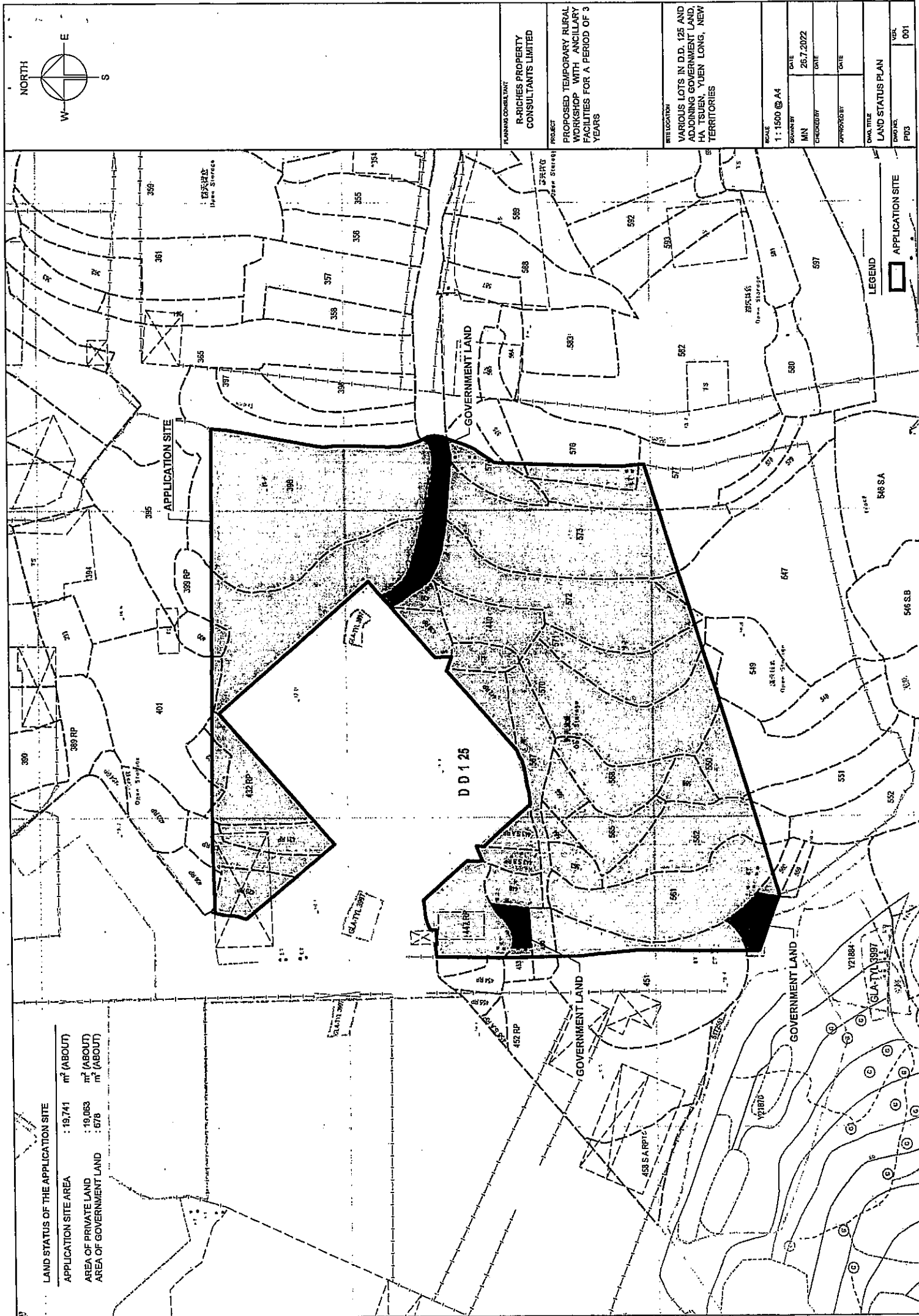
Time Period	Trip Generation and Attraction				2-Way Total
	Private Car		Container Vehicle		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	6	0	0	0	6
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	6	0	0	6
Traffic trip per hour (average)	0.5	0.5	2	2	4

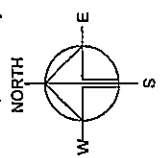
- (iii) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.



SCALE 1" = 5000' @ A4					
DRAWN BY MN	DATE 26.7.2022				
CHECKED BY	DATE				
APPROVED BY	DATE				
DWG. TITLE ZONING PLAN			DWG NO. P02	VER. 001	

LEGEND	APPLICATION SITE
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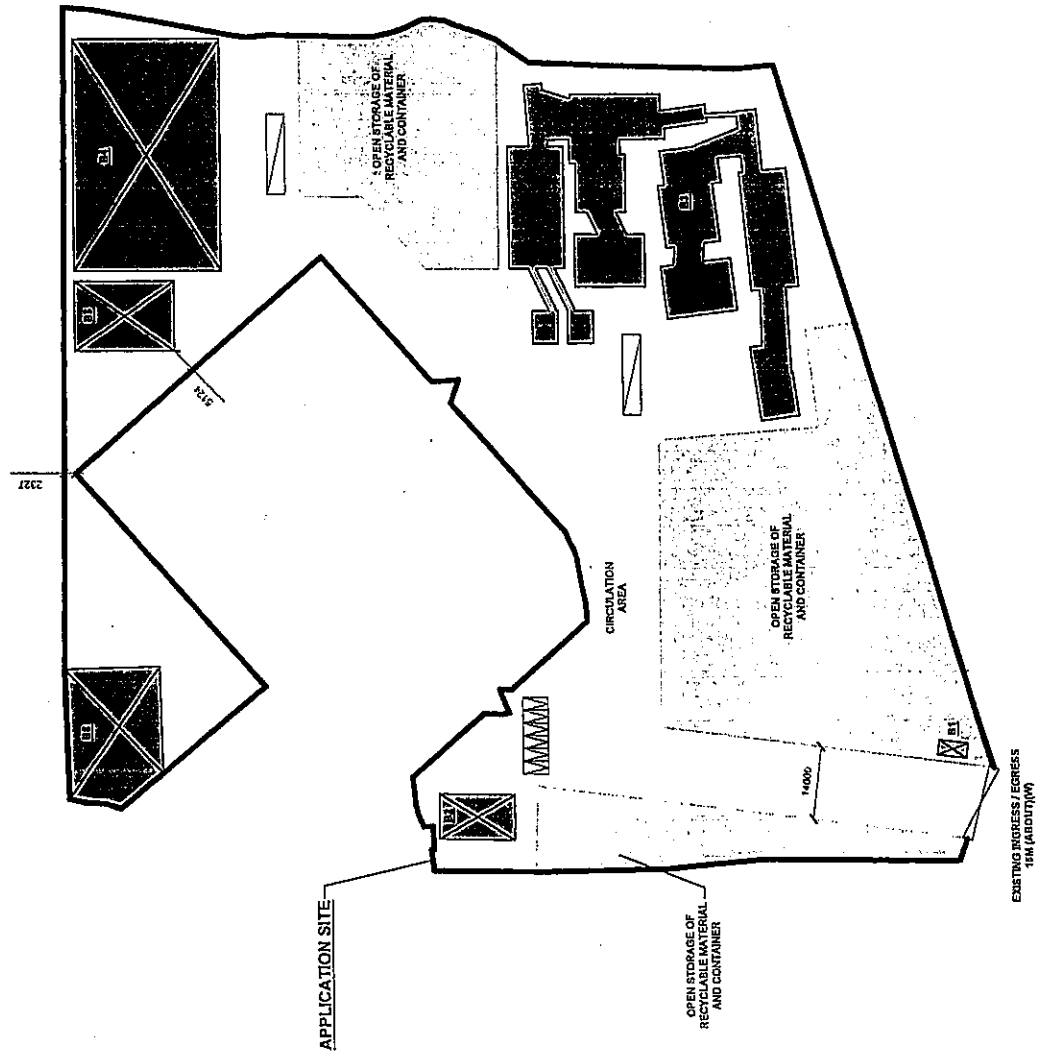
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 19,741 m ² (ABOUT)
COVERED AREA	: 4,118 m ² (ABOUT)
UNCOVERED AREA	: 15,623 m ² (ABOUT)
PLOT RATIO	: 0.22 (ABOUT)
SITE COVERAGE	: 21% (ABOUT)
NO. OF STRUCTURE	: 6
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 4,253 m ² (ABOUT)
BUILDING HEIGHT	: 3 m - 9 m (ABOUT)
NO. OF STOREY	: 1-2

STRUCTURE USE COVERED AREA GFA BUILDING HEIGHT

B1	CARETAKER OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SITE OFFICE	135 m ² (ABOUT)	270 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	RW* & STORAGE OF RECYCLE MATERIAL	1,647 m ² (ABOUT)	1,647 m ² (ABOUT)	9 m (ABOUT)(4-STOREY)
B4	RW* & STORAGE OF RECYCLE MATERIAL	1,356 m ² (ABOUT)	1,356 m ² (ABOUT)	8 m (ABOUT)(4-STOREY)
B5	RW* & STORAGE OF RECYCLE MATERIAL	280 m ² (ABOUT)	280 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B6	STORAGE OF RECYCLE MATERIAL	482 m ² (ABOUT)	482 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
TOTAL		4,118 m ² (ABOUT)	4,253 m ² (ABOUT)	

*RW - RURAL WORKSHOP



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSION OF LU/L SPACE	: 2.5 m (W) X 5 m (L)
NO. OF LU/L SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF LU/L SPACE	: 3.5 m (W) X 16 m (L)

LEGEND

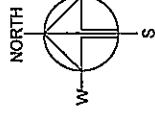
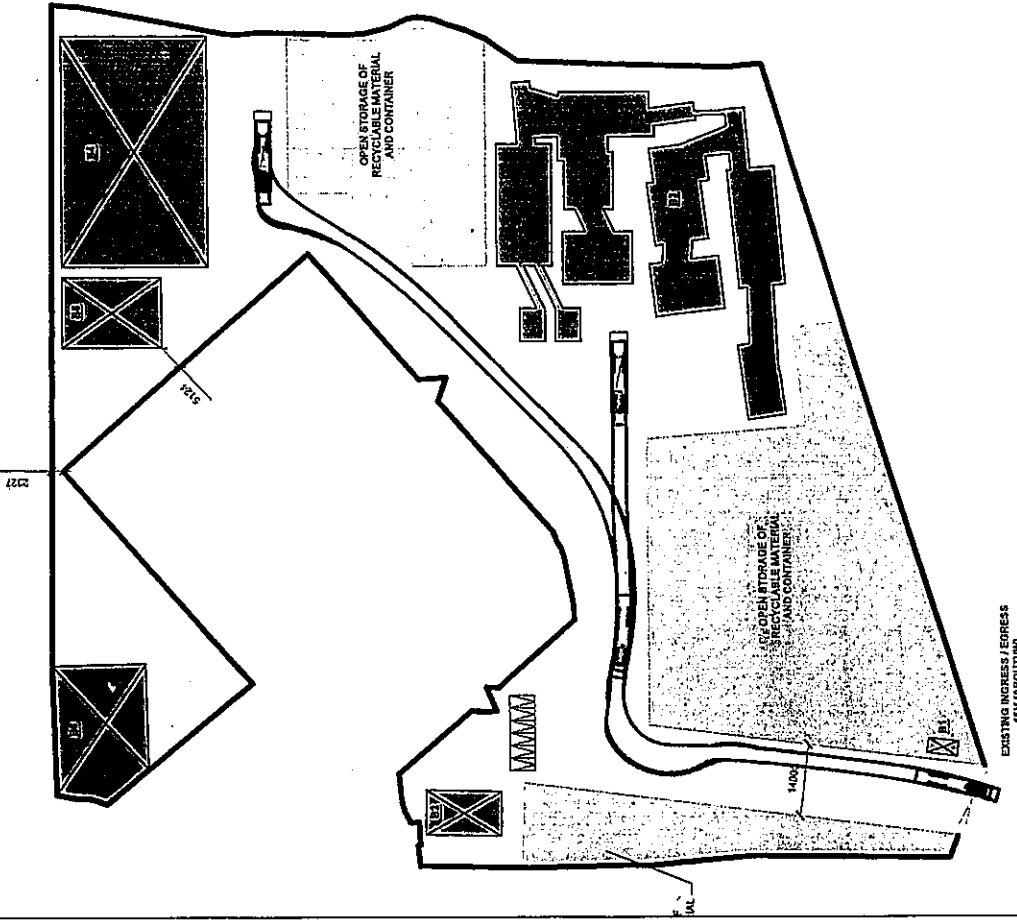
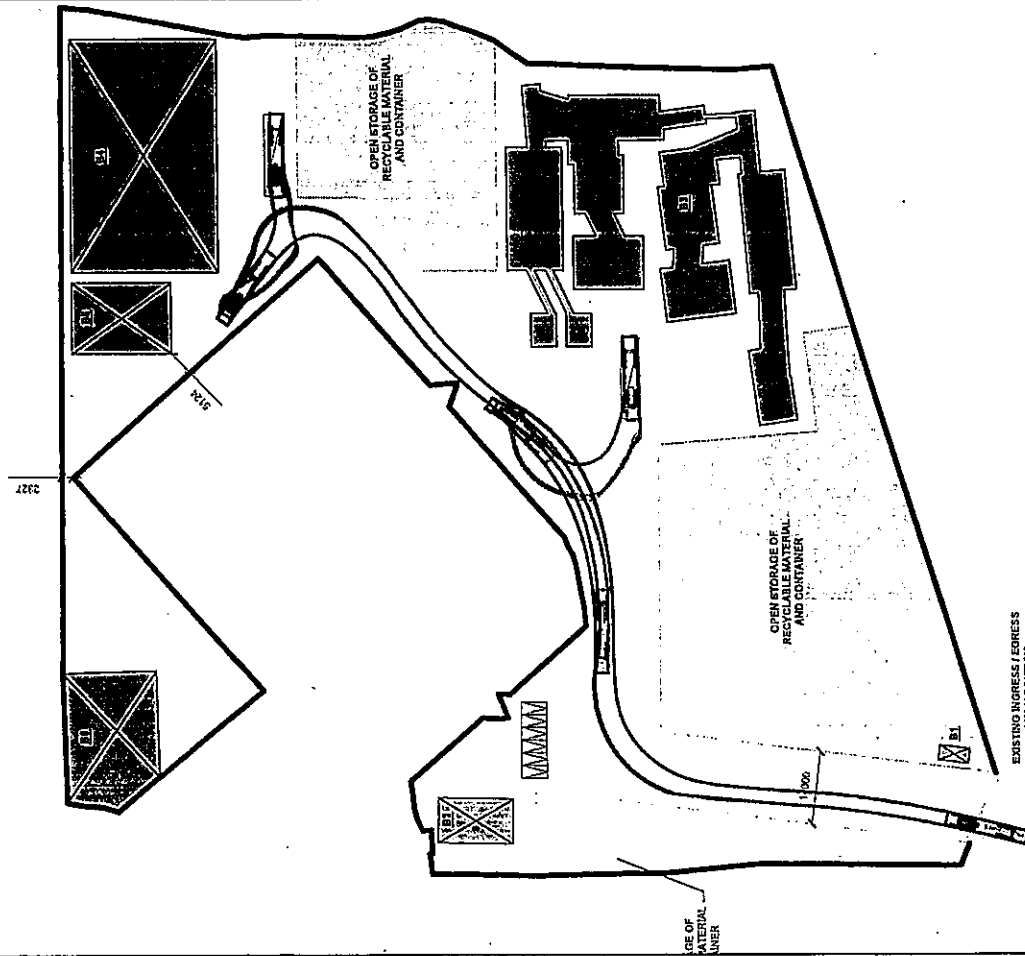
	APPLICATION SITE
	STRUCTURE
	STRUCTURE (MACHINE+ STRUCTURE)
	PARKING SPACE
	LOADING/ UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT	R-RICHES PROPERTY CONSULTANTS LIMITED
PROJECT	PROPOSED TEMPORARY RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
SITE LOCATION	VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES
SCALE	1 : 1500 @ A4
DRAWN BY	MM
DATE	27.7.2022
RECHECKED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	LAYOUT PLAN
DWG. NO.	P04
VER.	001

SWEPT PATH ANALYSIS

VEHICLE FOR ANALYSIS : CONTAINER VEHICLE
 DIMENSIONS OF VEHICLE : 2.5m (W) X 16.5m (L)

SWEPT PATHS OF VEHICLES GENERATED BY AUTODESK
 VEHICLE TRACKING



PLANNING CONSULTANT
 R-RICHES PROPERTY
 CONSULTANTS LIMITED

PROJECT
 PROPOSED TEMPORARY RURAL
 WORKSHOP WITH ANCILLARY
 FACILITIES FOR A PERIOD OF 3
 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 125 AND
 ADJOINING GOVERNMENT LAND,
 HA, TSUEN YUEN LONG, NEW
 TERRORIES

SCALE
 1 : 1500 @ A4

DATE	DATE
27.7.2022	
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	SWG. NO.	VER.
SWEPT PATH ANALYSIS	P05	001

LEGEND
APPLICATION SITE
CONTAINER VEHICLE
SWEPT PATH OF VEHICLE

Our Ref. : DD125 Lot 396 & VL
 Your Ref. : TPB/A/HSK/407

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

By Email

25 October 2022

Dear Sir,

1st Further Information

**Proposed Temporary Rural Workshop with Ancillary Facilities for a Period of 3 Years
 in "Other Specified Uses" annotated "Logistics Facility", "Other Specified Uses"
 annotated "Port Back-up, Storage and Workshop Uses" Zones and Area Shown as 'Road',
Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/HSK/407)

We are writing to submit further information to provide clarifications for the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited




Matthew NG
 Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Ms. Sherry KONG
 (Attn.: Mr. Andrew CHOW

email: smwkong@pland.gov.hk)
 email: ackchow@pland.gov.hk)



Appendix I - Clarifications for the Proposed Development

- (i) The application site (the Site) area has been revised from 19,741 m² (about) to 19,340 m² (about)(i.e. -2%) due to the reduction of Government Land portion of the Site (i.e. from 678 m² to 278 m²).
- (ii) The Site is separated into the northern and southern portions by a strip of Government Land. An additional ingress/egress is provided at the eastern boundary of the northern portion of the Site. Replacement pages of the application form and the revised plans are provided at **Annex I** and **Plans 1 to 5** respectively.

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

- 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Champion Union Holdings Limited 凱協集團有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
R-riches Property Consultants 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）	Lots 396 (Part), 399 RP (Part), 400 (Part), 401 (Part), 402 (Part), 406 RP (Part), 429 RP (Part), 430 RP (Part), 431 RP, 432 RP (Part), 438 RP, 439, 440, 441, 442 RP, 443 S.A RP, 443 S.B RP, 447 RP (Part), 448, 450 (Part), 451 (Part), 453 (Part), 547 (Part), 550 (Part), 551 (Part), 560 (Part), 561 (Part), 562 (Part), 563, 564, 565, 566, 567, 568, 569, 570 (Part), 571 (Part), 572 (Part), 573 (Part), 574 (Part), 575 (Part), 576 (Part) and 577 (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories
(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 19,340 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 4,253 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）	..... 278 sq.m 平方米 <input checked="" type="checkbox"/> About 約

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	Proposed Temporary Rural Workshop with Ancillary Facilities for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)				
(b) Effective period of permission applied for 申請的許可有效期	<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	15,222 .....sq.m <input checked="" type="checkbox"/> About 約				
Proposed covered land area 擬議有上蓋土地面積	4,118 .....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	4,253 .....sq.m <input checked="" type="checkbox"/> About 約				
Proposed gross floor area 擬議總樓面面積	4,253 .....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)					
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	CARETAKER OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STORY)	.....
B2	SITE OFFICE	135 m ² (ABOUT)	270m ² (ABOUT)	7 m (ABOUT)(2-STORY)	.....
B3	RW* & STORAGE OF RECYCLE MATERIAL	1,847 m ² (ABOUT)	1,847 m ² (ABOUT)	9 m (ABOUT)(1-STORY)	.....
B4	RW* & STORAGE OF RECYCLE MATERIAL	1,356 m ² (ABOUT)	1,356 m ² (ABOUT)	8 m (ABOUT)(1-STORY)	.....
B5	RW* & STORAGE OF RECYCLE MATERIAL	280 m ² (ABOUT)	280 m ² (ABOUT)	8 m (ABOUT)(1-STORY)	.....
B6	STORAGE OF RECYCLE MATERIAL	482 m ² (ABOUT)	482 m ² (ABOUT)	8 m (ABOUT)(1-STORY)	.....
TOTAL		4,118 m ² (ABOUT)	4,253 m ² (ABOUT)		.....
*RW - RURAL WORKSHOP					
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					6
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)					2 (Container Vehicle)

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。

Background

The Applicant seeks to use various lots in D.D. 125, Ha Tsuen, Yuen Long, New Territories (the Site) for 'Proposed Temporary Rural Workshop with Ancillary Facilities for a Period of 3 Years' (proposed development)(**Plan 1**). The Applicant would like to operate its material (metal) recycling workshop at the Site to serve nearby construction contractors or people who demand metal for other purposes.

Planning Context

The Site falls within an area zoned as "Other Specified Uses" annotated "Port Back-up, Storage and Workshop Uses" ("OU(PBUWU)"), "Other Specified Uses" annotated "Logistic Facility" ("OU(LF)") and Area Shown as 'Road' on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 (**Plan 2**). According to the Notes of the OZP, 'rural workshop' is a column 1 use within the "OU(PBUWU)" but a column 2 use within the "OU(LF)" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "OU(PBUWU)" zone. As the Site is surrounded by open storage and workshop uses, the proposed use is considered not incompatible with the surrounding area.

Development Proposal

The Site occupied an area of 19,340 sqm (about), including 278 sq.m (about) of Government Land (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 - 18:00. No operation on Sunday and public holiday. 6 structures are proposed at the Site for caretaker office, site office, rural workshops and storage of recycle material with total GFA of 4,253 sqm (about)(**Plan 4**). The estimated number of staff working at the Site are 15. No visitor is anticipated at the Site. The metal recycling procedures involve of various process, details are as follows:

Collection and sorting process

Different types and sizes of metal, i.e. iron, steel, aluminum, cooper, bronze etc. (except lead) pieces are collected elsewhere and transported to the Site by container vehicle. Metal is temporarily stored at the Site. Metal is then separated into different categories by sorting machines. Magnets and sensors are used in automated recycling operations to separate different types of metal.

Crushing and shredding process

To begin with, metal is transported to the scrap metal processing machine. Scrap metal processing machine then crush metal in compactors to make it easier to handle on conveyor belts. Metal is then shredded by hammer mills into smaller pieces.

Packing and transporation process

After metal is shredded into small pieces, they are packaged according to its size and form and transported by folklift to structures proposed for storage of recycable material. Packed metal is then ready to be transported only by container vehicle to various industries and people who demand the metal. The cycle then repeats itself.

The Site is accessible from Ha Tsuen Road via a local access (**Plan 1**). 6 private car parking spaces are provided for staff to commute to the Site. 2 loading/unloading spaces for container vehicle are provided for transporation and L/UL of metal to/out of the Site. Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site and onto public road (**Plan 5**). As vehicular trips generated and attracted by the Site is minimal, adverse traffic impact to the surrounding road network should not be anticipated (**Appendix I**).

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. All workshop activities will be carried out within enclosed strcuture to minimise nuisance to the surruounding area. No dangerous goods will be stored at the Site at any time during the planning approval period. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment (i.e. the use of septic tank) at the Site.

Conclusion

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Rural Workshop with Ancillary Facilities for a Period of 3 Years'.

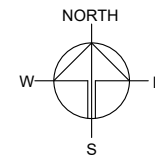
Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 396 (Part), 399 RP (Part), 400 (Part), 401 (Part), 402 (Part), 406 RP (Part), 429 RP (Part), 430 RP (Part), 431 RP, 432 RP (Part), 438 RP, 439, 440, 441, 442 RP, 443 S.A RP, 443 S.B RP, 447 RP (Part), 448, 450 (Part), 451 (Part), 453 (Part), 547 (Part), 550 (Part), 551 (Part), 560 (Part), 561 (Part), 562 (Part), 563, 564, 565, 566, 567, 568, 569, 570 (Part), 571 (Part), 572 (Part), 573 (Part), 574 (Part), 575 (Part), 576 (Part) and 577 (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories
Site area 地盤面積	19,340 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 278 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	"Other Specified Uses" annotated "Port Back-up, Storage and Workshop Uses" and "Other Specified Uses" annotated "Logistic Facility" zones and Area Shown as 'Road'
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	Proposed Temporary Rural Workshop with Ancillary Facilities for a Period of 3 Years

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 19,340 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM HA TSUEN ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM HA TSUEN
ROAD VIA A LOCAL ACCESS

LEGEND

APPLICATION SITE

PLANNING CONSULTANT

**R-RICHES PROPERTY
CONSULTANTS LIMITED**

PROJECT

PROPOSED TEMPORARY RURAL
WORKSHOP WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 125 AND
ADJOINING GOVERNMENT LAND,
HA TSUEN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 4000 @ A4

DRAWN BY MN DATE 26.9.2022

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1

VER.
002

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 19,340 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED HUNG SHUI KIU AND HA TSUEN OZP

OZP PLAN NO. : S/HSK/2

ZONING OF THE SITE : "OU" ANNOTATED "PORT BACK-UP, STORAGE AND WORKSHOP USES"
"OU" ANNOTATED "LOGISTICS FACILITY"
AREA SHOWN AS "ROAD"

環保運輸服務停泊及營運設施
PARKING AND OPERATIONAL
FACILITIES FOR ENVIRONMENTALLY
FRIENDLY TRANSPORT SERVICES

港口後勤、貯物
及工場用途
PORT BACK-UP,
STORAGE AND
WORKSHOP USES

APPLICATION SITE

厦村
HA TSUEN

物流設施
LOGISTICS FACILITY

港口後勤、貯物
及工場用途
PORT BACK-UP,
STORAGE AND
WORKSHOP USES

港口後勤、貯物
及工場用途
PORT BACK-UP,
STORAGE AND
WORKSHOP USES

垃圾轉運站
REFUSE
TRANSFER
STATION

污水處理廠
SEWAGE TREATMENT
WORKS

物流設施 (1)
LOGISTICS FACILITY (1)

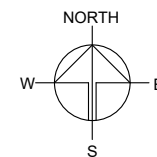
新圍污水處理廠
San Wai
Sewage Treatment
Plant

污水抽水站
SEWAGE PUMPING
STATION

物流設施
LOGISTICS FACILITY

LEGEND

APPLICATION SITE



PLANNING CONSULTANT

R-RICHES PROPERTY
CONSULTANTS LIMITED

PROJECT

PROPOSED TEMPORARY RURAL
WORKSHOP WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 125 AND
ADJOINING GOVERNMENT LAND,
HA TSUEN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 5000 @ A4

DRAWN BY
MN 26.9.2022

CHECKED BY
DATE

APPROVED BY
DATE

DWG. TITLE
ZONING PLAN

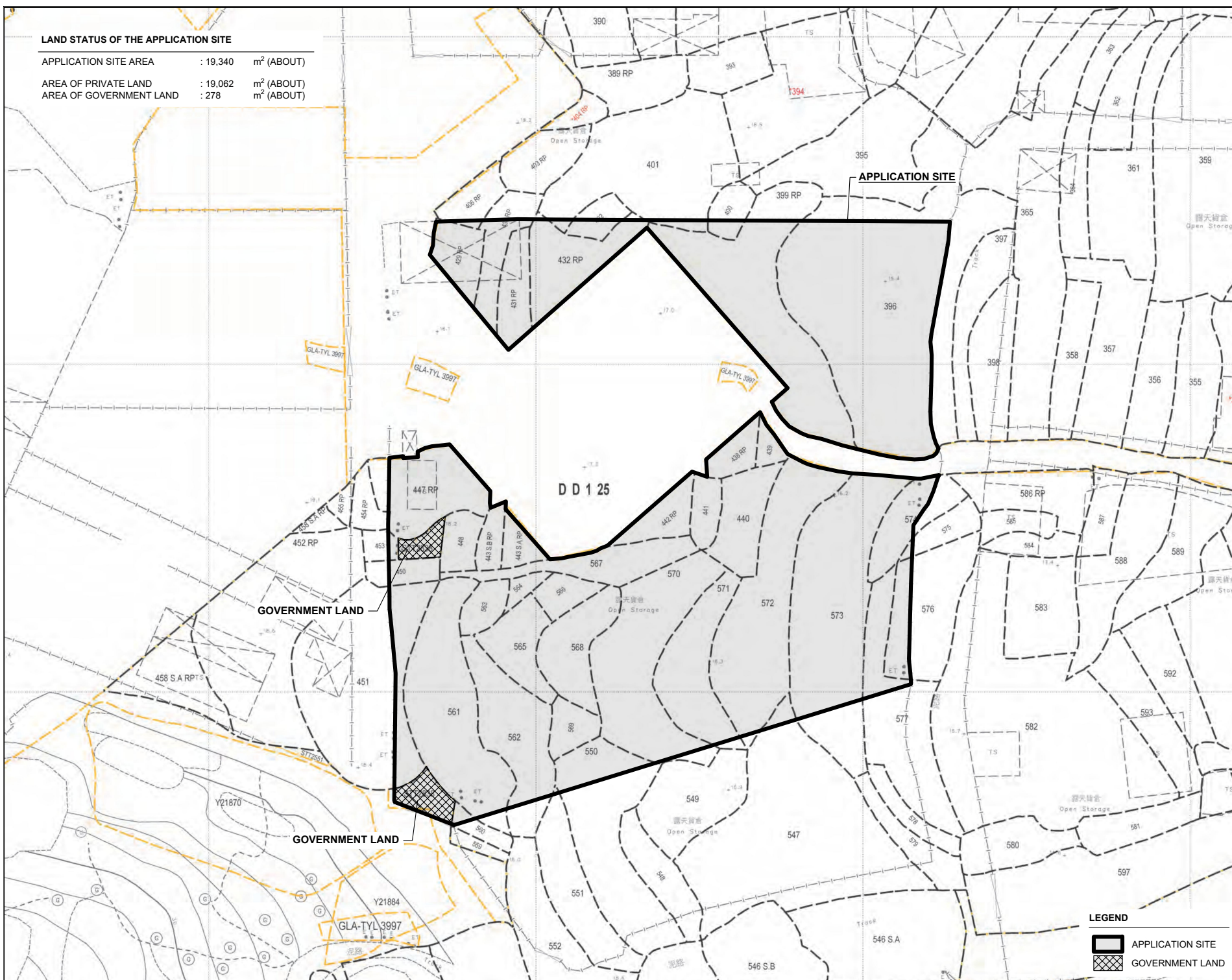
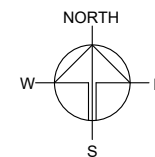
DWG NO.
PLAN 2

VER.
002

圖設計
ACTION
FILED DESIGN

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 19,340	m ² (ABOUT)
AREA OF PRIVATE LAND	: 19,062	m ² (ABOUT)
AREA OF GOVERNMENT LAND	: 278	m ² (ABOUT)



PLANNING CONSULTANT
R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT
PROPOSED TEMPORARY RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 1500 @ A4	
DRAWN BY MN	DATE 26.9.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE LAND STATUS PLAN	
DWG NO. PLAN 3	VER. 002

LEGEND

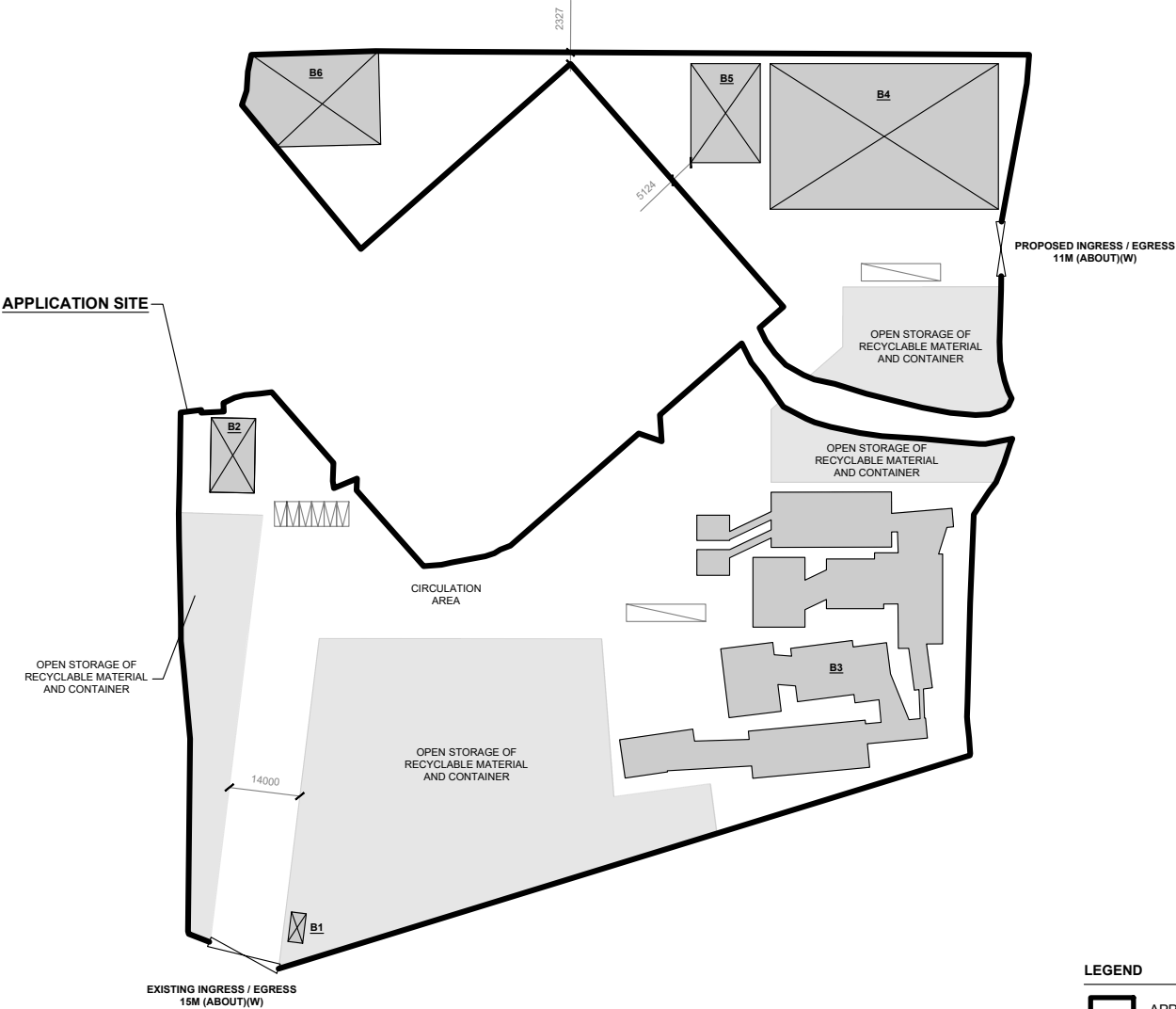
	APPLICATION SITE
	GOVERNMENT LAND

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 19,340 m ²	(ABOUT)
COVERED AREA	: 4,118 m ²	(ABOUT)
UNCOVERED AREA	: 15,222 m ²	(ABOUT)
PLOT RATIO	: 0.22	(ABOUT)
SITE COVERAGE	: 21 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 4,253 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 9 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	CARETAKER OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SITE OFFICE	135 m ² (ABOUT)	270m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	RW* & STORAGE OF RECYCLE MATERIAL	1,847 m ² (ABOUT)	1,847 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
B4	RW* & STORAGE OF RECYCLE MATERIAL	1,356 m ² (ABOUT)	1,356 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B5	RW* & STORAGE OF RECYCLE MATERIAL	280 m ² (ABOUT)	280 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B6	STORAGE OF RECYCLE MATERIAL	482 m ² (ABOUT)	482 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
TOTAL		4,118 m ² (ABOUT)	4,253 m ² (ABOUT)	

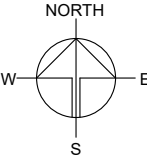
*RW - RURAL WORKSHOP



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSION OF L/UL SPACE	: 2.5 m (W) X 5 m (L)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 3.5m (W) X 16m (L)

LEGEND	
	APPLICATION SITE
	STRUCTURE
	STRUCTURE (MACHINE+ STRUCTURE)
	PARKING SPACE
	LOADING/ UNLOADING SPACE
	INGRESS / EGRESS



PLANNING CONSULTANT
R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT
PROPOSED TEMPORARY RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1500 @ A4

DRAWN BY MN	DATE 26.9.2022
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4	VER. 002
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SWEPT PATH ANALYSIS

VEHICLE FOR ANALYSIS : CONTAINER VEHICLE
DIMENSIONS OF VEHICLE : 2.5m (W) X 16.5m (L)

SWEPT PATHS OF VEHICLES GENERATED BY AUTODESK
VEHICLE TRACKING

5124

OPEN STORAGE OF
RECYCLABLE MATERIAL
AND CONTAINER

OPEN
RECYCLABLE
MATERIAL
AND CONTAINER
IN (FROM THE LOCAL
ACCESS TO THE SITE)

OPEN STORAGE OF
RECYCLABLE MATERIAL
AND CONTAINER

IN (FROM THE LOCAL
ACCESS TO THE SITE)

B1

OPEN
RECYCLABLE
MATERIAL
AND CONTAINER

B3

OPEN
RECYCLABLE
MATERIAL
AND CONTAINER

OPEN
RECYCLABLE
MATERIAL
AND CONTAINER

14000

5124

OPEN STORAGE OF
RECYCLABLE MATERIAL
AND CONTAINER

OPEN
RECYCLABLE
MATERIAL
AND CONTAINER
OUT (FROM THE SITE TO
THE LOCAL ACCESS)

OPEN STORAGE OF
RECYCLABLE MATERIAL
AND CONTAINER

OUT (FROM THE SITE TO
THE LOCAL ACCESS)

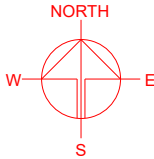
B2

B3

B1

LEGEND

- APPLICATION SITE
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT

R-RICHES PROPERTY
CONSULTANTS LIMITED

PROJECT

PROPOSED TEMPORARY RURAL
WORKSHOP WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 125 AND
ADJOINING GOVERNMENT LAND,
HA TSUEN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 1000 / 1200 @ A4

DRAWN BY

MN

DATE

26.9.2022

CHECKED BY

DATE

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DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

VER.

003

Previous S.16 Applications covering the Application Site

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/YL-HT/599	Temporary Open Storage of Containers and Container Repairing Area for a Period of 3 Years	27.3.2009
A/YL-HT/771	Renewal of Planning Approval for Temporary Open Storage of Containers and Container Repairing Area for a Period of 3 Years	16.3.2012
A/YL-HT/947	Open Storage of Containers and Container Repairing Area for a Period of 3 Years	27.3.2015
A/HSK/65	Temporary Open Storage of Containers and Container Repairing Area for a Period of 3 Years	18.5.2018
A/HSK/348	Temporary Open Storage of Recycling Materials and Containers with Ancillary Workshop and Site Office for a Period of 3 Years	14.1.2022

Rejected Applications

Application No.	Uses/Development	Date of Consideration	Rejection Reason
A/YL-HT/224	Temporary Open Storage of Containers/Construction Materials with Vehicle Holding Area for a Period of 3 Years	22.3.2002 by TPB on review	(1) – (4)
A/YL-HT/250	Temporary Open Storage of Containers, Construction Materials and Machinery with Ancillary Office for a Period of 3 Years	14.6.2002	(1) – (5)
A/YL-HT/269	Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Office for a Period of 3 Years	13.9.2002	(1) and (4)
A/YL-HT/276	Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Office for a Period of 3 Years	3.1.2003	(1) and (4)
A/YL-HT/279	Temporary Open Storage of Containers with Ancillary Office for a Period of 3 Years	2.5.2003 by TPB on review	(1), (4) and (5)

Application No.	Uses/Development	Date of Consideration	Rejection Reason
A/YL-HT/296	Temporary Open Storage of Construction Materials and Machinery with Ancillary Office for a Period of 3 Years	22.8.2003 by TPB on review	(1), (4) and (5)
A/YL-HT/325	Temporary Open Storage of Containers (Empty) with Ancillary Office for a Period of 3 Years	23.4.2004 by TPB on review	(1) and (4)
A/YL-HT/330	Temporary Open Storage of Construction Materials and Machinery with Ancillary Office for a Period of 3 Years	21.5.2004 by TPB on review	(1), (4) and (5)
A/YL-HT/358	Temporary Open Storage of Containers for a Period of 3 Years	4.2.2005 by TPB on review	(6)
A/YL-HT/364	Temporary Open Storage of Construction Machinery with Ancillary Office for a Period of 3 Years	11.3.2005 by TPB on review	(6)
A/YL-HT/408	Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years	16.12.2005 by TPB on review	(5) – (6)
A/YL-HT/487	Temporary Open Storage of Containers for a Period of 3 Years	11.4.2008 by TPB on review	(1), (5) and (6)

Rejection Reason(s)

- (1) not in the line with planning intention of the “Recreation” zone
- (2) not compatible with the rural character of the "Green Belt" areas to its west and north.
- (3) insufficient information 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) no/insufficient information to demonstrate that the development would not have adverse landscape, visual, environmental, drainage and/or traffic impact on the surrounding area.
- (5) Setting of an undesirable precedent for similar applications
- (6) not in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13)

**Similar S.16 Applications within/straddling the subject
“Other Specified Use” annotated “Port Back-up, Storage and Workshop Uses” and
“Other Specified Uses” annotated “Logistics Facility” Zones
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/103	Temporary Open Storage and Warehouse (Building Materials, Construction Equipment and Recycling Materials) with Ancillary Workshop and Site Offices for a Period of 3 Years	2.11.2018 (Revoked on 2.4.2021)
A/HSK/174	Temporary Open Storage of Recycling Materials (Plastic) with Ancillary Workshops and Site Offices for a Period of 3 Years	13.12.2019 (Revoked on 13.3.2021)
A/HSK/317	Temporary Open Storage and Warehouse (Building Materials, Construction Equipment and Recycling Materials) with Ancillary Workshop and Site Offices for a Period of 3 Years	13.8.2021
A/HSK/346	Temporary Open Storage of Recycling Materials with Ancillary Workshops and Site Offices for a Period of 3 Years	14.1.2022

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

No adverse comment on the application.

2. Traffic

(a) Comments of the Commissioner for Transport:

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

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

No adverse comment on the application.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- 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 drainage proposal, to implement and maintain the proposed drainage facilities to his satisfaction.

4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of his department; and
- 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.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

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

6. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department:

No objection to the application.

7. Long-term Development

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

No objection to the application.

8. District Officer's Comments

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

- no comment from departmental point of view; and
- his 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 (OSAL) and Government Land (GL). The OSAL is 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 portion of GL under the Site with about 274m² is covered by Short Term Tenancy No. 2838 for the purpose of Open Storage of Containers and Container Repair Area;
 - no permission is given for occupation of the remaining GL included in the Site (about 4m² subject to verification). The act of occupation of GL without Government's prior approval is not allowed;
 - 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 regularise any irregularities on site, if any. The applicant has to either exclude the GL or obtain a formal approval prior to the actual occupation of that GL. 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 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 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 Ha Tsuen Road is 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;
- (f) to note the comments of the Director of Fire Services 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 to be installed should be clearly marked on the layout plans; and
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively;
- (g) to note the comments of the Director of Environmental Protection that:
- the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise the possible environmental impacts on the surrounding area;
- (h) to note the comments of the Chief Engineer/ Harbour Area Treatment Scheme Division, Drainage Services Department that the Site is located on the possible alignment of the underground sewerage reserved for the San Wai Sewage Treatment Works and the proposed Hung Shui Kiu Effluent Polishing Plants. The applicant shall take into account the abovementioned proposed works and closely liaise with his office on the interface issues;
- (i) 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 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, they are unauthorized building works (UBW) under the 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 Building Authority 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;
- (j) to note the comment of the Chief Engineer/Construction, Water Supplies Department that:
- existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development;

- in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water mains shall be provided to his department. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the his department and their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main; and
 - the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (k) to note the comment of the Project Manager (West), Civil Engineering and Development Department that the Site falls within the boundary of Hung Shui Kiu/Hau 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 might fall within the site 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 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 development programme and ensure his proposed development would not affect or impose constraints to the proposed works under HSK/HT NDA.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220905-150921-61082

提交限期**Deadline for submission:**

20/09/2022

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

05/09/2022 15:09:21

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

A/HSK/407

「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:**

221104-153840-71498

提交限期**Deadline for submission:**

22/11/2022

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

04/11/2022 15:38:40

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

A/HSK/407

「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 :**

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