

21/10

22/11/2022 11月1日 收到。城市規劃委員會
此文件在 22/11/2022 11月1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/423

This document is received on **15 NOV 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	A/HSK 6423
	Date Received 收到日期	15 NOV 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)

鄧相齊 TANG SHEUNG CHAI

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)

黃新和 WONG SUN WO WILLIAM

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)	元朗廈村新圍丈量約份第125 約地段第244 號 (部分)、第246 號(部分)、第250 號 (部分)、第251 號 (部分)、第252 號 (部分)、第253 號(部分)、第254 號(部分)、及第255 號(部分)。
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 6667.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 1979.1 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) 0 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核准圖編號 S/H S K / 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	臨時露天存放循環再造物料(金屬及塑膠) (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)

(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 _____ (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 14-09-2022 (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 _____ (DD/MM/YYYY)[&]
於 14-09-2022 (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/發展擬議臨時可循環再造物料回收中心
露天存放(金屬及塑膠)
連附屬辦公室及塑膠破碎工場

(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 4817.5sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 1850.3sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 8

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 1979.1sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 1979.1sq.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)

1) G/F 員工休息室 1/F 辦公室 (2層) 高6米。 2) 洗手間 (1層) 高2.2米。

3) 回收場連附屬塑膠破碎工場 (1層) 高6.8米。 4) 地磅控制室 (1層) 高2.5米。

5) 小型工具存放處 (1層) 高2.1米。 6) 雨水簷篷 (1層) 高3.2米。

7) 雨水簷篷 (1層) 高3.3米。 8) 儲物室 (1層) 高2.5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 2

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 2

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間

每日上午8時至下午6時星期日及公眾假期休息

<div>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</div>	<div>Yes 是</div> <div>No 否</div>	<div><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))</div> <div>雞伯嶺路</div> <div><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)</div> <div><input type="checkbox"/></div>																														
<div>(e) Impacts of Development Proposal 擬議發展計劃的影響</div> <div>(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。)</div>																																
<div>(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？</div>	<div>Yes 是</div> <div>No 否</div>	<div><input type="checkbox"/> Please provide details 請提供詳情</div> <div></div> <div></div> <div></div> <div><input checked="" type="checkbox"/></div>																														
<div>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</div>	<div>Yes 是</div> <div>No 否</div>	<div><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/範圍)</div> <div><input type="checkbox"/> Diversion of stream 河道改道</div> <div><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</div> <div><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</div> <div><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</div> <div><input checked="" type="checkbox"/></div>																														
<div>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</div>	<table> <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"/>
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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>.....</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）。

早前我等可循環再做物料回收中心已得到貴署批准 (A / H S K / 272)，規劃師因感染疫病
 未能幫助我等申請延期的工作，在近月才能完全康復，因此拖延至今才能從新向貴會再次
 申請規劃許可，懇請貴會能給與我等多一次機會，繼續經營環保回收的工作。

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

.....
WONG SUN WO WILLIAM
.....

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

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

Date 日期

10-10-2022

..... (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 <u>as far as possible</u> . 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	元朗廈村新圍丈量約份第125 約地段第244 號(部分)、 第246 號(部分)、第250 號(部分)、第251 號(部分)、 第252 號(部分)、第253 號(部分)、第254 號(部分)、 及第255 號(部分)。
Site area 地盤面積	<div style="text-align: right;"> 6667.8 6291 sq. m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div style="text-align: right;"> (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約) </div>
Plan 圖則	洪水橋及廈村分區計劃大綱核准圖編號 S/H S K/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 <div style="margin-left: 40px;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> <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 <div style="margin-left: 40px;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	擬議臨時可循環再造物料回收中心 露天存放(金屬及塑膠) 連附屬辦公室及塑膠破碎工場

(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	1979.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.297 <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	8	
(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	2.1-6.8 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1-2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	27.75 % <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		2
	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) _____ _____		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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

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"/>
申請地點位置圖 雨水排放建議圖 行車路線圖		
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。

我等申請地點共有兩條行車路線可以進出，首先向西行時可經雞伯嶺路轉入西部通道，而向東行經雞伯嶺路轉入天影路，因此對鄰近地點的交通影響不大。

沙江天后古廟

飯崗峰

周降村

東行路線

申請地點

東行路線

蘇磚石機電室

楊侯古廟

巷尾村

泓景軒

東頭村

天龍居

羅屋村

屏夏路花園

士宏書室

錫降村

新麗花園

皇冠花園

翠麗豪園

俊朗軒花苑

翠湖花園

錫降圍

遠景花園

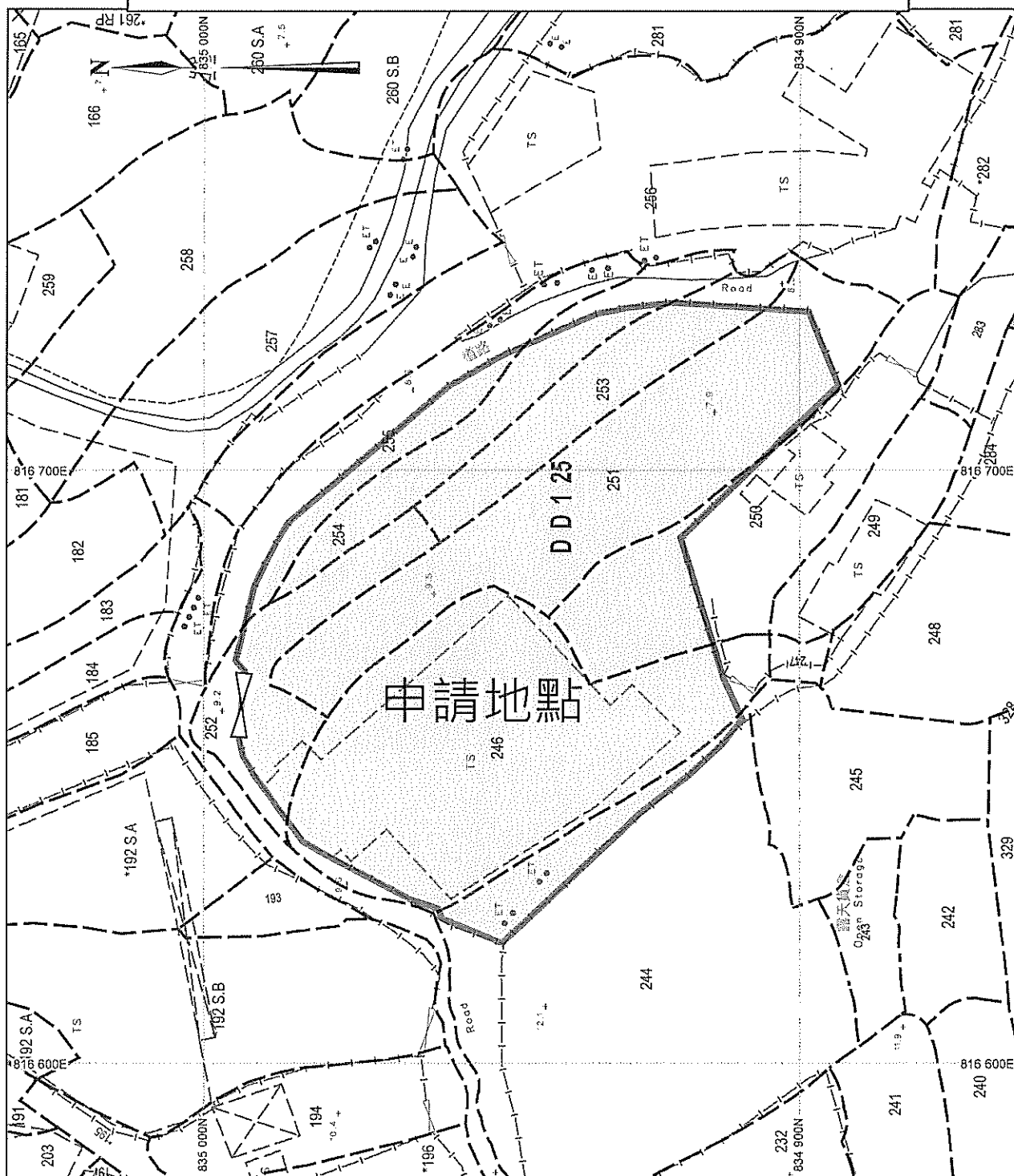
銀湖花園

港深西部公路

0.3 km

地圖版權屬香港特區政府

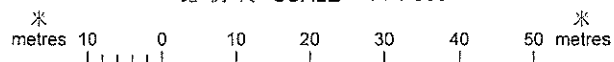
申請地點位置圖



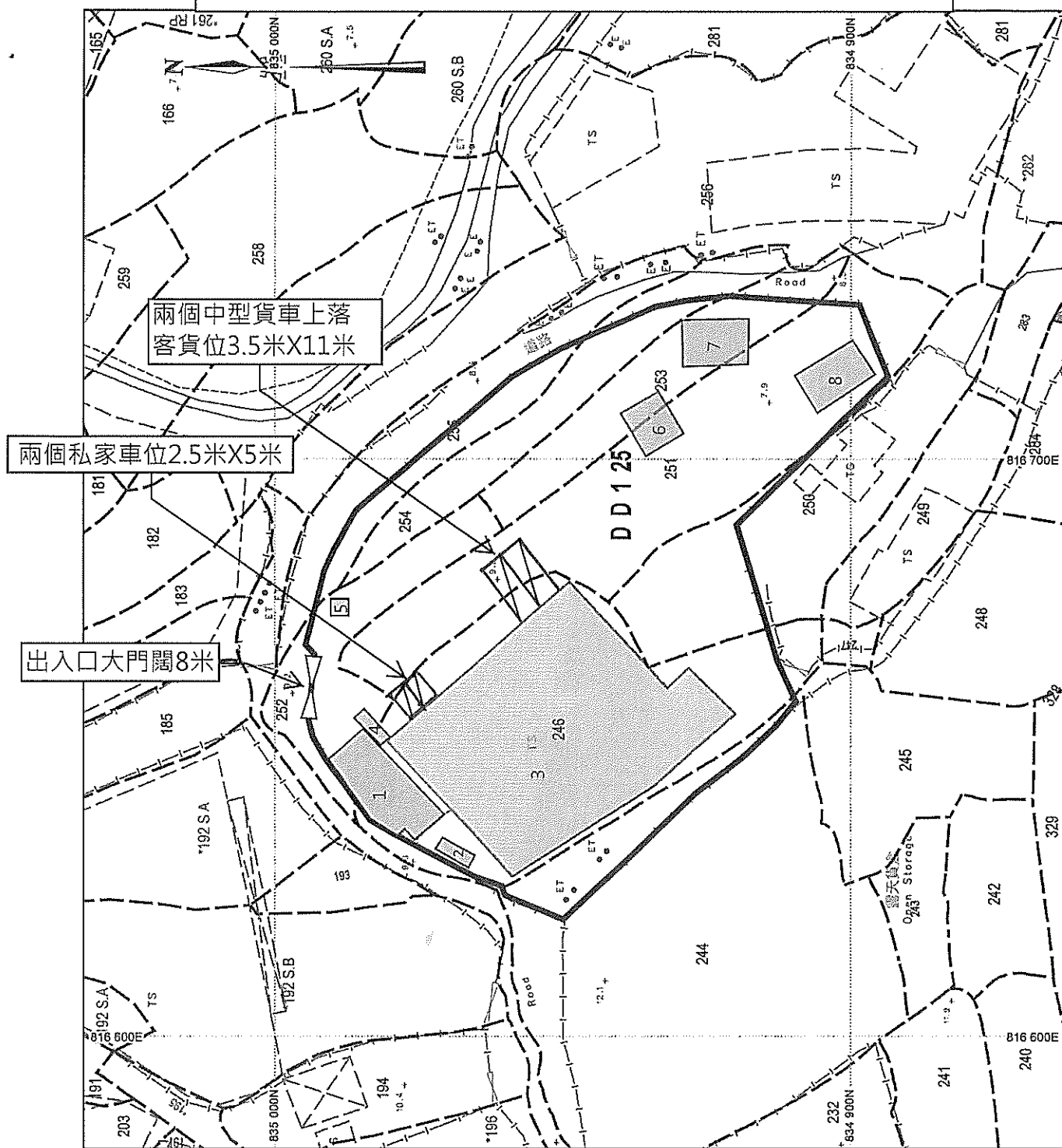
地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



布局圖



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

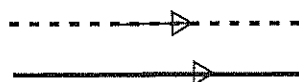
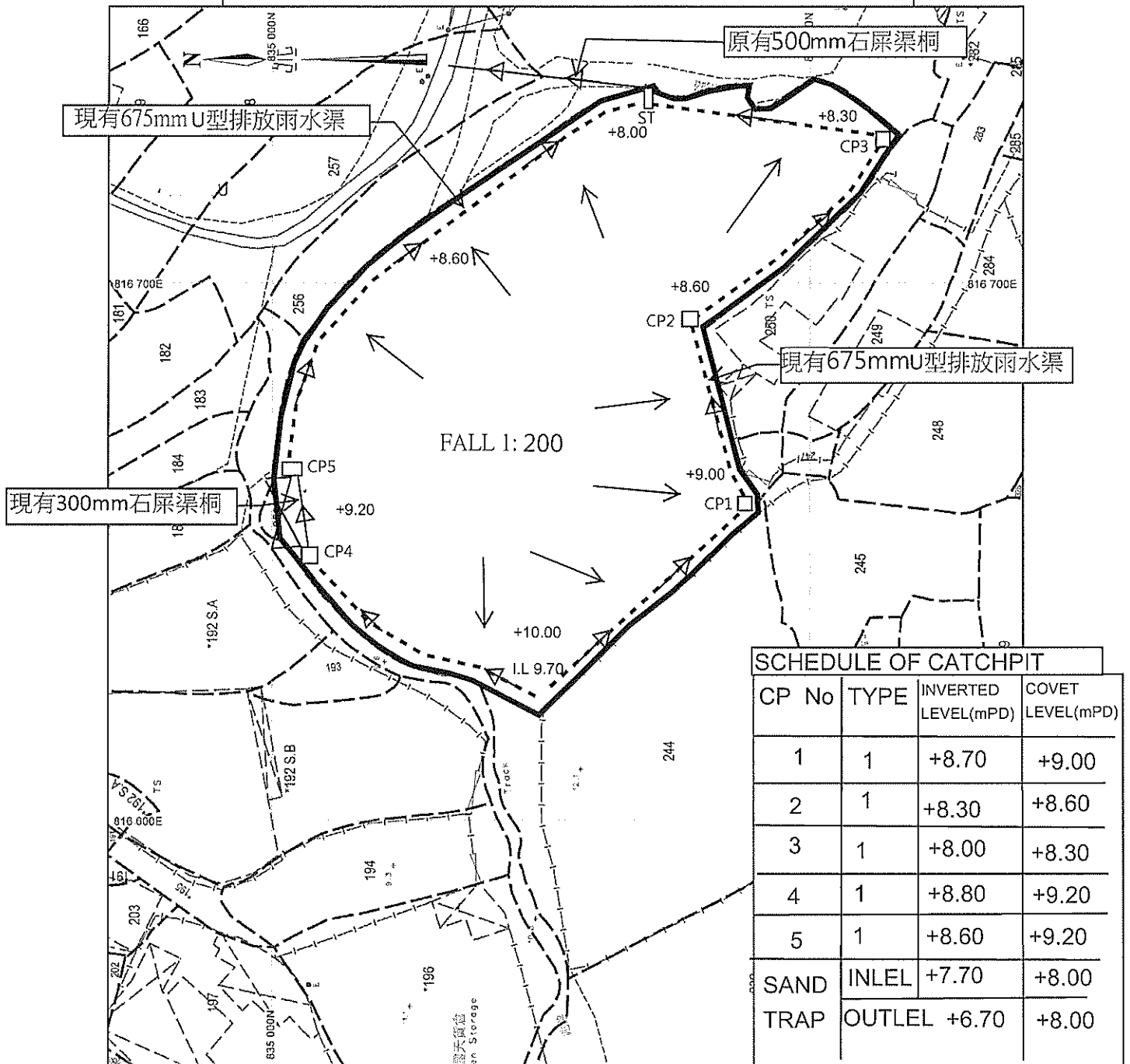
米 metres 10 0 10 20 30 40 50 metres



構築物用途及面積說明

- 1) G/F 員工休息室1/F 辦工室面積 每層128.8平方米 (2層)合共總樓面面積257.6平方米 高6米。
- 2) 洗手間面積14.9平方米(1層)高2.2米。
- 3) 回收場連附屬塑膠破碎工場面積1504.8平方米(1層) 高6.8米。
- 4) 地磅控制室面積14.9平方米 (1層) 高2.5米。
- 5) 小型工具存放處面積4.4平方米(1層)高2.1米。
- 6) 雨水簷篷 面積53.3平方米(1層) 高3.2米。
- 7) 雨水簷篷面積70平方米 (1層) 高3.3米。
- 8) 儲物室 面積59.2平方米(1層) 高2.5米

雨水排放建議圖



SAND TRAP ST

現有675mm U型排放雨水渠

現有500mm石屎渠桐

現有1000mm雨水過路井

現有標準隔沙池

我等早前的申請A/HSK/166的排水建議曾經獲得同意，現我等沿用上次的排水方案只刪減部份地段，而渠道與舊有相同，懇請渠務署能批次我等是次申請。我等渠道已經過多場大雨，對周邊土地都沒有產生負面影響及水浸情況出現，懇請批准我等是次申請 此致

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



Fw: A/HSK/423

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 21/11/2022 10:50 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Date: 21/11/2022 09:29
Subject: FW: A/HSK/423

From: sun wo wong [REDACTED]
Sent: Friday, November 18, 2022 6:25 PM
To: [REDACTED]; 城規會秘書處 <tpbpd@pland.gov.hk>
Subject: Fwd: A/HSK/423

A/HSK/423

cc: [REDACTED] >

此電郵係取代17-11-2022及18-11-2022下午18時前發出貴會的電郵文件



布局圖17-11-2022.pdf



行車路線圖1.pdf



車輛流量評估1.pdf



雨水排放建議圖 17-11-2022.pdf



P6.pdf



P8.pdf



提交消防裝置建議18-11-2022.pdf

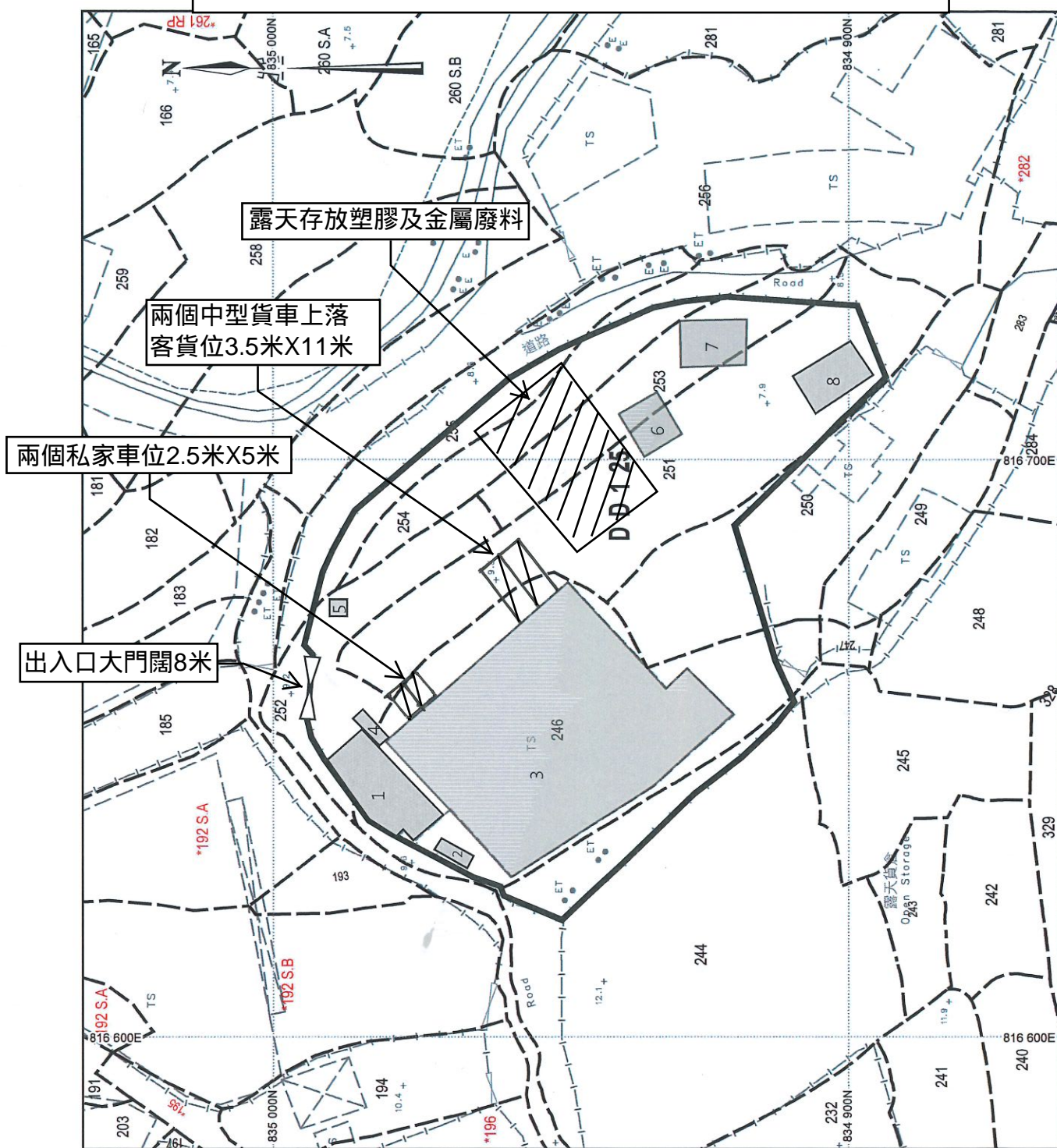
Proposed operating hours 擬議營運時間																																							
	<u>星期一至星期六上午8時至下午6時星期日及公眾假期休息</u>																																						
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>雞伯嶺路</u> <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，以及河道改造、填塘、填土及／或挖土的細節及／範圍) <input type="checkbox"/> Diversion of stream 河道改造 <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 style="width: 5%;">On environment 對環境</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></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"/>	_____			_____		
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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）。

早前我等可循環再做物料回收中心已得到貴署批准 (A / H S K / 272)，規劃師因感染疫病
 未能幫助我等申請延期的工作，在近月才能完全康復，因此拖延至今才能從新向貴會再次
 申請規劃許可，懇請貴會能給與我等多一次機會，繼續經營環保回收的工作。
 有關工場作業程序，我等回收場內的破碎工作，全部不用清洗的工序，同時場內絕對不會進
 行溶膠及焚燒作業工序，有關機械操作的地方，四周會使用隔音布圍封。因此可減少噪音發
 出及影響鄰近地方。

布局圖



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



構築物用途及面積說明

- 1) G/F 員工休息室1/F 辦公室內面積 每層128.8平方米 (2層)合共總樓面面積257.6平方米 高6米。
- 2) 洗手間面積14.9平方米(1層)高2.2米。
- 3) 回收場連附屬塑膠破碎工場面積1504.8平方米(1層) 高6.8米。
- 4) 地磅控制室面積14.9平方米 (1層) 高2.5米。
- 5) 小型工具存放處面積4.4平方米(1層)高2.1米。
- 6) 雨水簷篷 面積53.3平方米(1層) 高3.2米。
- 7) 雨水簷篷面積70平方米 (1層) 高3.3米。
- 8) 儲物室 面積59.2平方米(1層) 高2.5米

我等申請地點共有兩條行車路線可以進出，首先向西行時可經雞伯嶺路轉入西部通道，而向東行經雞伯嶺路轉入天影路，因此對鄰近地點的交通影響不大。



車輛流量評估

至：城市規劃委員會

本中心共有 3 個私家車位及 2 個中型貨車上落貨位，我等預計經常停泊及出入中心車輛流量。

進入回收中心預計流量 (私家車)

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 6 時
----	----	---------------	----------------

1 至 6 車輛架次	預計有 2 架次	預計有 1 架次
------------	----------	----------

(貨 車)

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 4 時
----	----	---------------	----------------

1 至 6 車輛架次	預計有 1 架次	預計每小時有 1 架次
------------	----------	-------------

離開回收中心預計流量 (私家車)

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 6 時
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1 至 6 車輛架次	預計有 0 架次	預計有 3 架次
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(貨 車)

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 4 時
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1 至 6 車輛架次	預計有 0 架次	預計每小時有 1 架次
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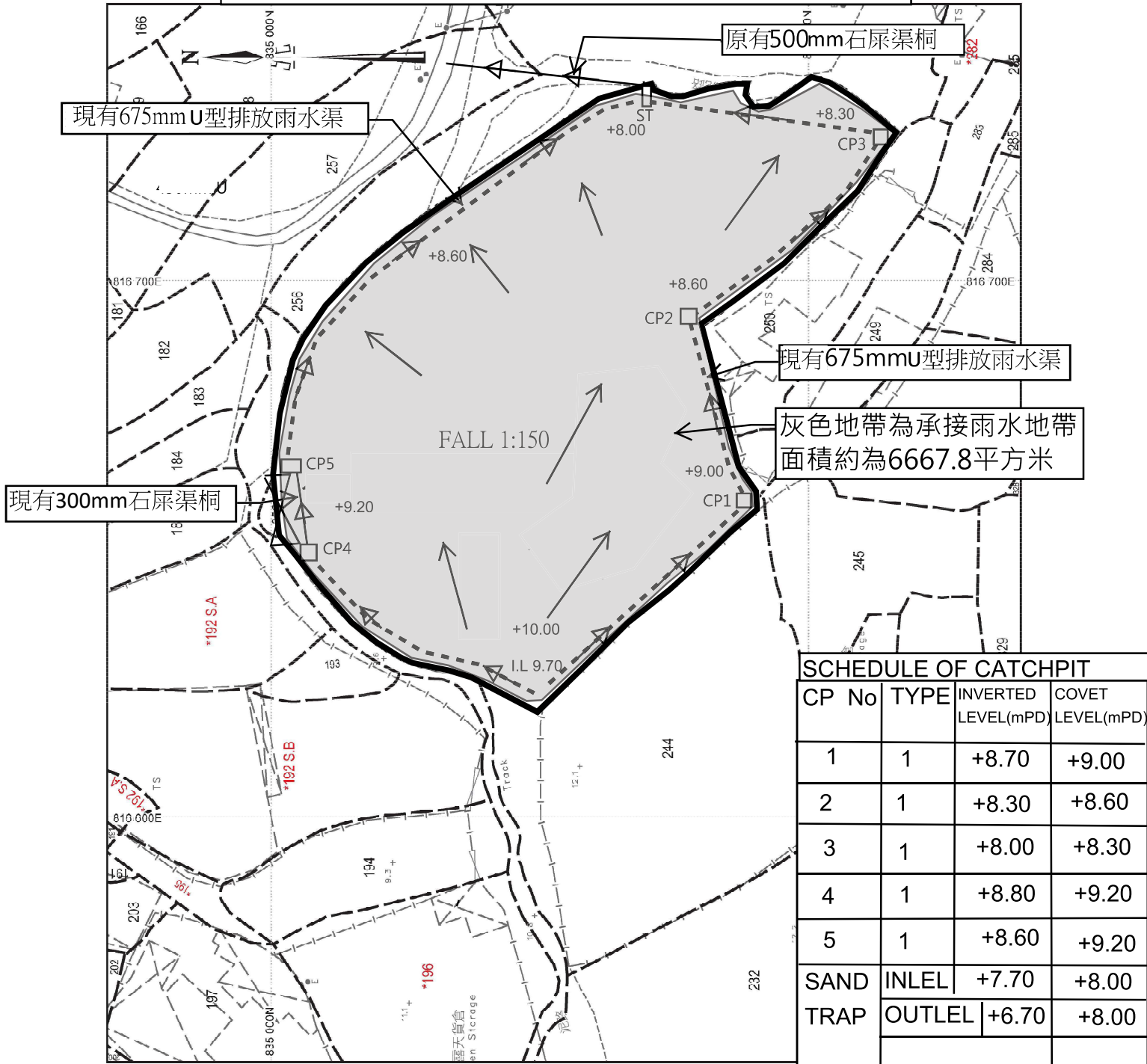
以上為我等回收中心預計車輛流量計評估。

我等上述行車安排絕對不會影響雞伯嶺路的交通流量，懇請貴處批准

獲授權代理人 黃新和

17-11-2022

雨水排放建議圖



- > 現有675mm U型排放雨水渠
- > 現有500mm石屎渠
- 現有1000mm雨水過路井

SAND TRAP ST 現有標準隔沙池

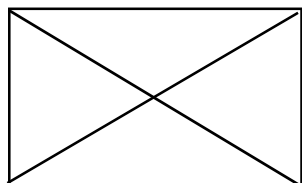
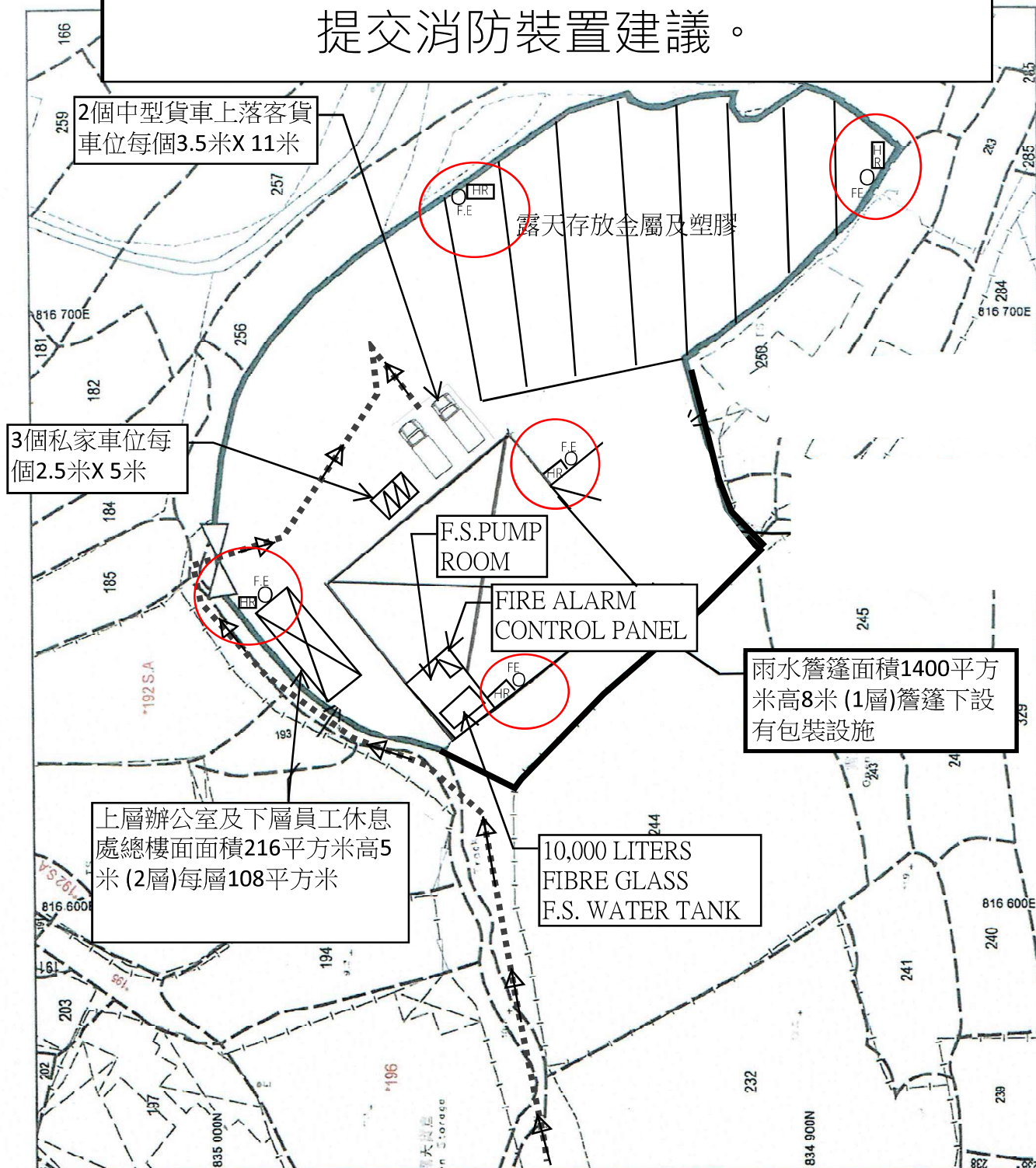
Catchment Area of site

Site Catchment Area = 6667.8 m²
= 0.0066678 km²

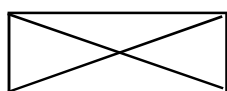
Peak runoff in m³/s = 0.278x0.95x250mm/hr x0.0066678km²
= 0.44024 m³/s
= 26415 liter/min

Read required channels size = 675U
Read required gradient = 1 in 14

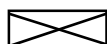
履行附帶條件(j) 提交消防裝置建議。



雨水簷篷面積1400平方米X 高8米 (1層)



上層辦公室 下層員工休息處總樓面面積216平方米X 高5米 (2層)每層108平方米)



流動式臨時洗手間面積30平方米高3.5米 (1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 Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/166	Proposed Temporary Open Storage of Recyclable Materials (Metal and Plastic) for a Period of 3 Years	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 8.7.2022)

**Similar S.16 Applications within/straddling the subject
“Government, Institution and 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/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)
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/311	Temporary Open Storage of Recyclable Materials (including Metal and Plastic) and Construction Materials and Warehouse for Storage of Construction Materials for a Period of 3 Years	9.7.2021
A/HSK/402	Proposed Temporary Open Storage of Recyclable Materials (Metal) with Ancillary Workshop and Office for a Period of 3 Years	14.10.2022

Rejected Application

Application No.	Uses/Development	Date of Consideration	Rejection Reason
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

- (1) Insufficient information to demonstrate no impacts on the surrounding areas.

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 to 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
- 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 a legible FSI proposal incorporated with the proposed FSIs to his department for approval; and
- having considered the nature of open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) and submission of a valid fire certificate (FS 251) within 6 weeks from the date of planning approval.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application;
- there were three substantiated environmental complaints on air and noise pollution aspects pertaining to the application site (the Site) received in the past three years; and
- should the application be approved, the following approval conditions are proposed:
 - (i) no workshop activities including burning, melting, washing or cleaning of recyclable materials, as proposed by the applicant, is allowed on the Site at any time during the planning approval period; and
 - (ii) all open storage or stockpiling of recyclables shall be fully and properly covered at any times on the Site.

6. 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.

7. Long-term Development

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

- no objection to the application.

8. Water Supplies

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

- no objection to the application.

9. 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
- 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 might be resumed at any time during the planning approval period for implementation of government projects;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) 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;
- the private lots covered by Short term Waivers (STW) in the Site are listed below:

<u>Lot(s) No(s).</u> <u>(in D.D. 125)</u>	<u>STW No.</u>	<u>Purposes</u>
246	5394	Temporary Recyclable Collection Centre and Open Storage (Metal & Plastic) with Ancillary Office and Plastic Crushing Workshop
252	5395	
254	5396	

- 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 STWs holder(s) should apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lots without STW will need to apply to his office for permitting the structures to be erected or to regularise 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 rent or fee, as may be imposed by LandsD;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
- sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - the local track and footpath leading to the Site is not under Transport Department (TD)'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;
- (f) 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;

(g) 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. The location of 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 (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(h) to note the comments of the Director of Environmental Protection (DEP) that:

- the applicant is advised to follow the relevant mitigation measures and requirements stipulated in 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP');
- all open storage or stockpiling of recyclables shall be fully and properly covered at all times on the Site during the planning approval period; and
- it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

(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. 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 the 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 (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the 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 under the BO. 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
- (j) 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 site under Second Phase development and Remaining 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 and Remaining Phase development will commence in 2024 and 2030 respectively. In this regard and subject to the necessary approval as required, the government plans to acquire these relevant sites in relation to the Second Phase development from mid-2024 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 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.

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



A/HSK/423 DD 125 San Wai GIC

11/12/2022 03:11

From:

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

File Ref:

A/HSK/423

Lots 244 (Part), 246 (Part), 250 (Part), 251 (Part), 252 (Part), 253 (Part), 254 (Part) and 255 (Part) in D.D. 125, San Wai, Ha Tsuen

Site area : About 6,668sq.m

Zoning : "GIC" and area shown as 'Road'

Applied use : Recycled Materials Collection Centre (Metal and Plastic) / 4 Vehicle Parking

Dear TPB Members,

272 - REVOKED ON 8.7.2022:

As the applicant had failed to comply with conditions (f), (g) (i) & (k) satisfactorily by 8.7.2022, the planning permission for the subject application had already been revoked on the same date.

But these operators know that law and order is only for urban areas so back with a new application and revised site size.

As for the promised new developments, in view of the number of roll over applications it is clear that the public has been misled with regard to the pledges made.

Mary Mulvihill

From:

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

Date: Tuesday, 8 December 2020 2:50 AM CST

Subject: A/HSK/272 DD 125 San Wai GIC

Dear TPB Members,

Strong objections to granting further term.

CE in Policy Address pledged that new town development would be expedited.

By rolling over applications TPB is effectively contributing to the stalling of these plans and providing both operators and government depts with excuses for procrastination.

Mary Mulvihill

From:

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

Sent: Tuesday, May 19, 2020 2:49:19 AM

Subject: A/HSK/221 DD 125 San Wai GIC

A/HSK/221

Lots 244 (Part), 246 (Part), 250 (Part), 251, 252 (Part), 253, 254 and 255 in D.D. 125, San Wai, Ha Tsuen

Site area : About 7,830sq.m

Zoning : "GIC" and area shown as 'Road'

Applied use : Recycled Materials Collection Centre (Metal and Plastic) / 4 Vehicle Parking

Dear TPB Members,

The same lots as 166 approved in on 2 August 2019 minus some lots to the south

No doubt PlanD will trot out the same old line it has been using for who knows how many years as the minutes revealed that despite the fact that there was no application history provided, this was an ongoing operation.

"Although the proposed temporary open storage of recyclable materials was not in line with the planning intention of "Government, Institution or Community" ("G/IC") zone and an area shown as 'Road', the implementation programme for that part of New Development Area was still being formulated.

Members asked no questions but now in view of the recent JR **HCAL 26/2012 2020 HKCFI 501** members can no longer rely on PlanD recommendations but must ask questions.

Hence, a mere reading of the representation / comment and obtaining advice in respect thereof do not suffice – the decision maker must have to personally consider them rather than rely on an official's consideration of them: Tickner v Chapman, supra, at 464D-E. Li CJ also said in Oriental Daily, supra, at 868B that

"the reasons should show that the issues that arise for serious consideration have been considered ."

So what is THE PLAN for the district? Why is it not being implemented as we have been hearing about development at Ha Tsuen for decades. Members should press for details and timelines. Why is NT carpeted with land use inefficient facilities? The ease with which rolling over brownfield applications without question has become the normal is one of the reasons why so many long promised developments are stalled.

Auto roll overs are no longer an option.

Mary Mulvihill

From:

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

Sent: Friday, July 12, 2019 2:22:42 AM

Subject: A/HSK/166 DD 125 San Wai GIC

A/HSK/166

Lots 244 (Part), 246, 249, 250 (Part), 251 (Part), 252 (Part), 253 (Part), 254 (Part) and 255 (Part) in D.D. 125, San Wai, Ha Tsuen

Site area : About 9,450m²

Zoning : "GIC" and "Road"

Applied Use : Recycling depot / Filling of Ponds

Dear TPB Members,

The planning intention of the site is to provide space for community facilities when Ha Tsuen is developed into a new town.

Recycling operations are noxious in nature. It is unacceptable that land destined to provide for who knows what kind of elderly, playground, educational or recreational facilities be poisoned by the discharge of toxic elements.

Filling of ponds is unacceptable as these ponds should be an integral element of the planned GIC node.

Members must reject this application and make enquiries with relevant departments re the current state of the site and steps to be taken to eliminate brownfield use.

Mary Mulvihill