

2021年 5月 3 1日

此文件在 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/YL-HTF/1120

HTF/1120

This document is received on 31 MAY 2021  
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)

STP/YLW2  
TP/TH3  
SSO/YLW1  
STO/YLW2  
ada  
1/6

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號  
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」  
Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明  
Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

|                                 |                         |               |
|---------------------------------|-------------------------|---------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/YL-WTF/1120 |
|                                 | Date Received<br>收到日期   | 31 MAY 2021   |

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

## 1. Name of Applicant 申請人姓名/名稱

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

中氏環保國際有限公司

Chung's Recycle International Limited

## 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)元朗丈量約份第128約地段第159號A分段(部份)及  
毗鄰政府土地(b) Site area and/or gross floor area involved  
涉及的地盤面積及/或總樓面面積
☐ Site area 地盤面積 ..... 2860 ..... sq.m 平方米 ☒ About 約  
☐ Gross floor area 總樓面面積 ..... 2290 ..... sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any)  
所包括的政府土地面積 (倘有)..... 111 ..... sq.m 平方米 ☒ About 約

|  |   |
|--|---|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | 厦村邊緣分區計劃大綱核准圖<br>編號 S/YL-HTF/12   |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | R(D)  |
| (f) Current use(s)<br>現時用途   | 五金製品廠<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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 ..... 2021 ..... 年 ..... 04 ..... 月 ..... 27 ..... 日的記錄，這宗申請共牽涉 ..... 1 ..... 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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(日/月/年) |
|   |  |  |
|   |  |  |
|   |  |  |

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

- ☒ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 1 ..... 名「現行土地擁有人」<sup>#</sup>。

| Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |  |   |
|---|--|---|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>通知日期(日/月/年) |
| 1   | 元朗丈量約份第128約地段第159號A分段  | 04-05-2021  |
|   |  |   |
|   |  |   |

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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/發展可循環再造物料回收中心  
(廢舊五金，塑膠，膠樽回收中心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 ..... 570 .....sq.m ☐About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 2290 .....sq.m ☐About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 2 .....

Proposed domestic floor area 擬議住用樓面面積 .....sq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 .....sq.m ☐About 約

Proposed gross floor area 擬議總樓面面積 ..... 2290 .....sq.m ☐About 約

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

回收中心 面積2000平方米高8米(1層)

雨水簷篷面積270平方米高6米(1層)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 .....

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... 2 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 .....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....



|  |   |   |  |
|--|---|---|--|
| Proposed operating hours 擬議營運時間<br>每日上午7時至下午7時星期日及公眾假期休息   |   |   |  |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤／有關建築物？   | Yes 是   | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br>鳳降村路   |  |
|  | No 否  | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)<br><br><input type="checkbox"/>   |  |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) |   |   |  |
| (i) Does the development proposal involve alteration of existing building?<br>擬議發展計劃是否包括現有建築物的改動？  | Yes 是   | <input checked="" type="checkbox"/> Please provide details 請提供詳情<br>由現時的金五製品廠改作為環保回收中心<br>廠房內不會有任何建築物改動   |  |
|  | No 否  | <input type="checkbox"/>  |  |
| (ii) Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程？   | Yes 是   | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)<br>(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)<br><br><input type="checkbox"/> Diversion of stream 河道改道<br><br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 |  |
|  | No 否  | <input checked="" type="checkbox"/>   |  |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響？   | On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br><br><br> |   |  |

|  |  |
|--|--|
|  | <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> |
|--|--|

**(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<br>與許可有關的申請編號 | A/ _____ / _____   |
| (b) Date of approval<br>獲批給許可的日期                                     | ..... (DD 日/MM 月/YYYY 年)   |
| (c) Date of expiry<br>許可屆滿日期   | ..... (DD 日/MM 月/YYYY 年)   |
| (d) Approved use/development<br>已批給許可的用途/發展                          |  |
| (e) Approval conditions<br>附帶條件                                      | <p><input type="checkbox"/> The permission does not have any approval condition<br/>許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions<br/>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):<br/>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:<br/>仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient)<br/>(如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought<br>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）。

早前的五金製品廠因為經濟環境欠佳而結業。本公司現租用上述工業廠房。改作為環保回收中心。而現有的工業廠房在上址已經營幾十年。因上述地段現時用途為R(D)低密度住宅用途。業主希望我等向城市規劃委員會作出申請臨時改作為可循環再造環保回收中心，懇請貴會批准，我等的申請。



**8. Declaration 聲明**

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

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

Signature  
簽署

  
.....  
Wong Sun Wo William

Name in Block Letters  
姓名（請以正楷填寫）

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

Position (if applicable)  
職位（如適用）

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

專業資格

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

on behalf of  
代表

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

Date 日期

26-05-2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

|   |   |
|---|---|
| <b>Gist of Application 申請摘要</b><br>(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)<br>(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。) |   |
| Application No.<br>申請編號   | (For Official Use Only) (請勿填寫此欄)  |
| Location/address<br>位置/地址   | 元朗丈量約份第128約地段第159號A分段(部份)及毗鄰政府土地  |
| Site area<br>地盤面積   | 2860 sq. m 平方米 □ About 約<br>(includes Government land of 包括政府土地 111 sq. m 平方米 □ About 約)  |
| Plan<br>圖則  | 廈村邊緣分區計劃大綱核准圖編號S/YL-HTF/12  |
| Zoning<br>地帶  | R(D)  |
| Type of Application<br>申請類別   | <input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____<br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區臨時用途/發展的規劃許可續期為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展  | 可循環再造物料回收中心<br>(廢舊五金, 塑膠, 膠樽回收中心連附屬辦公室及塑膠破碎工場)  |

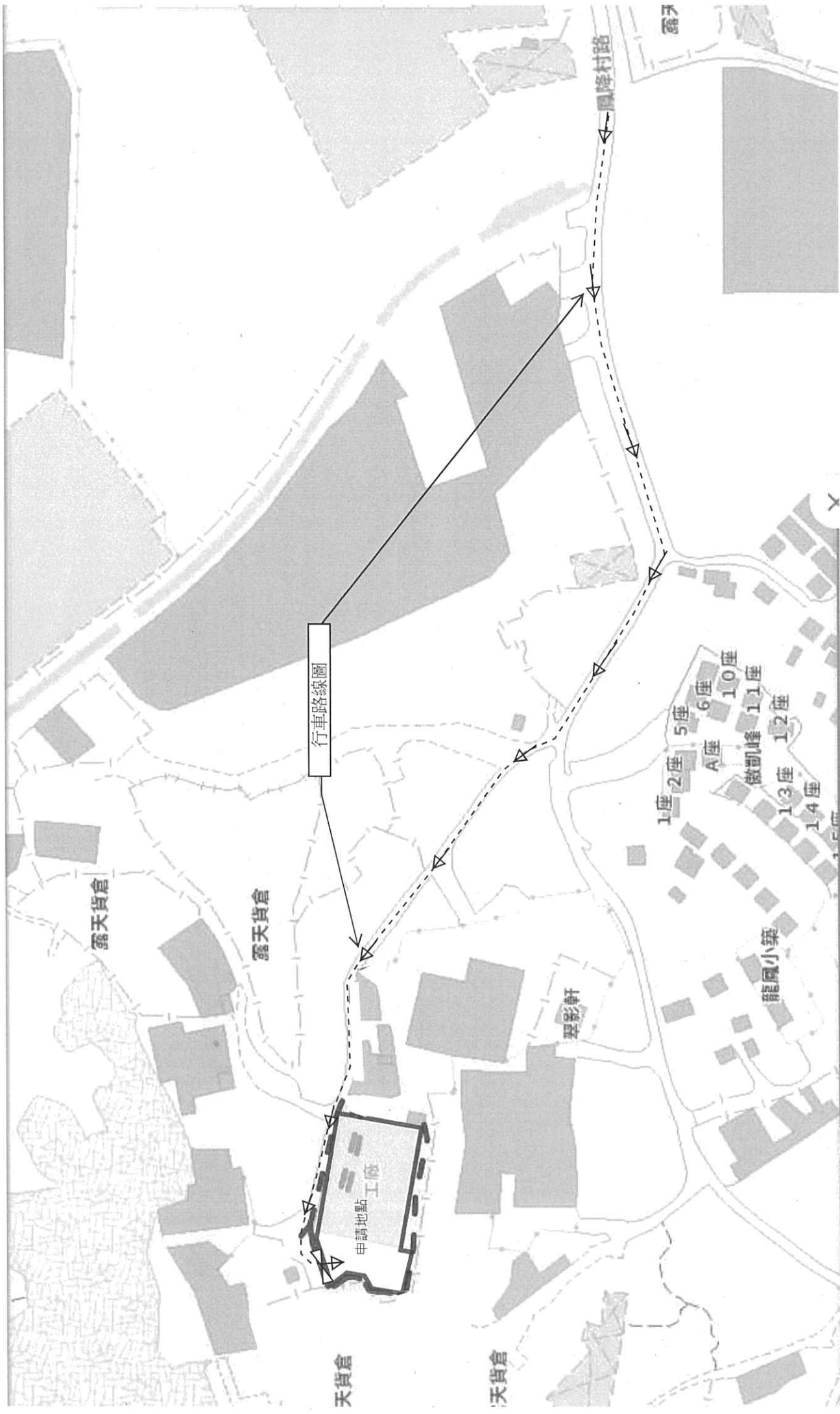
|  |   |  |  |
|--|---|--|--|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |   | sq.m 平方米   | Plot Ratio 地積比率  |
|  | Domestic<br>住用  | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於     |
|  | Non-domestic<br>非住用   | 2290 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | 0.8 <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數  | Domestic<br>住用  |  |  |
|  | Non-domestic<br>非住用   | 2  |  |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用  | m 米<br><input type="checkbox"/> (Not more than 不多於)  |  |
|  |   | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                   |  |
|  | Non-domestic<br>非住用   | 6-8 m 米<br><input type="checkbox"/> (Not more than 不多於)  |  |
|  |   | 1 Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                 |  |
| (iv) Site coverage<br>上蓋面積   | 80 % <input type="checkbox"/> About 約   |  |  |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數<br><br>Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |  | 2  |
|  | Total no. of vehicle loading/unloading bays/lays<br>上落客貨車位／停車處總數<br><br>Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____                                  |  |  |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                 |                                     |                          |
|---|-------------------------------------|--------------------------|
|   | Chinese<br>中文                       | English<br>英文            |
| <b>Plans and Drawings 圖則及繪圖</b>   |                                     |                          |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                   | <input 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 type="checkbox"/>            | <input type="checkbox"/> |
| <hr/>   |                                     |                          |
| <b>Reports 報告書</b>  |                                     |                          |
| Planning Statement/Justifications 規劃綱領/理據   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>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"/> |
| <hr/>   |                                     |                          |
| 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。





行車路線圖

露天貨倉

露天貨倉

申請地點  
工廠

天貨倉

天貨倉

翠影軒

龍鳳小築

1座 2座 5座 6座  
A座 10座  
傲凱峰 11座  
12座 13座 14座

鳳降村路

露天



致：城市規劃委員會

A/YL-HTF/1120

可循環再造物料回收中心

(廢舊五金，塑膠，膠樽回收中心連附屬辦公室及塑膠破碎工場)

|       | 輕型貨車進入 |  | 輕型貨車離開 |  |  |  |
|-------|--------|--|--------|--|--|--|
| 時間    |        |  |        |  |  |  |
| 08:00 | 2      |  |        |  |  |  |
| 09:00 |        |  | 2      |  |  |  |
| 10:00 | 1      |  |        |  |  |  |
| 11:00 |        |  | 1      |  |  |  |
| 12:00 | 1      |  |        |  |  |  |
| 13:00 |        |  | 1      |  |  |  |
| 14:00 | 1      |  |        |  |  |  |
| 15:00 |        |  | 1      |  |  |  |
| 16:00 | 2      |  |        |  |  |  |
| 17:00 |        |  | 2      |  |  |  |
| 18:00 |        |  |        |  |  |  |
| 18:30 |        |  |        |  |  |  |

多謝貴處在30-06-2021之提問,有關我等回收中心車輛進出場地事宜

本回收場每天有2部小型貨車在早上8-10時回到回收中心，在上午九時至十時分便開出至各區收集回收之物品，大約在下午4時前返回場地內卸下貨物。約下午五時離開，每天约有14架次車輛出入場地

此致

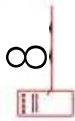
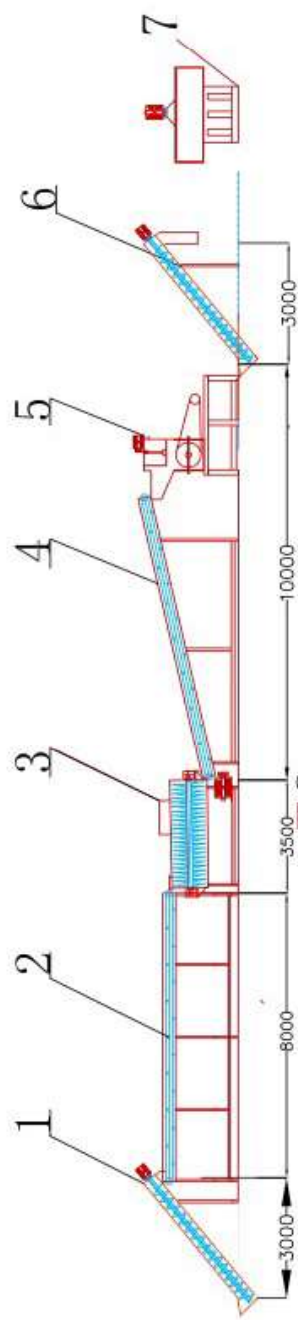
30-06-2021



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William Wong

塑膠破碎機及工作流程



配置说明：剥纸粉碎

- 1：上料龙（带三通）：Φ 600\*6000 功率：5.5KW、速比43 1条。
- 2：检料输送带（带变频、包括平台）：600\*8000 功率：2.2KW\*2、速比43 2套
- 3：剥纸机：Φ 600\*3500 功率：15KW\*2+4KW\*2、 2套
- 4：上料输送带：600\*7000 功率：2.2KW\*2、速比43 2套
- 5：800型粉碎机：功率：37KW+3KW、速比43 2套
- 6：装袋龙：Φ 400\*4000 功率：4KW、速比43 1条。
- 7：磨刀机：1套600\*850\*1200 功率：3KW
- 8：电柜：1套 功率：140KW

# 可循環再造物料回收中心 (回收廢舊五金及塑膠連塑膠破碎工廠)

TPB / A / YL-HTF / 1120

回應環保署的問題

A 我等再次作出聲明，我等場地內絕對不會進行熔膠，燃燒工作，及不會進行清潔回收材料的工序，因我等在回收原頭已進行篩選的工作，如有被污染物料我等將會拒絕接收，及退回有關供應商。如獲批准我等歡迎環保署除時進行突擊檢查。

B 場內的塑膠破碎工序全部安排在設有隔音設備的區域內進行，絕對不會產生噪音影響鄰近地方，而廠房全部裝設強力通風設施。

此致

獲授權代理人黃新和敬上

15-07-2021

**Similar s.16 Applications for Recycling Workshop or Centre  
within the same “R(D)” Zone on the Ha Tsuen Fringe OZP**

**Approved Application**

|   | <b><u>Application No.</u></b> | <b><u>Proposed Use</u></b>  | <b><u>Zoning</u></b> | <b><u>Date of Consideration</u></b>  | <b><u>Approval Conditions</u></b> |
|---|-------------------------------|---|----------------------|--------------------------------------|-----------------------------------|
| 1 | A/YL-HTF/1085                 | Temporary Recyclable Collection Centre for Garment, Cloth and Waste Paper for a Period of 3 Years | “R(D)”               | 4.5.2018<br>(Revoked on 4.8.2019)    | 1-8,10,11                         |
| 2 | A/YL-HTF/1099                 | Temporary Recyclable Collection Centre for Garment, Cloth and Waste Paper for a Period of 3 Years | “R(D)”               | 13.12.2019<br>(Revoked on 13.3.2020) | 1,3-6,8-10                        |
| 3 | A/YL-HTF/1101                 | Proposed Temporary Recyclable Collection Centre for Metal and Garment for a Period of 3 Years     | “R(D)”               | 17.1.2020<br>(Revoked on 17.7.2020)  | 1,3-6,8-10                        |
| 4 | A/YL-HTF/1107                 | Temporary Recyclable Collection Centre for Garment, Cloth and Waste Paper for a Period of 3 Years | “R(D)”               | 4.9.2020                             | 1,3-6,8-10                        |
| 5 | A/YL-HTF/1109                 | Proposed Temporary Recyclable Collection Centre for Metal and Garment for a Period of 3 Years     | “R(D)”               | 18.12.2020                           | 1,3-6,8-10                        |

- 1 No night time operation/operation on Sundays and Public Holidays.
- 2 No open storage.
- 3 No medium or heavy goods vehicle exceeding 5.5 tonnes is allowed to enter / exit or to be parked / stored on the Site.
- 4 No vehicle is allowed to queue back to or reverse onto/from the public road.
- 5 Submission and implementation of drainage proposal.
- 6 Submission and implementation of fire service installations proposal.
- 7 Submission and implementation of landscape proposal.
- 8 Maintenance of drainage facilities.
- 9 Maintenance of existing trees.
- 10 Revocation clauses.
- 11 Reinstatement clause.

**Rejected Applications**

|   | <b><u>Application No.</u></b> | <b><u>Proposed Use</u></b>        | <b><u>Zoning</u></b> | <b><u>Date of Consideration (RNTPC/TPB)</u></b> | <b><u>Rejected Reasons</u></b> |
|---|-------------------------------|-----------------------------------|----------------------|---|--------------------------------|
| 1 | A/YL-HTF/1093                 | Proposed Temporary Plastic Bottle | “Agriculture”        | 1.2.2019  | 1,3,4                          |

|   | <b><u>Application No.</u></b> | <b><u>Proposed Use</u></b>   | <b><u>Zoning</u></b> | <b><u>Date of Consideration (RNTPC/TPB)</u></b> | <b><u>Rejected Reasons</u></b> |
|---|-------------------------------|--|----------------------|---|--------------------------------|
|   |                               | Recycling Centre with Workshop and Ancillary Office for a Period of 3 Years                          | ("AGR") and "R(D)"   |   |                                |
| 2 | A/YL-HTF/1096                 | Temporary Plastic Bottle Recycling Centre with Workshop and Ancillary Office for a Period of 3 Years | "AGR" and "R(D)"     | 20.9.2019                                       | 2-4                            |
| 3 | A/YL-HTF/1108                 | Temporary Plastic Recycling Centre with Workshop and Ancillary Office for a Period of 3 Years        | "R(D)"               | 4.12.2020                                       | 2, 5                           |

- 1 The applicant fails to demonstrate that the proposed development would not generate adverse environmental and traffic impacts on the surrounding areas.
- 2 The applicant fails to demonstrate that the proposed development would not generate adverse environmental impact on the surrounding areas.
- 3 The approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- 4 The development is not in line with the planning intentions of the "AGR" and "Residential (Group D)" ("R(D)") zones. The planning intention of the "AGR" zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and also to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The planning intention of the "R(D)" zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. There is no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis.
- 5 The applied use is not in line with the planning intention of the "Residential (Group D)" zone, which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.

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

參考編號

Reference Number:

210608-145022-93203

提交限期

Deadline for submission:

29/06/2021

提交日期及時間

Date and time of submission:

08/06/2021 14:50:22

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-HTF/1120

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設臨時回收中心(五金、塑膠及膠樽)連附屬辦公室及塑膠破碎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。



5-1 附錄

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

參考編號

Reference Number:

210621-160948-35820

提交限期

Deadline for submission:

29/06/2021

提交日期及時間

Date and time of submission:

21/06/2021 16:09:48

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-HTF/1120

「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，住屋過於密集地方設臨時回收中心(五金、塑膠及膠樽)連附屬辦公室及塑膠破碎工場，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

5-2

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



A/YL-HTF/1120 DD 128 Ha Tsuen  
28/06/2021 02:57

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
FileRef:

A/YL-HTF/1120

Lot 159 S.A (Part) in D.D.128 and adjoining Government Land, Ha Tsuen  
Site area : About 2,860sq.m Includes Government Land of about 111sq.m  
Zoning : "Res (Group D)"  
Applied use : Recycling Centre / 2 Vehicle Parking

Dear TPB Members,

I would draw your attention to the Minutes of 12 June 2020 for Open Storage on R zoning in the same district:

94. A Member noted that there were a number of planning applications for temporary open storage and port back-up uses **within the HSK/HT NDA** and raised concern if there was any implication on the implementation of the NDA. In response, the Chairman said that noting the changes in planning circumstances in the rural New Territories, the Town Planning Board had revised the TPB PG-No. 13E in March 2020 to set out a general **approach for assessing planning applications for open storage and port back-up uses in NDAs during the interim period before the site was required for NDA development. In general, sympathetic consideration might be given to applications for continued operation of open storage and port back-up uses during the interim period.**

But this application has no history of approvals? Moreover it is for a recycling plant that involves issues of environmental contamination, fire hazard, etc.

Mary Mulvihill

**Advisory clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots and Government Land (GL). The lots are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The private land of Lot 159 S.A in D.D. 128 is covered by a short Term Waiver (STW) No. 745 to permit structures for the purpose of “Manufacturing of Plastic Furniture”. The GL (about 111m<sup>2</sup>) in the Site is covered by a Short Term Tenancy (STT) No. 489 for the purpose of “Manufacturing of Plastic Furniture”. The STW/STT holders will need to apply to his office for modification of the STW/STT conditions where appropriate, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. The local track leading to the Site is not under Transport Department’s (TD) purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Fung Kong Tsuen Road;
- (f) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance. The applicant is advised to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test. It is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DevB) that the applicant is required to inform AMO immediately in case any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories

Exempted House) are erected on leased land without the approval of Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application. For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;

- (i) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line at the Site should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (j) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.