

2021年 7月 1 3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。

This document is received on 13 JUL 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)

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
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/YL-HTF/1123
	Date Received 收到日期	13 JUL 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)

鄧兆光

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)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 260(Part), 261(Part), 262, 263 and 264 in D.D.128, Ha Tsuen, Yuen Long, New Territories 新界元朗廈村丈量約份第128約地段第260號(部份)、 第261號(部份)、第262號、第263號及第264號
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3080 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1250 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)	N/A 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	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 厦村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" and "Residential (Group D)" 「農業」及「住宅(丁類)」
(f) Current use(s) 現時用途	現時是空置的臨時貨倉 (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 03/06/2021 (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 21/06/2021 (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

擬議臨時五金回收中心

(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	1,830	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,250	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1		
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,250	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,250	sq.m	<input checked="" type="checkbox"/> About 約

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

1個構築物：臨時五金回收中心

面積不多於1,250平方米，高度不多於11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

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

N/A

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

2

Proposed operating hours 擬議營運時間			
星期一至星期六上午九時至下午七時，星期日及公眾假期全日休業。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 由深灣路經一條鄉村道路進入	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>不需要砍伐樹木</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>(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）。

.....
請參考附件的申請報告書及擬議發展的計劃細節
.....

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



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

Ms Hermose Chong

Manager

Name in Block Letters
姓名（請以正楷填寫）

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

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

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

Date 日期

03/06/2021

(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

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

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

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

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 260(Part),261(Part),262,263 and 264 in D.D.128,Ha Tsuen,Yuen Long,New Territories 新界元朗廈村丈量約份第128約地段第260號(部份)、 第261號(部份)、第262號、第263號及第264號
Site area 地盤面積	3,080 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12
Zoning 地帶	"Agriculture" and "Residential (Group D)" 「農業」及「住宅(丁類)」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時五金回收中心

(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	1,250 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.406 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(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	11 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	40.58 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2 2個輕型貨車 上落貨車位

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
位置圖 Location Plan & 行車路線圖 Vehicular Access Plan		
地盤平面圖 Site Plan		
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 checked="" type="checkbox"/>	<input type="checkbox"/>
輕型貨車進出的流量報告		
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。

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗廈村丈量約份第 128 約地段第 260 號(部份)、第 261 號
(部份)、第 262 號、第 263 號及第 264 號
作為期不超過三年的臨時五金回收中心

預計臨時五金回收中心輕型貨車進出的流量報告
(星期一至星期六)

時間	進入 (輛)	離開 (輛)
9 : 00 – 10 : 00	1	0
10 : 00 – 11 : 00	0	1
11 : 00 – 12 : 00	1	0
12 : 00 – 13 : 00	0	0
13 : 00 – 14 : 00	0	1
14 : 00 – 15 : 00	0	0
15 : 00 – 16 : 00	0	0
16 : 00 – 17 : 00	0	0
17 : 00 – 18 : 00	0	0
18 : 00 – 19 : 00	0	0
合計(輛)	2	2

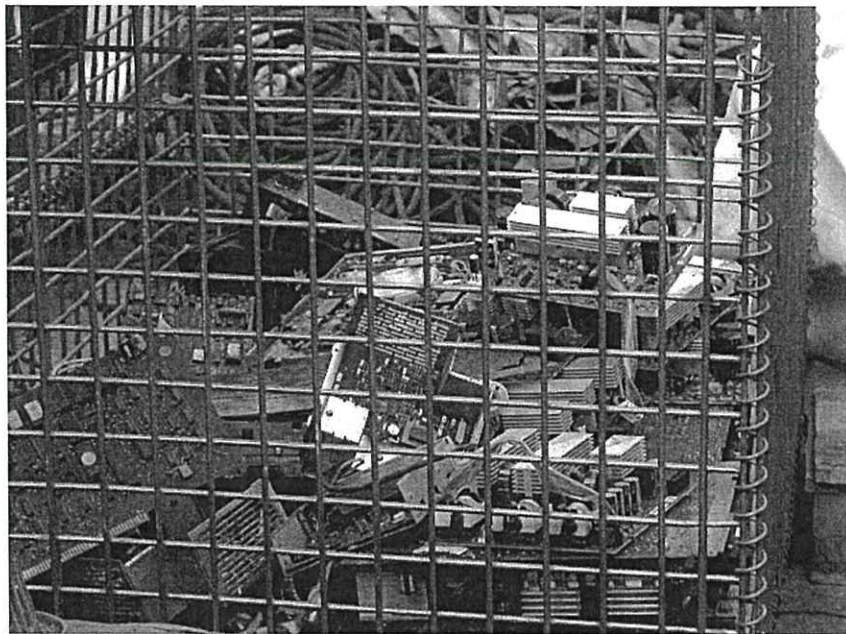
擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗廈村丈量約份第 128 約地段第 260 號(部份)、第 261 號(部份)、第 262 號、第 263 號及第 264 號的規劃申請，擬在上述地段申請為期三年的臨時五金回收中心。
2. 申請地點位於元朗流浮山的深灣路附近，在《廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12》上劃為「農業」及「住宅(丁類)」用途。
3. 申請地盤面積為約 3,080 平方米，上蓋總面積為 1,250 平方米，露天地方面積為 1,830 平方米，上蓋覆蓋率為 40.6%。
4. 申請地點將設有一個構築物，面積不多於 1,250 平方米，一層高，高度不超過 11 米；構築物的主要用途為臨時五金回收中心。
5. 擬議用途的五金回收中心，將會從各大金屬回收公司或廢鐵回收商回收五金廢料，當達到一定的數量後，就會再運送到國內或東南亞國家，過程不涉及任何機械加工程序，不涉及人手加工及分類程序，不會帶來噪音。
6. 回收五金的種類包括但不限於：五金白鐵、電子五金庫存、電子半成品、五金零件貨尾及五金邊角餘料等等（請參考相關相片），主要都是回收一些中小型的五金雜貨，不涉及大型五金廢鐵。

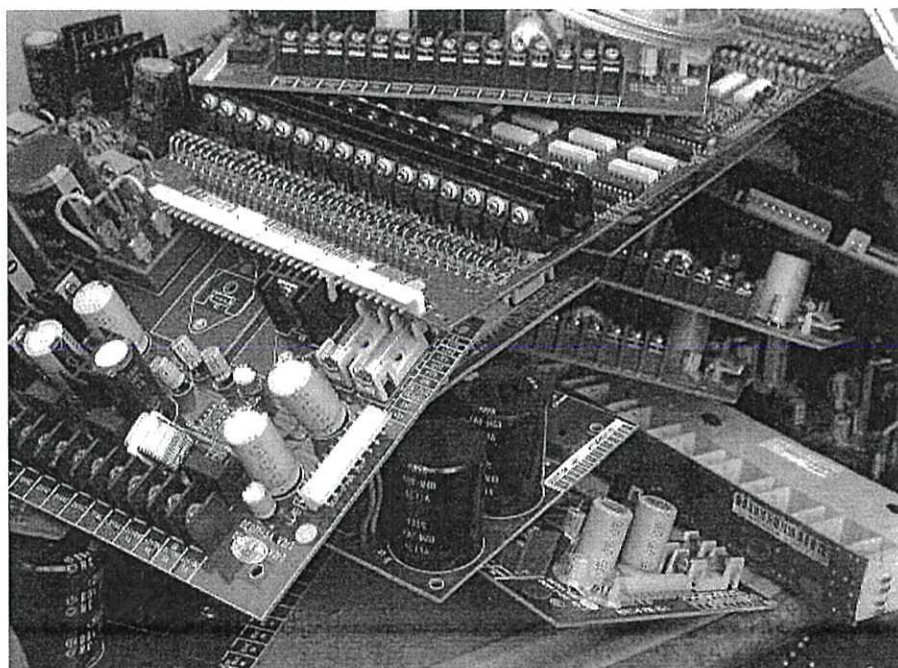
7. 申請地點涉及兩個輕型貨車上落貨車位，只作臨時上落貨用途，不會用作長期停泊車輛。
8. 申請地點可從深灣路經一條鄉村地區道路前往，擬議發展的營運時間為星期一至星期六上午九時至下午七時，星期日及公眾假期全日休業。



五金白鐵



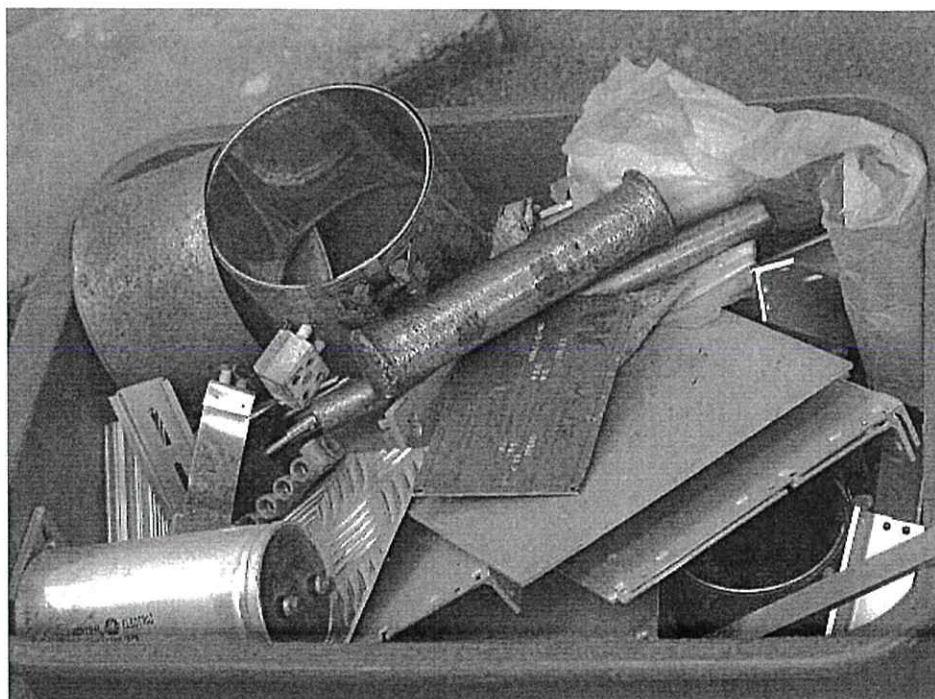
電子五金庫存



電子半成品 PCB



五金零件貨尾



五金邊角餘料



五金雜貨

申請原因

1. 申請地點涉及兩個土地用途地帶：「農業」及「住宅(丁類)」，擬議用途的臨時五金回收中心構築物大部份位於「住宅(丁類)」地帶上，申請用途屬「住宅(丁類)」中的「第二欄用途」，與規劃意向相符，和周邊環境及用途協調。另外的「農業」地帶上的土地現時已經是硬地面，主要用作臨時五金回收中心的附屬用途——輕型貨車上落貨及車輛的調頭用途，不會為土地及周邊環境帶來負面影響。
2. 城市規劃委員會曾批准申請地點附近的地段作相同用途（請參考城規會編號：A/YL-HTF/1101、A/YL-HTF/1109 等），因此申請人懇請城市規劃委員會對本申請作出相同的對待。
3. 擬議發展只是臨時三年的性質，政府現在還未展開收回土地作洪水橋新市鎮發展的關係，「住宅(丁類)」的規劃意向於未來三年將難以實現，所以擬議發展不會影響用途地帶的長遠規劃意向。
4. 申請地點附近的地段現時大多用作露天存放及港口後勤用途，而大部份都符合城市規劃條例，即「現有用途」或已取得城市規劃委員會的臨時規劃許可。
5. 申請用途不會破壞「農業」地帶上的一草一木，只是利用現時的硬地面作臨時五金回收中心的附屬用途，不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。
6. 申請地點附近的「農業」地帶大部份都用作露天存放用途，復耕潛力相對低，如用作耕種等農業用途與周遭環境並不協調。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗廈村丈量約份第 128 約地段第 260 號(部份)、第 261 號(部份)、第 262 號、第 263 號及第 264 號作為期不超過三年的擬議臨時五金回收中心。

擬議發展計劃的各方面影響

1. 土地行政

申點地點涉及五個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及一個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

2. 擬議發展的入口

申請地點可從深灣路經一條鄉村地區道路前往，入口設有約 8 米闊的大閘讓車輛駛進回收中心。

3. 擬議發展的交通安排

申請用途只提供兩個輕型貨車的上落車位，不設任何停泊車位。

4. 環境方面

申請人會按照環保署對臨時露天農場及上蓋的技術指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時五金回收中心，不會對空氣造成污染。

6. 噪音方面

申請地點是臨時五金回收中心，只在星期一至星期六上午九時至下午七時營運，星期日及公眾假期全日休業，而附近主要都是露天存放及港口後勤用途，較少民居，不會為居民帶來重大的噪音影響。

7. 排污方面

申請用途不涉及任何洗手間，不會有污水流出影響周邊環境。

8. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

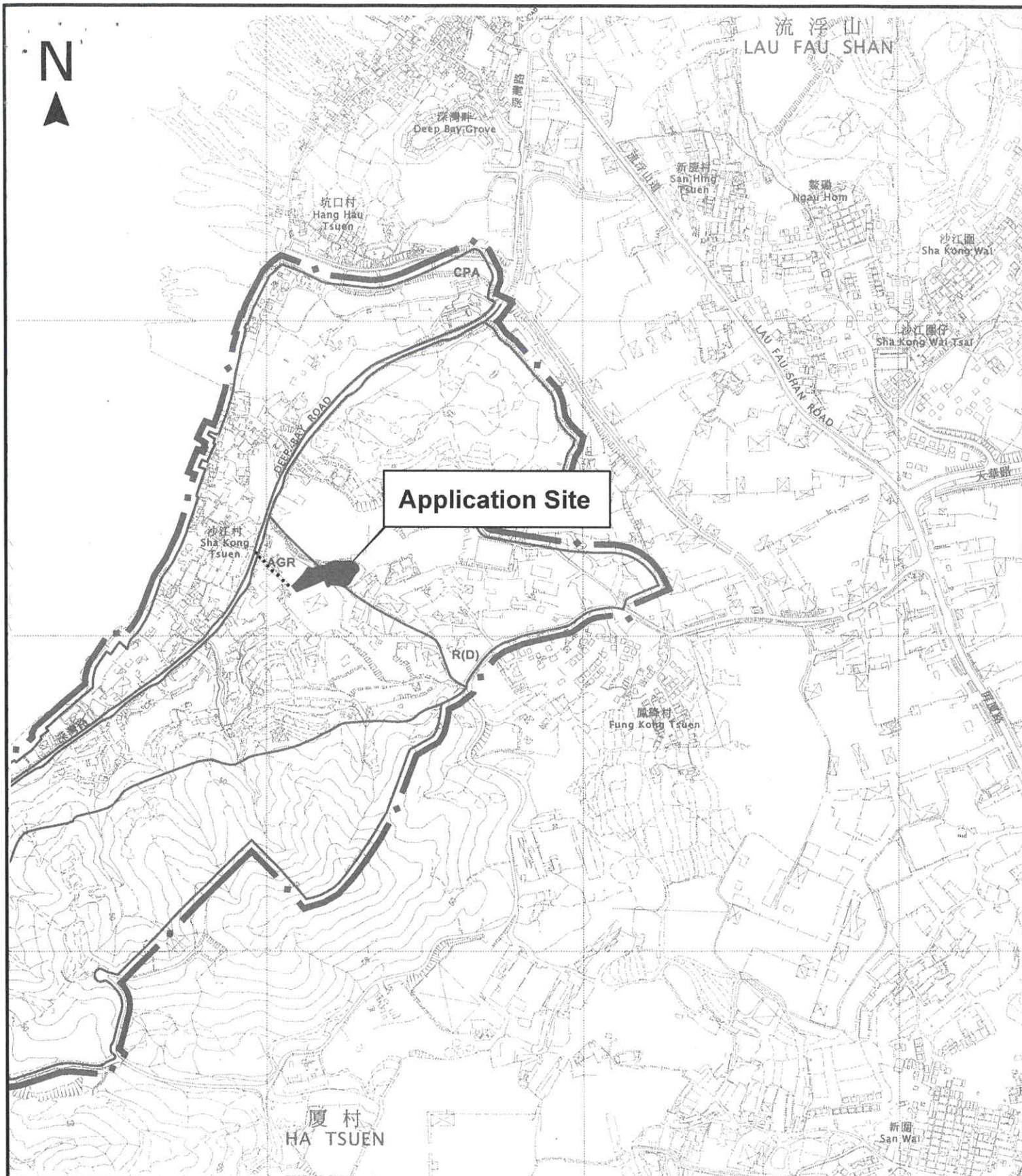
9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

10. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，
並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准
新界元朗廈村丈量約份第 128 約地段第 260 號(部份)、第 261 號(部份)、
第 262 號、第 263 號及第 264 號作為期不超過三年的臨時五金回收中
心。



Project 項目名稱:

Proposed Temporary Recyclable Collection Centre For Metal for a Period of 3 Years at Lots 260(Part), 261(Part), 262, 263 and 264 in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Drawing Title 圖紙標題:

Location Plan

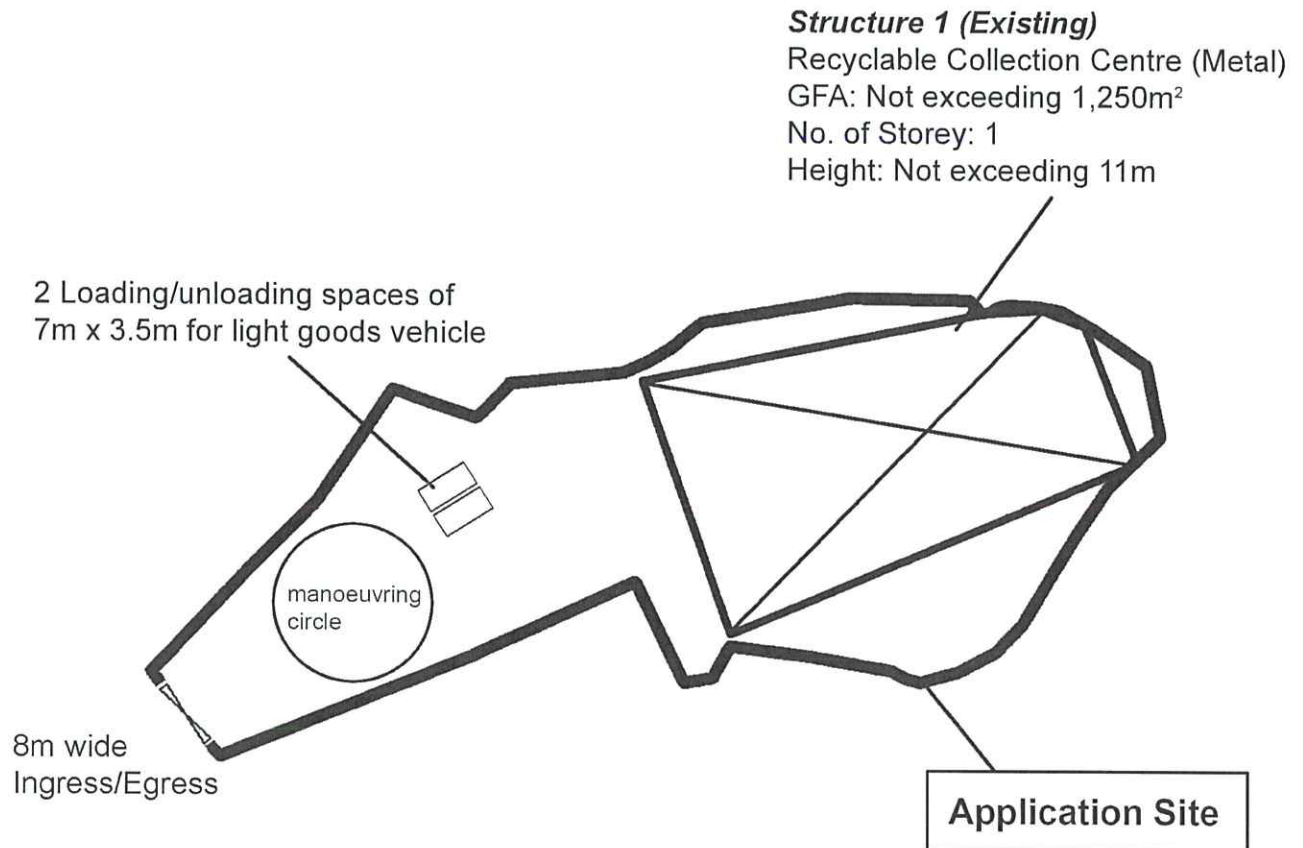
Drawing No. 圖號:

Figure 1

Remarks 備註:

●●● Vehicular access leading from Deep Bay Road

Scale 比例:



Project 項目名稱:

Proposed Temporary Recyclable Collection Centre For Metal for a Period of 3 Years at Lots 260(Part), 261(Part), 262, 263 and 264 in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Drawing Title 圖紙標題:

Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

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



回覆: Planning Application No. A/YL-HTF/1123

27/07/2021 15:11

From:



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

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

5 attachments



圖片_4.jpg



圖片_5.jif



圖片_1.jpg



圖片_2.jpg



圖片_3.jpeg

規劃處 陳生：

您好！

現在就著部門的意見，作以下回覆：

- 1.申請用途的五金回收中心，主要收集從各回收商或電子零件公司或五金店定期送來的五金或金屬零件。
- 2.本五金回收中心會和各回收商協商好，只能使用5.5噸或以下的輕型貨車運送物料前來，否則將會拒收。
- 3.城規會也可以在附帶條件中加上，只限制本回收中心只能用5.5噸或以下的輕型貨車作進出，不得使用中型/重型車輛進出，以便管制車輛類型。
- 4.如擬議用途獲城規批准，申請人歡迎貴部門隨時前來突擊檢查，查核運送到本回收中心的車輛種類。
- 5.各回收商將會把回收的物料：如五金零件、電子零件、電腦配件、金屬廚具等等，放在尼龍吊袋裡或紙箱內，然後放在卡板上面，
一般5.5噸貨車可以擺放4板貨（4個卡板），運送方便，很多公司也是用5.5噸這樣運送物料。（請參閱相關圖片）

如有任何查詢，請隨時致電我，謝謝！

Ms Chong



Previous s.16 Application covering the Application Site

Rejected Application

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejected Reason(s)</u>
1.	A/YL-HT/64	Temporary open storage of construction materials and construction machinery for a period of 12 months	“AGR” on OZP No. S/YL-HT/1	8.1.1999	1-4
2.	A/YL-HT/368	Temporary Workshop for Recycling Plastic Waste and Open Storage of Plastic Raw Materials for a Period of 3 Years	“AGR” on OZP No. S/YL-HT/5	14.1.2005	1,4,5
3.	A/YL-HT/391	Temporary Workshop for Recycling Plastic Waste and Open Storage of Plastic Raw Materials for a Period of 3 Years	“AGR” on OZP No. S/YL-HT/6	16.9.2005 (on review)	1,4,5
4.	A/YL-HT/453	Temporary Open Storage of Construction Materials (Steel and Scrap Metal) for a Period of 3 Years	“AGR” on OZP No. S/YL-HT/7	10.11.2006 (on review)	1,4,6
5.	A/YL-HT/744	Temporary Open Storage of Used Electronic Appliances and Parts for a Period of 3 Years	“AGR” on OZP No. S/YL-HT/10	2.9.2011	1,4,7,8
6.	A/YL-HTF/1093	Proposed Temporary Plastic Bottle Recycling Centre with Workshop and Ancillary Office for a Period of 3 Years	“AGR” and “R(D)” on OZP No. S/YL-HTF/12	1.2.2019	3,4,9
7.	A/YL-HTF/1096	Temporary Plastic Bottle Recycling Centre with Workshop and Ancillary Office for a Period of 3 Years	“AGR” and “R(D)” on OZP No. S/YL-HTF/12	20.9.2019	4,9,10
8.	A/YL-HTF/1104	Proposed Temporary Development and Learning Centre for Graphene with Ancillary Office for a Period of 3 Years	“AGR” and “R(D)” on OZP No. S/YL-HTF/12	30.10.2020 (on review)	4, 9, 11

Rejected Reason(s):

- 1 The development is not in line with the planning intention of the "Agriculture" zone which is to retain and safeguard good agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation.
- 2 The development is not compatible with the land uses of the surrounding areas which include village houses and agricultural uses.
- 3 There is insufficient information in the submission to demonstrate that the development would not have adverse environmental and traffic impacts on the surrounding areas
- 4 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.
- 5 The development was not in line with the Town Planning Board Guidelines for Application for Open

Storage and Port Back-up Uses No. TPB PG-No.13C, in that there were adverse comments from Government departments and there was insufficient information in the submission to demonstrate that the development would not have adverse environmental, traffic, drainage and landscape impacts on the surrounding area.

- 6 The development was not in line with the Town Planning Board Guidelines No. 13D for Application for Open Storage and Port Back-up Uses in that there were adverse comments from the Government departments, there was no previous planning approval, and that there was insufficient information in the submission to demonstrate that the development would not have adverse environmental, traffic, drainage and landscape impacts on the surrounding areas.
- 7 The development was not in line with the Town Planning Board Guidelines No. 13E for Application for Open Storage and Port Back-up Uses in that no previous approval had been granted for the site, there were adverse departmental comments on the application, and the development would have adverse traffic, drainage, landscape and environmental impacts on the surrounding areas. No technical assessment had been included in the submission to address such adverse impacts.
- 8 The development was not compatible with the rural neighborhood.
- 9 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.
- 10 The applicant fails to demonstrate that the proposed development would not generate adverse environmental impact on the surrounding areas.
- 11 The applicant fails to demonstrate that the proposed development would not generate adverse environmental and traffic impacts on the surrounding areas.

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

Approved Application

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
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 (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 (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 (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
6	A/YL-HTF/1120	Temporary Recycling Centre (Metal Waste, Plastic and Plastic Bottle) with Ancillary Office and Plastic Breakdown Workshop for a Period of 3 Years	“R(D)”	23.7.2021	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 Application

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejected Reasons</u>
1	A/YL-HTF/1108	Temporary Plastic Recycling Centre with Workshop and Ancillary Office for a Period of 3 Years	“R(D)”	4.12.2020	1, 2

- 1 The applicant fails to demonstrate that the proposed development would not generate adverse environmental impact on the surrounding areas.
- 2 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:

210720-160416-01970

提交限期

Deadline for submission:

10/08/2021

提交日期及時間

Date and time of submission:

20/07/2021 16:04:16

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-HTF/1123

「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倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

5-1 附加

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

參考編號

Reference Number:

210809-154714-63229

提交限期

Deadline for submission:

10/08/2021

提交日期及時間

Date and time of submission:

09/08/2021 15:47:14

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-HTF/1123

「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)倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

)-2

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



A/YL-HTF/1123 DD 128 Lau Fau Shan Graphene Research
08/08/2021 03:25

From:

To:

FileRef:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/YL-HTF/1123

Lots 260 (Part), 261 (Part), 262, 263 and 264 in D.D.128, Ha Tsuen

Site area : About 3,080sq.m

Zoning "Agriculture" and "Res (Group D)"

Applied use: Recyclable Metal Collection Centre / 2 Vehicle Parking

Dear TPB Members,

The half baked Graphene research application was rejected "In this regard, the applicant had failed to provide essential information, including a clear account of the proposed operation, to enable the Board to better understand what exactly would take place at the Site and in turn consider the potential impact of the proposed development",

Now its down to the usual ploy of splitting the lots, this is the top half of 1104.

However it is doubtful that the UD issue has been resolved:

"Mr Raymond K.W. Lee, the Director of Planning, pointed out that **the Site was involved in an unauthorised development that was convicted in 2019. Another round of planning enforcement action at the Site was being undertaken by the Planning Authority.** To make the most effective use of limited resources, priority would be given to take enforcement action against unauthorised developments in environmentally sensitive areas.

For unauthorised developments located in less environmentally sensitive areas where 'existing uses' of similar nature had been proliferated, the strategy was primarily to contain the situation while **channelising such operations to other more suitable areas**. In that regard, the Chairperson said that the updated Town Planning Board Guidelines No. 13F had been promulgated in 2020 to better channel brownfield operations to suitable locations planned for such use in the New Territories."

As the proposed use is just a variation on the theme and in view of the large residential developments planned for Ha Tsuen, has any progress been made re the 'channelising' of operations with negative environmental issues to more appropriate zones?

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, July 1, 2020 3:03:55 AM
Subject: Re: A/YL-HTF/1104 DD 128 Lau Fau Shan Graphene Research!
Dear TPB Members,
Minutes 24 April. Say no more
The site was the subject of eight previous applications rejected by the Committee or on review by the Board.
Rejecting the current application was in line with the Committee's previous decisions.
Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, March 24, 2020 4:04:58 AM
Subject: A/YL-HTF/1104 DD 128 Lau Fau Shan Graphene Research!
Dear TPB Members,
Application 1096 was rejected on 20 Sept 2019. Minutes include the following comments:
There were 24 complaints in respect of air, noise, water and waste pollutions concerning the site received in the past three years
140. In response to Members' enquiries, Ms Bonnie K.C. Lee, STP/TMYLW, replied that the site was a subject of planning enforcement action on unauthorised storage and workshop uses. Enforcement Notice was issued requiring the concerned landowners to discontinue the unauthorised development (UD). The recent site inspection revealed that the UD at the site had not been discontinued. The similar

application (No. A/YL-HTF/1085) was for temporary recyclable collection centre for garment, cloth and waste paper use within the subject "R(D)" zone and it was accessible via a different road. The current application was different in nature in that it involved the recycling of plastic bottle and workshop uses.

Now the Applicant is back again with a spurious plan for a Development and Learning Centre for Graphene. Even PlanD will not fall for this one.

Graphene /'græfi:n/ is an allotrope of carbon in the form of a single layer of atoms in a two-dimensional hexagonal lattice in which one atom forms each vertex. It is the basic structural element of other allotropes, including graphite, charcoal, carbon nanotubes and fullerenes. It can also be considered as an indefinitely large aromatic molecule, the ultimate case of the family of flat polycyclic aromatic hydrocarbons.

In other words a material that is still in the early stages of research and development that would take place in high tech labs but not a trashed brownfield at Lau Fau Shan.

Members should give this the 'Nice Try' rebuttal.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, August 27, 2019 1:09:28 AM
Subject: A/YL-HTF/1096 DD 128 Lau Fau Shan Bottle Recycling

Dear TPB Members,

AYL-HTF/1093 Rejected on review 1 Feb 2019

PlanD's views – PlanD did not support the application based on the assessments set out in paragraph 11 of the Paper. The applied use was not in line with the planning intentions of the "AGR" and "Residential (Group D)" ("R(D)") zones. No strong justifications were provided in the submission for a departure from the planning intention of "AGR" and "R(D)" zones, even on a temporary basis. C for T and DAFC did not support the application and CTP/UD&L, PlanD had reservation on the application. **DEP also did not support the application as there were three substantiated air pollution complaints concerning the site received in the past three years**

This applicant is gaming the system by lodging applicants that extend the unapproved use of the site.

Members should now question when action will be taken.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Saturday, April 6, 2019 3:03:50 AM
Subject: Re: A/YL-HTF/1093 DD 128 Lau Fau Shan Bottle Recycling

Dear TPB Members,

DEP also did not support the application as **there were three substantiated air pollution complaints concerning the site received in the past three years.**

Say no more, such operations cannot be tolerated.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, January 11, 2019 2:34:25 AM
Subject: A/YL-HTF/1093 DD 128 Lau Fau Shan Bottle Recycling

A/YL-HTF/1093

Lots 130, 131, 132 (Part), 260 (Part), 261, 262, 263, 264 and 268 in D.D.128 and Adjoining Government Land, Lau Fau Shan

Site area : About 12,563 Includes Government Land of about 600m²

Zoning : "Agriculture" and "Res (Group D)"

Applied Use : Temporary Plastic Bottle Recycling Centre / 7 Vehicle Parking

Dear TPB Members,

As the area is a Brownfield Kingdom with hectares of Open Storage, one can assume that the application is to legitimize an ongoing operation.

Does Hong Kong face almost insurmountable issues with regard to disposal of waste? YES

Solutions would include the creation of custom built recycling facilities like those at WEEE Park? YES

So why are such facilities still being operated on short term approvals of land zoned for other purposes?

Members must bring EPD to task on this matter. Hard questions as to when we can expect to see the development of the long overdue infrastructure urgently required to handle our waste.

Members should also demand that the Secretary for Commerce and Economic Development take responsibility for solutions to the additional waste generated by the constant increase in mainland shoppers that his department keeps encouraging.

More visitors = more need of high tech facilities to deal with their impact.

Hopefully members have made a New Year's Resolution to force site owners and government departments to bring Hong Kong into the 21st Century by embarking on the long overdue clean up of NT.

No more temporary uses. We need permanent and state of the art solutions.

Mary Mulvihill

Advisory clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots. 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. There are two modifications of tenancy (MoTs) within the Site, MoT No. 10184 and 17080 for accommodation and porch in Lot 263 in D.D. 128. The lot owner(s) will need to apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for 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;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site and no vehicles are allowed to queue back to public roads or reverse onto/from public roads. 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;
- (d) 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 Deep Bay Road;
- (e) 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;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the planning application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority / government department(s) direct to obtain the necessary approval where appropriate;
- (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 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 Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. 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. 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. Any temporary shelters or converted containers for office, storage, washroom or other uses which are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and

- (i) to note the 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.