

2022年 1月 1 08

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/1129A

HTF/1129

This document is received on 10 JAN 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)

STP/YLW2  
TPF/H13  
SJO/YLW  
STO/YLW2  
ada  
1/1

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 請勿填寫此欄	Application No. 申請編號	MYL-HTF/1129
	Date Received 收到日期	10 JAN 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)

Chan Wai Yung (陳慧蓉)

### 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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

### 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 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.
(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 8,200 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,080 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)	363.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group D)' ('R(D)')
(f) Current use(s) 現時用途	Vacant site  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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. 如上述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 ..... 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)' 「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)<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  
8/12/2021 (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 9/12/2021 (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	Proposed Temporary Recyclable Collection Centre for Metal and Plastic with Ancillary Workshop for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	3
	<input type="checkbox"/> month(s) 個月	
<b>(c) Development Schedule 發展細節表</b>		
Proposed uncovered land area 擬議露天土地面積	7,200	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,000	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6	
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 1,080	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 1,080	sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Structure 1 to Structure 4: Noise insulated structure for ancillary workshop use (Not exceeding 6m, 1 storey),		
Structure 5: Site office (Not exceeding 6m, 2 storeys),		
Structure 6: Toilet (Not exceeding 3m, 1 storey)		
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 spaces of 5m x 2.5m	
Motorcycle Parking Spaces 電單車車位	Nil	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	Nil	
Coach Spaces 旅遊巴士車位	Nil	
Light Goods Vehicle Spaces 輕型貨車車位	Nil	
Medium Goods Vehicle Spaces 中型貨車車位	1 space of 11m x 3.5m	
Heavy Goods Vehicle Spaces 重型貨車車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.			
(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)) local access road leading from Fung Kong Tsuen Road	
	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)	
(c) 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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	..... .....		

	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) 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)
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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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件  <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件  <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： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....

**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。

1. Recyclable collection centre is a column 2 use in "R(D)" zone.
2. The proposed development is compatible with the surrounding environment especially that a similar use with planning permission No. A/YL-HTF/1109 is found to the immediate south of the application site.
3. The proposed development is temporary in nature and it would not jeopardize the long term planning intention of the 'Residential (Group D)' ("R(D)") zone.
4. The adjoining land lots of the application site is characterized by the availability of a good number of port back-up and open storage activities including open storage of construction machinery and materials such that the proposed development is not incompatible with the surrounding environment.
5. The application site is treated as 'Category 2 areas' according to the Town Planning Board Guidelines No. 13F of which open storage and port back-up use is normally considered acceptable in the zone.
6. Minimal traffic impact.
7. The proposed ancillary workshop use involves breaking of plastic within noise insulated structures. No workshop use will be carried out on uncovered area. No operation will be carried out during sensitive hours. As such, the environmental impact of the proposed development is minimal.
8. Similar recyclable collection centre and workshop use has been approved in the same "R(D)" zone adjacent to the application site (i.e., A/YL-HTF/1120).
9. The application has submitted drainage proposal in support of his application. No drainage impact is expected.
10. The applicant is operating a similar use at Lots 451, 452, 458 S.A, 458 S.B, 458 S.C and 489 in D.D.125. However, such piece of land will be resumed for Hung Shui Kiu Development shortly so that the applicant needs the application site to relocate her business to continue the operation. Sympathetic consideration is therefore sought.

**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

.....  
Patrick Tsui

Name in Block Letters  
姓名（請以正楷填寫）



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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)  
代表

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

Date 日期

10/12/2021

(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。



<b>Gist of Application 申請摘要</b> (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 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.
Site area 地盤面積	8,200 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 363.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12
Zoning 地帶	'Residential (Group D)' ("R(D)")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Recyclable Collection Centre for Metal and Plastic with Ancillary Workshop for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,080 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.13 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	6	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	12.19% <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) NA		2 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) NA		0 0 0 1 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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 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"/>
<u>Site plan, location plan and proposed drainage plan</u>		
<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) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Drainage proposal and estimated traffic generation</u>		
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。

**Proposed Temporary Recyclable Collection Centre for Metal and Plastic  
with Ancillary Workshop for a Period of 3 Years**

**at**

**Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in  
D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.**

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**Annex 1 Drainage Assessment**

**1.1 Introduction**

A. Site particulars

- 1.1.1 The application site possesses an area of about 8,200m<sup>2</sup>. The surface of the site has been paved with sand and gravel.
- 1.1.2 The application site is accessible via a vehicular track leading from Fung Kong Tsuen Road.
- 1.1.3 There are some open storage yards and port back-up use such as construction machinery and material storage yard to the south of the site. Some vacant land which is a knoll was found to the north of the application site.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.4 The application site will be hard paved and occupied an area of approximately 8,200m<sup>2</sup>. It has a deep gradient sloping from north to south from about +28.6mPD to +18.8mPD.
- 1.1.5 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in **Annex 1.3** hereunder, 600mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.6 It is found that the level of the application site is generally higher than the adjoining land except to the north. Hence, an external catchment is found in **Figure 4**.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.7 According to recent site inspection, there is a natural drain to the southeast of the application site. (**Figure 4**)

## 1.2 Runoff Estimation & Proposed Drainage Facilities

### A. Proposed drainage facilities

- 1.2.1 Subject to the above calculations, it is determined that 600mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site. **(Figure 4)**
- 1.2.2 The collected surface runoff will be conveyed to the natural drain to the southeast of the site through the proposed 600mm surface U-channel outside the application site boundary. **(Figure 4)**
- 1.2.3 Prior to the commencement of the drainage works, the applicant will seek the consent of the District Lands Office/Yuen Long and the registered land owner for drainage works outside the application site or outside the jurisdiction of the applicant.
- 1.2.4 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the natural drain, will be provided and maintained at the applicant's own expense. Also, channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
  - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
  - (b) In view of that soil excavation may be continued for several working days, surface U-channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
  - (c) The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
  - (d) Some holes will be provided at the toe of site hoarding so as to allow unobstructed flow of surface runoff to and from adjacent area.



## Annex 1.3 Drainage Calculation for the Subject Site

### 1. Runoff Estimation

#### 1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 12,600m<sup>2</sup>;
- ii. It is assumed that the value of run-off co-efficient (k) is taken as 1 for conservative reason.

$$\text{Difference in Land Datum} = 36.5\text{m} - 18.8\text{m} = 17.7\text{m}$$

$$L = 136\text{m}$$

$$\therefore \text{Average fall} = 17.7\text{m in } 136\text{m} \text{ or } 1\text{m in } 7.68$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [ L / (H^{0.2} \times A^{0.1}) ]$$

$$t_c = 0.14465 [ 136 / (13.01^{0.2} \times 12,600^{0.1}) ]$$

$$t_c = 4.58 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 285 mm/hr

$$\text{By Rational Method, } Q = 1 \times 285 \times 12,600 / 3,600$$

$$\therefore Q = 997.5 \text{ l/s} = 59,850 \text{ l/min} = 1 \text{ m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of 1:20 and 1:23, 600mm surface U-channel is considered adequate to dissipate all the storm water generated at the application site.

## Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting a vehicular access leading from Fung Kong Tsuen Road. Sufficient manoeuvring space is proposed for the manoeuvring of light goods vehicle within the application site. No queueing of traffic outside the application site will occur.
- 2.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

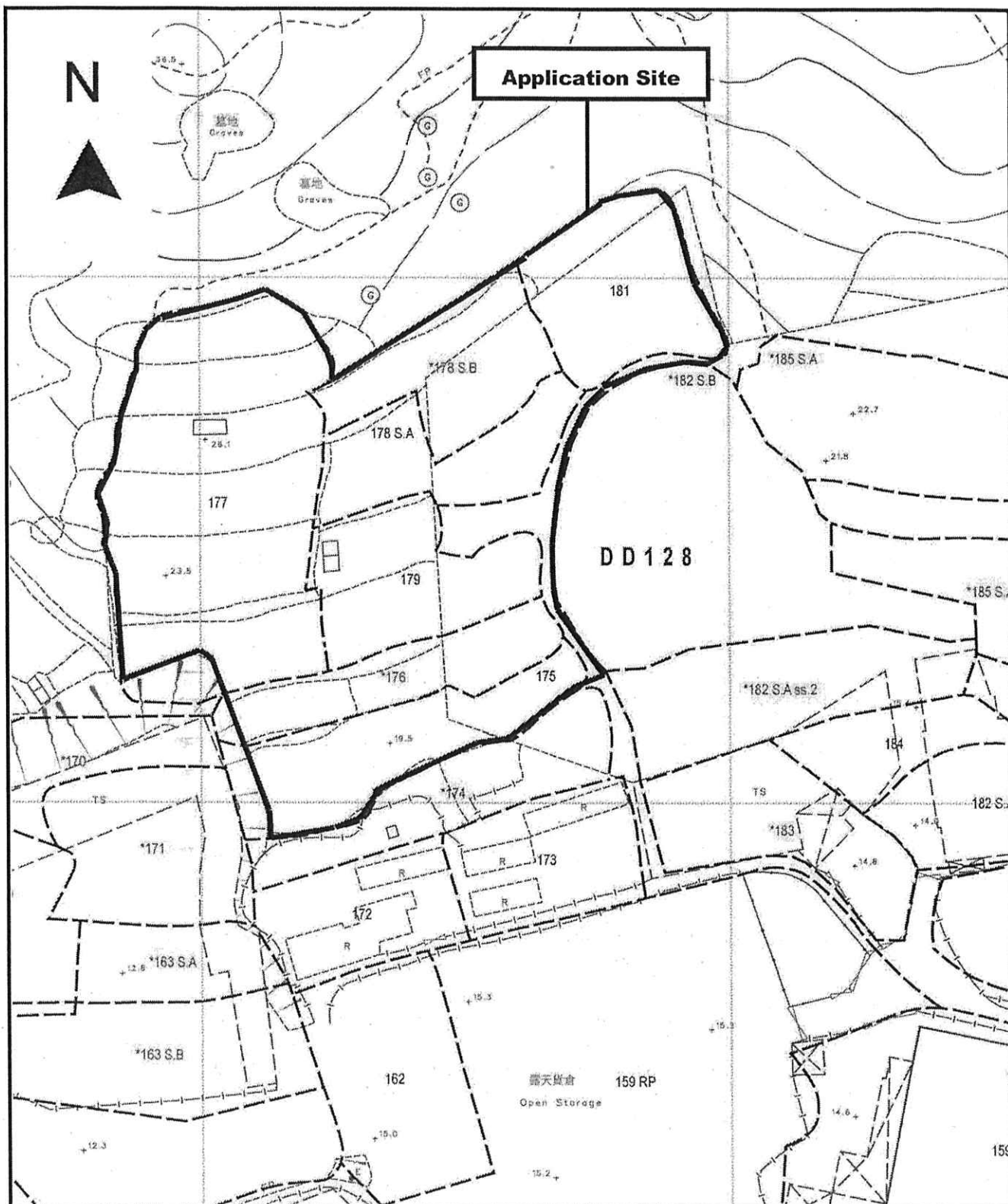
	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.2	0.2	2	0
Medium goods vehicle	0.6	0.6	2	2
Total	0.8	0.8	4	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays and Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car and medium goods vehicle is assumed as 1 and 2 respectively; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.3 In association with the proposed use, adequate space for manoeuvring and loading/unloading of metal would be provided. By virtue of the fact that the application site is directly linked with Yuen Long Highway via Tin Wah Road and Tin Ying Road, the proposed development being applied would not aggravate the traffic condition of the area.



Project 項目名稱:

Proposed Temporary Recyclable Collection Centre for Metal and Plastic with Ancillary Workshop for a Period of 3 Years at Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

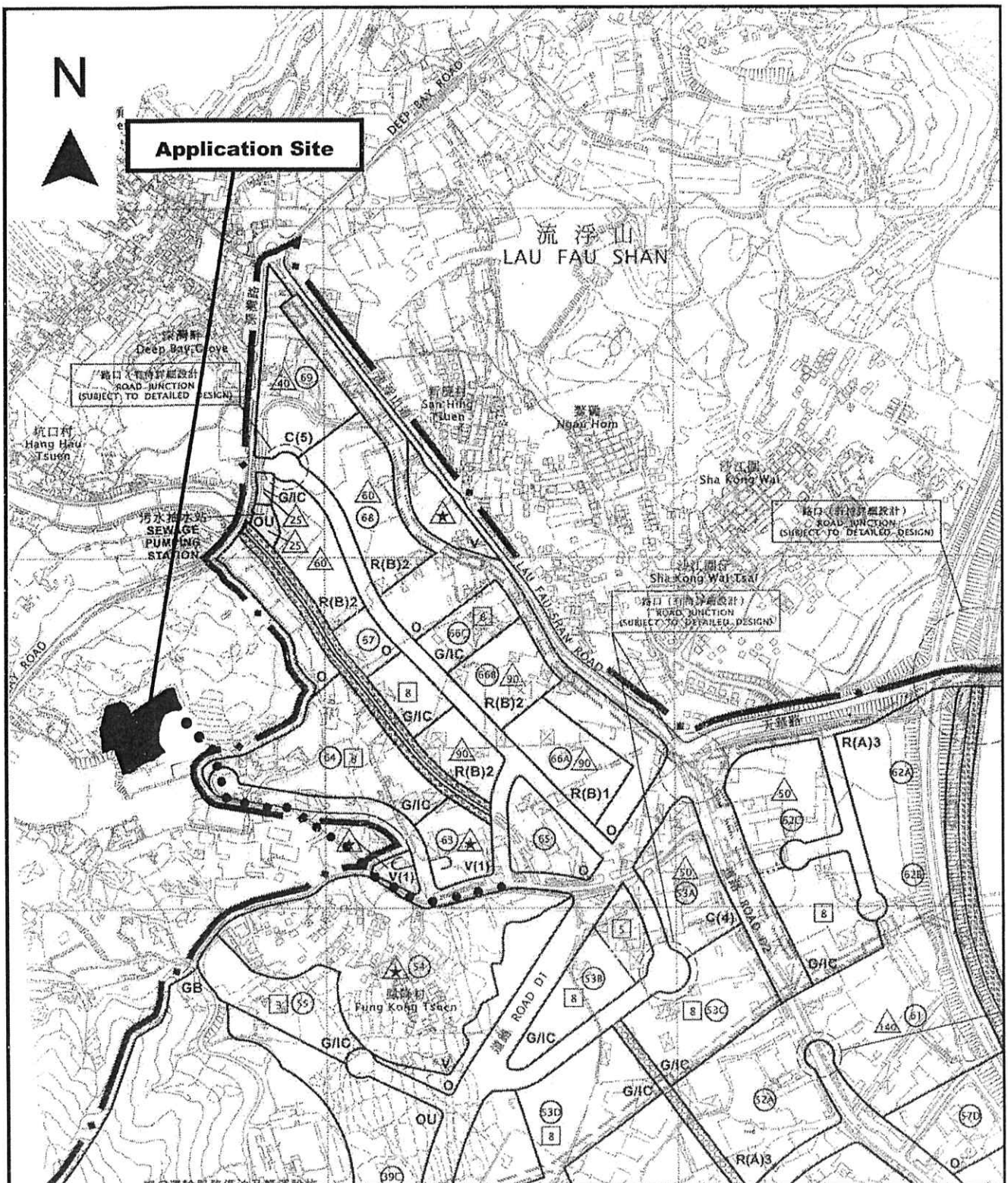
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Recyclable Collection Centre for Metal and Plastic with Ancillary Workshop for a Period of 3 Years at Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

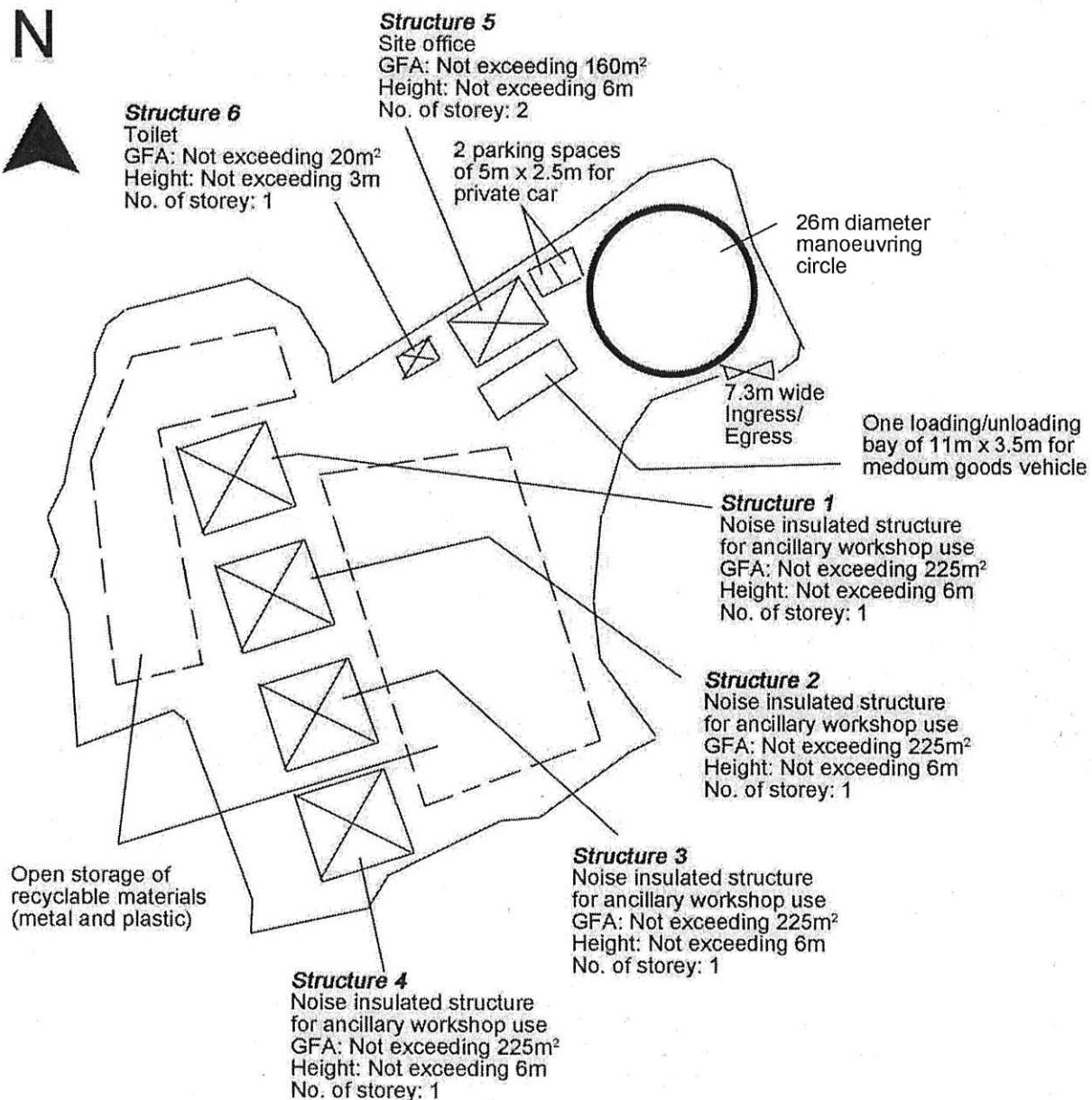
Remarks 備註:

● ● ● Vehicular Access Leading from Fung Kong Tsuen Road

Scale 比例:

1:7500

N



Project 項目名稱:

Proposed Temporary Recyclable Collection Centre for Metal and Plastic with Ancillary Workshop for a Period of 3 Years at Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

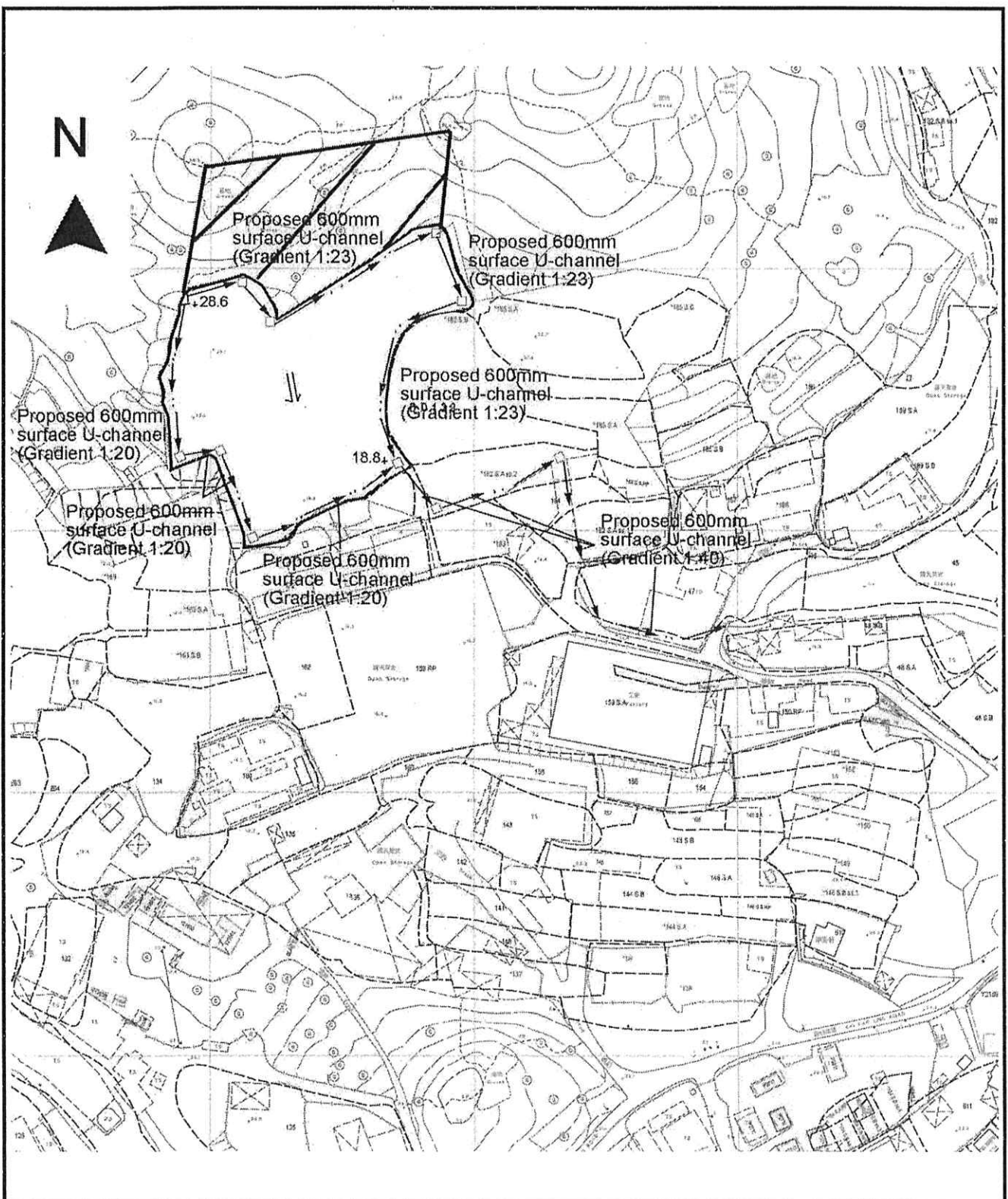
Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000





Project 項目名稱:

Proposed Temporary Recyclable Collection Centre for Metal and Plastic with Ancillary Workshop for a Period of 3 Years at Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

+18.8 Level (in mPD)

□ Proposed Catchpit

⇐ Flow of Surface Runoff

▨ External catchment

Scale 比例:

1:2000

Date: 8 February 2022

TPB Ref.: A/YL-HTF/1129

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

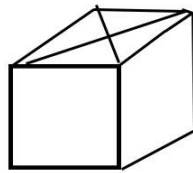
**Proposed Temporary Recyclable Collection Centre for Metal and Plastic with Ancillary Workshop for a Period of 3 Years at Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.**

Our response to the comments of the Environmental Protection Department as follows:

Environmental Protection Department comment	Applicant's Response
(1) While it is stated the workshop use involves breaking of plastic, please advise whether washing, melting, burning of plastic waste would be involved.	The ancillary workshop involves only breaking of plastic.
(2) Please advise whether recycling activities for metal would be involved, if yes, whether breaking, crushing, washing, melting, burning of metal waste would be involved.	Recycling activities for metal would not be involved at the application site.
(3) Please advise whether odour would be emitted from the workshop activities.	Odour would not be emitted from the workshop activities.
(4) Please advise if the operation of the proposed workshop would be enclosed by solid structure so that there is no leakage of noise / direct line-of-sight from nearby sensitive receivers, e.g. residential dwelling, to the noisy activities. If affirmative, the applicant should consider providing a figure (e.g. layout plan) to demonstrate how the proposed solid structure would be effective in screening noise from the nearby sensitive receivers.	The proposed workshop would be enclosed by solid structure (i.e. noise insulated structures 1 to 4) as shown in the proposed layout plan (Figure 3). The layout plan of the solid structure is shown in Annex 1 below.

<p>(5) Please advise whether there would be use of chemicals for the workshop activities or operation of machines.</p>	<p>No chemicals would be involved.</p>
<p>(6) Please advise whether there is any sensitive receivers (e.g. residential dwellings) in the vicinity of the site, and if yes, the distance between the nearest one and the site boundary.</p>	<p>No sensitive receiver is found in the vicinity of the site.</p>
<p>(7) Please advise whether there would be any stockpiling of plastic and metal waste in the open area at the site, if yes, any mitigation measures to prevent dust generation and polluted surface runoff from the stockpile.</p>	<p>Stockpiling of plastic and metal would occur at the open area. They will be covered by tarpaulin.</p>

# Annex 1



Noise insulated structure built by bricks  
(Structure 1 to structure 4)

Should you have any questions, please feel free to contact the undersigned at [REDACTED]

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Ronald CHAN) – By email

Total: 3 pages

Date: 21 February 2022

TPB Ref.: A/YL-HTF/1129

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Recyclable Collection Centre for Metal and Plastic with Ancillary Workshop for a Period of 3 Years at Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.**

The business registration of the applicant's company is attached and it shows that the nature of the business is involving recyclable collection and its trading. The address of the existing recyclable collection centre at Ha Tsuen Road is shown in the tenancy agreement in the attachment.

As informed by the applicant, the existing recyclable collection centre at Ha Tsuen Road will be affected by the Hung Shui Kiu New Development Area (NDA) Project – Phase 1.

Should you have any questions, please feel free to contact the undersigned at [REDACTED]

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Ronald CHAN) – By email



正本  
ORIGINAL

《商業登記條例》(第310章)  
BUSINESS REGISTRATION ORDINANCE (Chapter 310)  
《商業登記規例》  
BUSINESS REGISTRATION REGULATIONS

[regulation 3]

XXXXXXX  
XXXXXXX

商業 XXX 登記證 Business XXX Registration Certificate



業務 / 法團所用名稱  
Name of Business/  
Corporation

悠遊購電子商務(海外)有限公司  
YOYO SHOPPING E-COMMERCE (OVERSEA) CO.,  
LIMITED

業務 / 分行名稱  
Business/  
Branch Name

\*\*\*\*\*  
\*\*\*\*\*

地址  
Address

HA TSUEN ROAD DD125 LOT NO. 395  
PING SHAN YUEN LONG  
NT

業務性質  
Nature of Business

貿易、再生資源發展

法律地位  
Status

BODY CORPORATE

生效日期  
Date of Commencement

05/05/2019

屆滿日期  
Date of Expiry

04/05/2020

登記證號碼  
Certificate No.

66116461-000-05-19-7

登記費及徵費  
Fee and Levy

\$250

(登記費 FEE = \$ 0)

(徵費 LEVY = \$250)

請注意下列《商業登記條例》的規定：

Please note the following requirements of the Business Registration Ordinance:

1. 第 6(6)條規定任何業務獲發商業登記證或分行登記證，並不表示該業務或經營該業務的人或受僱於該業務的僱員已遵從有關的任何法律規定。
2. 第 12 條規定各業務須將其有效的商業登記證或有效的分行登記證於每一營業地點展示。

1. Section 6(6) provides that the issue of a business registration certificate or a branch registration certificate shall not be deemed to imply that the requirements of any law in relation to such business or to the persons carrying on the same or employed therein have been complied with.
2. Section 12 provides that valid business registration certificate or valid branch registration certificate shall be displayed at every address where business is carried on.

繳款時請將此商業 XXX 登記證及繳款通知書完整交出。在付款後，本繳款通知書方成為有效的商業 XXX 登記證。(請參閱背頁繳款辦法所載內容。)

Please produce this certificate and demand note intact at time of payment. This demand note will only become a valid business XXX registration certificate upon payment. (Please see payment instructions overleaf.)

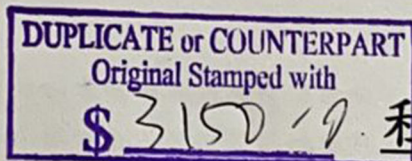
機印所示登記費及徵費收訖。 RECEIVED FEE AND LEVY HERE STATED IN PRINTED FIGURES.

#20201 17/05/19 56836156 324146 CHQ

\$250.00

8





# 租地合約



立租約人 發租人：偉榮投資發展有限公司 商業登記證號碼：37421742

地址：[REDACTED]  
電話：[REDACTED] (以下簡稱甲方)

承租人：悠遊購電子商務（海外）有限公司 商業登記證號碼：66116461

地址：[REDACTED]  
電話：[REDACTED] 聯絡人：陳慧蓉 / 陳先生 (以下簡稱乙方)

- 一) 甲方將新界地段 DD 125 LOT NO : 452 部份, 454 部份, 455 部份, 456 部份, 457 部份, 458SA 部份, 458SB 部份, 458SC 部份, 459SA 部份, 459SB 部份, 460 部份, 472 部份, 488 部份及 489 部份, 合共約 15,000 呎“以測量面積計算為準”(每呎為港幣 3.50 元), 租予乙方作合法露天貨倉之用。
- 二) 租期定 2 年 9 個月, 由 2018 年 12 月 16 日至 2021 年 9 月 15 日止。
- 三) 租金每月為港幣伍萬貳仟伍佰元正(HK\$52,500.-), 必須在每月首日上期繳交, 不得拖欠, 如乙方超過 14 天不交租金, 甲方有權收回該土地, 並將合約終止。追討欠租及收地之法律費用, 由乙方負責。
- 四) 簽約之日, 乙方需交按金港幣拾萬伍仟元正(HK\$105,000.-) 與甲方, 此按金並不可以作為租金使用, 只可以在約滿時乙方將土地完整交回甲方後兩星期內領回, 不計利息。如建築物有損壞時, 甲方可在按金中扣除作為修理費。
- 五) 乙方需依時將租金存入甲方之銀行戶口 No: [REDACTED], 或以現金支付。
- 六) 政府徵收合約內之地段的差餉、物業稅、地租、牌費、罰款、水、電、什費及如乙方須要搭建上蓋(即地政處之短期豁免租金)所有有關該項申請費用(包括未經地政處正式批准前, 但在租期內所追收的費用), 均由乙方負責繳納, 並限於期滿前清繳, 如有欠交, 甲方即將乙方按金扣除抵償, 不足時得扣留其物件拍賣補足。
- 七) 乙方須負責場地內的所有保險責任、損毀、遺失、盜竊、天災意外傷亡等事故一切與甲方無關, 如有任何損失甲方無需負上任何責任。
- 八) 在租期內政府如徵收該土地時, 乙方應依限期遷出, 不得向甲方索取搬遷費或任何補償。
- 九) 在租期內乙方必須得到甲方書面同意才可在租地上搭建上蓋, 並且必須符合政府要求(例如消防設備等), 所有有關該項申請費用, 均由乙方負責繳納。乙方自費搭建之落地建設、裝修及開掘水井等, 期滿不得向甲方索償。乙方須自行處理該物, 如乙方有意出讓, 甲方則有優先權。
- 十) 在租期內, 乙方不得在上列地段經營違法生意, 例如聚賭、藏毒等, 亦不能存放有軍事設備、軍事用品、槍械、火藥及易燃物品等, 否則一切責任均由乙方負責。
- 一) 甲方需負責向規劃署申請改變土地用途, 而乙方則需支付有關申請費用。
- 二) 乙方必須按照城市規劃委員會所發出在租地上之規劃許可的附帶條件運作, 否則一切後果由乙方負責。



Date: 11 April 2022

TPB Ref.: A/YL-HTF/1129

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Recyclable Collection Centre for Metal and Plastic with Ancillary Workshop for a Period of 3 Years at Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.**

We are glad to submit the geotechnical planning review report in the attachment. In order to avoid additional loading to the slope to the southwestern part of the application site, open storage area will be reduced to allow a 12m distance available from the slope. Please see attached proposed layout plan in the last page of this letter for your further processing of the captioned application.

Should you have any questions, please feel free to contact the undersigned at [REDACTED]

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Ronald CHAN) – By email

**GEOTECHNICAL PLANNING REVIEW REPORT**

**for PLANNING APPLICATION**

**at LOTS 175 (PART), 176 (PART), 177 (PART), 178 S.A, 178 S.B, 179  
AND 181 IN D.D. 128 AND ADJOINING GOVERNMENT  
LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES**

## **CONTENTS**

- 1. INTRODUCTION**
- 2. PROPOSED DEVELOPMENT**
- 3. THE SITE**
- 4. PROPOSED WORKS**
- 5. CONCLUSION**

<b>APPENDIX A</b>	<b>SLOPE INFORMATION OBTAINED FROM SLOPE INFORMATION SYSTEM (SIS)</b>
<b>APPENDIX B</b>	<b>SLOPE INFORMATION OBTAINED FROM SLOPE MAINTENANCE RESPONSIBILITY INFORMATION SYSTEM (SMRIS)</b>
<b>APPENDIX C</b>	<b>GEOLOGICAL MAP</b>
<b>APPENDIX D</b>	<b>SITE LAYOUT PLAN AND SECTION</b>
<b>APPENDIX E</b>	<b>PROPOSED LAYOUT PLAN</b>

## **1. INTRODUCTION**

This is the geotechnical planning review report for the application for Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 and 181 in D.D. 128 and adjoining government land, Ha Tsuen, Yuen Long, New Territories.

This report is to identify that the proposed development is geotechnical feasible and will not cause any instability to the adjoining lots and vice versa.

## **2. PROPOSED DEVELOPMENT**

This application is to erect the temporary recyclable collection centre for metal and plastic with ancillary workshop for a period of 3 years.

### 3. THE SITE

#### 3.1 General

The site is located at the crest near the middle portion of Feature No. 6NW-A/C29. The level of the site is about +19.5mPD to +29.0mPD and the site area is about 8,200m<sup>2</sup>.

#### 3.2 Existing Geotechnical Feature

According to the information obtained from the Hong Kong Slope Safety (HKSS) website – Slope Information System (SIS), a registered feature of 6NW-A/C29 is located at the southwest side of the proposed application site. The layout plan and the feature information obtained from SIS is enclosed in Appendix A.

##### Feature 6NW-A/C29

Based on the information obtained from SIS, the feature is about 285m long cut slope with about 7.5m high and a gradient of 39°. The application site is located at middle portion of the crest of feature no. 6NW-A/C29. In accordance with the record obtained from Slope Maintenance Responsibility Information System (SMRIS) from the website of Lands Department, the maintenance responsibility of the feature is summarized as below:

Sub-division No.	Maintenance Party
1	Lands Department
2	DD128 Lot 165RP
3	DD128 Lot 170
4	DD128 Lot 177
5	DD128 Lot 176
6	DD128 Lot 175
7	DD128 Lot 171
8	DD128 Lot 174
9	DD128 Lot 163A
10	DD128 Lot 163B
11	DD128 Lot 162
12	DD128 Lot 134
13	DD128 Lot 161



The application site is located at the crest of the sub-division No. 4, 5 and 6 which maintained by DD128 Lot 175, 176 and 177, the SMRIS report is enclosed in Appendix B.

### 3.3 Site Geology

Desk study is carried out for identification of the site geology and the following documents are viewed:

#### 3.3.1 1:20000 scale geological map

Based on the 1:20,000 scale map, “Yuen Long” Sheet 6, Solid and Superficial Geology, Series HGM20 published by the Geotechnical Engineering Office (Edition I – 1988), the site is underlain by fine-to medium-grained granite from Jurassic-Cretaceous of Mesozoic. The Geological Map is enclosed in Appendix C.

#### 3.3.2 Past Instability and Natural Terrain Hazards

There is no relevant past landslide and ENTLI record was found.

### 3.4 Adjoining Structures

An open space storage site is located at toe of the feature no. 6NW-A/C29 which at the southwestern side of the application site. The layout plan and the section are enclosed in Appendix D.

#### **4. PROPOSED WORKS**

The proposed planning application has 5 nos. of single storey structures which included 4 nos. of single storey of noise insulated structure for ancillary workshop use (brick structure), 1 no. of single storey of toilet. And 1 no. of 2 storeys structure – site office. In order to avoid an additional loading imposed to the slope feature, a 12m no build zone from the slope crest is designated at the crest of slope feature. Also, no excavation lateral support, foundation works and site formation works is proposed for the application site. The proposed layout plan is enclosed in Appendix E.

## **5. CONCLUSION**

The proposed planning application involves the construction of small structures only and no building zone will be assigned at the crest of the feature 6NW-A/C29, it is therefore, no additional loading and adverse effect will be imposed to adjacent ground and the geotechnical feature. Furthermore, no excavation lateral support, foundation works and site formation works is proposed on application site, hence, it is envisaged that the proposed planning application is geotechnical feasible.

## **APPENDIX A**

### **SLOPE INFORMATION OBTAINED FROM SLOPE INFORMATION SYSTEM (SIS)**

## BASIC INFORMATION

Location: Shougang Concord Godown Ltd., Lau Fau Shan, Yuen Long.

Date of Formation: pre-1977

Date of Construction/  
Modification:

Approximate Coordinates: Easting : 816162 Northing : 835711

## CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Cottage, licensed and squatter area

Distance of Facility from Crest (m): 0

Facility at Toe: Non-dangerous goods storage site

Distance of Facility from Toe (m): 0

Consequence-to-life Category: 1

Remarks: N/A

## SLOPE PART

(1) Max. Height (m): 7.5 Length (m): 285 Average Angle (deg): 39

## WALL PART

N/A

## MAINTENANCE RESPONSIBILITY

Mixed Feature	Party: Lands D	Agent: Lands D
Mixed Feature	Party: DD128 LOT165RP	Agent: N/A
Mixed Feature	Party: DD128 LOT170	Agent: N/A
Mixed Feature	Party: DD128 LOT177	Agent: N/A
Mixed Feature	Party: DD128 LOT176	Agent: N/A
Mixed Feature	Party: DD128 LOT175	Agent: N/A
Mixed Feature	Party: DD128 LOT171	Agent: N/A
Mixed Feature	Party: DD128 LOT174	Agent: N/A
Mixed Feature	Party: DD128 LOT163A	Agent: N/A
Mixed Feature	Party: DD128 LOT163B	Agent: N/A
Mixed Feature	Party: DD128 LOT162	Agent: N/A
Mixed Feature	Party: DD128 LOT134	Agent: N/A
Mixed Feature	Party: DD128 LOT161	Agent: N/A

## DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 15-06-2015  
 Data Source: EI(Lands D)  
 Slope Part Drainage: N/A

Wall Part Drainage: N/A

## SLOPE PART

### Slope Part (1)

Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0  
 Material Description: Material type: Soil Geology: N/A  
 Berm: No. of Berms: N/A Min. Berm Width (m): N/A  
 Weepholes: Size (mm): N/A Spacing (m): N/A





**WALL PART**

N/A

**SERVICES**

N/A

## STAGE 1 STUDY REPORT

Inspected On:

Weather:

District: MW

Section No: 1-1

Height(m):

Type of Toe Facility: Non-dangerous goods storage site

Distance from Toe(m): 0

Type of Crest Facility: Cottage, licensed and squatter area

Distance from Crest(m): 0

Consequence Category:

Engineering Judgement:

Section No: 2-2

Type of Toe Facility:

Distance from Toe(m):

Type of Crest Facility:

Distance from Crest(m):

Consequence Category:

Engineering Judgement:

Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

### ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

### OTHER EXTERNAL ACTION

Check / repair Services:

Action By: N/A

Non-routine Maintenance:

Action By: N/A

**PHOTO**







## **APPENDIX B**

### **SLOPE INFORMATION OBTAINED FROM SLOPE MAINTENANCE RESPONSIBILITY INFORMATION SYSTEM (SMRIS)**



# Slope Maintenance Responsibility Report

(6NW-A/C29)



ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT

## List of Slope Maintenance Responsibility Area(s)

1	6NW-A/C29		Sub-Division	1
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	Lands Department	Maintenance Agent	Lands Department
	Remarks	1. Slope information being reviewed.  2. For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		
2	6NW-A/C29		Sub-Division	2
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT165RP	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
3	6NW-A/C29		Sub-Division	3
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT170	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
4	6NW-A/C29		Sub-Division	4
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT177	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
5	6NW-A/C29		Sub-Division	5
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT176	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
6	6NW-A/C29		Sub-Division	6
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT175	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		

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Search Criteria: 6NW-A/C29

7	6NW-A/C29		Sub-Division	7
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT171	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
8	6NW-A/C29		Sub-Division	8
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT174	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
9	6NW-A/C29		Sub-Division	9
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT163A	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
10	6NW-A/C29		Sub-Division	10
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT163B	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
11	6NW-A/C29		Sub-Division	11
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT162	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
12	6NW-A/C29		Sub-Division	12
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT134	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
13	6NW-A/C29		Sub-Division	13
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT161	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		

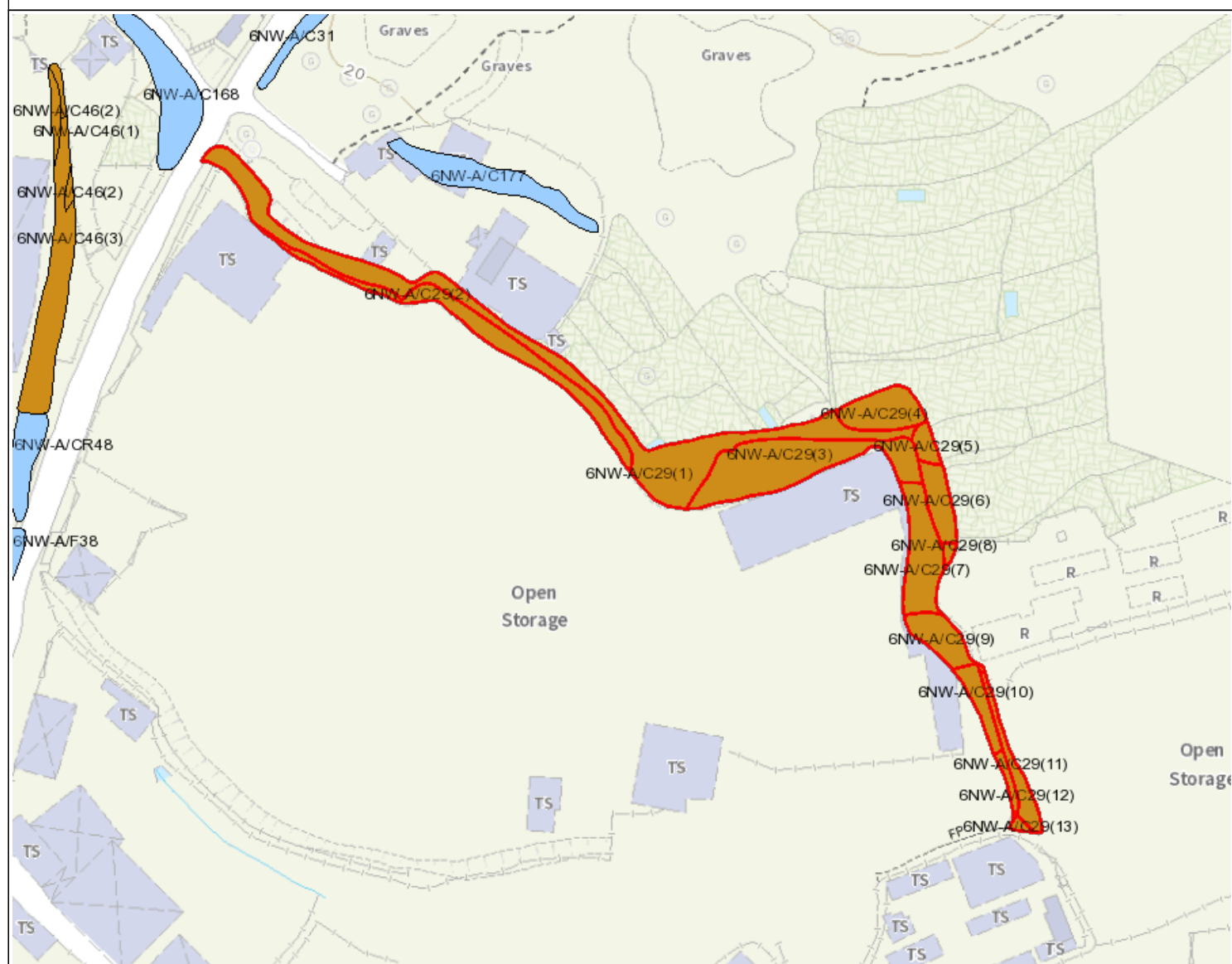
- End of Report -

**Notes:**

- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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## Location Plan



## Legend

- Slope Area(s)
- - - - - Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties



**ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT**

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 05/04/2022

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Search Criteria: 6NW-A/C29

## **APPENDIX C**

### **GEOLOGICAL MAP**

中生代 MESOZOIC 侏羅-白堊紀 JURASSIC-CRETACEOUS

Megacrystic 具大斑晶的

gf	細粒花崗岩, < 2 毫米	Fine-grained granite, <2mm
gfm	中細粒花崗岩	Fine- to medium-grained granite
gm	中粒花崗岩, 2 - 6 毫米	Medium-grained granite, 2-6mm
gc	粗粒花崗岩, > 6 毫米	Coarse-grained granite, >6mm
gfg	雲英岩化細粒花崗岩	Greisenized fine-grained granite
d	斑狀微晶花崗閃長岩	Dacite
gdf	細粒花崗閃長岩, < 2 毫米	Fine-grained granodiorite, <2mm
gdm	中粒花崗閃長岩, 2 - 6 毫米	Medium-grained granodiorite, 2-6mm

MINOR INTRUSIVE IGNEOUS ROCKS 次要侵入火成岩 (脉岩)

TERTIARY 第三紀

b	輝綠岩	Basalt
a	閃長玢岩	Andesite
l	煌斑岩	Lamprophyre
rf	長石斑岩	Feldsparphyric rhyolite
rq	石英斑岩	Quartzphyric rhyolite
ap	細晶岩	Aplite
p	偉晶岩	Pegmatite
q	石英脉	Quartz vein

中生代 MESOZOIC 侏羅-白堊紀 JURASSIC-CRETACEOUS

METAMORPHIC ROCKS 變質岩

rf	長石斑岩	Feldsparphyric rhyolite
rq	石英斑岩	Quartzphyric rhyolite
ap	細晶岩	Aplite
p	偉晶岩	Pegmatite
q	石英脉	Quartz vein
	糜棱岩	Mylonite
	片岩	Schist
	變質岩石	Metamorphosed

White wave ornament indicates water cover 白色波紋表示受水淹蓋

GEOLOGICAL LINES 地質界綫

Geological boundary, superficial deposit	-----	地質界綫, 地表沉積地質界綫
Fill boundary, with limit of reclamation at date shown	----- 1975 -----	填土區界綫, 附填土年份
Geological boundary, solid rock	----- *	基岩地質界綫
Fault (crossmark indicates downthrow side)	----- *	斷裂 (短劃指向下降盤)
Mineral vein	-----	礦脉
Photogeological lineament	-----	航攝地質綫性影像

Broken lines on map face denote uncertainty \* 圖內虛綫表示推測界綫

STRUCTURAL SYMBOLS 構造符號

Bedding	Inclined 20	層理
Flow fabric	20	流動組構
Jointing	20	節理
Foliation	20	葉理

All dips and plunges measured in degrees from horizontal 所有傾角和傾伏角的角度均從水平位置起計

MINERAL SYMBOLS 礦產符號

Mineral occurrence	• W	礦產
Graphite gr 石墨	Quartz q 石英	Wolframite W 黑鎢礦
Galena Pb 方鉛礦	Sphalerite Zn 閃鋅礦	

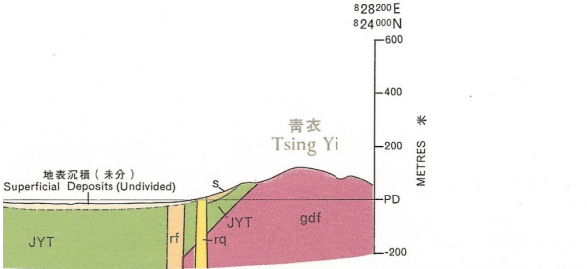
Geological Survey by **R. L. Langford** and **K.W. Lai** in 1984-1987.  
Offshore geology by **R. Shaw** in 1986-1987.  
Base map and cartography by Survey and Mapping Office, Buildings and Lands Department, Hong Kong.  
Published by the Geotechnical Control Office, Civil Engineering Services Department, Hong Kong.

地質調查由林富達和黎權偉負責 1984-1987。  
離岸地質由蕭偉立負責 1986-1987。  
地形底圖及製圖由香港屋宇地政署測繪處負責。  
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Index to Sheets 索引圖

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5	6	7	8
9	10	11	12
13	14	15	16



Sheet 6 編號

Series HGM20 組別

Edition 1-1988 第一版

GEOTECHNICAL CONTROL OFFICE

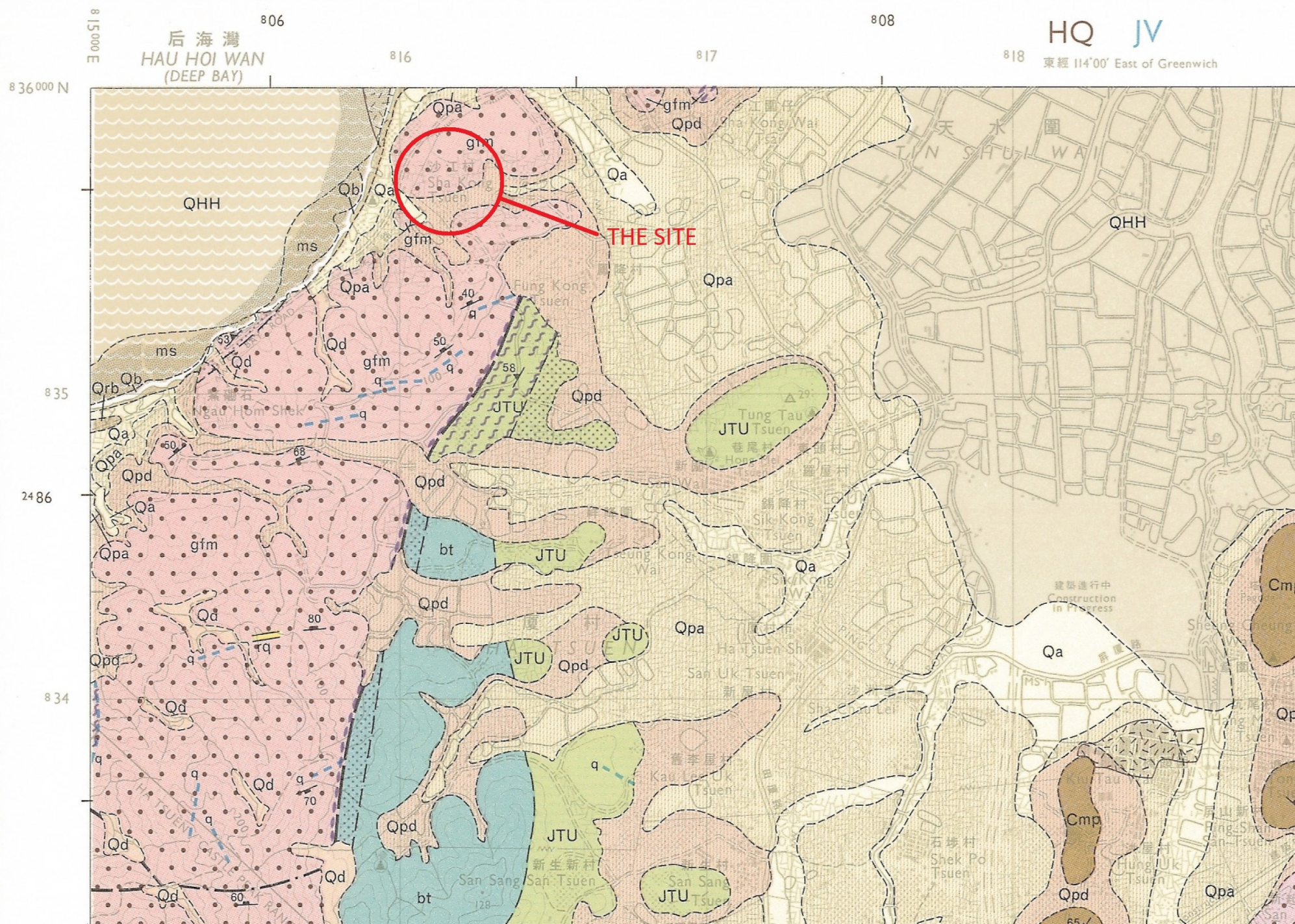
土力工程處

Geological explanatory notes and base map reference printed on reverse side  
地質圖說明及底圖圖例見背頁

Printed by Lever Printing Factory Ltd. for the Government Printer  
香港政府印務局監印, 利華印刷廠有限公司承印



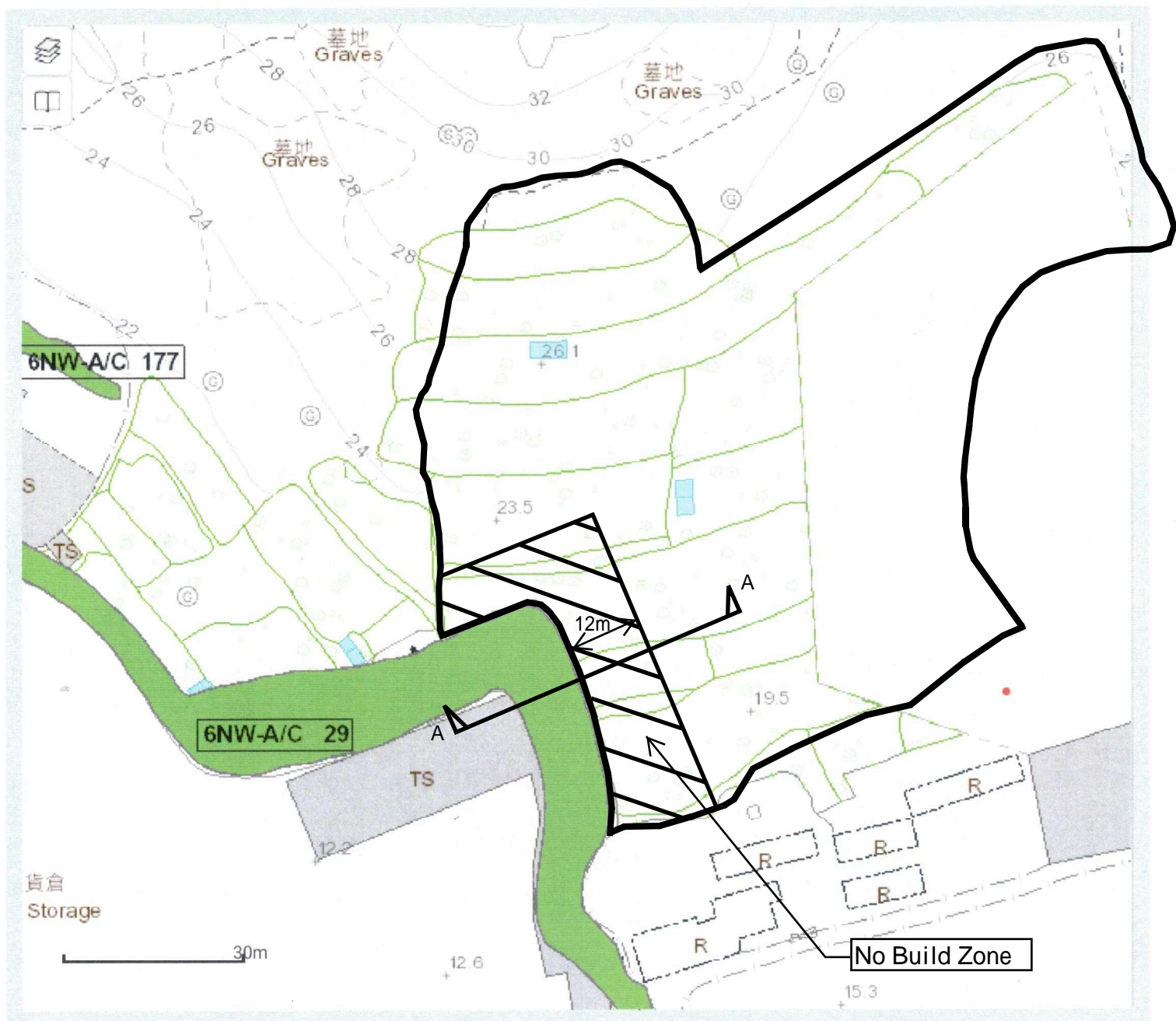
## Sheet 6 編號 Series HGM 20 組別



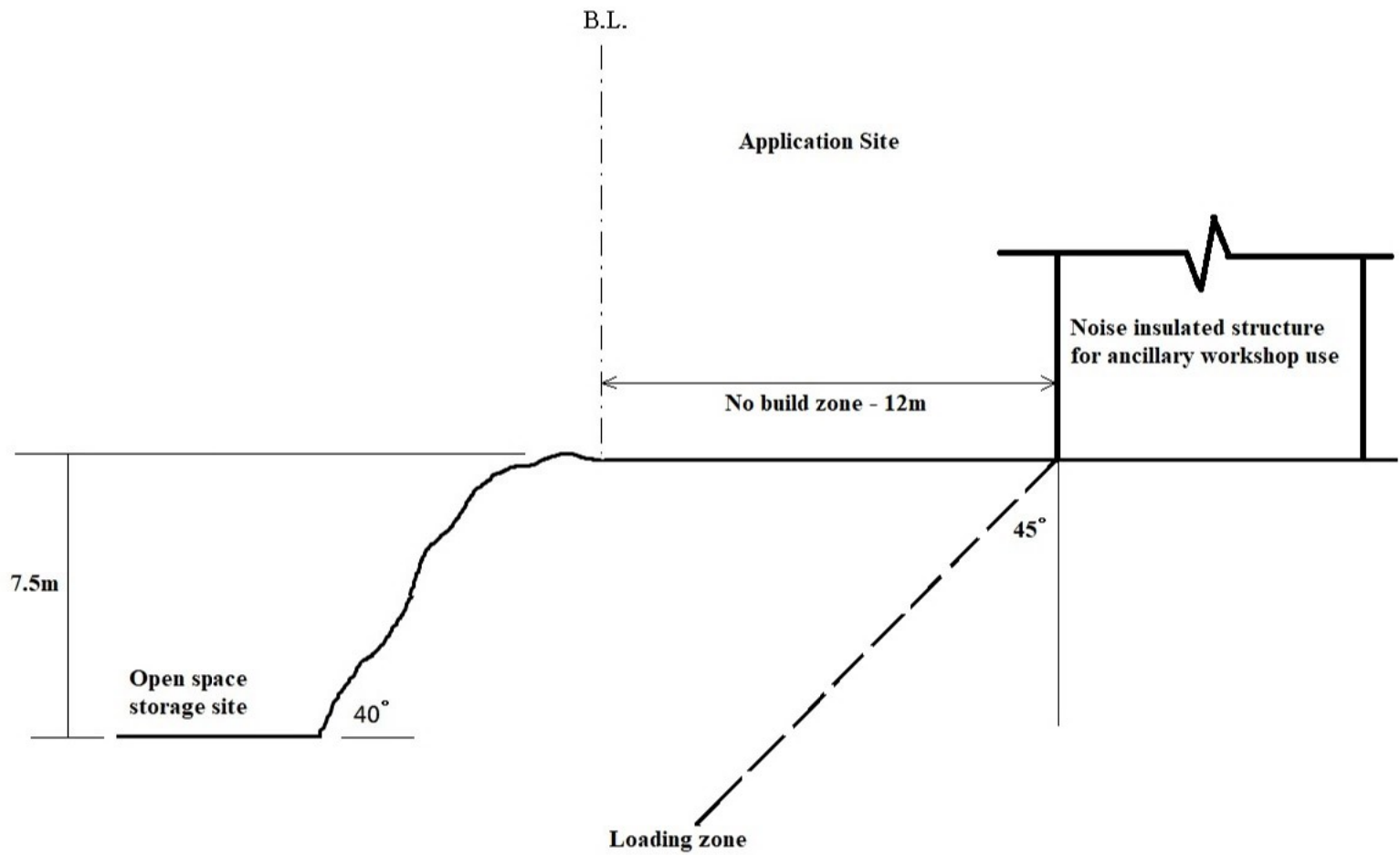


## **APPENDIX D**

### **SITE LAYOUT PLAN AND SECTION**



**SITE LAYOUT PLAN**



Section A-A  
N.T.S.

## **APPENDIX E**

### **PROPOSED LAYOUT PLAN**

N



**Structure 6**

Toilet  
GFA: Not exceeding 20m<sup>2</sup>  
Height: Not exceeding 3m  
No. of storey: 1

**Structure 5**

Site office  
GFA: Not exceeding 160m<sup>2</sup>  
Height: Not exceeding 6m  
No. of storey: 2

2 parking spaces  
of 5m x 2.5m for  
private car

26m diameter  
manoeuvring  
circle

7.3m wide  
Ingress/  
Egress

One loading/unloading  
bay of 11m x 3.5m for  
medium goods vehicle

**Structure 1**

Noise insulated structure  
for ancillary workshop use  
GFA: Not exceeding 225m<sup>2</sup>  
Height: Not exceeding 6m  
No. of storey: 1

**Structure 2**

Noise insulated structure  
for ancillary workshop use  
GFA: Not exceeding 225m<sup>2</sup>  
Height: Not exceeding 6m  
No. of storey: 1

**Structure 3**

Noise insulated structure  
for ancillary workshop use  
GFA: Not exceeding 225m<sup>2</sup>  
Height: Not exceeding 6m  
No. of storey: 1

**Structure 4**

Noise insulated structure  
for ancillary workshop use  
GFA: Not exceeding 225m<sup>2</sup>  
Height: Not exceeding 6m  
No. of storey: 1

Open storage of  
recyclable materials  
(metal and plastic)

No  
Build  
zone

12m

12m

Project 項目名稱:

Proposed Temporary Recyclable Collection Centre for Metal and Plastic with Ancillary Workshop for a Period of 3 Years at Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



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

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration</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 (Revoked on 4.8.2019)
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)
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)
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
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
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
7	A/YL-HTF/1123	Proposed Temporary Recyclable Collection Centre (Metal) for a Period of 3 Years	“R(D)”	10.9.2021

**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 Recycling Centre with Workshop and Ancillary Office for a Period of 3 Years	“AGR” and “R(D)”	1.2.2019	1,2,3
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	2,3,5
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	4,5

- 1 There is insufficient information in the submission to demonstrate that the development would not have adverse environmental and traffic impacts on the surrounding areas
- 2 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.

- 3 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.
- 4 The applicant fails to demonstrate that the proposed development would not generate adverse environmental impact on the surrounding areas.
- 5 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.

**Government Departments' General Comments**

**Land Administration**

1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):
  - He has no adverse comment on the application.

**Traffic**

2. Comments of the Commissioner for Transport (C for T):
  - He has no adverse comment on the application from traffic engineering point of view.

**Landscape**

3. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):
  - According to the site photos taken on 26.1.2022, the Site is hard paved with temporary structures without any significant vegetation. The Site is not located in landscape sensitive zoning and there is no significant landscape resources within the Site, no significant landscape impact is anticipated.

**Building Matters**

4. Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):
  - As there is no record of approval by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

**Fire Safety**

5. Comments of the Director of Fire Services (D of FS):
  - He has no objection in principle to the proposal subject to fire services installations (FSIs) being provided to his satisfaction.
  - The applicant is required to provide fire extinguisher(s). In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.

**Drainage**

6. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
  - He has no in-principle objection to the application from drainage point of view. Should

the Board consider that the application is acceptable from planning point of view, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of DSD.

### **Geotechnical**

7. Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Departments (H(GEO), CEDD):

- It is noted from the GPRR that a 12m 'no-build' zone from the slope crest of Feature No. 6NW-A/C29 will be designated as shown in the site layout plan. Based on the layout plan, he has no adverse geotechnical comment on the application.

### **Others**

8. Comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB):

- After reviewing the location and scope of the proposed temporary recyclable collection centre for metal and plastic with ancillary workshop as well as the findings of previous archaeological work, he has no objection in principle to the application from the archaeological and built heritage conservation perspective.

### **District Officer's Comments**

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

- His office did not receive any comments from the locals on the application.

### **Other Departments**

10. The following departments have no comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Project Manager (West), CEDD (PM(W), CEDD);
- (d) Chief Engineer/Land Works, CEDD (CE/LW, CEDD); and
- (e) Commissioner of Police (C of P).

**Recommended advisory clauses**

- (a) the permission is given to the development/use under application. It does not condone any other development/use which are not covered by the application;
- (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 (OSALs) and Government Land (GL). The OSALs 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. No permission is given for occupation of the GL included in the Site (about 363.2m<sup>2</sup> subject to verification). The act of occupation of GL without Government's prior approval is not allowed. 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. The applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. 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 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;
- (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/ Kai Pak Ling 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 properly cover the stockpile of plastic and metal waste by water-proof material, e.g. tarpaulin. 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. The applicant is advised 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 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 in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSI to be installed should be clearly marked on the layout plans. The applicant should also adhere to **Appendix VI** of the RNTPC paper for the good practice guidelines for open storage. However, the applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.



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

參考編號

Reference Number:

220121-145015-59610

提交限期

Deadline for submission:

08/02/2022

提交日期及時間

Date and time of submission:

21/01/2022 14:50:15

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-HTF/1129

「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。

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



**A/YL-HTF/1129 DD 128 Ha Tsuen**

06/02/2022 02:11

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

**A/YL-HTF/1129**

Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 and 181 in D.D.128 and adjoining Government Land, Ha Tsuen

Site area : About 8,200sq.m Includes Government Land of about 363.2sq.m

Zoning : "Res (Group D)"

Applied use : Recyclable Collection Centre for Metal and Plastic / 2 Vehicle Parking

Dear TPB Members,

Strong objections. No previous history of approvals and the operation would extend brownfield use into the only section of the district that has not been encroached on.

Approval would defeat the objective of the zoning intention to upgrade the district.

*This 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. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.*

Mary Mulvihill

**Good Practice Guidelines for Open Storage Sites**

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non-Combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage / recycling site.