

16/12  
29 DEC 2022

This document is received on  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

16/12

22-03288 14/12 by post.

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-H7F/1148.
	Date Received 收到日期	29 DEC 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 )  
 中氏環保國際有限公司  
 Chung's Recycle International Limited

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( Mr. 先生 /  Mrs. 夫人 /  Miss 小姐 /  Ms. 女士 /  Company 公司 /  Organisation 機構 )  
 黃新和  
 Wong sun wo William

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	元朗丈量約份第128約地段第154號(部分)159號A分段(部分)及毗連政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 ..... 3245 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... 2317 ..... 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)	..... 128.2 ..... 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	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	R(D)
(f) Current use(s) 現時用途	臨時可循環再造物料回收中心  (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 10-12-2022 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&

- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)&  
於 10-12-2022 (日/月/年)把通知寄往相關的 ~~業主/業主委員會/互助委員會/管理處/鄉事委員會~~ 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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	臨時可循環再造物料回收中心 (電器·電子零件及電池) (為期三年)  (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	..... 928 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 2317 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 3 .....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 2344 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 2344 .....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)	
環保回收中心面積2000平方米X高8米(1層) ..... 雨水簷篷面積290平方米X高6米(1層) ..... 上層儲水箱連下層儲物室每層面積27平方米合共54平方米X高5米(2層) ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 2 .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 營業時間為每日上午8時至下午6時星期日及公眾假期休息																															
.....																															
.....																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>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))</p> <p>鳳降村路</p> <p>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)</p> <p><input type="checkbox"/></p>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)                  請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b> 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition                  許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions                  申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):                  申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance:                  仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient)                  (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

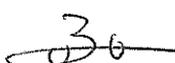
早前我等已獲批准改作臨時環保回收中心(回收廢舊五金及塑膠連塑膠破碎工廠)  
因應現時電器回收商的工作應接不暇，我等決定將上述回收中心用途改作為回收  
(電器，電子零件及電池)，我等不會在場內進行電子零件溶解的工作。  
回收中心營業時間為每日上午8時至下午6時星期日及公眾假期休息

**8. Declaration 聲明**

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

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

Signature  
簽署

  
.....  
WONG SUN WO WILLIAM

Applicant 申請人 /  Authorised Agent 獲授權代理人

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

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

Date 日期

10-12-2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

<b>Gist of Application 申請摘要</b>	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	元朗丈量約份第128約地段第154號(部分)第159號A分段(部分)及毗連政府土地
Site area 地盤面積	3245 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 128.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	厦村邊緣分區計劃大綱核准圖 編號 S/YL-HTF/12
Zoning 地帶	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	臨時可循環再造物料回收中心(電器, 電子零件及電池) (為期3年)

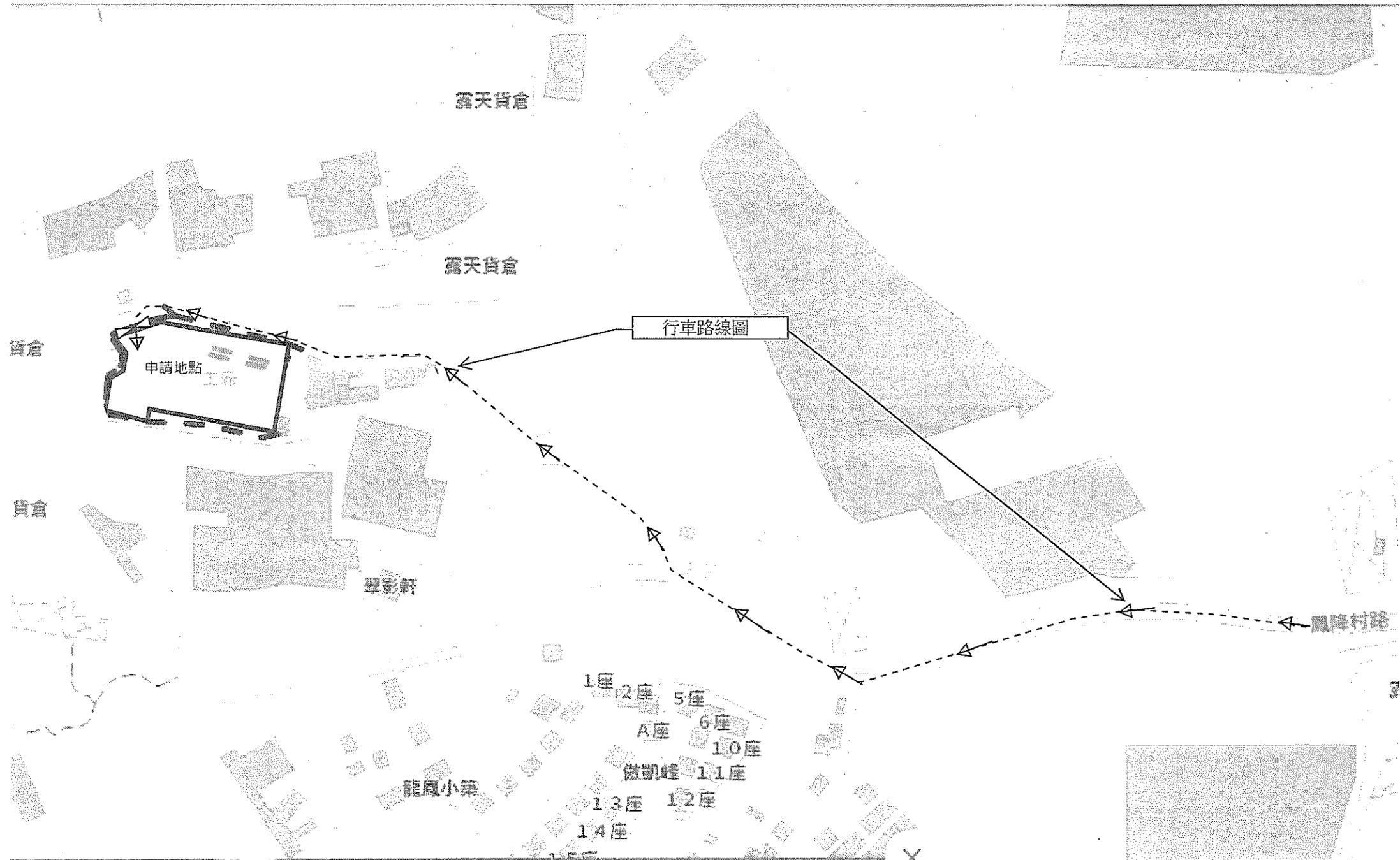
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2344 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.722 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(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	5-8 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1-2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	71.4 %		<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
		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) _____ _____	

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明) 行車路線圖, 申請地點位置圖, 雨水排放建議圖。	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b><u>Reports 報告書</u></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 type="checkbox"/>
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

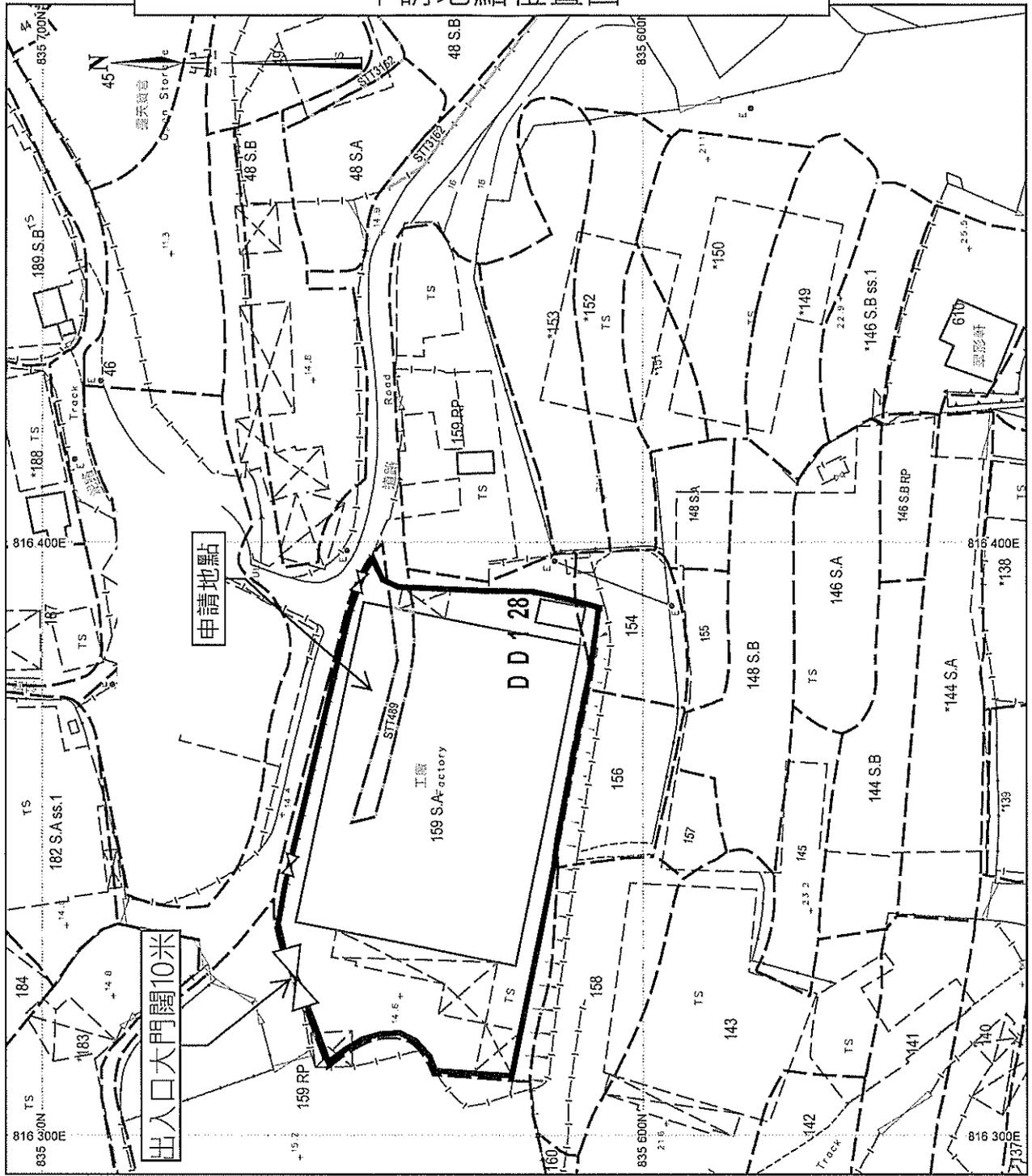
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

# 行車路線圖





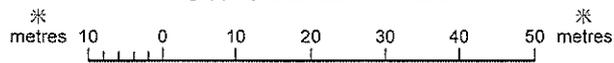
# 擬議臨時可循環再造物料回收中心 申請地點位置圖



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000







A/YL-HTF/114803/01/2023 18:23

From: [REDACTED]

To: 城規會秘書處 <tpbpd@pland.gov.hk>, jmhwok@pland.gov.hk

7 Attachments



P2.pdf P8.pdf 行車路線圖31-12-2022.pdf 消防F.S.251.pdf 消防建議書.pdf 車輛流量預算表。pdf



布局圖12-10-2022.pdf

更改申請文件部份頁面事宜

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

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

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 ) 中氏環保國際有限公司 Chung's Recycle International Limited

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 ) 黃新和 Wong sun wo William

<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	元朗丈量約份第128約地段第154號(部分)159號A分段(部分)及毗連政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 ..... 3245 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... 2344 ..... 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)	..... 128.2 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明)。

早前我等已獲批准改作臨時環保回收中心(回收廢舊五金及塑膠連塑膠破碎工廠)A/YL-HTF/1120  
因應現時電器回收商的工作應接不暇，我等決定將上述回收中心用途改作為回收  
(電器，電子零件及電池)，我等不會在場內進行燃燒，破碎，溶解及清洗電器，電子零件及電池  
池工作。我等先將回收的電器使用人手分拆，分類存放，電子零件及電池會裝箱運走，塑膠物料  
先放在壓榨機，壓成1立方米的大細方便運往其他工廠進行破碎工序所有工序全部在室內運作，  
場內將會有2台壓榨機(使用油壓式壓榨機，不會產生噪音)。  
而露天地方只作為車輛掉頭用途，不會用作存放任何物料。  
回收中心營業時間為每日上午8時至下午6時星期日及公眾假期休息

A/YL-HTF/1148  
行車路線圖

申請地點

工廠

行車路線圖

露天貨倉

露天貨倉

露天貨倉

民德路

天華路

露天貨倉

翠影軒

鳳路村路

露天貨倉

露天貨倉

龍鳳小築

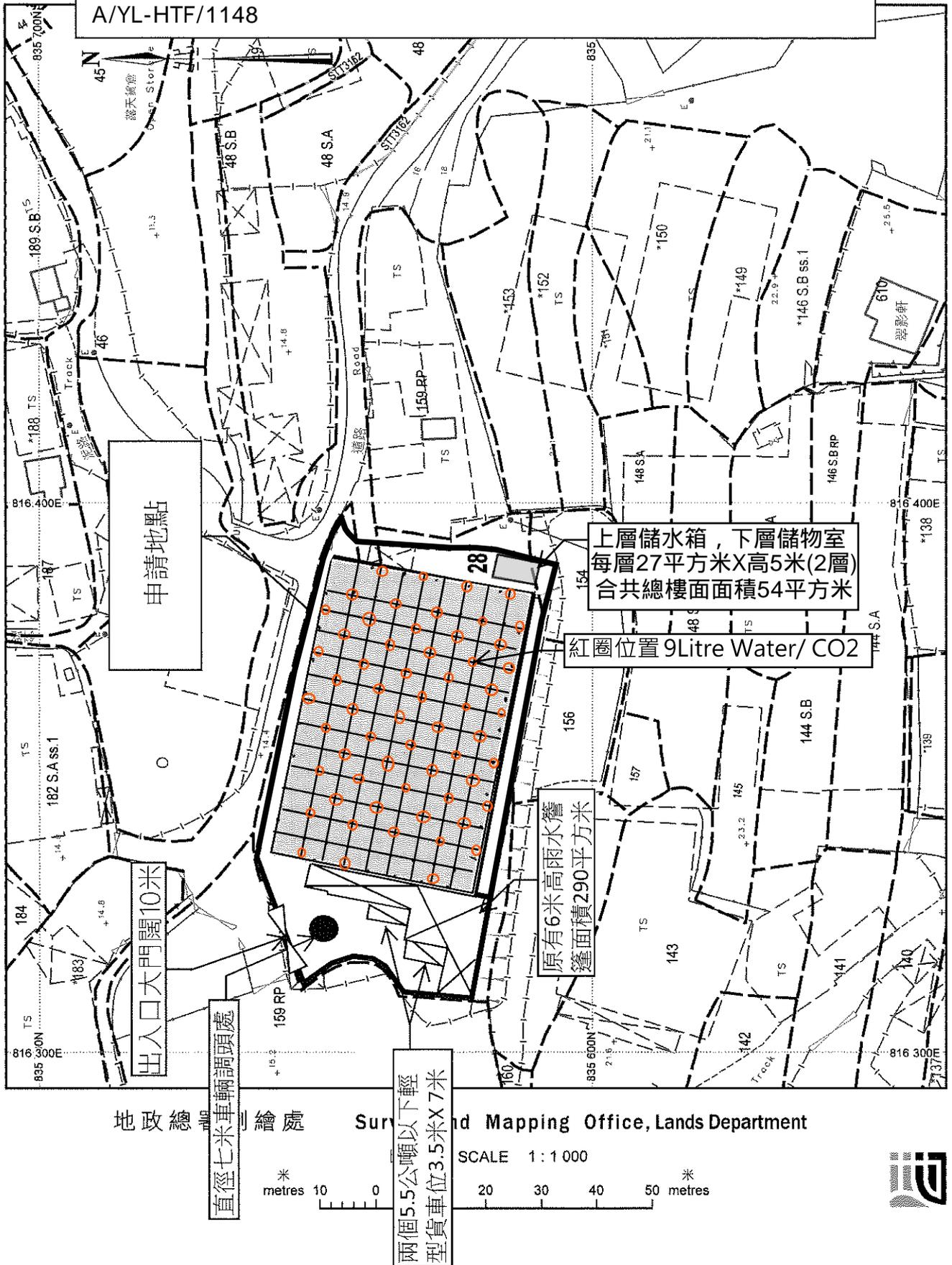
1座 2座 5座  
A座 7座 9座  
傲凱峰 10座  
11座  
13座 12座  
14座





# 消防建議圖

A/YL-HTF/1148



我等已在圖中紅圈位置放置合共60個 9Litre Water/ CO2, 以作消防設施用途  
連同此圖一並附上F.S.251

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: TPB/A/YL-HTF/1120  
消防處檔號

消防(裝置及設備)規例  
(Regulation 9(1))  
(第九條(1)款)

A 8585603

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT  
消防裝置及設備證書

Name of Client: 顧客姓名 **Chung's Recycle International Limited**

Name of Building: 樓宇名稱

Street No./Town Lot: 門牌號數/市地段 **DD 128 Lot 159A** Street/Road/Estate Name: 街道/屋苑名稱 **Ping Ha Road, Lau Fau Shan**

Block: 座 District: 分區 **Yuen Long** Area: 地區  HK 香港  K 九龍  NT 新界

Type of Building 樓宇類型:  Industrial 工業  Commercial 商業  Domestic 住宅  Composite 綜合  Licensed premises 持牌處所  Institutional 社團

**Part 1 Annual Inspection ONLY**  
**第一部 只適用於年檢事項**

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			Nil		

**Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作**

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	60x9 litre Water/CO2	Lot area	newly supply	Conforms with FSD requirements	27/10/21

**Part 3 第三部 Defects 損壞事項**

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			Nil	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature: 受權人簽署

Name: 姓名 **Lai Kai Fai**

FSD/RC No.: 消防處註冊號碼 **RC 3/95**

Company Name: 公司名稱

Telephone: 聯絡電話 **23968550**

Date: 日期 **27 Oct. 2021**

For FSD use only:

Inspected

Key-in

Verified

Code 編碼	Type of FSI 裝置類型
1	Audio/Visual Advisory System 聲響/視象警報系統
2	Automatic Actuating Device 自動啟動裝置
3	Automatic Fixed Installation other than Water 不含水的滅火劑自動固定裝置
4	Automatic Fixed Installation using Water 用水作滅火劑的自動固定裝置
5	Deluge System 集水花灑系統
6	Drencher System 水簾系統
7	Dry Riser System 乾喉系統
8	Dust Detection System 塵埃偵測系統
9	Dynamic Smoke Extraction System 機械式排煙系統
10	Emergency Generator 應急發電機
11	Emergency Lighting 應急照明系統
12	Exit Sign 出口指示牌
13	Fire Alarm System (MFA) 火警警報系統
14	Fire Control Centre 消防控制中心
15	Fire Detection System 火警偵測系統
16	Fire Hydrant/Hose Reel System 消防栓/喉轆系統
17	Fire Shutter 防火捲閘
18	Reserved 保留
19	Fixed Automatically Operated Approved Appliance 認可的自動操作固定器具
20	Fixed Foam System 固定泡沫系統
21	Gas Detection System 氣體偵測系統
22	Gas Extraction System 氣體排放系統
23	Hose Reel 消防喉轆
24	Portable Fire Extinguisher 手提滅火筒
25	Portable Hand-operated Approved Appliance 認可的人手操作手提器具
26	Pressurization of Staircase 樓梯增壓
27	Ring Main System with Fixed Pump(s) 裝有固定水泵的環狀水管系統
28	Sprinkler System 花灑系統
29	Static Smoke Extraction System 靜態式排煙系統
30	Supply Tank 供水缸
31	Ventilation/Air Conditioning Control System 通風/空氣調節控制系統
32	Water Spray System 噴水系統
33	Water Supply 供水
34	Street Fire Hydrant System 街道消防栓系統
35	Others 其他

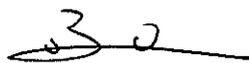
可循環再造物料回收中心

A/YL-HTF/1148

每日車輛流量預算表

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

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




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William Wong

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



**Fw: A/YL-HTF/1148**

09/01/2023 11:35

From: tmylwdpo\_pd/PLAND/HKSARG  
To: Jessie Man Heng KWOK/PLAND/HKSARG@PLAND  
Cc: Eric Chi Yeung CHIU/PLAND/HKSARG@PLAND, Cyrus Tsz Ho TAM/PLAND/HKSARG@PLAND

----- Forwarded by tmylwdpo\_pd/PLAND/HKSARG on 09/01/2023 11:35 -----

From: <tpbpd@pland.gov.hk>  
To: <tmylwdpo@pland.gov.hk>  
Date: 09/01/2023 09:52  
Subject: FW: A/YL-HTF/1148

**From:** [REDACTED]  
**Sent:** Saturday, January 7, 2023 10:15 PM  
**To:** 城規會秘書處 <tpbpd@pland.gov.hk>  
**Subject:** A/YL-HTF/1148

更正車輛流量預算表，  
早前交付貴會的文件有部份出錯  
現附上新的1份車輛流量預算表，  
敬請代為跟進

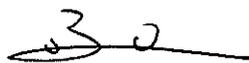


代理人 William Wong 車輛流量預算表。pdf

A/YL-HTF/1148 每日車輛流量預算表

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

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




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William Wong

**Previous s.16 Application covering the Application Site**

*Approved Application*

<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Date of Consideration</b>
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	23.7.2021 (Revoked on 23.4.2022)

**Similar s.16 Applications within/partly within the same “Residential (Group D)” Zone  
on the Ha Tsuen Fringe OZP**

*Approved Applications*

<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>
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)
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)
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)
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
A/YL-HTF/1109	Proposed Temporary Recyclable Collection Centre for Metal and Garment for a Period of 3 Years	“R(D)”	18.12.2020 (Revoked on 18.9.2022)
A/YL-HTF/1123	Proposed Temporary Recyclable Collection Centre (Metal) for a Period of 3 Years	“R(D)” & “AGR”	10.9.2021
A/YL-HTF/1136	Proposed Temporary Recycling Centre for Metal and Plastic with Ancillary Workshop for a Period of 3 Years	“R(D)”	26.8.2022
A/YL-HTF/1138	Temporary Recyclable Collection Centre for Metal for a Period of 3 Years	“R(D)”	26.8.2022
A/YL-HTF/1142	Proposed Temporary Recyclable Collection Centre for Metal and Plastic for a Period of 3 Years	“R(D)” & “G/IC”	3.2.2023
A/YL-HTF/1144	Proposed Temporary Recyclable Collection Centre for Metal and Plastic for a Period of 3 Years	“R(D)”	23.12.2022

Rejected Applications

<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/YL-HTF/1093	Proposed Temporary Plastic Bottle Recycling Centre with Workshop and Ancillary Office for a Period of 3 Years	“R(D)” & “AGR”	1.2.2019	1,2,3
A/YL-HTF/1096	Temporary Plastic Bottle Recycling Centre with Workshop and Ancillary Office for a Period of 3 Years	“R(D)” & “AGR”	20.9.2019	2,3,4
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
A/YL-HTF/1129	Proposed Temporary Recyclable Collection Centre for Metal and Plastic with Ancillary Workshop for a Period of 3 Years	“R(D)”	10.6.2022	4,5

Rejection Reasons:

1. Insufficient information to demonstrate that the development would not have adverse environmental and traffic impacts on the surrounding areas.
2. Setting an undesirable precedent.
3. Not in line with the planning intentions of the “Agriculture” (“AGR”) and “Residential (Group D)” (“R(D)”) zones.
4. 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 “R(D)” zone.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

No adverse comment on the application.

**2. Traffic**

Comments of the Commissioner for Transport (C for T):

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

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

The proposed access arrangement should be commented by Transport Department (TD).

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application;
- there was no substantiated environmental complaint pertaining to the Site in the past three years; and
- should the application be approved, the following approval conditions should be imposed:
  - (i) no burning, breaking, melting and washing of recycling materials activities are allowed on the Site at any time during the planning approval period;
  - (ii) all workshop activities shall be conducted inside enclosed building structure at all times during the planning approval period; and
  - (iii) no medium or heavy goods vehicles exceeding 5.5 tonnes is allowed to enter/exit or to be parked/stored on the Site at any time during the planning approval period.

**4. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in principle to the application from drainage point of view; and

- should the Town Planning Board (the Board) consider the application be acceptable from the planning point of view, approval condition(s) should be stipulated requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his department.

## 5. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

No objection in principle to the application subject to fire service installations being provided to his satisfaction.

## 6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- an Occupation Permit for “one single storey factory building for non-domestic use” in respect of the existing factory as indicated in the application was issued on 28 July 1980; and
- with regards to other existing buildings as indicated in the application, he has no record of approval by the Building Authority. He is not in a position to offer comments on their suitability for the use proposed in the application.

## 7. **District Officer’s Comments**

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

His office has not received any locals’ comment on the application.

## 8. **Other Departments’ Comments**

The following government departments have no objection to/no comment on the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- Project Manager (West), CEDD (PM(W), CEDD);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Commissioner of Police (C of P); and
- Antiquities and Monuments Office, Development Bureau (AMO, DEVB).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lots (OSAL) 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, and Government Land (GL);
  - (ii) Lot No. 159 S.A in D.D. 128 is covered by Short Term Waiver (STW) No. 745 for the purpose of manufacturing of plastic furniture;
  - (iii) part of the GL (about 106.56m<sup>2</sup>) in the Site is covered by Short Term Tenancy (STT) No. 489 for the purpose of manufacturing of plastic furniture;
  - (iv) no permission is given for the occupation of the remaining GL (about 21.64m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed; and
  - (v) the STT/STW holder will need to apply to his office for modification of the STT/STW conditions where appropriate and the lot owner(s) of the lot(s) without the STW will need to apply to his office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. The applicant has to either exclude the GL from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. 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 is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that
  - (i) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or revise onto/from public roads; and
  - (ii) the local track leading to the Site is not under Transport Department (TD)'s purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and

- (ii) the access road connecting the Site with Fung Kong Tsuen Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Fung Kong Tsuen Road;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
  - (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (iv) 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;
  - (v) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
  - (vii) barrier free access and accessible toilet are required under Regulation 72 of the B(P)R;
  - (viii) the number of sanitary fitments required should comply with Chapter 123I Building (Standards of sanitary fitments, plumbing, drainage works and latrines) Regulations; and
  - (ix) detailed checking under the BO will be carried out at building plan submission stage;
- (g) 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 FSIs to be installed should be clearly marked on the layout plans. However, the applicant is reminded that if the proposed structure(s) is/are required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the

Environmental Protection Department to minimise any potential environmental nuisances. It is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances. In particular, the recyclables to be handled at the Site are considered e-waste and may contain lead acid batteries, which are subject to the control under the Waste Disposal Ordinance (Chapter 354) and its subsidiary Waste Disposal (Chemical Waste) (General) Regulation. Please observe and comply with the relevant statutory requirements; and

- (i) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

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



A/YL-HTF/1148 DD 128 Ha Tsuen  
25/01/2023 03:01

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

A/YL-HTF/1148

Lots 154 (Part) and 159 S.A (Part) in D.D.128 and Adjoining Government Land,  
Yuen Long

Site area: About 3,245sq.m Includes Government Land of about 128.2sq.m

Zoning: "Res (Group D)"

Applied use: Recyclable Collection Centre / 2 Vehicle Parking

Dear TPB Members,

Application 1120 was revoked for failure to comply with a number of conditions.

Members should question what if any steps have been taken to ensure compliance  
on this larger site.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 15 September 2022 2:02 AM CST  
**Subject:** A/YL-HTF/1140 DD 128 Ha Tsuen

Dear TPB Members,

Approval was given for 3 years and now applicant is seeking to extend by a further  
5 years.

This certainly calls into question all the hype about Northern Metropolis.

It looks like the wood mill is the only business that is to be removed.

Members should question how this site figures in the big plan.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Monday, 28 June 2021 2:57 AM CST  
**Subject:** A/YL-HTF/1120 DD 128 Ha Tsuen

A/YL-HTF/1120

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

Dear TPB Members,

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

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

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

Mary Mulvihill