

2024年 3月 2 日

此文件在 收到，城市規劃委員會
只會在收到所有必要的資料及文件後才正印，切勿剪
印，請的日期。

e-form No. S16-III
電子表格第 S16-III 號

22 MAR 2024

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.

**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 Regulated
Areas, or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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	AYL-HTF/1172
	Date Received 收到日期	22 MAR 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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

新峰(香港)工程有限公司 (Company 公司)

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

新界元朗厦村丈量約份第 128 約地段第 134 號(部分)、第 135 號及毗連政府土地

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 2028 sq.m 平方米 ☐ About 約☒ Gross floor area 總樓面面積 342 sq.m 平方米 ☐ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)

102 sq.m 平方米 ☒ About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>「住宅(丁類)」</p>
<p>(f) Current use(s) 現時用途</p>	<p>空置</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料 (如適用)</p>	

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 (日/月/年) 的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].

已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期(日/月/年)

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

- ☐ has notified "current land owner(s)"[#]

已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

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

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

- ☐ sent request for consent to the "current land owner(s)"^{***} on _____ (DD/MM/YYYY)
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

- ☐ published notices in local newspapers[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises[&] on
_____ 06/02/2024 _____ (DD/MM/YYYY)
於 _____ 06/02/2024 _____ (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 _____ 01/03/2024 _____ (DD/MM/YYYY)
於 _____ 01/03/2024 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

擬議臨時塑膠回收中心和露天存放建築材料及塑膠

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期

☒ year(s) 年 3 _____

☐ month(s) 個月 _____

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 1686 sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 342 sq.m ☒ About 約

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

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

Proposed non-domestic floor area 擬議非住用樓面面積 342 sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 342 sq.m ☒ About 約

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

可參閱附頁

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

Private Car Parking Spaces 私家車車位 2

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 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

星期一至星期六上午八時至下午八時，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？

Yes 是

☒ 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))

可經由雞伯嶺路到達申請地點

□ 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)

No 否

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(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <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"/> No 否 <input checked="" type="checkbox"/>	<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	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) _____ Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>		

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/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	

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="579 163 1394 443"> <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： <div data-bbox="655 495 1043 504" style="border-bottom: 1px solid black; height: 4px; width: 243px; margin-top: 5px;"></div> </div> <div data-bbox="651 795 979 869"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="655 907 1043 916" style="border-bottom: 1px solid black; height: 4px; width: 243px; margin-top: 5px;"></div> </div> <div data-bbox="652 945 1284 1019"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="636 1270 1150 1305"> <input type="checkbox"/> year(s) 年 </div> <div data-bbox="636 1361 1150 1397"> <input type="checkbox"/> month(s) 個月 </div>

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）。

可參閱附頁申請理由

8. Declaration 聲明 (Applicant 申請人 #1)

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 Signed with recognised e-signature ☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人
Signer: HUI HANG YU 文員

Name
姓名

Position (if applicable)
職位 (如適用)

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

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

On behalf of 代表 新峰(香港)工程有限公司

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。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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	新界元朗廈村丈量約份第 128 約地段第 134 號(部分)、第 135 號及毗連政府土地		
Site area 地盤面積	2028 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 102 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12		
Zoning 地帶	「住宅(丁類)」		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月		
Applied use/ development 申請用途/發展	擬議臨時塑膠回收中心和露天存放建築材料及塑膠		
(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	342 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.17 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	2
(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	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	16.86 % <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 4 Private Car Parking Spaces 私家車車位 2 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 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) 	
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
場地大綱圖、場地位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

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。

申請理由

申請地點位於新界元朗廈村丈量約份第 128 約地段第 134 號 (部分) 、第 135 號及毗連政府土地，位於廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12 的「住宅(丁類)」地帶內，總面積約 2028 平方米，總樓面面積為 342 平方米 (包括約102平方米政府土地) ，由新峰(香港)工程有限公司提出申請作為期三年的擬議臨時塑膠回收中心和露天存放建築材料及塑膠 (可參閱：場地大綱圖及場地位置圖) 。

申請地點共涉及兩幅私人土地及部份政府土地。申請地點地型不規則，近似長方形，地勢平坦。申請地點基本設施齊備 (水電供應) ，無須進行任何斬樹、填泥、鑽土及隔斷水源等損害環境的開闢工作。場地共有2個由金屬搭建的上蓋物，詳情如下：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	186	186	5	1	金屬搭建	存放可回收材料(塑膠)
TS2	156	156	7	1	金屬搭建	存放可回收材料(塑膠)

露天存放建築材料及塑膠方面，有關建築材料主要存放磚石、金屬、建築五金、水泥製品等，有關塑膠方面，主要存放被回收的發泡膠盒、膠樽等，露天存放面積佔場地約586平方米，佔場地 28.90%的土地。

在營運塑膠回收中心方面，營運者會於構築物 1 及構築物 2 進行塑膠回收，作收集、篩選及分類塑膠回收物。送達場內的回收物件未必每次把塑膠的種類分得仔細，有時難免會混合在一起，甚至會有一些垃圾，例如：衣架、膠樽、外賣膠盒、CD等等，因此回收中心目的是把每袋回收物分類得清楚。回收中心不會進行任何燃燒或清洗工作，發展項目不會發出氣味亦不會產生噪音及塵埃，對生態及環境不會帶來任何負面影響。

按規劃署記錄，在申請地點的同一「住宅(丁類)」地帶內，申請地點四周有類似申請獲通過。以下為獲通過之案件：

- 檔案編號：A/YL-HTF/1120，臨時回收中心(五金、塑膠及膠樽)連附屬辦公室及塑膠破碎工場 (為期 3 年) ，於23/07/2021在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HTF/1129，臨時五金和塑膠回收中心及附屬工場 (為期3年) ，於04/03/2022在有條件下批給臨時性質的許可。

- 檔案編號：A/YL-HTF/1085，臨時成衣、布匹及廢紙回收中心（為期3年），於04/05/2018在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HTF/1107，臨時成衣、布匹及廢紙回收中心（為期3年），於04/09/2020在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HTF/1109，臨時五金回收中心（為期3年），於18/12/2020在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HTF/1157，臨時露天存放建築材料（為期3年），於11/09/2023在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HTF/1164，臨時物流中心及露天存放五金廢料及連附屬辦公室（為期3年），於22/12/2023在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HTF/1114，臨時露天存放建築材料（為期3年），於28/05/2021在有條件下批給臨時性質的許可。
- 檔案編號：A/YL-HTF/1119，臨時露天存放建築材料（為期3年），於09/07/2021在有條件下批給臨時性質的許可。

申請地點位於元朗廈村，出入口（閘門）設於場地南邊，出入口位置寬敞明確，闊度約8米，可供消防車之類的緊急車輛進入，並有行車通道接駁雞伯嶺路。行車通道即由出入口連接到雞伯嶺路的距離，行車通道闊度約4米，路面已平整為混凝土地面，車路闊彎位少而明顯，車道平坦，可供駕駛者安全使用。行車通道部分地段部分屬私人物業，已使用多年。申請人已取得上述業主同意獲准許使用。一如以往，申請人會與各地段業主，共同負責行車通道的管理、維修及補養工作。

同時，申請地點內有車輛迴旋圈，有足夠空間供車輛轉動，並預留了許多場地範圍作緩衝空間。由於有足夠空間，車輛會進入申請地點內掉頭，任何時間均不會有車輛在公共道路排隊等候，申請人會嚴格規定，所有車輛任何時間均不許以倒車方式進出公共道路，不會對週邊地區的交通構成不良影響。為了加強此申請的安全性，申請人會在進入申請地點的路口豎立限制車速路牌，以提高道路使用者的警覺。

雞伯嶺路實況照片



行車通道實況照片



申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾、噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能，對規劃及地方環境均帶有好處及產生正面作用。

申請地點開放時間為星期一至星期六，上午八時至晚上八時，星期日及公眾假期休息，夜間並不會產生噪音。申請地點設有 2 個私家車泊車位，每個面積 5 米x 2.5 米，以便員工使用。同時，設有 2 個輕型貨車泊車位，每個面積 7 米x 3.5 米，作運送之用。申請地點若取得許可，在規劃許可有效期內的任何時間，只有《道路交通條例》所界定的車輛，才可在申請地點停泊或進出申請地點。

申請地點會使用輕型貨車送貨及補給物資，預計在日間非繁忙時間進行。申請地點內設有迴旋空間，供車輛調頭及停泊。除了員工上下班、午膳、送貨及補給物資，申請地點並無其他運輸工作。出現的汽車流量都在預計之內。車次流量低，對附近交通不會構成壓力。所有運輸工作，只會在申請地點開放時間內進行。

總括而言，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

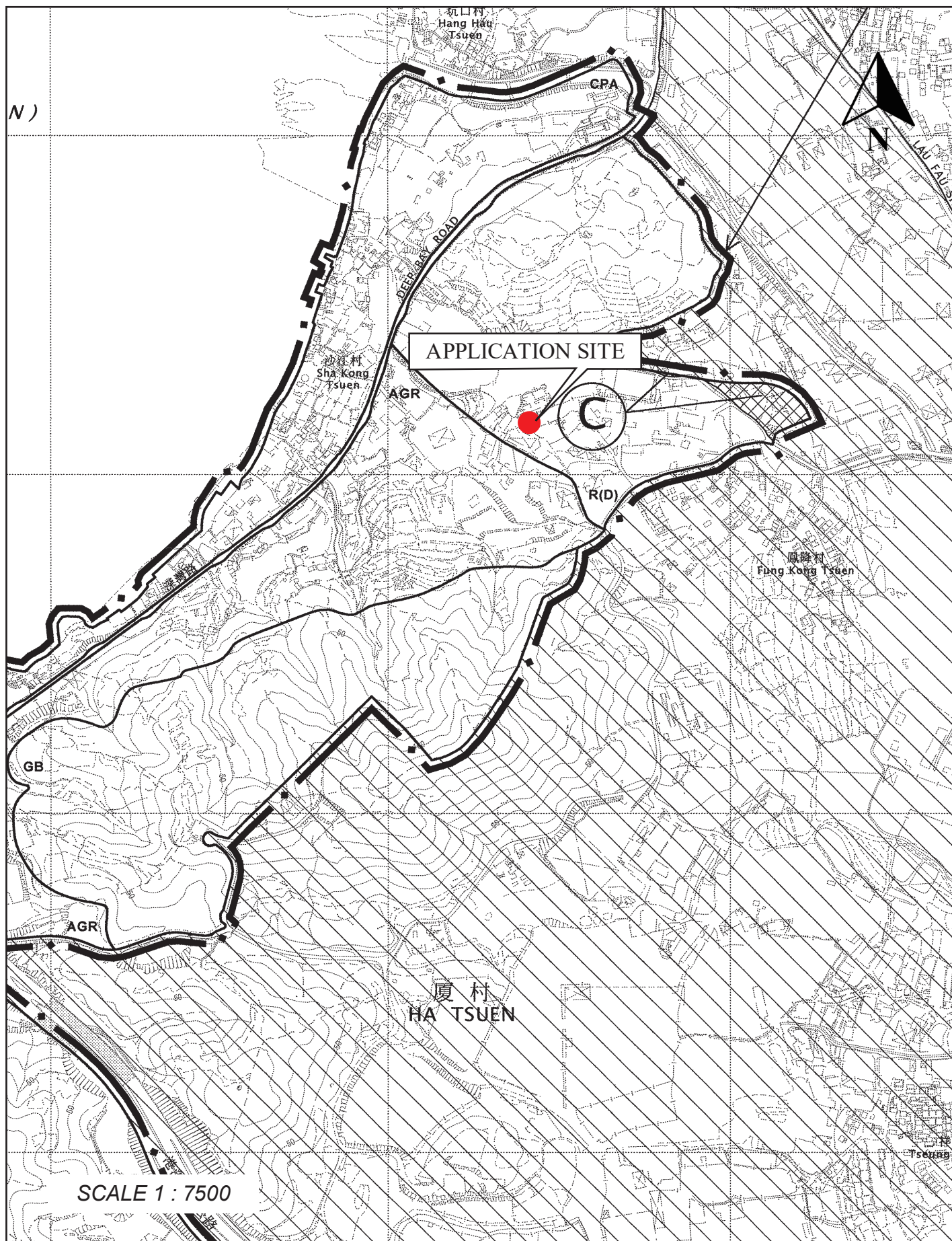
申請地點的車輛流量預算					
	星期一至日				每小時車輛出入 次數
	私家車		輕型貨車		
	入	出	入	出	
08:00 - 09:00	2	0	0	0	2
09:00 - 10:00	0	0	0	0	0
10:00 - 11:00	0	0	2	0	2
11:00 - 12:00	0	0	0	1	1
12:00 - 13:00	0	1	0	0	1
13:00 - 14:00	1	0	0	0	1
14:00 - 15:00	0	0	0	0	0
15:00 - 16:00	0	0	0	1	1
16:00 - 17:00	0	0	0	0	0
17:00 - 18:00	0	0	0	0	0
18:00 - 19:00	0	0	0	0	0
19:00 - 20:00	0	2	0	0	2
申請地點尚未發展，以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。					

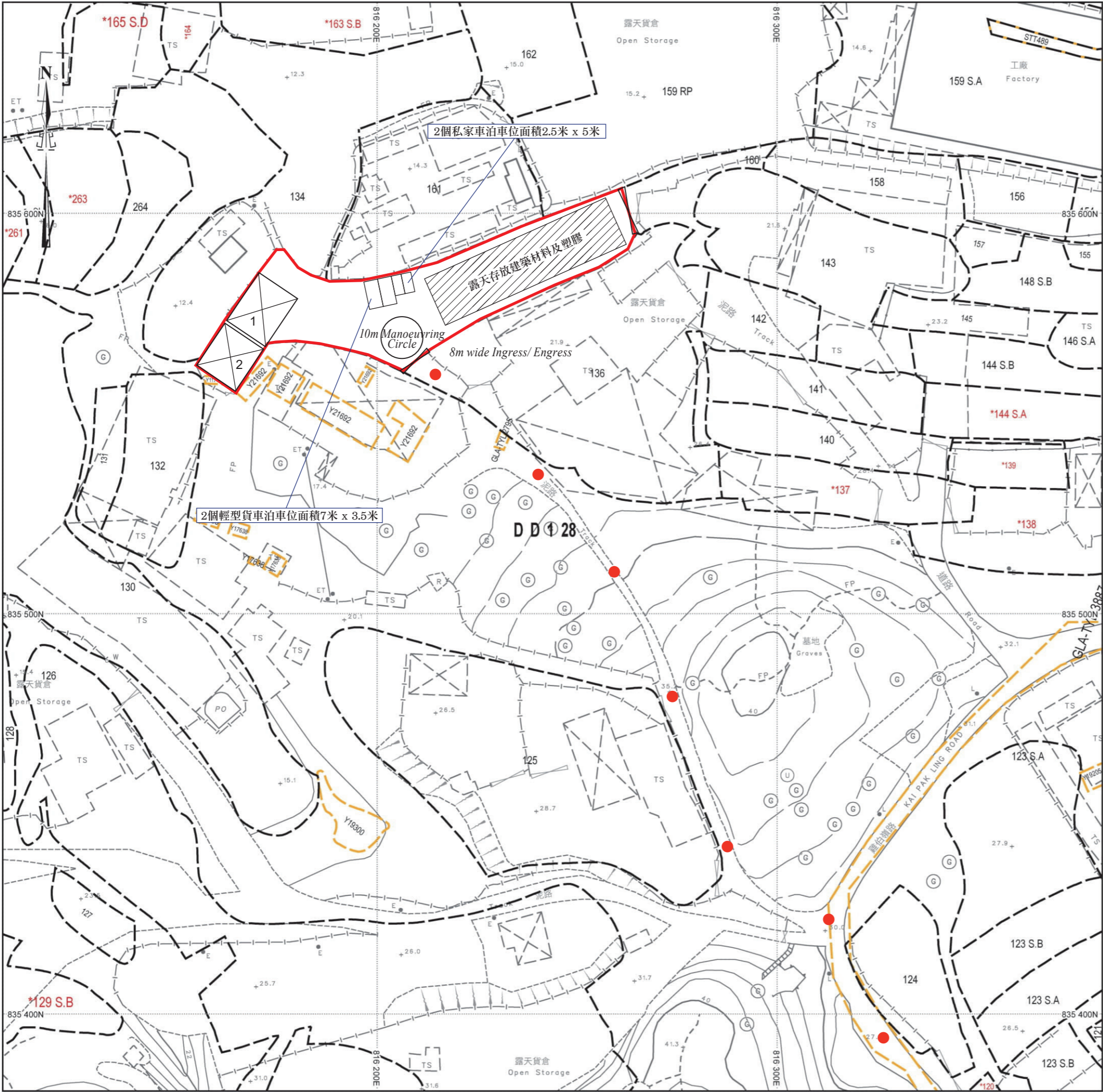
申請地點發展性質，形式及佈局與週邊環境協調，不會影響附近環境風貌。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。申請場地並不會進行工場活動，不會有機械運作處理回收物料。此申請只作臨時塑膠回收中心和露天存放建築材料及塑膠，發展項目不會發出氣味，對生態及環境不會帶來任何負面影響。

此申請能有意義及靈活地善用地點資源，於提交申請前，申請人已廣泛向地區人士徵詢意見，區內人士對擬議發展並無反對意見。政府可將發展納入規管，有助於抑制同區其他違規發展，對規劃及環境均帶有好處及產生正面作用。申請人無意永遠作標題的發展，假使政府在申請地點有其他發展，此擬議發展便會自然地消失。

申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此中請只屬過渡性質，發展項目簡單，容易還原。城規會可在規劃許可加入適當的附帶條件和指引性質條款，盡量減少擬議發展對環境可能造成的影響。敬希城規會能接受這份合乎情理的申請，並予以批准。

場地大綱圖





場地設計圖

上蓋物(1)
用途：存放可回收材料(塑膠)
高度：約5米
層數：1層
面積：約186平方米
總樓面面積：約186平方米

上蓋物(2)
用途：存放可回收材料(塑膠)
高度：約7米
層數：1層
面積：約156平方米
總樓面面積：約156平方米

露天存放建築材料及塑膠
面積：約586平方米

● ● ● 行車路線
SCALE 1 : 1000

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Jessie Man Heng KWOK/PLAND

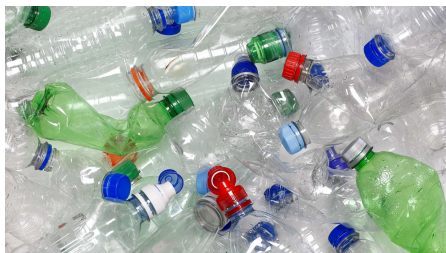
寄件者: [REDACTED]
寄件日期: 2024年03月28日星期四 11:27
收件者: tpbpd/PLAND
副本: Jessie Man Heng KWOK/PLAND
主旨: 有關A/YL-HTF/1172補充資料
附件: 場地設計圖.pdf; 消防裝置建議.pdf

類別: Internet Email

敬啟者

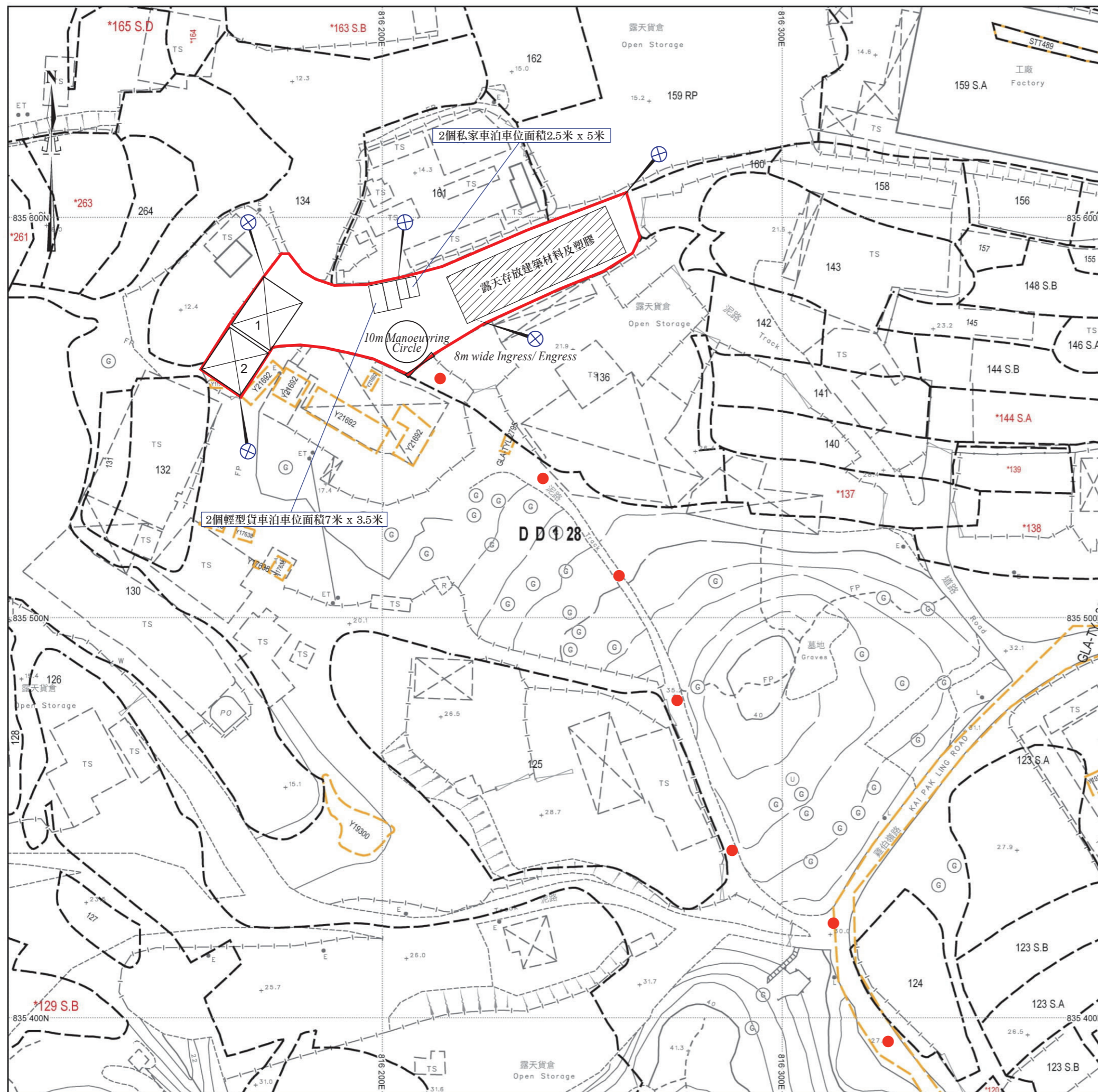
此電郵取代今早 10:57 的電郵。有關上述檔案，用途為臨時塑膠回收中心和露天存放建築材料及塑膠，露天存放建築材料及塑膠的位置共約 586 平方米，佔場地 28.90%。當中建築材料包括：磚石、金屬、水泥製品等；塑膠包括膠盒、膠樽等，現提供有關照片。其餘露天的位置會作車輛迴轉空間及行人通道。

有關的兩個構築物並不是完全密封，是近似一個棚。塑膠回收中心只作存放及分類，不涉及燃燒、清洗、溶解、切碎及破碎活動，場地只會使用輕型貨車作運送，不會使用中型或重型貨車。申請場地並不會進行工場活動。附件為消防裝置建議及場地設計圖。



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消防裝置建議

上蓋物(1)
用途：存放可回收材料(塑膠)
高度：約5米
層數：1層
面積：約186平方米
總樓面面積：約186平方米

上蓋物(2)
用途：存放可回收材料(塑膠)
高度：約7米
層數：1層
面積：約156平方米
總樓面面積：約156平方米

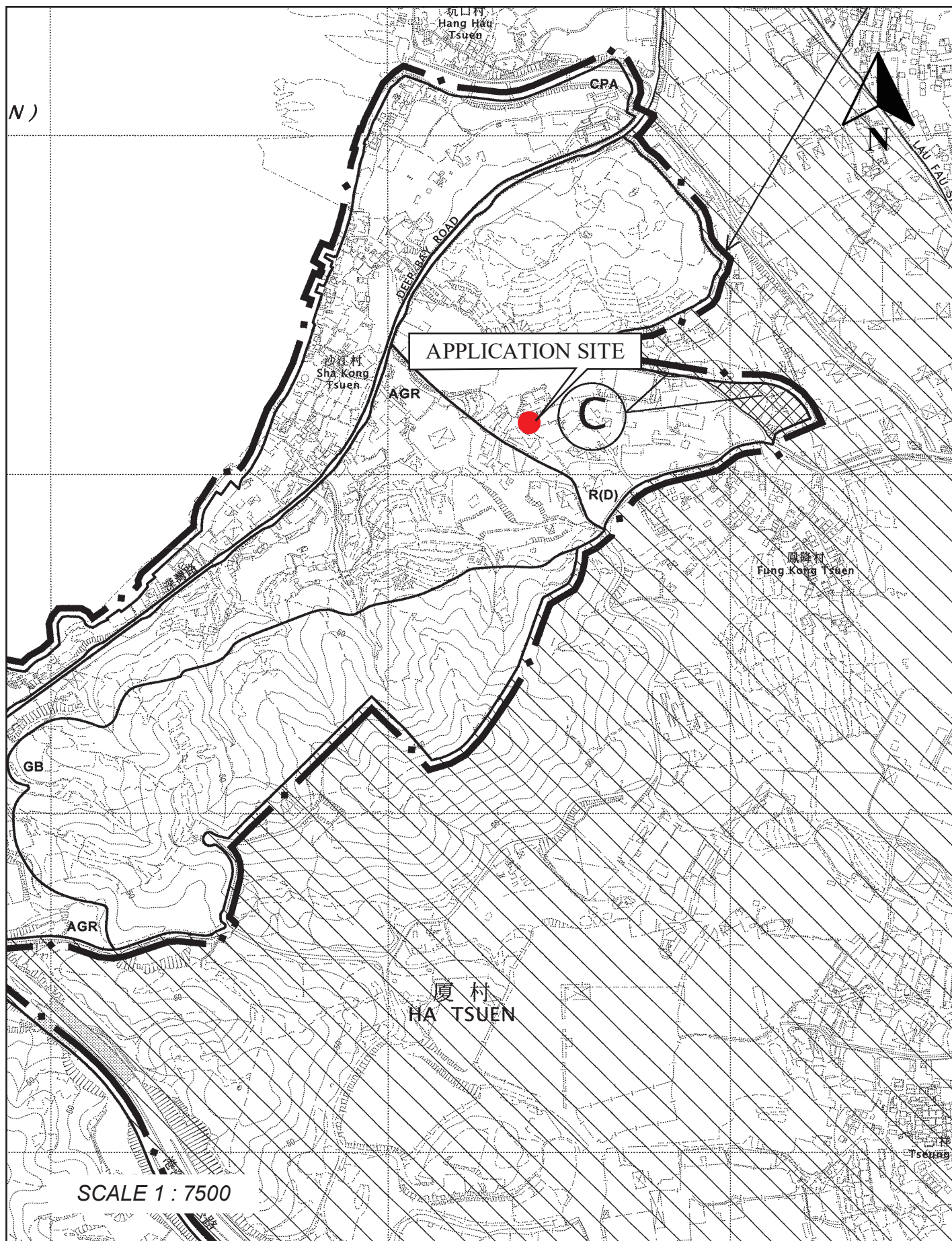
露天存放建築材料及塑膠
面積：約586平方米

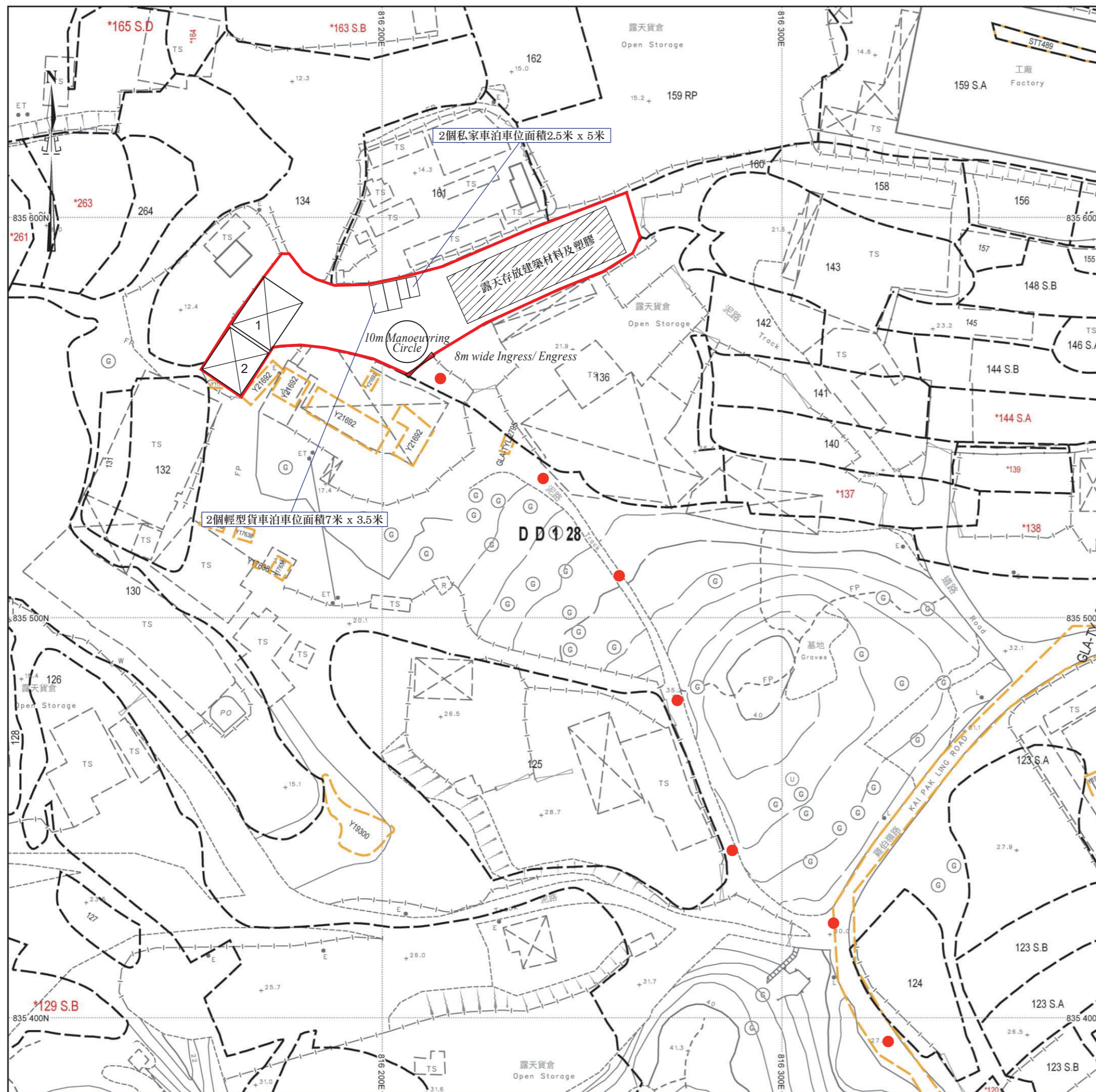
⊗ 四公斤乾粉滅火筒

申請場地有兩個構築物，作存放可回收材料(塑膠)，例如：膠樽、膠盒。有關構築物並不是完全密封，是近似一個棚。露天存放建築材料及塑膠的部分，不會存放易燃物品，主要存放磚石、金屬、膠樽。基於以上條件，申請人建議在場地共安裝5支四公斤乾粉滅火筒，位置分別位於場地四周及構築物內，每隔約40米安裝1支四公斤乾粉滅火筒，共安裝5支四公斤乾粉滅火筒。

● ● ● 行車路線
SCALE 1 : 1000

場地大綱圖





場地設計圖

上蓋物(1)
用途:存放可回收材料(塑膠)
高度:約5米
層數:1層
面積:約186平方米
總樓面面積:約186平方米

上蓋物(2)
用途:存放可回收材料(塑膠)
高度:約7米
層數:1層
面積:約156平方米
總樓面面積:約156平方米

露天存放建築材料及塑膠
面積：約586平方米

● ● ● 行車路線
SCALE 1 : 1000

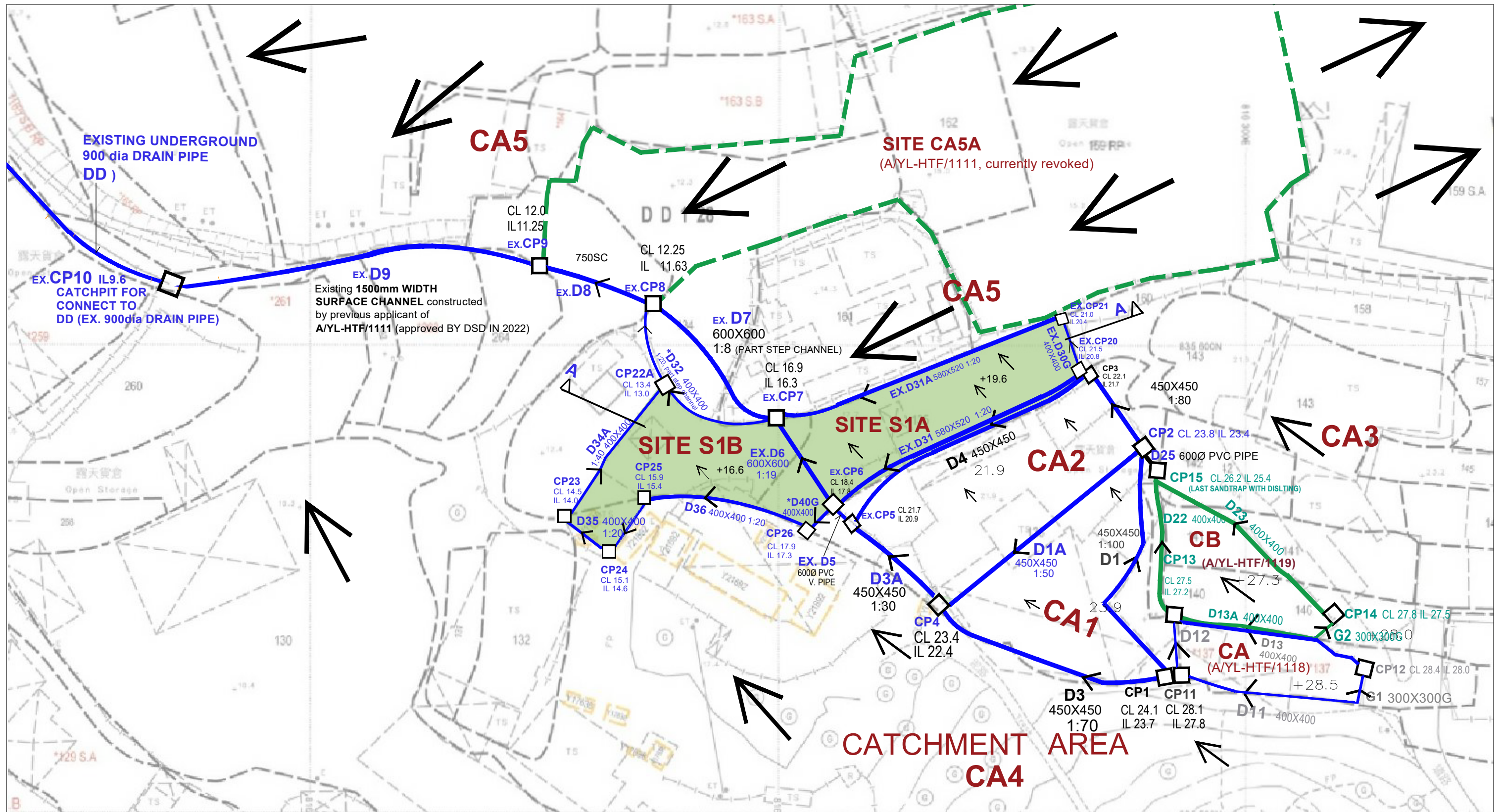
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Jessie Man Heng KWOK/PLAND

寄件者: [REDACTED]
寄件日期: 2024年03月28日星期四 15:59
收件者: tpbpd/PLAND
副本: Jessie Man Heng KWOK/PLAND
主旨: 有關A/YL-HTF/1172補充資料
附件: D-01 revQ_1172_240328.pdf
類別: Internet Email

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附件為有關檔案的排水建議。



DRAINAGE SCHEDULE (FOR SITE S1A, S1B)

D31, D31A	580X520 OPEN CHANNEL
D32,D34A,D35,D36	400X400 OPEN CHANNEL
D33	500X500 OPEN CHANNEL
D30G, D40G	400X400 ENTRANCE U CHANNEL WITH STEEL GRATING
D6	600X600 OPEN CHANNEL WITH GRATING

Ex. DRAIN TO BE USED BY SITE S1A+S1B (downstream)

D7	600X600 OPEN CHANNEL (WITH GRATING)
D8	EX. 750 X 750 SURACE CHANNEL
D9	MIN 1500 X 600 SURACE CHANNEL
DD	EXISTING 900MM DIAMETER UNDERGROUND PIPE

APPLICATION SITE (A/YL-HTF/1172)

S1A+S1B AREA 2,014 SQ.M.

CA3 AREA 7,500 SQ.M.

CA4 AREA 34,000 SQ.M.
(INCL CA1+CA2)

CA5 AREA 15,000 SQ.M.
(INCLUDES CA5A, S1, S2)

Note: 2 channels of Site S1B:

*D40G - not connect with ex. CP6
will discharge to CP26

*D32 - not connect with ex. CP7
will discharge to CP22A / CP33

Ex. - existing

(note: some drain/ catch pits channels are already
built, or as existing installation of neighbour sites)

DRAINAGE LAYOUT PLAN NO. D-01 (Q)

SCALE 1:800
2024-03-28
(A/YL-HTF/1172)



APT ARCHITECTS LTD



REF 210E2-1172

Relevant extract of the Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
 - (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Application covering the Application Site

Approved Application

	Application No.	Applied Use(s)/Development(s)	Date of Consideration
1	A/YL-HTF/1136	Proposed Temporary Recycling Centre for Metal and Plastic with Ancillary Workshop for a Period of 3 Years	26.8.2022 (Revoked on 26.2.2024)

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

Approved Applications

	Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration
1	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)
2	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)
3	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 (Revoked on 4.12.2021)
4	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)
5	A/YL-HTF/1111	Temporary Open Storage of Metal for a Period of 3 Years	“R(D)”	12.3.2021 (Revoked on 12.8.2023)
6	A/YL-HTF/1114	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	“R(D)”	28.5.2021
7	A/YL-HTF/1115	Proposed Temporary Open Storage of Metal Waste and Logistics Centre for a Period of 3 Years	“R(D)”	28.5.2021 (Revoked on 28.11.2021)
8	A/YL-HTF/1118	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	“R(D)”	25.6.2021 (Revoked on 25.11.2023)
9	A/YL-HTF/1119	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	“R(D)”	9.7.2021
10	A/YL-HTF/1120	Temporary Recycling Centre (Metal Waste, Plastic and Plastic Bottle) with Ancillary Office and Plastic Breakdown Workshop for a	“R(D)”	23.7.2021 (Revoked on 23.4.2022)

	Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration
		Period of 3 Years		
11	A/YL-HTF/1122	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	“R(D)”	27.8.2021 (Revoked on 27.2.2023)
12	A/YL-HTF/1123	Proposed Temporary Recyclable Collection Centre (Metal) for a Period of 3 Years	“R(D)” & “AGR”	10.9.2021 (Revoked on 10.3.2023)
13	A/YL-HTF/1124	Temporary Open Storage of Metal Waste and Logistics Centre for a Period of 3 Years	“R(D)”	24.9.2021 (Revoked on 5.11.2021)
14	A/YL-HTF/1138	Temporary Recyclable Collection Centre for Metal for a Period of 3 Years	“R(D)”	26.8.2022
15	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
16	A/YL-HTF/1144	Proposed Temporary Recyclable Collection Centre for Metal and Plastic for a Period of 3 Years	“R(D)”	23.12.2022
17	A/YL-HTF/1148	Proposed Temporary Recyclable Collection Centre for Electrical Appliances, Electronic Parts and Batteries for a Period of 3 Years	“R(D)”	17.2.2023 (Revoked on 17.8.2023)
18	A/YL-HTF/1153	Proposed Temporary Recyclable Collection Centre for Metal for a Period of 3 Years	“R(D)” & “AGR”	23.6.2023
19	A/YL-HTF/1154	Proposed Temporary Recyclable Collection Centre for Electrical Appliances, Electronic Parts and Batteries with Ancillary Plastic Breakdown Workshop for a Period of 3 Years	“R(D)”	14.7.2023
20	A/YL-HTF/1157	Temporary Open Storage of Construction Materials for a Period of 3 Years	“R(D)”	11.9.2023
21	A/YL-HTF/1164	Proposed Temporary Logistics Centre and Open Storage of Metal Waste with Ancillary Office for a Period of 3 Years	“R(D)”	22.12.2023
22	A/YL-HTF/1167	Temporary Open Storage of Metal for a Period of 3 Years	“R(D)”	15.3.2024
23	A/YL-HTF/1170	Temporary Open Storage of Construction Materials for a Period of 3 Years	“R(D)”	19.4.2024

Rejected Applications

	Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration	Rejection Reasons
1	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	1,2,3
2	A/YL-HTF/1108	Temporary Plastic Recycling Centre with Workshop and Ancillary Office for a Period of 3 Years	“R(D)”	4.12.2020	1,2

	Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration	Rejection Reasons
3	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	1,2

Rejection Reasons:

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

Government Departments' General Comments

1. Land Administration

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

No adverse comment on the application.

2. Traffic

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

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

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

No objection to the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application subject to imposition of the following approval conditions:
 - (i) no workshop activities, such as shredding, pulverizing, crushing, washing, melting and burning, are allowed on the Site; and
 - (ii) no medium or heavy goods vehicles exceeding 5.5 tonnes, as defined in the Road Traffic Ordinance, are allowed to enter/be parked on the Site, as proposed by the applicant; and
- there were six substantiated environmental complaints pertaining to the Site regarding air quality (arising from processing of plastic including melting of plastic waste and pellet-making) in the past three years.

4. Drainage

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

- no objection in principle to the application from a drainage point of view; and
- should the Town Planning Board consider that the application be acceptable from the planning point of view, he would suggest that approval condition(s) should be stipulated in the approval letter requiring the applicant to submit a revised drainage proposal,

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; and
- having considered the nature of open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) within six weeks from the date of planning approval to the satisfaction of D of FS.

6. Project Interface

Comments of the Project Manager (West), CEDD (PM(W), CEDD):

No objection to the application for a period of three years up to 2027.

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 Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD); and
- Director of Agriculture, Fisheries and Conservation (DAFC).

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 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) no permission is given for the occupation of GL (about 102m² subject to verification) included in the Site. Any occupation of GL without the Government's prior approval is not allowed; and
 - (iii) the lot owner(s) will need to apply to LandsD to permit the structures to be erected or regularise any irregularities on site, if any. 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. The application(s) for Short Term Waiver/Short Term Tenancy will be considered by the Government in its capacity of a landlord and there is no guarantee that such application(s) will be approved. The application(s), if approved, will be subject to such terms and conditions including among the payment of waiver fee/rent and administrative fee, as considered appropriate by LandsD. Besides, given the applied uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (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 reverse onto/from public roads; and
 - (ii) the local track leading to the Site is not under the Transport Department'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) the vehicular access including the local track and Kai Pak Ling Road connecting the Site with Deep Bay Road/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 Deep Bay Road/Fung Kong Tsuen Road; and
 - (ii) adequate drainage measures shall be provided at the access of the Site to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted drainage proposal that:

- (i) planning application No. A/YL-HTF/1111 has been revoked. Based on the current planning application No. A/YL-HTF/1167 (former application No. A/YL-HTF/1111), the drainage system to which the applicant proposed to connect is not designed to cater for the runoff generated from the Site. Please demonstrate with hydraulic calculation that the system for application No. A/YL-HTF/1167 has sufficient capacity to cater for surface runoff generated from both the Site and the site under application No. A/YL-HTF/1167;
- (ii) please demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands;
- (iii) CP2 and CP 7 are connected to two u-channels. Their functionality should be reviewed;
- (iv) please indicate on the drainage layout plan where stepped channel will be adopted;
- (v) catchpit should be provided where the flow changes in direction;
- (vi) the ground to the south of the Site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation;
- (vii) please indicate clearly the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system);
- (viii) the channel, to which the applicant proposed to discharge the stormwater from the Site, is not maintained by his office. The applicant should identify the owner of the existing drainage facilities and shall demonstrate that the drainage facilities can be practicably implemented and maintained. In the case that it is a local village drain, District Officer (Yuen Long) should be consulted;
- (ix) further to (viii) above, since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition;
- (x) consideration should be given to provide grating for the surface channels;
- (xi) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
- (xii) sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities;
- (xiii) standard details should be provided to indicate the sectional details of the proposed u-channel and catchpit/sand trap;
- (xiv) where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
- (xv) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches, adjacent areas, etc.; and
- (xvi) the applicant should consult DLO/YL, LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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;
 - (ii) 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;
 - (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 (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any applied use under the application;
 - (v) 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;
 - (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; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) to address the approval condition on provision of fire extinguisher(s), the applicant is advised to submit a valid fire certificate (FS 251) to the Fire Services Department for approval;
 - (ii) good practice guidelines for open storage (**Appendix VI** of this RNTPC Paper) should be adhered to; and
 - (iii) regarding the submitted fire service installations (FSIs) proposal, the separation distance between each structure shall be clearly indicated on plan. In addition, structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. Additional FSIs (i.e. modified hose reel system, fire alarm system, emergency lighting and directional and exit sign) shall be provided if the total floor area exceeds 230m²; and
- (i) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) 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 (EPD) to minimise any potential environmental nuisances;

- (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied uses should be provided. 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 EPD's Practice Note for Professional Person (ProPECC) PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' including completion of percolation test and certification by Authorized Person;
- (iii) any stockpiling of construction materials and plastic waste should be properly covered to prevent dust nuisance; and
- (iv) the applicant should meet the statutory requirements under relevant pollution control ordinances.

Good Practice Guidelines for Open Storage Sites issued by the Fire Services Department

		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.

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A/YL-HTF/1172 DD 128 Ha Tsuen

22/04/2024 03:19

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

A/YL-HTF/1172

Lots 134 (Part) and 135 in D.D.128 and adjoining Government Land, Ha Tsuen

Site area : About 2,028sq.m Includes Government Land of about 102sq.m

Zoning: "Res (Group D)"

Applied use: Recycling Centre for Plastic and Open Storage / 4 Vehicle Parking

Dear TPB Members,

1136 approved 26 Aug 2022. Conditions not fulfilled so a quick makeover, reduce the size of the site and file a new application.

We are talking here about recycling plastic. Every week there are reports of deadly fires at operations like this that cause considerable safety risks and impact on public health.

That recyclables are being stored outside and the likelihood is that drainage conditions have not been fulfilled is an additional cause for concern in view of the heavy rainfall we can expect going forward and the danger that toxins will leach into the soil.

Are members going to turn a blind eye to these issues and rubber stamp approval under the streamline, see no evil, card?

Mary Mulvihill

From:

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

Date: Monday, 1 August 2022 2:22 AM HKT

Subject: A/YL-HTF/1136 DD 128 Ha Tsuen

A/YL-HTF/1136

Lots 134 (Part) and 135 in D.D.128 and adjoining Government Land, Ha Tsuen

Site area : About 2,828sq.m Includes Government Land of about 102sq.m

Zoning: "Res (Group D)"

Applied use: Recycling Centre for Metal and Plastic / 4 Vehicle Parking

Dear TPB Members,

No history of previous application so the operation has been carried on without approval.

In view of the zoning and the plans for extensive residential development at Ha Tsuen it would not be appropriate to approve plan as this would encourage procrastination with regard to the development plans pledged by the administration.

Recycling has related environmental issues that are not compatible with the development of a healthy community.

Mary Mulvihill