

2020年 10月 6日

A741

Appendix I

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

6 OCT 2020

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ YL- PH / 861
	Date Received 收到日期	- 6 OCT 2020

- 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)

WIN CENTURY INTERNATIONAL INVESTMENTS LIMITED

永順國際投資有限公司

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)	元朗八鄉粉錦公路少年警訊活動中心對面鄰近亞公田 元朗八鄉丈量約份第111號地段第29(部份)· 第33號·第35號及毗鄰政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 5760 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1890 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)	..... 829 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	八鄉分區計劃大綱核准圖編號S/YL-PH/11
(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	臨時公眾停車場 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	可循環再造物料回收中心 (塑膠·膠樽回收中心連附屬辦公室及塑膠破碎工場) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 4050 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 1710 .....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	..... 1890 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 1890 .....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) 臨時辦公室每層面積180平方米X高5米 (2層合共360平方米) 塑膠·膠樽回收心及破碎的工場面積1500平方米X高8平方米(1層) 流動式臨時洗手間面積30平方米高3.5米 (1層)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 4
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)	.....
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 旅遊巴士車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	..... 2
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																																	
每日早上8時至下午7時，星期日及公眾假期休息																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？		Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 粉錦公路																														
		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)																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<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>			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"/>
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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)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</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）。

因現時國內不能進口回收的膠樽及塑膠廢料，令至本港有大量膠樽沒有地方回收及存放，而塑膠拉粒環原工場因地方所限不能同時進行膠樽或塑料回收及破碎的工序。而我等場地因鄰近有小部份民居，經徵詢各村民的意見後，村民只同意我等開設回收塑膠，膠樽及進行破碎的工序。因此我等決定向貴處申請開設臨時塑膠，膠樽回收及破碎工場，同時我等絕對不會進行溶解塑膠及塑膠拉粒還原的工序懇請貴處批准。

8. Declaration 聲明

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

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

Signature

簽署


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

WONG SUN WO WILLIAM

Name in Block Letters
姓名（請以正楷填寫）

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

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

15-09-2020

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	元朗八鄉粉錦公路少年警訊活動中心對面鄰近亞公田 元朗八鄉丈量約份第111號地段第29(部份) , 第33號, 第35號及毗鄰政府土地
Site area 地盤面積	5760 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 829 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	八鄉分區計劃大綱核准圖編號S/YL-PH/11
Zoning 地帶	R(D)
Type of Application 申請類別	<input 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	可循環再造物料回收中心 (塑膠, 膠樽回收中心連附屬辦公室及塑膠破碎工場)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1890 <input checked="" 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
	Domestic 住用		
(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	3.5-8 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1-2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		4
	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) _____ _____		2

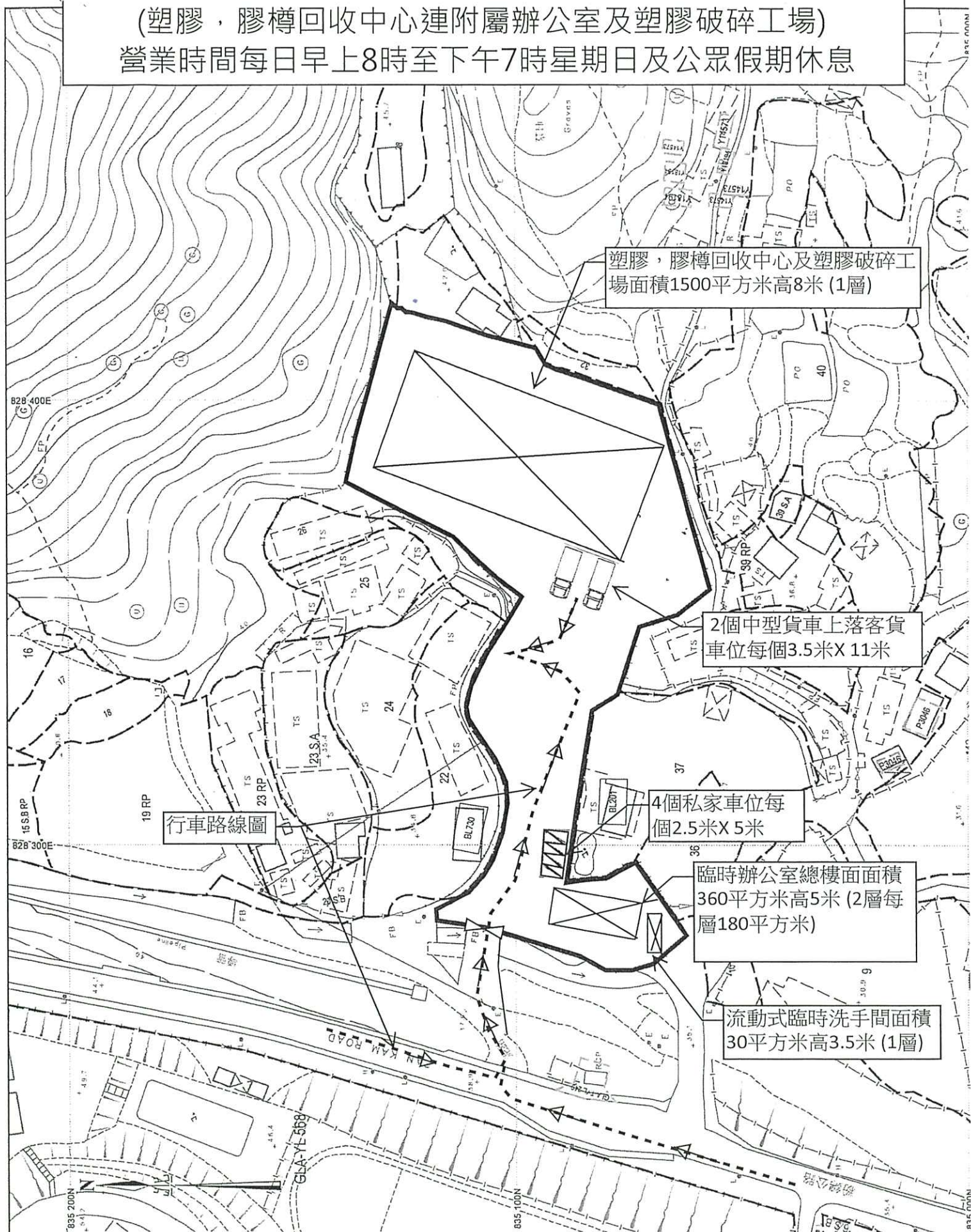
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
雨水排放建議圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
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。

可循環再做物料回收中心

(塑膠，膠樽回收中心連附屬辦公室及塑膠破碎工場)
營業時間每日早上8時至下午7時星期日及公眾假期休息



我等絕對不會進行溶解塑膠及還原的工序

圖示

	擬議450mmU型排水渠
	擬議300mmU型排水渠
	擬議900mm過路沙井
	擬議標準隔沙池

☐ CP1-CP7

ST1及ST2

美化環境建議圖

@ 我等擬議在場內指定位置種植38棵細葉榕樹



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



To: ttwwan@pland.gov.hk, tpbpd@pland.gov.hk

Cc:

Bcc:

Subject: Re: planning application no. A/YL-PH/861

From: sun wo wong < > - Thursday 04/02/2021 11:35

2 attachments



回應運輸署問題30-01-2021.pdf 行車路線圖。pdf

A/YL-PH/861

A /YL-PH / 861

致：城市規劃委員會，

有關上述申請，早前收到貴處轉交運輸處的問題，我等回覆如下。

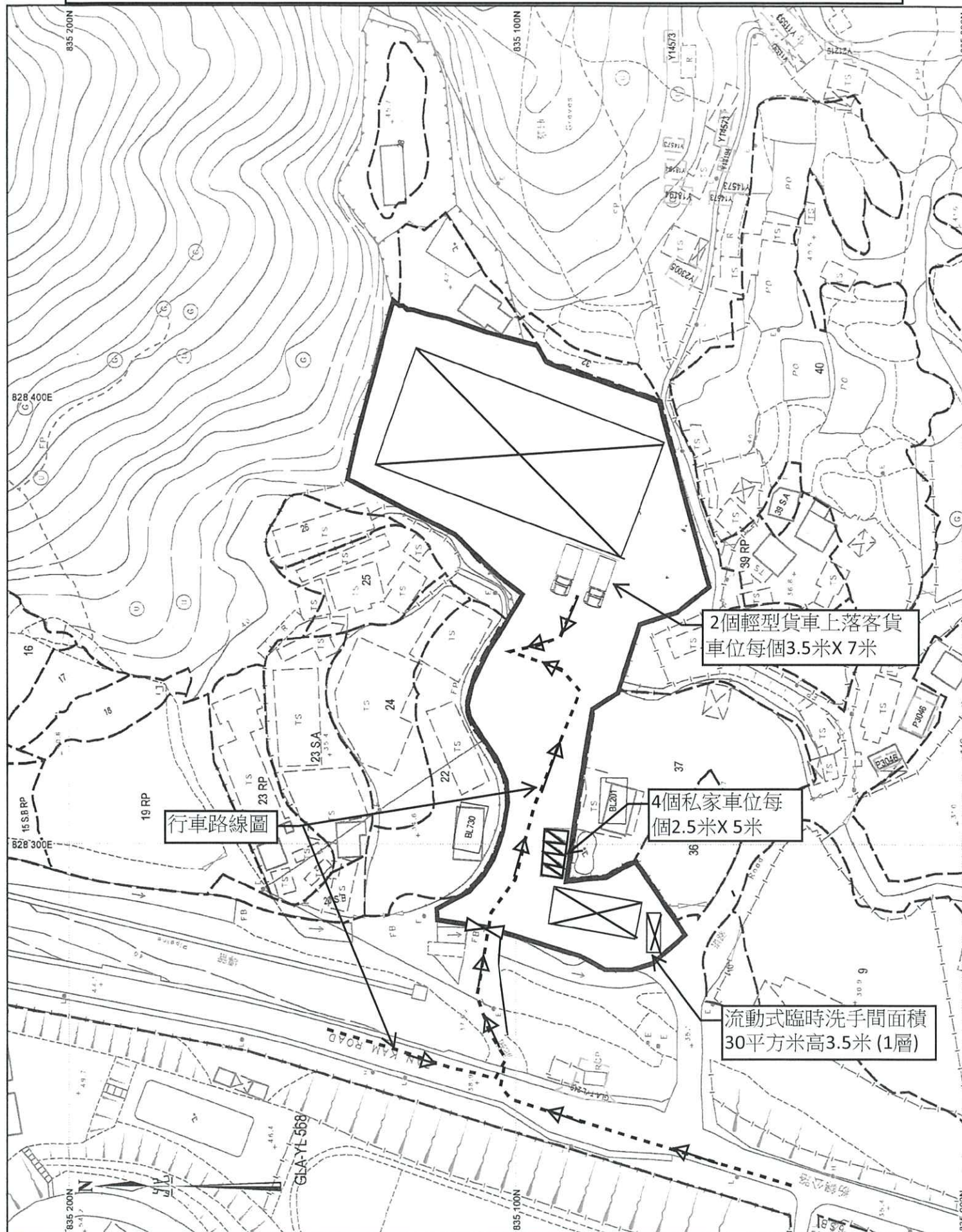
- A 有關私家車位為我等管理人員停泊之用，在早上進入場內辦公及在中午時段出外午餐，及在下班時離開，因此每天約有六架次出入中心，因此對粉錦路的流量影響不大。(附表說明)
- B 本中心有兩部(10 公噸)中型貨車每天到指定地方收取塑膠廢料及膠樽，由早上八時至下午六時平均每小時只有 1 部貨車經粉錦路進出回收中心，因此對粉錦路的影響都是影響不大。
- C 由粉錦路至回收場一段道路為官地，在有須要時我等會向元朗地政處申請租用上述土地作為通道用途。
- D 在本場地鄰近 10 米範圍內設有巴士站，因此員工上班非常方便。
- E 我等場內的破碎機全部放置在廠房內，不會在露天地方作業，而露天地方亦不會存放膠樽及塑膠廢料。
- F 我等塑膠廢料廠房內將會裝設有空氣過濾設施以防止廢氣流出污染鄰近的地方，及可以保持廠房內空氣清新。

因我等的說明不夠詳盡而另至貴處不便之處敬請見諒！

此致

30-01-2021

行車路線圖



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



A/YL-PH/861

16/03/2021 23:05

From: sun wo wong
To: ttwwan@pland.gov.hk, tpbpdp@pland.gov.hk

3 attachments

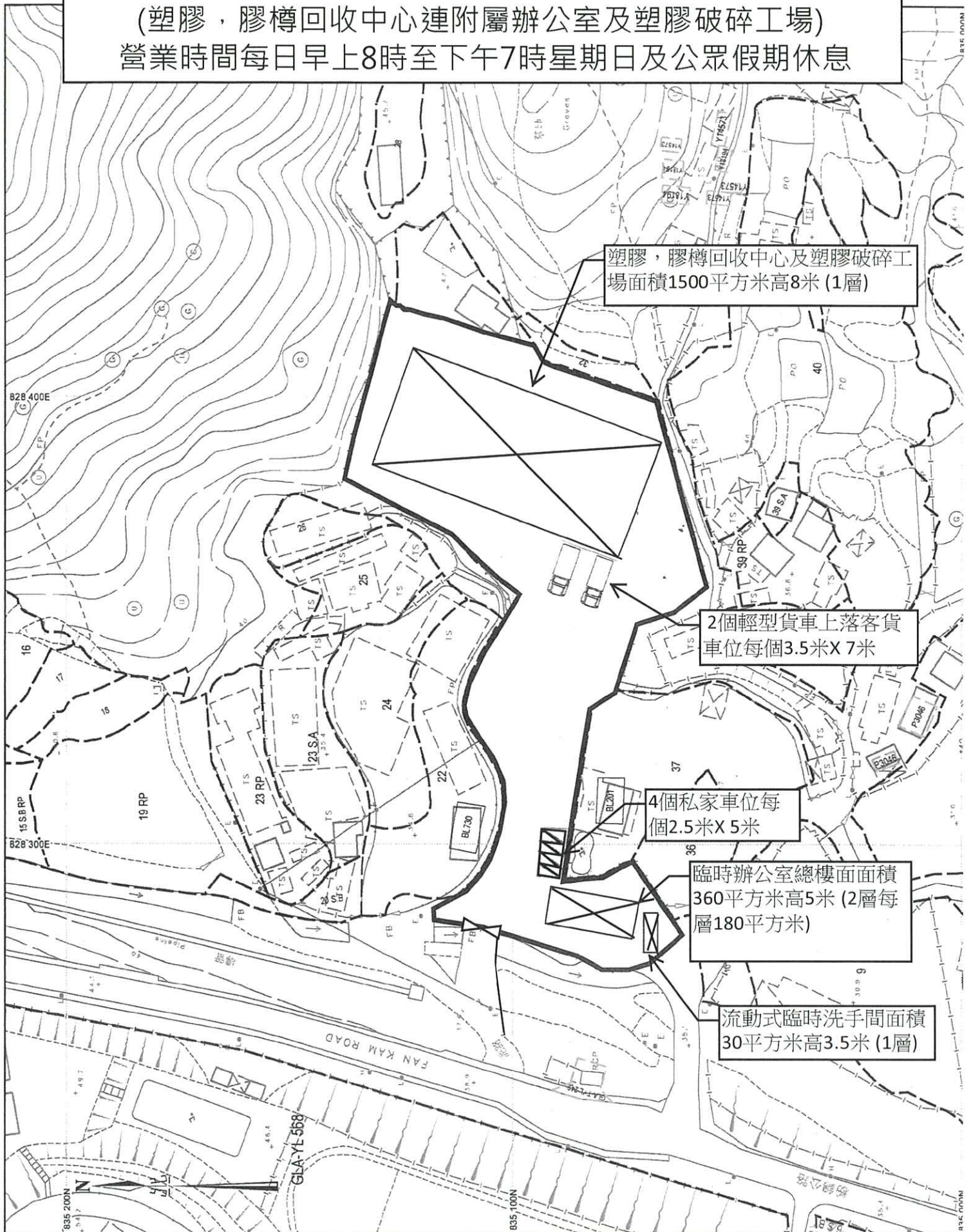


行車路線圖.pdf 回應運輸署問題13-03-2021.pdf 平面圖.pdf

此電郵文件係取代本人在04-02-2021
交付貴會回應運輸署的文件
代理人 William Wong

可循環再做物料回收中心

(塑膠，膠樽回收中心連附屬辦公室及塑膠破碎工場)
營業時間每日早上8時至下午7時星期日及公眾假期休息



我等絕對不會進行溶解塑膠還原的工序
及不會進行洗水工序(膠樽清洗工作)

A/YL-PH / 861

致：城市規劃委員會，

有關上述申請，早前收到貴處轉交運輸處的問題，我等回覆如下。

- A 有關私家車位為我等管理人員停泊之用，在早上進入場內辦公及在中午時段出外午餐，及在下班時離開，因此每天約有六架次出入中心，因此對粉錦路的流量影響不大。(附表說明)
- B 本中心有兩部(5.5公噸)輕型貨車每天到指定地方收取塑膠廢料及膠樽，由早上八時至下午六時平均每小時只有 1 部貨車經粉錦路進出回收中心，因此對粉錦路的影響都是影響不大。
- C 由粉錦路至回收場一段道路為官地，在有須要時我等會向元朗地政處申請租用上述土地作為通道用途。
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- E 我等場內的破碎機全部放置在廠房內，不會在露天地方作業，而露天地方亦不會存放膠樽及塑膠廢料。
- F 我等塑膠廢料廠房內將會裝設有空氣過濾設施以防止廢氣流出污染鄰近的地方，及可以保持廠房內空氣清新。

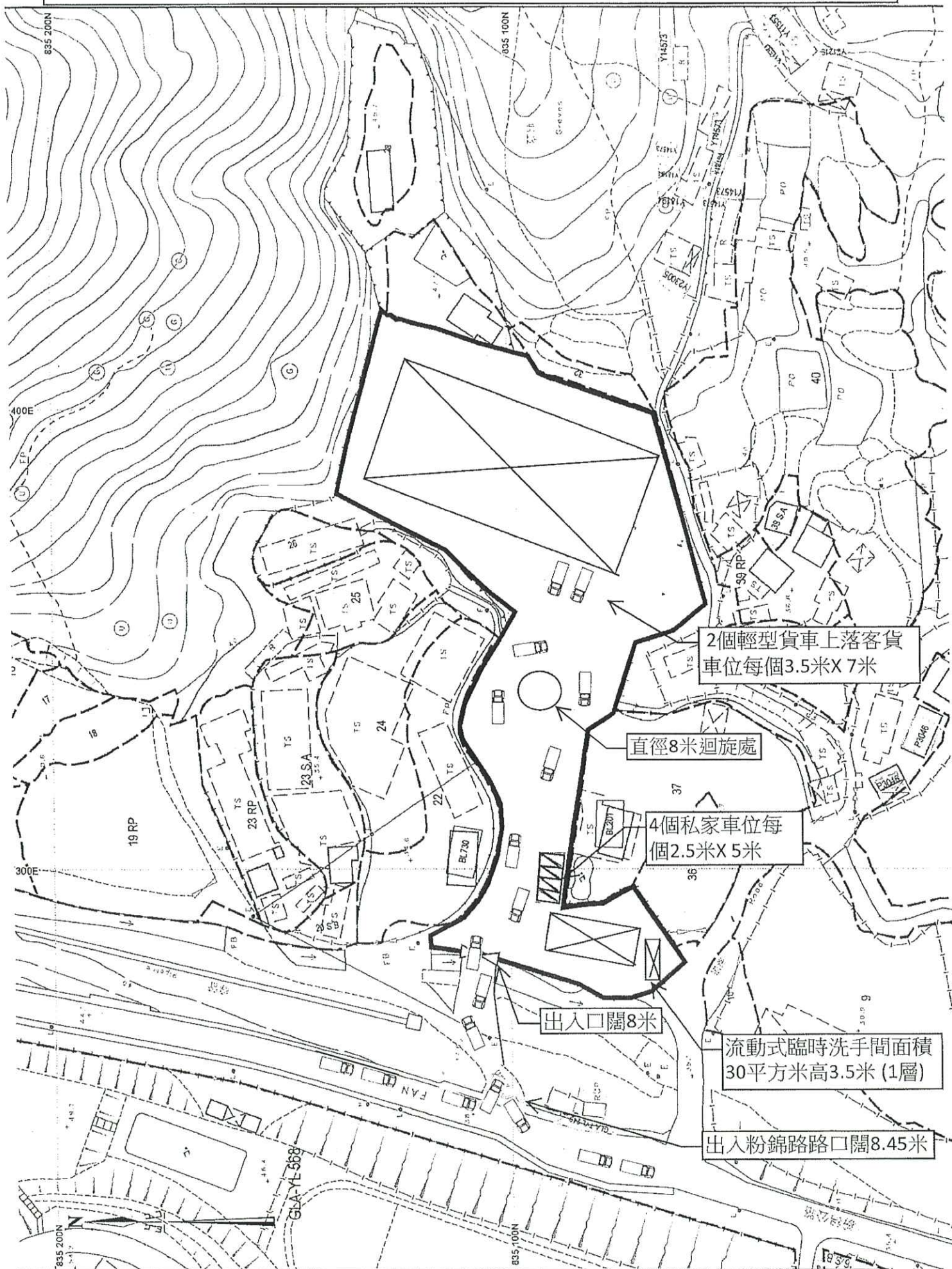
因我等的說明不夠詳盡而另至貴處不便之處敬請見諒！

此致

16-03-2021

獲授權代理人 黃新和 簽署

行車路線圖



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



To: ttwwan@pland.gov.hk, tpbpd@pland.gov.hk

Cc:

Bcc:

Subject: Re: A/YL-PH/861

From: sun wo wong

- Friday 19/03/2021 00:11

2 attachments

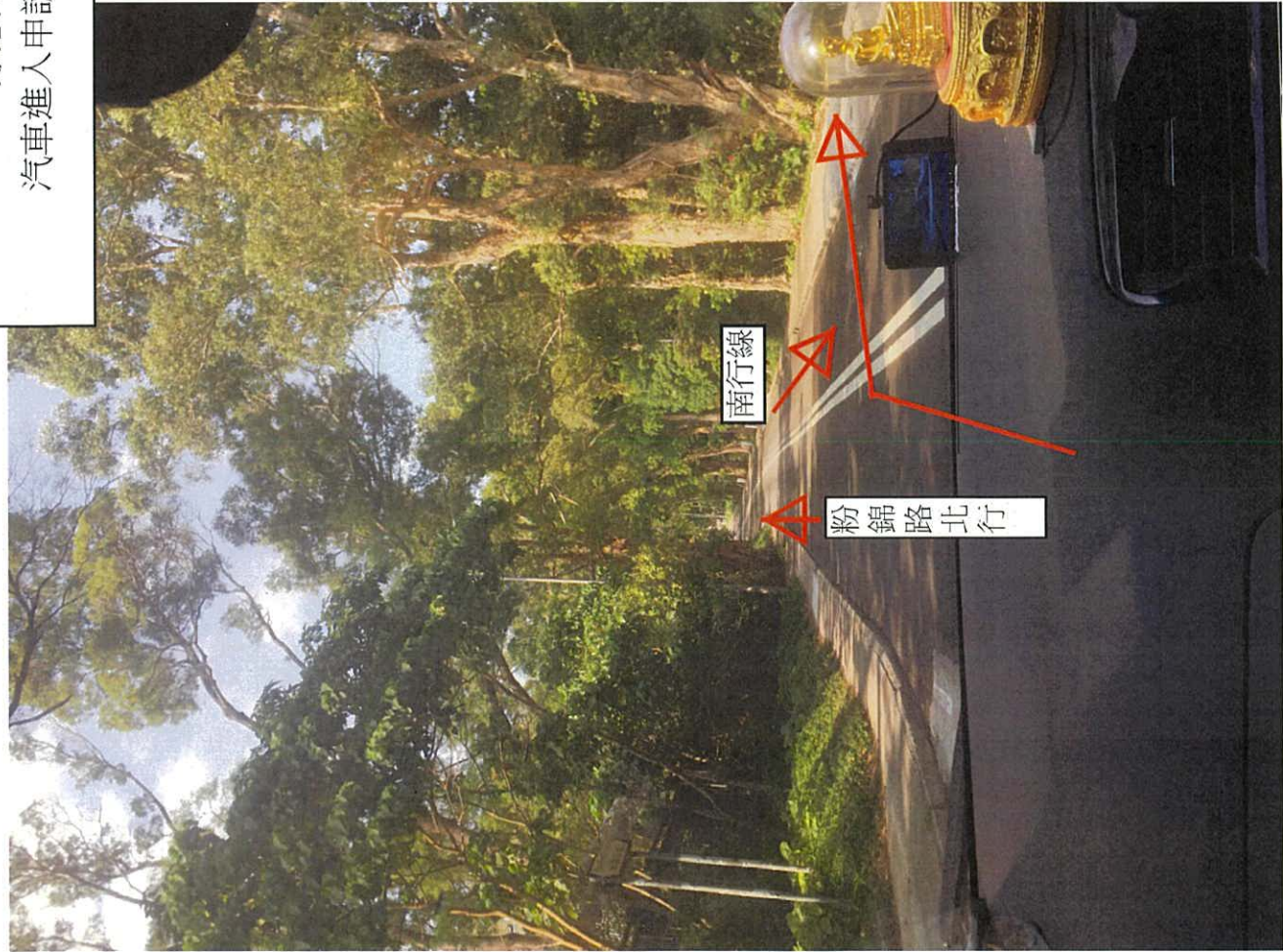


行車路線圖相片粉錦路進入地盤示意圖.pdf 行車路線圖相片粉錦路離開地盤示意圖.pdf

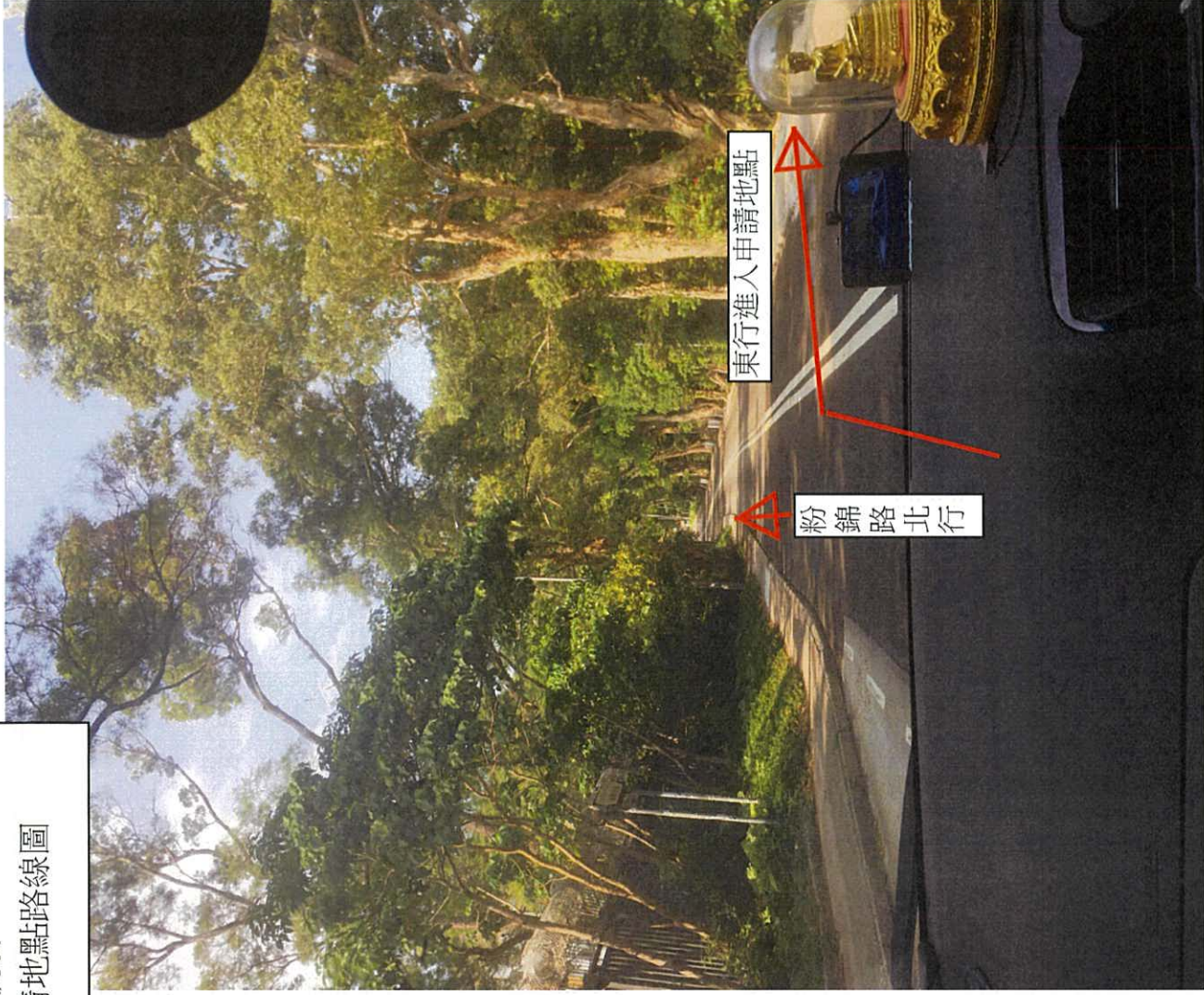
A/YL-PH/861

應運輸署要求，現附上汽車由粉錦路進出申請地點相片
代理人 William Wong

A/YL-PH/861
汽車進入申請地點路線圖



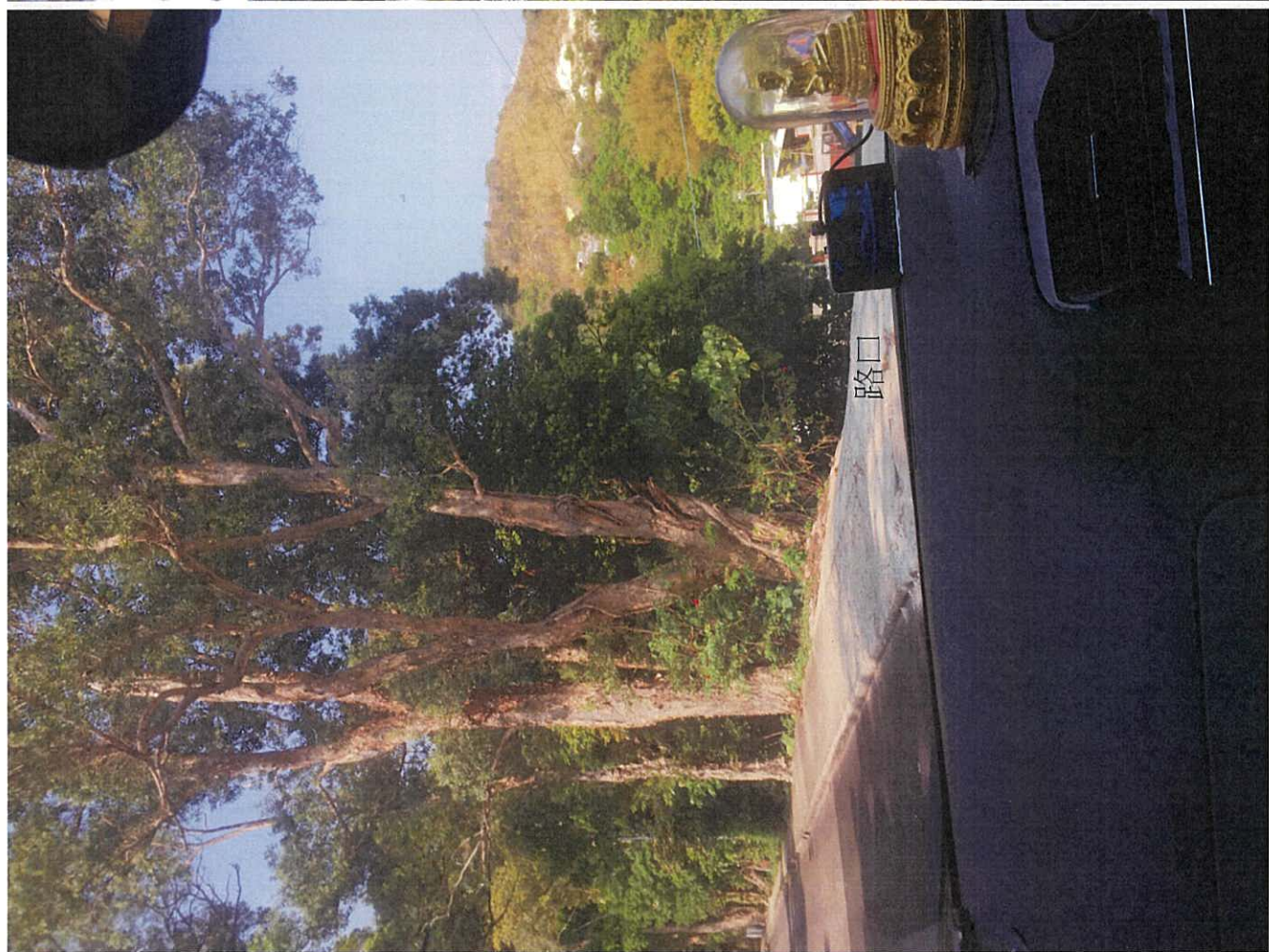
B由粉錦路進入申請地點的路口



A由粉錦路進入申請地點的路口



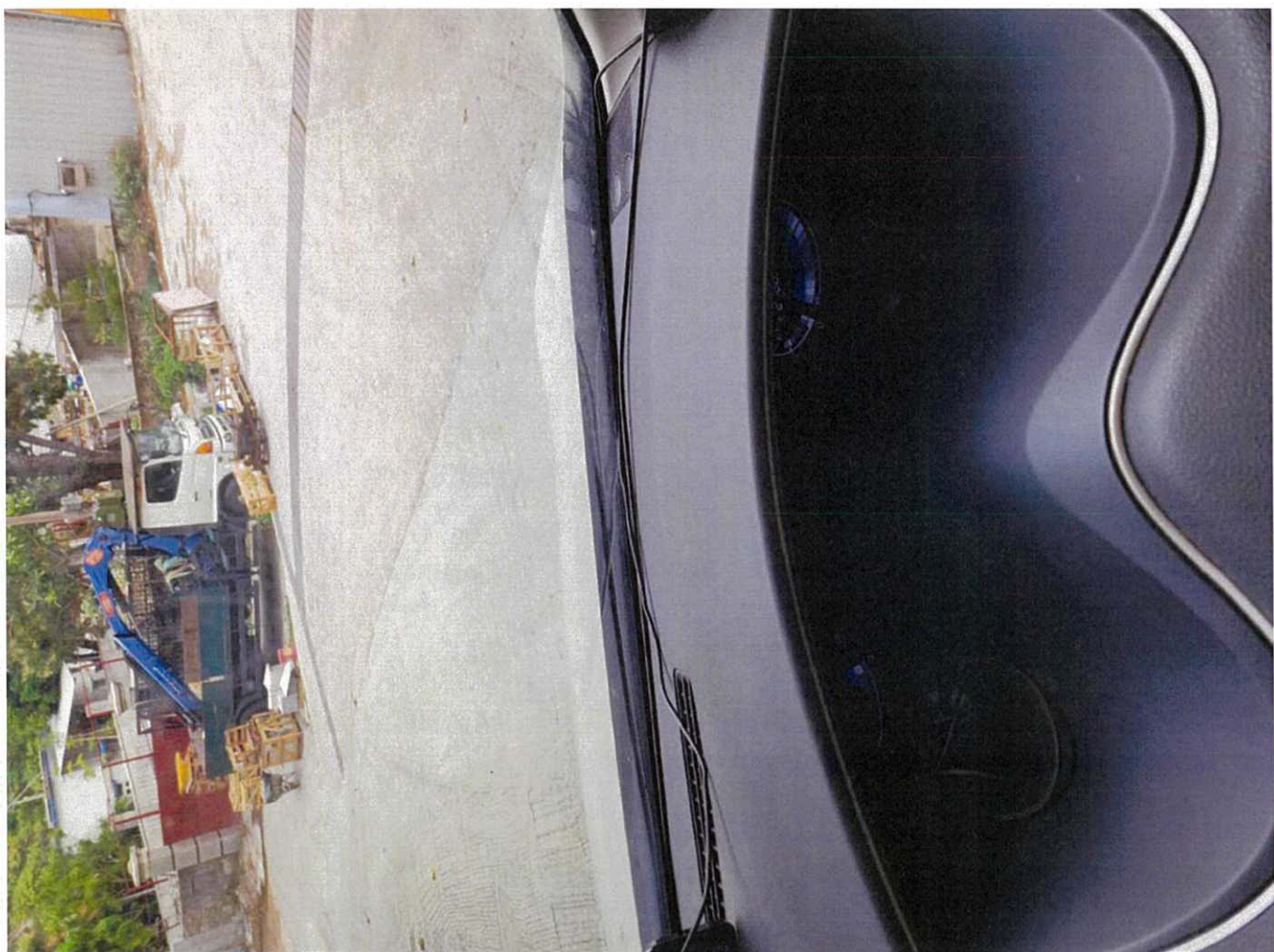
C



D



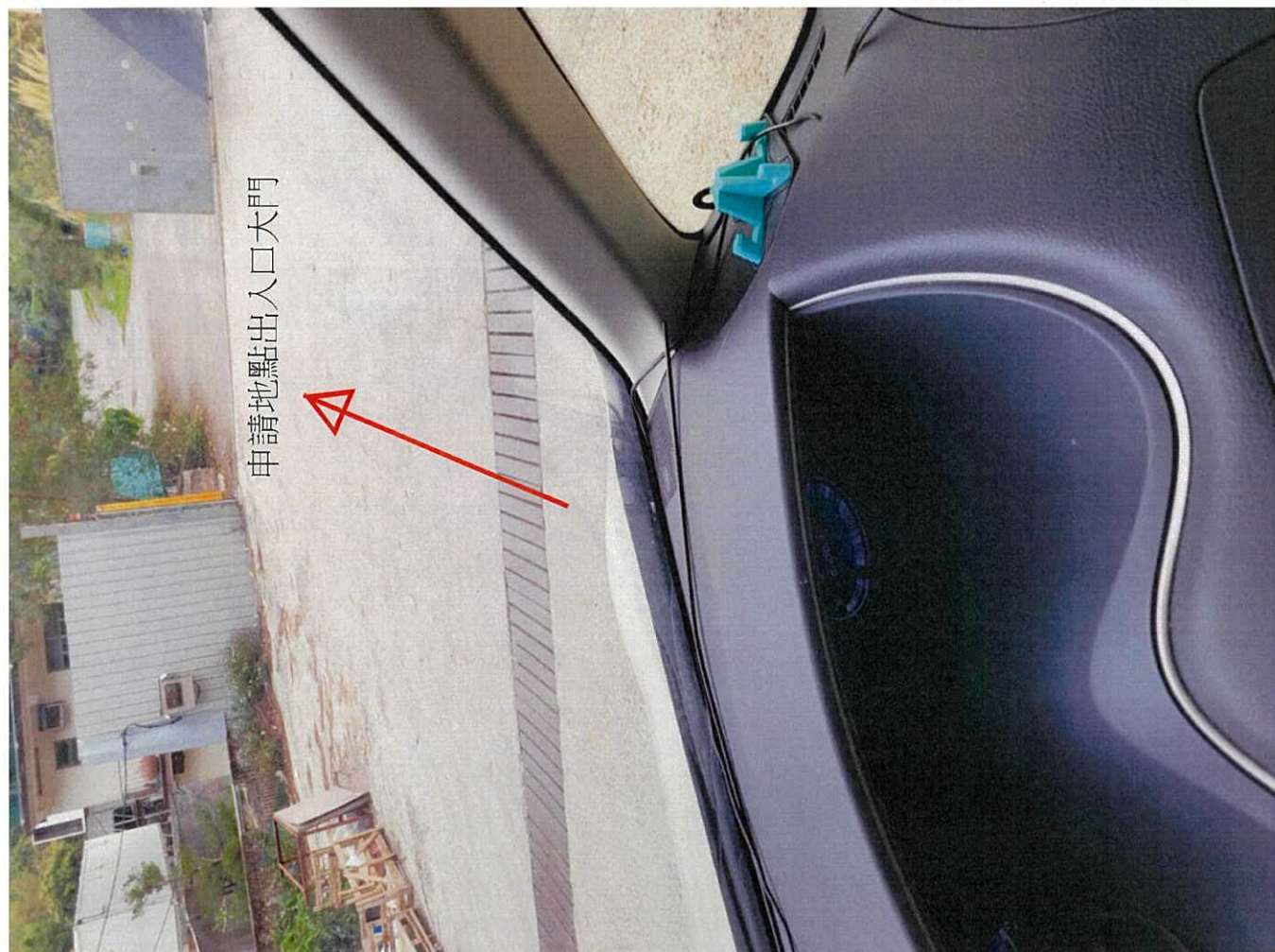
E



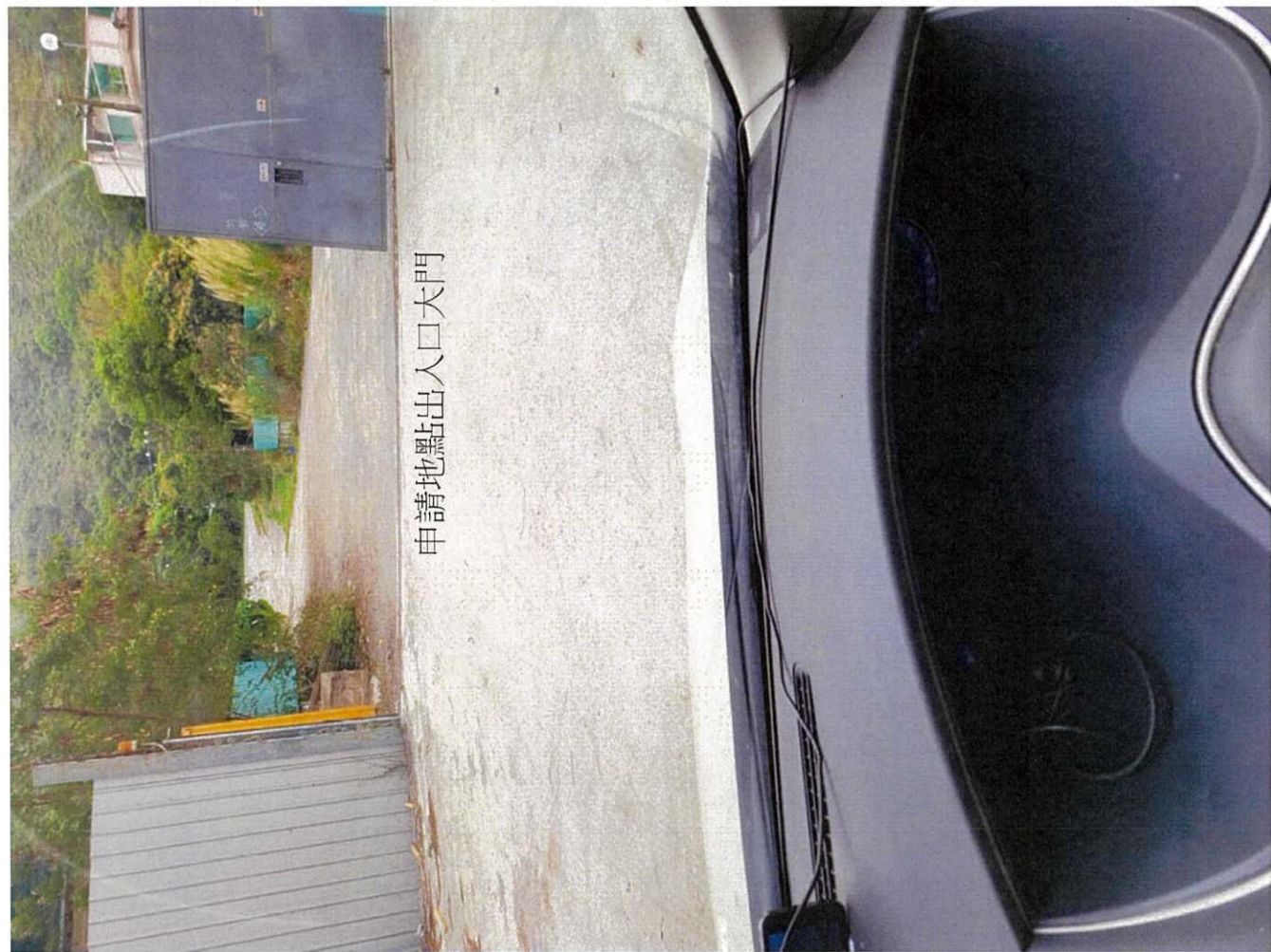
F



G

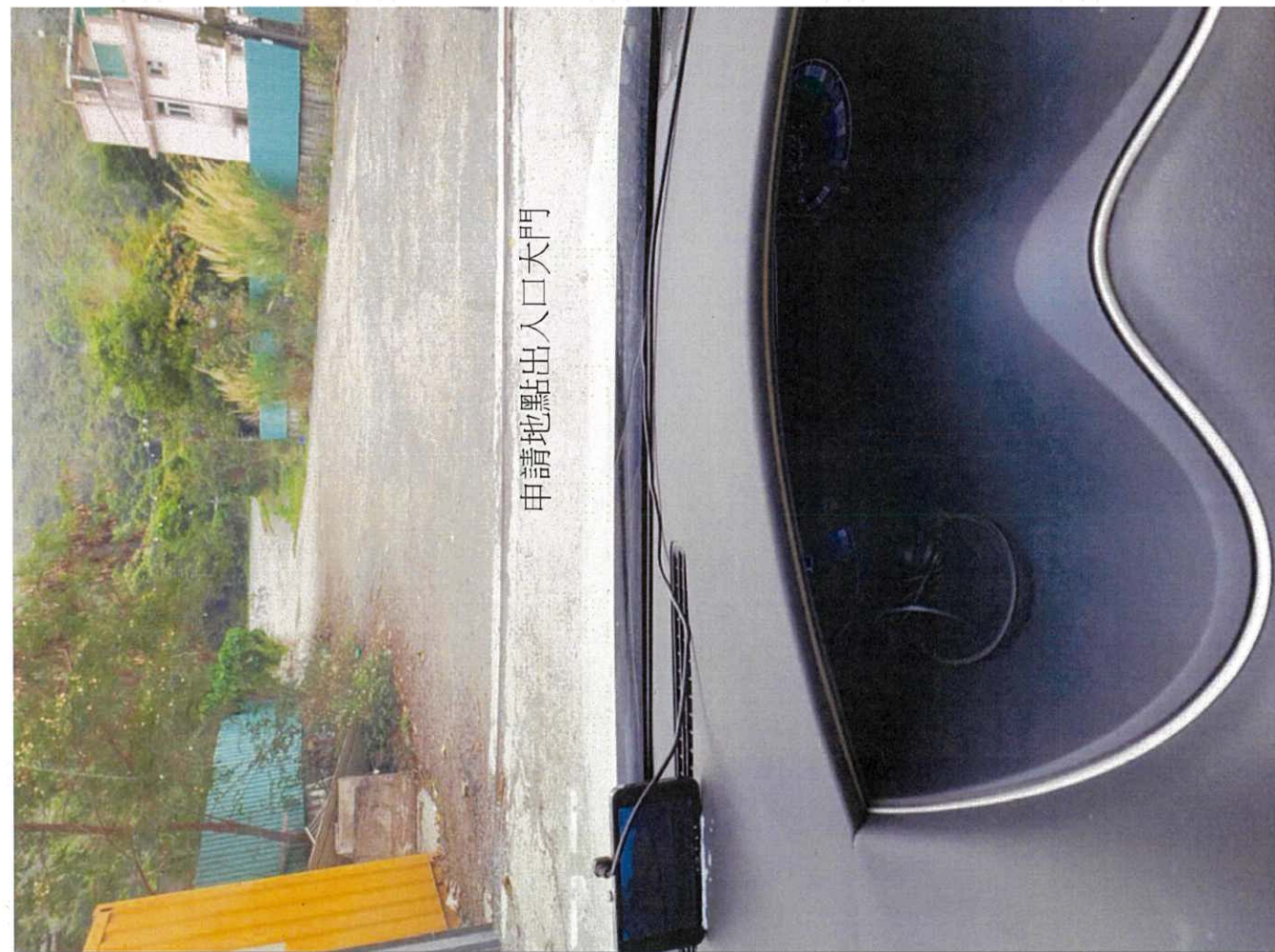


H



申請地點出入口大門

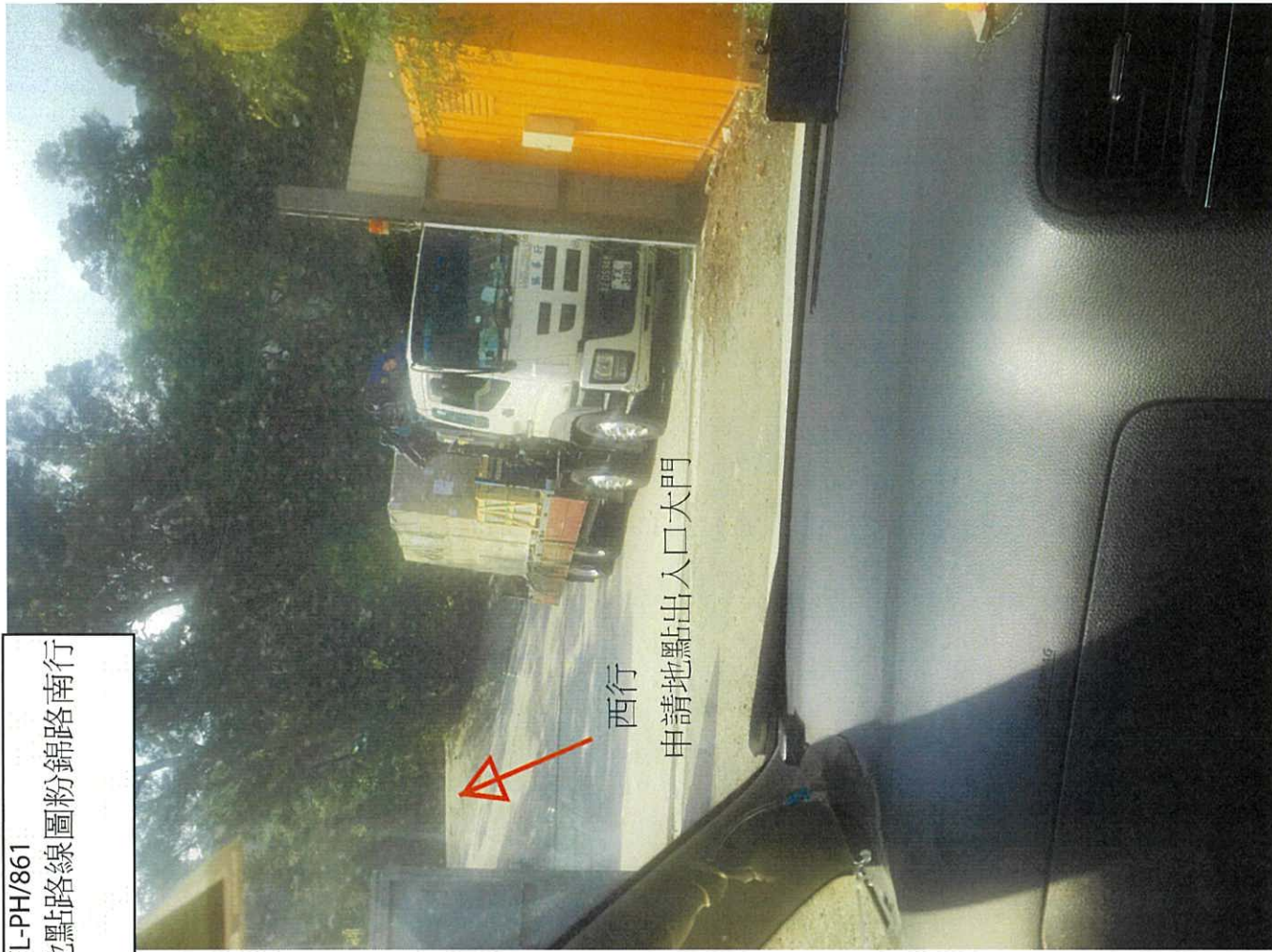
I



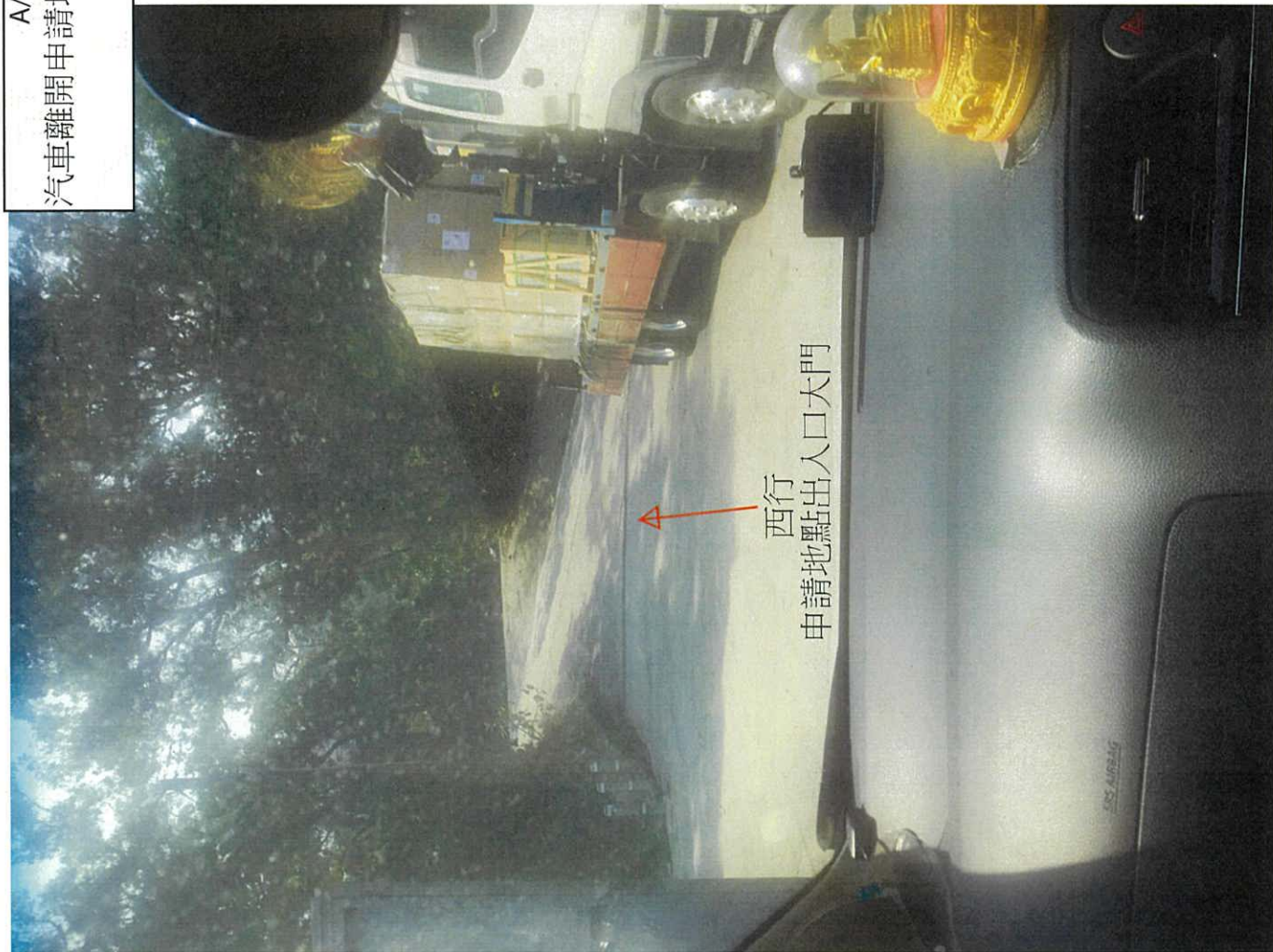
申請地點出入口大門

J

A/YL-PH/861
汽車離開申請地點路線圖粉錦路南行



A



B

汽車離開申請地點路線圖粉錦路南行



D



C

汽車離開申請地點路線圖粉錦路南行

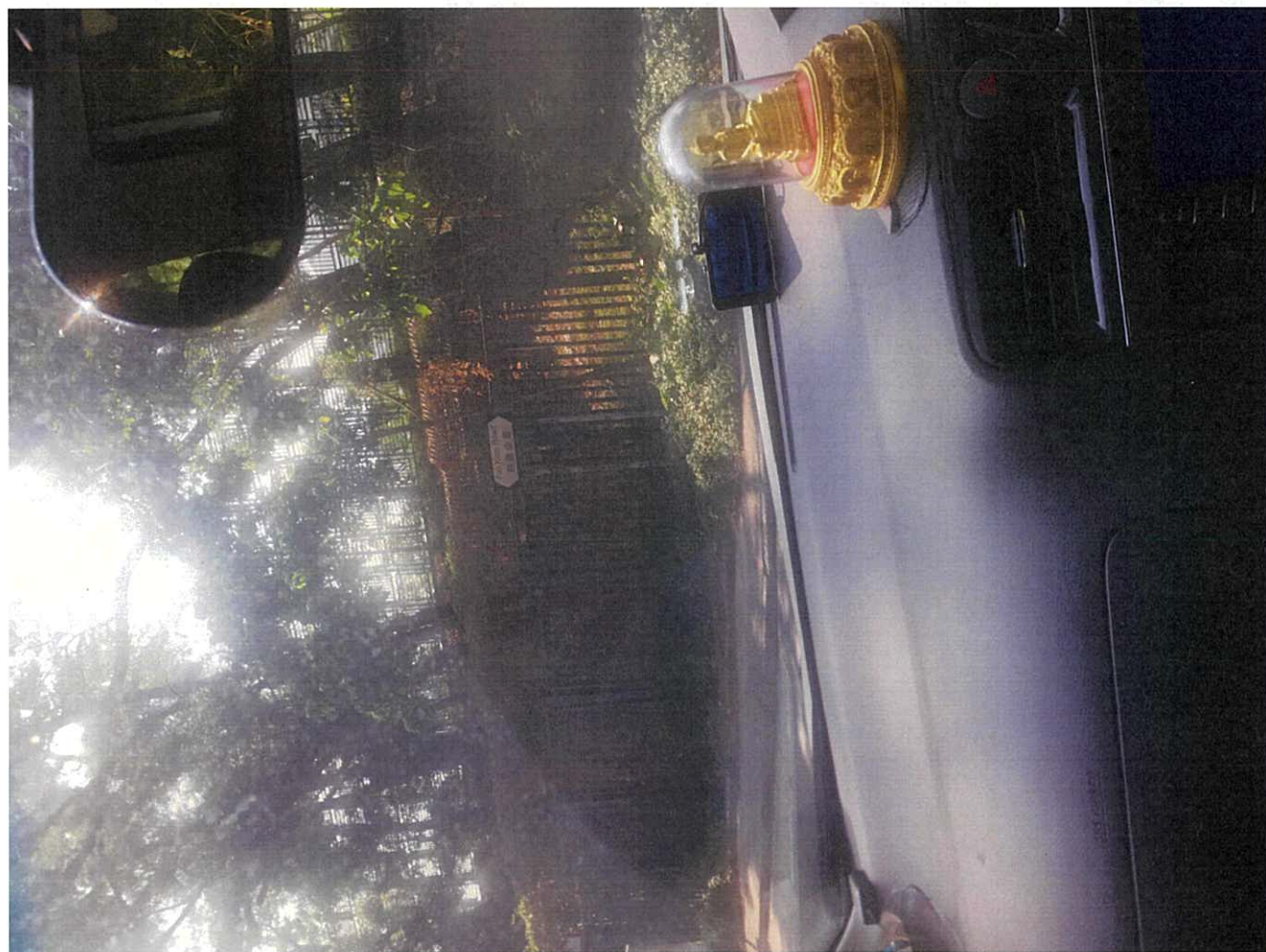


F



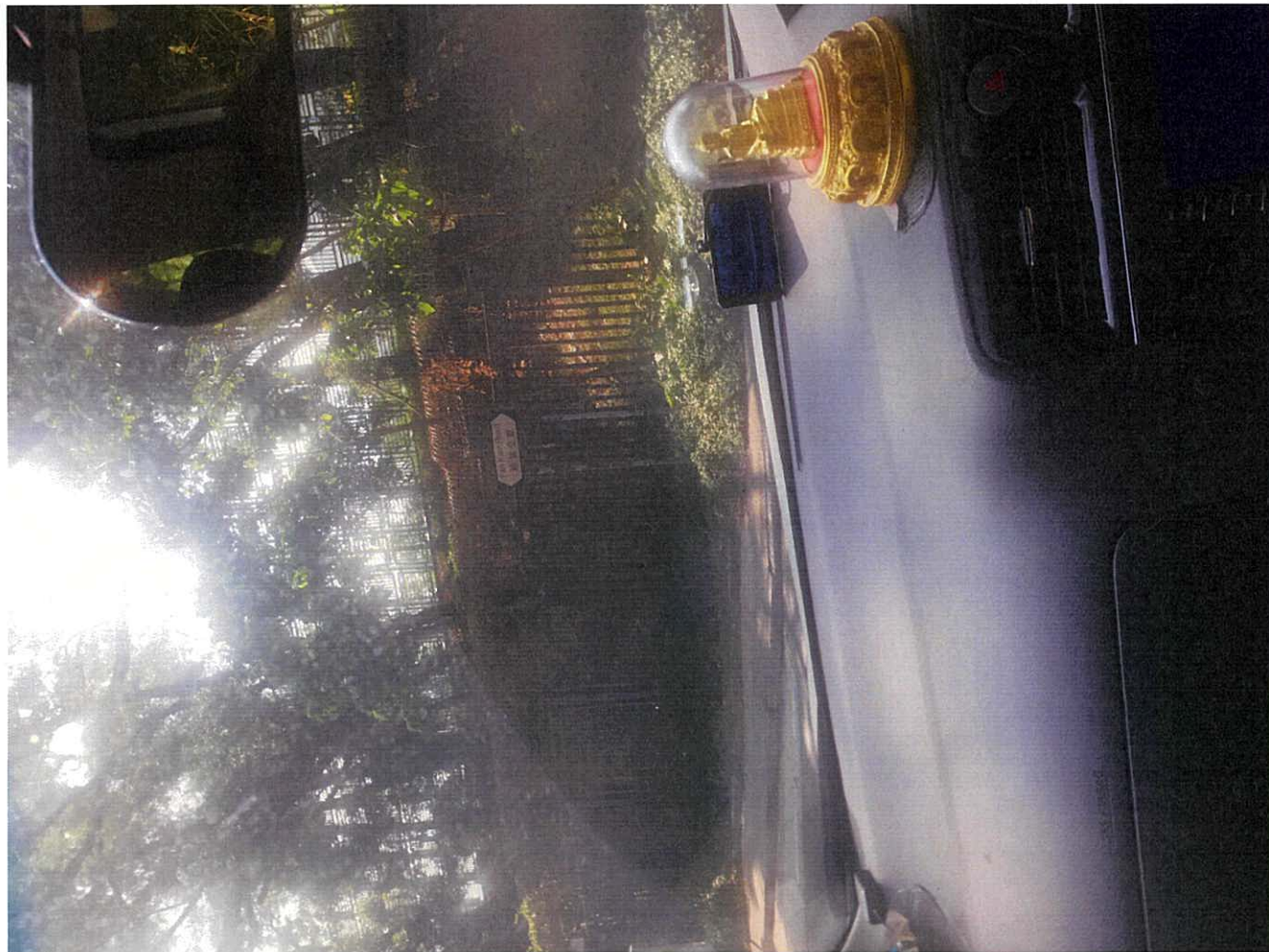
E

汽車離開申請地點路線圖粉錦路南行

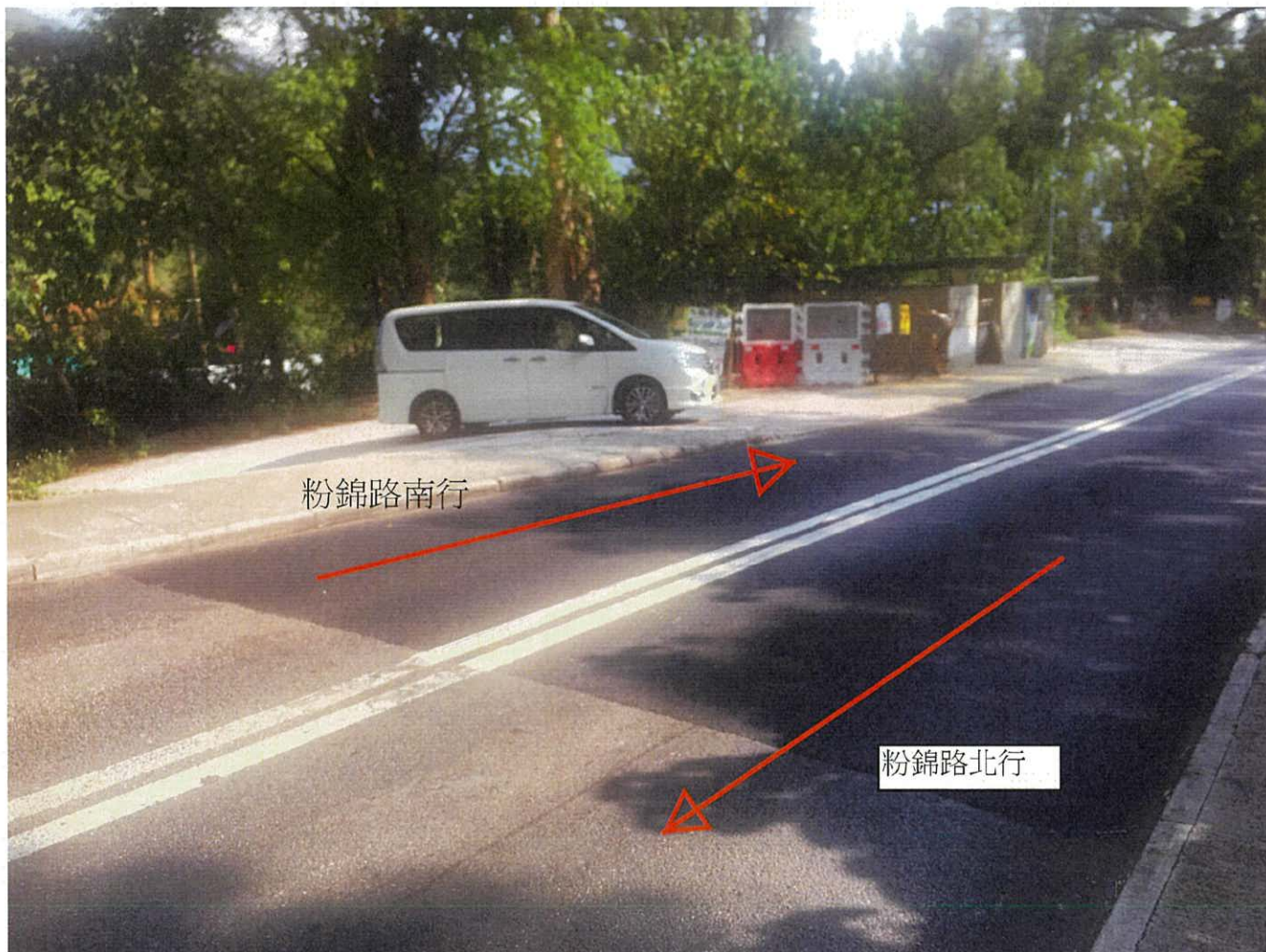


H

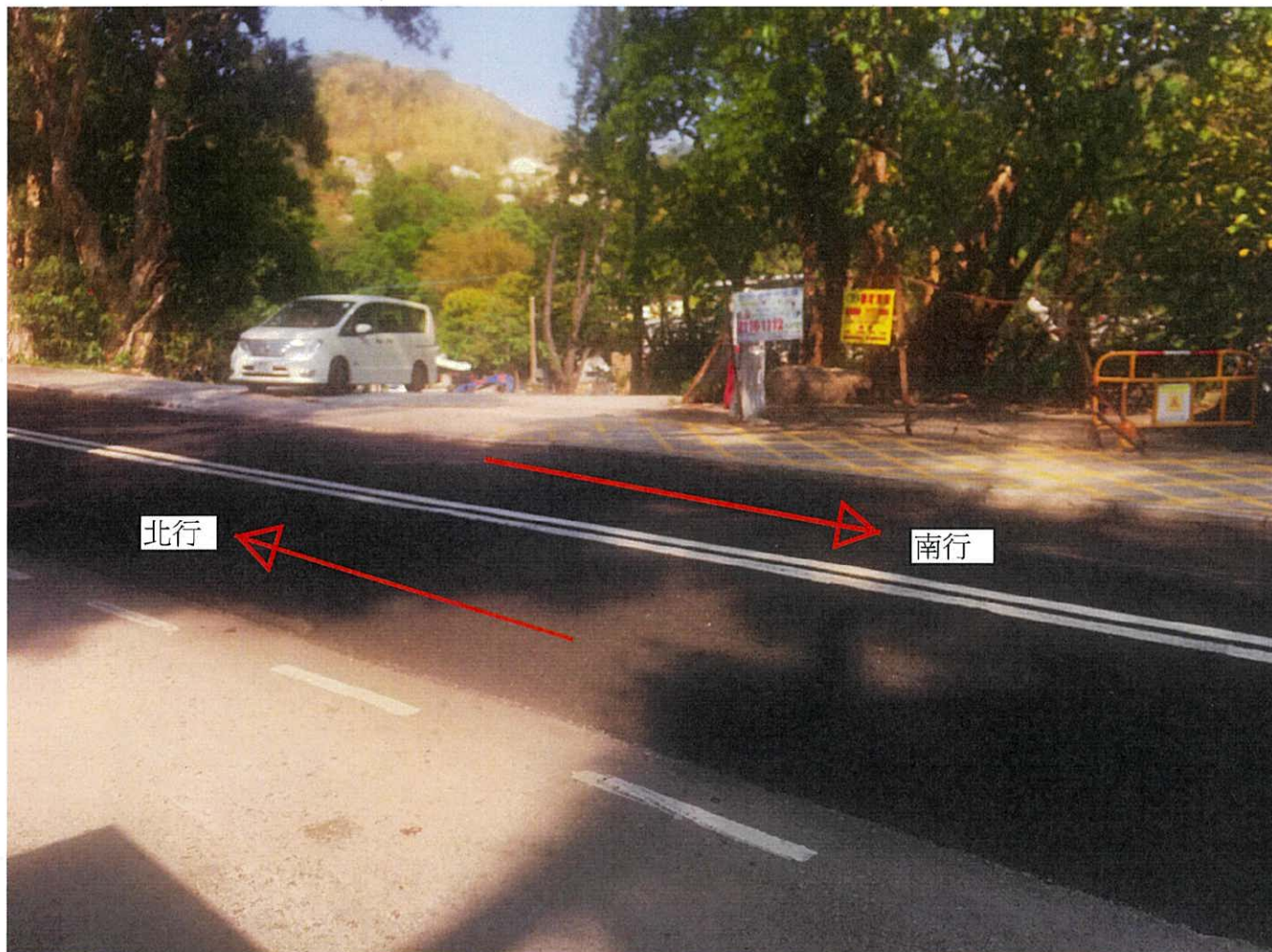
汽車離開申請地點線圖粉錦路南行



G



汽車離開申請地點路線圖粉錦路南行



K



L

汽車離開申請地點路線圖粉錦路南行

Previous s.16 Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC/TPB</u>	<u>Approval Conditions</u>
1.	A/YL-PH/768	Proposed Temporary Public Vehicle Park for Private Car and Light Goods Vehicle for a Period of 3 Years	17.8.2018 [Revoked on 17.9.2020]	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11)

Approval Conditions

- (1) no vehicles without valid licenses issued allowed
- (2) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities
- (3) no medium or heavy goods vehicles exceeding 5.5 tonnes allowed
- (4) posting of notice at a prominent location to indicate no medium or heavy goods vehicles allowed
- (5) no vehicle is allowed to queue back to or reverse onto / from public road
- (6) provision of boundary fence
- (7) submission / implementation of tree preservation and landscape proposal
- (8) submission / implementation of drainage proposal
- (9) submission / provision of fire service installations proposal
- (10) revocation of planning approval if any planning conditions are not complied with during the planning approval period / by the specified date
- (11) reinstatement of the site

Similar Applications within the adjacent “R(D)” Zone on
approved Pat Heung Outline Zoning Plan

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC/TPB</u>	<u>Approval Conditions</u>
1.	A/YL-PH/806	Proposed temporary recycling materials collection centre (garment and cloth collection centre with ancillary office) for a period of 3 years	16.8.2019	(1), (2), (3), (4), (5), (6), (7), (8)

Approval Conditions

- (1) no operation between specific time is allowed;
- (2) no operation on specific days is allowed;
- (3) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailer are allowed to be parked/stored on or enter/exit the site;
- (4) no vehicle is allowed to queue back to or reverse onto/from public road;
- (5) the submission and implementation of a run-in/out proposal
- (6) the submission and implementation of drainage proposal
- (7) the submission and implementation of fire service installations proposal
- (8) if any of the planning conditions was not complied with during the planning approval period / by the specified time limit, the approval given shall cease to have effect and shall be revoked without further notice.

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC/TPB</u>	<u>Rejection Reasons</u>
1.	A/YL-PH/822	Temporary Recyclable Materials Recycling Centre (Temporary Waste Metalware Recycling Centre with Ancillary Office) for a Period of 3 Years	20.3.2020	(1), (2)

Rejection Reasons

- (1) the proposed development was not in line with the planning intention of the “Residential (Group D)” zone which was primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings, and for low-rise, low-density residential developments subject to planning permission from the Board. No strong planning justification had been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) the proposed development was not compatible with the surrounding areas where residential structures, a natural stream and “Conservation Area” zones were found; and the applicant failed to demonstrate that the proposed development would not generate environmental nuisance to the surrounding areas.”

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2020年10月15日星期四 12:27
收件者: tpbpd@pland.gov.hk
主旨: 有關:因為燒膠碎膠過程會產生致癌物質, 亞公田村麥駿麒反對上述地段改變土地用途申請

城市規劃委員會 Email to : tpbpd@pland.gov.hk

致: 城市規劃委員會

Ref: TPB/A/YL-PH/861

申請編號: A/YL-PH/861

地點: Lot 29 (Part) , 33 (Part) and 35 (Part) in D.D.111

項目: 擬議臨時可循環再造物料回收中心

(塑膠及膠樽回收中心、膠粒還原工場連附屬辦公室)(為期 3 年)

有關: 因為燒膠碎膠過程會產生致癌物質, 亞公田村全村一起反對上述地段改變土地用途申請

城市規劃目的是促進社區的衛生、安全、便利及一般福利, 並且為市民締造一個組織更完善、效率更高和更稱心的居住和工作環境, 將上述地段改為塑膠及膠樽回收中心、膠粒還原工場, 而燒膠可釋致癌物質, 嚴重危害市民健康, 完全違背了城規會的宗旨。

理由如下:

1. 危害健康: 塑膠還原過程中, 必需經過燃燒, 燃燒時會釋出大量懸浮微粒、含氮揮發性有機化合物、氯化甲烷、甲苯及二噁英等, 釋出有毒及具刺激性的氣體粒子, 會對人身造成傷害, 包括頭暈、咳嗽、喉痛及呼吸困難等, 長期吸入更可致癌。
2. 噪音污染: 工場的機器在拉粒過程中, 會發出大量噪音, 擾亂居民的安寧生活, 增加村民的精神壓力。

3. 破壞環境: 以前上址是豬場，農業用地，尚有綠化帶，如今已是面目全非，整體的鄉效和諧，已經完全被破壞，塵土飛揚，影響居民生活。
4. 治安問題: 亞公田村位處偏僻，陌生人出出入入，居民住宅的大閘，高度比上述地段的圍牆更底，村屋又沒有保安員，容易讓賊人爬外牆硬闖犯案，增加爆竊及偷竊等罪案。
5. 交通罪行: 該處粉錦公路的馬路，是長長斜坡，車速非常快，重型車輛眾多，現在，居民過馬路已經好危險，如改建回收中心，車輛數量急增，會引發更多的交通意外。
6. 分門別類: 城市規劃最基本原則是分門別類，回收中心是應該設置在環保園內，不應胡亂插放在鄉效村屋隔離，完全沒有規劃可言。

盼望 城規會 會重視市民的生命健康，反對上址申請做塑膠及膠樽回收中心、膠粒還原工場。

亞公田村村民代表

麥駿麒 敬上



鄧鎔耀區議員辦事處

通訊地址：

電話：

傳真：

電郵地址：

檔案編號：D2020-100005AKT ML

城市規劃委員會 台鑒：

有關：元朗八鄉亞公田申請回收中心（申請編號 A/YL-PH/861）



本辦事處接獲打石湖至水潤石村居民反映，謂從一張規劃申請告示得悉附近擬申請作可循環再造物料回收中心。

根據居民所述，亞公田近 DD111 Lot29, 33, 35 土地有人作出規劃申請興建回收中心和塑膠破碎工場，居民表示回收中心和工場會產生噪音和難聞的氣味，加上該位置較為空曠會使氣味在空氣中快速擴散，影響附近一帶的居民生活。

因此，本人應居民要求特函 貴會，就上述申請作出反對。

順祝
工作順利



元朗（八鄉北）區議員

鄧鎔耀 謹啟

2020年10月19日



中華人民共和國香港特別行政區
Hong Kong Special Administrative Region of the People's Republic of China

5-3



立法會 LEGISLATIVE COUNCILOR

梁志祥 議員 Hon LEUNG Che-cheung SBS MH JP

致：香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會秘書處

有關元朗八鄉丈量約份第 111 約地段第 29 號（部分）、第 33 號（部分）
及第 35 號（部分）和毗連政府土地擬議用途申請事宜

本人今來函就元朗八鄉丈量約份第 111 約地段第 29 號（部分）、第 33 號（部分）及第 35 號（部分）和毗連政府土地擬議用途申請（申請編號：A/YL-PH/861）表達意見。

此宗擬議用途申請涉及的土地（下稱「該土地」）屬「住宅（丁類）」地帶，團體申請擬搭建 3 座 1-2 層高的非住用構築物，作塑膠、膠樽回收中心及塑膠破碎工場、附屬辦公室及流動式洗手間用途，並提供 4 個私家車泊車位及 2 個中型貨車上落客貨車位。

據本人所知，塑膠回收再造要經過打碎、清洗、風乾及熱熔等過程，而該政府土地位於鄉郊地區、鄰近民居，回收過程製造的噪音及異味會打破鄉郊的寧靜及對附近居民造成滋擾，而熱熔過程生產的有害氣體若處理不當，附近居民長期吸入會對健康造成不良影響，甚至致癌。此外，回收中心的營運會增加該土地的人流和車流，對附近居民造成滋擾，以及有可能對該土地的治安及交通安全帶來負面影響。

本人關注本港的環境保育，認同塑膠回收及再造可減低不可降解固體廢物對環境的影響，但同時亦關注可循環再造物料回收中心運作對附近居民健康及日常生活的影響，因此本人認為其選址應遠離民居，現特函 貴會，表達本人反對此宗擬議用途申請的意見。如有查詢，請致電 26685251 與本辦事處職員梁小姐聯絡，謝謝。

立法會議員

梁志祥 謹啟

2020 年 10 月 21 日

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

參考編號

Reference Number:

201103-143506-93930

提交限期

Deadline for submission:

03/11/2020

提交日期及時間

Date and time of submission:

03/11/2020 14:35:06

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/861

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，設回收中心附設停車場將會增加附近車輛出入流量，影響村民出入安全及生活質數。

J-5

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2020年11月03日星期二 3:47
收件者: tpbpd
主旨: A/YL-PH/861 DD 111 Pat Heung

A/YL-PH/861

Lots 29 (Part), 33 (Part) and 35 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung
Site area : About 5,760m² Includes Government Land of about 829m²
Zoning : "Res (Group D)"
Applied Use : 6 Vehicle Parking

Dear TPB Members,

802 was withdrawn but application is back, with some additional Government Land.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, March 8, 2019 1:55:21 AM
Subject: A/YL-PH/802 DD 111 Pat Heung

Dear TPB Members,

Despite negative comments:

The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had reservation on the application as vegetation had been cleared within the site in 2017 prior to submission of the application. Approval of the application would set an undesirable precedent to encourage vegetation clearance prior to application

and objections that pointed out that this application could not be genuine – 120sqmts per vehicle

MEMBERS HAD NO QUESTION ON THE APPLICATION

Now the real intention of the site has been revealed – a recycling depot.

There are no avenues for objectors to appeal or contest what are obviously blatant failure of members to conduct due diligence with regards to applications and to address objections.

Granted there are dozens of applications to plough through, but if volume and time is an issue then this should be discussed. TPB has 30+ members, only 5 are required for a quorum, so perhaps it is time to consider holding additional meetings for Rural applications.

Recycling operations should operate only within specifically allocated site complete with modern technology, adequate drainage and all the good environmental practices in place.

Sites zoned for residential are certainly not appropriate for what is the ultimate brownfield use as there are frequent reports of fires and other incidents at these operation. Member please do your duty and look into the particulars of each application.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, August 1, 2018 2:25:03 AM
Subject: Re: A/YL-PH/768 DD 111 Pat Heung

Dear TPB Members,

Nothing can justify the dedication of 120+SQMTS to parking a single vehicle when we have people in the community living in 50SQFT units.

If you approve this ridiculous application you are indeed instrumental in perpetuation the current land problems.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, February 19, 2018 2:29:21 AM
Subject: A/YL-PH/768 DD 111 Pat Heung

A/YL-PH/768

Lots 29 (Part), 33 (Part) and 35 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung

Site area : About 5,432m² Includes Government Land of about 448m²

Zoning : "Res (Group D)"

Applied Use : 30 Vehicle Parking / 14 Light Goods

Dear TPB Members,

Kung Hei Fat Choi. Hopefully members will follow the lead of the Dog this year in sniffing out unacceptable land uses.

It is time to review this most inefficient form of land use, or abuse being a better term. Now that humans are forced to live in nano flats it is no longer tolerable that hundreds of hectares of land be devoted to parking vehicles. In this case 120sqmts per vehicle, 5 or 6 times the size of many residential units on the market. **The site is bigger than a village.** How about providing temporary container homes on the site?

The development, that would appear to be an ongoing unapproved brownfield use, is not in line with the planning intention of 'Res D' zone, to provide residential units and/or community services. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.

Parking facilities should be accommodated in high rise buildings, underground or in stacked facilities, see attached. The villagers own 2,100 sqft homes. If they want to keep a car then they should convert a portion of the ground floor of their spacious residences into a car port. This is common practice all over the world and private residential compounds in NT include a car port or two on ground floor of each unit.

Approval of the application, even on a temporary basis, would set an undesirable precedent for similar uses. The cumulative impact of approving such applications would result in a general degradation of the environment of the area.

Mary Mulvihill

Advisory Clauses

- (a) note DLO/YL, LandsD's comments that 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. No permission is given for occupation of Government Land (GL) (about 829m² subject to verification) included in the Site. Any occupation of GL without the Government's prior approval is not allowed. The lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the GL from the Site or obtain a formal approval prior to the actual occupation of GL. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (b) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) note CHE/NTW, HyD's comments that HyD shall not be responsible for the maintenance of any access connecting the Site and Fan Kam Road. The applicant should provide the run in/out at Fan Kam Road in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) follow relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the DEP;
- (e) note CE/MN, DSD's comments on the submitted drainage proposal that the Site is at the downstream overland flow path of a hilly terrain area behind to the northern and eastern sides in which the catchment area is large. However, the proposed drainage layout does not show the interception of the overland flow from that area and across the Site, and the flow from the local stream course for nearby area. The u-channel at the northern side of the Site should be low enough to collect the runoff from the northern catchment area, which is outside and lower than the Site. The outside area at the western side of the Site is locally depressed. The applicant should provide intercepting drain which should be low enough to collect and convey the runoff falling onto it. It is noted that the proposed discharge location has been modified / filled on site. The applicant should check and ensure that the proposed drainage works and their downstream drainage systems have the adequate capacity and are in good condition to accommodate the surface runoff collected from the Site and its upstream catchments. Calculations should be submitted to justify the adequacy of the

drainage system. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary. The cover levels and invert levels of the proposed u-channels, catchpits / sand traps should be shown on the drainage plan. Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given. Sand trap or provisions alike should be provided before the collected runoff is discharged to the public drainage facilities. Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit / sand trap. As the proposed stormwater drainage facilities will be connected to existing drainage facilities, the applicant shall seek consent from the relevant owners or parties who are responsible for the maintenance of such existing facilities. The proposed development would neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas. Where walls or hoarding are erected and laid along the Site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site. The applicant should consult DLO/YL of LandsD and seek consent from relevant lot owners for any works are to be carried out outside his lot boundary before commencement of the drainage works;

- (f) note D of FS's comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) note CBS/NTW, BD's comments that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the 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. 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 BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulation (B(P)R). 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. Detailed checking under the BO will be carried out at building plan submission stage; and
- (h) note DAFC's comments that trees are found at the periphery of the Site, and the applicant is advised not to disturb them as far as possible during operation.