

2021年 5月 11日
 此文件在 收到・城市規劃委員會
 只會在收到所有必要的資料及文件後才正式確認收到
 申請的日期・

This document is received on 11 MAY 2021
 The Town Planning Board will formally acknowledge
 the date of receipt of the application only upon receipt
 of all the required information and documents.

Form No. S16-III
 表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
 第16條遞交的許可申請

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

適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/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 19L- PH 1882
	Date Received 收到日期	11 MAY 2021

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

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

余劍明 YU Kim Ming

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 丈量約份第108號地段第91號部份及98號
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 3580 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 1296 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) 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	住宅 (丁類)
(f) Current use(s) 現時用途	閒置土地 (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 ...2021... 年 ...04... 月 ...22... 日的記錄，這宗申請共牽涉2..... 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2..... 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)
1	元朗第108約地段第91號	22-04-2021
1	元朗第108約地段第98號	22-04-2021

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

- ☐ has notified "current land owner(s)"[#]
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 (回收廢紙，廢舊五金及塑膠)連附屬辦公室 (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 2284sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 1296sq.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 0sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 1296sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 1296sq.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) 臨時辦公室樓面面積66平方米X高4.5米 (1層) 臨時流動式洗手間樓面面積30平方米高3.5米 (1層) 回收中心面積1200平方米高8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 2 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 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 2 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 星期一至星期六由早上八時至下午六時，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 No 否	<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)) FAN KAM ROAD																															
<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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<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 <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" style="width: 100%;"> <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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</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>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

申請地點早前獲批准作為臨時停車場，批准至今之得幾部車輛停泊，因此我等希望能改為
 (規劃許可第二欄內，可循環再造物料回收中心，在有附帶條件下可被批准臨時許可)
 因此我等正式向貴會作出是次申請，懇請貴會能彈性給與批准。

我等回收中心在外收取廢料回來後再作初步處理，所有工序全部安排在廠房內進行。

首先將廢紙回收回來後先作分類然後壓實再運往廢紙廠處理。

回收來的塑膠，亦全部用壓實機壓實，再運往其他廠房處理。(不會在廠房內進行破碎工作)

如有關廢鐵及五金只在廠房內初步處理後運回國內處理。

而廠房以外的空地，只作車輛調頭，不會存放任何廢料。

此致

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

22-04-2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- 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 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 丈量約份第108號地段第91號部份及98號
Site area 地盤面積	3580 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	八鄉分區計劃大綱核准圖編號S/YL-PH/11
Zoning 地帶	住宅 (丁類)
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	可循環再造物料回收中心 (回收廢紙，廢舊五金及塑膠)連附屬辦公室

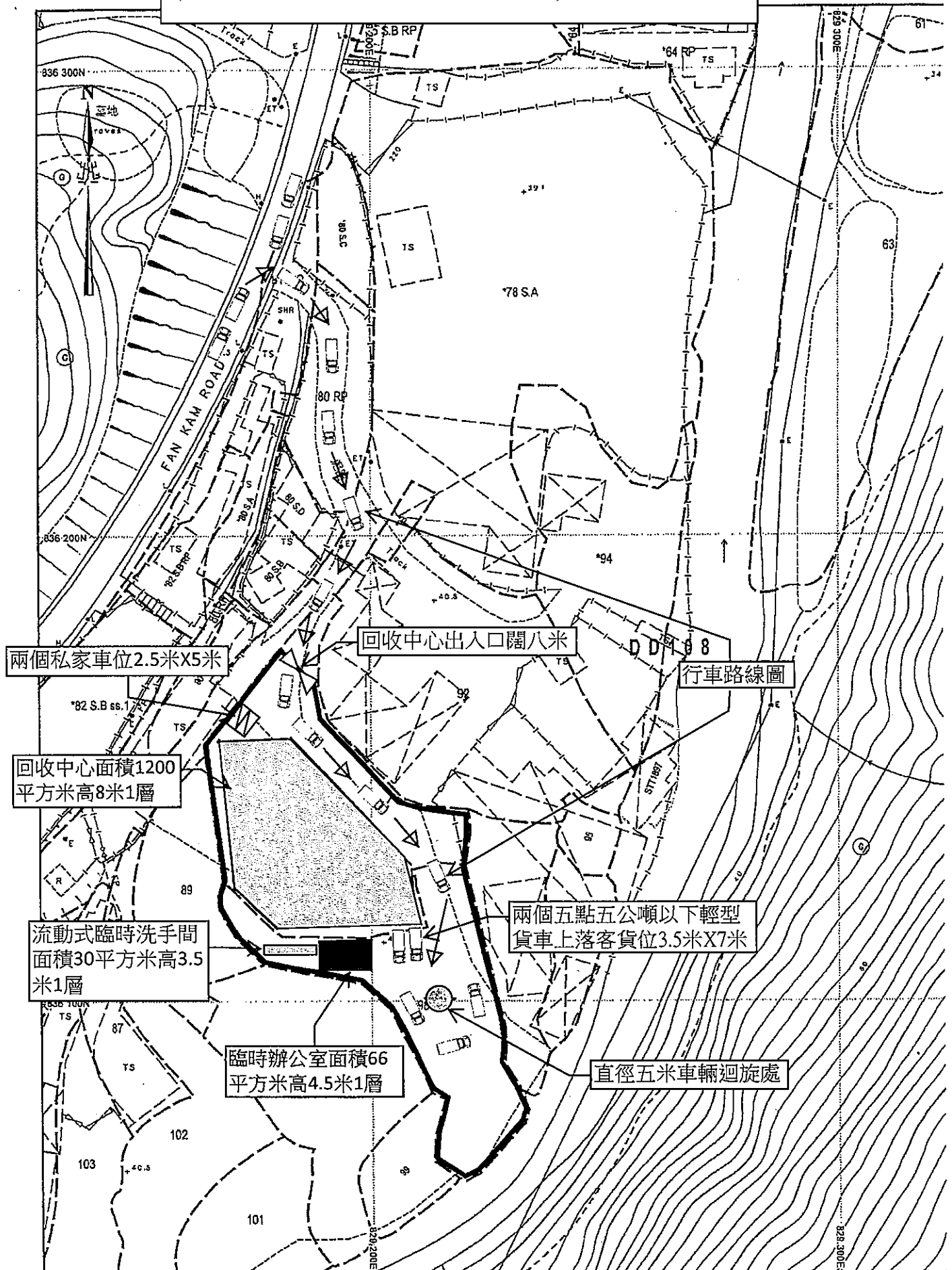
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(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 type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	36.2 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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		
<u>Reports 報告書</u>		
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		

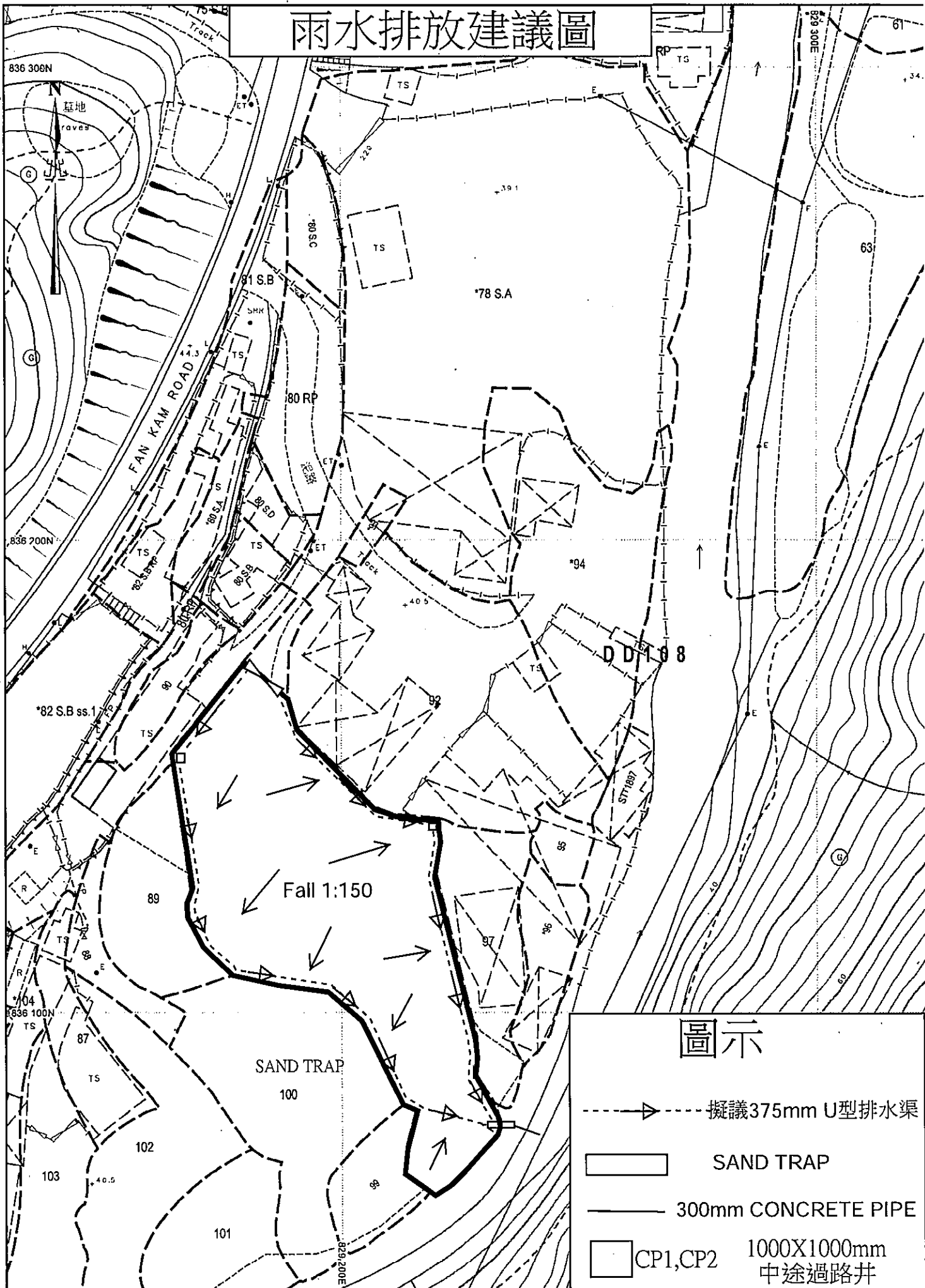
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

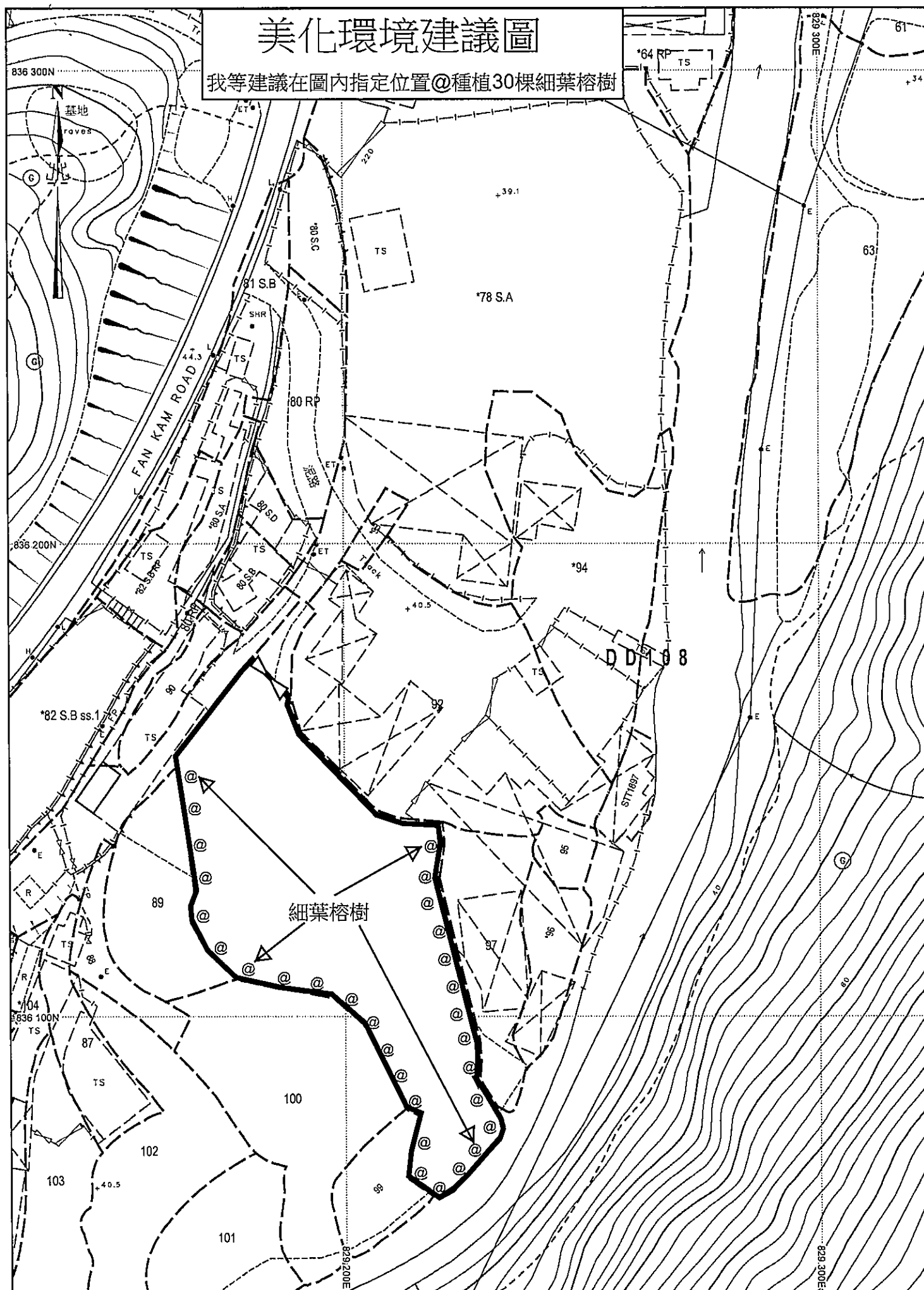
可循環再造物料回收中心 (回收廢紙，廢舊五金及塑膠)連附屬辦公室



雨水排放建議圖



我等建議在圖內指定位置@種植30棵細葉榕樹



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



[1st FI]: S.16 Planning application no. A/YL-PH/882
02/07/2021 10:14







From: _____
To: tpbpd@pland.gov.hk
Cc:
File Ref:

Dear TPB Colleagues,

Please find forwarded to you below the 1st further information for A/YL-PH/882 received from the applicant dated 2.7.2021 for your further action. Many Thanks.

From: sun wo wong
To:
Date: 02/07/2021 09:58
Subject: Fwd: S.16 Planning application no. A/YL-PH/882 - Departmental Comments

A/YL-PH/882

  
員工及訪客由巴士站步行至回收中心路線圖.pdf 回應運輸處的提問.pdf 車輛進入回收中心行車示擬圖.pdf
  
車輛流量評估.pdf 回應環保處的提問29-06-2021.pdf 回應運輸處的提問29-06-2021.pdf

廢舊五金回收中心

TPB / A / YL-PH / 882

回應運輸處的問題

- A 現附上訪客及員工由巴士站步行至我等回收中心路線圖。
- B 場內 2 部私家車為員工的車輛。只在開工前，午餐及收工時進出回收中心，而 2 部輕型貨車預計每天有 10-16 架次進出回收中心。
- C 我等已擬定車輛流量評估給與運輸處審議 (附件車輛流量評估)
- D 我等已擬定車輛出入回收中心行車示擬圖 (附件車輛進出回收中心行車示擬圖)
- E 在附件(附件車輛進出回收中心行車示擬圖)已詳細列明
- F 我等已清楚知道有關鄉村道號並非貴處管理的

我等現連同附件一同交回貴處及敬請轉交運輸處審議！謝謝

此致

獲授權代理人黃新和敬上

23-06-2021

廢舊五金回收中心

TPB / A / YL-PH / 882

回應運輸處的問題

A 我等回收中心的訪客有須要進入我等場地前須要與辦公室預約。

所有外來車輛不能進入場地停泊，有需要時我等會派出專車接承

此致

獲授權代理人黃新和敬上

29-06-2021

廢舊五金回收中心

TPB / A / YL-PH / 882

車輛流量評估

至：城市規劃委員會

本中心共有 2 個私家車位及 2 個輕型貨車上落貨位，我等預計經常停泊及出入中心車輛流量。

進入回收中心預計流量 (私家車)

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 6 時
1 至 6	車輛架次	預計有 2 架次	預計有 1 架次

(貨車)

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 4 時
1 至 6	車輛架次	預計有 1 架次	預計每小時有 1 架次

離開回收中心預計流量 (私家車)

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 6 時
1 至 6	車輛架次	預計有 0 架次	預計有 3 架次

(貨車)

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 4 時
1 至 6	車輛架次	預計有 1 架次	預計每小時有 1 架次

以上為我等回收中心預計車輛流量計評估。

我等上述行車安排絕對不會影響粉錦公路的交通流量，懇請貴處批准

獲授權代理人 黃新和

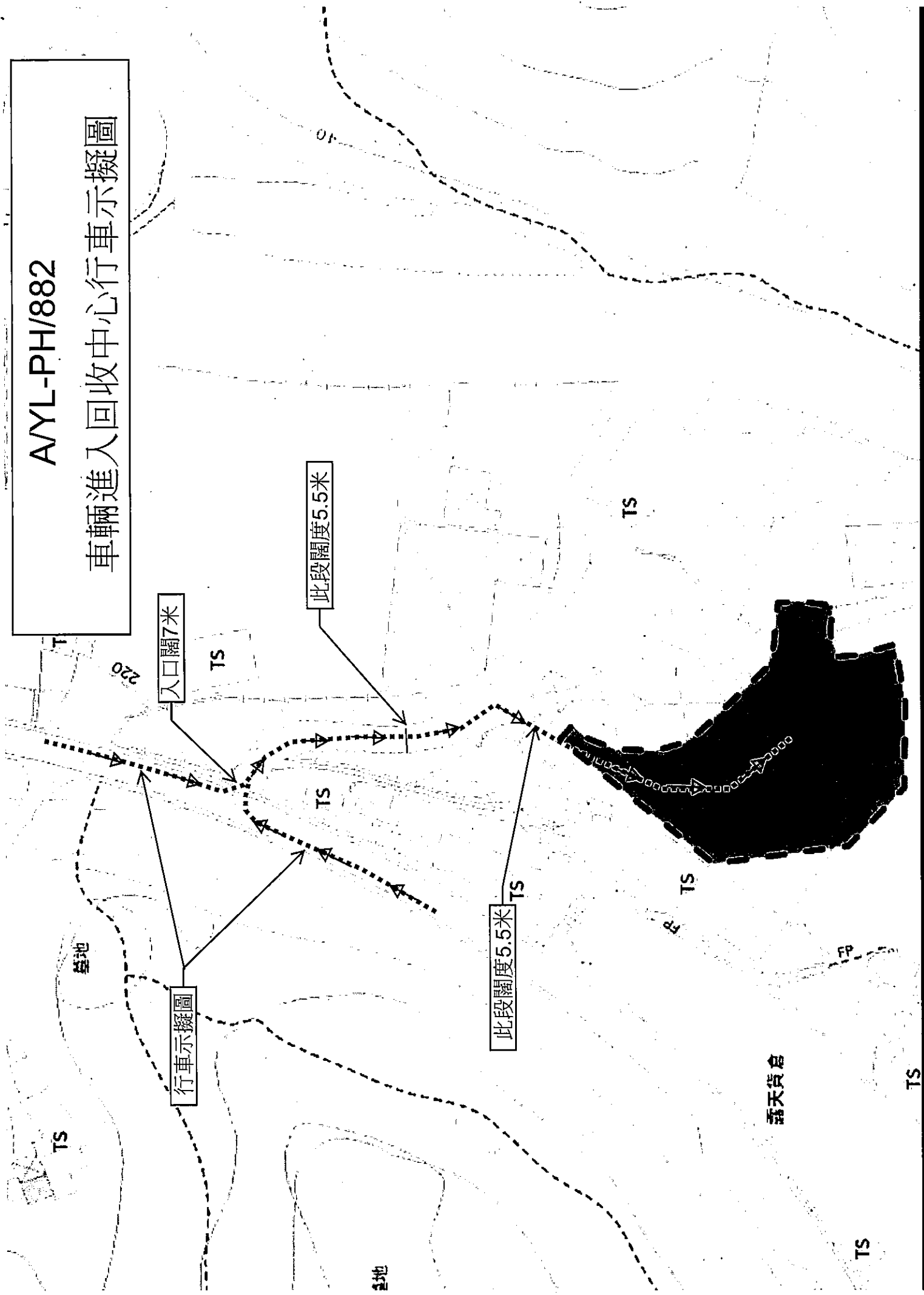
23-06-2021

A/YL-PH/882

車輛進入回收中心行車示擬圖

A/YL-PH/882

車輛進入回收中心行車示擬圖



員工及訪客由巴士站步行至回收中心路線圖

TS

TS

TS

FP

FP

TS

TS

TS

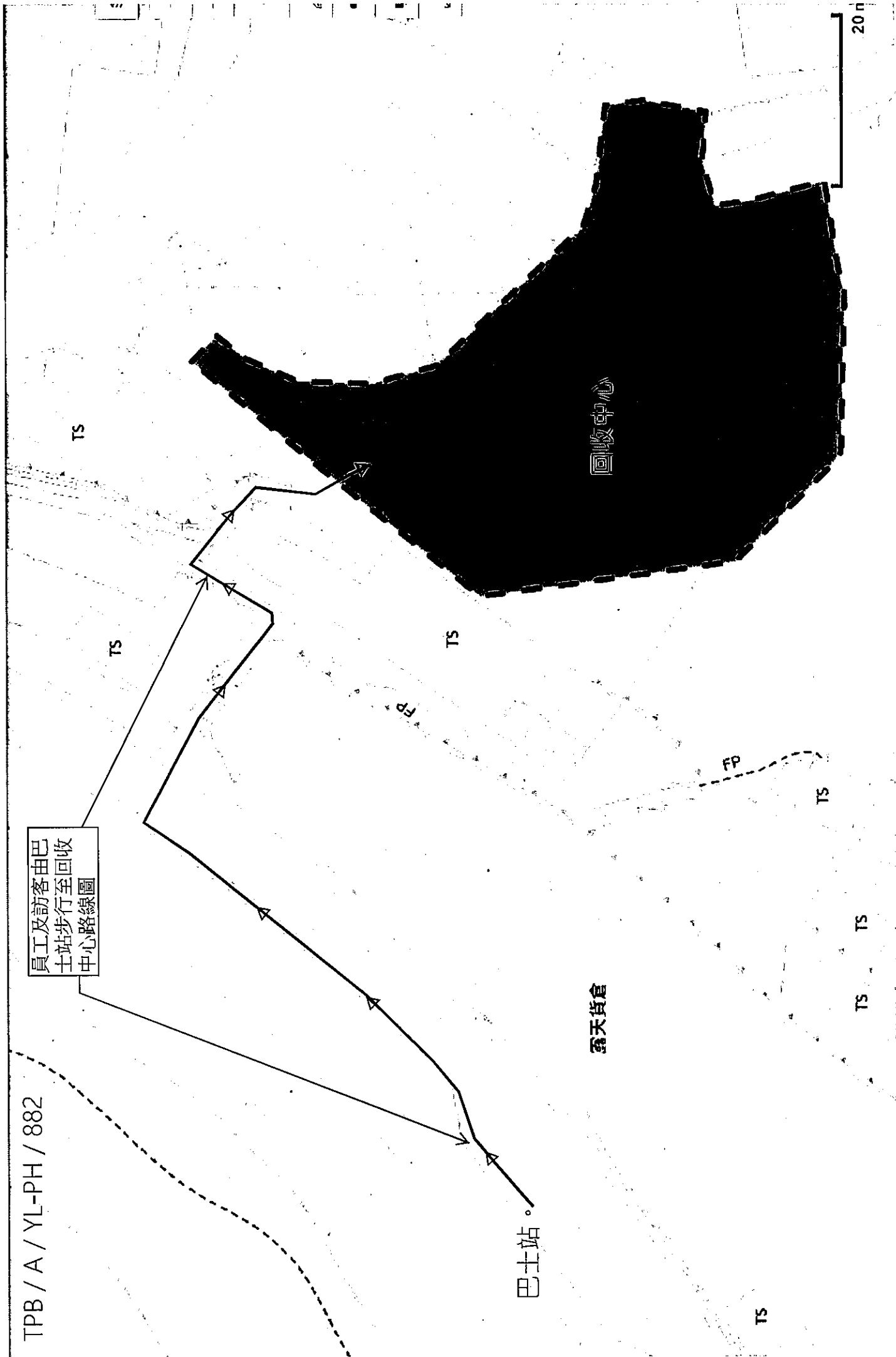
TS

露天貨倉

回收中心

巴士站

20m



可循環再造物料回收中心

(回收廢紙，廢舊五金及塑膠)連附屬辦公室

TPB / A / YL-PH / 882

回應環境保護署問題

- A 場外開放空間只作為行車通道及車輛掉頭用途，絕對不會用作儲存回收物料用途。
- B 所有包裝作業全部在室內進行，絕對不會在開放空間作業。
- C 全部使用液壓包裝機進行包裝工作。
- D 在使用液壓包裝機時可能會產生小量噪音，但不會產生氣味，因為回收回來的物料全部經過篩選，才會運到回收中心。而機械運作區域全部安排在南方進行及裝設有隔音屏帳，因上述位置遠離民居，而廠房全部裝設強力通風設施。
- E 我等絕對不會作行塑膠燃燒和融化工作，如獲批准我等歡迎環保署除時進行突擊檢查。

此致

獲授權代理人黃新和敬上

29-06-2021

Previous s.16 Applications covering the Application Site

Approved Applications

	<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/725	Proposed temporary public car park for a period of 3 years	5.2.2016 [Revoked on 5.5.2016]	(3), (4), (7), (8), (9), (10), (11), (13), (14), (16)
2	A/YL-PH/745	Proposed temporary public car park for private cars and light goods vehicle for a period of 3 years	28.7.2017 [Revoked on 28.8.2019]	(3), (4), (5), (6), (7), (11), (13), (14), (16), (17)
3	A/YL-PH/780	Proposed temporary place of recreation, sports or culture (hobby farm) for a period of 3 years	20.7.2018 [Revoked on 20.1.2019]	(1), (2), (6), (12), (13), (14), (15), (16), (17)

Approval Conditions

- (1) no operation between specific time
- (2) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site
- (3) no vehicles without valid licences issued under the Road Traffic Ordinance are allowed to be parked/stored on the site
- (4) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers to be parked/stored on or enter/exit the site
- (5) A notice should be posted at a prominent location of the site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers are allowed to be parked/stored on or enter/exit the site;
- (6) no vehicle is allowed to queue back or reverse onto/ from public road;
- (7) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the site
- (8) no reversing of vehicles into or out from the site is allowed
- (9) no operation shall commence on the site prior to the provision of natural terrain hazard mitigation measures, including the submission of an as-built record
- (10) the natural terrain hazard mitigation measures implemented on the site shall be maintained
- (11) the provision of boundary fencing
- (12) the existing boundary fence on the site shall be maintained;
- (13) the submission and/or implementation of drainage proposal
- (14) the submission and/or implementation of landscape and tree preservation proposal
- (15) the submission and implementation of fire service installations proposal
- (16) if any of the planning conditions was not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice/ if any of the planning conditions was not complied with by the specified time limit, the approval given shall cease to have

- effect and shall on the same date be revoked without further notice.
- (17) upon expiry of the planning permission, the reinstatement of the site to an amenity area

Rejected Applications

	<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/479	Temporary open storage of vehicles for a period of 3 years	22.4.2005 [on review]	(1), (2), (3)
2.	A/YL-PH/537	Temporary open storage of construction machinery for a period of 3 years	23.2.2007	(1), (2), (3), (4)
3.	A/YL-PH/681	Temporary open storage of construction machinery for a period of 3 years	17.1.2014	(1), (2), (4), (5)
4.	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), (6)

Rejection Reasons

- (1) The proposed development was not in line with the planning intention of the "Residential (Group D)" zone, which was intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It was also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board. There was no strong justification provided in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The proposed development did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses in that no previous approval had been granted at the site; not compatible with the nearby residential structures and the "CA" zone; and/or there were adverse departmental comments on the application
- (3) There was insufficient information in the submission to demonstrate that the proposed development would not have adverse environmental, drainage, visual and/or landscape impacts on the surrounding areas
- (4) The approval of the application would set an undesirable precedent for similar applications to proliferate further into the area.
- (5) The applicant fails to demonstrate that the development would not generate adverse environmental and drainage impacts on the surrounding areas
- (6) The proposed development is not compatible with the surrounding areas where residential structures, a natural stream and "Conservation Area" zones are found; and the applicant fails to demonstrate that the proposed development would not generate environmental nuisance to the surrounding areas.

**Similar Application within the Same "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	1.8.2019	(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, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice/ if any of the planning conditions was not complied with by the specified time limit, the approval given shall cease to have effect and shall on the same date be revoked without further notice.

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

參考編號

Reference Number:

210608-150815-48866

提交限期

Deadline for submission:

08/06/2021

提交日期及時間

Date and time of submission:

08/06/2021 15:08:15

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/882

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設臨時可循環再造物料回收中心（回收廢紙、廢舊五金及塑膠）連附屬辦公室倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

5-1

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

參考編號

Reference Number:

210524-165630-63300

提交限期

Deadline for submission:

08/06/2021

提交日期及時間

Date and time of submission:

24/05/2021 16:56:30

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/882

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設臨時可循環再造物料回收中心（回收廢紙、廢舊五金及塑膠）連附屬辦公室必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。



鄧鎔耀區議員辦事處

通訊地址：.....

電話：

傳真：

3

電郵地址：

檔案編號：D2021-050005TSW_LJ

規劃署

地區規劃處

委員會部

城市規劃委員會

執事先生/女士：



有關：元朗八鄉粉錦公路申請臨時可循環再造物料回收中心 DD108 Lot 91(部分),98 (申請編號 A/YL-PH/882)

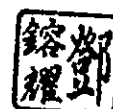
本人就城市規劃委員會中元朗八鄉粉錦公路申請興建可循環再造物料回收中心（回收廢紙、廢舊五金及塑膠）的規劃申請，表示反對上述之申請。

自是次規劃公佈並邀請公眾提供意見後，本人短時間內接獲眾多反對聲音，包括打石湖村、打石湖石塘、亞公田村等村民。回收中心選址臨近各村民居，落成後的回收中心將會有大量重型運輸貨車出入運送廢料，會造成不少的噪音問題和廢氣排放，嚴重影響居民日常生活。

是次發展是為期三年的臨時可循環再造物料回收中心，面積達三千五百平方米之大，當中 DD108 Lot98 地段更位處於雙魚河及自然保育區旁邊，回收產生的污水容易直接流入河中，造成生態污染和引起臭味問題。另一方面，回收中心會儲存大量的廢紙、廢舊五金及塑膠，大體積的回收物同一時間團積在一處土地上，會造成土地污染，尤其廢舊五金更會釋出重金屬，嚴重影響環境甚至附近村民的健康。

因此，本人特函 貴署表達附近村民反對的原因，望 政府會聆聽居民們的意見，否決上述申請。

順祝
工作順利



元朗（八鄉北）區議員

鄧鎔耀 謹啟

2021 年 5 月 24 日

tpbpd@pland.gov.hk

寄件者: [REDACTED]
 寄件日期: 2021年06月07日星期一 3:39
 收件者: tpbpd
 主旨: A/YL-PH/882 DD 108 Pat Heung

Dear TPB Members,

822 rejected 20 March 2020 so back again with a new application, only difference is parking is reduced to 4. Indicates that the operation has not been halted despite the statement *The Site is subject to an on-going planning enforcement action (No. E/YL-PH/824) against an unauthorized development (UD) involving storage use. Enforcement Notice was issued on 29.10.2019 requiring discontinuation of the UD. Subsequent site inspections revealed that the UD was discontinued. The Site would be kept under close monitoring for further action, if necessary.*

The fire last week on the barge carrying recycle metals that engulfed West Kowloon in acrid smoke for many hours is a reminder of the need to keep facilities like this well away from homes. Facilities like this are more prone to incidents of this nature than most other land uses.

Mary Mulvihill

From: [REDACTED]
 To: "tpbpd" <tpbpd@pland.gov.hk>
 Sent: Tuesday, November 12, 2019 3:11:49 AM
 Subject: A/YL-PH/822 DD 108 Pat Heung

A/YL-PH/822
 Lots 91 and 98 in D.D. 108, Pat Heung, Yuen Long
 Site area : 3,670m²
 Zoning : "Res (Group D
 Applied Use : Waste Metalware Recycling Centre / 5 Vehicle Parking

Dear TPB Members,

So fast forward to November 2019 and we get what is obviously the true intention of the operator, a recycling plant.

How could such a toxic producing facility be allowed on lots that are intended for eventual housing or community facilities?

The operator has time and again flaunted the conditions. There is the issue of the stream.

It is now time to break the cycle. Members must reject further deterioration of the land by rejecting this application.

Mary Mulvihill

A/YL-PH/745
 Lot 91 in D.D. 108, Pat Heung, Yuen Long
 Site area : 2,240 m²
 Zoning : "Res Group D"
 Applied Use : 33 Vehicle Parking,

Dear TPB Members,

Approval of Application 725 granted on 5 Feb 2016 for a larger site was revoked three months later. Regrettably no information is provided as to the reason.

Our Chief Executive keeps bleating that there is no land for houses yet here we have an application for a Res D.zoned site of 2,240 sqmts with an application for parking. New Secretary for Development is telling folk not to get in the way of releasing land for housing, can someone bring this site to his attention.

Can TPB members please question DB, PD, Lands and the applicant on this point. Members of the public are not fools, most folk realize that all this bleating about land shortage is just a ruse to justify allowing the construction of luxury on Green Belt and in country parks while sites like this have are used to accommodate inefficient and environmentally damaging at grade facilities.

When is the government going to launch a programme of construction of multi storey towers to accommodate storage and parking in order to release brownfield sites for redevelopment?

TPB by granting approval of an application that perpetuates the inefficient land use that these facilities represent, whereby a large surface area is used to accommodate a relatively small enterprise, is part of the problem.

Moreover if villagers want to operate vehicles then they should park them on the ground floor of their spacious 2,100sqft homes as do residents of private developments.

TPB should reject this application as its approval would set an undesirable precedent and remove the incentive for government and commercial enterprises to get on with implementing solutions to free up Residential sites for their designated use.

Mary Mulvihill

20 July 2018: In response to a Member's enquiry, Ms Ivy C.W. Wong, STP/FSYLE, said that **the site was the subject of three previously rejected applications, with the first two applications for open storage use rejected in 2005 and 2007 and the last application for public vehicle park use rejected in 2016.** The site was currently vacant. In response to another Member's question, Ms Ivy C.W. Wong said that an advisory clause had been recommended to remind the applicant to **note the comments of the Director of Agriculture, Fisheries and Conservation regarding the adoption of precautionary measures to avoid disturbance and pollution to the natural stream nearby the site.**

Permission revoked 20 Jan 2019 for non compliance with conditions

A/YL-PH/780

Lot 98 in D.D. 108, Pat Heung

Site area 1,507 m²

Zoning : "Res (Group D)"

Applied Use : Hobby Farm

Dear TPB Members,

This is obviously s business that has been in operation for some time without approval.

The most recent application 725 for a larger site for parking was revoked because of failure to provide boundary fencing.

So many structures, parking, toilets, discharge of grey water, etc, would certainly affect the quality of the soil and its suitability for its intended purpose of Res D.

TPB should reject application and encourage site owner to get on with providing the housing we hear so much about.

Mary Mulvihill

18 July 2017: Plan D Although the proposed temporary use was not in line with the planning intention of the "Residential (Group D)" ("R(D)") zone, there was no known permanent development programme at the subject part of the "R(D)" zone. Approval of the application on a temporary basis would not frustrate the long-term planning intention of the "R(D)" zone. The proposed development was not incompatible with the surrounding land uses and **it was expected that it would not generate significant environmental impact on the surrounding area.** The current application was for the same use as the previous approved application but had a smaller site area/boundary and fewer parking spaces. **As the previous approval was revoked due to non-compliance of an approval condition, shorter compliance periods were recommended to closely monitor the progress of compliance.**

Members as usual had no questions and approval was rolled over. However operator again did not comply with conditions and approval was revoked 28 Aug 2019

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. 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. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the 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 (TD). 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 his department is not/ shall not be responsible for the maintenance for any access connecting the Site and Fan Kam Road. Adequate drainage measures should be provided at the site access to prevent surface water running from the Site to the nearby public roads and drains;
- (d) note DEP's comments that the applicant is advised that: (i) to follow the requirements stipulated in "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site"; (ii) to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/ wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department (EPD)'s Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test; (iii) that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (e) note DAFC's comments that the applicant shall adopt precautionary measures to avoid disturbance and pollution to the stream along the south-eastern boundary of the Site;
- (f) note CE/MN, DSD's comments on the submitted drainage proposal that (i) catchpits at points with directional changes should be provided. Besides, the invert levels of the proposed catchpits should be provided for reference. (ii) Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given. (iii) Provide calculation to justify the layout and size of the proposed drains, as the proposed 375mm u-channel appears undersized having regarded to the Site coverage area

at about 3,600m². (iv) Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit. (v) Consideration should be given to provide grating for the surface channels. (vi) Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities. (vii) 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. (viii) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. (ix) The applicant should consult DLO/YL 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) note CBS/NTW, BD's comments that before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD 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. If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are UBW under the 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 BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the B(P)Rs respectively. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage; and
- (h) 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.