

2021年 12月 2 日

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

Appendix I

22 DEC 2021

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/ML-PH/905
	Date Received 收到日期	22 DEC 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)

Asia Elite Inc Limited

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

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

M&D Planning and Surveyors Consultant Ltd.

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)	Lot 102 in D.D. 108 and adjoining Government land, Pat Heung, Yuen Long, New Territories
(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 1865.26 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 566.26 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) 71.82 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-PH/11 -八鄉分區計劃大綱核准圖
(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	Private Storage (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	Propose Temporary Recycling Materials collection Centre (Vehicle Parts) and workshop with Ancillary Office for a period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 Years <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	1299sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	566.26sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4
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	566.26sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	566.26sq.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) 構建物A - 寫字樓及工場 188.79平方米 (5米一層高) 構建物B - 貯存倉 (370.97平方米)(5米一層高) 構建物D - 流動廁所 (每個1.25平方米) 兩組(2.6米高一層高) 構建物F - 交通督導員更亭 (2X2米=4平方米)(2.6米一層高)	
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 (私家車車位 / 輕型貨車泊車位)
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)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間 星期一至星期六上午9:00 至下午6:00 (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)) 粉錦公司經小路直達	
	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？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input 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>

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

YIU SAI HOI

Planning Consultant

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

M&D Planning and Surveyors Consultant Ltd.

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

Date 日期

01-11-2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

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

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	Lot 102 in D.D. 108 and adjoining Government land, Pat Heung, Yuen Long, New Territories		
Site area 地盤面積	1865.26	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	71.82	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/YL-PH/11 - 八鄉分區計劃大綱核准圖		
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	Propose Temporary Recycling Materials collection Centre (Vehicle Parts) and workshop with Ancillary Office for a period of 3 Years		

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	566.26	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	<input type="checkbox"/> (Not more than 不多於) m 米
		/	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	5	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	30 % <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 2 (私家車車位 / 輕型貨車泊車位)
	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) _____ _____		

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lot Index Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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。

理由：

申請地點的面積約 1865.26 平方米，座落元朗八鄉，現時為私人貯存用途。申請地段的規劃用途為“住宅(丁類)”，擬議用途只屬臨時性質，不會影響申請地點長遠的規劃意向。

申請人業務範疇主要回收汽車不同配件，採用小型手提式機械拆卸配件，再分類為玻璃，金屬及輪胎等，轉售大型循環再造廠，場內沒有提供汽車維修服務。

由於申請範圍鄰近為循環再造回收中心、露天停車場及建築機械維修場等，因此擬議發展性質，形式及佈局與周邊的環境協調，不會立下先例。

擬議發展作資源回收場(汽車零件)的臨時構築物，主要以臨時金屬支架結構及鋅鐵板建造作臨時用途，上蓋面積約 566.26 平方米，另設有寫字樓及工場，流動洗手間 2 個及交通督導員更亭等。另設置排水設施及消防滅火裝置；

申請範圍沒有需要保育的植物項目在內，在發展同時如需砍伐少量樹木，申請人將會跟據城規會環境美化守則之附件 A 建議栽種植物，確保能夠協調區內環境及美化申請位置之目的；

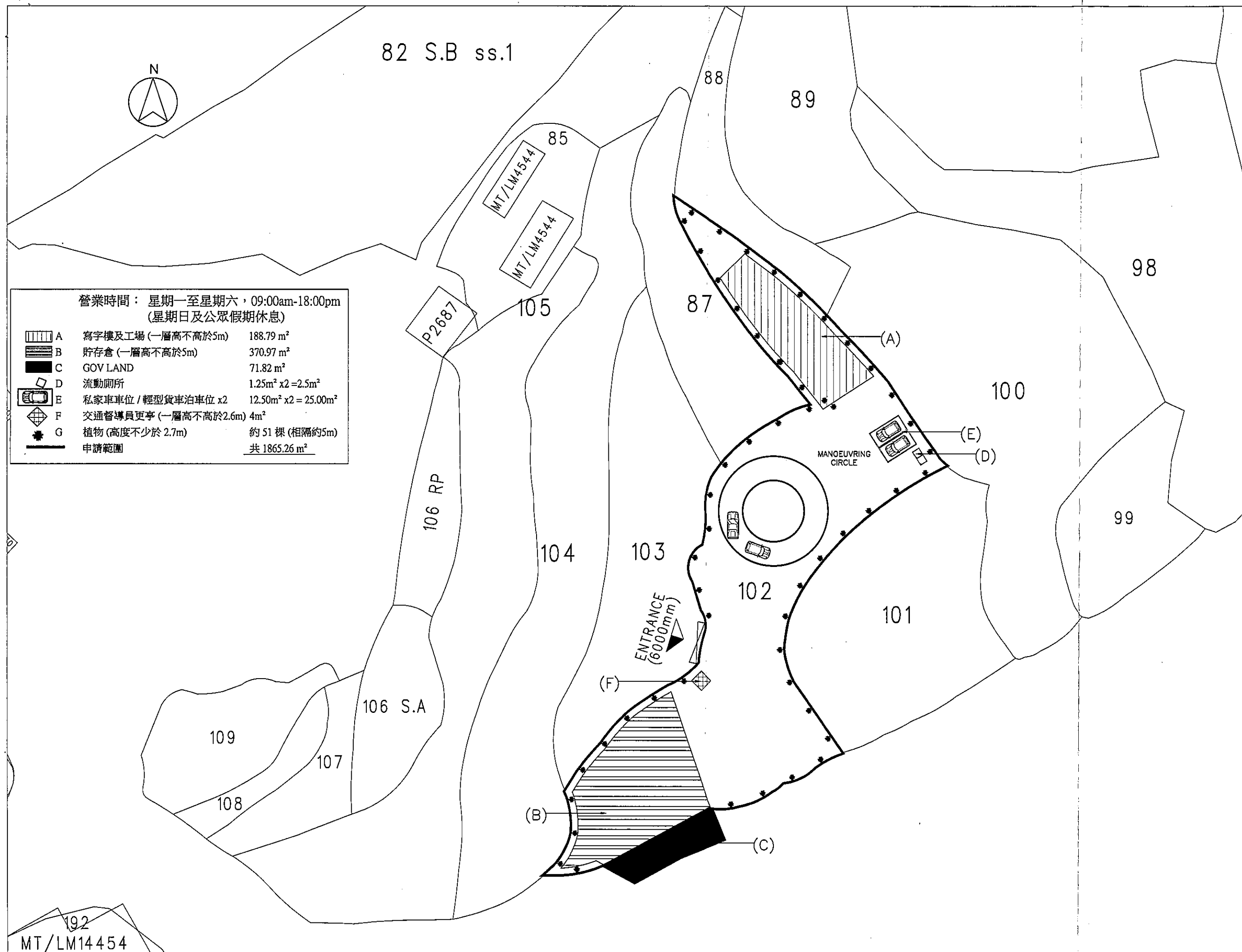
申請地點的提供車輛緩衝區進入地點及交通督導員管理，主要出入口設於西面，闊度為 6 米，有足夠空間供車輛移動，並提供私家車/輕型貨車泊車位 2 個供員工使用，相信對交通不會對周邊帶來影響。擬議申請範圍沒有 5.5 噸或以上大型車輛進出。

申請地點營業時間為星期一至星期六早上 9 時至下午 6 時，公眾假期及星期日休息。

循環再造好處：

- 保育資源：減少及避免浪費現有的資源；
- 節省能源：相對用原生物料，循環再造在運輸及生產時使用較少能源；
- 減少污染：塑膠廢物循環再造可減少空氣污染及減少用水量；

基於上述之發展對區內交通，環境，視覺景觀，排水及消防安全均不會造成影響，我們希望城規會及有關政府部門能從優考慮這宗規劃申請。



營業時間：星期一至星期六，09:00am-18:00pm
(星期日及公眾假期休息)

	A	寫字樓及工場 (一層高不高於5m)	188.79 m ²
	B	貯存倉 (一層高不高於5m)	370.97 m ²
	C	GOV LAND	71.82 m ²
	D	流動廁所	1.25m ² x 2 = 2.5m ²
	E	私家車車位 / 輕型貨車泊車位 x2	12.50m ² x 2 = 25.00m ²
	F	交通督導員更亭 (一層高不高於2.6m)	4m ²
	G	植物 (高度不少於2.7m)	約 51 棵 (相隔約5m)
		申請範圍	共 1865.26 m ²

B.D. Reference	12-11-12	
M.W. Reference	12-11-12	
L.D. Reference	12-11-12	
F.S.D. Reference	12-11-12	
Notes	Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.	
REV	DESCRIPTION	DATE
Authorized Person		
Sign	YIU CHI WAI ALBERT AP(A) 19/00	
Registered Structural Engineer		
Sign		
M&D Planning and Construction Consultants Ltd.		
Tel: 2191 4088 Fax: 3105 0810 Email: sales@modernang.com.hk		
Project		
LOT 102 IN D.D. 108 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG, N.T.		
Application		
TEMPORARY RECYCLING MATERIALS COLLECTION CENTRE (VEHICLE PARTS) AND WORKSHOP WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS		
Drawing Title		
PROPOSED LAYOUT PLAN		
Scale	1:500 (A3)	Revisions
Designed by	Yu Leung	Drawn by
Checked by	AY	Date
Job No.	-	Drawing No.
		IFA-01

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

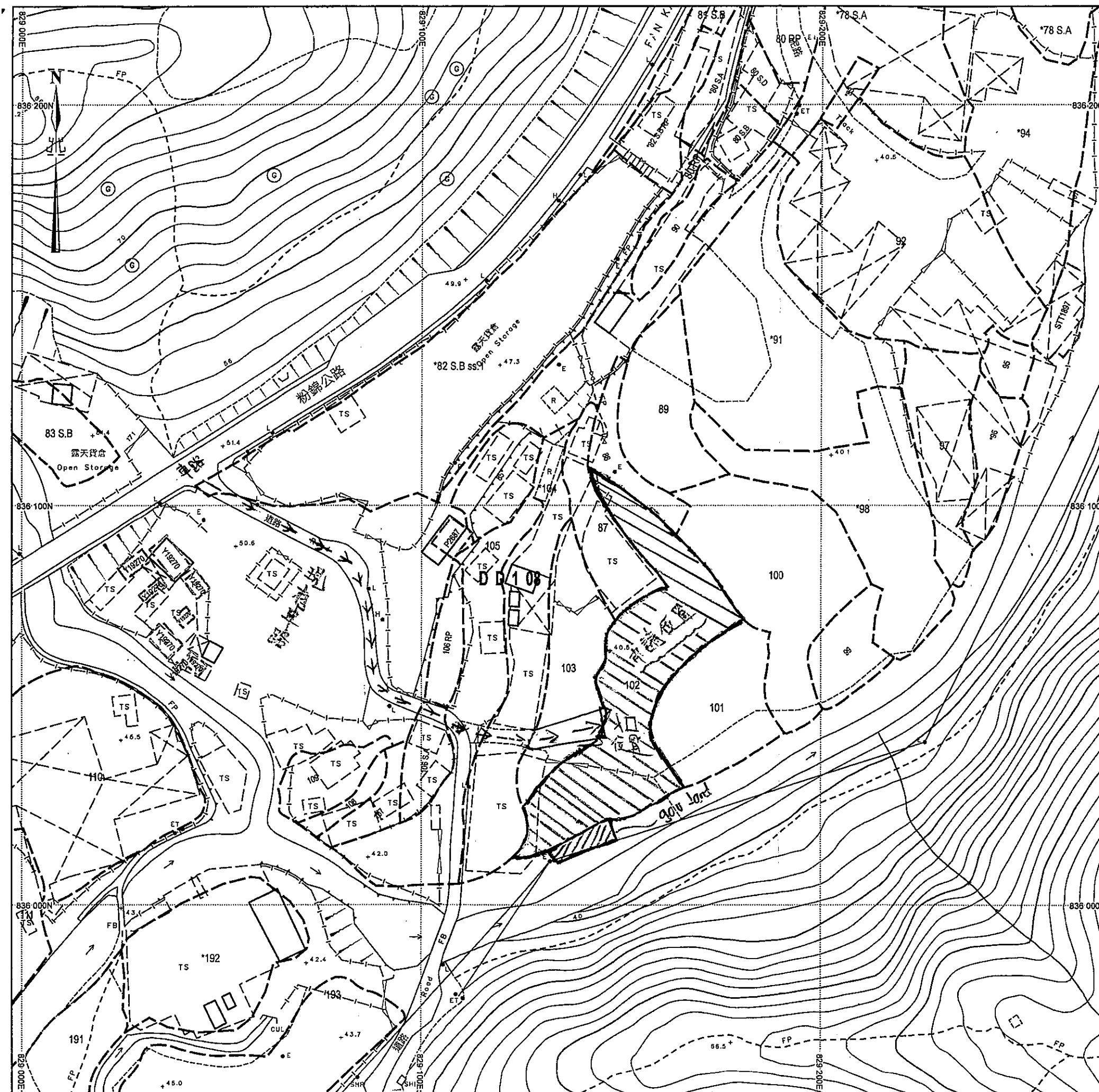


地政總署測繪處
Survey and Mapping Office
Lands Department

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比例尺 SCALE 1:1000
metres 10 0 10 20 30 40 50 metres

Locality :
Lot Index Plan No. : ags_S00000082628_0001
District Survey Office : Lands Information Center
Date : 12-Oct-2021
Reference No. : 2-SE-25C, 2-SE-25D, 6-NE-5A, 6-NE-5B



tpbpd@pland.gov.hk

寄件者: leo@
寄件日期: 2021年12月29日星期三 12:10
收件者: tpbpd@pland.gov.hk
副本: twyleung@pland.gov.hk
主旨: 申請編號: A/YL-PH/905 補充資料
附件: (A3) Drainage Plan (30-DEC-2021).pdf; (A3) Fire Service Plan (29-DEC-2021).pdf

城市規劃委員會

抄送: 粉嶺, 上水及元朗東區規劃署 - 梁小姐

回應有關 28/12/2021 之提問:

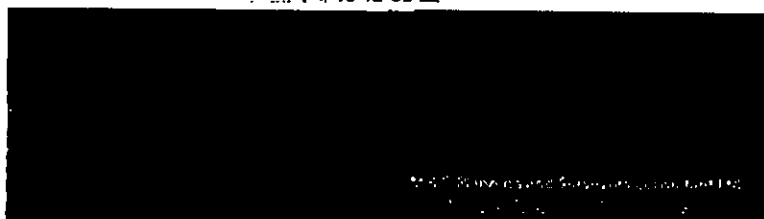
1. 申請範圍內採用手提式工具, 並沒有大型機械;
2. 擬議平面圖上圖例 A(寫字樓及工場)及 B(貯存倉)屬密封式設計;
3. 附上擬議消防設備圖則;
4. 附上擬議排水圖則; 場內沒有大型污水, 並設有流動洗手間供員工使用

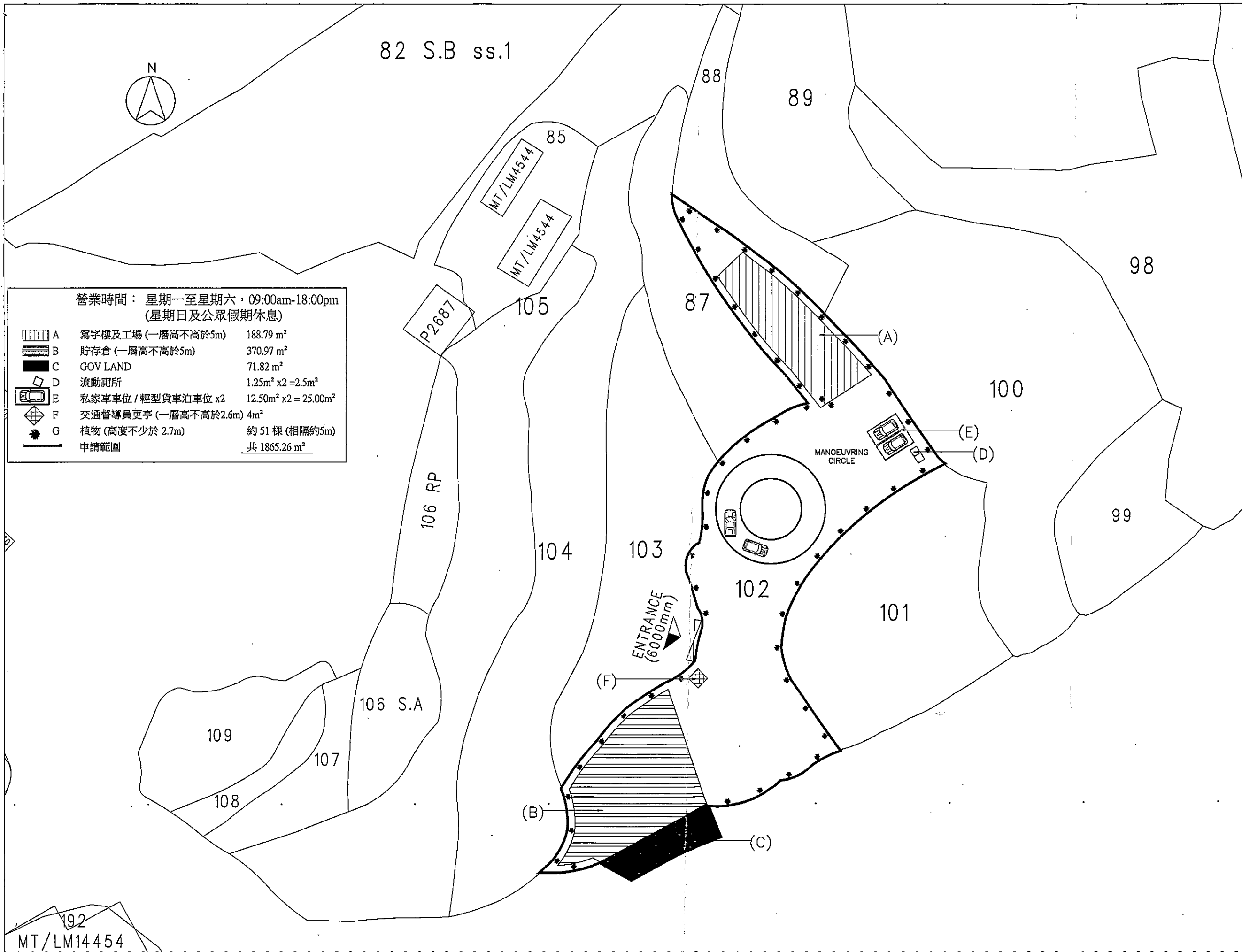
由於上述呈交之項目 3 及 4 之擬議圖則屬初步見識, 待委員會審批規劃許可及批准條件後, 可根據各部門意見作出修定,

如對上述有任何意見, 歡迎致 與本人聯絡。

Leo Wong

Direct Line :
Mobile / Whatsapp :
Fax :
Email :
Web site :

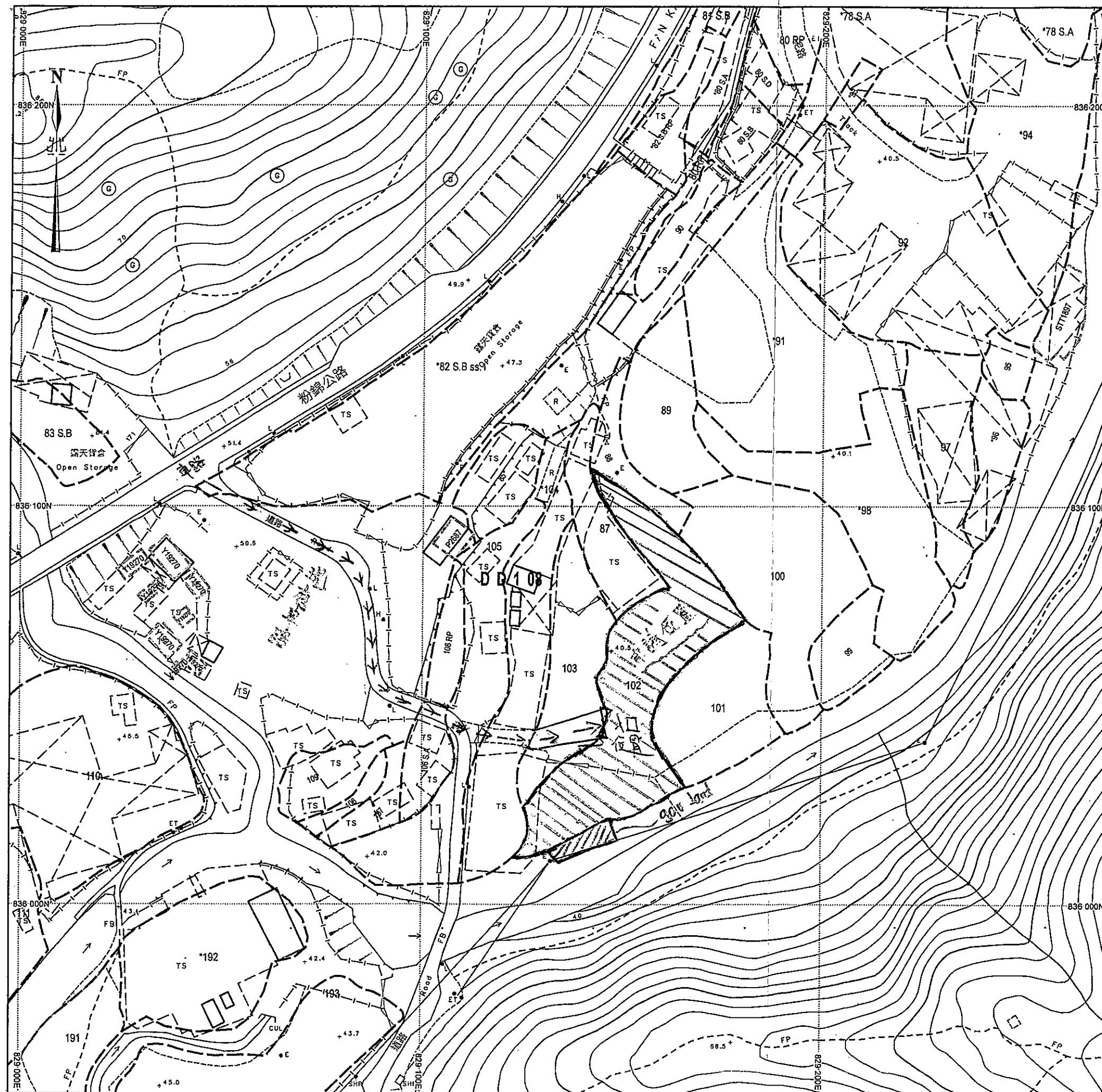




營業時間：星期一至星期六，09:00am-18:00pm
(星期日及公眾假期休息)

	A	寫字樓及工場 (一層高不高於5m)	188.79 m ²
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	C	GOV LAND	71.82 m ²
	D	流動廁所	1.25m ² x2 = 2.5m ²
	E	私家車車位 / 輕型貨車泊車位 x2	12.50m ² x2 = 25.00m ²
	F	交通督導員更亭 (一層高不高於2.6m)	4m ²
	G	植物 (高度不少於 2.7m)	約 51 棵 (相隔約5m)
		申請範圍	共 1865.26 m ²

B.D. Reference	
M.W. Reference	
L.D. Reference	
F.S.D. Reference	
Notes	Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.
REV	DESCRIPTION DATE
Authorized Person	
Sign YIU CHI WAI ALBERT AP(A) 19/00	
Registered Structural Engineer	
Sign	
 Tel: 2191 4088 Fax: 3105 0810 Email: sales@modernag.com.hk	
Project	
LOT 102 IN D.D. 108 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG, N.T.	
Application	
TEMPORARY RECYCLING MATERIALS COLLECTION CENTRE (VEHICLE PARTS) AND WORKSHOP WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS	
Drawing Title	
PROPOSED LAYOUT PLAN	
Scale	Revisions
1:500 (A3)	—
Designed by	Drawn by
Yu Leung	Yu Leung
Checked by	Date
AY	03-DCE-2021
Job No.	Drawing No.
—	IFA-01



地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



地政總署測繪處
Survey and Mapping Office
Lands Department

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比例尺 SCALE 1:1000
metres 10 0 10 20 30 40 50 metres

Locality :
Lot Index Plan No. : ags_S00000082628_0001
District Survey Office : Lands Information Center
Date : 12-Oct-2021
Reference No. : 2-SE-25C, 2-SE-25D, 6-NE-5A, 6-NE-5B

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



**Reply the Dept. comment for Planning Application No. A/YL-PH/905 (取代
15/2/2022 10:20am 電郵)**
15/02/2022 11:09

From: <leo
To: <tpbpd@pland.gov.hk>
Cc: "'cyfpang"' <cyfpang@pland.gov.hk>

8 attachments



Drainage Plan(11-FEB-2022).pdfFS Layout Plan (11-FEB-2022).pdfPropose Layout plan.pdf



Reply Dept comment for 905 08-2-2022.pdf



Reply Further Comments from Environmental Protection Department 11-2-2022.pdf



Reply the AFCD Comment for PH905 11-2-2022.pdfTD Comment and Layout Plan.zip



附件(Drainage Details) 08-02-22.pdf

Reply the Dept. comment for Planning Application No. A/YL-PH/905

**Temporary Planning Application to
Temporary Recycling Materials Collection Centre (Vehicle Parts) and Workshop with
Ancillary
Office for a period of 3 Years
Lot 102 in D.D. 108 and adjoining of Government Land, Pat Heung, Yuen Long, N.T.**

致：城市規劃委員會

CC：規劃署 - 彭先生

附上回覆運輸署 / 環保署/漁農署意見，並更正消防及排水圖則，另補充申請人營運方式及流程

申請人之營運方式：

客戶一般以自駕方式至現場的上落貨區，或由拖車回收汽車到申請地點的工作

區，先初步分類，分類後送往構建物A由專業技工在採用小型手提式機械拆卸配件，再進行分類，

一般為玻璃, 金屬及輪胎等, 轉售大型循環再造廠作循環使用。

Leo Wong

Direct Line

Mobile / Whatsapp :

Fax :

Email :

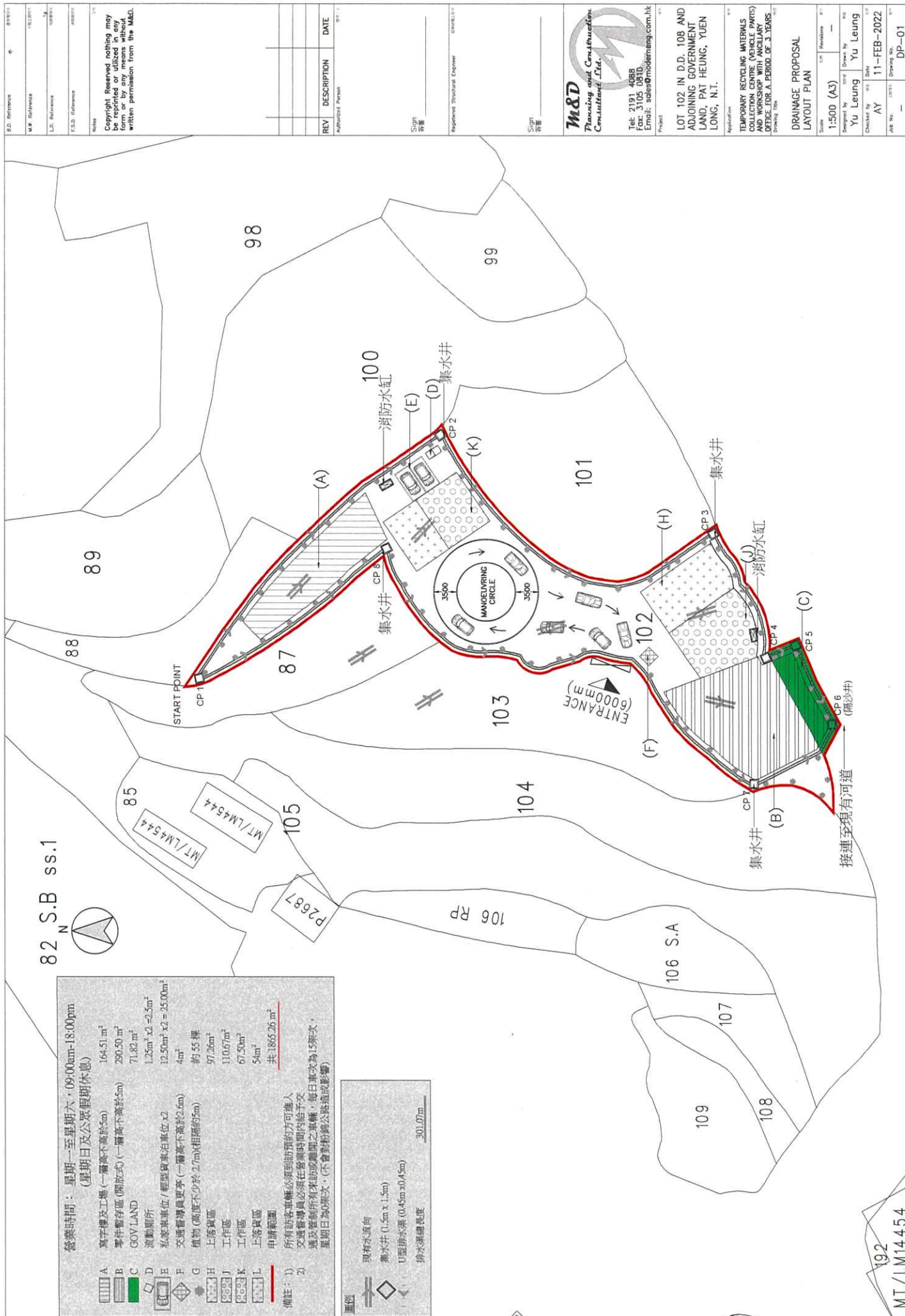
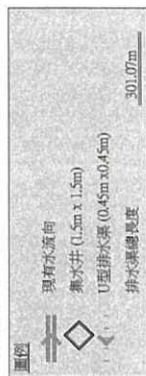
Web site :



82 S.B ss.1

營業時間：星期一至星期六：09:00am-18:00pm (星期日及公眾假期休息)	
A 寫字樓及工場 (一層高不低於5m)	164.51 m ²
B 零件暫存區 (開放式) (一層高不低於5m)	290.50 m ²
C GOV LAND	71.82 m ²
D 滾動廁所	1.25m ² x 2 = 2.5m ²
E 私家車車位 / 輕型貨車泊車位 x 2	12.50m ² x 2 = 25.00m ²
F 交通督導員更亭 (一層高不低於2.5m)	4m ²
G 植物 (高度不低於2.7m) (相隔約5m)	約 55 株
H 上落貨區	97.26m ²
I 工作區	110.67m ²
J 工作區	67.50m ²
K 上落貨區	54m ²
L 申請範圍	共 1865.26 m ²

備註：1) 所有訪客車輛必須到訪預約方可進入
2) 交通督導員必須在營業時間內給予交通及督導所有來訪或離開之車輛，每日車次為15架次，星期日為0架次，(不會對粉嶺公路造成影響)



B.D. Reference		Author	
M.W. Reference		Drawn by	Yu Leung
L.D. Reference		Checked by	AY
F.S.D. Reference		Date	11-FEB-2022
Notes	Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.		
REV	DESCRIPTION	DATE	
1	Authorized Person		
2	Sign		
3	Registered Structural Engineer		
4	Sign		

M&D
Planning and Construction
Consultants Ltd.

Tel: 2191 4088
Fax: 3105 0000
Email: sales@mndesign.com.hk

Project: LOT 102 IN D.D. 108 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG, N.T.

Application: TEMPORARY RECYCLING MATERIALS AND WORKSHOP WITH ANGLARY OFFICE FOR A PERIOD OF 3 YEARS

Scale: 1:500 (A3)

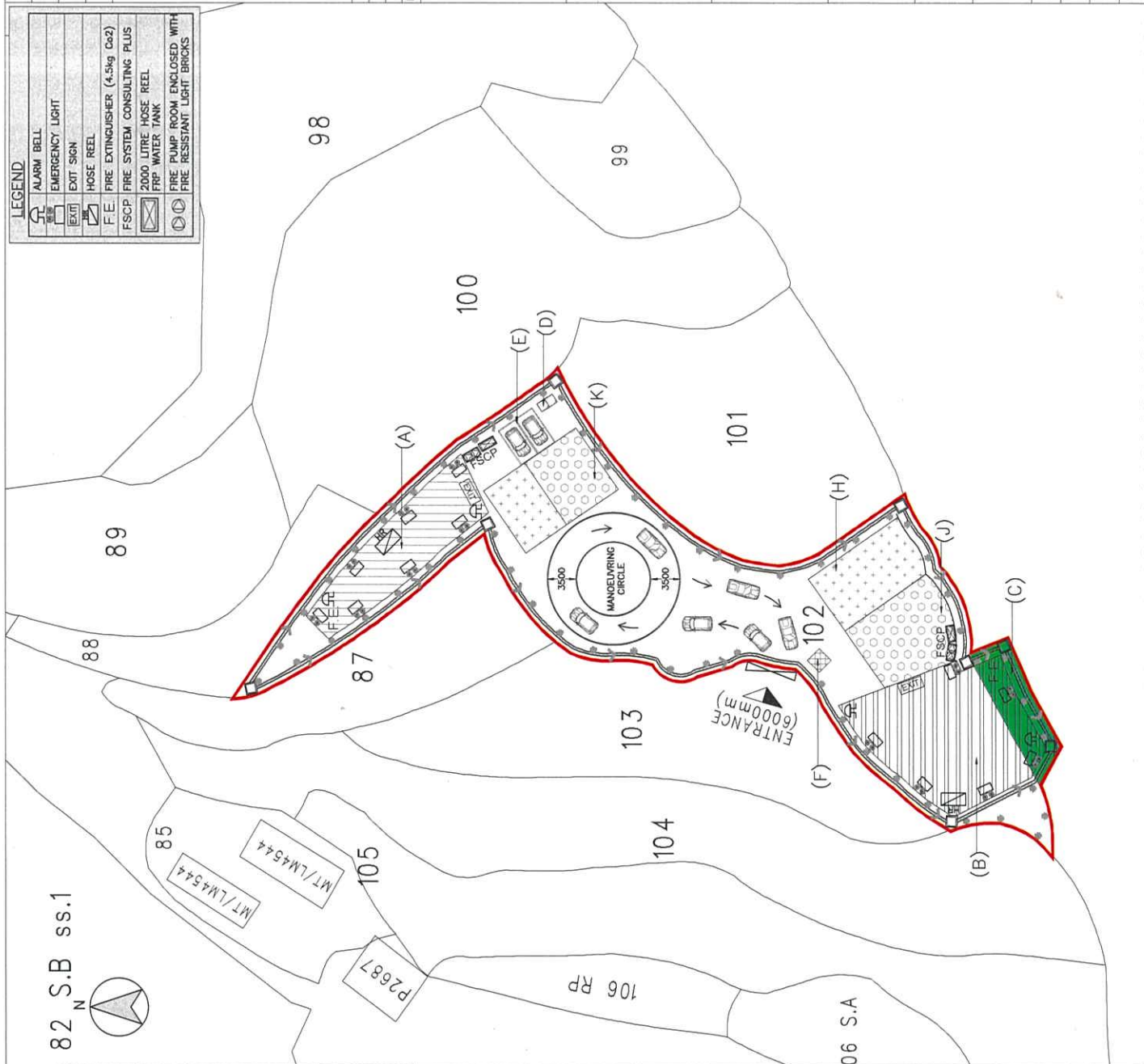
Designed by: Yu Leung

Checked by: AY

Date: 11-FEB-2022

App. No.: DP-01

B.O. Reference	82 S.B ss.1	REV	DESCRIPTION	DATE
M.W. Reference	82 S.B ss.1	1		
L.O. Reference	82 S.B ss.1	2		
F.S.D. Reference	82 S.B ss.1	3		
Notes	Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.			
REV	DESCRIPTION	DATE	Signature	
1			Registered Structural Engineer	
2			Signature	
3			Signature	
4			Signature	
5			Signature	
6			Signature	
7			Signature	
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15			Signature	



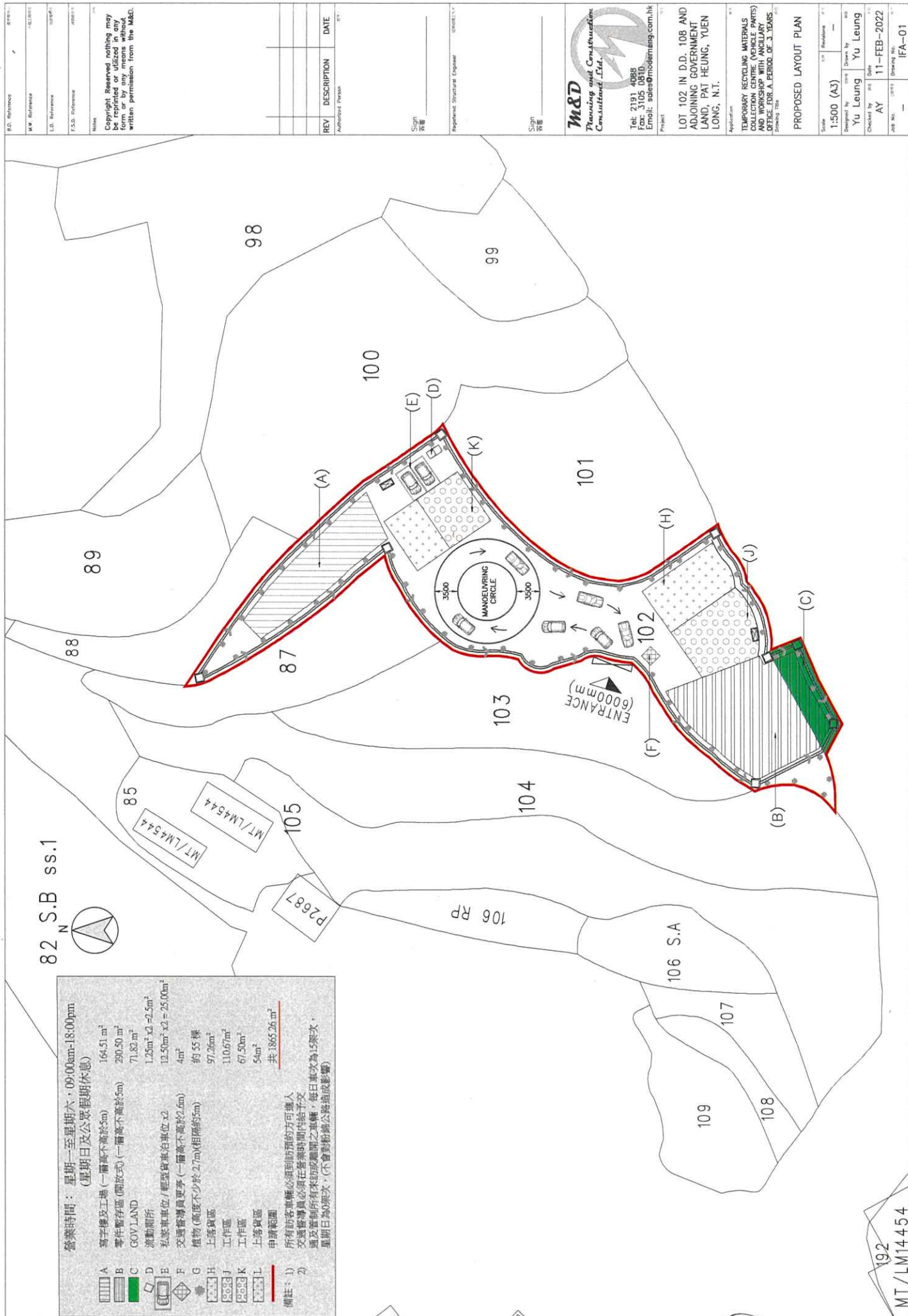
<p>營業時間：星期一至星期六 09:00am-18:00pm (星期日及公眾假期休息)</p> <p>寫字樓及工場 (一層高不低於2m) 164.51 m² 零件貯存區 (開放式) (一層高不低於5m) 290.50 m² GGV LAND 71.82 m² 滾動廁所 1.25m² x 2 = 2.5m² 私家車車位 / 輕型貨車泊車位 x 2 12.50m² x 2 = 25.00m² 4m² 約 55 棵 植物 (高度不低於 2.7m) (相隔約 5m) 97.26m² 上落貨區 110.67m² 工作區 67.50m² 上落貨區 54m² 共 1865.26 m²</p> <p>申請範圍</p> <p>備註：1) 所有訪客車輛必須到訪預約方可進入 2) 交通警署必須在營業時間內給予交通 3) 通及警署所來往車輛之車輛，每日車次為15架次， 星期日為0架次，(不會對粉嶺公路造成影響)</p>		<p>FIRE SERVICES NOTES</p> <p>1. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AS INDICATED ON THE BUILDING PLANS.</p> <p>2. ALL LININGS FOR ACOUSTIC, THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR CLASS 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED RETARDANT PRODUCT.</p> <p>3. ALL LINING FOR ACOUSTIC, THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR CLASS 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED RETARDANT PRODUCT.</p> <p>4. ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.</p> <p>5. ONE MANUAL FIRE ALARM CALL POINT AND ONE FIRE ALARM BELL SHALL BE PROVIDED ADJACENT TO EVERY HOSE REEL IN BUILDING SO THAT UPON ACTUATION OF ANY MANUAL FIRE ALARM CALL POINT IN THE BUILDING, THE FIXED FIRE PUMP SHALL COME INTO OPERATION REGARDLESS OF THE ZONING OF THE MFA CALL POINT AND SOUND ALL THE FIRE ALARM BELLS IN THE BUILDING AND COMPLIED WITH BS 5839: PART 1:2002 AND A2: 2008 AND F.S.D. CIRCULAR LETTER NO. 17/2009</p> <p>6. ALL PIPES SHALL COMPLY WITH BS 1387 MEDIUM GRADE GALVANIZED MILD STEEL PIPE.</p> <p>7. THE MFA CONTROL PANEL SHOULD BE PROVIDED AT THE MAIN ENTRANCE OF THE BUILDING AT 2,000mm ABOVE FINISHED FLOOR LEVEL, CARETAKER'S PROVIDED IN THIS BUILDING AS INDICATED ON PLAN.</p> <p>8. THEN BOTTOM OF HOSE REEL SHOULD BE MOUNTED 2000mm ABOVE FINISH FLOOR LEVEL TO ENSURE THE CLEARANCE OF MEAN OF ESCAPE.</p> <p>9. POWER SUPPLY CABLE FOR FIXED FIRE PUMPS, FIRE ALARM BELLS AND MFA CONTROL PANEL SHOULD BE OF THE RESISTING TYPE COMPLYING WITH BS6387 CAT. AWK.</p> <p>10. BOTH ELECTRICAL AND MECHANICAL CHANGEDOVER FACILITIES SHALL BE PROVIDED FOR THE FIXED FIRE PUMPS.</p> <p>11. A.F.H./ HR SYSTEM IN ACCORDANCE WITH PARAGRAPH 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATION AND EQUIPMENT 2012 VERSION SHALL BE PROVIDED FOR THE BUILDING TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED A LENGTH OF NOT MORE THAN 15m OF HOSE. EFFECTIVE STORAGE CAPACITY SHALL BE PROVIDED THEREIN.</p> <p>12. ALL PIPES SHALL COMPLY WITH BS 1387 MEDIUM GRADE GALVANIZED MILD STEEL PIPE.</p> <p>13. HAZARD CLASSIFICATION: ORDINARY HAZARD GROUP 1 (NOT MORE THAN 15m(H))</p> <p>14. EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND ALL EXIT ROUTES LEADING TO GROUND LEVEL AND COMPLIED WITH BS 5266 PART 1:2011 AND BS EN 1836:2013.</p> <p>15. SECONDARY POWER SUPPLY TO BE CONNECTED BEFORE BUILDING'S MAIN SWITCH.</p>	
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82 S.B ss.1

營業時間：星期一至星期六：09:00am-18:00pm
(星期日及公眾假期休息)

A	寫字樓及工場 (一層高不低於5m)	164.51 m ²
B	零件暫存區 (開放式) (一層高不低於5m)	290.50 m ²
C	GOV LAND	71.82 m ²
D	流動廁所	1.25m ² x 2 = 2.5m ²
E	私家車車位 / 輕型貨車泊車位 x 2	12.50m ² x 2 = 25.00m ²
F	交通督導員更亭 (一層高不低於2.5m)	4m ²
G	植物 (高度不少於2.7m (相間約5m))	約 55 株
H	上落貨區	97.26m ²
I	工作區	110.67m ²
J	工作區	67.50m ²
K	上落貨區	54m ²
L	申請範圍	共 1865.26 m ²

備註：1) 所有訪客車輛必須到訪預約方可進入
2) 交通督導員必須在營業時間內給予交通及督導所有來往短途之車輛，每日車次為15架次，星期日為0架次，(不會對粉嶺公路造成影響)



B.D. Reference	REVISION	DATE
M.W. Reference	REVISION	DATE
L.D. Reference	REVISION	DATE
F.S.D. Reference	REVISION	DATE

Notes
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REV	DESCRIPTION	DATE

Sign
簽署

Registered Structural Engineer

Sign
簽署

M&D
Planning and Construction Consultants Ltd.

Tel: 2191 4088
Fax: 3105 0810
Email: adam@mcdm.com.hk

Project
LOT 102 IN D.D. 108 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG, N.T.

Application
TEMPORARY RECYCLING MATERIALS COLLECTION CENTRE (VEHICLE PARTS) FOR RECYCLING AND REPAIR WORKS OFFICE FOR A PERIOD OF 3 YEARS

PROPOSED LAYOUT PLAN

Scale	1:500 (A3)
Designed by	Yu Leung
Checked by	AY
Date	11-FEB-2022
Job No.	108/19
Drawing No.	IFA-01

Reply the Dept. comment for Planning Application No. A/YL-PH/905

Temporary Planning Application to

Temporary Recycling Materials Collection Centre (Vehicle Parts) and Workshop with Ancillary Office for a period of 3 Years

Lot 102 in D.D. 108 and adjoining of Government Land, Pat Heung, Yuen Long, N.T.

Comments from Environmental Protection Department: Please clarify the following:

(1) what activities would be carried out in outdoor areas ;

No activities carried out in outdoor areas.

(2) whether all storage and workshop activities would be carried out in indoor and enclosed area;

All storage and workshop activities carried out in indoor and enclosed area.

(3) confirmation only hand held machinery would be used for proposed use;

Confirm only hand held machinery used for proposed use in the application site.

(4) confirmation no material breaking, burning, melting, washing and cleaning activities involved as we note that only dismantling and sorting of vehicles parts would be conducted;

Confirm no material breaking, burning, melting, washing and cleaning activities in the application site.

(5) confirmation no other types of waste are involved except glass, metal and tyre ; and

Confirm no other types of waste are involved except glass, metal and tyre.

(6) any mitigation measures for noise and odour nuisance (enclosed area, movable noise barrier, etc.)

All activities that generate noise and odor should only be carried out in sealed areas.(Structure A)

Comments from Fire Services Department on the submitted FSI proposal:

2. As regards the submitted FSI proposal, I have the following comments:

a. Please review the legend for emergency lighting; and

We should resubmit the FS layout plan for your comment.

b. Sprinkler system, modified hose reel system and fire alarms system shall be provided for structure with floor area exceeding 230m².

Structure A: Floor area is not exceeding 230m²;

Structure B: Since it is not a sealed structure, just a canopy (Open Design);

Fire alarm system, Fire hose reel system and Fire water tank will be installed in the application site.

Comments from Drainage Services Department:

- (i) Peripheral surface channels and catchpits shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands. Design calculation, with catchment plan, should be provided to justify the proposed peripheral surface channels has sufficient capacity to intercept and convey the involved runoff.

沿地界線將提供 U 形去水渠, 集水井及隔沙井(見附圖), 並確保該渠道有足夠的能力攔截和輸送至現有徑流, 有關詳細設計計算待規劃許可獲批後呈交補充資料。

- (ii) The cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan. Cross-section/details of the proposed u-channel and catchpits should also be shown in the drainage plan.

附上 U 形去水渠, 集水井及隔沙井的橫截面及細節(見附件)。

- (iii) The ground to the north and northwest of the application site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation.

由於申請地點以北和西北的地勢一般較高。由於來自鄰近土地的表面溢流可能被截斷,

因此在計算時將會考慮外部集水區。

- (iv) The relevant connection details to the existing watercourse should be provided for comment. In the case that local village drains are involved, DO/YL should be consulted.

待規劃許可獲批後將提供與現有河道的相關連接詳情以徵求意見。如果涉及當地鄉村排水溝, 則諮詢地政署。

- (v) The existing watercourse, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted.

有關雨水排放到現有水道, 由於該水道並非由渠務署負責。因此擬議工程前將確定現有排水設施的擁有人同意, 如果是當地鄉村排水溝, 則諮詢地政署。

- (vi) Consideration should be given to provide grating for the surface channels.

排水道將設有光柵。

- (vii) Where walls or hoarding are erected along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.

如邊界豎立牆壁或圍板, 將提供足夠的開口以攔截流經工地的現有地表水流。

- (viii) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.

該發展項目不會阻礙地表水流, 亦不會對現有的天然溪流、鄉村排水溝、溝渠及鄰近地區等造成不利影響。

- (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.

對於在其地段範圍外進行的任何排水工程, 將會徵詢地政署, 並徵得有關業主的同意, 然後才開始進行排水工程。

Comments from Environmental Protection Department:

It is noted that structure B for storage purposes in the updated layout plan is tagged as an open area with a canopy, which contradicts what the applicant proposes in the FI that all storage activities would be conducted in enclosed areas. **The applicant should clarify:**

(i) whether all workshop and storage activities would be conducted in enclosed structure A; what will be the use of Structure B (e.g. what will be stored in Structure B if it will be used for storage); and what is the construction of "canopy" for Structure B e.g. a permanent hard roof structure covering the entire Structure B; and

構建物 B 開放式設計暫存汽車零件，物料以鋅鐵板及鐵柱組成簷蓬及 3 面鋅鐵板圍封，屬臨時用途性質，裝拆方便。

(ii) whether proper mitigation measures such as mechanical ventilation system or air filtration would be provided in the enclosed structure for workshop activities to minimize air nuisance.

由於構建物 A 是密封式設計，因此將安裝機械式通風設計並加上符合環保署要求的過濾器，以減少造成空氣滋擾。

補充資料:

由於申請範圍有部分露天位置為工作區作零件分類及上落貨區，因此將加裝活動式隔音屏障在戶外時使用

Reply the Agriculture, Fisheries and Conservation Department comment on planning application No. A/YL-PH/905

The subject site is currently used as private storage and there is a natural stream along the south-eastern boundary of the site. The applicant shall clarify whether any measures will be implemented to minimise the disturbance to the watercourse from the proposed use (i.e. recycling materials collection) during operation.

申請位置確認現場沒有材料破碎、燃燒、融化、清洗和清潔活動，除玻璃、金屬和輪胎外不涉及其他類型的廢物，對於雨水，場內設有 U 型去水道，再經隔沙井後才排放至溪流，因此申請人相信不會對水道造成滋擾。

Application No. A/YL-PH/905

Comments from Transport Department:

(a) The applicant should justify the proposed parking and loading / unloading considering the commute of visitors:

見附圖 A

(b) The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Fan Kam Road and the local access;

見附圖 A

(c) The applicant should demonstrate the smooth manoeuvring of vehicles to/from Fan Kam Road, along the local access and within the site;

見附圖 A

(d) The applicant should provide the routing between Fan Kam Road and the site:

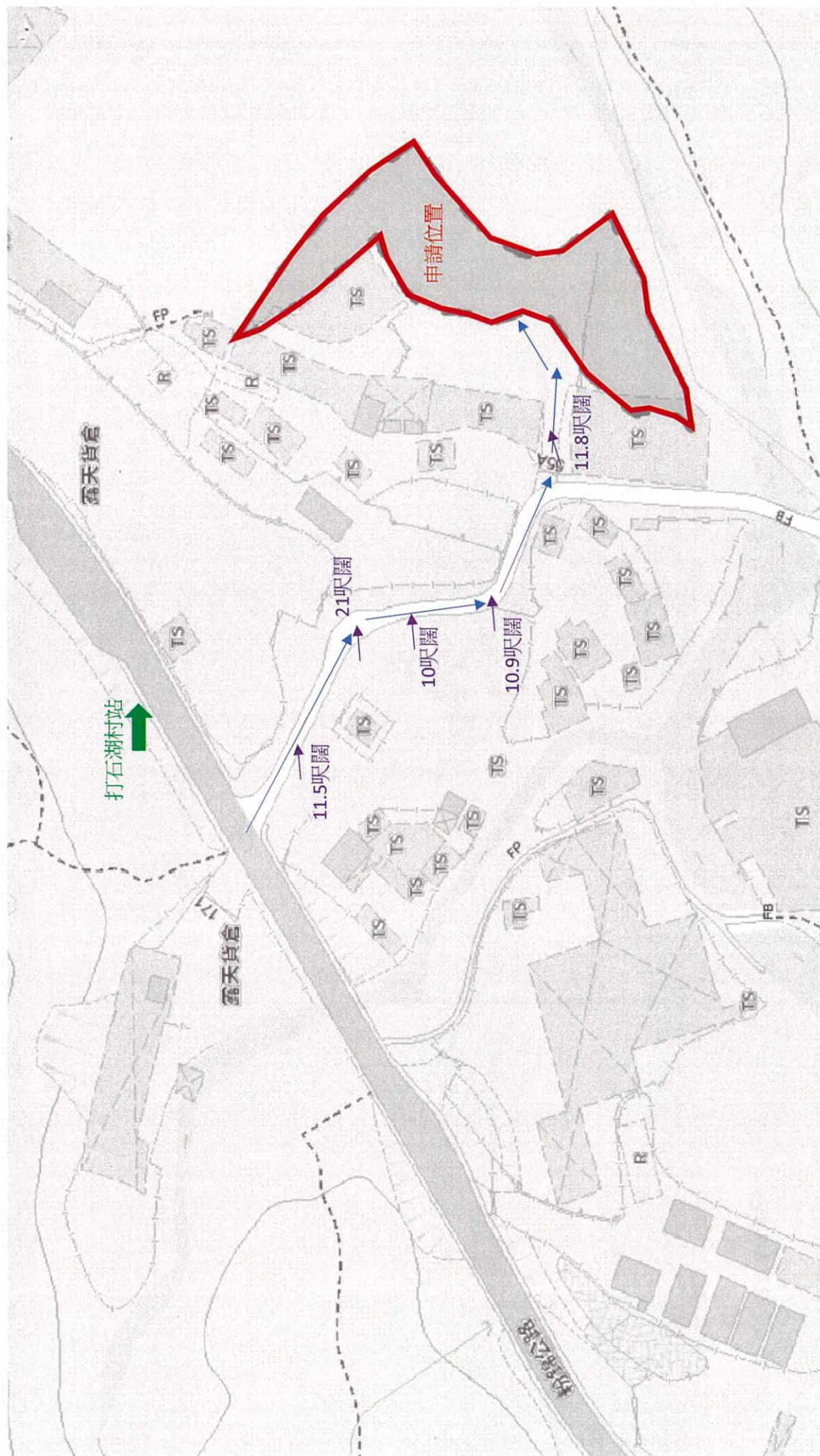
見附圖 B

(e) The applicant should provide nearest public transport services and indicate on the layout plan: and

見附圖 C

(f) The applicant should note the local access between Fan Kam Road and the site is not managed by this Department.

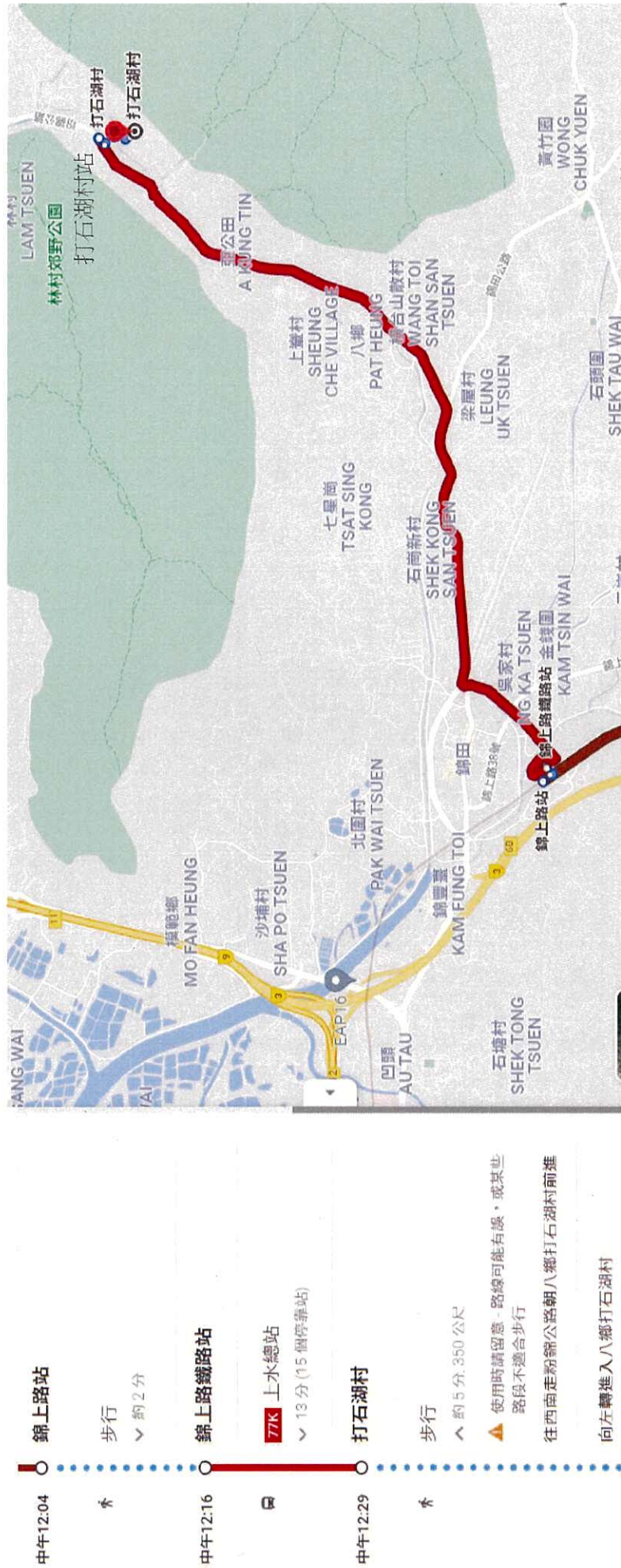
申請人知悉該路段並非運輸署管理



附圖B

附圖C

公共交通工具服務：由港鐵錦上路站乘坐 77K 在 打石湖村站 步行5分鐘 到申請位置



當大小的排水渠。但申請人應留意下表只適用於坡度大於 1 比 200 的土地。至於較平坦的土地，申請人應設計較大的渠道並提交計算作支持。

集水區範圍	坡度為 1 比 200 的 U 型渠的尺寸
150 平方米	150 毫米
500 平方米	225 毫米
1,200 平方米	300 毫米 ✓
2,400 平方米	375 毫米
4,000 平方米	450 毫米

(b) 複雜的場地

複雜的場地所需的排水系統設計建議書，須包括一份按渠務署建議摘要第 1 號完成的全面的土地排水影響評估報告，及相關的排水設施建議以紓緩該項目所帶來的負面排水影響。

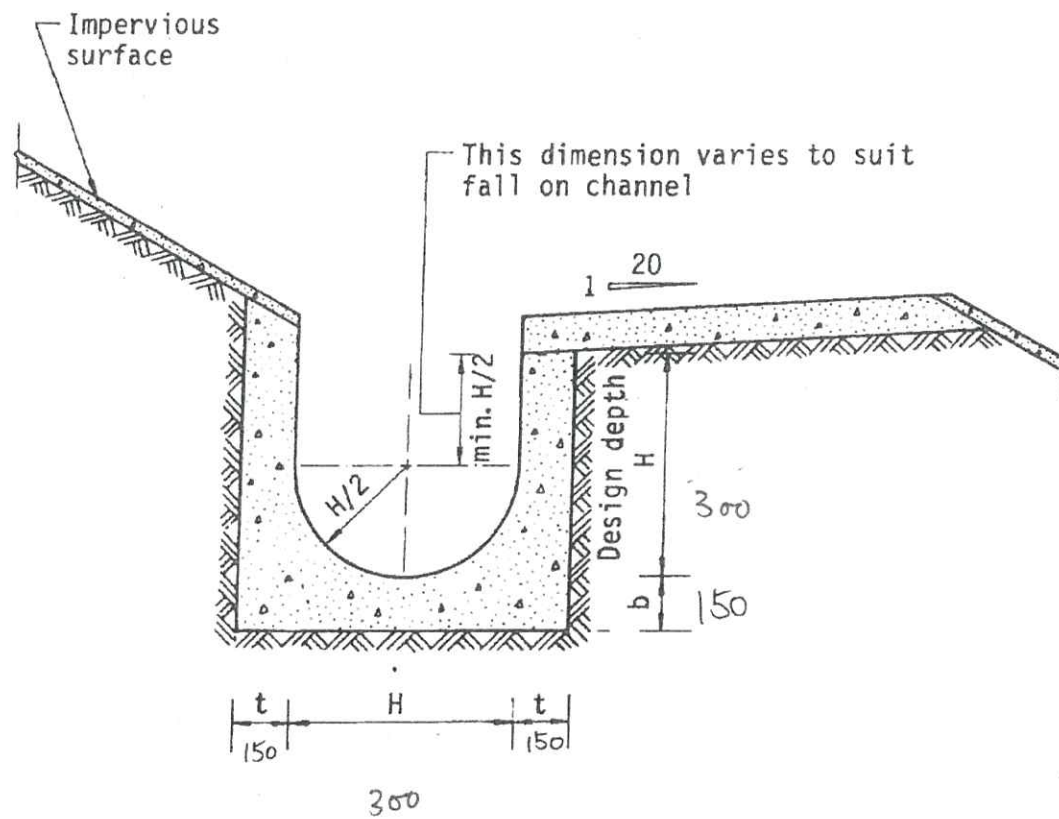
7. 遞交排水系統設計建議書及審查所需時間

當申請人完成有關的排水系統設計建議書後，申請人須以書面形式同時向規劃署及渠務署遞交有關建議書。渠務署會按建議書的內容審查該建議書，然後以書面形式經規劃署通知申請人有關審查結果。排水系統設計建議書的審查時間一般為從收信日起計的四個星期。

8. 排水設施建成後所需的實地視察的安排

當申請人的排水系統設計建議書被接納後，申請人須按建議早日實現及完成有關排水設施。當工程完成後，申請人須以書面形式(連同相關照片)同時知會規劃署及渠務署，渠務署會在收信日起計的兩個星期內安排實地視察，並會於稍後經規劃署通知申請人有關結果，為了確保該發展不會引致附近地區水浸，申請必須完成有關的排水設施，才可運作有關發展。

9. 排水設施的保養及維修



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
300	150	150

Figure 8.11 - Typical U-channel Details

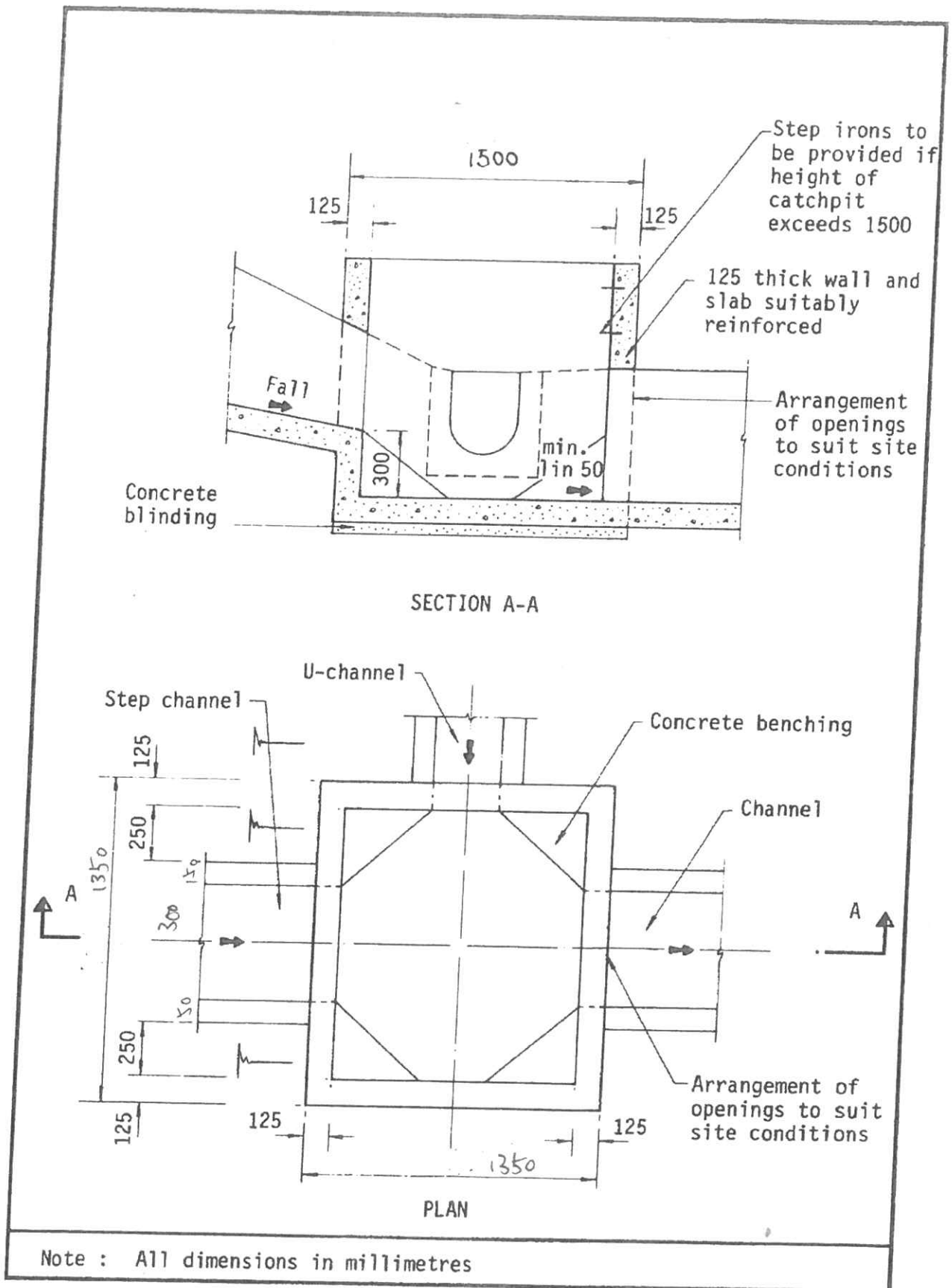
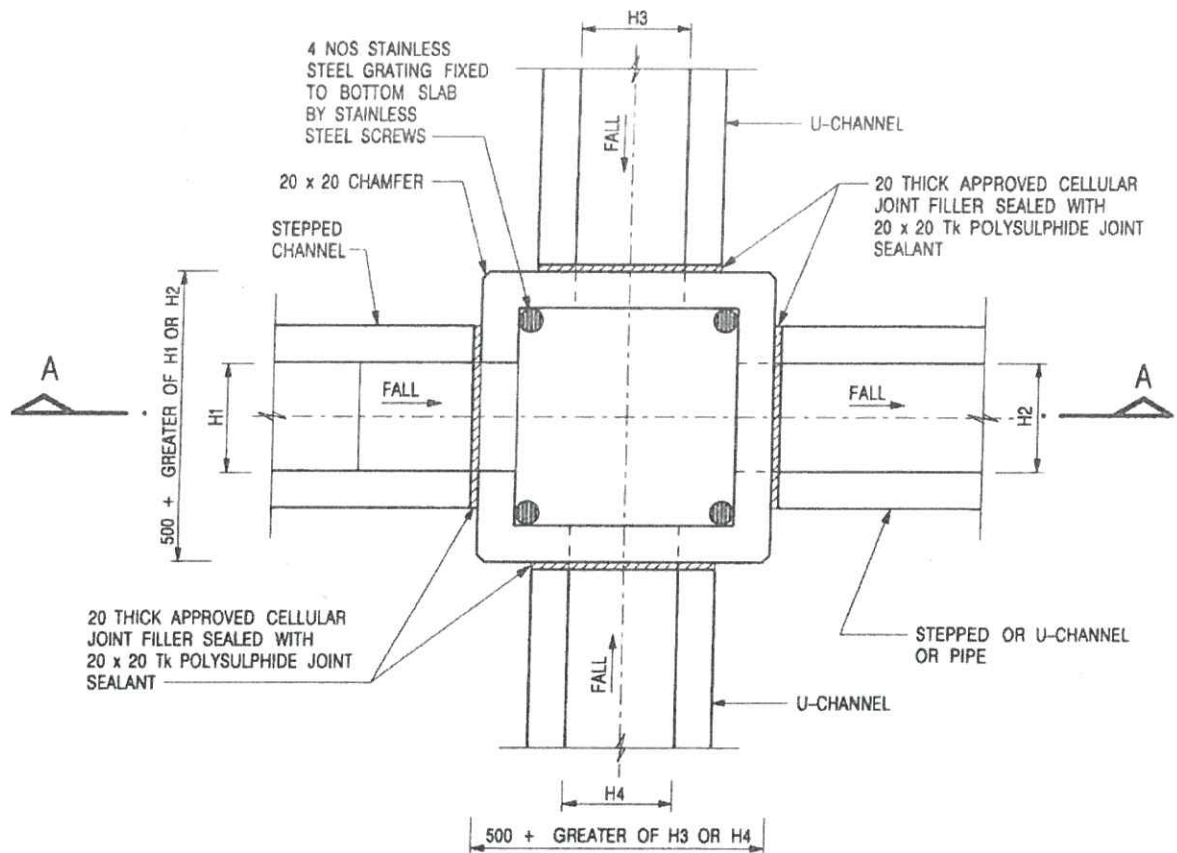
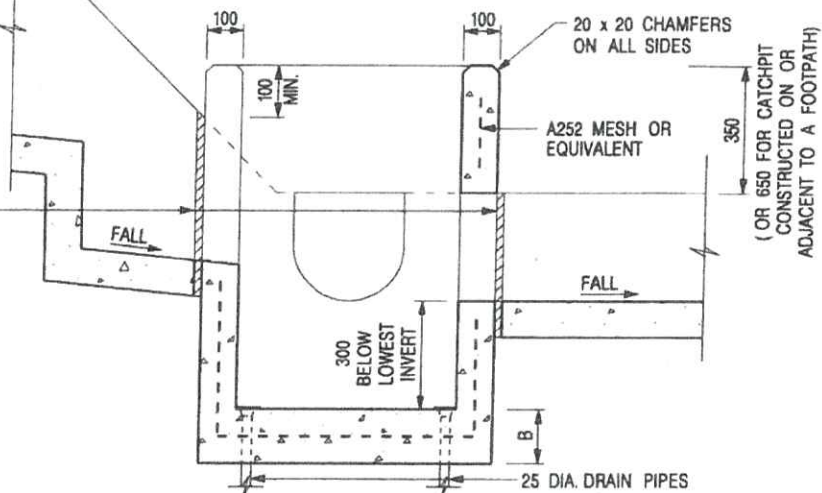


Figure 8.10 - Typical Details of Catchpits



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE DATE

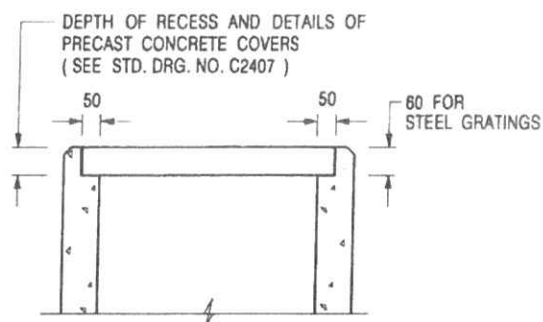


**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2406 /1



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



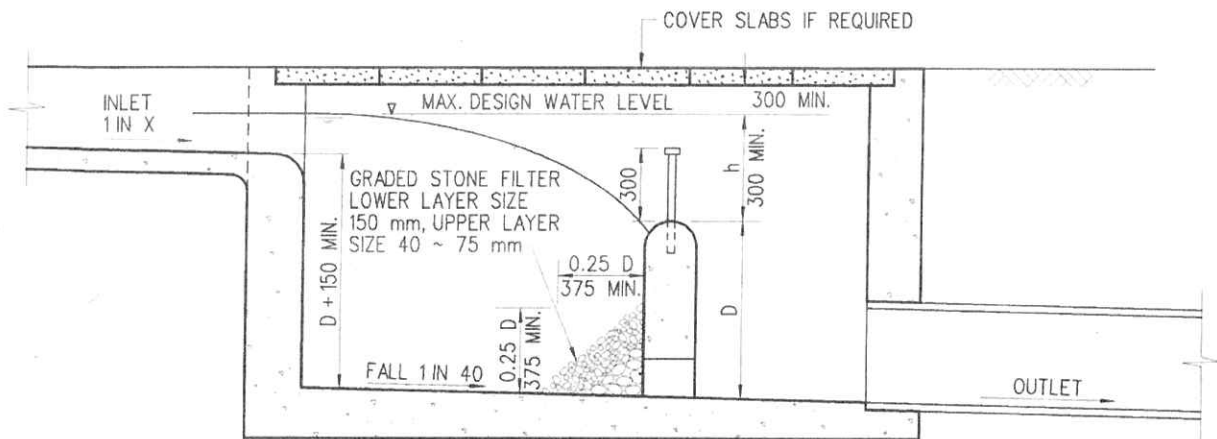
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

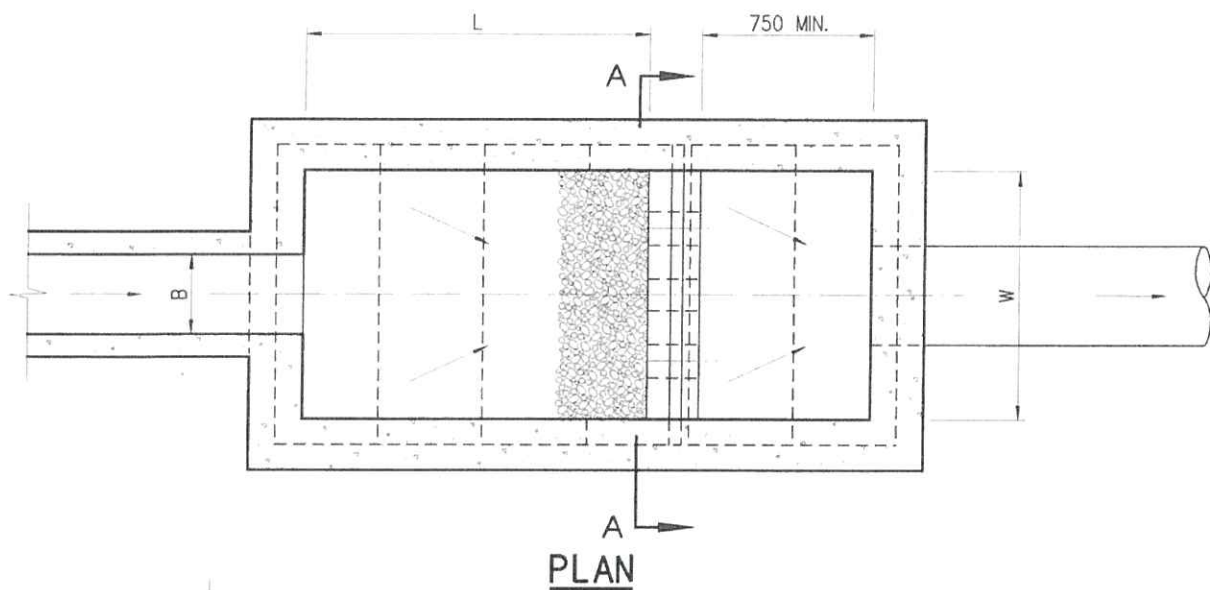
DATE JAN 1991

DRAWING NO.

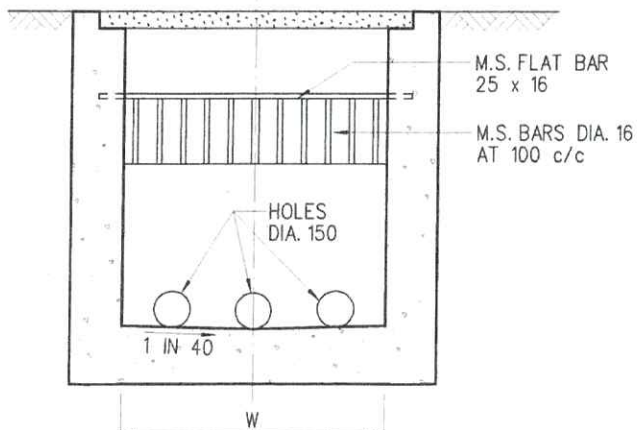
C2406 /2



LONGITUDINAL SECTION



PLAN



SECTION A-A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NORMALLY FOR DRAINS OF 900 mm DIA. AND BELOW. FOR BIGGER DRAINS AND STEEP TERRAIN, SAND TRAP SHOULD BE SPECIALLY DESIGNED.
3. SIZE
DEPTH : $D < 750$
WIDTH : $W \geq 3B$
LENGTH : $4.8D^{0.67} h^{0.5} X^{0.5} \geq 4B$
4. GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
5. CAPACITY D W L TO BE ACCORDING TO SIZE AND NATURE OF CATCHMENT, PROVIDING DETENTION TIME NOT LESS THAN 5 MINUTES FOR MAX. DESIGN FLOW OF INLET.

B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001
REV.	DESCRIPTION	SIGNATURE	DATE

SAND TRAP

DRAINAGE SERVICES DEPARTMENT

REFERENCE

DRAWING No.

SCALE

DIAGRAMMATIC

DS 1025B

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



RE: S.16 Application No. A/YL-PH/905 - Departmental Comments

15/02/2022 15:25

From: <leo,
To: <tpbpd@pland.gov.hk>
Cc: <cyfpang@pland.gov.hk>

History: This message has been forwarded.

Reply the comment of from Agriculture, Fisheries and Conservation Department as follows:

The applicant clarified in the FI that no further processing of recycling materials will be conducted on site during operation. Nevertheless, the applicant shall also clarify if solid fencing will be installed in particular along the south-eastern boundary of the site in order to minimise the disturbance to the natural stream during operation.

如上述規劃申請獲批,申請人可於沿場地東南邊界安裝實心圍欄,以盡量減少在作業期間對自然溪流的干擾。

Leo Wong

Direct Line :
Mobile / Whatsapp :
Fax
Email
Web site



Previous Application covering the Application Site

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Main Reasons for Rejection</u>
1	A/YL-PH/524	Temporary Lorry Park and Fixing of Lorry Company Name on Lorries for a Period of 3 Years	16.6.2006	(1) and (2)

Rejection reasons:

- (1) The proposed development was not in line with the planning intention of the "Residential (Group D)" zone, and there was no strong justification in the submission for a departure from the planning intention, even on a temporary basis.
- (2) There was insufficient information in the submission to demonstrate that the development would not have adverse environmental, drainage and landscape impacts on the surrounding areas.

**Similar Applications within the same “R(D)” zone in the vicinity
of the Site on the OZP**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</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
2	A/YL-PH/882	Proposed Temporary Recyclable Materials Recycling Centre (Recycling Waste Paper, Waste Metalware and Plastic) with Ancillary Office for a Period of 3 Years	9.7.2021

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:

220110-150212-49622

提交限期

Deadline for submission:

25/01/2022

提交日期及時間

Date and time of submission:

10/01/2022 15:02:12

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/905

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

5-1 附加

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

參考編號

Reference Number:

220121-154228-78536

提交限期

Deadline for submission:

25/01/2022

提交日期及時間

Date and time of submission:

21/01/2022 15:42:28

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/905

「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(汽車零件)及工場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。

寄件者: [REDACTED]
寄件日期: 2022年01月23日星期日 3:43
收件者: tpbpd
主旨: A/YL-PH/905 DD 108 Ta Shek Wu, Pat Heung
附件: Ta Shek Wu Tsuen - Google Maps.pdf

A/YL-PH/905

Lot 102 in D.D. 108 and Adjoining Government Land, Ta Shek Wu, Pat Heung

Site area : 1,865sq.m Includes Government Land of 72sq.m

Zoning : "Res (Group D)"

Applied use : Recycling Materials Collection Centre / 2 Vehicle Parking

Dear TPB Members,

Strong objections. Despite the rejection recorded in 2006, the site has clearly been used for vehicle recycling for many years.

Not only is it close to Conservation Area, there is also the issue of potential discharge of toxins and leaching from the soil during heavy rainfalls into the adjacent Sheung Yue River.

Why has no enforcement action been taken with regard to the unapproved activities?

Questions please.

Mary Mulvihill

