

Previous s.16 Applications covering the Application Site

Approved Applications

| Application No. | Use/Development | Date of Consideration |
|------------------------|---|-------------------------------------|
| A/YL-PH/725 | Proposed temporary public car park for a period of 3 years | 5.2.2016 [revoked on 5.5.2016] |
| 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] |
| 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] |
| 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 [revoked on 9.1.2022] |

Rejected Applications

| Application No. | Use/Development | Date of Consideration | Rejection Reasons |
|------------------------|--|--|--------------------------|
| A/YL-PH/479 | Temporary open storage of vehicles for a period of 3 years | 19.11.2004 22.4.2005 [on review] | (1) to (3) |
| 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 (3) |
| A/YL-PH/537 | Temporary open storage of construction machinery for a period of 3 years | 23.2.2007 | (1) to (4) |
| A/YL-PH/681 | Temporary open storage of construction machinery for a period of 3 years | 17.1.2014 | (1) to (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), (3) and (5) |

Rejection Reasons:

- (1) The development was not in line with the planning intention of the “Residential (Group D)” zone.
- (2) The development did not comply with the relevant Town Planning Guidelines for

application for open storage and port back-up uses.

- (3) No sufficient information to demonstrate that the development would not cause adverse environmental, drainage, visual and/or landscape impact impact(s).
- (4) Approval of the application would set an undesirable precedent for similar applications.
- (5) The development was not compatible with the surrounding areas.

Similar s.16 Applications within the same “R(D)” Zone in the vicinity of the Site

Approved Applications

| Application No. | Use/Development | Date of Consideration |
|------------------------|--|--------------------------------------|
| 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 [Revoked on 16.11.2021] |
| A/YL-PH/905 | Proposed temporary recycling materials collection centre (vehicle parts) and workshop with ancillary office for a period of 3 years | 18.2.2022 [Revoked on 18.2.2023] |

Government Departments' General Comments

1. Traffic

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

- no comment on the application from traffic engineering perspective.

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

- no comment on the application from highways maintenance perspective.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application subject to the following approval conditions: (i) no material breaking, crushing, plastic burning or melting will be allowed on the application site (the Site) as proposed by the applicant; (ii) all the workshop activities will be conducted indoor as proposed by the applicant; (iii) no storage of recyclable materials in outdoor open spaces within the Site is allowed as proposed by the applicant; and (iv) no vehicles exceeding 5.5 tonnes will be allowed to enter/exit/be parked at the Site as proposed by the applicant; and
- there were a total of 5 substantiated complaint cases against the Site regarding air and noise aspects received in the past 3 years.

3. Drainage

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

- no objection in-principle to the application; and
- should the application be approved, approval conditions requiring the submission of a revised drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of his department.

4. Fire Safety

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

- no objection in-principle to the application subject to the fire service installations (FSIs) being provided to the satisfaction of D of FS.

5. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no adverse comments on the application from nature conservation perspective noting that the Site falling within the "Residential (Group D)" ("R(D)") zone has

been paved.

6. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- the Site falls within “R(D)” zone, which is non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated.

7. District Officer's Comments

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

- his office has not received any local's comment on the application and he has no particular comment on the application.

8. Other Departments

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

- the Project Manager (West), Civil Engineering and Development Department;
- the Chief Engineer/Construction, Water Supplies Department; and
- the Chief Building Surveyor/New Territories West, Buildings Department.

Recommended Advisory Clauses

- (a) the permission is given to the development and structures under application. It does not condone any other development and structures which currently occur on the application site (the Site) but not covered by the applicant. Immediate action should be taken to discontinue such development and remove such structures not covered by the permission;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on Site, if any. Besides, given the applied use is temporary in nature, only application for regularisation 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 landlord or lessor at its sole discretion and there is no guarantee that such application 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; and
 - there are unauthorised building works (UBWs) and/or uses on Lot 91 in D.D. 108 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/ from public roads at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - any access connecting the Site and Fan Kam Road is not and shall not be maintained by his office; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant is advised: (i) to follow the requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site" to minimise any potential environmental nuisance; (ii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. The design and construction of the proposed septic tank and soakaway systems shall follow the requirements of

Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorised Person; and (iii) air filtration facility will be adopted to minimise the air nuisance to the nearby residential uses; and (iv) to meet the statutory requirements under relevant pollution control ordinances;

- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
 - the applicant should avoid polluting or disturbing the adjacent watercourse during operation; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Buildings Department (BD) should be obtained, otherwise they are UBWs under the Buildings Ordinance (BO). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at the building plan submission stage.

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

參考編號

Reference Number:

230613-200924-96974

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

13/06/2023 20:09:24

有關的規劃申請編號

The application no. to which the comment relates: A/YL-PH/956

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 馮純棋

意見詳情

Details of the Comment :

本人極力反對▼

第一：隨意更改土地用途

第二：完全沒有考慮附近居民的生活環境

第三：完全沒有考慮一下居民生活在廢墟的情況下生活感受

第四希望有關部門正視問題

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



對於 A/YL-PH/956 發出反對通知書

17/06/2023 21:56

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

本人對於上述元朗八鄉打石湖村將擬議臨時可循環再造物料回收中心作出強烈反對嚴重影響民居生活！希望政府將率先考慮居民生態環境！
Your sincerely

Kevin Lau

[REDACTED]

3

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對於A/YL-PH/956申請發出反對通知書
17/06/2023 22:02

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

本人對於上述元朗八鄉打石湖村將擬議臨時可循環再造物料回收中心作出反對並嚴重
影響民居生活！希望政府將率先考慮居民生態環境！
謝謝關注

從我的iPhone傳送

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反对 A/YL-PH/956規劃申請
21/06/2023 18:16

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

反對上述地段 申請物料回收及塑膠破碎廠 物料回收會對周邊及一條自然小溪造成環境
塑膠破碎會產生大量噪音 對周圍居民 造成困擾
該地段 多年來一直產生噪音問題（塑膠破碎加工時產生的噪音）現附上環保署投訴噪
音編號：：N06/RN/00025744-22

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反對：A/YL-PH/956規劃申請
21/06/2023 18:18

From:

To:

File Ref:

tpbpd@pland.gov.hk

反對上述地段 申請物料回收及塑膠破碎廠 物料回收會對周邊及一條自然小溪造成環境
塑膠破碎會產生大量噪音 對周圍居民 造成困擾
該地段 多年來一直產生噪音問題（塑膠破碎加工時產生的噪音）現附上環保署投訴噪
音編號：：N06/RN/00007460-22]

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



A/YL-PH/956 DD 108 Pat Heung
27/06/2023 02:36

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

Dear TPB Members,

924 withdrawn. Objections remain relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 3 August 2022 3:31 AM CST
Subject: A/YL-PH/924 DD 108 Pat Heung

A/YL-PH/924

Lots 91 (Part), 98, 99, 100 and 101 in D.D. 108, Fan Kam Road, Pat Heung

Site area : About 6,380sq.m

Zoning : "Res (Group D)"

Applied use: Recycling Centre / 4 Vehicle Parking

Dear TPB Members,

Despite the history of the site and previous rejections 882 was approved.

Again REVOKED ON 9.1.2022:

As the applicant had failed to comply with conditions (h) & (k) satisfactorily by 9.1.2022, the planning permission for the subject application had already been revoked on the same date.

But applicant knows how to work the system, not only is the operation still ongoing, it has now doubled in size!

This at a time that we are being preached to on a daily basis about our rule of law blah, blah, blah when it is quite clear that the only regulations implemented are those with political agenda.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 7 June 2021 3:38 AM CST
Subject: 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 her 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

致：城市規劃委員會

北角渣華道 333 號北角政府合署 15/F



台鑑：

眾村民 反對規劃許可申請 A/YL-PH/956 [附圖]

我是打石湖村的村民，最近和 國際騎術中心的學員 及 該處眾村民談及 此項規劃許可申請，眾村民 及 國際騎術中心 都是反對是項申請，他們拜托我向城規會 反映他們的意見，如下：-

鄉村通道 難 負荷 + 污染

1. 廢鐵、廢膠、廢料回收，引來很多 中大型 貨車 天天出入，傾倒廢料後，便是收錢，司機立即連車 走人。除了製造大量塵埃 粉沫(傾倒過程中)，比騎術學員 肺吸塵埃，亦因現場要用 重型產車將廢料撥埋一堆，實際操作上 產生很大的噪音 及 塵埃，這便是目前 源豐五金 廢鐵回收(在騎術中心對面) 所制造的日常滋擾，且太多架次貨車 出入粉錦公路，對村民 構成危險。其次，要清洗膠樽，碎膠粒 過程中 會產生污水，壓迫廢鐵過程產生塵埃 鐵鏽 + 噪音。

2. 騎在馬背中，山谷回音很大，塵埃 + 噪音 真是好難頂。源豐五金 因為是 existing use，叫做無佢乎，但你們不可以 再 加大污染力度，唔通要騎

術學校 關門大吉 mair. 日間都要騎馬。村民都要出入。

燃燒廢物

3. 這些廢料回收場，最喜歡在 5:00 P.M. 後 及 星期六 及 星期日 環保署職員放工後，便焚燒 無回收價值的物料，特別是焚燒電線 將塑膠剔除，以獲取紅銅，即將 混在金鑄中的 紙品及塑膠，以高溫焚燒的方法，將紙品及塑膠剔除出去，即燒剩金鑄支架以作賣廢鐵之用。這方法，既節省人手金錢，又高效律，但卻令住在傍邊的村民 叫苦連天。無可能叫環保署職員 唔放工/唔放假，留在現場餵蚊。

4. 焚燒紙品及塑膠(無用的，難篩選的)，產生有毒的氣體，污染空氣。這些打住回收廢料的企業，實在是對目前鄉郊環境 進行破壞。源豐五金 現在正是 做緊這些高污染的動作。美其名 就叫 回收廢料，其實是換湯 不換藥，污染問題無解決到。再加多 一間企業，問題就更惡劣。現在不是用作 舊衣 迷你倉。

5. 回收廢膠，一定要加水，將廢膠 打碎成膠粒，這些產生了的污水，最終 便是流入 雙魚河，污染河道。目前的河道已經 好臭，不要再加把勁。

6. 此申請 A/YL-PH/956，在傍邊，便是露天休閒設施(騎術學校的跑道)是非常 非常 之近，此廢料回收 規劃申請 A/YL-PH/956 是高污染項目，決不可

以 讓它在該地點成長，因與旁邊目前的用途互相衝擊，互有抵觸，更不應 讓 環境進一步惡化。



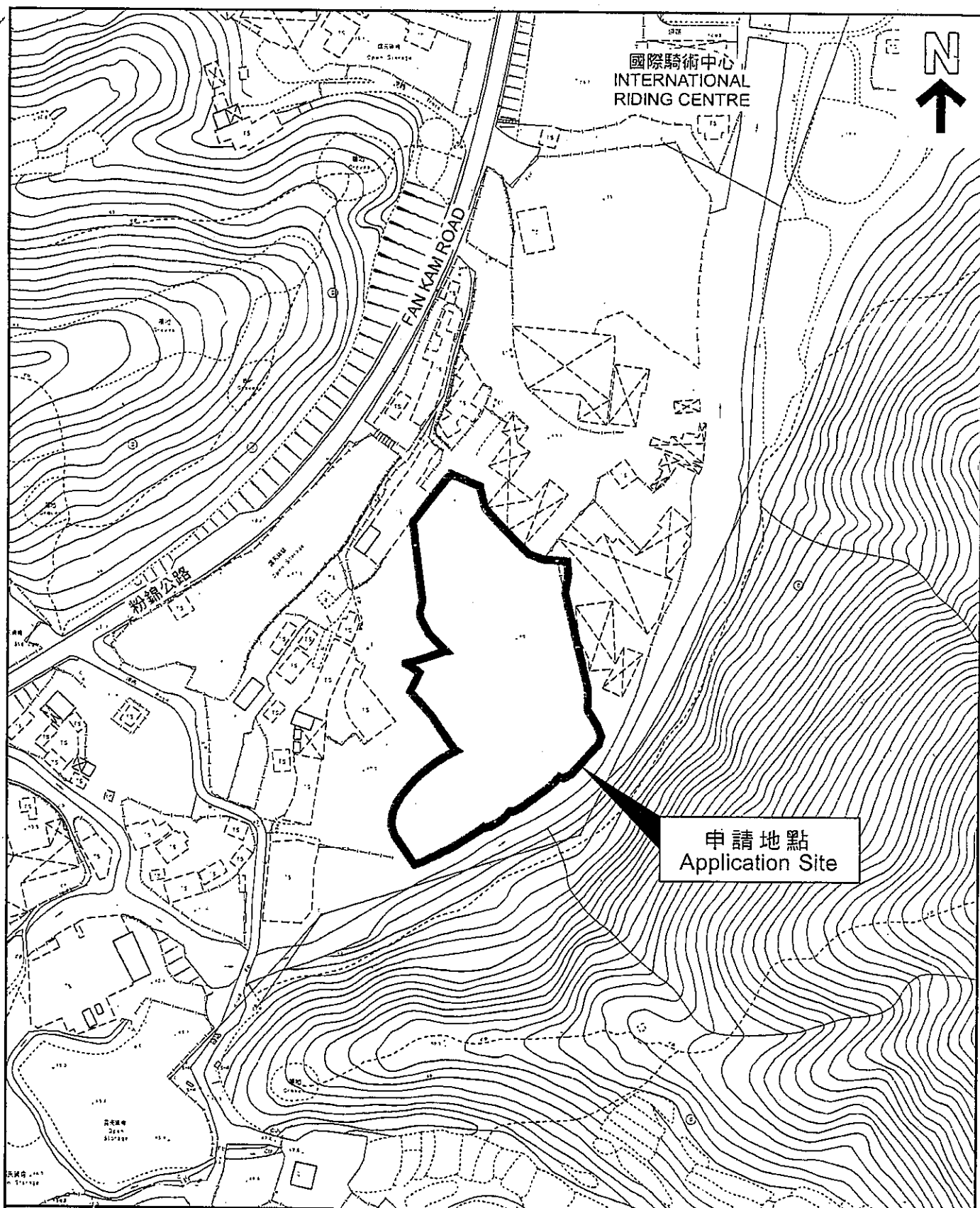
村民代表 周開松

日期: 2023 年 6 月 16 日

個人資料 :-

地址 :





本摘要圖於2023年5月25日擬備。
所根據的資料為測量圖編號
2-SE-25C、25D 及 6-NE-5A、5B
EXTRACT PLAN PREPARED ON 25.5.2023
BASED ON SURVEY SHEETS No.
2-SE-25C, 25D & 6-NE-5A, 5B

平面圖 SITE PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
AYL-PH/956

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-PH/958

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

申請編號 A/YL-PH/956 的擬議用途

本人意見跟國際騎術中心一致另附件
希望政府及對此決策之相關部門能三思

本人反對編號 A/YL-PH/956 的申請

打石湖村原居民代表

「提意見人」姓名/名稱 Name of person/company making this comment

張少堅

簽署 Signature

張少堅

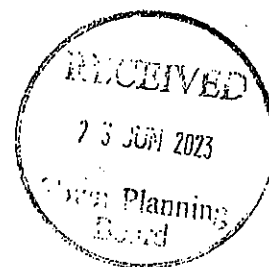
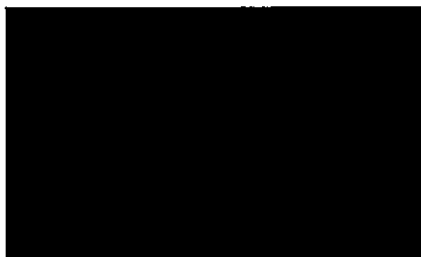
日期 Date

22-6-2023

INTERNATIONAL RIDING CENTRE 國際騎術中心

o/b BEST CONCEPT MANAGEMENT LTD. 怡和管理有限公司

致:



張少堅先生

Title: 本中心悉知在元朗八鄉丈量約份第 108 約地段第 91 號(部分)、第 98 號、第 99 號、第 100 號及第 101 號擬議臨時可循環再造物料回收中心 (舊廢五金, 塑膠及膠樽) 連附屬辦公室及塑膠破碎工場 (為期五年)

(申請編號: (A/YL-PH/956))

對於上述所申請之地段作為回收工場, 就上述之申請, 本中心表示極度關注及存有多重疑慮.

首先是安全問題, 申請人報稱塑膠及膠樽回收, 屆時定必儲存大量塑膠產品, 如有火警發生, 申請人如何確保不會波及鄰近地方, 空氣污染和衛生問題亦是我們極度關注的議題.

INTERNATIONAL RIDING CENTRE 國際騎術中心

o/b BEST CONCEPT MANAGEMENT LTD. 怡和管理有限公司

倘若申請人成功將上址轉化成回收工場，屆時上址交通，空氣污染，噪音等，定必會造成嚴重影響，甚至連生態環境都會造成一個長遠而不可彌補的影響。

由於缺乏新的保育政策，外加立法漏洞、土地用途空間規劃不協調及監管和執法的局限等因素，許多位於私人土地的生物多樣性熱點面臨非法更改土地用途和生境破壞的威脅。

本中心多年來一直努力推動騎馬運動和近年香港政府對推行運動理念不謀而合。香港地小人多，現時能夠有足夠土地可飼養馬匹和供公眾人仕策騎的地方更是寥寥可數。一但讓上述申請成功的話，回收場所衍生的問題，例如氣味，噪音等等，定必對本中心所飼養的馬匹造成一定性影響，對策騎人仕亦是一樣。支持環保是大趨勢，但希望在選址之時亦能夠平衡公眾利益，希望政府及對此決策之相關部門能三思。

國際騎術中心



(張愛玲

代行)

二零二三年六月二十二日

24 MAY 2023
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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
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;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

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

2301311 11/5 by post

Form No. S16-I 表格第 S16-I 號

| | | |
|---------------------------------|-------------------------|--------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/46-PH/1956 |
| | Date Received 收到日期 | 24 MAY 2013 |

- 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)

PLUS INVESTMENT LIMITED
加訊投資有限公司

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

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

WONG SUN WO WILLIAM
黃新和

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼 (如適用)

元朗丈量約份第108約地段第91號(部份)
98號99號100號及101號.

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

☒ Site area 地盤面積 6380 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 2419 sq.m 平方米 ☒ About 約

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

..... sq.m 平方米 ☐ 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 | 可循環再造物料回收中心 (回收廢紙, 廢舊五金及塑膠) 連附屬辦公室及塑膠破碎工場 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積) |

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 15-04-2023 (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 15-04-2023 (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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置／私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one '✓'.

註 1: 可在多於一個方格內加上「✓」號。

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(v) For Type (v) application 供第(v)類申請

| | | | |
|---|--|------------------------------------|----------------------|
| (a) Total floor area involved 涉及的總樓面面積 | sq.m 平方米 | | |
| (b) Proposed use(s)/development 擬議用途/發展 | (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) | | |
| (c) Number of storeys involved 涉及層數 | | Number of units involved 涉及單位數目 | |
| (d) Proposed floor area 擬議樓面面積 | Domestic part 住用部分 | | sq.m 平方米 □About 約 |
| | Non-domestic part 非住用部分 | | sq.m 平方米 □About 約 |
| | Total 總計 | | sq.m 平方米 □About 約 |
| (e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明) | Floor(s) 樓層 | Current use(s) 現時用途 | Proposed use(s) 擬議用途 |
| | | | |
| | | | |
| | | | |

| (iv) For Type (iv) application 第(iv)類申請 | |
|--|--|
| (a) Operation involved 涉及工程 | <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 (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) (請用圖則顯示有關土地/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) |
| (b) Intended use/development 有意進行的用途/發展 | |

| (v) For Type (v) application 第(v)類申請 | | | | | | | | | | | | | |
|--------------------------------------|---|--|---------------------------|--|--|--|--|--|--|--|--|--|--|
| (a) Nature and scale 性質及規模 | <input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局) | Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高) | | | | | | | | | |
| Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高) | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below -
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 -

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

可循環再造物料回收中心
(廢舊五金，塑膠，膠樽回收中心)
連附屬辦公室及塑膠破碎工場
(為期5年)

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

(b) Development Schedule 發展細節表

| | | |
|---|---|---|
| Proposed gross floor area (GFA) 擬議總樓面面積 | 2419 sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | 0.38 | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 38 % | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | 4 | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | 1 storeys 層 | |
| | <input type="checkbox"/> include 包括 storeys of basements 層地庫 | |
| | <input type="checkbox"/> exclude 不包括 storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | mPD 米(主水平基準上) | <input type="checkbox"/> About 約 |
| | 3.5-12 m 米 | <input checked="" type="checkbox"/> About 約 |

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities .. (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ other(s) 其他 (please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

| [Block number] [座數] | [Floor(s)] [層數] | [Proposed use(s)] [擬議用途] |
|------------------------|--------------------|------------------------------|
| 辦公室 | 1 | 臨時辦公室樓面面積66平方米X高4.5米(1層) |
| 洗手間 | 1 | 臨時流動式洗手間樓面面積30平方米高3.5米(1層) |
| A區 | 1 | 回收中心面積1200平方米高12米(1層) |
| B區 | 1 | 回收中心及塑膠破碎工場面積1123平方米高12米(1層) |
| | | |

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

車輛掉頭處，露天地方不會儲存，任何物料

7. Anticipated Completion Time of the Development Proposal

擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2024年5月

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行人通道安排

| | | |
|--|---|--|
| 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) <input type="checkbox"/> |
| Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位? | Yes 是 No 否 | <input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 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) |
| Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位? | Yes 是 No 否 | <input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 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) |

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p> | <p>Yes 是 No 否</p> | <p><input type="checkbox"/> Please provide details 請提供詳情</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p> | <p>Yes 是 No 否</p> | <p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p> | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

10. Justifications 理由

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

早前上述地點已獲批准同時改作回收中心，但因疫情影響令至附帶條件工程延誤，而代理人因染疫未能及時作出延期申請，現時再作重新申請。

我等回收中心在外收取廢料回來後先作初步處理，所有工序全部安排在廠房內進行回收的塑膠樽，將會使用破碎機破碎後裝箱運走，大型塑膠用壓榨機壓實，再運往其他廠房處理有關廢鐵及五金只在廠房內初步處理後運回國內處理，收取回來的廢料不會進行清洗工序。而廠房以外的空地，只作車輛調頭，不會存放任何廢料

懇請貴會能給與批准

11. Declaration 聲明

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

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

Signature
簽署



☐ 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

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

08-05-2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量^②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

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 available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

| | | | |
|---|--|---|---|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) | | |
| Location/address 位置/地址 | 元朗丈量約份第108約地段第91號(部份)98號99號100號及101號. | | |
| Site area 地盤面積 | 6380 | sq. m 平方米 | <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約 |
| | (includes Government land of 包括政府土地) | | |
| 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) | | |
| Applied use/ development 申請用途/發展 | 可循環再造物料回收中心 (廢舊五金, 塑膠, 膠樽回收中心) 連附屬辦公室及塑膠破碎工場 (為期5年) | | |
| (i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 2419 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.38 <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 | |
| | Composite 綜合用途 | | |

| | | |
|--|--|---|
| (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) |
| | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 / <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Non-domestic 非住用 | 12 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) |
| | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | 1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 / <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Composite 綜合用途 | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 / <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| (iv) Site coverage 上蓋面積 | 38 % <input checked="" type="checkbox"/> About 約 | |
| (v) No. of units 單位數目 | | |
| (vi) Open space 休憩用地 | Private 私人 | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |
| | Public 公眾 | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |

| | | |
|--|--|---|
| (vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 | 2 |
| | Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) | 2 |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | 2 |
| | Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) | 2 |

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

| | Chinese 中文 | English 英文 |
|--|-------------------------------------|--------------------------|
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) 雨水排放建議圖 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染) | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input type="checkbox"/> |

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

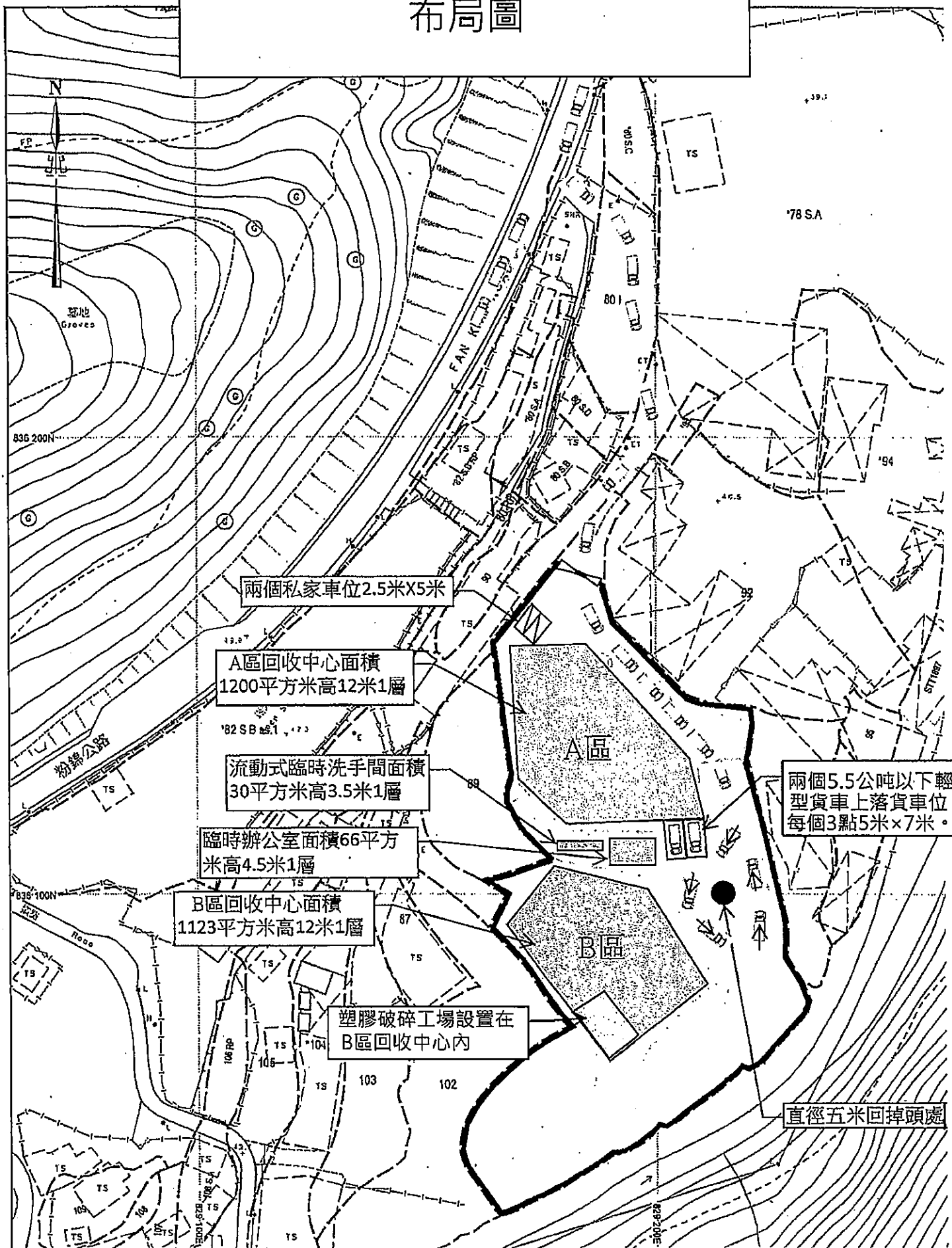
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

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

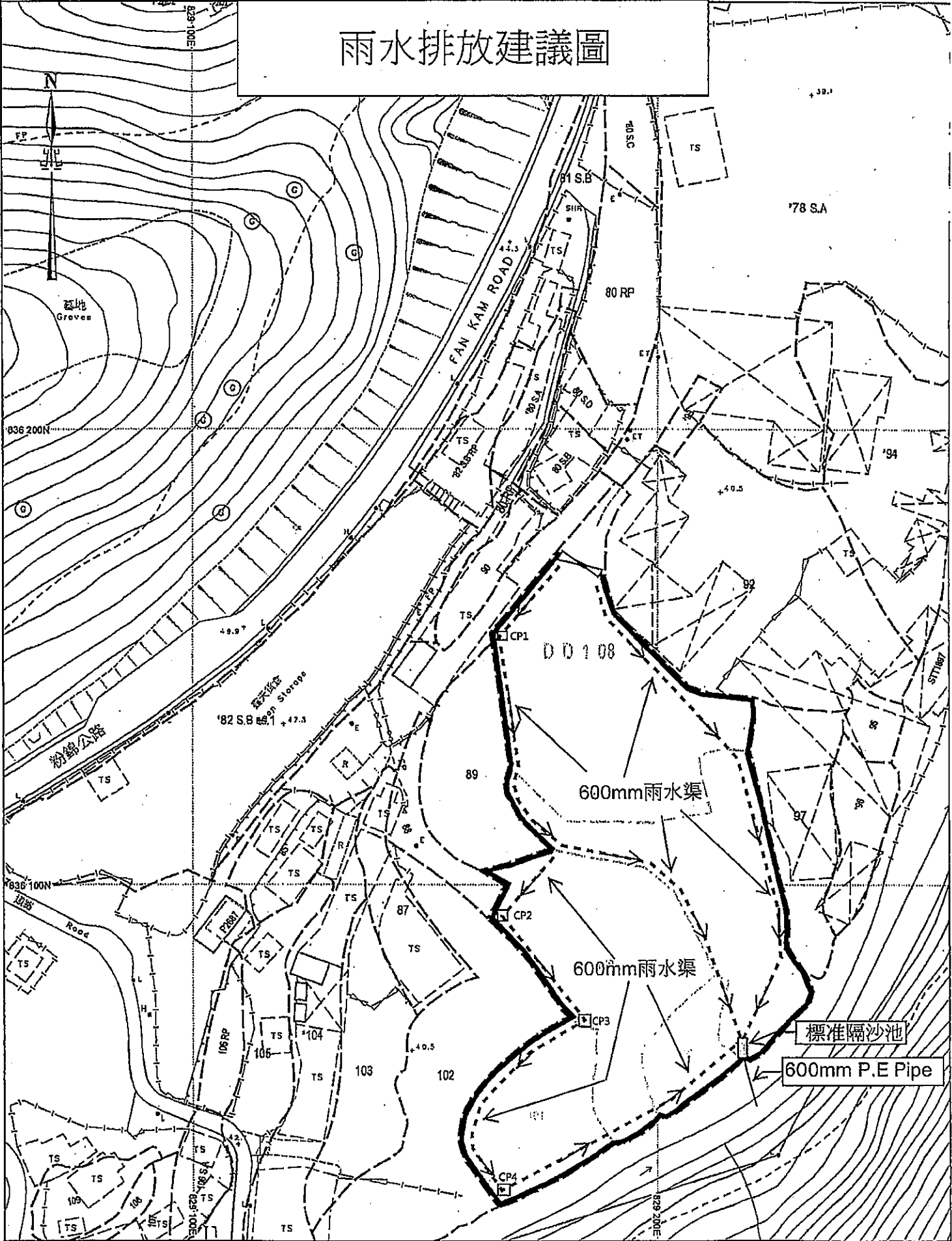
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布局圖



雨水排放建議圖



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)

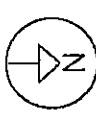
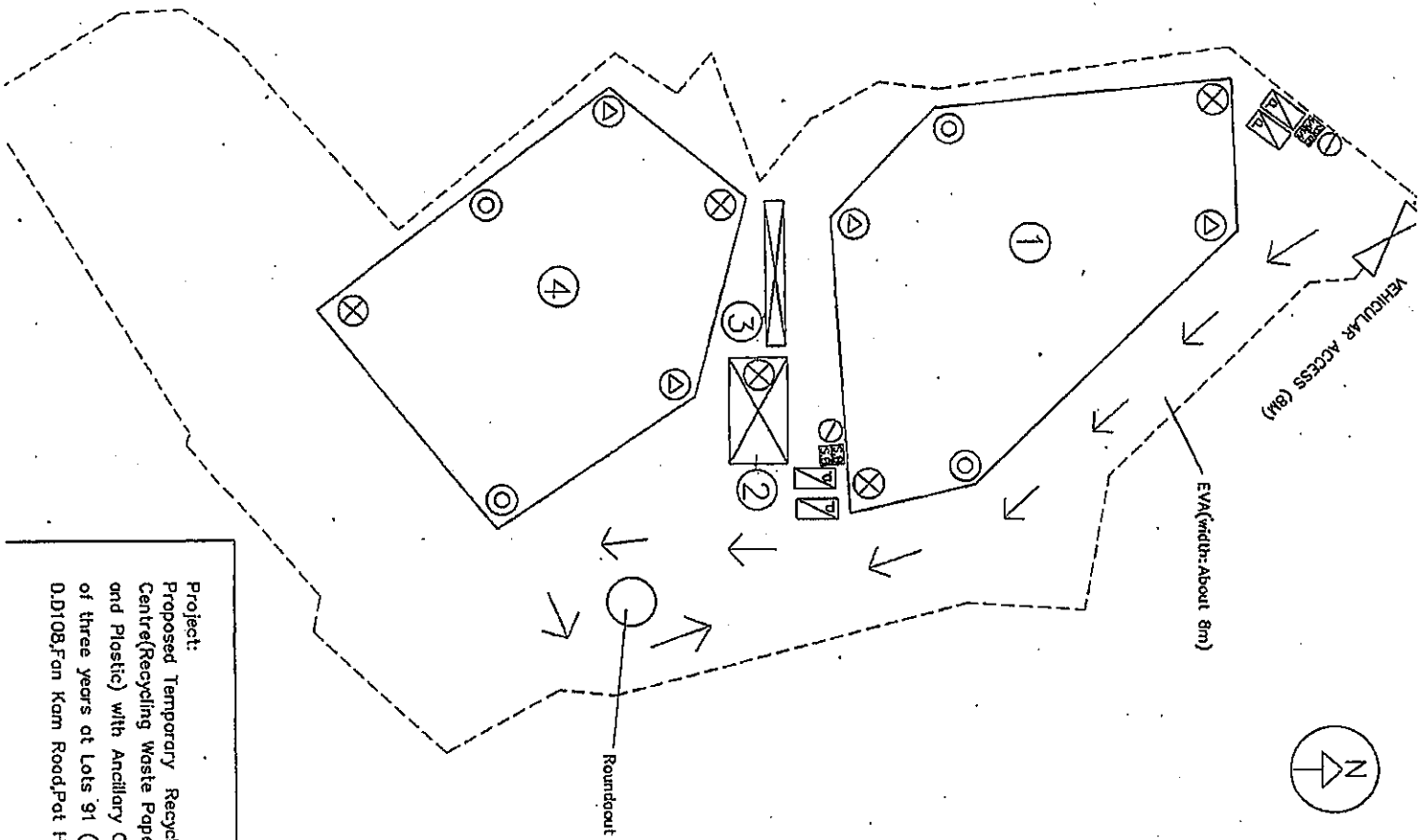
| 星期 | 時間 | 上午 8 時至 10 時前 | 上午 10 時至下午 4 時 |
|-------|------|---------------|----------------|
| 1 至 6 | 車輛架次 | 預計有 1 架次 | 預計每小時有 1 架次 |

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

08-05-2023



Legend:

- ⊗ 4kg dry powder type fire extinguisher
- ⊙ 5kg co2 type fire extinguisher
- ⊙ 9 Litre Water Co2 type fire extinguisher
- ⊙ 9 Litre Foam type fire extinguisher
- ☐ SAND BUCKET
- Lot Boundary
- New installations
- ☐ Parking Spaces
- EVA (Emergency Vehicular Access)

Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266:Part 1 and BS EN 1838.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266:Part 1 and FSD Circular letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
4. The travel distance from Emergency Vehicular Access (EVA) to all the enclosed structures is less than 30m.

NATURE OF OCCUPANCY:

- ① 1-Storey shed (all side open) for Recycling Centre
Floor Area: 1200 sq.m, Height: 12m
- ② 1-Storey container for Ancillary office
Floor Area: 66 sq.m, Height: 4.5m
- ③ 1-Storey portable toilet
Floor Area: 30 sq.m, Height: 3.5m.
- ④ 1-Storey shed (all side open) for Recycling Centre
Floor Area: 1123 sq.m, Height: 12m

INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED

Registered Address:
Shop 25 & 24/C/F, Kowloon Fung Bui, 111-119 Fung Kuen Street,
Yuen Long, L.T.
Tel: 242837766 Fax: 24283932
Business Address:
8/F, Block C, Phase 2, New Fung Industrial Centre, 33-39 Kwai Fung
Street, Kwai Chung, L.T.
Tel: 24255404 Fax: 24283932

| | |
|--|--------------------------------|
| Project: Proposed Temporary Recyclable Materials Centre (Recycling Paper, Waste Metalware and Plastic) with Ancillary Office for A Period of three years at Lots 91 (Port) and 98 in O.D108, Fan Kam Road, Pot Heung, Yuen Long. | |
| Title: Proposed Fire Service Installation Layout Plan | Drawn by: W.C. WONG |
| Date: 20-04-2023 | Date: 20-04-2023 |
| Scale: 1:500 @ A3 | Scale: 1:500 @ A3 |
| Ref No: TPB/A/7L-PH/924 | Ref No: TPB/A/7L-PH/924 |
| Drawing No: 2023/FS/005 | Drawing No: 2023/FS/005 |

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



31/05/2023 10:16

From: sun wo wong
To: pplngan@pland.gov.hk
File Ref:

1 attachment



P11.pdf

10. Justifications 理由

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

早前上述地點已獲批准同時改作回收中心, 但因疫情影響令至附帶條件工程延誤, 而代理人
因染疫未能及時作出延期申請, 現時再作重新申請。

我等回收中心在外收取廢料回來後先作初步處理, 所有工序全部安排在廠房內進行
回收的塑膠樽, 將會使用破碎機破碎後裝箱運走, 大型塑膠用壓榨機壓實, 再運往其他廠房處理
有關廢鐵及五金只在廠房內初步處理後運回國內處理, 收取回來的廢料不會進行清洗工序。
而廠房以外的空地, 只作車輛調頭, 不會存放任何廢料, 懇請貴會能給與批准
我等營業時間 星期一至星期六上午8時至下午6時, 星期日及公眾假期休息。

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



A/ YL-PH/ 956
05/06/2023 13:22

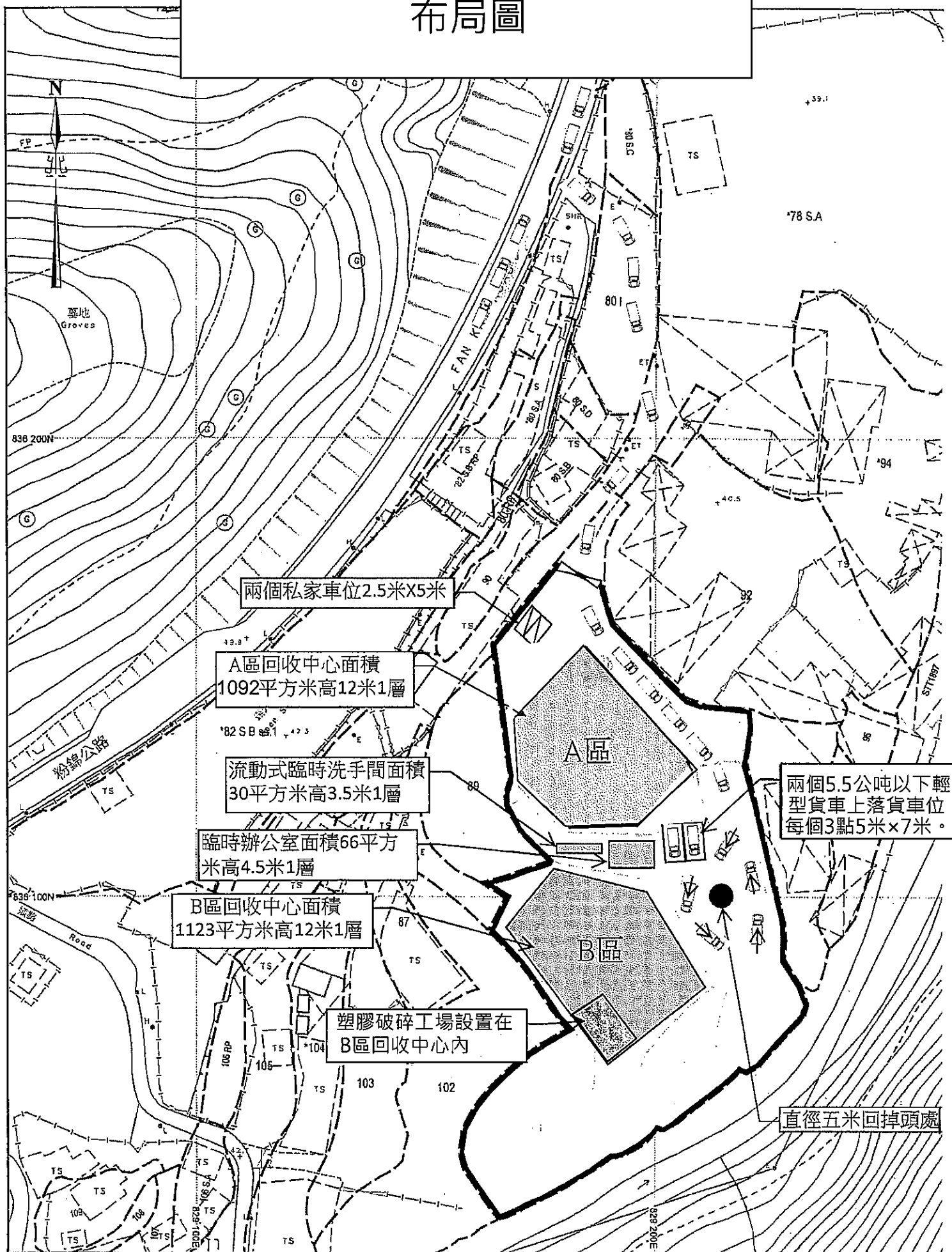
From: sun wo wong ·
To: pplngan@pland.gov.hk
File Ref:

2 attachments



布局圖05-05-2023.pdf 2,7,8,14,15.pdf

布局圖



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

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

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)

PLUS INVESTMENT LIMITED

加訊投資有限公司

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

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

WONG SUN WO WILLIAM

黃新和

3. Application Site 申請地點

| | |
|--|--|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用) | 元朗丈量約份第108約地段第91號(部份) 98號99號100號及101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 checked="" type="checkbox"/> Site area 地盤面積 6380 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2311 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) | N/A sq.m 平方米 <input type="checkbox"/> About 約 |

(iv) For Type (iv) application 供第 (iv) 類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第 (v) 類申請

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

擬議臨時可循環再造物料回收中心
(廢舊五金，塑膠，膠樽回收中心)
連附屬辦公室及塑膠破碎工場
(為期5年)

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

(b) Development Schedule 發展細節表

| | | | |
|---|--------------------------------------|--------------------------|---|
| Proposed gross floor area (GFA) 擬議總樓面面積 | 2311 | sq.m 平方米 | <input type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | 0.36 | | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 36 | % | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | 4 | | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | 1 | storeys 層 | |
| | <input type="checkbox"/> include 包括 | storeys of basements 層地庫 | |
| | <input type="checkbox"/> exclude 不包括 | storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | 3.5-12 | mPD 米(主水平基準上) | <input type="checkbox"/> About 約 |
| | | m 米 | <input checked="" type="checkbox"/> About 約 |

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ other(s) 其他 (please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)
☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

| [Block number] [座數] | [Floor(s)] [層數] | [Proposed use(s)] [擬議用途] |
|------------------------|--------------------|------------------------------|
| 辦公室 | 1 | 臨時辦公室樓面面積66平方米X高4.5米(1層) |
| 洗手間 | 1 | 臨時流動式洗手間樓面面積30平方米高3.5米(1層) |
| A區 | 1 | 回收中心面積1092平方米高12米(1層) |
| B區 | 1 | 回收中心及塑膠破碎工場面積1123平方米高12米(1層) |
| | | |

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

車輛掉頭處，露天地方不會儲存，任何物料

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 available at the Planning Enquiry Counters of the Planning Department for general information.)

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

| | | | |
|---|--|---|---|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) | | |
| Location/address 位置／地址 | 元朗丈量約份第108約地段第91號(部份)98號99號100號及101號. | | |
| Site area 地盤面積 | 6380 | sq. m 平方米 | <input checked="" type="checkbox"/> About 約 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) | | |
| Applied use/ development 申請用途/發展 | 擬議臨時可循環再造物料回收中心 (廢舊五金, 塑膠, 膠樽回收中心) 連附屬辦公室及塑膠破碎工場 (為期5年) | | |
| (i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 2311 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.36 <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 | |
| | Composite 綜合用途 | | |

| | | |
|--|--|--|
| (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) |
| | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Non-domestic 非住用 | 12 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) |
| | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | 1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Composite 綜合用途 | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| (iv) Site coverage 上蓋面積 | 36 % <input checked="" type="checkbox"/> About 約 | |
| (v) No. of units 單位數目 | | |
| (vi) Open space 休憩用地 | Private 私人 | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |
| | Public 公眾 | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |

A/YL-PH/956

Comments from Lands Department

(Contact Person: Ms. CHENG Sze Lai;

LandsD has grave concerns given that there are unauthorised building works (UBWs) and/or uses on

Lot 91 in D.D. 108 which are already subject to lease enforcement action. The lot owner(s) should

remedy the lease breaches as demanded by LandsD.

有關上述提及的臨時構築物，早在增經獲得批准開設回收中心 A/ YL-PH / 745 亦有向貴處申請搭建臨時構築物的手續，但等待差不多兩年亦未有回應，因工序所須才開始搭建有關構築物，早前我等已收到貴處人員的通知，如若我等未能獲得是次申請的許可，我等同意即時拆除上述臨時構築物，在此懇請貴會批准我等是次申請。

A/YL-PH/956

Comments from Drainage Services Department

(Contact Person: Mr. Terence TANG;

The submitted drainage proposal does not include essential information such as cross sections, catchpit details, u-channel gradient, hydraulic calculations with catchment plan to justify the proposed drainage facilities, etc. Please review the drainage proposal accordingly.

我等已重新交付新的雨水排放建議圖，希望貴處能認同我等的新設計，如有未完善的地方，希望貴署能批准是次申請，及在履行附帶條件上在作補充，懇請貴署批准，萬分感謝。附件連同本函一並附上。

A/YL-PH/956

Comments from Fire Services Department

(Contact Person: Mr. WONG Ho-yin;

i. A modified hose reel system supplied by a 2m³ FS water tank shall be provided to Structures 1 and

4. There shall be sufficient hose reels to ensure that every part of each structure can be reached

by a length of not more than 30m of hose reel tubing. The FS water tank, FS pump room and

hose reel shall be clearly marked on plans;

ii. Fire alarm system shall be provided to Structures 1 and 4 in accordance with BS 5839-1:2017 and

the FSD Circular Letter No. 6/2021;

iii. Emergency lighting shall be provided to Structures 1 and 4 in accordance with BS 5266-1:2016,

BS EN 1838:2013 and the FSD Circular Letter No. 4/2021;

iv. Sufficient directional and exit signs shall be provided to Structures 1 and 4 in accordance with BS

5266-1:2016 and the FSD Circular Letter No. 5/2008;

v. Fire extinguisher(s) shall be provided to every structure within the application site; and

vi. The separation distance between each structure shall be clearly marked on plan.

我等同意貴署的提議，因早前的消防顧問公司未能及時為我等編做新的一份設計圖，令至我等萬分氣憤，希望貴署能給與我等多一次機會，批准我等是次申請，及在履行附帶條件內列明三個月內必須提供新的消防建議書給貴署，否決可取消我等是次批准，在此萬分懇請貴署給與我等是次的臨時批准，不便之處懇請見諒。

A/YL-PH/956

我等現回應環保署的擬問

To facilitate our review on the captioned application, please ask the applicant to provide more details on the proposed use:

i. whether burning or melting of recyclable materials (waste metalware, plastic, plastic bottle) will be carried out on the site;

我等絕對不會在場內進行焚燒或熔解可回收的廢料（廢金屬器皿，塑料及膠瓶）

ii. whether breaking/crushing of waste metalware will be carried out on the site;

我等不會在場地內進行廢金屬製品的破碎或粉碎工序。

iii. what kind of handling process of waste metalware will be involved;

我等只會回收小型的廢金屬製品，不會進行任處理工作，之後將會轉運往其他工場進行分解工作。

iv. whether all recyclable materials will be stored in proposed structures for workshop area

所有回收的廢品全部收入廠房內進行其他工序，絕對不會放置在露天地方。

v. whether the proposed structures for workshop area is fully enclosed with provision of air conditioning and without rely on the window and door for ventilation to minimise the noise nuisance to the nearby residential uses;

經與打石湖村各村民及村長開會後，我等決定不會在場內進行破碎工序，只在場內設置油壓式壓榨機，將所有回收的物料壓實至一立方米的實體再運送至內河碼頭運回國內處理，所有工序都會在廠房內進行，打石湖村各村民及村長亦同意我等的建議，及同意取消之前的反對書。

vi. whether proper mitigation measures such as mechanical ventilation system or air filtration would be provided in the workshop area to minimize air nuisance

我等會在場地內增設空氣過濾設施，將會減底對鄰近地方的影響。

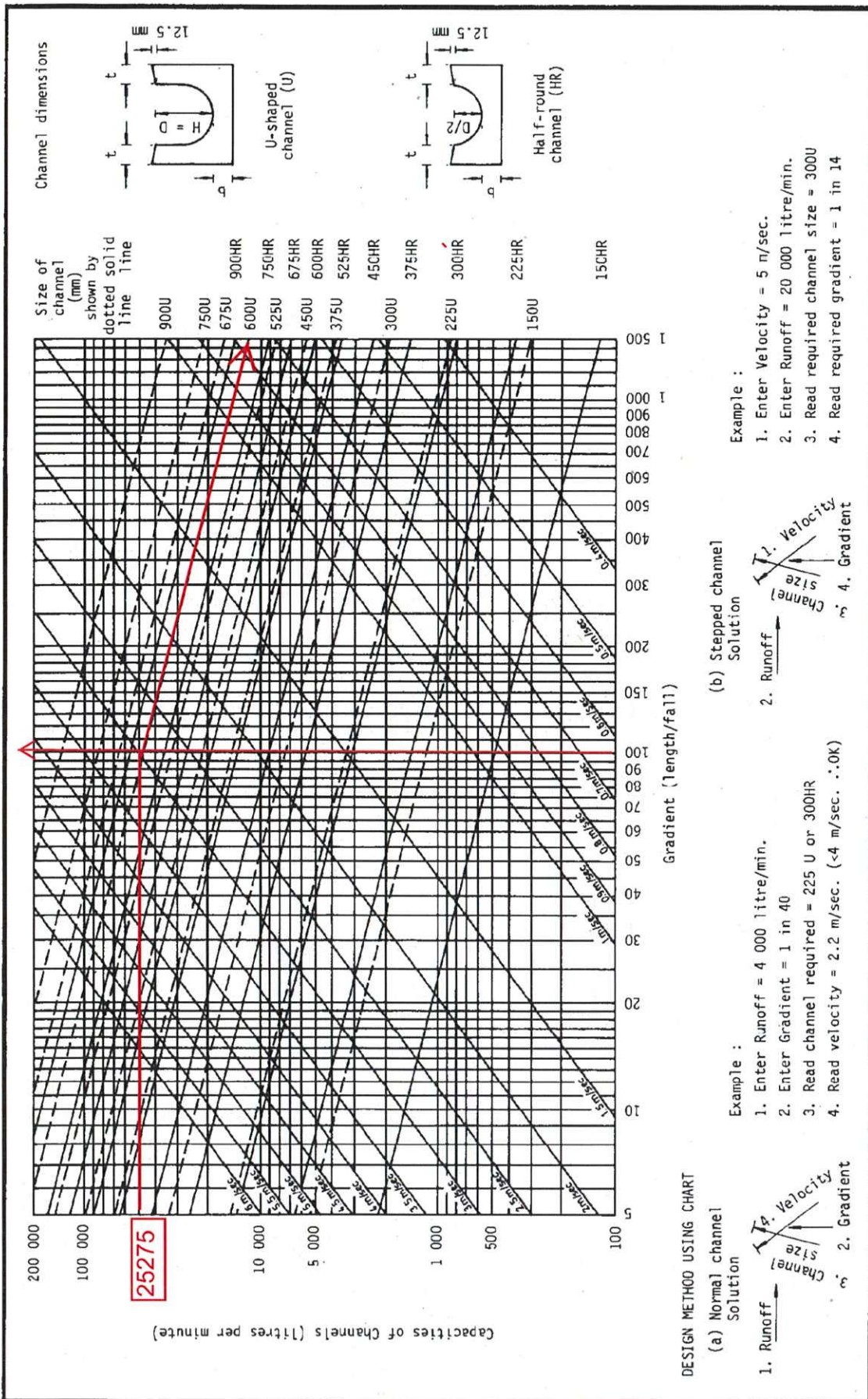
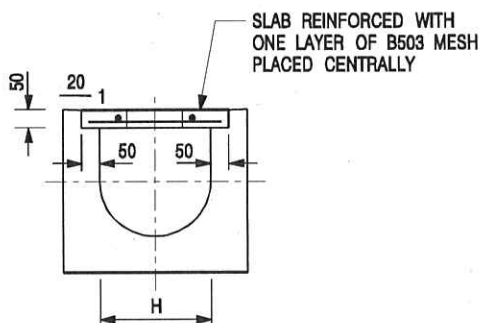
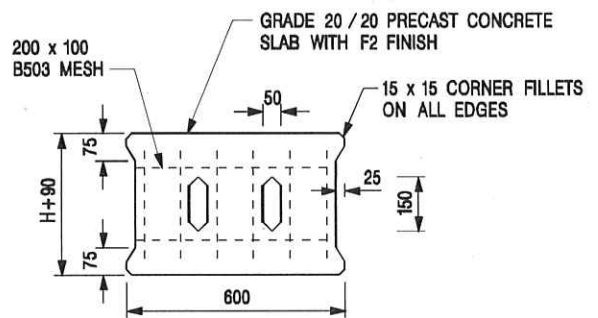


Figure 8.7 - Chart for the Rapid Design of Channels



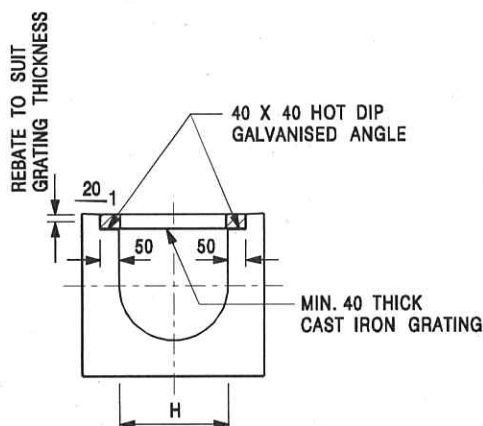
TYPICAL SECTION



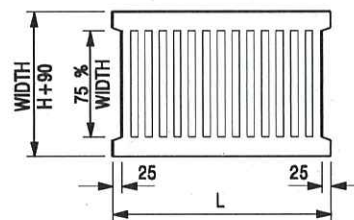
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

| | | | |
|------|--------------------------------|-----------------|---------|
| E | NOTES 3 & 4 AMENDED. | Original Signed | 12.2014 |
| D | NOTE 4 ADDED. | Original Signed | 06.2008 |
| C | MINOR AMENDMENT. NOTE 3 ADDED. | Original Signed | 12.2005 |
| B | NAME OF DEPARTMENT AMENDED. | Original Signed | 01.2005 |
| A | CAST IRON GRATING AMENDED. | Original Signed | 12.2002 |
| REF. | REVISION | SIGNATURE | DATE |

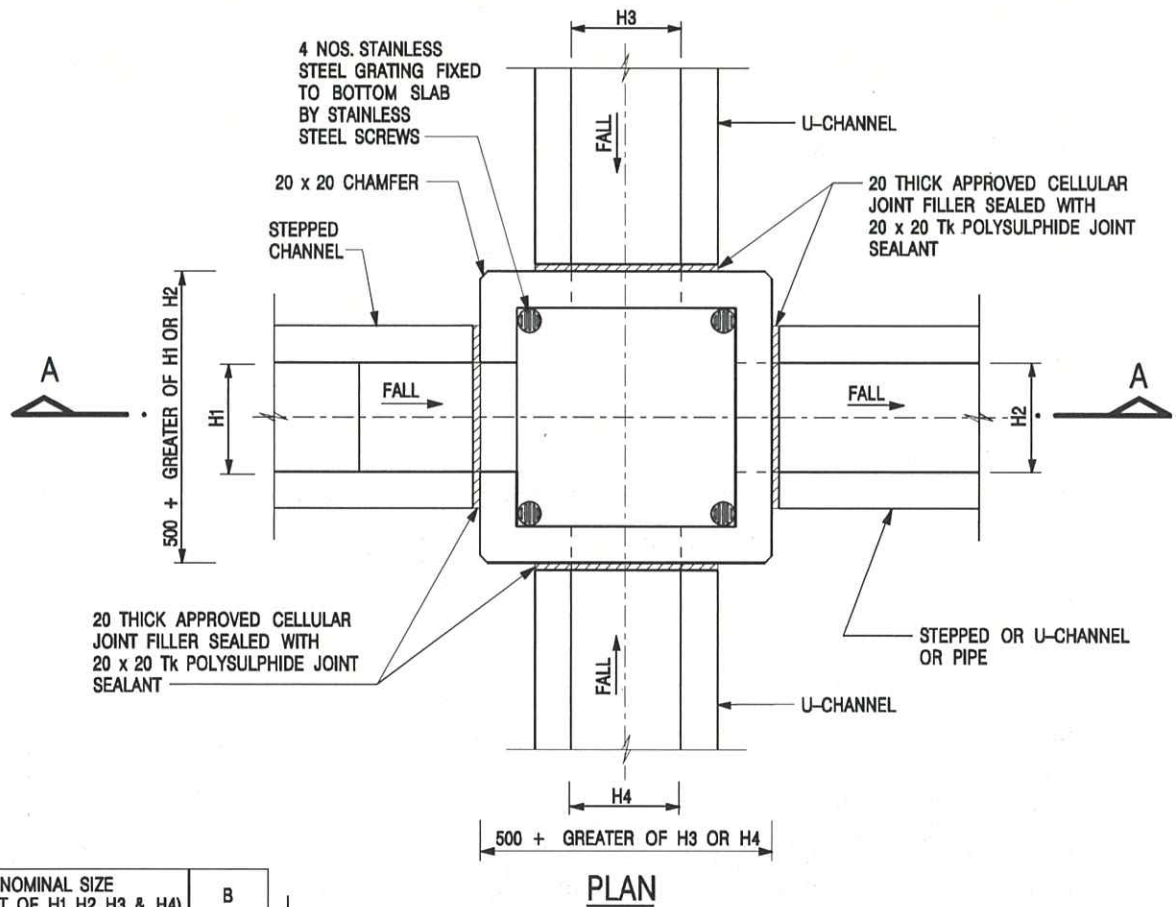
**COVER SLAB AND CAST IRON
GRATING FOR CHANNELS**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

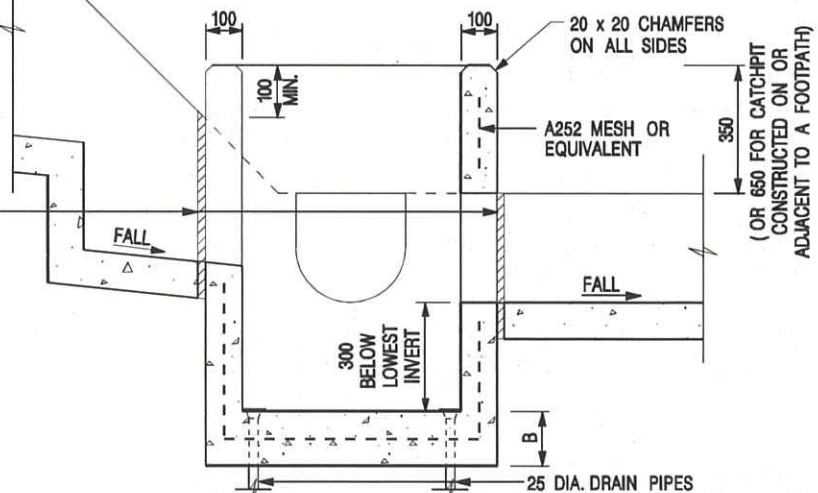
SCALE 1 : 20
DATE JAN 1991

DRAWING NO.
C2412E



| 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

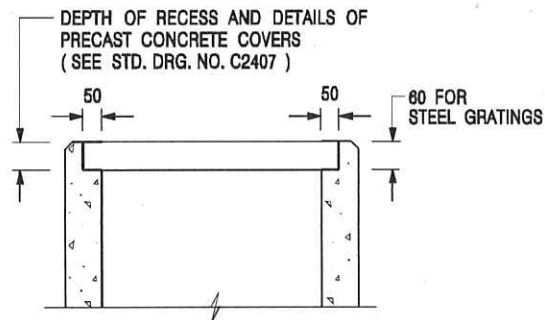


NOTES:

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 | | DRAWING NO. | |
| DATE JAN 1991 | | 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.

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

| | | | |
|---|-------------------------|--------------------|---------|
| - | FORMER DRG. NO. C2406J. | Original Signed | 03.2015 |
| REF. | REVISION | SIGNATURE | DATE |
|  CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT | | | |
| SCALE 1 : 20 | | DRAWING NO. | |
| DATE JAN 1991 | | C2406 /2 | |

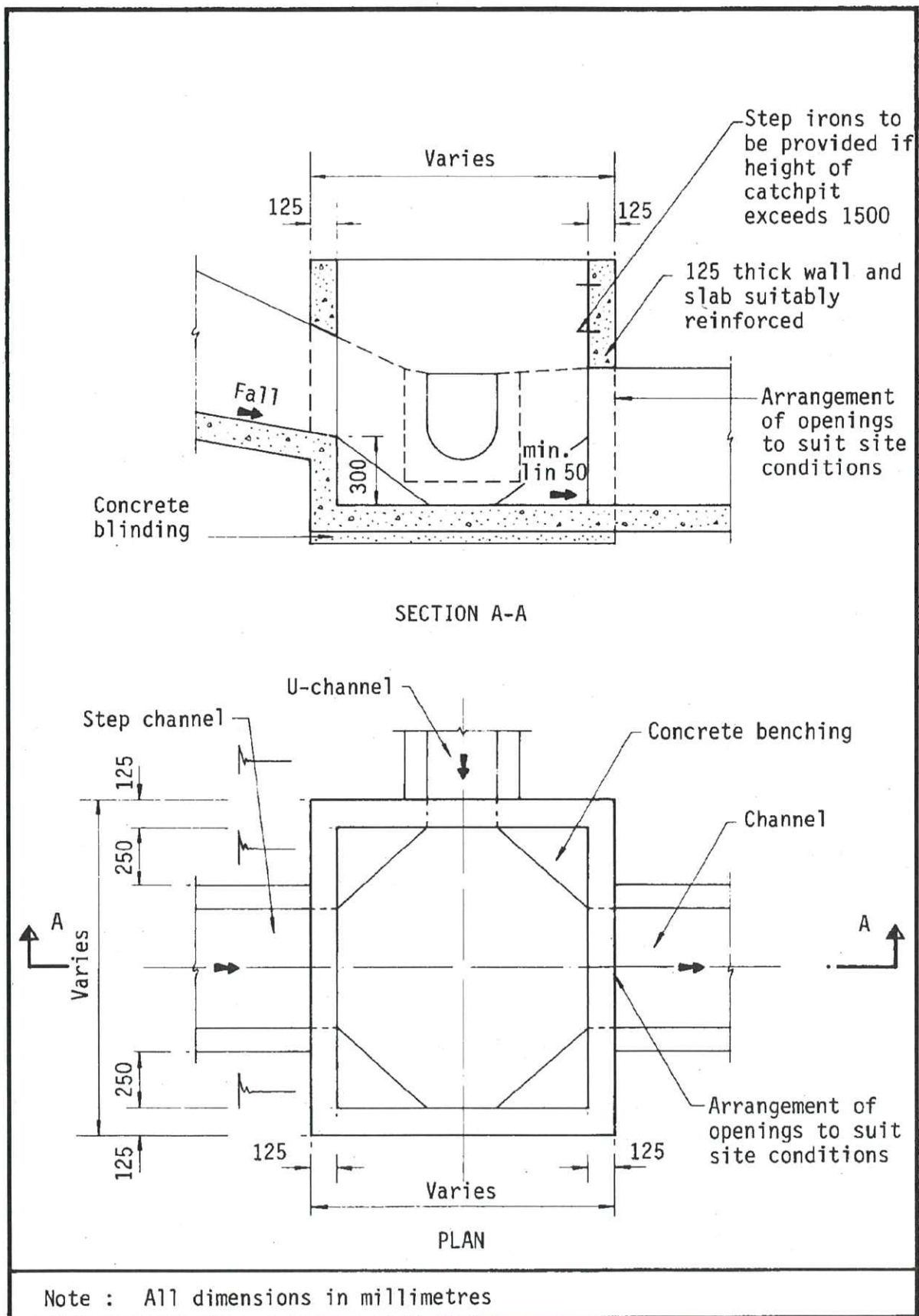
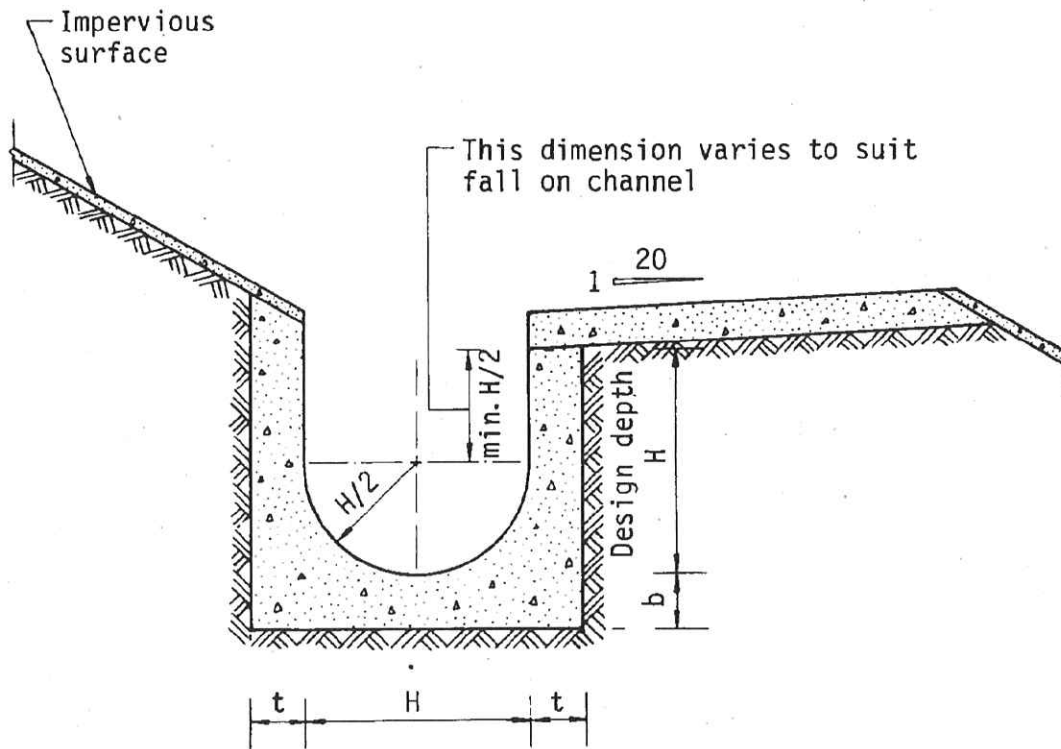


Figure 8.10 - Typical Details of Catchpits

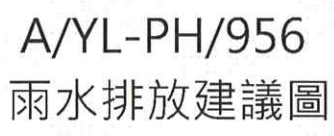


Dimensions of U - channel

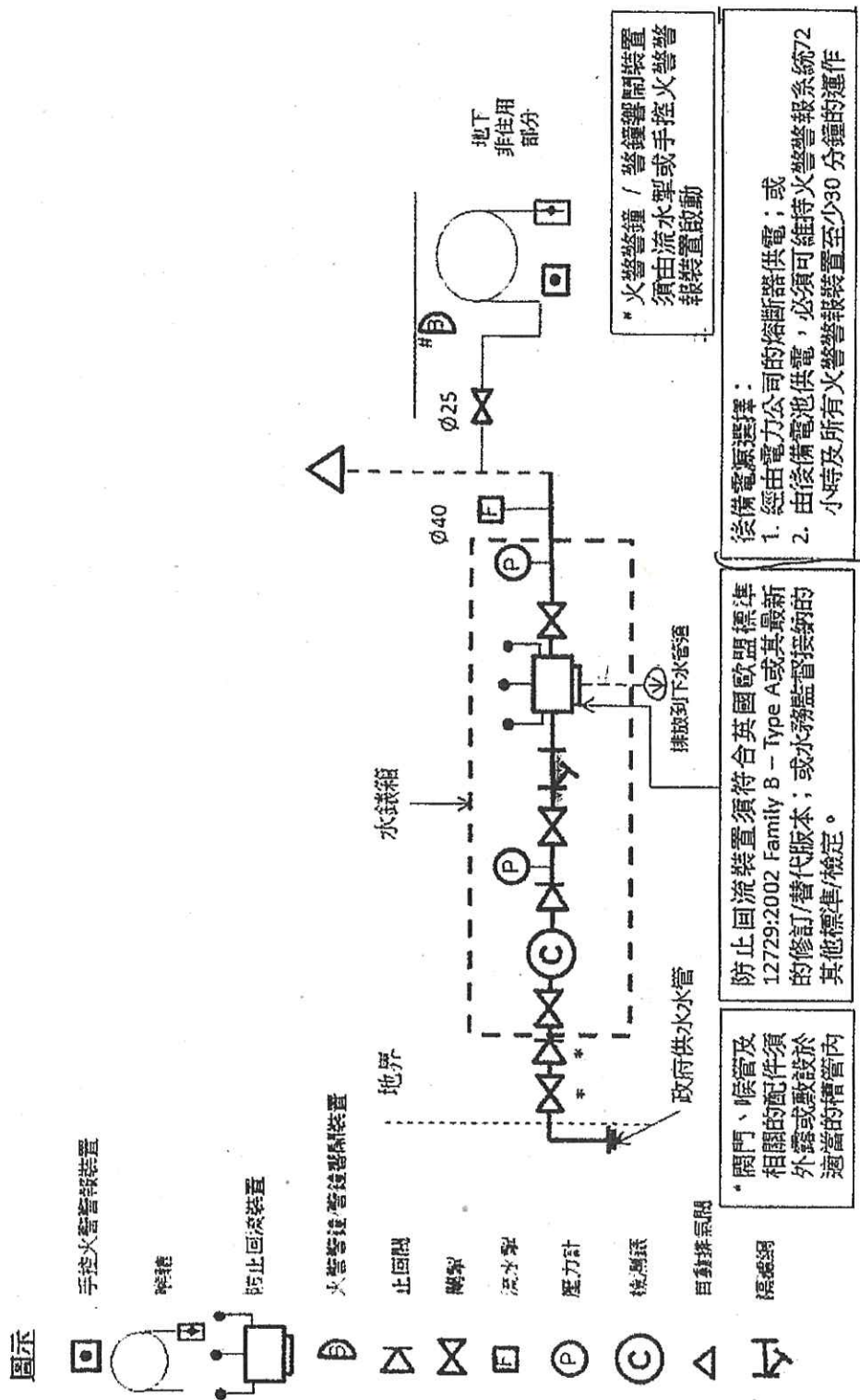
| Nominal size of channel H (mm) | Thickness t (mm) | Thickness b (mm) |
|--------------------------------|------------------|------------------|
| 225 to 600 | 150 | 150 |
| 675 to 1200 | 175 | 225 |

Figure 8.11 - Typical U-channel Details

1. Catchpit (CP1-CP9) with desilting facility shall follow CEDD's standard drawing No. C2406I.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. The inverted level of the connection point shall be verified on site prior the commencement of work
4. Grating Concrete Cover follows CEDD's standard drawing No. C2412E: U-CHANNELS WITH PRECAST CONCRETE SLABS



折衷式消防喉轆系統（直接供水類型）管道設計示意圖



Legend:

- ⊗ 4kg dry powder type fire extinguisher
- ⊙ 5kg co2 type fire extinguisher
- ⊕ 9 Litre Water Co2 type fire extinguisher
- ⊖ 9 Litre Foam type fire extinguisher

SB SAND BUCKET

Lot Boundary

New installations

Parking Spaces

K Meter Room

→ EVA (Emergency Vehicular Access)

Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266:Part 1 and BS EN 1838.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266:Part 1 and FSD Circular letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
4. The travel distance from Emergency Vehicular Access (EVA) to all the enclosed structures is less than 30m.

NATURE OF OCCUPANCY:

- ① 1-Storey shed (all side open) for Recycling Centre
Floor Area: 1200 sq.m, Height: 12m
- ② 1-Storey container for Ancillary office
Floor Area: 66 sq.m, Height: 4.5m
- ③ 1-Storey portable toilet
Floor Area: 30 sq.m, Height: 3.5m.
- ④ 1-Storey shed (all side open) for Recycling Centre
Floor Area: 1123 sq.m, Height: 12m

INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED

Registered Address:
Shop 25 & 84, G/F, Man Fung Building, Y.L.T. 329 Fung Kwan Street,
Yuen Long, N.T.
Tel: 92637766, Fax: 24285932
Business Address:
8/F, Block L, Phase 2, Woh Fung Industrial Centre, 33-39 Kwai Fung Street, Kwai Chung, N.T.
Tel: 24255404, Fax: 24285932

Project:
Proposed Temporary Recyclable Materials Centre (Recycling Waste Paper, Waste Metalware and Plastic) with Ancillary Office for A Period of three years at Lots 91 (Part) and 98 in D.D108, Fan Kam Road, Pat Heung, Yuen Long.

Title:

Proposed Fire Service

Installation Layout Plan

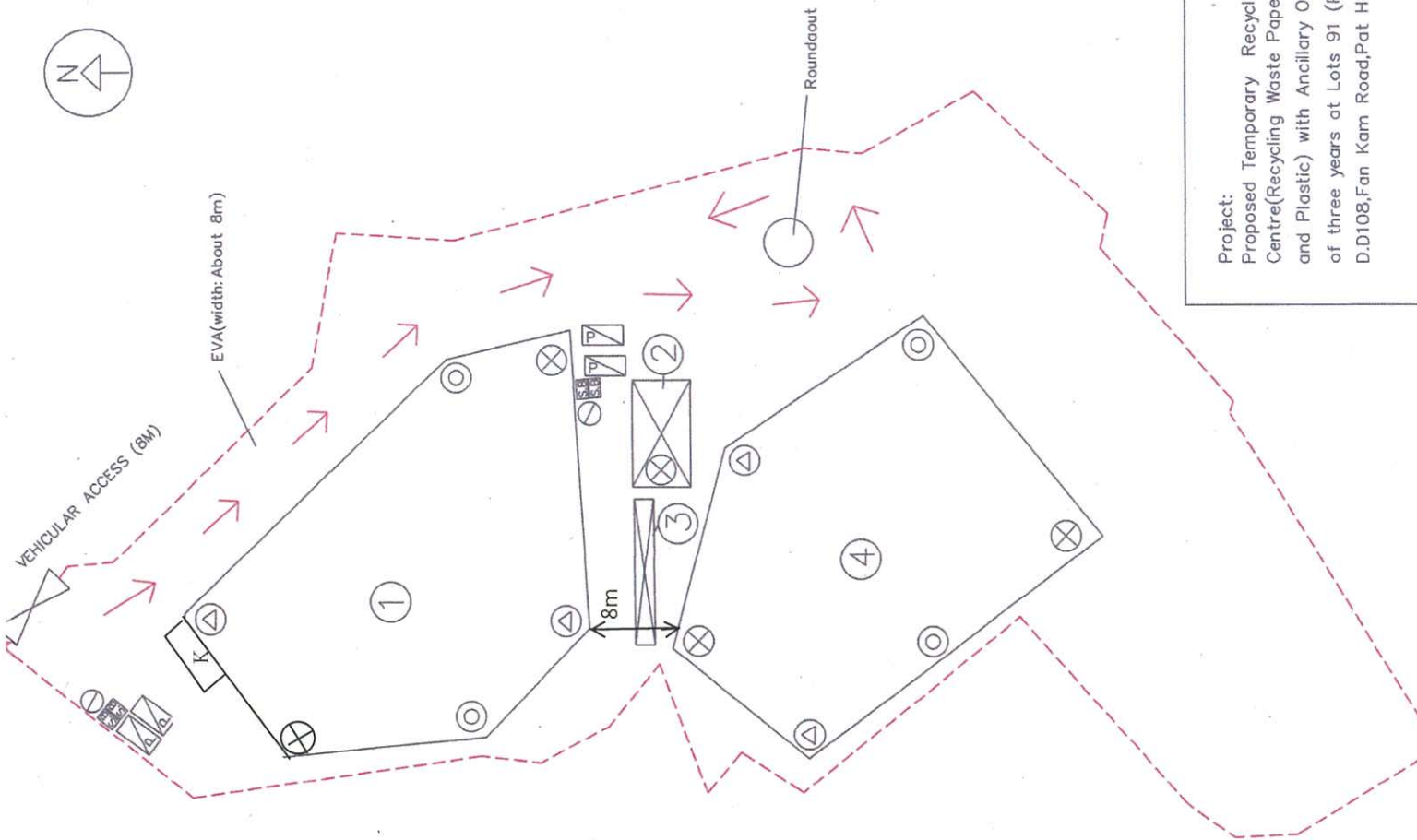
Drawn by: W.C. WONG

Date: 20-04-2023

Scale: 1:500@ A3

Ref No: TPB/A/YL-PH/924

Drawing No: 2023/FS/005



有關臨時可循環再造物料回收中心

A/YL-PS/943

A/YL-PS/956

我等為打石湖村居民早前向貴會提出反對上述兩個個案的申請，現申請人與我等村民及村長張少堅先生共同會面後，得知其回收中心已在上址經營多年，在會上其代表詳細解釋回收中心的運作方式及交通安排，令至我等同意撤回早前反對。而回收中心同意依照以下方式運作及會向城市規劃委員會作出書面承諾，有關條件如下：

1. 取消在場內進行破碎塑膠，金屬，膠樽的工序。
2. 禁止在場內進行燃燒，溶解，清洗及撕碎工作。(塑膠，金屬，膠樽)
3. 只可在場內使用油壓式壓榨機將所有回收的物料壓實至一立方米的實體再運送至內河碼頭運回國內處理。
4. 所有工序都會在廠房內進行，露天地方不得放置任何貨物。及在露天地方進行處理廢品工作。
5. 在廠房內增設空氣過濾設施，將會減底空氣對鄰近地方的影響。

而我等經與打石湖村各村民及村長開會後，我等決定不會在場內進行破碎工序，只在場內設置油壓式壓榨機，將所有回收的物料壓實至一立方米的實體再運送至內河碼頭運回國內處理，所有工序都會在廠房內進行，打石湖村各村民及村長亦同意我等的建議，及同意取消之前的反對書。

出席會議村民姓名及簽署

張遠光 鄧玉彩 宋有興 宋記得

勞倩芳 張偉光 張德良 劉景豪

張蘭芳

張少堅 宋瑞其

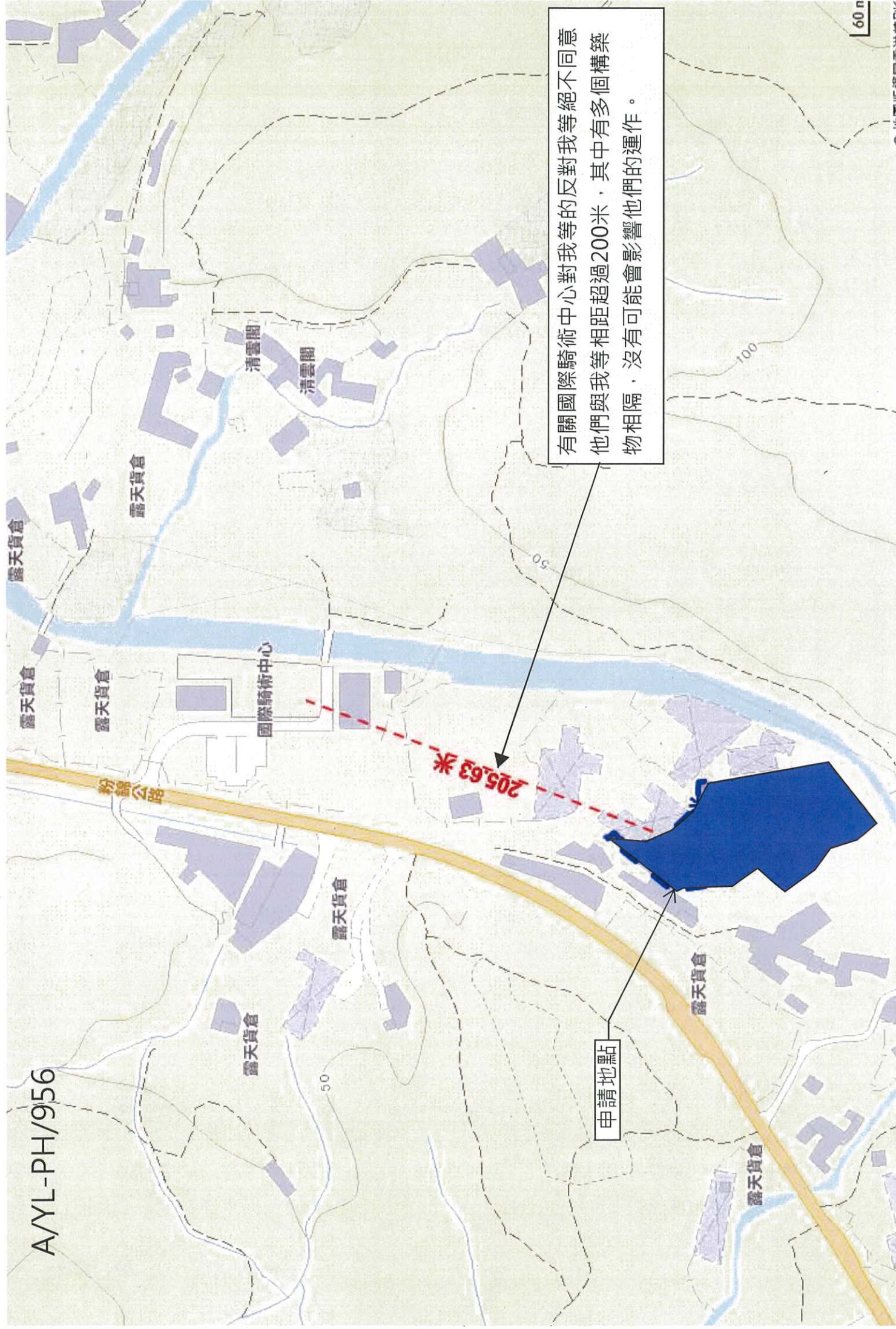
打石湖村村代表 張少堅 簽署

Billiam Wong

回收中心代理人黃新和簽署

15-09-2023

A/YL-PH/956



有關國際騎術中心對我等的反對我等絕不同意
他們與我等相距超過200米，其中有多個構築
物相隔，沒有可能會影響他們的運作。

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

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

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)

PLUS INVESTMENT LIMITED

加訊投資有限公司

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

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

WONG SUN WO WILLIAM

黃新和

3. Application Site 申請地點

| | |
|--|--|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用) | 元朗丈量約份第108約地段第91號(部份) 98號99號100號及101 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 checked="" type="checkbox"/> Site area 地盤面積 6380 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2426 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) | N/A sq.m 平方米 <input type="checkbox"/> About 約 |

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他(請註明)

(v) For Type (v) application 供第(v)類申請

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

擬議臨時可循環再造物料回收中心
(廢舊五金，塑膠，膠樽回收中心)
連附屬辦公室 (為期5年)

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

(b) Development Schedule 發展細節表

| | | | |
|---|--------------------------------------|--------------------------|---|
| Proposed gross floor area (GFA) 擬議總樓面面積 | 2426 | sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | 0.38 | | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 38 | % | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | 5 | | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | 1 | storeys 層 | |
| | <input type="checkbox"/> include 包括 | storeys of basements 層地庫 | |
| | <input type="checkbox"/> exclude 不包括 | storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | | mPD 米(主水平基準上) | <input type="checkbox"/> About 約 |
| | 3-12 | m 米 | <input checked="" type="checkbox"/> About 約 |

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ other(s) 其他 (please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

| [Block number] [座數] | [Floor(s)] [層數] | [Proposed use(s)] [擬議用途] |
|------------------------|--------------------|-----------------------------|
| 辦公室 | 1 | 臨時辦公室樓面面積66平方米X高4.5米(1層) |
| 洗手間 | 1 | 臨時流動式洗手間樓面面積30平方米高3.5米(1層) |
| A區 | 1 | 回收中心面積1192平方米高12米(1層) |
| B區 | 1 | 回收中心面積1123平方米高12米(1層) |
| 電力裝置室 | 1 | 電錶房面積15平方米X高3米(1層) |

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

車輛掉頭處，露天地方不會儲存，任何物料

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2024年5月

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行车通道安排**

| | | |
|--|---|--|
| 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) <input type="checkbox"/> |
| Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？ | Yes 是 No 否 | <input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 <u>2</u> 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) _____ _____ _____ |
| Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？ | Yes 是 No 否 | <input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>2</u> 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) _____ _____ _____ |

9. 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.

如需要的话，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p> | <p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p> | <p>Yes 是 <input checked="" 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範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ...3580..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度0.15..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p> | <table border="0"> <tbody> <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> </tbody> </table> <hr/> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

10. Justifications 理由

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

早前上述地點已獲批准同時改作回收中心, 但因疫情影響令至附帶條件工程延誤, 而代理人
因染疫未能及時作出延期申請, 現時再作重新申請。

我等回收中心在外收取廢料回來後先作初步處理, 所有工序全部安排在廠房內進行
回收的塑膠樽, 將會使用大型塑膠用壓榨機壓實, 再運往其他廠房處理

有關廢鐵及五金只在廠房內初步處理後運回國內處理, 收取回來的廢料不會進行清洗工序。

而廠房以外的空地, 只作車輛調頭, 不會存放任何廢料, 懇請貴會能給與批准

我等營業時間 星期一至星期六上午8時至下午6時, 星期日及公眾假期休息。

Gist of Application 申請摘要

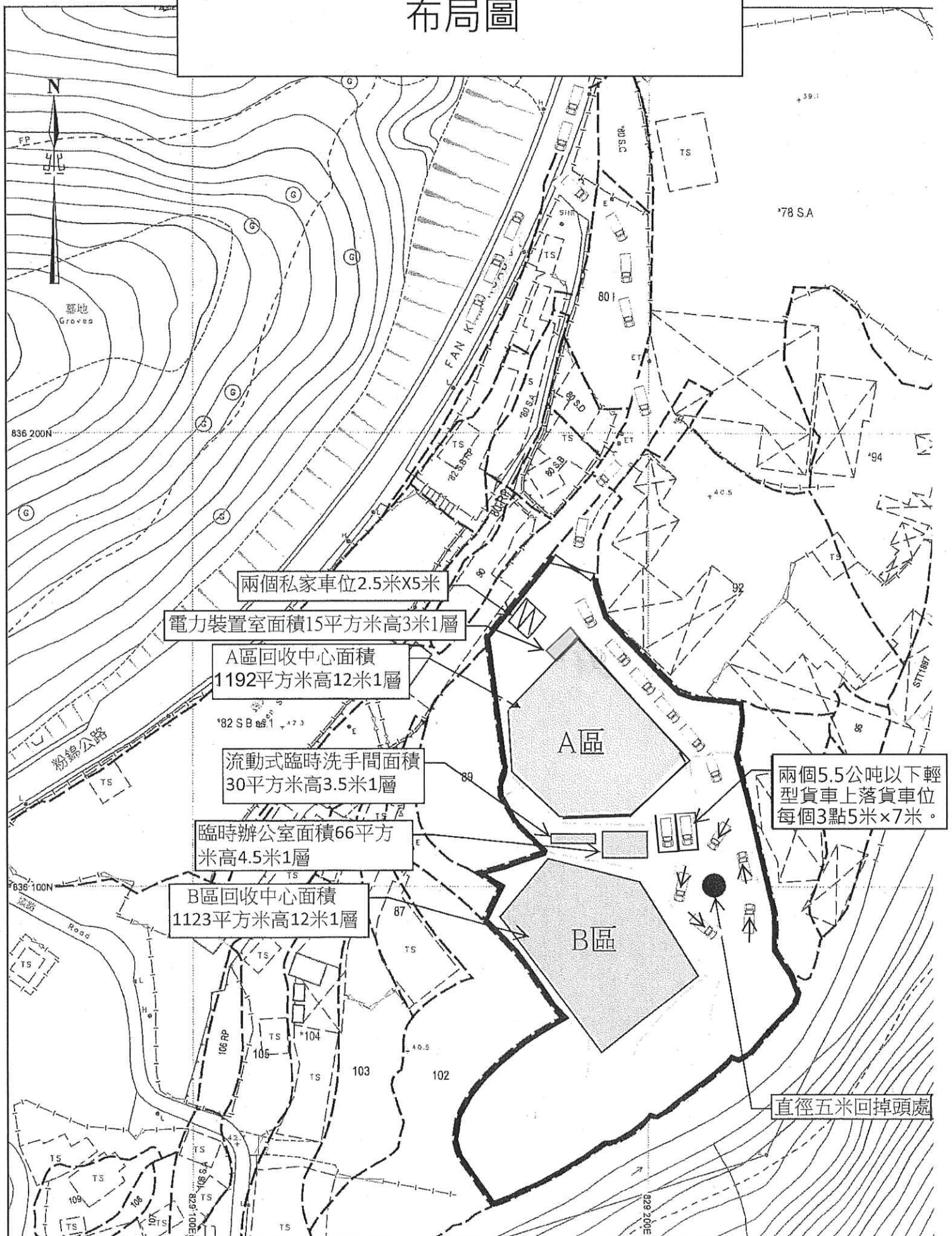
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general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

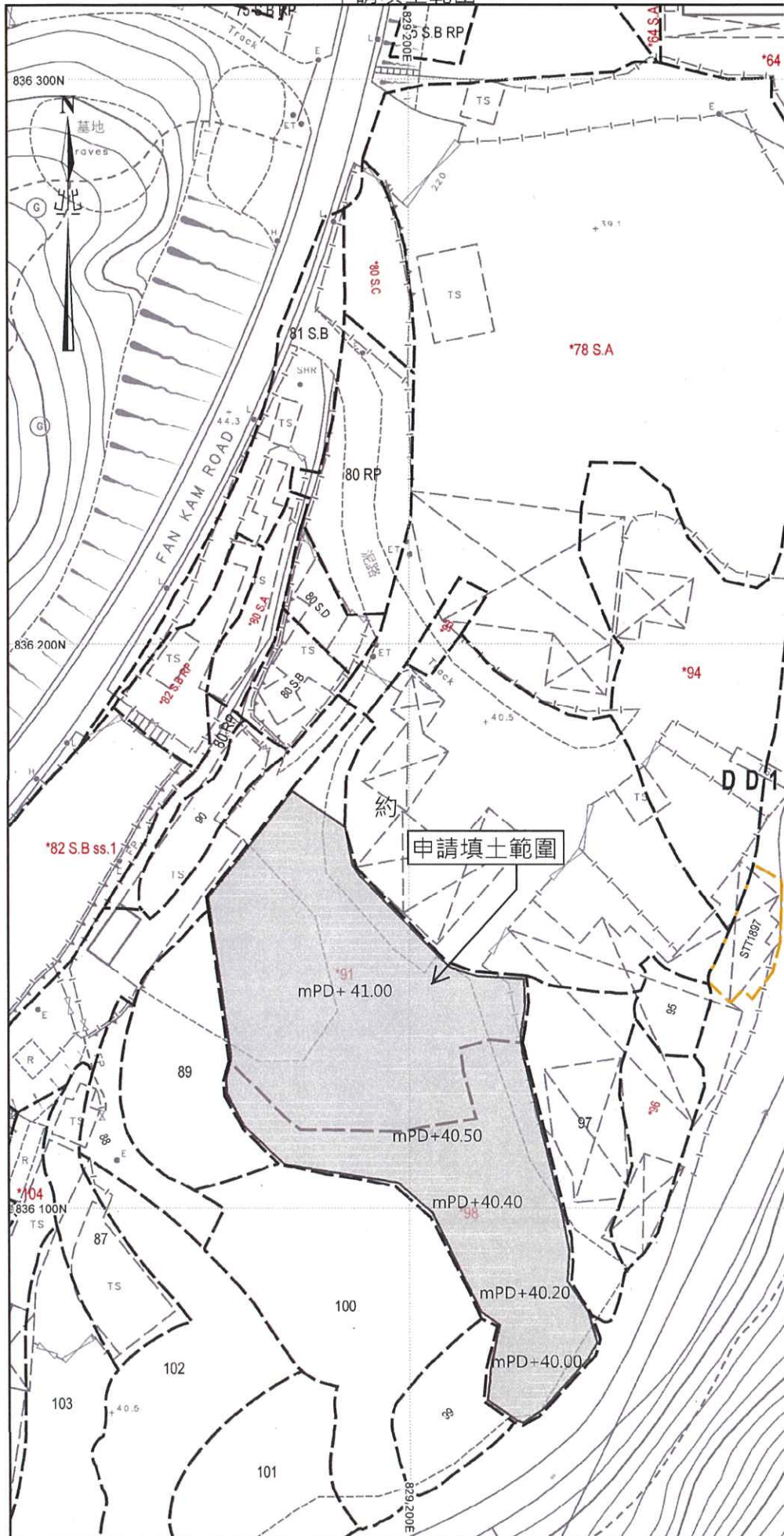
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

| | | | |
|---|--|---|--|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) | | |
| Location/address 位置/地址 | 元朗丈量約份第108約地段第91號(部份)98號99號100號及101 號. | | |
| Site area 地盤面積 | 6380 | 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) | | |
| Applied use/ development 申請用途/發展 | 擬議臨時可循環再造物料回收中心 (廢舊五金, 塑膠, 膠樽回收中心) 連附屬辦公室 (為期5年) | | |
| (i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 2426 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.38 <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 | 5 | |
| | Composite 綜合用途 | | |

| | | |
|--|--|--|
| (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) |
| | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Non-domestic 非住用 | 3-12 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) |
| | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | 1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Composite 綜合用途 | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| (iv) Site coverage 上蓋面積 | 38 % <input checked="" type="checkbox"/> About 約 | |
| (v) No. of units 單位數目 | | |
| (vi) Open space 休憩用地 | Private 私人 | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |
| | Public 公眾 | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |

布局圖







Re: A/YL-PH/95603/11/2023 18:26
From: sun wo wong
To: ltyip@pland.gov.hk, 城規會秘書處 <tpbpd@pland.gov.hk>
Follow Up:
Normal Priority.
History:
This message has been forwarded.

2 Attachments



申請填土範圍03-11-2023.pdf P10.pdf

A/YL-PH/956

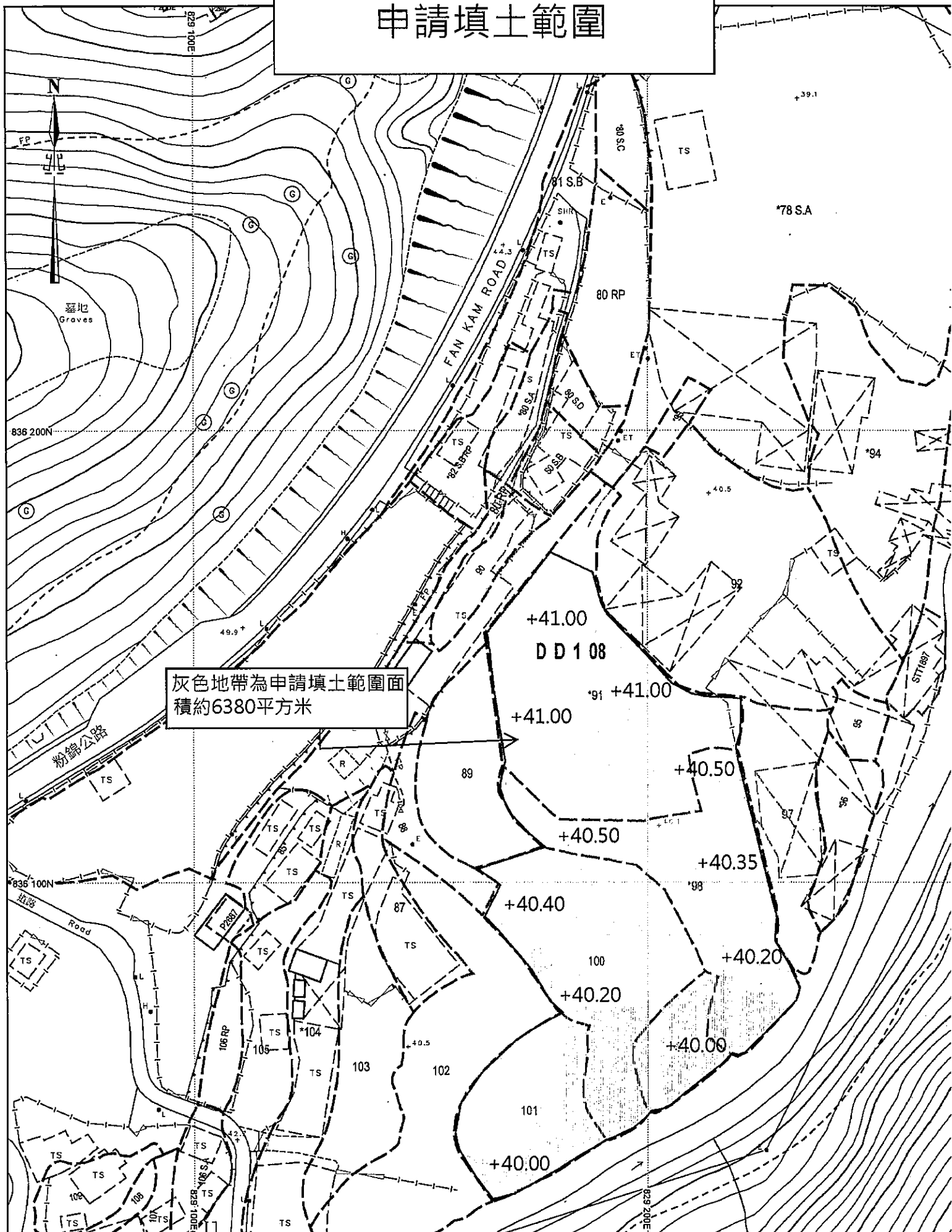
我等現存上新的一份填土範圍圖
取代之前交付貴會的填土範圍圖
另如獲批准有關西南方的土地，
我等只會用作車輛掉頭用途及走
火通道用途絕對不會用作存放回收物料。
代理人 Wiliam Wong

sun wo wong 於 2023年11月3日 週五 下午5:47寫道：

我等現存上新的一份填土範圍圖
取代之前交付貴會的填土範圍圖
另如獲批准有關西南方的土地，
我等只會用作車輛掉頭用途及走
火通道用途絕對不會用作存放回收物料。
代理人 Wiliam Wong

申請填土範圍

灰色地帶為申請填土範圍
面積約6380平方米



9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p> | <p>Yes 是</p> | <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p> | <p>No 否</p> | <p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及 或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 6380 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.15 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p> | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

