

2023年 7月 3 日

Appendix I of RNTPC  
Paper No. A/YL-PH/963A

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

3 JUL 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](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](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PH/1963
	Date Received 收到日期	3 JUL 2023

- 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/tpp/>. 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/tpp/>)。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)

SKY SCORE (CHINA) LIMITED

嘉天(中國)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68號(部分),  
69B分段(部分), 70號(部分), 及71號餘段(部分)

(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 ..... 3560 ..... sq.m 平方米 ☐ About 約  
☒ Gross floor area 總樓面面積 ..... 3079 ..... 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)

..... N/A ..... 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	露天貨倉(存放重型建築機械)  (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"<sup>\*\*\*</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>\*\*\*</sup> (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"<sup>\*\*\*</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>\*\*\*</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>\*\*\*</sup>.  
並不是「現行土地擁有人」<sup>\*\*\*</sup>。

- ☐ 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)"<sup>\*\*\*</sup>.  
根據土地註冊處截至 ..... 2023 ..... 年 ..... 5 ..... 月 ..... 29 ..... 日的記錄，這宗申請共牽涉 ..... 1 ..... 名「現行土地擁有人」<sup>\*\*\*</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>\*\*\*</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>\*\*\*</sup> 的同意。

Details of consent of "current land owner(s)" <sup>***</sup> obtained 取得「現行土地擁有人」 <sup>***</sup> 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. 如上述任何方格的空間不足，請另頁說明)

- ☒ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 1 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)
1	Lots 68,69SB,70,71RP in D.D.108	24-06-2023

(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)<sup>&</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>遞送要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會<sup>&</sup>

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。

## (i) For Type (i) application 供第(i)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 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> 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

**(ii) For Type (ii) application 供第(ii)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 <p>(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))</p>
(b) Intended use/development 有意進行的用途/發展	

**(iii) For Type (iii) application 供第(iii)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/構造物(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/構造物的尺寸 (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>	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/構造物的尺寸 (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/構造物的尺寸 (米) (長 x 闊 x 高)												
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)															

**(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 From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☐ Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
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 From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ 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·廢紙及布匹)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	..... 3079 ..... sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.865 .....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 80 ..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 3 .....	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1-2 ..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 屬地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 屬地庫	
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 ..... 232 ..... 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 area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)  
政府、機構或社區設施 .....☒ 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)

回收中心 2600平方米

員工休息室232平方米

電力裝置室15平方米

☐ 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]
回收中心	1	回收中心面積2600平方米高12米(1層)
臨時辦公室	2	上層臨時辦公室面積232平方米
電力裝置控制室	1	下層員工休息室面積232平方米X高6米(2層)
		電錶房

## (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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是          No 否</p>	<p><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</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是          No 否</p>	<p><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</p> <p>Private Car Parking Spaces 私家車車位 <span style="float: right;">2</span></p> <p>Motorcycle Parking Spaces 電單車車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p>
<p>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?</p>	<p>Yes 是          No 否</p>	<p><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</p> <p>Taxi Spaces 的士車位 <span style="float: right;">_____</span></p> <p>Coach Spaces 旅遊巴車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <span style="float: right;">2</span></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p>

## 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。

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?	<b>Yes</b> 是	<input type="checkbox"/> Please provide details 請提供詳情  
	<b>No</b> 否	<input checked="" type="checkbox"/>
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。)	<b>Yes</b> 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)
		<input type="checkbox"/> Diversion of stream 河道改道
		<input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約
		<input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約
		<input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約
	<b>No</b> 否	<input checked="" type="checkbox"/>
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
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)		

**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。

現址存放重型機械多年，我等得到業權人同意將上述地段轉租給我等開設臨時回收中心，現時香港回收業因土地不足，令至有大量可回收的廢紙，工廠承餘的布匹衣物被送到堆填區，因此我等決定開設回收中心希望能為香港出點力量，減少堆填區的壓力，懇請貴會給與批准事次申請。

我等營業時間為每日上午8時至下午6時，星期日及公眾假期休息。

有關回收後的物品處理方式：

廢紙回收後現將分類，再放進油壓機壓實為一立方米的實體方便運輸車輛運往內河碼頭轉運回國內處理。

布匹及成衣，我等收習回來後，先用人手分類，完齊的會裝箱運往非洲國家出售如破爛的會將其放在油壓機內壓實為一立方米的實體方便運輸車輛運往內河碼頭轉運回國內處理。

而廢舊五金收習回來後，只作初步處理，再放在捆扎機內扎實後亦係運往內河碼頭轉運回國內處理。

回收中心內不會進行清走廢料的工作，在分類其間如有不適合回收的物品或垃圾我等會運往堆填區，絕對不會在場內進行焚燒，溶解的工作。

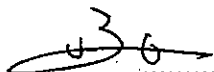
同時場內將會設置2部叉式起載車(叉車)，以方便在場內的運輸工作。

**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

19-06-2023

(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<sup>②</sup>

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68號(部分), 69B分段(部分), 70號(部分), 及71號餘段(部分)		
Site area 地盤面積	3560 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A 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, 廢紙及布匹)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	3079 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.865 <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	3	
	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	3.5-12 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)
		1-2 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)
	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	80 % <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
<b>Plans and Drawings 圖則及繪圖</b>		
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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
雨水排放建議圖 申請地點位置圖		
<b>Reports 報告書</b>		
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"/>

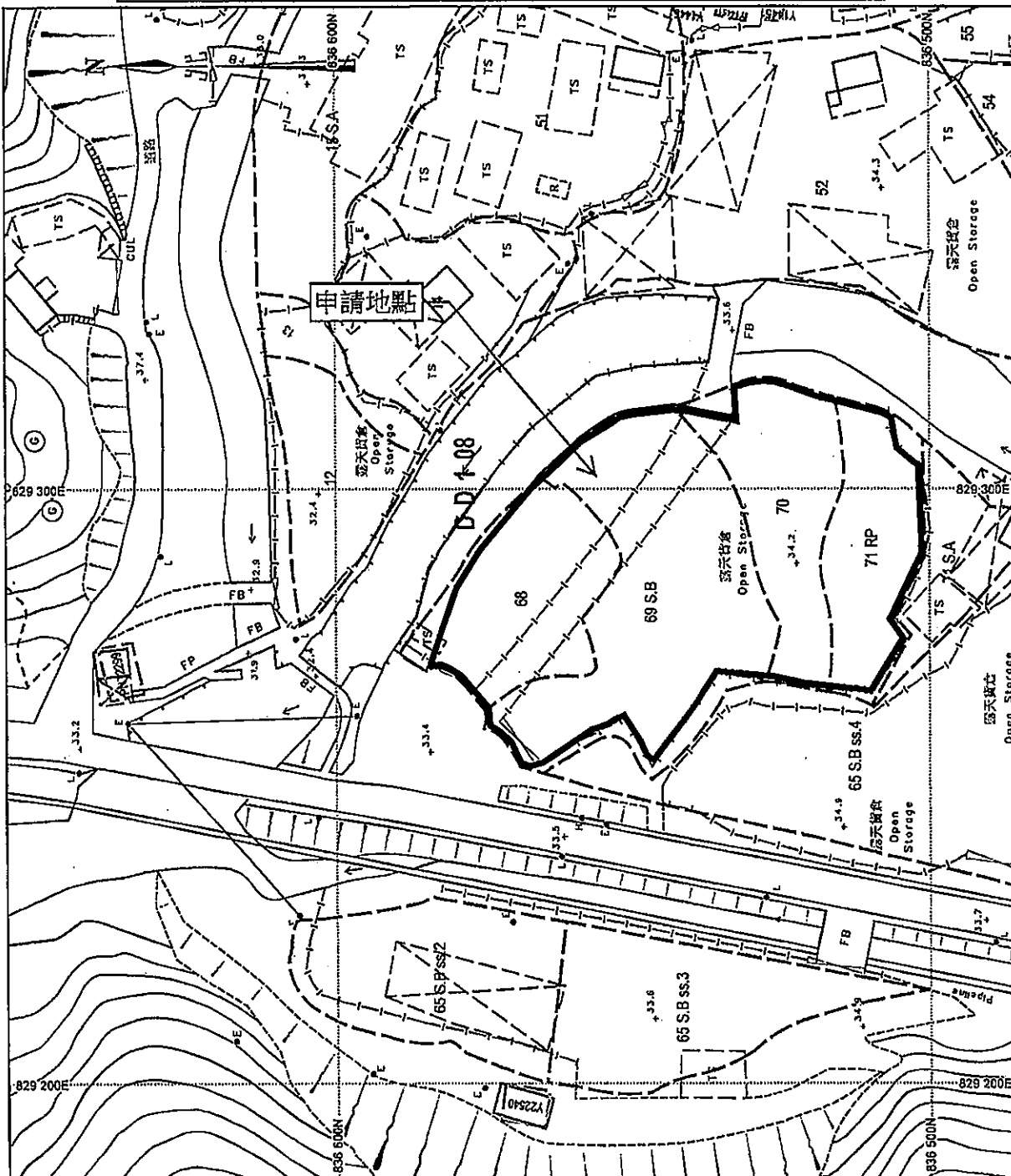
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

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.

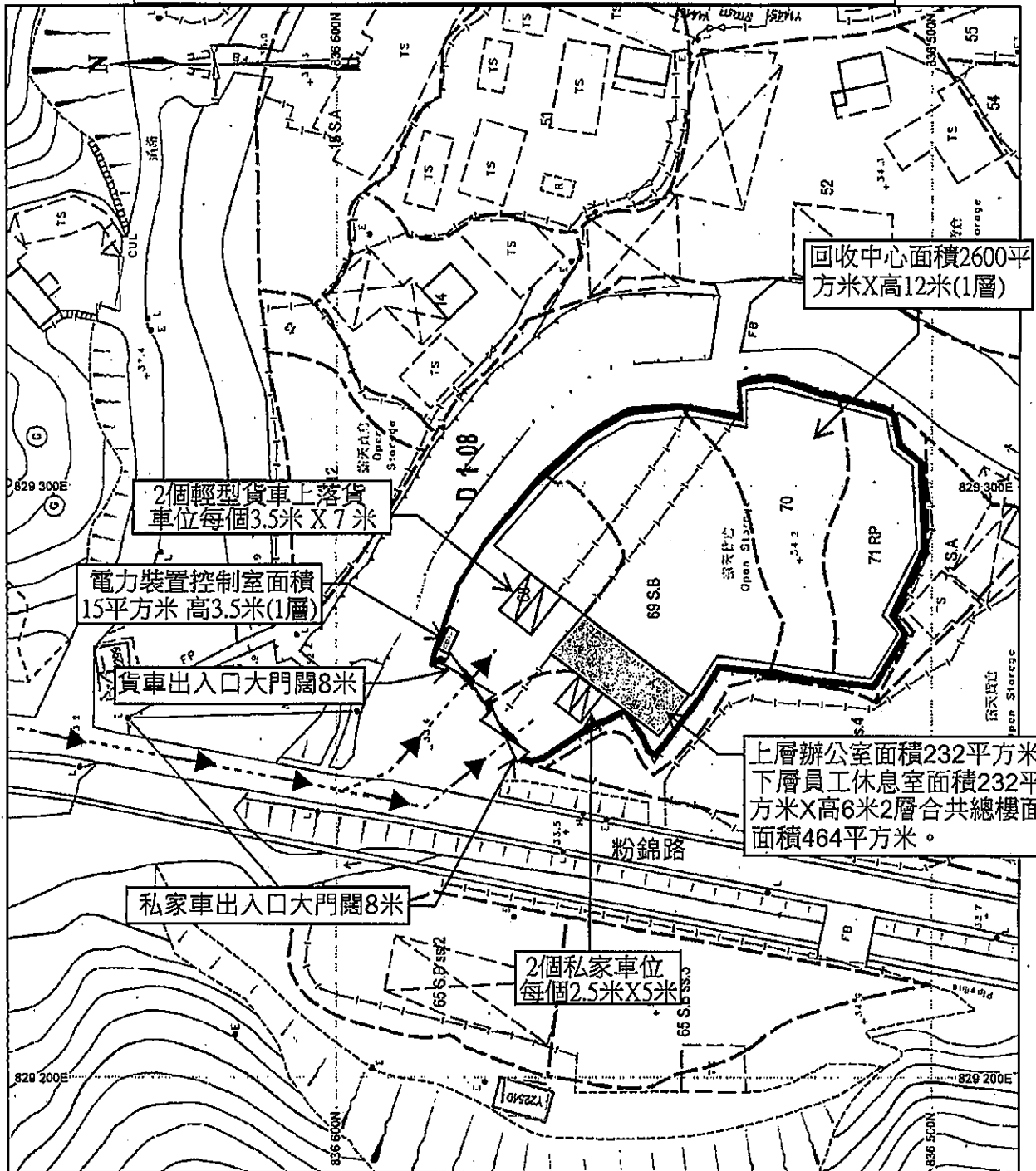
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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### 申請地點位置圖



# 布局圖







# 雨水排放建議圖

Calculation for channels:

Catchment Area of site

Site Catchment Area = 3560 m<sup>2</sup>

= 0.003560 km<sup>2</sup>

Peak runoff in m<sup>3</sup>/s = 0.278 x 0.95 x 250 mm/hr x 0.003560 km<sup>2</sup>

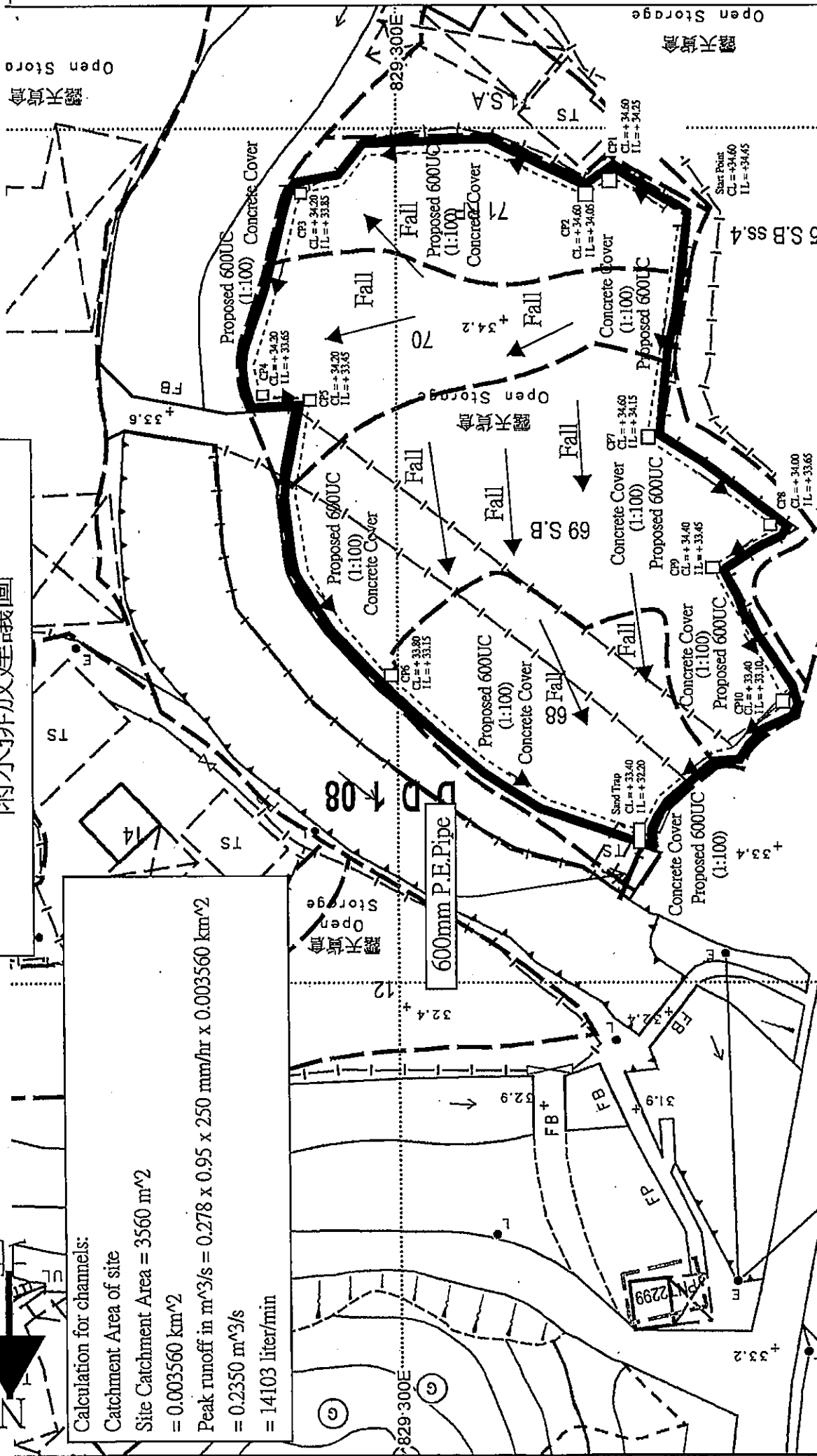
= 0.2350 m<sup>3</sup>/s

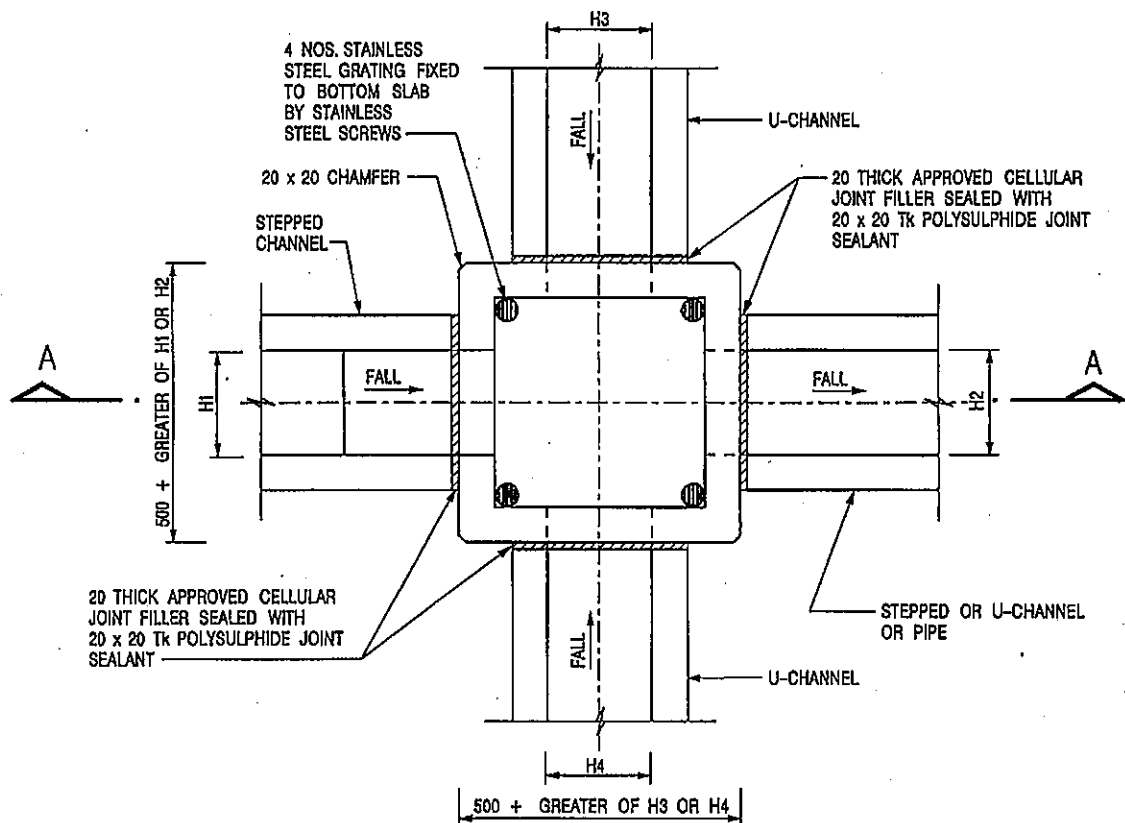
= 14103 liter/min

600mm P.E. Pipe

Note

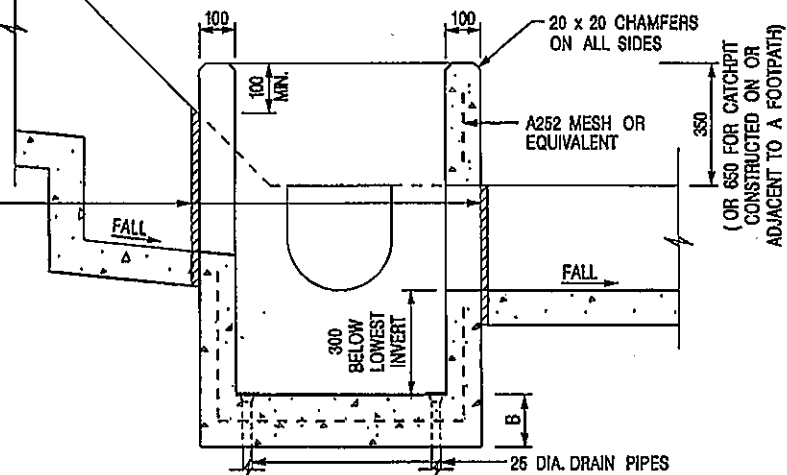
1. Catchpit (CP19) with desilting facility shall follow CEDD's standard drawing No. C2406I.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. The inverted level of the connection point shall be verified on site prior the commencement of work
4. Grating Concrete Cover follows CEDD's standard drawing No. C2412E: U-CHANNELS WITH PRECAST CONCRETE SLABS





NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	180
675 - 900	175

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




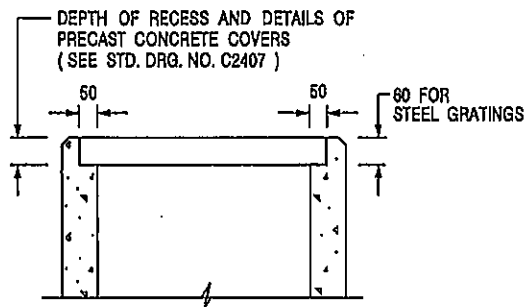
SECTION A - A

**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
 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		DRAWING NO. C2406 /1	
SCALE 1: 20		DATE JAN 1991	




**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
 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		
SCALE 1 : 20		DRAWING NO.
DATE JAN 1991		C2406 / 2

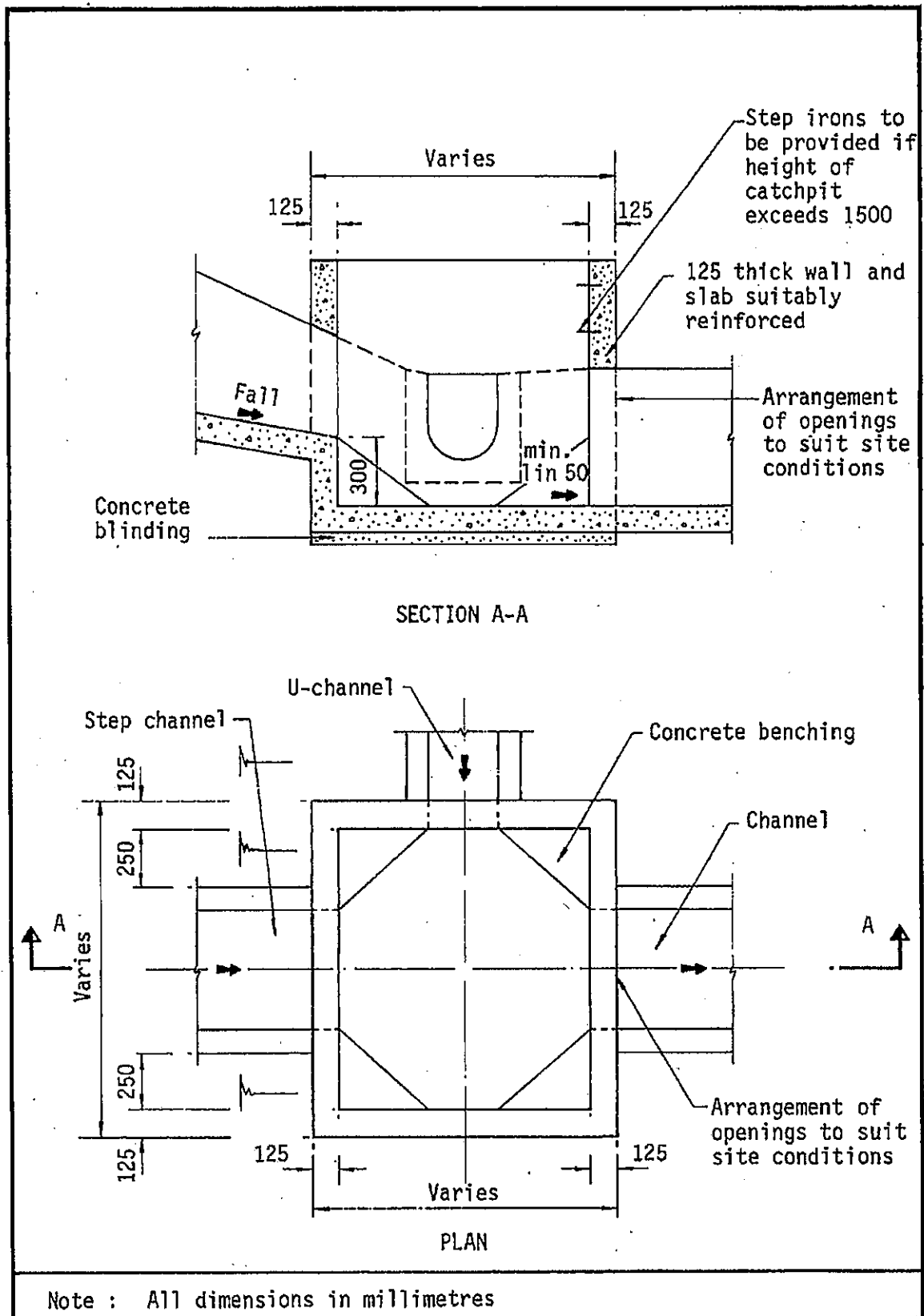


Figure 8.10 - Typical Details of Catchpits

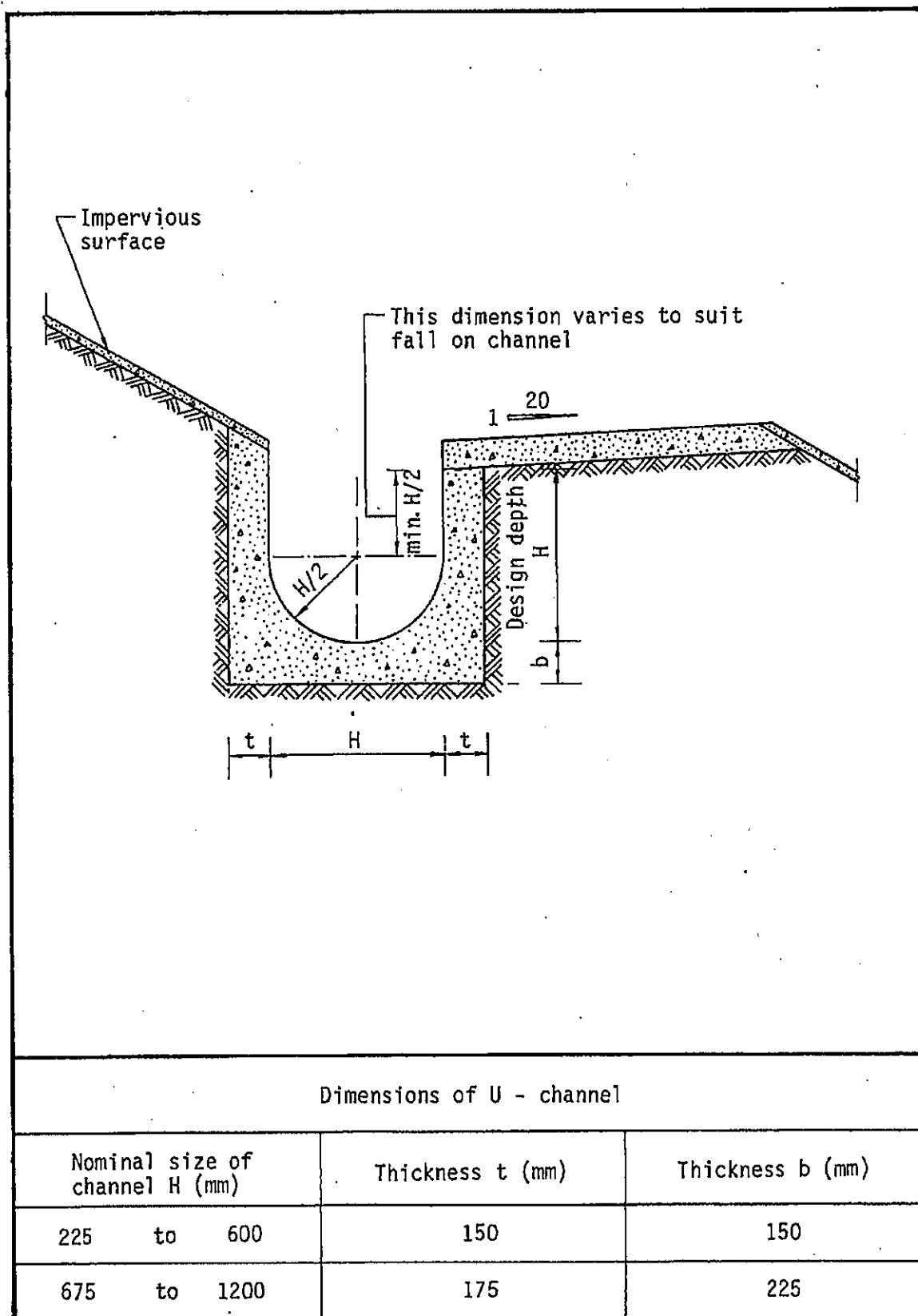
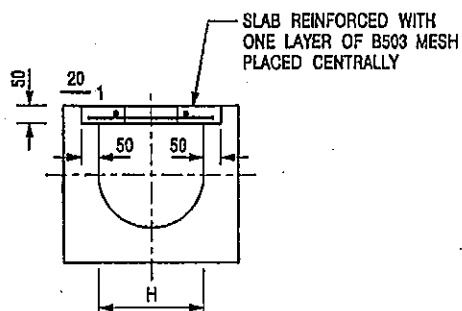
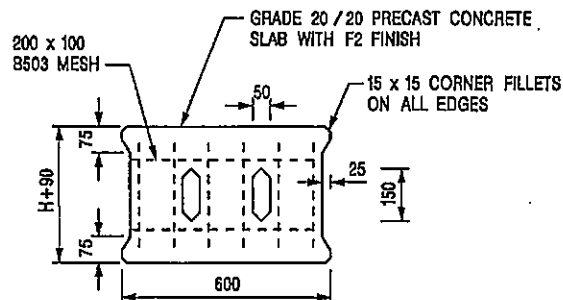


Figure 8.11 - Typical U-channel Details



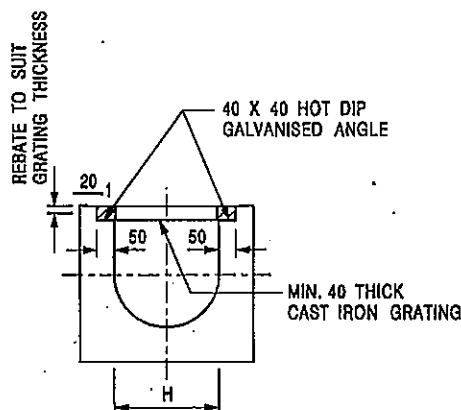
TYPICAL SECTION



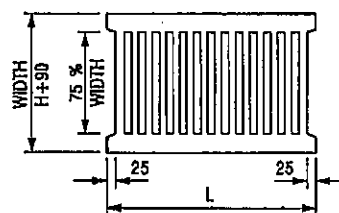
PLAN OF SLAB

### 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

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



**DD108 LOT 68**  
07/07/2023 10:59

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

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History: This message has been forwarded.

1 attachment



P 7,11,14.pdf

**(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、廢紙及布匹)連附屬辦公室  
(為期5年) 和相關填土工程

(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	..... 3079 ..... sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.865 .....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 80 ..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 3 .....	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1-2 ..... 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



**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。

現址存放重型機械多年，我等得到業權人同意將上述地段轉租給我等開設臨時回收中心，現時香港回收業因土地不足，令至有大量可回收的廢紙，工廠承餘的布匹衣物被送到堆填區，因此我等決定開設回收中心希望能為香港出點力量，減少堆填區的壓力，懇請貴會給與批准事次申請。

我等營業時間為每日上午8時至下午6時，星期日及公眾假期休息。

有關回收後的物品處理方式：

廢紙回收後現將分類，再放進油壓機壓實為一立方米的實體方便運輸車輛運往內河碼頭轉運回國內處理。

布匹及成衣，我等收習回來後，先用人手分類，完齊的會裝箱運往非洲國家出售如破爛的會將其放在油壓機內壓實為一立方米的實體方便運輸車輛運往內河碼頭轉運回國內處理。

而廢舊五金收習回來後，只作初步處理，再放在捆扎機內扎實後亦係運往內河碼頭轉運回國內處理。

回收中心內不會進行清走廢料的工作，在分類其間如有不適合回收的物品或垃圾我等會運往堆填區，絕對不會在場內進行焚燒，溶解的工作。

同時場內將會設置2部叉式起載車(叉車)，以方便在場內的運輸工作。

同時申請地點在90年代中期已被填上硬地面，現時地面高度係mPD+33.40至34.60。在是次申請我等不會改現有地面的狀況。

## 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68號(部分), 69B分段(部分), 70號(部分), 及71號餘段(部分)		
Site area 地盤面積	3560	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	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, 廢紙及布匹)連附屬辦公室 (為期5年) 和相關填土工程		
(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	3079 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.865 <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	3	
	Composite 綜合用途		

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



**Fw: A/YL-PH/963**

**From:** sun wo wong <

**Sent:** Wednesday, October 25, 2023 6:43 PM

**To:** 城規會秘書處 <tpbpd@pland.gov.hk>; rklpun@pland.gov.hk

**Subject:** A/YL-PH/963

此郵件係取代剛才下午5:43分發給貴會的文件

我等已取得打石湖村村民的諒解同取消對我們的反對書現連同村民的取消書函一同附上，另外其他部門的議見我等已初步完成，在短時間內一並附上



代理人黃新和村民及村長取消反對書已簽署.pdf

有關臨時可循環再造物料回收中心

A/YL-PH/963

我等為打石湖村居民早前向貴會提出反對上述個案的申請，現申請人與我等村民及村長張少堅先生共同會面後，得知其公司只回收廢紙和布匹，而廢舊五金只是附帶經營，在會上其代表詳細解釋回收中心的運作方式及交通安排，而回收中心亦遠離民居，因此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. 不會在場內進行分解金屬物品。
2. 禁止在場內進行燃燒，溶解，清洗及撕碎工作。（塑膠，金屬）
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，將會減低空氣對鄰近地方的影響。
6. 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 張德良 宋有興 張丁球 張金輝

張蘭芳 張永光 張偉光 鄭定民

宋記德 張金華 勞倩芳 羅玉彩

張少堅 宋瑞其

打石湖村村代表 張少堅 簽署

06-10-2023



A/YL-PH/96311/11/2023 13:18

From: sun wo wong

To: 城規會秘書處 <tpbpd@pland.gov.hk>, ltyip@pland.gov.hk

Follow Up:

Normal Priority.

History:

This message has been forwarded.

6 Attachments



回應渠務署的提問11-11-2023.pdf 雨水排放建議圖19-06-2023.pdf 渠大樣圖11-11-2023.pdf



SAND TRAP 11-11-2023.pdf 橫切面圖11-11-2023.pdf 場地圖片 11-11-2023.pdf

回應DSD的提問

Comments from Driange Services Department

Please find the following comments on the submitted drainage proposal.

1. Please provide a R-to-C table addressing below comments for reference.
2. Please advise if any site formation/ land filling works to be carried out under this application.

Please note that the overland flow from the adjacent lands should not be affected.

在是次申請中我等不會進行平整地盤的工作(包括填土及挖土)，

3. Please demonstrate with hydraulic calculations, with catchment plan, that all proposed/ existing drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands. The catchment area should include the adjacent lands from southern side of the application site.

我等備妥新 1 份雨水流量評估隨函附上，而近南則的鄰近地帶與我等的水平基準相差 0.3 米至 2 米 (橫切面圖內清楚顯示。)

4. The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drains, DO/YL should be consulted.

有關我等排水出口位於政府土地上，如獲得批准，我等會在動工前向元朗地政處作出申請及和相關村代表取得其同意後我等才會進行有關的渠務工程。

5. The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. Please provide site photos to show existing condition of the existing drainage facilities which receives the discharge from the application site.

現時申請場地並沒有設置排水渠，所有雨水全部經由地表流至政府河道(附件現時場地相片)日後如獲得批准我等將會建設排水渠將有關場地收集的雨水排至政府河道。

6. Please provide hydraulic calculations for the proposed discharging drainage facility demonstrating its capacity to cater for the surface runoff from the entire application site.

我等備妥新 1 份雨水流量評估隨函附上

7. Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.

我等將會在地界周邊設置圍板，設置圍板時會將圍板設置離地 0.15 米，方便鄰近地方的雨水經由我等渠道流至政府河道

8. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.

我等備妥新的橫切面圖隨函附上

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

我等會小心留意排水渠的保護工作，包括我等鄰近的政府河道保持暢通。

10. The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.

有關我等排水渠及排水渠出口的建設，如獲得批准，我等會在動工前向元朗地政處作出申請及和相關村代表取得其同意後我等才會進行有關的渠務工程。

11-11-2023





# 雨水排放建議圖

Calculation for channels:

Catchment Area of site

Site Catchment Area = 3560 m<sup>2</sup>

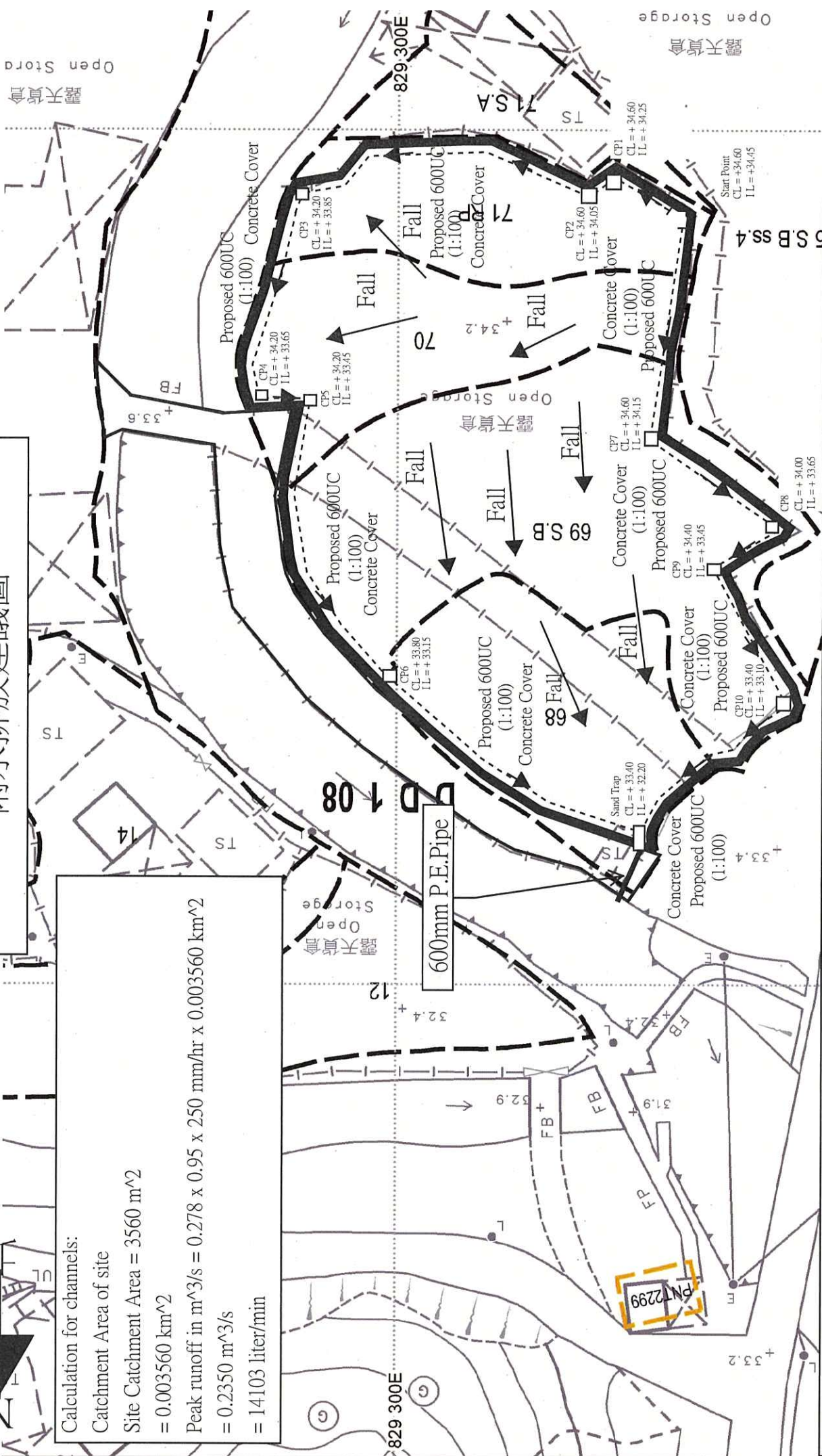
= 0.003560 km<sup>2</sup>

Peak runoff in m<sup>3</sup>/s = 0.278 x 0.95 x 250 mm/hr x 0.003560 km<sup>2</sup>

= 0.2350 m<sup>3</sup>/s

= 14103 liter/min

600mm P.E.Pipe



Note

1. Catchpit (CP1-CP10) 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



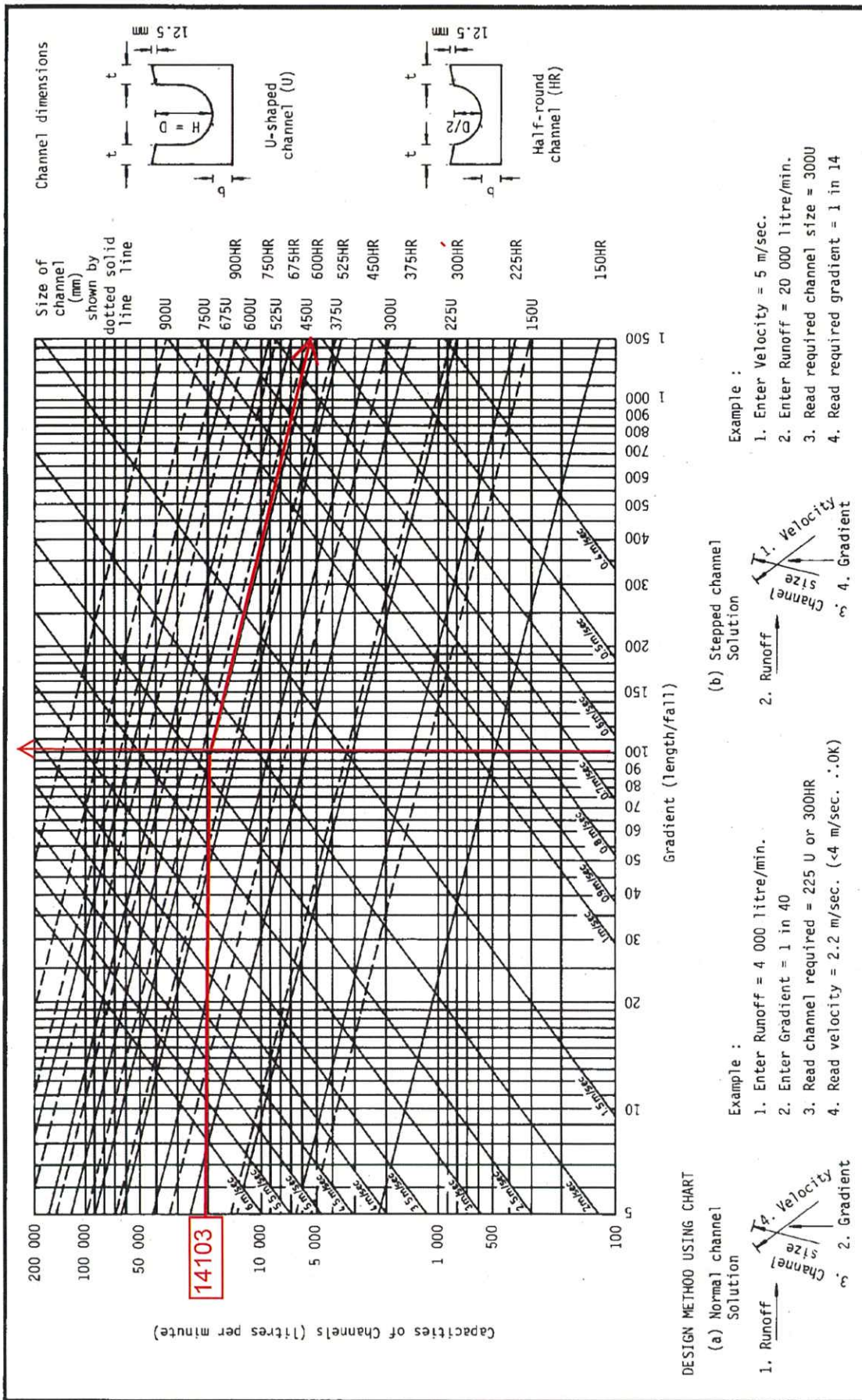
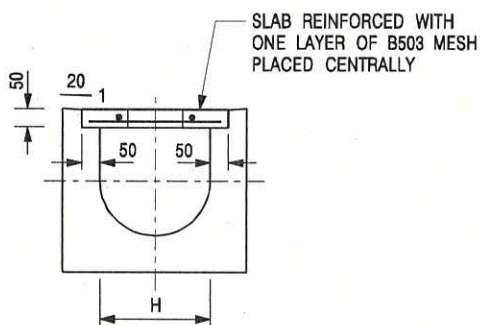
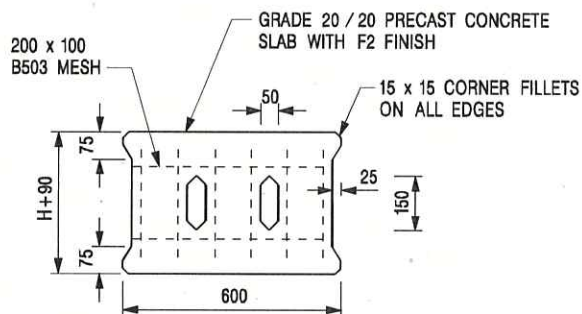


Figure 8.7 - Chart for the Rapid Design of Channels



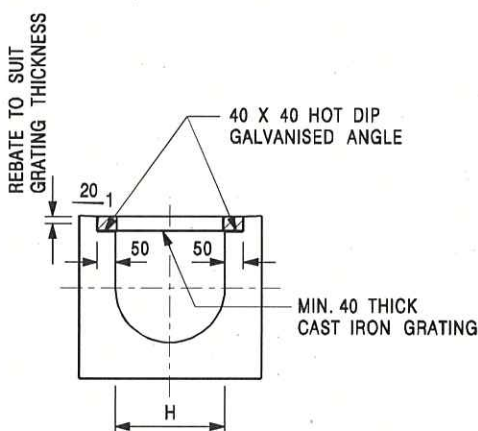
**TYPICAL SECTION**



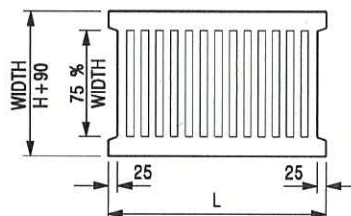
**PLAN OF SLAB**

### 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**

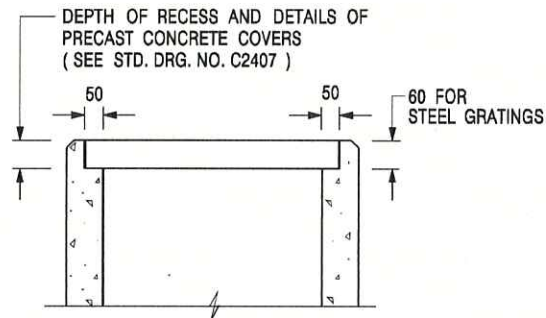
**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**  
**C2412E**








**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
 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		<b>SCALE</b> 1 : 20	
		<b>DATE</b> JAN 1991	
		<b>DRAWING NO.</b> C2406 /2	

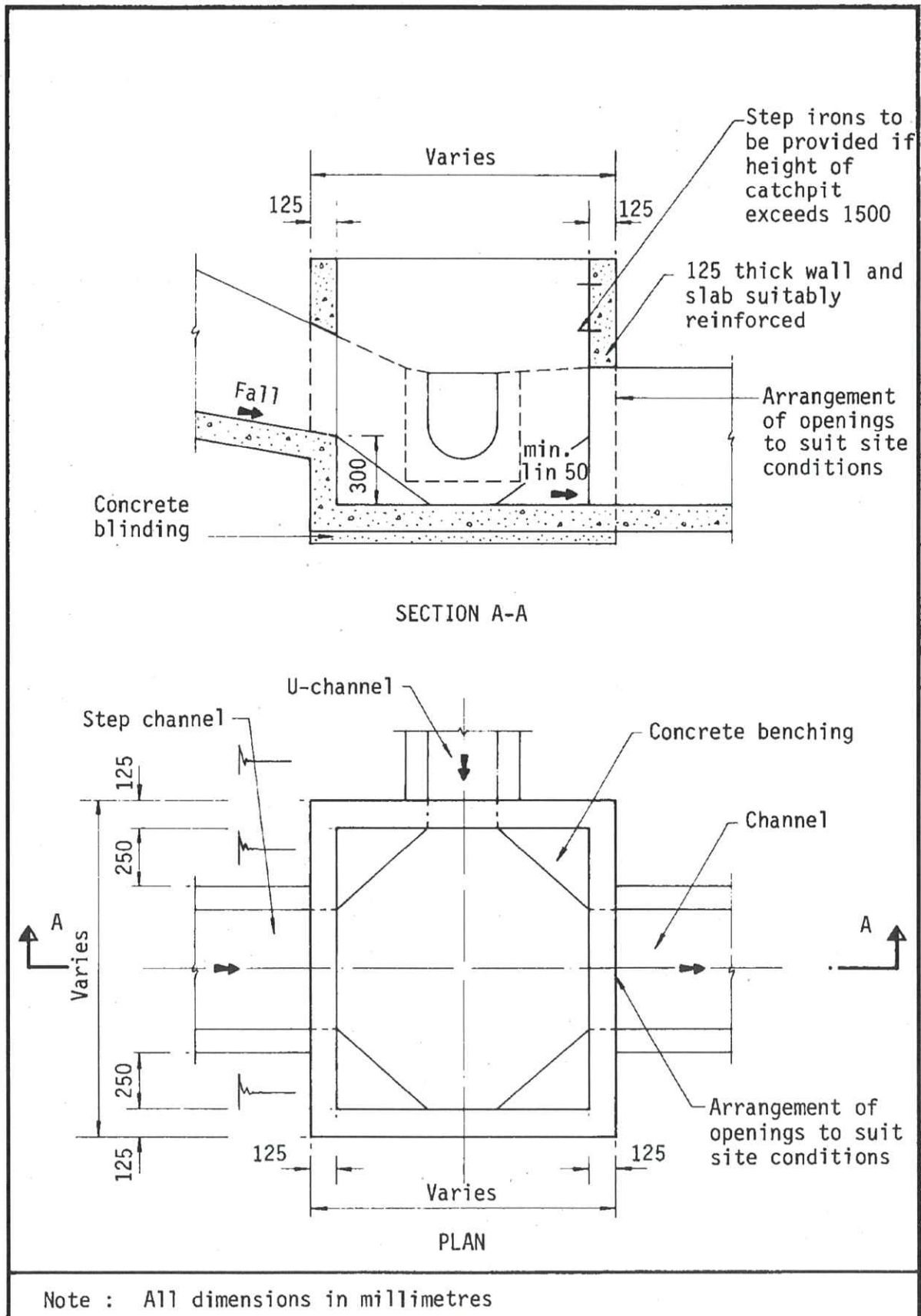
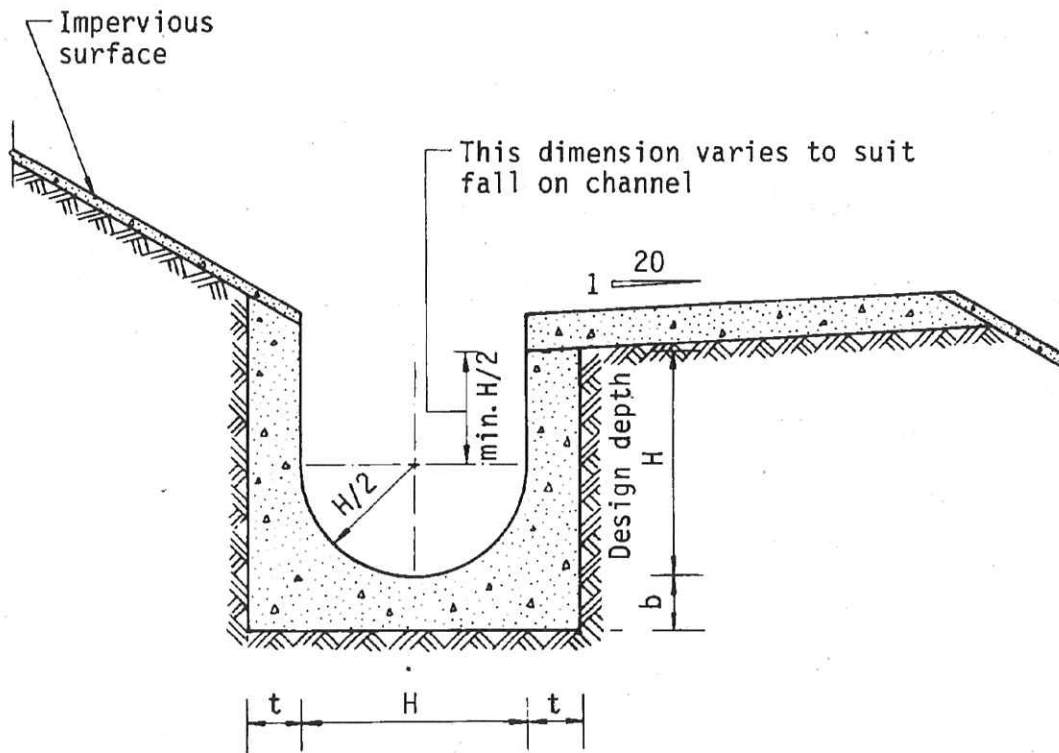


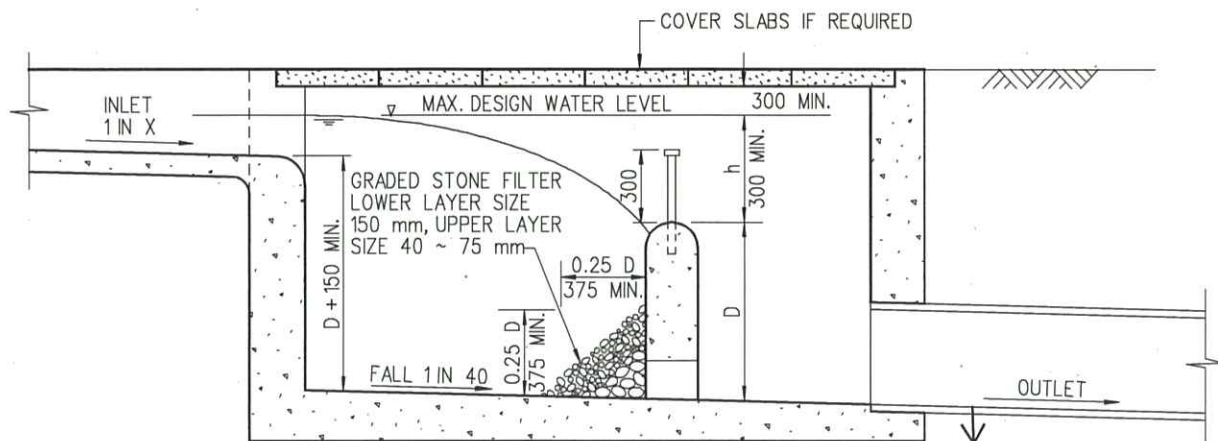
Figure 8.10 - Typical Details of Catchpits



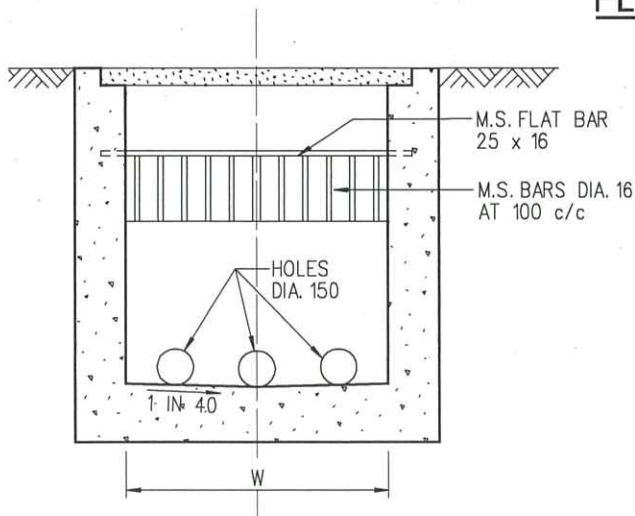
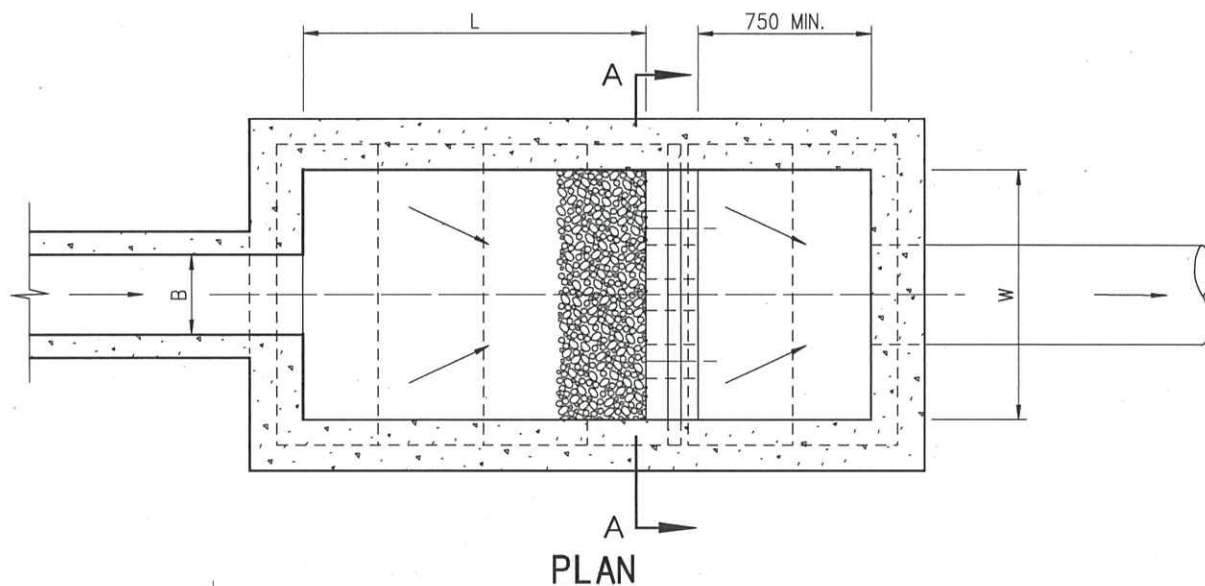
Dimensions of U - channel

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



**LONGITUDINAL SECTION**



**SECTION A-A**

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NORMALLY FOR DRAINS OF 900 mm DIA. AND BELOW. FOR BIGGER DRAINS AND STEEP TERRAIN, SAND TRAP SHOULD BE SPECIALLY DESIGNED.
3. SIZE  
DEPTH :  $D \leq 750$   
WIDTH :  $W \geq 3B$   
LENGTH :  $4.8D^{0.87} h^{0.5} X^{0.5} \geq 4B$
4. GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
5. CAPACITY D W L TO BE ACCORDING TO SIZE AND NATURE OF CATCHMENT, PROVIDING DETENTION TIME NOT LESS THAN 5 MINUTES FOR MAX. DESIGN FLOW OF INLET.

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

**SAND TRAP**

**DRAINAGE SERVICES DEPARTMENT**

REFERENCE

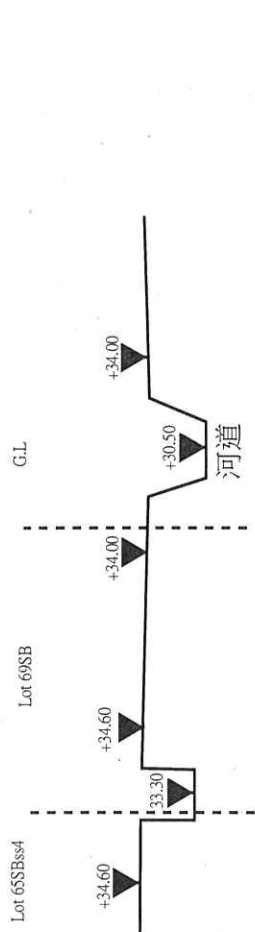
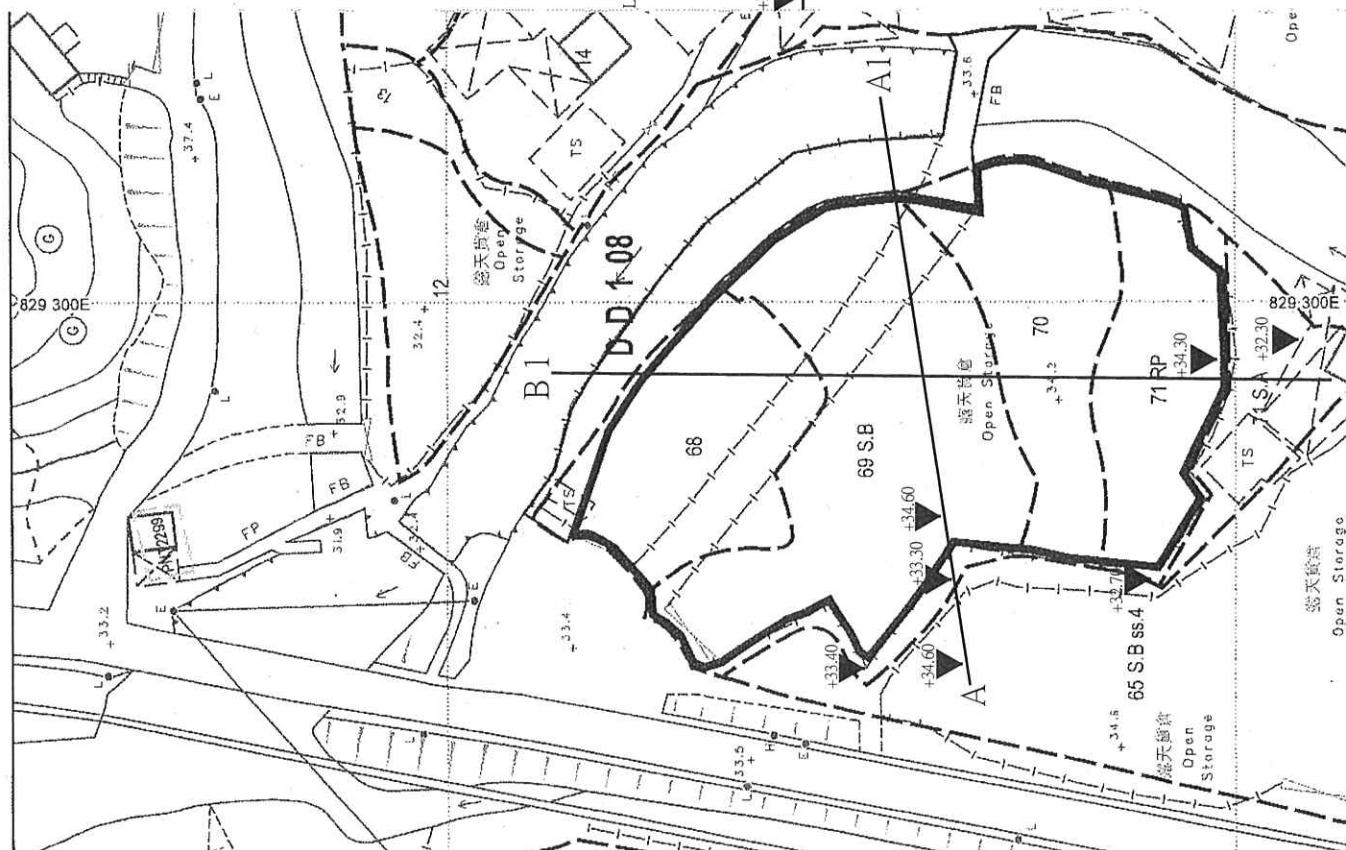
DRAWING No.

SCALE

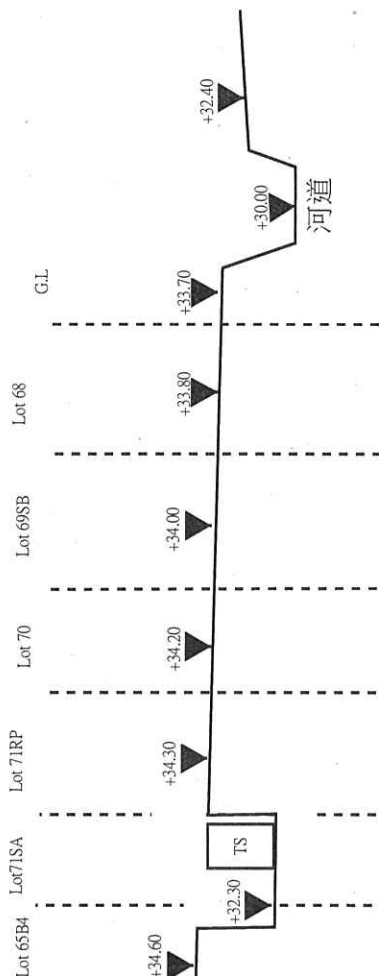
DIAGRAMMATIC

**DS 1025B**



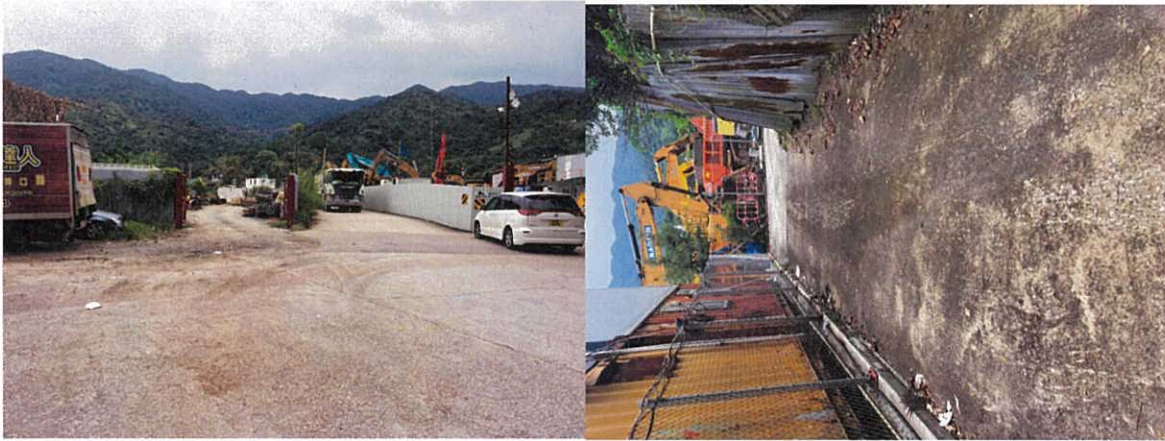


SECTION A---A1



SECTION B---B1







Re: Departmental Comments - A/YL-PH/96316/11/2023 18:52  
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.

4 Attachments



回應運輸署的擬問15-11-2023.pdf 車輛流量評估15-11-2023.pdf 車輛出入模擬圖15-11-2023.pdf



回應環保問題15-11-2023.pdf

## A/YL-PH/963

回應運輸署及環保問題



A/YL-PH/963

回應運輸署的疑問

Comments from the Environmental Protection Department dated 12.8.2023

3. To facilitate our review on the application, the applicant should clarify:

(a) whether all the recycling process/workshop activities will be carried out in the enclosed structures;

有關回收場車輛流量評估經已制定，連附此函一並附上

(b) whether other workshop/recycling activities such as washing, shredding, polishing of recyclable materials, will be conducted at the site;

等已制定車輛進出模擬圖連同此函一並附上

(c) whether the storage of recyclable materials would be in enclosed structure or open storage; and

我等已在車輛進出模擬圖內顯示出入口的闊道為 8 米

(d) any vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, is allowed to enter/exit or to be parked/stored on the Site

我等已在車輛進出模擬圖內顯示

A/YL-PH/963  
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

(輕型貨車)

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

(輕型貨車)

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

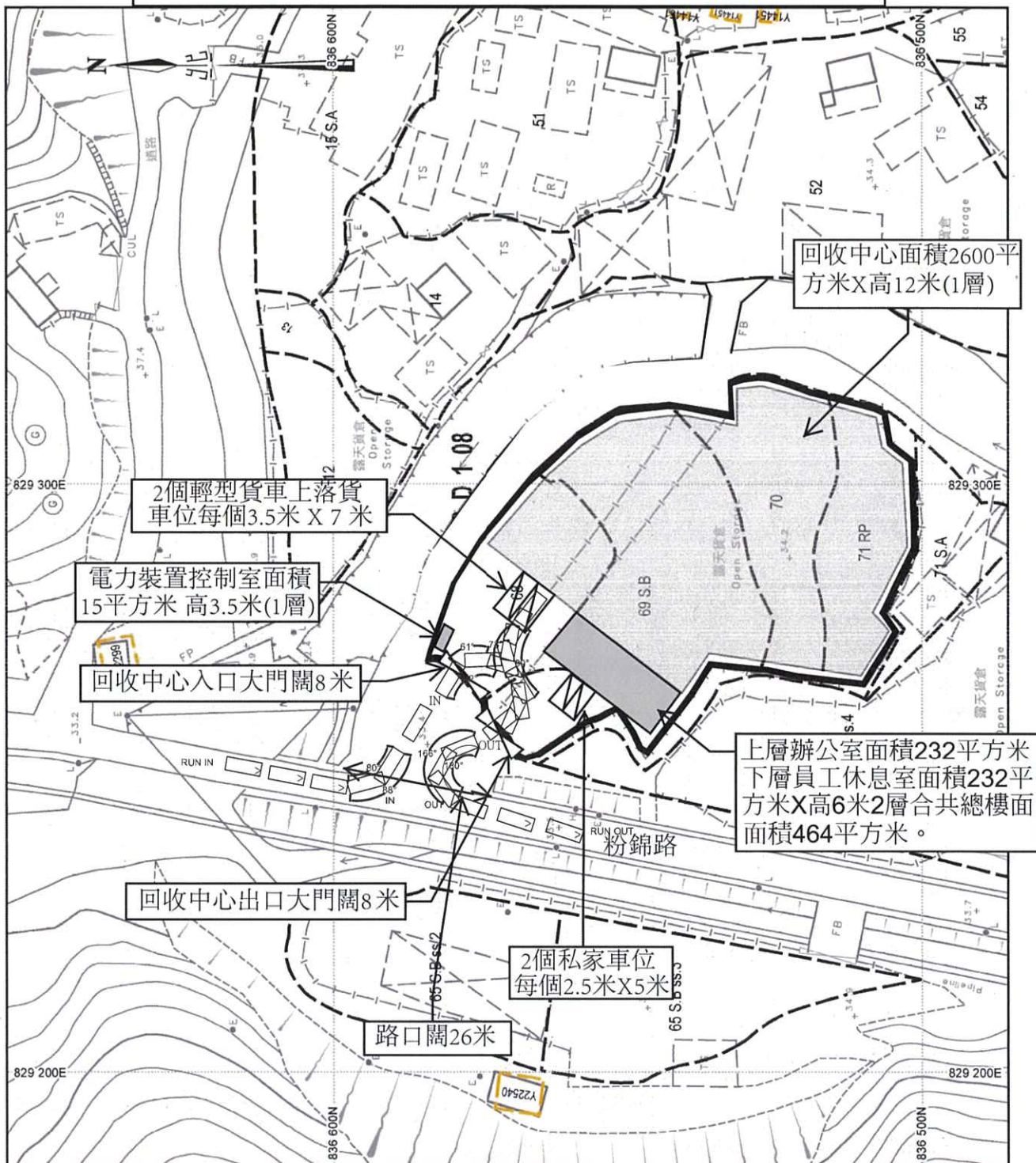
以上為我等回收中心預計車輛流量計評估。

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

15-11-2023

車輛出入模擬圖





有關環保及環境影響問題，我等作出以下回應

A) The only previous application was rejected in 1995

The proposed development is not in line with the planning intention of the "Residential (Group D)" ( || R(D) ) zone which is to improve and upgrade the existing domestic accommodations. Although the development is temporary in nature, no strong justifications have been submitted to merit a departure from the planning intention;

有關上述申請已經係 28 年前，當時的環境與現時已完全不同，同區鄰近地方亦有類似的申請獲得批准，計有 A/YL-PH/869

擬議臨時露天存放建築機械（為期 3 年）

元朗八鄉丈量約份第 108 約地段第 55 號（部分）

A/YL-PH/954

擬議臨時物流中心及附屬泊車位（為期 3 年）

元朗八鄉丈量約份第 108 約地段第 15 號 B 分段（部分）

A/YL-PH/956

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

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

A/YL-PH/806

擬議臨時可循環再造物料回收中心（成衣及布匹回收中心連附屬辦公室）（為期 3 年）

元朗八鄉粉錦公路丈量約份第 108 約地段第 64 號 A 分段、第 73 號 B 分段第 4 小分段及第 76 號 B 分段餘段和毗連政府土地(前為丈量約份第 108 約地段第 77 號餘段)

而我等是次申請係符合規劃許可第二欄內，向城市規劃委員會作出申請時有機會獲得批准。

(b) The proposed development is not compatible with the nearby residential developments and agricultural activities;

申請地點在 28 年前已被改作露天存放（貨倉）用途，我等是次申請只希望能依正手續向城市規劃委員會作出申請，而可循環再造環保回收中心在規劃許可第二欄內，經批准後在有條件下可獲得臨時許可。

(c) No detailed landscaping proposal has been included in the submission;

如有須要時我等同意城市規劃委員會在有條件內附加我等設置美化環境的要求。

(d) The approval of the application will set an undesirable precedent for similar applications which will lead to general degradation of the area

以下兩個個案亦為同類申請及獲得批准。因此我等申請並非開創先例。

A/YL-PH/956

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

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

A/YL-PH/806

擬議臨時可循環再造物料回收中心（成衣及布匹回收中心連附屬辦公室）（為期 3 年）

元朗八鄉粉錦公路丈量約份第 108 約地段第 64 號 A 分段、第 73 號 B 分段第 4 小分段及第 76 號 B 分段餘段和毗連政府土地(前為丈量約份第 108 約地段第 77 號餘段)

而我等是次申請係符合規劃許可第二欄內，向城市規劃委員會作出申請時有機會獲得批准。

As the site is close to homes and the proposed operation can create environmental issues such as noise, air and soil pollution, fire hazard, members must consider the welfare of local residents.

我等申請地點的運作全部設置在場房內，不會在露天地方進行任何工序，有關露天地方只會用作車輛掉頭及走火通道，絕對不會在露天地方存放回收回來的貨物，同時廠房在工作其間面向東北面的通風氣窗將會關閉，防止場房噪音影響東北方向的民居，我等場地與東北方的寮屋相隔超過 22 米，同時亦有一條河道相隔，因此我等回收中心絕對不會破壞現有的環境，同時我等場地絕對不會作行破碎，溶解，燃燒，清洗工序。在此我等懇請貴會批准是次申請。

代理人 黃新和

15-11-2023





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

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寄件者:

寄件日期:

收件者:

tpbpd/PLAND

副本:

主旨:

Fw: S.16 Planning application no. A/YL-PH/963 - Departmental Comments - FIs received on 25.10.2023, 13.11.2023 and 17.11.2023

附件:

申請地點與騎術中心的距離07-12-2023.pdf; 現有場地相片位置說明07-12-2023.pdf; 場地圖片說明 07-12-2023.pdf; 雨水排放建議出水口位置圖07-12-2023.pdf; 橫切面圖 07-12-2023.pdf

---

From: sun wo wong

Sent: Thursday, December 7, 2023 11:41 PM

To:

Subject: Re: S.16 Planning application no. A/YL-PH/963 - Departmental Comments - FIs received on 25.10.2023, 13.11.2023 and 17.11.2023

A/YL-PH/963

我等現回應國際騎術中心的問題及渠務署的擬問

回應馬術中心和村民的反對事宜  
我等申請地點與馬術中心的距離  
超過119米 其中還有兩個貨倉相  
隔，同時我等回收中心全部為  
密封式設計，所有工序全部在室  
內運作，而露天的地方只用作車  
輛掉頭用途，因此絕對不會影響  
馬術中心運作及驚擾其馬匹。  
同時有關打石湖村，村長及各村  
民的反對，在我等與村長及各村  
民的會議上我等給與村民的解釋  
後，得到上述各位村民和村長諒  
解，作出書函回應同意我等繼續  
申請事宜及取消先前的反對意見  
請查看(附件)



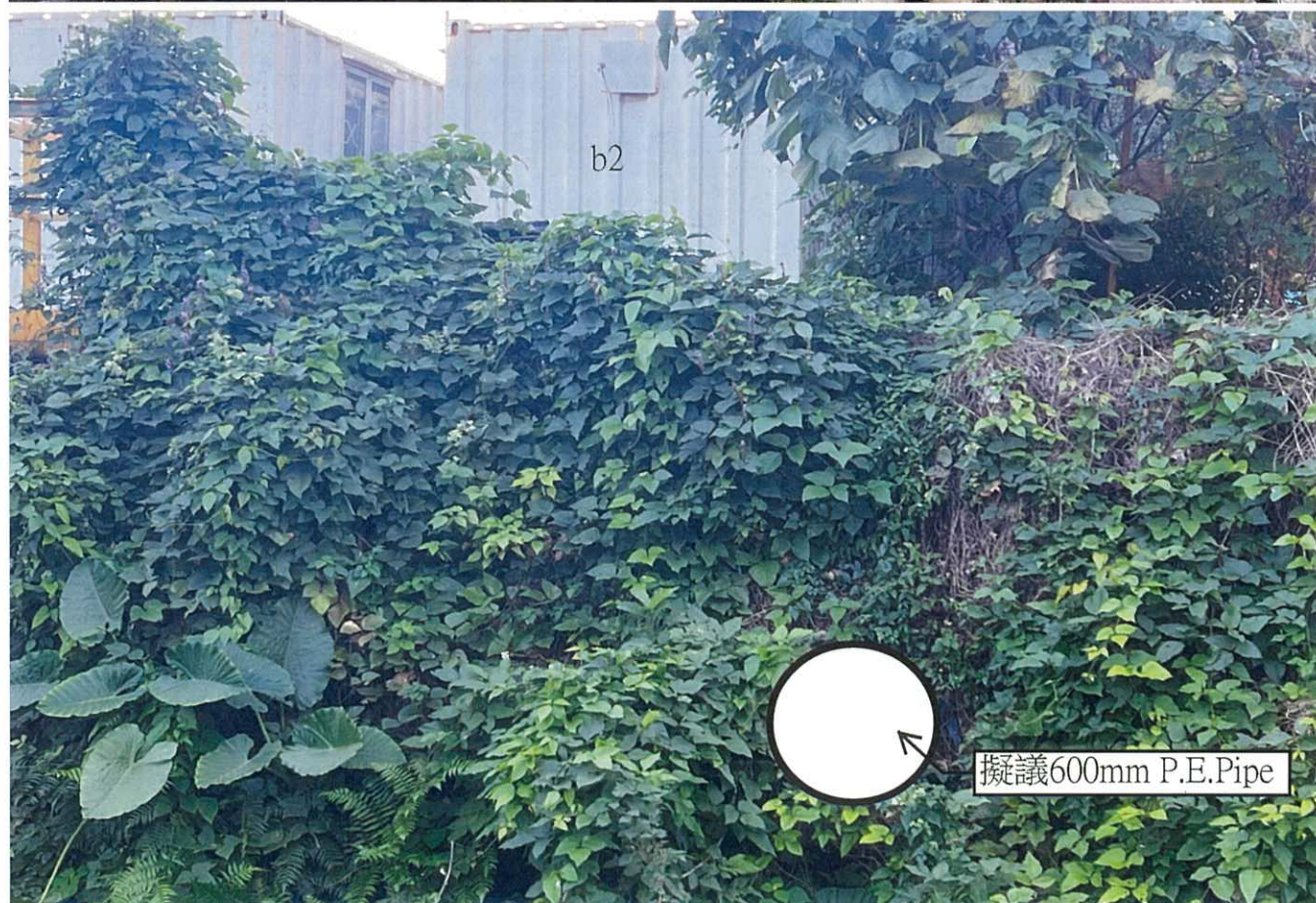


b1



擬議600mm P.E.Pipe

b2

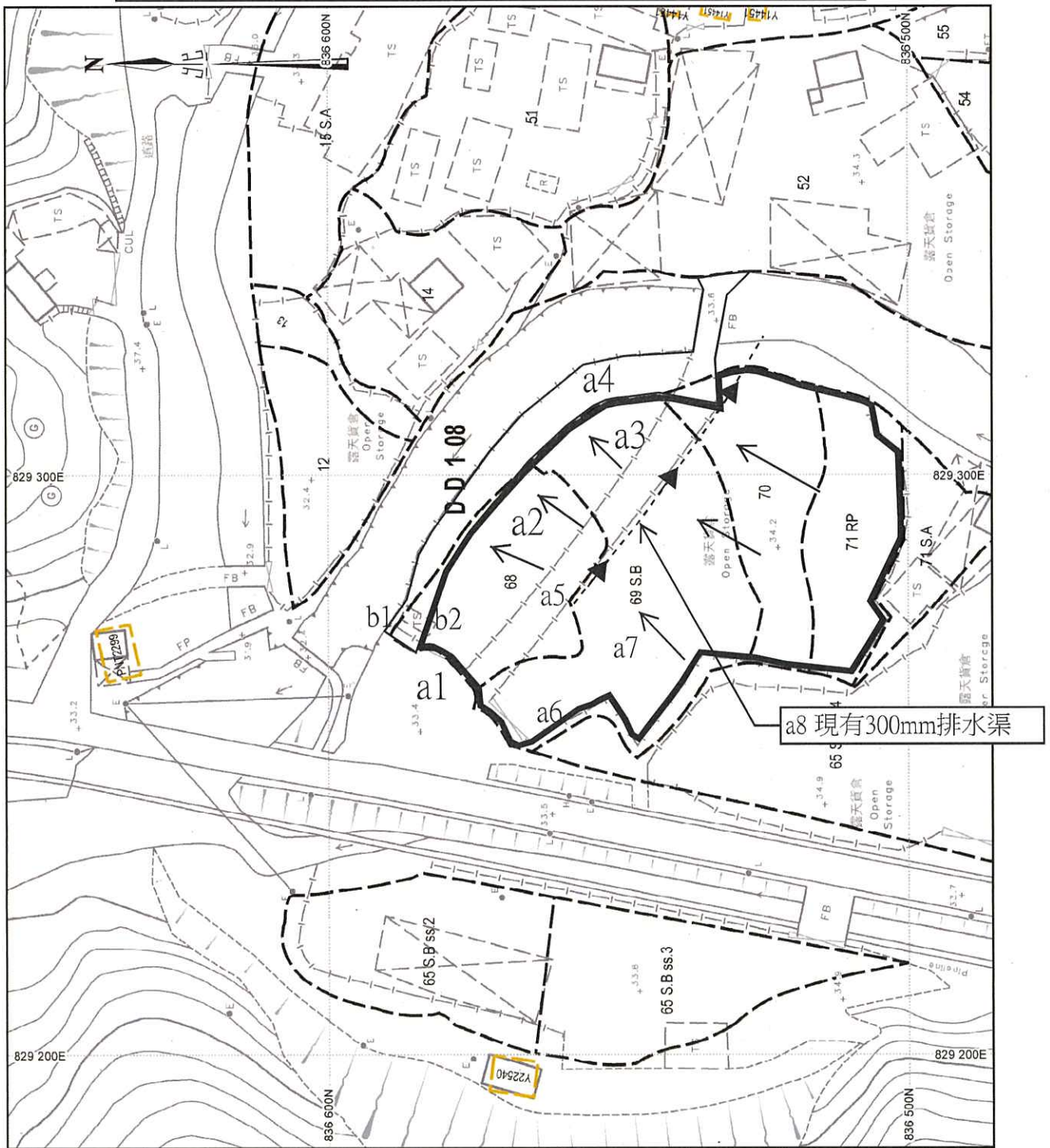


擬議600mm P.E.Pipe



A/YL-PH/963

現有場地相片位置說明



申請地點現場只有位於東北方位置設有1段300mm的排水渠，其他地方並沒有設置排水設施  
a號代表相片指示位置 b1及b2為出水位置



a4



a3



a2



a1

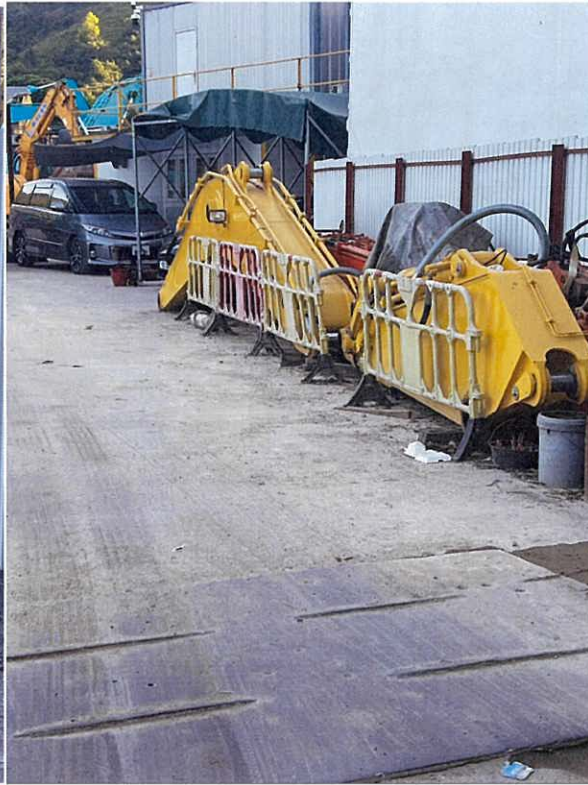
此場地未設有排水渠，所有雨水只經由地本排向政府排洪渠



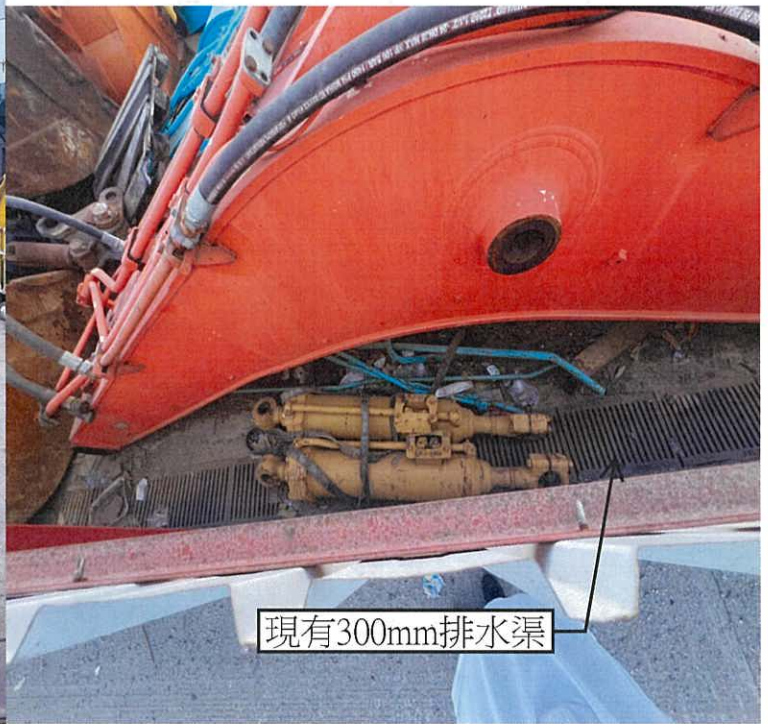
a5



a6

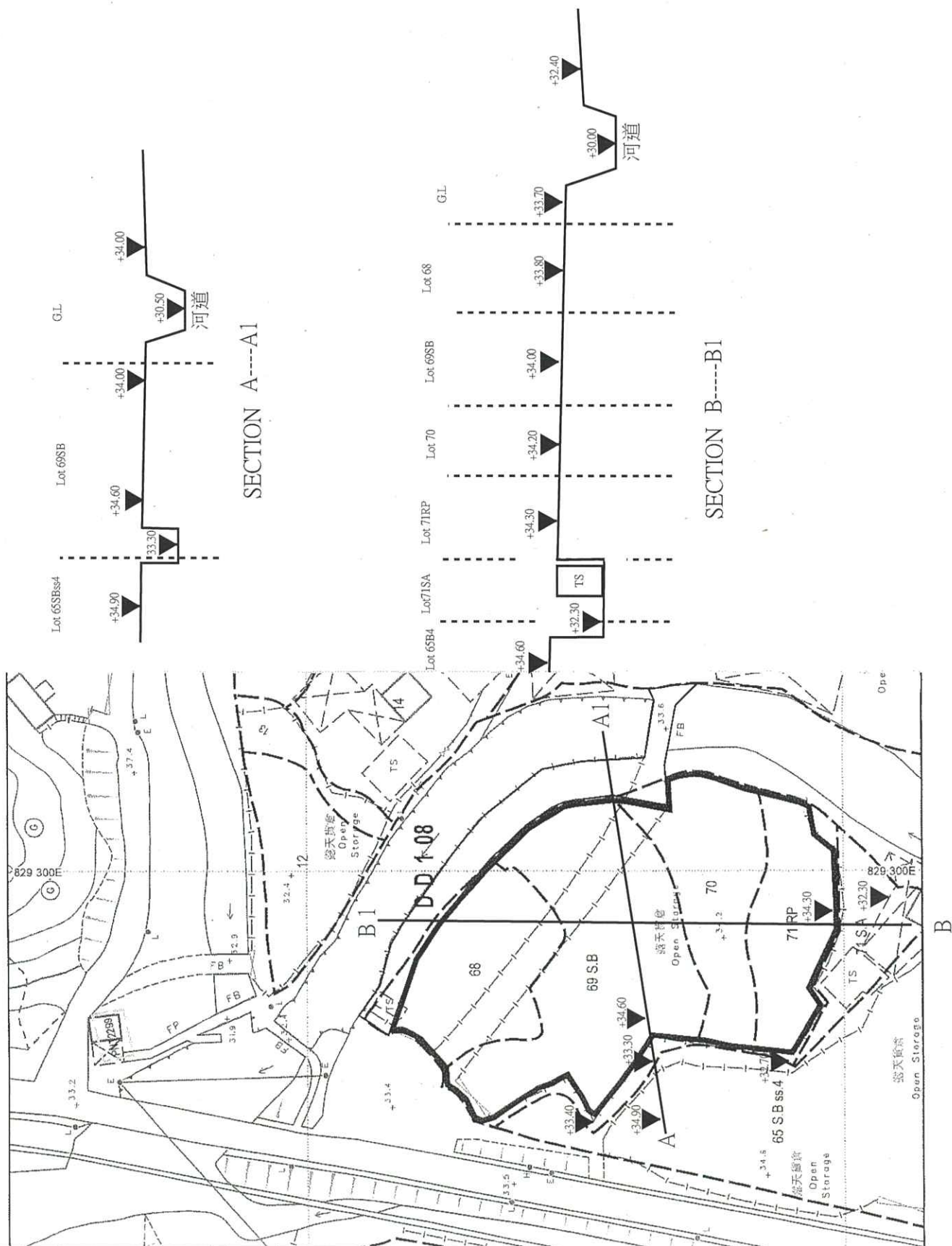


a7



現有300mm排水渠

a8





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

---

**From:** sun wo wong

**Sent:** Sunday, December 10, 2023 9:23 PM

**To:** , [tpbpd/PLAND <tpbpd@pland.gov.hk>](mailto:tpbpd@pland.gov.hk)

**Subject:** Re: S.16 Planning application no. A/YL-PH/963 - Departmental Comments - FIs received on 25.10.2023, 13.11.2023 and 17.11.2023

A/YL-PH/963

你等早前收到運輸署的提問，關於我等回收中心車輛進出問題  
我等在此聲明，我等回收中心只提供兩個5.5公噸以下的輕型  
貨車上落客貨車位，絕對禁止超越5.5公噸的貨車進入場內停泊  
特此作出聲明。

代理人 黃新和



**Previous s.16 Application covering the Application Site (the Site)**

**Rejected Application**

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-PH/13	Temporary Private Car and Lorry Carpark and Open Storage of Vehicle Parts for 12 months	19.5.1995	(1) to (4)

**Rejection Reasons:**

- (1) The development was not in line with the planning intention of the “Residential (Group D)” zone.
- (2) The development was not compatible with the nearby residential developments and agricultural activities.
- (3) No detailed landscaping proposal has been included in the submission.
- (4) The approval of the application will set an undesirable precedent for similar applications which will lead to general degradation of the area.

**Similar s.16 Applications within the same “R(D)” Zone in the vicinity of the Site in the Past 5 Years**

**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/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]
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]
A/YL-PH/956	Proposed Temporary Recyclable Materials Recycling Centre (Waste Metalware, Plastic and Plastic Bottle) with Ancillary Office for a Period of 5 Years and Filling of Land	10.11.2023

**Rejected Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
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) to (3)

**Rejection Reasons:**

- (1) The development was not in line with the planning intention of the “R(D)” zone.
- (2) No sufficient information to demonstrate that the development would not cause adverse environmental nuisance to the surrounding areas.
- (3) The development was not compatible with the surrounding areas.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application; and
- the application site (Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.

**2. Traffic**

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering perspective.

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

- no adverse comment on the application from highways maintenance perspective.

**3. Environment**

Comments of the Director of Environmental Protection:

- 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 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, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, will be allowed to enter/exit/be parked/stored at the Site; and
- there was no substantiated environmental complaint received against the Site in the past 3 years.

**4. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- 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.

## 5. **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 being provided to the satisfaction of D of FS.

## 6. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- 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.

## 7. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

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

## 8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- as there is no record of approval granted by the Building Authority for the existing structure at the Site, he is not in a position to offer comments on their suitability for the use proposed at the Site; and
- advisory comments are at **Appendix IV**.

## 9. **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 Director of Electrical and Mechanical Services; and
- the Chief Engineer/Construction, Water Supplies Department.



**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the development at the application site (Site);
- (b) 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 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;
- (c) to resolve any land issues relating to the proposed use with the concerned owner(s) of the Site;
- (d) 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 proposed 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;
- (e) to note the comments of the Commissioner for Transport 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department 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;
- (g) to note the comments of the Director of Environmental Protection 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 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;

(h) to note the comments of the Director of Fire Services that:

- the applicant is advised on the following points: (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and (ii) the location of proposed fire service installations to be installed should be clearly marked on the layout plans; and
- 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;

(i) to note the comments of the Director of Agriculture, Fisheries and Conservation that:

- the applicant should avoid polluting or disturbing the adjacent watercourse during operation;

(j) 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;
- if the existing structure is erected on leased land without the approval of the Building Authority, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
- 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;
- 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 BD should be obtained, otherwise they are UBWs under the BO. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with 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.







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/963 [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、廢紙、廢布 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、村民 亦要 行經申請地點的通道 往粉錦公路搭巴士，亦因現場要用 重型產車(廢紙)將廢料撥埋一堆，實際操作上 產生很大的噪音 及 塵埃 鐵鏽，這便是目前 源豐五金 廢鐵回收(在十步之內 紅色構築物內) 所制造的日常滋擾，滋擾倒 去 粉錦公路搭車的村民。

1A. 且太多架次貨車 出入粉錦公路，對村民 構成危險。其次，要加水將廢紙壓成紙餅，過程中 會產生污水 流入旁邊的河道(很近)，壓迫廢鐵過程產生塵埃 鐵鏽 + 噪音。是要開動重型挖土機(雞頭)，將廢鐵撥埋一堆，然後進行壓迫。過程中便是產生塵埃 + 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。村民都要出入該通道去搭巴士。

### 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。源豐五金 廢鐵回收 正是做緊這些衰野，攞到在等巴士時，都要 肺吸 嗅氣毒氣(燒紙品 及塑膠產生的毒氣)，肺吸 鐵鏽塵埃。

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。現在不是用作做 舊衣 迷你倉。亦不是 幾十年來 上址用作 2 手車買賣，出租機器 咁簡單。

5. 回收廢紙，一定要加水，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/963，在旁邊，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/963 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。影響村民 出入 粉錦公路去搭 巴士 或 小巴。
7. Lot 15 S.B 規劃署 已批出 用作物流中心，貨車都是 要穿過 申請地點，才可通往 **Lot 15 S.B**。目前 A/YL-PH/963 的申請地點 銜接 粉錦公路 的政府地 掉頭處，已是超負荷。目前申請地點的入口，是供 八鄉 消防車 在該處掉頭的，該處 是 政府地。

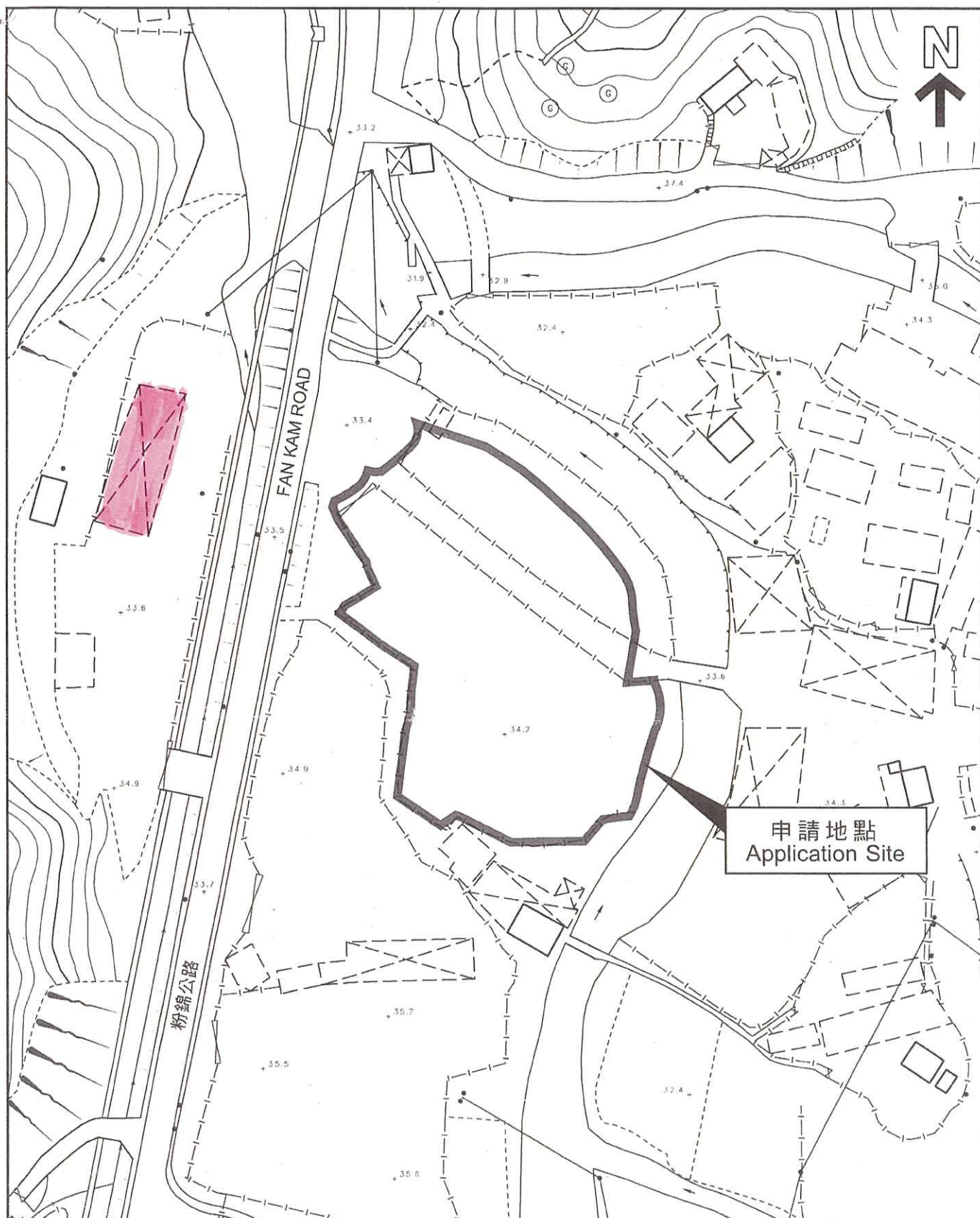


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村民代表 周開松

日期: 2023 年 7 月 18 日





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**A/YL-PH/963 DD 108 Pat Heung**

01/08/2023 02:47

From:

To:

File Ref:

[REDACTED]  
tpbpd <tpbpd@pland.gov.hk>

A/YL-PH/963

Lots 68 (Part), 69 S.B (Part), 70 (Part) and 71 RP (Part) in D.D. 108, Pat Heung

Site area : About 3,560sq.m

Zoning: "Res (Group D)"

Applied use: Recyclable Collection Centre (Waste Metalware, Waste Paper and Cloth) / 4 Vehicle Parking / **5 Years / Filling of Land**

Dear TPB Members,

The only previous application was rejected in 1995

- The proposed development is not in line with the planning intention of the "Residential (Group D)" ("R(D)") zone which is to improve and upgrade the existing domestic accommodations. Although the development is temporary in nature, no strong justifications have been submitted to merit a departure from the planning intention;

**(b) The proposed development is not compatible with the nearby residential developments** and agricultural activities;

(c) No detailed landscaping proposal has been included in the submission;

(d) The approval of the application will set an undesirable precedent for similar applications which will lead to general degradation of the area

As the site is close to homes and the proposed operation can create environmental issues such as noise, air and soil pollution, fire hazard, members must consider the welfare of local residents.

Mary Mulvihill



