

# **Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing**

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For discussion  
on 1 September 2015

TFK/10/2015

## **Proposed Short Term Tenancy No. 3874 Kwai Tsing for Recycling Uses at Wing Shun Street Kwai Chung, N.T.**

### **PURPOSE**

This paper is to seek Members' view on the proposed short term tenancy (STT) of Government land at Wing Shun Street, Kwai Chung (the Site) for recycling uses.

### **BACKGROUND**

2. As one of the land support measures to the recycling industry, the Government has been providing short-term tenancy sites for exclusive bidding by recyclers since 1998. To further promote the development of the recycling industry, the Government has set up the Steering Committee to Promote the Sustainable Development of the Recycling Industry (Steering Committee) under the Chairmanship of the Chief Secretary for Administration in August 2013. Among others, the Steering Committee endorsed various measures to provide land support for the sustainable development of the recycling industry, including identification of suitable STT sites for use by the recycling industry and adoption of a longer fixed term of tenancy subject to statutory limit under the planning regime and land policies.

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3. As at June 2015, 33 sites of about 4.7 hectares are let by the Lands Department (LandsD) to recyclers, though 18 sites of about 1.6 hectares will highly likely be taken back to support other priorities from 2016 onwards. To replenish the pool of STT sites, vigorous site search has been conducted in 2014 and the Site is the only new site that would be available from July 2015.

4. The Site falls within an area that is zoned “Government, Institution or Community” on the approved Kwai Chung Outline Zoning Plan No. S/KC/28 at **Appendix I**. The Site is currently part of the area temporarily allocated to the Director of Highways (HyD) as maintenance depot and material storage area up to 30 September 2015. HyD is able to release the Site for recycling use. Location plan of the Site is attached at **Appendix II**.

5. The proposed STT of the Site is being circulated to relevant government departments and bureau for comment.

### **THE PROPOSAL**

6. The Site is located in urban area close to the Rambler Channel Public Cargo Working Areas (RCPCWA), which is one of the major export facilities for local recyclable materials. It is accessible by vehicular access and other public utilities are also easily accessible. Taking into consideration of the size of the Site and its location, the proposed site is considered suitable for recycling use. It is expected that the Site will be let to one recycler processing waste paper, plastic, metal or other recyclables. The recycling processes involved are mainly related to collection, storage, sorting, bailing

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and export of recyclables.

7. The terms of the proposed STT suggested by District Land Officer (Tsuen Wan & Kwai Tsing) are as follows:-

- (a) Site Area : 2,820m<sup>2</sup> (approximate) (subject to survey)
- (b) Term : 5 years and thereafter quarterly
- (c) User : Operation of a business in the recovery and recycling or in connection with the reprocessing of papers, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood and furniture, organic waste (excluding chemical waste) or any combination of the above materials found in and recovered from municipal solid waste. For the avoidance of doubt, sorting of municipal solid waste to generate the Recyclable Waste Materials is not permitted to be carried out at the Premises.
- (d) Permitted Structures :
  - (a) The total built over area shall not exceed 50% of the Premises
  - (b) One structure (or two structures each of 10 m<sup>2</sup> and 25 m<sup>2</sup> as the case may be) with a height not exceeding 3 metres above ground level and a total gross floor area not exceeding 35 m<sup>2</sup>, of which not more than 10 m<sup>2</sup> shall be used for the residential accommodation of a watchman or caretaker employed by the Tenant on the Premises and not more than 25 m<sup>2</sup> for office purposes only; or

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- (e) Vehicular : Ingress and egress between X and Y through Z  
Access Point **(Appendix II)**

### **HARBOUR PLANNING PRINCIPLES AND VISUAL IMPACT**

8. Consideration has been given to the Harbour Planning Principles. As reflected from the aerial photo at **Appendix III**, the Site is located to the south of elevated road, Tsing Tsuen Road, and surround by Tsuen Wan Abattoir and Tsuen Wan Chinese Permanent Cemetery, which the surrounding area is being used mainly for marine related industrial uses. We expected that the proposed use would not bring unacceptable nuisances to the neighbourhood. The closest distance from the waterfront is about 120m toward the Rambler Channel Public Cargo Working Area. Sight-line from the harbour to the Site would be blocked by its surrounding developments and hence the view from the harbour would not be affected by the recycling use of the Site.

9. Recyclers will have to make substantial capital investment, such as site formation, acquisition and installation of major equipment, etc., in order to start operation in the Site. The recycling business is operating on a very thin profit margin and the recycling market fluctuates considerably in price and demand, a longer fixed tenancy term will be essential for the recycler to control the financial risk within an acceptable level. The Steering Committee also endorsed adoption of a longer fixed term for recycling tenancies in order to encourage recyclers to engage in more value-added processes on the STT site. A fixed tenancy term of 5 years is suggested for the Site.

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## **VIEW SOUGHT**

10. Members' view is sought on the above proposed use of the Site.

## **APPENDICES**

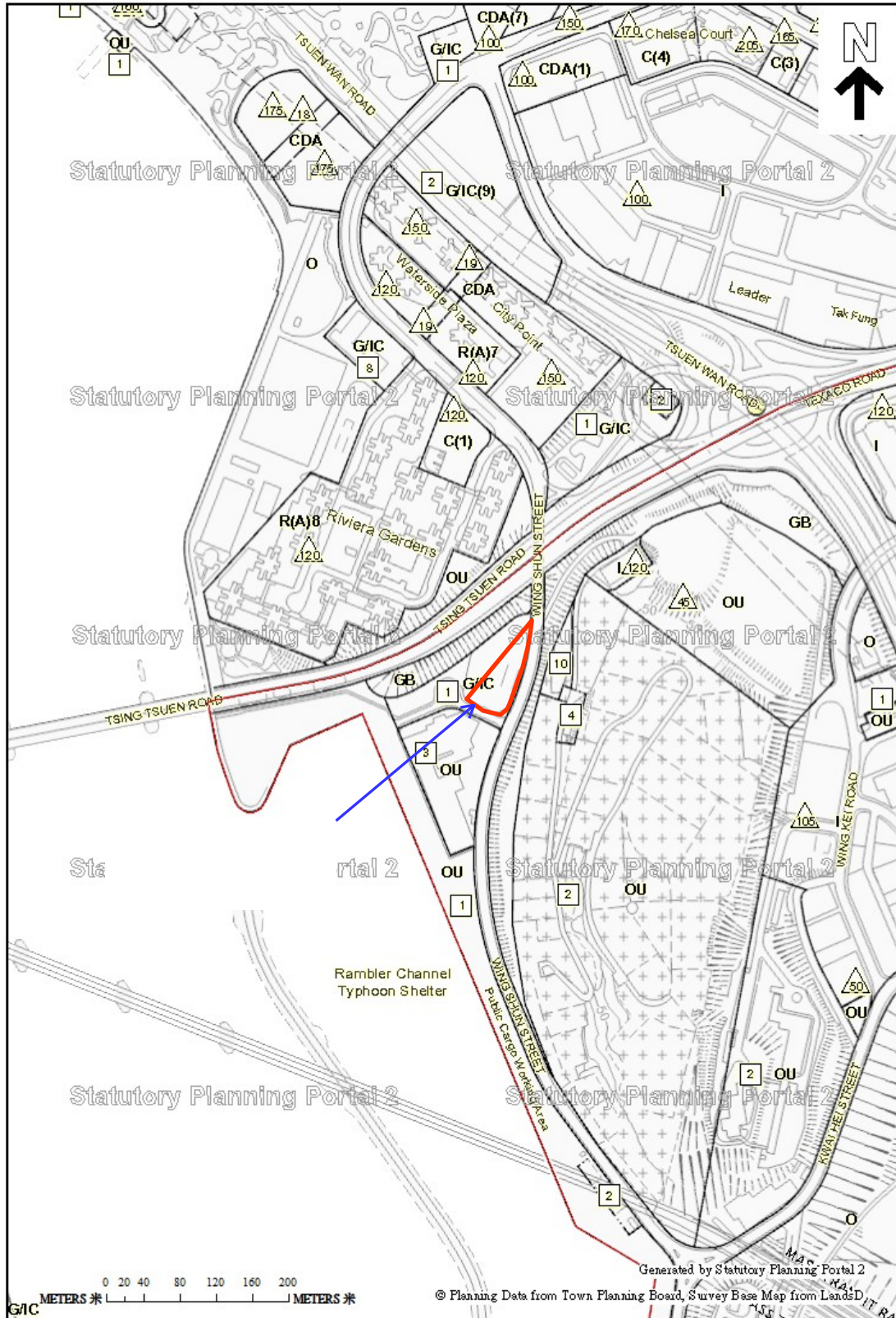
- Appendix I**      **Extract of approved Kwai Chung Outline Zoning Plan  
No. S/KC/28**
- Appendix II**     **Site Plan of the Proposed Short Term Tenancy**
- Appendix III**   **Aerial Photograph**

**Environmental Protection Department**  
**August 2015**

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## Appendix I

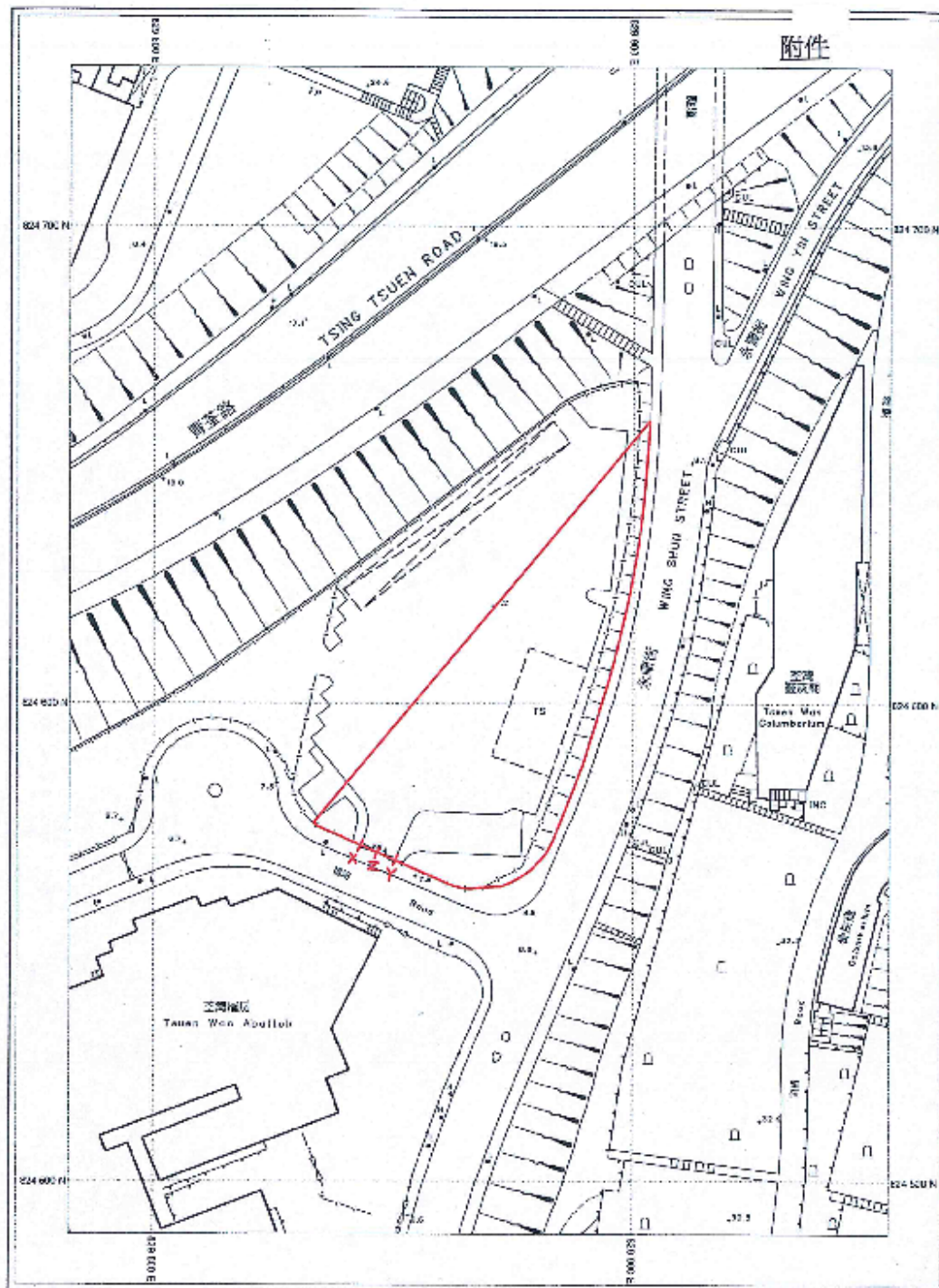




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## Appendix II



Date 30 Jun 2015  
 Lands Administration Office, DLO/Tsuen Wan and Kwai Tsing  
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SCALE 1:1000

Subject Site (該地盤)  
 Area: 2,820m<sup>2</sup> (about)

Sheet Number  
 8-SE-25B  
 8-SE-25D



# Appendix III

