



中華人民共和國香港特別行政區政府總部食物及衛生局
Food and Health Bureau, Government Secretariat
The Government of the Hong Kong Special Administrative Region
The People's Republic of China

[English Translation]

Your Ref.: CB2/PL/FE

Our Ref.:

25 March 2020

Clerk to Panel on Food Safety and Environmental Hygiene
Legislative Council Complex
1 Legislative Council Road
Central
Hong Kong
(Attention: Miss Josephine SO)

Dear Miss SO,

**Panel on Food Safety and Environmental Hygiene
Letter from Yuen Long District Council**

Your letter dated 20 March 2020 refers. In consultation with the Planning Department (PlanD), Architectural Services Department (ArchSD) and Environmental Protection Department (EPD), our reply is at **Annex**.

Yours sincerely,

[Signed]

(Gilford LAW)

for Secretary for Food and Health

c.c. Director of Food and Environmental Hygiene
Director of Environmental Protection
Director of Planning
Director of Architectural Services
District Officer (Yuen Long)

**Construction of a Joint-user Building for Reprovisioning
a Refuse Collection Point and Setting Up a Community Recycling
Centre at the Junction between Hung Yuen Road and Hung Ping
Road, Yuen Long**

The Government plans to construct a 6-storey joint-user building for reprovisioning a refuse collection point (RCP) and setting up a community recycling centre (CRC) at the junction between Hung Yuen Road and Hung Ping Road, Yuen Long. Currently, the handling of domestic waste from Hung Tai Road and its vicinity in Hung Shui Kiu relies on the waste collection service of a village-type RCP (YL-96) under the Food and Environmental Hygiene Department (FEHD) at Hung Tai Road, Hung Shui Kiu. The RCP, which has been in use before 1992, can accommodate 1.5 tonnes of refuse. The current refuse intake of 3.8 tonnes per day has far exceeded its design capacity. With the gradual development of Hung Shui Kiu, a number of residential buildings have been successively built in the vicinity. To cater for the actual need arising from the development of the surrounding areas, and taking into account the future housing development and anticipated population growth of the area¹, there is an actual and imminent need for the Government to relocate and reprovision the RCP. In the future, the ground to first floors of the joint-user building will be used as the reprovisioned RCP and CRC respectively, whereas the second to fourth floors will be used as offices of the Yuen Long District Environmental Hygiene Office.

¹ The Planning Department and Civil Engineering and Development Department announced the Hung Shui Kiu New Development Area (NDA) Planning and Engineering Study (the Study) in September 2016. According to the Hung Shui Kiu NDA Revised Recommended Outline Development Plan prepared under the Study, the Hung Shui Kiu NDA will be the next-generation new town of Hong Kong, accommodating about 218 000 residents, including new population of about 176 000.

2. The design of the building is based on the reference plot ratio² (i.e. maximum developable gross floor area for construction) recommended by PlanD. The development plot ratio of the current project is 4.36, which is slightly higher than its reference plot ratio and similar to that of nearby development (Hung Fuk Estate's plot ratio is 3.8). The existing design of the proposed joint-user building has fully optimised the plot ratio to achieve optimal use of the land. The development purpose of the project is also in line with the planning intention of the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 (OZP), with due regard to co-ordination and compatibility with surrounding development (including headroom and ventilation) in the overall design.

3. PlanD notes that the development proposal has taken into account factors such as site restrictions, design requirements and compatibility of different uses, co-ordination with nearby land uses and development restrictions in the OZP. From the planning perspective, the proposal for construction of the joint-user building complies with relevant planning requirements. Apart from the joint-user building proposed by FEHD, land has been reserved for provision of a residential care home for the elderly and a clinic in the land zone concerned to serve local community and meet local residents' needs. PlanD has also reserved an area in the Hung Shui Kiu/Ha Tsuen NDA for provision of Government, Institution or Community facilities, including a government complex and social welfare facilities to serve Hung Shui Kiu and adjacent areas.

4. In accordance with the planning procedures for public works projects, FEHD together with ArchSD and EPD briefed and consulted the Environmental Improvement Committee (EIC) under the Yuen Long District Council (YLDC) on the works project on 11 March 2019 when

² At the initial planning stage of the project, PlanD suggested to FEHD in 2016 that the reference plot ratio is 4 to serve as reference for planning of the project. At the detailed design stage, the attainable plot ratio may differ, depending on the detailed design and technical considerations.

members supported the project and its design and passed a motion³ requesting the Government to promptly commence the construction of the facilities. To take forward the works project based on the motion passed and views expressed by EIC on 11 March 2019 not only conforms to the established procedures but also avoids abortive follow-up efforts over the past year. As such, we will submit the funding proposal on the project to the Legislative Council in 2019-2020 legislative year as scheduled, with a view to promptly commencing the works to cater for the development needs of nearby areas.

5. In response to the written questions (see **Appendix 1**, Chinese version only) raised by some members at the meeting of the Environment, Climate Change, Agriculture and Fisheries Committee under YLDC held on 9 March 2020, the Government has made a written reply (see **Appendix 2**, Chinese version only). Departmental representatives of FEHD, EPD, PlanD and ArchSD have also attended the meeting to explain the works project to members.

³ The motion reads “The Committee requests FEHD to promptly construct a complex building for re-provisioning a refuse collection point and setting up a community recycling centre at the junction between Hung Yuen Road and Hung Ping Road, Yuen Long.”

致：元朗區議會主席

由：陳樹暉 梁德明 黎國泳 區國權 陳敬倫

議程討論：洪水橋新垃圾站大樓設計

政府計劃於2020年第一季把「洪元路及洪平路交界的垃圾站及綜合大樓項目」（下稱「新垃圾站大樓」）呈上立法會工務小組審議並申領工程撥款，趕及在今年底或之前正式動工。然而，食環署、環保署、建築署等參與項目的部門自去年四月公佈大樓設計後，一直未有回應社區訴求在大樓增加垃圾站及回收中心以外的公共使用空間，也未有提出社區回收中心（下稱「中心」）的具體流程及經營方案，更拒絕就大樓設計進行公眾諮詢，排除公眾參與。

就新垃圾站大樓，本會有以下質詢：

一、政府有沒有計劃在大樓增加空間作其他社區用途，如社福、康樂設施？

二、新垃圾站大樓的地積比是否容許最高建成八層，而非現設計的六層？如是，為何各相關部門不善用土地資源，用盡地積比，以增加大樓使用空間來加強環保減廢或增加其他社區用途？

三、社區回收中心的具體流程及經營方案為何？中心的面積、每月的回收數量目標、人口服務範圍為何？回收種類會否包括紙包飲品（Tetra pak）及廚餘？地下垃圾收集的空間會否容許收集回收物？社區回收中心所佔用的大樓範圍會否增加？

四、政府自去年四月公佈初步設計至今有否更新新垃圾站大樓設計圖則？如有，請向本會提供相關的詳細設計圖。

五、政府會否先暫緩立法會撥款的申請，而就大樓設計進行公眾諮詢，以民為本，以使大樓設計符合當區居民的需要？

六、政府由去年四月公佈設計至少，有否主動向社區持分者（如 EMAC、互助委員會、業主立案立團、區議會、鄉村代表）、環保團體及立法會議員講解方案及徵詢意見？如有，請向本會提供場合日期、會面對象、會議紀錄及各場合的參與人數。

新垃圾站大樓是全港首個由食環署、環保署合作營運及設計的新型垃圾站的第一個嘗試，成效好壞影響全港市民對社區回收政策的信心，加上政府有意推行垃圾徵費，相關的配套成效將十分影響具體的政策執行，因此，本會非常關注回收中心的運作方向、實際執行流程及目標。再者，洪福邨、石埗村、厦村及鄰近一帶鄉落皆欠缺公共服務支援，上述人口必須依賴天水圍、元朗及屯門公共設施，造成居民不候及交通壓力。如政府善用大樓空間增加設施，必有助洪水橋居民的公共生活，也減輕鄰區負擔。

最後，政府以社區參與及居民意見作為基礎進行設計，就新垃圾站大樓重新開啟公眾諮詢，而我們要求相關的規劃署、環保署、食環署及建築署官員出席會議，回應以上的問題及相關的提問。

聯絡人：陳樹暉 梁德明

答環委會文件 2020/第 4 號
(於 9.3.2020 會議討論)

就陳樹暉、梁德明、黎國泳、區國權及陳敬倫議員提出有關在元朗洪元路與洪平路交界興建聯用大樓以重置垃圾收集站及設立社區回收中心的問題，經徵詢相關部門(包括規劃署、食物環境衛生署、環境保護署和建築署)後，現就相關問題作綜合回覆如下：

聯用大樓的空間運用

(一)及(二) 根據《洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2》說明書，食物環境衛生署(食環署)一個已落實的垃圾收集站暨辦公室用途(六層)將位於規劃區第 8 區 (即洪元路與洪平路之間，鄰近洪福邨)。由於地盤面積較小(約 736 平方米)，可提供社福或康樂設施的空間有限。在同一規劃區內，當局已預留土地發展一間安老院、一間診所及地區休憩用地以服務當地居民。在優化善用土地資源方面，大樓現時的設計已在原來的規劃上增設社區回收中心，以加強環保減廢，並已於 2019 年 3 月 11 日的元朗區議會環境改善委員會獲得一致通過。

社區回收中心的資料及營運安排

(三) 環境保護署(環保署)擬設立的社區回收中心位於聯用大樓的一樓，扣除樓面面積用作必須的消防設施及公用空間(如電梯大堂等)，餘下約 275 平方米的可用樓面面積將全數預留作設立社區回收中心，包括回收工場和多用途活動室，為區內市民提供回收支援和推動環保教育。該社區回收中心的面積比現時由環境及自然保育基金資助的社區回收中心(一般約 30 至 70 平方米)為大。按項目計劃，擬建的聯用大樓將於 2023 年落成，我們計劃以公開招標的方式，透過合約委聘合資格的非牟利機構營運該社區回收中心。招標工作預期可於聯用大樓接近落成時展開。

社區回收中心的回收工場的運作與其他各區的社區回收中心大致相同，主要用作收集市民送交的回收物，將其進行分類打紮等工序和暫存，之後再運往下游回收商循環再做或進一步處理成再生材料出口到外地。我們暫定中心將收集八種回收物，包括廢塑膠、玻璃樽、小型的廢電器電子產品、受管制廢電器電子產品(即四電一腦)、金屬、廢紙、充電電池、慳電膽及光管。我們會密切留意公眾對回收的需

求，因應本地下游回收處理能力以及回收市場的最新情況，在草擬合約時，就回收物的種類作適當的調整，例如是否將廚餘及紙包飲品盒納入社區回收中心的服務之內等。

為了方便市民進行回收，聯用大樓將設有電梯連接一樓的社區回收中心。除一樓之外，我們會在聯用大樓的地下增設廢物分類回收箱及逆向自動售貨機（以回收塑膠飲品容器），方便市民在非營運時間亦可參與回收。此外，營運機構亦會在區內提供回收服務，如設立定時定點的流動回收街站、到屋苑／住宅樓宇進行回收服務等，為距離社區回收中心較遠的市民提供有關服務。為鼓勵市民參與回收，中心亦會設有回收獎賞計劃，市民可以用回收物換取實用日用品或小禮物。

另外，社區回收中心將設有多用途活動室，供營運機構、環保署外展隊以及其他公眾團體舉辦地區減廢回收的宣傳教育及推廣活動，例如環保工作坊、物資收集和轉贈、二手物品交換等，以提升當區市民的減廢回收意識及培養綠色生活習慣。我們在場地設計中已加入彈性安排，包括活動室的間隔可就實際使用情況而改動。同時，我們亦可在日後的社區回收中心營運合約中引入彈性機制，例如在有需要時可要求營運機構提供其它種類的回收服務和環保教育活動，使其營運模式更能滿足當區的需求。

擬建的聯用大樓位於洪水橋新發展區，預計人口將逐步增長至大約 20 萬人。由於新發展區將分階段落成，我們密切留意該區的實際發展及社區情況(如人口增長、參與源頭廢物分類計劃的進展等)，在有需要時會增設回收設施，以應付市民對社區回收服務的需求。

就聯用大樓的設計、地區諮詢及撥款安排

(四)、(五)及(六) 食環署及環保署由建築署陪同已於 2019 年 3 月 11 日向元朗區議會環境改善委員會簡介工程計劃，議員支持有關工程及設計，並通過動議要求政府盡快興建有關設施。環境局局長黃錦星亦於同月拜訪元朗區議會與一眾區議員會面，包括就本項目與議員作溝通交流。我們會將不同場合收集到的意見作整體考慮，在本項目的設計中盡量平衡各方的需求。

因此，我們計劃於本立法年度將項目提交予立法會食物安全及環境衛生事務委員會與工務小組委員會審議，然後向財務委員會申請撥款。如在本立法年度內獲財務委員會批准，我們預計在 2020 年第四

季展開興建工程，並在 2023 年第三季完工，包括清拆洪堤路鄉村式垃圾收集站。大樓設計圖則已經作出優化，稍後將呈交立法會工務小組審議。

食物環境衛生署

2020 年 2 月