

**For discussion on  
10 November 2020**

**Legislative Council  
Panel on Food Safety and Environmental Hygiene**

**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**

**Purpose**

This paper briefs Members on the proposed project to construct a joint-user building (JUB) 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.

**Background**

2. Currently, the handling of domestic waste from Hung Tai Road and its vicinity in Hung Shui Kiu, Yuen Long 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. The RCP, which has been used since before 1992, can accommodate 1.5 tonnes of refuse. The current intake of 3.8 tonnes of refuse per day has, however, far exceeded its design capacity. With the gradual development of Hung Shui Kiu, a number of residential buildings were successively built in the vicinity. To cater for the actual need arising from developments in the area, and taking into account the future housing development and anticipated population growth of the area<sup>1</sup>, there is an actual and imminent need to relocate and reprovision the RCP. A site area of about 743 square metres at the junction between Hung Yuen Road and Hung Ping Road has been earmarked for construction of an RCP.

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<sup>1</sup> The Planning Department (PlanD) and the 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 (ODP) 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 176 000.

3. Since 2011, the Environmental Protection Department (EPD) has also offered funding support via the Environment and Conservation Fund for non-profit-making organisations (NPOs) to operate 17 CRCs and two community recycling vehicles in 15 districts, so as to provide the public with a recycling channel in addition to recycling bins. To enhance such recycling support at community level, EPD has started providing regular funding support since 2020 to engage eligible NPOs through contracts to operate 22 new CRCs in all 18 districts across the territory. These new CRCs would commence operation progressively.

### **Proposed Project and Estimated Cost**

4. The scope of the proposed project comprises:

- (a) the construction of a six-storey JUB for the provision of:
  - (i) a permanent off-street RCP that meets the current planning standards;
  - (ii) a CRC;
  - (iii) office and ancillary facilities for FEHD; and
- (b) the demolition of the aforementioned village-type RCP at Hung Tai Road.

5. The site and location plan as well as an artist impression of the proposed project are at **Annexes 1 and 2**.

#### *Permanent Off-street RCP*

6. The permanent off-street RCP on the ground floor of the JUB will adopt an enclosed design with cover and collect refuse by an enclosed compaction trailer. The vehicular ingress/egress of the RCP will be on the side facing Hung Ping Road where there is no development project on private land currently with relatively low pedestrian and vehicular flows, so as to minimise impacts on nearby residents. Water scrubber system will be installed in the RCP to filter the air exhausted. The RCP will also be equipped with a roll call point on the

ground floor of the building, as well as changing room and storage facilities, toilets, bathrooms, pantry and water dispensers on its mezzanine floor.

### *CRC*

7. EPD plans to set up a CRC on the first floor of the JUB. An NPO will be engaged to manage its operation and transport the recyclables collected from the community to downstream recyclers for further processing. The CRC will also have space for organising publicity, educational and promotional activities on waste reduction and recycling so as to enhance awareness of the public on waste reduction and recycling as well as to cultivate a green lifestyle.

### *Office and ancillary facilities*

8. FEHD's existing office in Yuen Long District is insufficient to meet actual operational need. Under the principle of optimal utilisation of land resources, the second to fourth floors of the JUB will be used as offices for about 80 staff of the Environmental Hygiene Section, Cleansing and Pest Control Section and Hawkers Section of the Yuen Long District Environmental Hygiene Office where ancillary facilities, including meeting room, file storage room, food and environmental samples storage room, breast-feeding room, changing rooms and toilets, will be provided.

### *Demolition of the village-type RCP*

9. Upon completion of the JUB and commissioning of the permanent off-street RCP on the ground floor, the village-type RCP at Hung Tai Road will be demolished.

### *Estimated Cost*

10. The proposed project was upgraded to Category B in 2017. The estimated cost of the project is about \$190 million in money-of-the-day prices.

## **Public Consultation**

11. FEHD, in collaboration with the Architectural Services Department (ArchSD) and EPD, briefed the Environmental Improvement Committee of the Yuen Long District Council (YLDC) on the proposed project on 11 March 2019.

Members supported the project and its design, and passed a motion requesting the Government to proceed with the construction as soon as possible<sup>2</sup>.

12. Upon request of the Environment, Climate Change, Agriculture and Fisheries Committee (ECCA&FC) of YLDC, FEHD, together with EPD, PlanD and ArchSD attended the meeting of the ECCA&FC on 9 March 2020 to brief members of the proposed project again. At the meeting, the ECCA&FC passed a motion<sup>3</sup> requiring FEHD to suspend the proposed project and improve the design of the JUB in consultation with relevant departments, maximise or increase the plot ratio, re-design the space of the JUB according to community needs and increase public services.

13. To tie in with community development and meet public needs, apart from the proposed JUB site, the Government has reserved a piece of land adjacent to the JUB for developing an elderly home and a clinic. PlanD has also reserved land for constructing Government, Institution or Community facilities, including government joint-user complex, social welfare facilities, etc., in the Hung Shui Kiu/Ha Tsuen New Development Area. On plot ratio, the development plot ratio of the JUB is 4.36, which is slightly higher than its reference plot ratio<sup>4</sup> and similar to that of nearby development<sup>5</sup>. In this light, the current design of the JUB has fully optimised the plot ratio to achieve optimal use of the land. Meanwhile, the height of the JUB<sup>6</sup> has taken into consideration air circulation as well as its co-ordination and compatibility with the developments nearby.

14. Subsequently, representatives of the Food and Health Bureau, FEHD, EPD, PlanD and ArchSD met with the Chairman and relevant members of the ECCA&FC on 25 September 2020 to further exchange views on the background of the proposed project, current design proposal, site constraints and operation of the CRC. At the meeting, members were also briefed on the usage arrangements of the multi-purpose room of the CRC by departmental representatives. As long as daily operational needs are met, the multi-purpose room may be available for booking, through the CRC operator, by local residents and community

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<sup>2</sup> The motion reads “The Committee requests FEHD to expedite the reprovisioning of a refuse collection point cum construction of a composite building and setting up of a community recycling centre at the junction of Hung Yuen Road and Hung Ping Road in Hung Shui Kiu.”

<sup>3</sup> The letter from the ECCA&FC on 17 March 2020 regarding the motion and the reply by FEHD on 26 March 2020 are at **Annexes 3 and 4** respectively.

<sup>4</sup> At the initial planning stage of the project, PlanD proposed to FEHD in 2016 that the reference plot ratio be 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.

<sup>5</sup> The plot ratio of Hung Fuk Estate is 3.8.

<sup>6</sup> According to the ODP, the overall building height limit of the planning area adjacent to the JUB site is eight storeys. In view of the operational requirements of the RCP and CRC, the height of the proposed six-storey JUB is nearly 30 metres (actually about 40 metres above the Hong Kong Principal Datum), which is similar to an eight-storey residential building.

organisations for organising educational and promotional activities for environmental protection. Members raised no objection to the proposed project.

### **Environmental Implications**

15. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). Mitigation measures will be implemented based on the findings of the Preliminary Environmental Review approved by the Director of Environmental Protection.

### **Implementation**

16. We plan to seek endorsement from the Public Works Subcommittee of the Legislative Council and funding approval from the Finance Committee (FC) in due course. Subject to the approval of the FC within the current legislative session, we plan to commence construction of the JUB in the third quarter of 2021 for completion of the works, including demolition of the village-type RCP at Hung Tai Road, by the second quarter of 2024.

### **Advice Sought**

17. Members are welcomed to provide comments on the proposed project.

**Food and Health Bureau**  
**Food and Environmental Hygiene Department**  
**Environmental Protection Department**  
**November 2020**



位置圖 LOCATION PLAN

圖例 LEGEND:

- 工地界線  
SITE BOUNDARY
- ↑ 無障礙出入口  
BARRIER-FREE ENTRANCE / EXIT
- ↑ 行人出入口  
PEDESTRIAN ENTRANCE / EXIT
- ↑ 車輛出入口  
VEHICULAR INGRESS / EGRESS
- ||| 現有行人過路處  
EXISTING AT-GRADE PEDESTRIAN CROSSING
- 地面綠化  
AT-GRADE GREENING
- 天台綠化  
LANDSCAPED ROOF
- 太陽能光伏板  
PHOTOVOLTAIC PANEL
- 垂直綠化  
VERTICAL GREENING

0 5m 10m 15m 20m

工地平面圖  
SITE PLAN

189GK

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  
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



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





從北面望向大樓的透視圖(構思圖)  
PERSPECTIVE VIEW FROM NORTHERN DIRECTION (ARTIST'S IMPRESSION)

構思圖  
ARTIST'S IMPRESSION

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ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署

元朗區議會

元朗橋樂坊 2 號  
元朗政府合署十三樓



YUEN LONG DISTRICT COUNCIL

13/F., Yuen Long Government Offices,  
No. 2, Kiu Lok Square,  
Yuen Long, N.T.

檔號：HAD YLDC 13/30/3/1 (2020)

電話：2475 3867

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食物環境衛生署

元朗區環境衛生總監

蔡家偉先生

(傳真號碼：2477 5099)

蔡先生：

**有關「洪水橋新垃圾站大樓設計」的動議**

元朗區議會環境、氣候變化及漁農業委員會（委員會）於 2020 年 3 月 9 日的會議上討論「洪水橋新垃圾站大樓設計」。議員於席上提出以下二個動議，該二個動議均以絕對多數票獲得通過，動議的全文及投票結果如下：

**動議（一）：**

要求食環署暫停「元朗洪元路與洪平路交界興建聯用大樓」計劃，暫緩向立法會申請工程撥款等相關程序，並盡快以公眾參與方式進行社區諮詢，按社區需要重新設計大樓空間及增加公共服務。此外，本會促請立法會食物安全及環境衛生事務委員會尊重地區聲音，擱置相關議程，切勿在沒有充分諮詢社區意見下倉卒支持方案。

(17 票贊成、0 票反對及 0 票棄權)

**動議（二）：**

反對食環署提出的「元朗洪元路與洪平路交界興建聯用大樓」設計方案，並要求相關部門改善大樓設計，用盡或增加地積比用以加入垃圾站及食環署辦公室以外的公共服務空間（如圖書館、自修室、非政府機構租用空間等），配合洪水橋的社區需要。

(17 票贊成、0 票反對及 0 票棄權)

2. 會議討論的詳情可參照元朗區議會網站的會議錄音 ([https://www.districtcouncils.gov.hk/yl/tc\\_chi/meetings/committees/dc\\_committees\\_meetings\\_audio.php?meeting\\_id=18464](https://www.districtcouncils.gov.hk/yl/tc_chi/meetings/committees/dc_committees_meetings_audio.php?meeting_id=18464))。

3. 請貴署充分考慮上述動議，並於本年4月7日（星期二）或之前就上述動議作出回應。如有任何查詢，請致電2475 3867與委員會秘書莫傑剴先生聯絡。

元朗區議會

環境、氣候變化及漁農業委員會主席 梁德明



2020年3月17日

(連附件)

副本送

元朗民政事務處高級聯絡主任 (2)

(傳真號碼：2474 7261)

本署檔號：L/M(2) in FEHD YL 1\_55/10(20)/3

元朗區議會  
環境、氣候變化及漁農業委員會  
梁德明主席

梁主席：

### 有關「洪水橋新垃圾站大樓設計」的動議

謝謝閣下在 2019 年 3 月 17 日來函。就上述動議，經諮詢規劃署、建築署及環境保護署(環保署)，我們現綜合回覆如下。

我們擬在元朗洪元路與洪平路交界興建聯用大樓，有關用地按《洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2》(大綱圖)劃為「政府、機構或社區」地帶，該地帶的規劃意向主要是提供政府、機構或社區設施，以配合當地居民及／或該地區的需要。

除食物環境衛生署(食環署)的擬建聯用大樓外，該地帶亦已預留土地發展一間安老院及一間診所，以服務當地居民及配合居民的需要。考慮到該地帶內不同規劃用途(安老院、診所、垃圾收集站)的發展需要，根據 2017 年的大綱圖，地帶內設施的整體高度上限定為 8 層。然而，個別設施的設計會因應地盤限制(如面積)，發展用途、設計考慮(樓層高度)及提供的設施的實際運作需要作出適合的調整，以更能善用空間，達至地盡其用的目的。

有關擬建聯用大樓的地盤面積只有約 743 平方米，根據食環署和建築署的建議設計，除垃圾收集站外，亦會容納食環署的辦公室及環保署的社區回收中心。因應垃圾收集站及社區回收中心的運作需要，現時 6 層高的聯用大樓高度已接近 30 米(實際上為主水平基準以上 40 米左右)，與一棟 8 層的住宅樓宇高度相若，因此大樓的設計已充分考慮該地帶的高度上限。

另外，就地積比率方面，大樓的設計是根據規劃署建議的參考地積比率<sup>1</sup>(即興建最大的可建樓面面積)為基礎。現時的项目發展地積比率為 4.36 倍，與參考地積比率相近，並與附近的發展相若(洪福邨的地積比率為 3.8 倍)。擬建的聯用大樓目前的設計已充分利用地積比率，以達致地盡其用的

<sup>1</sup> 在工程項目規劃初段，規劃署在 2016 年建議食環署該用地的參考地積比率為 4 倍以作為項目規劃的參考。在詳細設計階段，可達致的地積比率可能會因應詳細設計和技術考慮而有所不同。

目標。另一方面，有關項目發展的用途亦符合大綱圖的規劃意向，在整體設計上亦充分考慮與其附近發展的協調性及兼容性(包括高度及通風的考慮)。

規劃署備悉發展建議已顧及用地的限制、不同用途的設計要求及兼容性、與附近土地用途的協調性及大綱圖的發展限制等因素，因此從規劃角度，擬建聯用大樓的建議符合有關的規劃要求。此外，規劃署已在洪水橋／厦村新發展區預留位置興建政府、機構或社區設施，包括政府綜合大樓及社會福利設施等，以服務洪水橋及鄰近地區。

現時洪水橋洪堤路及附近一帶的家居廢物，由食環署位於洪水橋洪堤路的鄉村式垃圾收集站(YL-96)提供廢物收集服務。該站早在 1992 年前開始使用，可容納 1.5 公噸垃圾，但現時每日接收垃圾量達 3.8 公噸，遠超該站的設計容量。隨着洪水橋地區逐步發展，該站附近已有多幢住宅樓宇相繼落成。為配合該站周邊地區發展的實際需要，並考慮該區未來的房屋發展及人口增長，當局有實際及迫切需要盡快完成有關工程，以期可以盡早搬遷及重置垃圾收集站以配合當區居民的需要。

鑑於食環署聯同建築署及環保署已在 2019 年 3 月 11 日就工程計劃(包括設計)取得元朗區議會環境改善委員會的支持，並通過動議要求政府盡快興建有關設施，以環境改善委員會在 2019 年 3 月 11 日通過的動議及意見為依歸，作為推展工程計劃的基礎不但符合既定程序，也避免虛耗過去一年的跟進工作。因此，我們會如期在 2019-2020 立法年度將計劃提交立法會申請撥款，以便盡快展開工程，配合附近地區的發展需要。

食物環境衛生署署長

(蔡家偉  代行)

2020 年 3 月 26 日

副本抄送：	食物及衛生局	(經辦人：李芷瑜女士)
	建築署署長	(經辦人：薩成顯先生)
	規劃署署長	(經辦人：吳育民先生)
	環境保護署署長	(經辦人：溫家玲女士)