

2025年 8月 29日

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。

Appendix I of RNTPC
Paper No. A/NE-SSH/165

This document is received on 29 AUG 2025
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-III
表格第 S16-III 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 Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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.tpb.gov.hk/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.tpb.gov.hk/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	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. 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.tpb.gov.hk/>)，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)

Tseng Tau Tsuen (Sai Kung North) Management Committee 西貢北井頭村村務委員會

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)

Grandmax Surveyors Limited 俊滙測量師行有限公司

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)	Lot No.911 (Part) & 912 (Part) in D.D.165 Tseng Tau Village, Sai Sha Road, Shap Sz Heung, Sai Kung North, New Territories
(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105.....sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積.....sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shap Sz Heung Outline Zoning Plan No.S/NE-SSH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development
(f) Current use(s) 現時用途	Temporary Refuse Collection Point (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at12/08/2025..... (DD/MM/YYYY), this application involves a total of1..... "current land owner(s)"^{""}.
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」^{""}。

(b) The applicant 申請人 –

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

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

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

- ☒ has notified¹..... "current land owner(s)"
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
1	Lot No.911 & 912 in D.D.165, Tseng Tau Village, Sai Sha Road, Shap Sz Heung, Sai Kung North, New Territories	25/08/2025

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

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

(b) Effective period of permission applied for
申請的許可有效期☐ year(s) 年☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積sq.m ☐ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

.....

.....

.....

.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

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)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

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 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間			
.....			
.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☐ 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))	
	No 否	☐ 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) ☐	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) 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？	Yes 是	☐ Please provide details 請提供詳情	
	No 否	☐	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☐	
(iii) 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 ☐	No 不會 ☐
	On traffic 對交通	Yes 會 ☐	No 不會 ☐
	On water supply 對供水	Yes 會 ☐	No 不會 ☐
	On drainage 對排水	Yes 會 ☐	No 不會 ☐
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☐
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☐
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☐
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☐
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☐
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐

	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)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>NE-SSH</u> / <u>143</u>
(b) Date of approval 獲批給許可的日期	<u>28/10/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>28/10/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Refuse Collection Point for a period of 3 Years
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☒ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☒ year(s) 年 <u>3</u> ☐ month(s) 個月

7. 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）。

Please refer to the additional sheets attached.

8. 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

Kevin LAU

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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 ... RICS, R.P.S.(GP) ...



on behalf of
代表

Grandmax Surveyors Limited 俊匯測量師行有限公司

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

Date 日期

26/08/2025

(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。

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	Lot No.911 (Part) & 912 (Part) in D.D.165 Tseng Tau Village, Sai Sha Road, Shap Sz Heung, Sai Kung North, New Territories
Site area 地盤面積	105 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Shap Sz Heung Outline Zoning Plan No.S/NE-SSH/11
Zoning 地帶	Village Type Development
Type of Application 申請類別	☐ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____ ☒ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of Temporary Refuse Collection Point for a period of 3 years

(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% ☐ About 約		
(v) 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 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) _____ _____		N/A N/A N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A N/A N/A 1 N/A N/A

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

7. Justifications

Background of the Application

The Application seeks for renewal of a permission from Town Planning Board (TPB) for Planning Approval No.A/NE-SSH/143 of "Temporary Refuse Collection Point for a Period of 3 Years" in the Tseng Tau Tsuen "Village Type Development" ("V") zone which will expire on 28/10/2025.

The subject temporary Refuse Collection Point (RCP) has been the daily necessary facility for Tseung Tau village residents. The approval conditions contained in Planning Approval No.A/NE-SSH/143 has all been complied with and the site has been operated in good condition in the past 3 years.

Operation and Layout Remains Unchanged

The Application Site is situated at the western edge of an existing open-air village carpark near the village entrance abutting on an existing village. The existing operation and layout details would remain unchanged and summarized as follows:

- About 30 nos. refuse bins [with a size of about 126 cm (width) x 78 cm (depth) x 118 cm (height) and a volume of about 660 litres for each] and one set of recyclable materials collection bins;
- Boundary wall has been erected on its 3 sides of the RCP to properly contain and screen off the refuse bins. The proposed boundary wall also ensures no direct view at street level from the adjacent village houses to the refuse bins;
- The refuse bins are all equipped with cover lid to avoid odour or spilling out of debris. The Applicant, being Tseng Tau Tsuen (Sai Kun North) Management Committee, has advised all villagers to utilize the refuse bins within the Application Site by throwing in well fastened garbage only; and
- The proposed temporary RCP is unlocked and accessible by residents 24 hours daily. Garbage trucks from Food & Environmental Hygiene Department (FEHD) would visit 1 time each day to collect and empty the refuse.

Implemented Approval Conditions and Facilities

The approval conditions of Planning Approval No.A/NE-SSH/143 have all been complied with and the implemented facilities, such as drainage and fire services facilities and equipment have been put in order. The Applicant has been providing constant maintenance to the facilities.

Unchanged Planning Context

The town planning zoning of the Application Site remains unchanged as situated in "Village Type Development" ("V") zoning.

As a facility serve the village, provision of which in village edge zoned "V" abutting on the existing road is considered reasonable and sensible. This temporary use to serve the village community is in line with the planning intention of the "V" zone that "other commercial, community and recreational uses may be permitted on application to the Town Planning Board." The proposed use is supportable in planning terms. Also, as Tseng Tau Tsuen is a geographically self-enclosed village, no outsider using this village facility is expected.

Essential Provision to Meet the Genuine Need of the Villagers

Tseng Tau Tsuen is a village with a growing population. According to the Applicant, the population of the village is currently over 3,500 with over 350 domestic houses. The temporary RCP, which is properly screened off and has a tidy outlook is an essential daily facility to the village. It meets the genuine need of the villagers.

No Adverse Technical Impacts

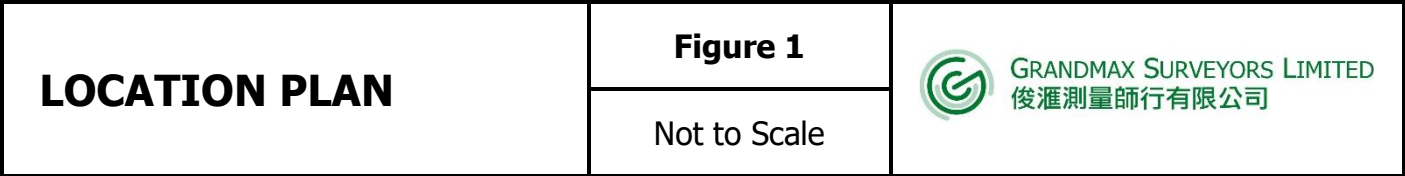
The RCP it has a proper site configuration and wall screening. It is purposely sited at the western edge of the existing village carpark bounded by screen wall on its 3 sides. Outside the site, there are existing fence wall and trees growth along the eastern boundary of the carpark to provide additional screening for the proposed temporary use. All these make the refuse bins inside the Application Site has no visual impact at street level from the adjacent village houses.

No Adverse Technical Impacts (Cont'd)

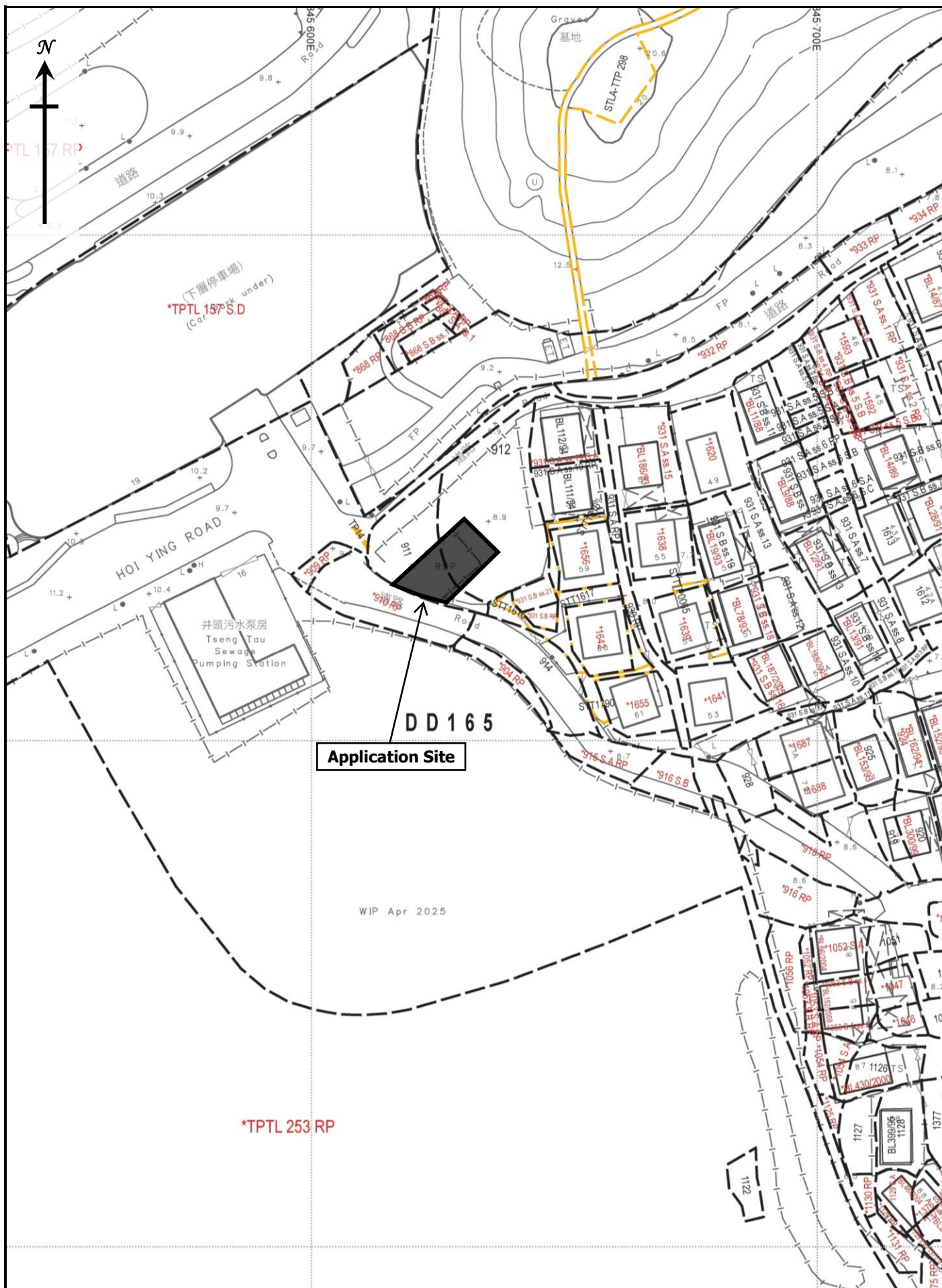
All refuse bins are provided with up-to-standard quality bins with proper lid; the Applicant, as the management committee of the village would continuously remind and ensure villagers to properly dump their garbage (by using quality garbage bag and well tied their garbage bags). It would be also the residents' common interests to do the same to maintain a good hygienic environment. Thus, there is no environmental concern expected. The fire services and drainage services equipment and facilities are in place and maintained in good condition to ensure there are no fire and drainage concerns.

Conclusion

The Application Site provides a proper (well paved and fenced) temporary RCP which is better in design compared to the original unfenced roadside refuse collection area located on the adjacent site. In view of its temporary nature and meeting the genuine need of the local villagers in Tseng Tau Tsuen and would not incur any adverse impacts, we seek the Town Planning Board's approval of the application for a period of 3 years.



Not to Scale



LOT INDEX PLAN

Figure 2

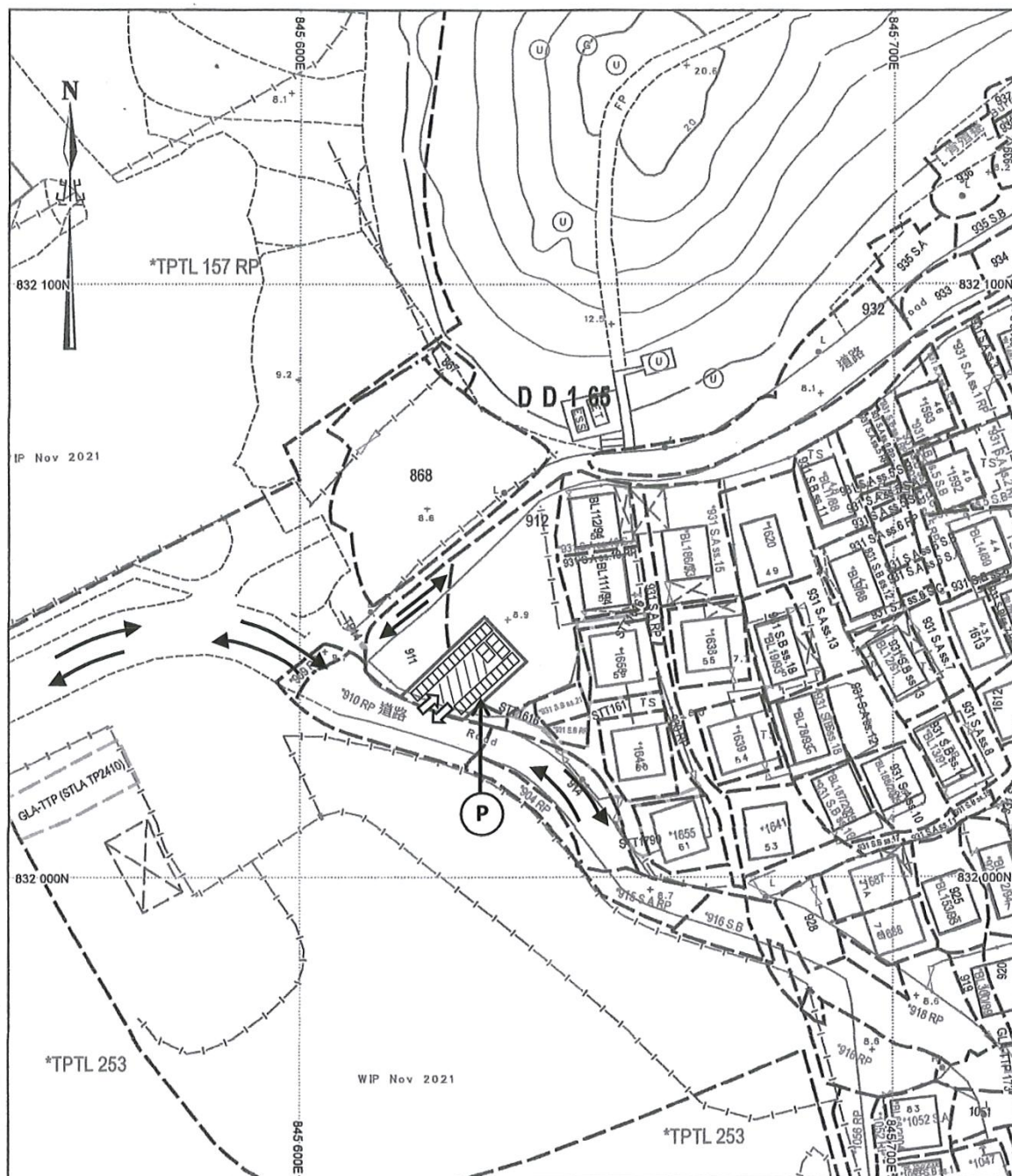
1 : 1000



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Proposed Temporary Refuse Collection Point

Site Entrance, Traffic Flow & Vehicle Loading / Unloading Area



LEGEND:

-  Temporary Refuse Collection Point
-  Vehicle Loading / Unloading Area
-  Site Entrance / Exit
-  Traffic Flow
-  Refuse Containers



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Date : 23rd June 2023

Your Ref: A/NE-SSH/143

Our Ref. : HK-PLG-032

Planning Department

By Fax 2691 2806 and By Post

Sha Tin, Tai Po and North District Planning Office

14/F, Sha Tin Government Offices

1 Sheung Wo Che Road

Shatin, N.T.

Attn : Ms. Candice Lo

Dear Ms. Lo,

Re: Compliance with Approval Condition (b)

Proposed Temporary Refuse Collection Point for a Period of 3 Years

Lots 911 (Part) and 912 (Part) in D.D.165

Tseng Tau Village, Sai Sha Road, Shap Sz Heung, Sai Kung North, N.T.

(Planning Application No. A/NE-SSH/143)

We refer to the captioned planning approval and your letter dated 13th March 2023.

Please be advised that the drainage facilities have been now implemented per the accepted drainage proposal.

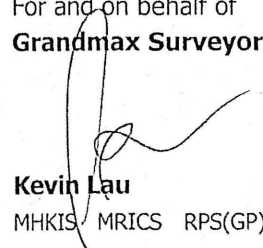
We herewith enclosed onsite photographs showing the implemented drainage facilities for your scrutiny. We seek your consideration that approval condition (b) is now complied with.

Thank you for your kind attention. Should you have any queries, please do not hesitate to contact the undersigned at

Yours faithfully,

For and on behalf of

Grandmax Surveyors Limited



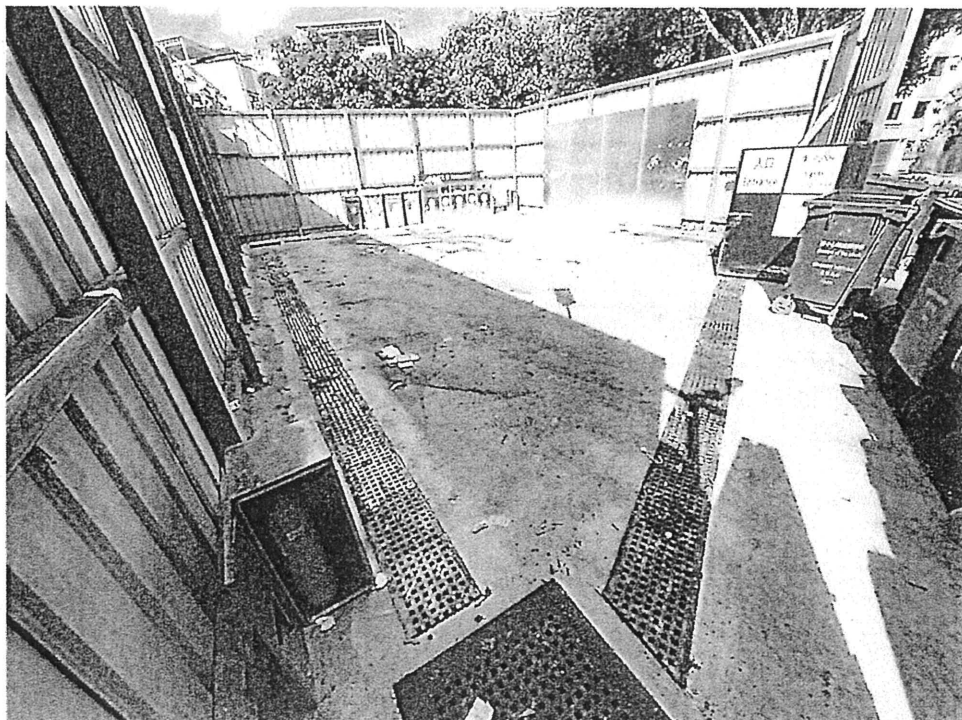
Kevin Lau

MHKIS / MRICS RPS(GP)

Encl.

c.c. Client

Lots 911 (Part) and 912 (Part) in D.D.165
Tseng Tau Village, Sai Sha Road, Shap Sz Heung, Sai Kung North, N.T.
(Planning Approval No. A/NE-SSH/143)

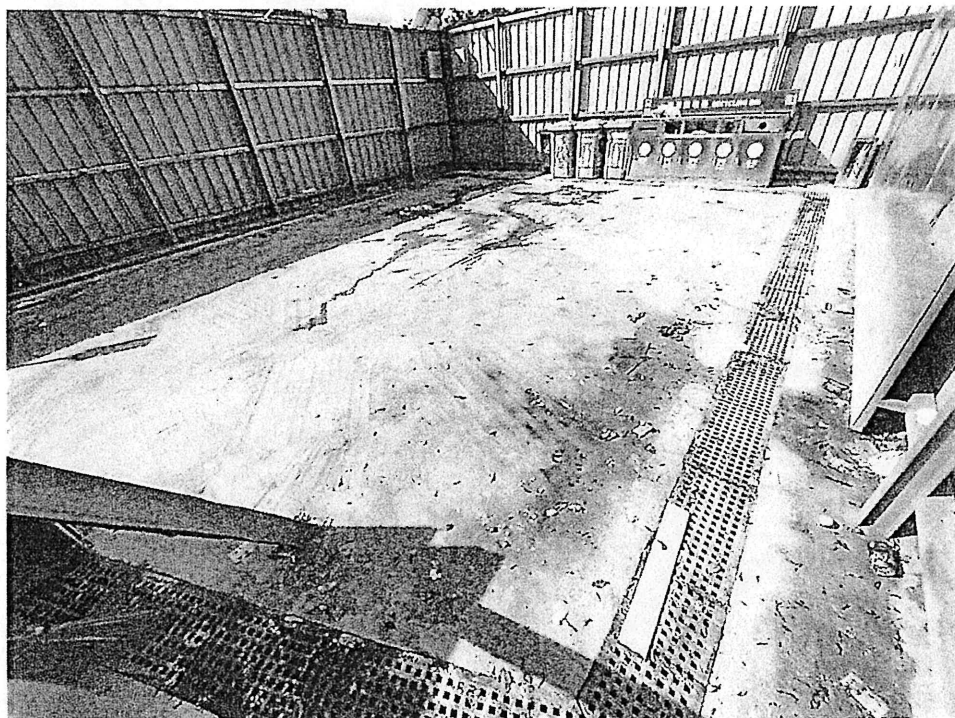


Viewing Point 1



Viewing Point 2

Lots 911 (Part) and 912 (Part) in D.D.165
Tseng Tau Village, Sai Sha Road, Shap Sz Heung, Sai Kung North, N.T.
(Planning Approval No. A/NE-SSH/143)

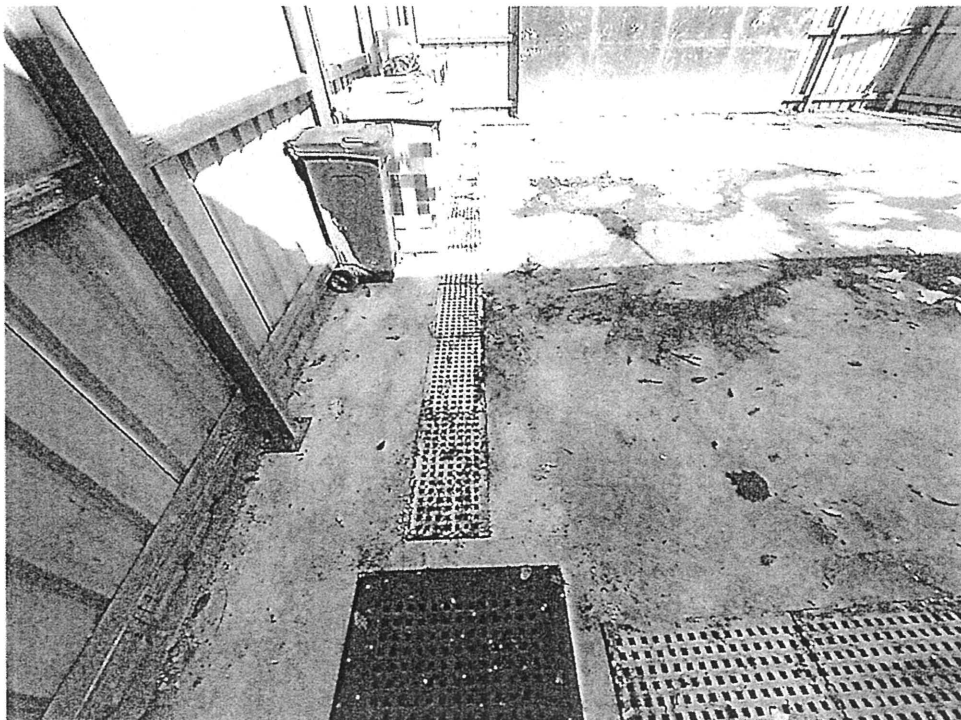


Viewing Point 3

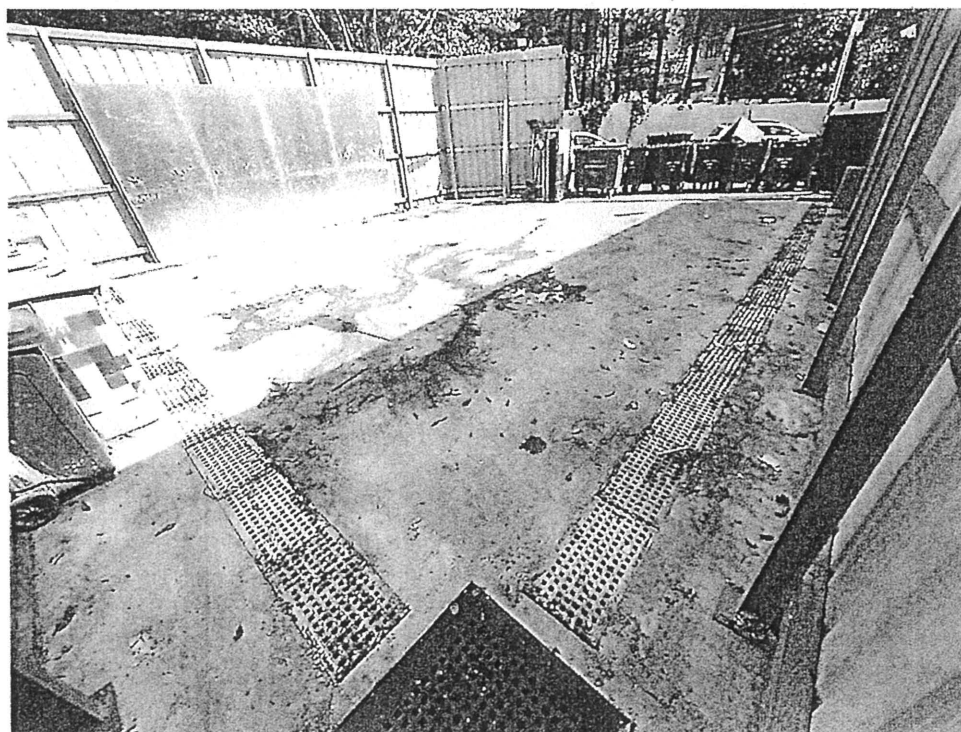


Viewing Point 4

Lots 911 (Part) and 912 (Part) in D.D.165
Tseng Tau Village, Sai Sha Road, Shap Sz Heung, Sai Kung North, N.T.
(Planning Approval No. A/NE-SSH/143)



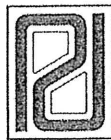
Viewing Point 5



Viewing Point 6

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District
Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference HK-PLG-032
檔號 Our Reference TPB/A/NE-SSH/143
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post & Fax (3628 3308)
(2 pages)

11 July 2023

Grandmax Surveyors Limited
Unit 1215, 12/F, Houston Centre,
63 Mody Road, East Tsim Sha Tsui, Kowloon
(Attn.: Mr. Kevin LAU)

Dear Sir,

**Compliance with Approval Condition (b)
Proposed Temporary Refuse Collection Point for a Period of 3 Years
Lots 911 (Part) and 912 (Part) in D.D.165, Tseng Tau Village, Sai Sha Road,
Shap Sz Heung, Sai Kung, New Territories
(Application No. A/NE-SSH/143)**

I refer to your submission dated 23.6.2023 for compliance with approval condition (b), i.e. *"the implementation of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 28.7.2023"* of the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has reviewed your submission and considered the submission acceptable. As such, approval condition (b) stated in the approval letter (Ref. TPB/A/NE-SSH/143) dated 11.11.2022 is considered complied with. The applicant is reminded to regularly inspect the drainage facilities, and to desilt and maintain the drainage facilities in good conditions.

Should you have any queries, please contact Ms. Candice LO (Tel: 2158 6043) of this Office.

Yours faithfully,


(Margaret CHAN)
District Planning Officer/
Sha Tin, Tai Po & North,
Planning Department

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: _____
消防處編號消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

A 9209207

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書Name of Client :
顧客姓名Name of Building :
樓宇名稱Street No./Town Lot :
門牌號數/市地段Lots 911(Part) & 912(Part)
in D.D.165Street/Road/Estate Name :
街道/屋苑名稱

Tseng Tau Village, Sai Sha Road, Shap Sz Heung

Block :
座District :
分區

Sai Kung North

Area :
地區☐ HK
香港☐ K
九龍☒ NT
新界Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NIL		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	2 x 5-kg Co2 F.E.	G/F	Newly Installed	Conforms with FSD requirement	17-Feb-23

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.Authorized
Signature :
受權人簽署Name :
姓名

Wong Kwok Ling

FSD/RC No. :
消防處註冊號碼

RC3 / 616

Company Name :
公司名稱

三聯消防工程公司

Telephone :
聯絡電話Date :
日期

17-Feb-23

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: _____
消防處檔號消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

A 9379393

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

Name of Client : _____

顧客姓名

Name of Building : _____

樓宇名稱

Street No./Town Lot : _____

門牌號數/市地段

Lots 911(Part) & 912(Part)
in D.D.165

Street/Road/Estate Name : _____

街道/屋苑名稱

Tseng Tau Village, Sai Sha Road, Shap Sz Heung

Block : _____
座District : _____
分區

Sai Kung North

Area : _____
地區☐ HK
香港☐ K
九龍☒ NT
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part I Annual Inspection ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	2 x 5-kg Co2 F.E.	G/F	Conforms with FSD requirement	7-Mar-24	6-Mar-25

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

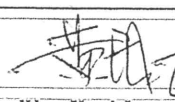
I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.Authorized
Signature : _____
受權人簽署

Name : _____

姓名

FSD/RC No. : _____
消防處註冊號碼Company Name : _____
公司名稱Telephone : _____
聯絡電話Date : _____
日期
Wong Kwok Lung

RC3 / 616

三聯消防工程公司

7-Mar-24

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9643078

FSD Ref.: _____
消防處編號

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

Lots 911(Part) & 912(Part)

in D.D.165

Street/Road/Estate Name :

街道/屋苑名稱

Tseng Tau Village, Sai Sha Road, Shap Sz Heung

Block :

座

District :

分區

Sai Kung North

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型 :

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團

Part I Annual Inspection ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	2 x 5-kg Co2 F.B.	G/F	Conforms with FSD requirement	28-Feb-25	27-Feb-26

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature :
授權人簽署

Name :

姓名

Wong Kwok Lung

FSD/RC No. :

消防處註冊號碼

RC3 / 616

Company Name :
公司名稱

三聯消防工程公司

Telephone :

聯絡電話

Date :

日期

28-Feb-25

For FSD
use only:

Inspected

Key-in

Verified



Date: 9th October 2025

Your Ref: TPB/A/NE-SSH/165

Our Ref.: HK-PLG-032

The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

By Email (tpbpd@pland.gov.hk) Only

Dear Sirs,

**Re: Application for Permission under s.16 of the Town Planning Ordinance
Renewal of Planning Approval for Temporary Refuse Collection Point for a Period of 3 Years
At Lot Nos. 911 (Part) and 912 (Part) in D.D.165, Shap Sz Heung, Sai Kung North, N.T.
(Planning Application No.A/NE-SSH/165)**

1. We refer to the captioned application.
2. In response to comment from Environmental Protection Department, we would like to submit further information to address and their concerns as follows:
3. During the application process for Planning Approval No.A/NE-SSH/143, a series of guidance, education, monitoring, feedback and warning signs measures have been proposed by the Applicant. They have all been well implemented during the past 3 years during the approval period. The Temporary Refuse Collection Point ("RCP") has been well operated and has been kept in neat and tidy operation environment. Thus, the proposal of a peripheral u-channel to collect and dump wastewater (if any) was found unnecessary during the actual operation stage. All the above-mentioned measures have been and will be well maintained in force by the Applicant and to be strengthened as if necessary.
4. However, in any case of wastewater may be found generating from the RCP in the future, a u-channel (275mm diameter) will be constructed along the peripheral boundary of the Application Site to collect wastewater (if any) generated from the Applicant Site. The wastewater will be directed to a catch pit for storage. The wastewater in the catchpit will be disposed by the Applicant from time to time when it is generated. It will be monitored along with proper garbage monitor measures using the CCTV as proposed above and also by a daily routine inspection by the Applicant. Also, the wastewater will be disposed before the arrival of rainy weather and when the Committee receives any report from the resident on full / near full status of the catchpit.
5. Thank you for your kind attention. Should you have any queries, please do not hesitate to contact the undersigned at

Yours faithfully,

For and on behalf of

Grandmax Surveyors Limited

Kevin Lau

MHKIS MRICS R.P.S.(GP)

c.c. Client

DPO/ST,TP&N – Attn: Ms. Candice Lo (by Email: cyklo@pland.gov.hk only)
Unit 2, 9/F, Greenfield Tower, Concordia Plaza, No.1 Science Museum Road, Tsim Sha Tsui, Kowloon

九龍尖沙咀科學館道 1 號康宏廣場南座 9 樓 2 室

Tel : (852) 2110 9177 Fax : (852) 3628 3308 Email : info@gms.hk



Date: 14th October 2025

Your Ref: TPB/A/NE-SSH/165

Our Ref.: HK-PLG-032

The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

By Email (tpbpd@pland.gov.hk) and By Post

Dear Sirs,

Re: Application for Permission under s.16 of the Town Planning Ordinance
Renewal of Planning Approval for Temporary Refuse Collection Point for a Period of 3 Years
At Lot Nos. 911 (Part) and 912 (Part) in D.D.165, Shap Sz Heung, Sai Kung North, N.T.
(Planning Application No.A/NE-SSH/165)

1. We refer to the captioned application.
2. We would like to submit a **Figure 3a – Revised Layout Plan** to supersede the **Figure 3 – Layout Plan** for the captioned application.
3. Thank you for your kind attention. Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED]

Yours faithfully,
For and on behalf of
Grandmax Surveyors Limited

Kevin Lau
MHKIS MRICS R.P.S.(GP)

c.c. Client
DPO/ST, TP & N – Attn: Ms. Candice Lo (by Email: cyklo@pland.gov.hk only)

**Relevant Extract of Town Planning Board Guidelines No. 34D on
“Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development”
(TPB- PG No. 34D)**

1. The relevant assessment criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of the relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal application should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine appropriate approval period, which may be shorter than the time under request.

Previous Applications

Approved Applications

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-SSH/62	Temporary Private Car Park (Private Car and Light Good Vehicle) for a Period of 3 Years	5.6.2009
A/NE-SSH/80	Temporary Private Car Park (Private Car and Light Good Vehicle) for a Period of 3 Years	20.7.2012
A/NE-SSH/100	Temporary Private Car Park (Private Cars and Light Goods Vehicle) for a Period of 3 Years	18.9.2015
A/NE-SSH/121	Renewal of Planning Approval for Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	7.9.2018
A/NE-SSH/143	Temporary Refuse Collection Point for a Period of 3 Years	28.10.2022

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- no objection to the application;
- the Site falls partly within Lot 911 and partly within Lot 912 in D.D. 165, which are held under Block Government Lease demised for agricultural use and no building shall be erected thereon without the consent of the Government;
- if the application is approved by the Town Planning Board (the Board) and structures are proposed within the Site, the lot owner will be required to submit a Short Term Waiver application for the structures to his office for consideration. However, there is no guarantee that the application will be approved and the Government will consider such application in the capacity of Landlord and impose such terms and conditions as appropriate; ***and***
- the existing road in front of the Site falls on private lots. The applicant should be reminded to make his own arrangement for the proposed vehicular access to the Site; ***and***
- ***his advisory comments are at Appendix V.***

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective, noting that the applicant has committed the following measures:
 - (i) all refuse bins will be equipped with a cover lid to prevent odour and spilling out of debris;
 - (ii) all villagers have been advised to dispose of well-fastened garbage;
 - (iii) no wastewater is anticipated to be generated from the proposed RCP. If found, a catchpit and an U-channel along the peripheral boundary of the Site will be provided to collect the wastewater for proper disposal; and
 - (iv) there were no complaints from residents received regarding the operation of the refuse collection point (RCP);
- no environmental complaint has been received in relation to the Site in the past three years.

3. **Drainage**

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

- no objection to the application; and
- his advisory comments are at **Appendix V**.

4. **Fire Safety**

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

- no objection in-principle to the application subject to the existing fire service installations (FSIs) implemented on the Site being maintained in efficient working order at all times.

5. **Traffic**

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

- no objection in-principle to the application from traffic engineering point of view;
- the concerned area and the village road connecting to the Site from Hoi Ying Road is not managed by Transport Department; and
- her advisory comments are at **Appendix V**.

6. **Other Departments**

The following departments have no comments on the application:

- Director of Food and Environmental Hygiene;
- Director of Agriculture, Fisheries and Conservation;
- Chief Highway Engineer/New Territories East, Highways Department;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Project Manager (North), Civil Engineering and Development Department;
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services; and
- District Officer (Tai Po), Home Affairs Department.

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) if structures are proposed within the Site, the lot owner will be required to submit a Short Term Waiver application for the structures to his office for consideration. However, there is no guarantee that the application will be approved and the Government will consider such application in the capacity of Landlord and impose such terms and conditions as appropriate; and
 - (ii) the existing road in front of the Site falls on private lots. The applicant should be reminded to make his own arrangement for the proposed vehicular access to the Site;
- (c) to note the comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant is advised that the applied use and the drainage facilities implemented on-site shall not obstruct overland flow/surface runoff and any existing drainage facilities. The applicant shall make sure that rainwater falling onto the Site shall be connected by a drainage system and conveyed to a proper discharge point(s); and
 - (ii) the applicant shall maintain the drainage system properly and rectify the system if it is found to be inadequate or ineffective during operation at his own cost. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by a failure of the system;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) the concerned area and the village road connecting to the Site from Hoi Ying Road is not managed by Transport Department, comments from the management and maintenance party of the concerned area and local road should be sought;
 - (ii) it is noted that in order to access the refuse collection point (RCP), vehicles may have to encroach onto the adjacent private lot(s). The applicant shall make their own arrangement with the concerned land owner(s) for using the road, and the land status, management, maintenance responsibilities of it should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes;

- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Hoi Ying Road is not and will not be maintained by this his office. His office should not be responsible for maintaining any access connecting the Site with Hoi Ying Road; and
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if any existing structures are erected on leased land without approval of the Buildings Department (BD) (not being an New Territories Exempted House (NTEH)), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
 - (ii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BD to affect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) any temporary shelters or converted containers for any uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
 - (v) if the Site is not abutting on a specific street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage; and
 - (vi) formal submission under BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at the building plan submission stage.