

2022年 7月 5日  
此文件在 收到。城市規劃委員會  
只有在收到所有申請資料及文件後才正式確認收到  
申請的日期。

- 5 JUL 2022

This document is received by the Town Planning Board. It formally acknowledges 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 Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及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.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/NE-SSH/143
	Date Received 收到日期	- 5 JUL 2022

- 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/tpb/>. 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/tpb/>), 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input checked="" type="checkbox"/> Organisation 機構 )
TSENG TAU TSUEN (SAI KUNG) MANAGEMENT COMMITTEE 西貢井頭村村務委員會

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )

<b>3. Application Site 申請地點</b>	
(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 911 (Pt) & 912 (Pt) in DD.165
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 175 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... sq.m 平方米 <input type="checkbox"/> 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 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-SSH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	VILLAGE TYPE DEVELOPMENT ZONE
(f) Current use(s) 現時用途	TEMPORARY REFUSE COLLECTION POINT  臨時垃圾收集站  (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 ..... 8-6-2022 ..... (DD/MM/YYYY), this application involves a total of ..... 1 ..... "current land owner(s)"<sup>#</sup>.  
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」<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. 如上列任何方格的空間不足，請另頁說明)

- has notified .....1..... "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 911 (Pt) & 912 (Pt) in DD.165	7-6-2022

(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）

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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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</b> (如屬位於鄉郊地區臨時用途/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	<p><b>TEMPORARY REFUSE COLLECTION POINT</b> <b>(臨時垃圾收集站)</b></p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... <b>3</b> ..... <input type="checkbox"/> month(s) 個月 .....
<p>(c) <u>Development Schedule</u> 發展細節表</p> <p>Proposed uncovered land area 擬議露天土地面積 ..... <b>175</b> .....sq.m <input type="checkbox"/>About 約</p> <p>Proposed covered land area 擬議有上蓋土地面積 .....sq.m <input type="checkbox"/>About 約</p> <p>Proposed number of buildings/structures 擬議建築物/構築物數目 ..... <b>30 (垃圾桶)</b>.....</p> <p>Proposed domestic floor area 擬議住用樓面面積 .....sq.m <input type="checkbox"/>About 約</p> <p>Proposed non-domestic floor area 擬議非住用樓面面積 .....sq.m <input type="checkbox"/>About 約</p> <p>Proposed gross floor area 擬議總樓面面積 .....sq.m <input type="checkbox"/>About 約</p> <p>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)</p> <p><b>垃圾桶 1.22m (h) (數目：30個)</b></p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <p>Private Car Parking Spaces 私家車車位 .....</p> <p>Motorcycle Parking Spaces 電單車車位 .....</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....</p> <p>Others (Please Specify) 其他 (請列明) .....</p> <p>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</p> <p>Taxi Spaces 的士車位 .....</p> <p>Coach Spaces 旅遊巴車位 .....</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 .....</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 ..... <b>1</b> .....</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 .....</p> <p>Others (Please Specify) 其他 (請列明) .....</p>	

Proposed operating hours 擬議營運時間 24 Hrs / Day, 365 Days / Year ..... .....																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">Yes 是</td> <td style="padding: 5px;"> <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))                 </td> </tr> <tr> <td style="text-align: center;">No 否</td> <td style="padding: 5px;"> <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)                 </td> </tr> </table>	Yes 是	<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))	No 否	<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)																										
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(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?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">Yes 是</td> <td style="padding: 5px;"> <input type="checkbox"/> Please provide details 請提供詳情                      .....                      .....                 </td> </tr> <tr> <td style="text-align: center;">No 否</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> </td> </tr> </table>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... .....	No 否	<input checked="" type="checkbox"/>																										
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No 否	<input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">Yes 是</td> <td style="padding: 5px;"> <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)                 </td> </tr> <tr> <td></td> <td style="padding: 5px;"> <input type="checkbox"/> Diversion of stream 河道改道                 </td> </tr> <tr> <td></td> <td style="padding: 5px;"> <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                 </td> </tr> <tr> <td></td> <td style="padding: 5px;"> <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                 </td> </tr> <tr> <td></td> <td style="padding: 5px;"> <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                 </td> </tr> <tr> <td style="text-align: center;">No 否</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> </td> </tr> </table>	Yes 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	No 否	<input checked="" type="checkbox"/>																		
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	<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																														
No 否	<input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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"/>																													

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

## 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。

西貢北西沙路井頭村（下稱本村）為一條發展迅速之鄉村，現已建有小型屋宇約350間，人口超過3,500人。

多年來，本村務委員會曾多次向政府部門反映及爭取撥地興建一個永久之垃圾站，以解決本村家居垃圾之衛生問題。隨着大型發展商在相連本村之地盤展開建屋工程，一切規劃包括公共設施等，都已塵埃落定，仍未收到政府向本村作出任何諮詢或回覆本村所提出有關興建永久垃圾站之建議。

由10多年前開始，食環署已安排外判商於申請地點，派出垃圾車替本村收集家居垃圾，效果良好，而該地點為本村唯一之垃圾收集站。

最近，得到有關申請地點之業權人協助，同意提供該私人土地，讓本村可有一適合之地點，作為「臨時垃圾收集站」，為符合法例要求，故本村務委員會現向貴會提出申請規劃許可，希貴會接納，以解決居民每天面對的衛生問題。

若獲貴會批准許可，本村務委員會及業權人必定會遵從及配合各政府部門發出之指引，做好有關要求。

祝 安康！

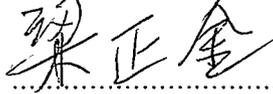
**8. Declaration 聲明**

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

LEUNG CHING KAM 梁正金

VICE-CHAIRMAN

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

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 .....

(西貢井頭村村務委員會)

on behalf of  
代表

TSENG TAU TSUEN (SAI KUNG) MANAGEMENT COMMITTEE

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

Date 日期

8th June, 2022

(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 911 (Pt) & 912 (Pt) in DD.165
Site area 地盤面積	175 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-SSH/11
Zoning 地帶	VILLAGE TYPE DEVELOPMENT ZONE
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY REFUSE COLLECTION POINT (臨時垃圾收集站)

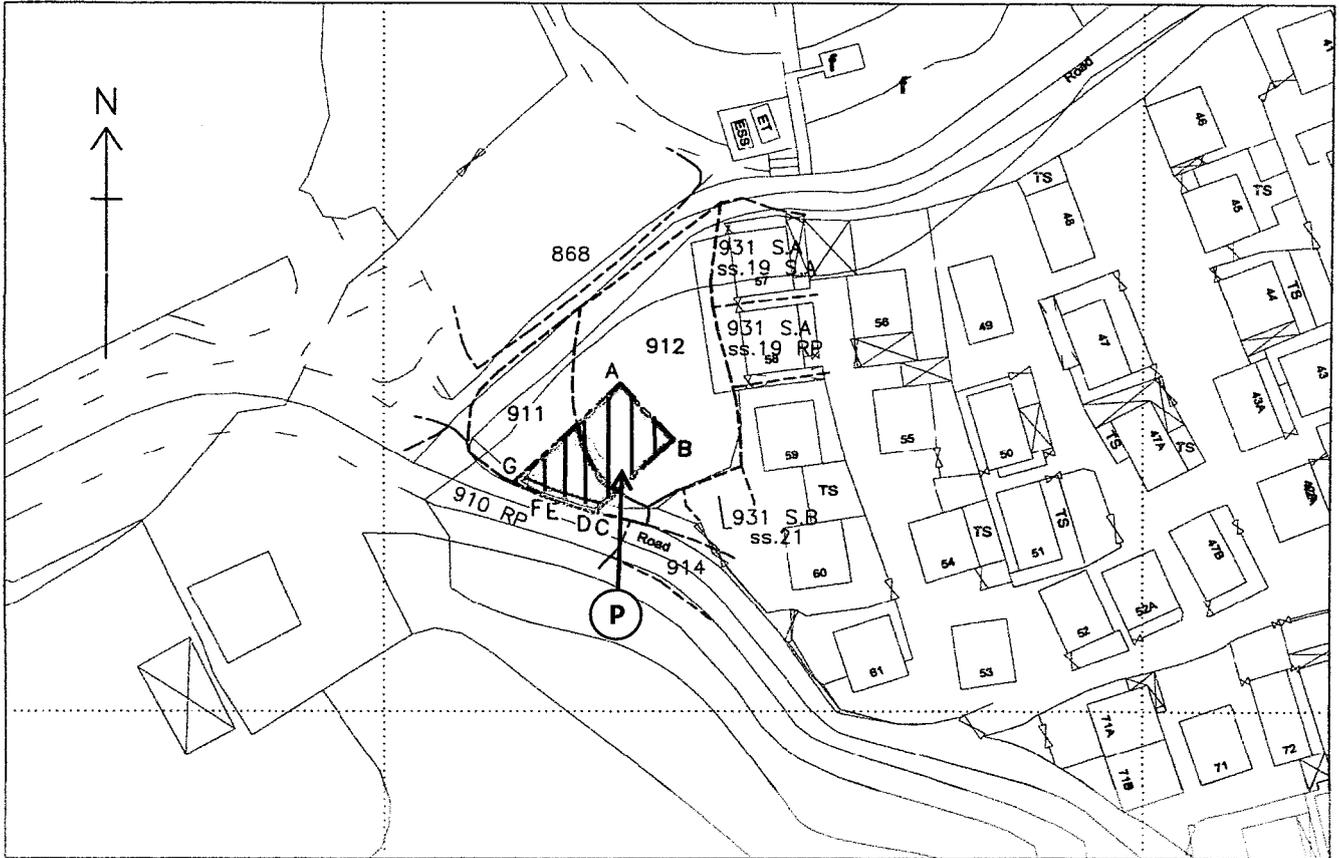
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率	Domestic 住用	sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 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 <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		%	<input type="checkbox"/> 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) _____		1
	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) _____		

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
1) LOCATION		
<b>2) Site Entrance, Traffic Flow &amp; Vehicle Loading / Unloading Area</b>		
<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.

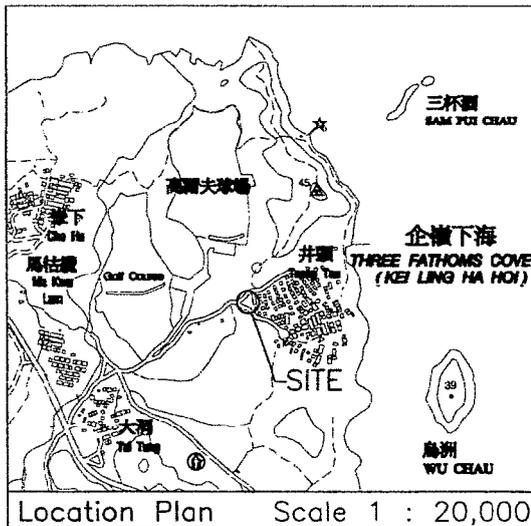
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

**Proposed Temporary Refuse Collection Point — Location Plan**



Survey Sheet No.: 8-NW-16A

Scale 1 : 1,000



**TSENG TAU**

Proposed Refuse Collection Point on Lot Nos. 911 and 912 in D.D. 165

Proposed Dimensions: (Area = 175.1 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
A	B	136°24'20"	10.300	A	832043.776	845631.102
B	C	226°24'20"	14.259	B	832036.317	845638.204
C	D	282°56'50"	1.464	C	832026.484	845627.878
D	E	288°41'50"	4.984	D	832026.812	845626.451
E	F	291°35'10"	1.120	E	832028.410	845621.730
F	G	295°35'20"	3.905	F	832028.822	845620.689
G	A	46°24'20"	19.241	G	832030.508	845617.167

**LEGEND:**

(P) Temporary Refuse Collection Point

 Site Area

Plan prepared by:  
Henry Chan Surveyors Limited

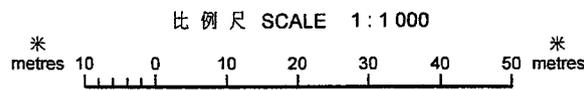
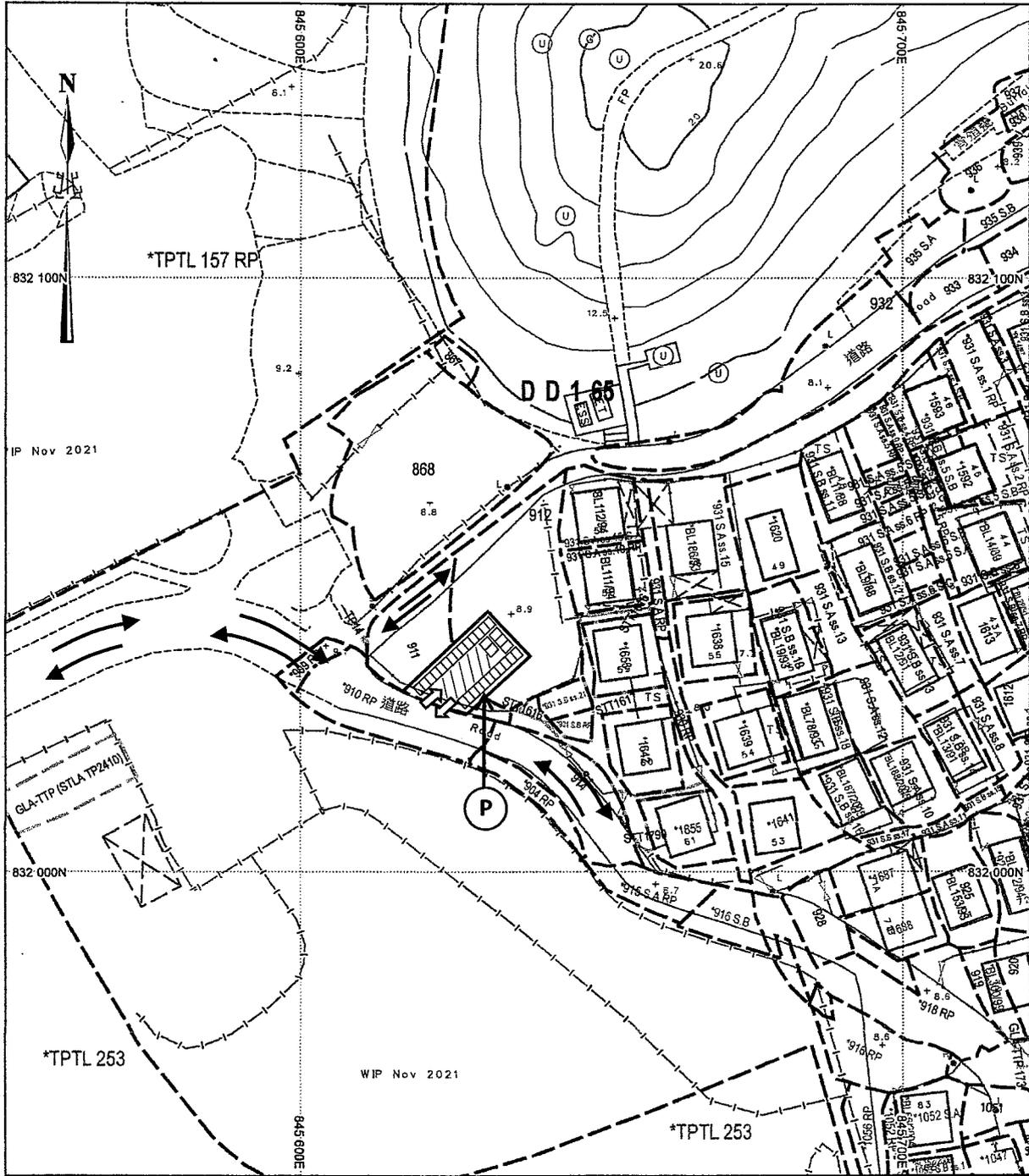
Henry H K Chan  
BSc FHKIS RPS(LSD)  
Authorized Land Surveyor

Shop 7, G/F, Mei Hing Mansion, Nos. 1-17 Yan Hing Street, Tai Po, N.T.  
Email: hcsurvey@netvigator.com Tel: 2638-1313 Fax: 2638-1328

Plan No. : HC-15XXX/R01  
Date: 16 June 2022

# 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: 6<sup>th</sup> August 2022

Your Ref: TPB/A/NE-SSH/143

Our Ref.: HK-PLG-032

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

**By Fax 2877 0245 and By Post**

Dear Sirs,

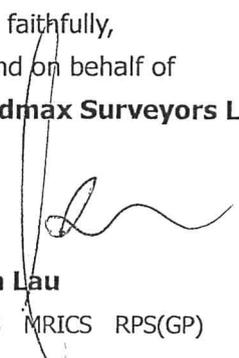
**Re: Proposed Temporary Refuse Collection Point for a Period of 3 Years  
Lots 911 (Part) and 912 (Part) in D.D.165  
Tseng Tau Village, Sai Sha Road, Shap Sz Heung, Sai Kung North, N.T.  
(Planning Application No. A/NE-SSH/143)**

We refer to the captioned application.

In order to better illustrate our application and to response to departmental comments received, we would like to submit a revised "Justifications" and "Plan 2" to supersede the same in the submitted S.16-III application form.

Thank you for your kind attention. Should you have any queries, please do not hesitate to contact the undersigned at 2110 9751 / [REDACTED]

Yours faithfully,  
For and on behalf of  
**Grandmax Surveyors Limited**

  
**Kevin Lau**  
MHKIS MRICS RPS(GP)



Encl.

c.c. Client

DPO/ST,TP&N – Attn: Ms. Sharon Chan (by Email: [shychan@pland.gov.hk](mailto:shychan@pland.gov.hk) only)

## **7. Justifications**

### **Background of the Application**

The Application seeks a planning permission from Town Planning Board (TPB) for a temporary refuse collection point (RCP) in the Tseng Tau Tsuen "Village Type Development" ("V") zone. The proposed temporary RCP is a relocation of the temporary refuse bin collection area originally situated at the village entrance only about 15 metres northwest of the Application Site.

The original refuse bin collection area is a temporary roadside village facility provided near the village entrance. This open-air temporary use has no discrete boundary or any screen wall with its refuse bins scattered along a village access, causing an undesirable street view. This original refuse bin collection area is therefore considered not in a proper location.

With the recent implementation of the gazetted Sai Sha Road Widening Works, the said refuse bins scattered along the village access in the original refuse bin collection area have been temporarily affected. The original roadside placement is no longer viable. Taking this opportunity, the Applicant, the Tseng Tau Tsuen (Sai Kung) Management Committee, proposes a better, proper temporary RCP on the Application Site near the original refuse bin collection area to serve the village community.

### **Proposed Operation and Layout**

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 access which links up with the Tseng Tau Road recently widened under the Sai Sha Road gazetted road improvement project.

As with the original provisions, the proposed temporary RCP would accommodate 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. There would be no new structure proposed for this temporary use relocated from the original site, except the provision of boundary wall on its 3 sides to properly contain and screen off the refuse bins. The proposed boundary wall would ensure 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 Management Committee, has advised all villagers to utilize the refuse bins within the Application Site by throwing in well fastened garbage only.

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.

### **In line with Planning Intention**

The proposed temporary village refuse collection facility relocated from the adjacent site is defined as 'Refuse Collection Point' ('RCP') use in land-use planning terms. Since the Application Site falls within the Tseng Tau Tsuen "V" zone and 'RCP' is not a Column 1 use within the "V" zone under the Approved Shap Sz Heung Outline Zoning Plan (OZP) No. S/NE-SSH/11, a planning permission from TPB for the proposed temporary 'RCP' is required.

The proposed temporary RCP is a village facility relocated from the adjacent site to the Application Site within the existing village carpark to serve the village community. As a village facility, 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.

Like the original temporary roadside refuse bin collection area, the proposed temporary RCP is intended to serve the local residents of Tseng Tau Tsuen only. In fact, 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 proposed temporary RCP, which is properly screened off and has a decent, tidy outlook as compared with the original temporary roadside unfenced refuse bin collection area, is essential to the village. It meets the genuine need of the villagers and hence warrants approval.

### **Proximity to the Original Refuse Bin Collection Area Implies General Suitability of the Application Site for Similar Type of Temporary Use**

The Application Site proposed to temporarily receive the existing village refuse bins is in fact located very close to the original refuse bin collection area (only about 15m away). Both sites are also located near the village entrance and hence there should be no major difference between the two sites in terms of their general suitability for the same type of temporary use.

The Application Site is a commonly, well accepted location by the local villagers for the proposed temporary use relocated from the original site. There have been large number of written support from the villagers for the current application. The Application Site is situated near the village entrance which is found convenient to most of the villagers. Its location near the village entrance implies FEHD refuse collection vehicle need not get inside the village to collect the refuses, minimizing the potential nuisance to the villagers. Also, as the proposed temporary RCP is protected by boundary wall, well separated from road traffic, it is preferable to the original roadside refuse bin collection area in terms of the road / user safety.

As desired by the local villagers to improve the village environment, the Applicant has long been working with the village head / representative, the Sai Kung North Rural Committee and the relevant government departments to explore the possibility of identifying a suitable government site for permanent provision of a proper village refuse collection facility. Since it may need some more time for the relevant parties to identify and agree such a site, the Application Site which is located near the original refuse bin collection area is considered generally suitable for the proposed temporary use to better confine the roadside refuse bins as the interim measure.

### **Improvement to Village Environment and No Major Adverse Technical Impacts**

The original refuse bin collection area is a temporary, casual public refuse collection facility used to be provided at village roadside without a discrete site boundary. There is no boundary wall provided around the original refuse bin collection area to screen off the refuse bins which are always found to be scattered around at the village entrance, causing undesirable street view and visual impact.

Compared to the original facility, the proposed temporary RCP within the existing village carpark has an improved design. It has a smaller landtake and a discrete boundary. Besides, 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 not visible at street level from the adjacent village houses.

The Application Site is part of a village carpark which has been a paved ground with existing drainage channel provided. No major or unacceptable drainage impact from the proposed temporary use is anticipated compared to the same use located in the original site nearby.

All refuse bins provided would be the up-to-standard quality bins with proper lid; the Applicant, as the management committee of the village would advise 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 pollution concern is expected due to the proposed temporary use which has an improved design than the one in the original site.

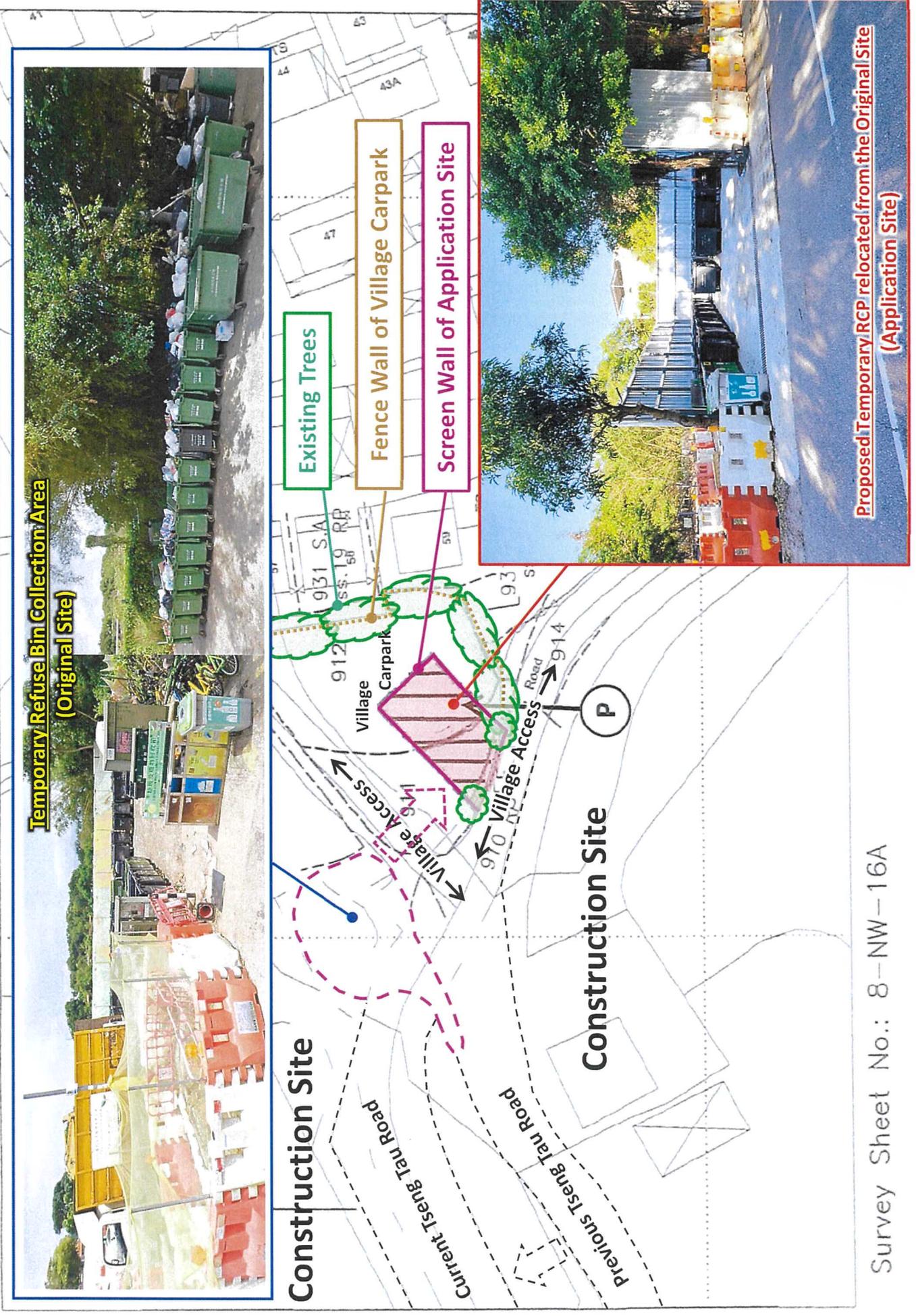
### **Conclusion**

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 theTown Planning Board's approval of the application for a period of 3 years.

# Temporary Refuse Collection Point

Plan 2

~ Location Plan ~





Date: 8<sup>th</sup> September 2022

Your Ref: TPB/A/NE-SSH/143

Our Ref.: HK-PLG-032

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

**By Fax 2877 0245 and By Hand**



Dear Sirs,

**Re: 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 application.

In response to departmental and public comments received, we would like to supplement measures proposed by the Applicant on the Application Site for Town Planning Board's consideration of the application.

**Ensure Proper Garbage Dumping by Residents**

Concerning the temporary Refuse Collection Point ("RCP"), possible odour and waste water would be the common concern of the nearby residents as well as the village management committee, i.e. the Applicant. However, these issues can be fully prevented simply by a key action of a daily proper garbage dumping.

The Applicant, being Tseng Tau Tsuen Management Committee ("Committee"), will be responsible to ensure full implementation of daily proper garbage dumping at the proposed RCP with comprehensive measures:

1) Guidance and Education

Notice letters will be sent to each resident of Tseng Tau Tsuen with stressed importance of proper garbage dumping, which will pose impact on a hygienic and pleasant environment of each resident. Instruction with photos, signs and text will be included in the letter to teach each resident how to properly dump the garbage step by step, for example:

- not to fill the garbage bag full and leave space to well tie up the bag;
- check the integrity of the bag each time when dumping to RCP; a new bag must be added if there is a broken point / leak on the bag;
- put the tied garbage fully in the refuse bin and make sure the bin lid can be fully covered, garbage should be put in a new refuse bin even if the garbage can be put in the bin but the cover cannot be fully covered; and
- should the refuse bins be found to have been nearly fully occupied and the RCP be found to have been improperly used, residents are encouraged to feedback to the Committee for follow-up.

Similar but enlarged notice sign will be placed at the RCP as a reminder to residents using the RCP. Warning notice will be also placed to remind the residents that the guidelines must be followed. The Committee members will propagate the same to residents in daily meet up.

## 2) Monitor and Feedback

To ensure the above guidance can be implemented, a CCTV system will be installed to allow tracing of residents not following the guidance and to alert the awareness of the residents. CCTV system will be operated by the Committee.

The CCTV system and daily routine inspections by the Committee will be in place to check, not limiting to the proper use of the RCP but also the demand and conditions of the refuse bins. Any improper use of RCP, the level of utilization of refuse bins use, damage of bins, etc., will be monitored daily and followed up by the Committee.

Also, the guidance and notice to be given to the residents will mention that the residents are encouraged to give feedback to the Committee for follow up actions.

## 3) Warning

In case of improper use of the RCP is found, the Committee member will liaise with the resident on the issue; from the past experience of Committee on public manner matters in the village, mostly the resident's act is an accidental act. After the Committee's liaison with the resident and remind his awareness of manners, normally there will be no recurrence of same public manner issues.

In fact, to the best knowledge of the Applicant, the operation of the existing temporary RCP has not received any complaint from any resident.

## **Prevention of Waste Water Overflow**

With the implementation of all the above proper garbage dumping and monitoring measures, there would be very limited chance of waste water to be generated from the RCP. However, a precautionary measure is proposed by the Applicant to handle any accidentally generated waste water in the Application Site.

A u-channel (275mm diameter) is proposed to be constructed along the peripheral boundary of the Application Site (please refer to **Plan 2a**) to collect waste water (if any) generated from the Applicant Site. These water will be directed to a catch pit to store the waste water. The waste water in the catchpit will be disposed by the Committee 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 Committee. Also, the waste water 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.

With the adoption of the above measures, it is believed that no waste water will be flowed to the rainwater drainage abutting the Application Site even if garbage bag or refuse bins is accidently damaged with waste liquid or water generated. Also, when dirty refuse bins are occasionally found, cleaning on the bins can be made to ensure no further waste water or odour may be generated.

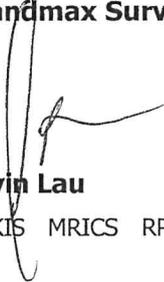
The above measures will be implemented by the Committee at once if the application shall be approved by the Town Planning Board. As they are sustainable measures and will be implemented continuously, they will ensure proper use of the RCP during the approval period.

Thank you for your kind attention. Should you have any queries, please do not hesitate to contact the undersigned at 2110 9751 / [REDACTED]

Yours faithfully,

For and on behalf of

**Grandmax Surveyors Limited**



**Kevin Lau**

MHKIS MRICS RPS(GP)

Encl.

c.c. Client

DPO/ST,TP&N – Attn: Ms. Sharon Chan (by Email: [shychan@pland.gov.hk](mailto:shychan@pland.gov.hk) only)

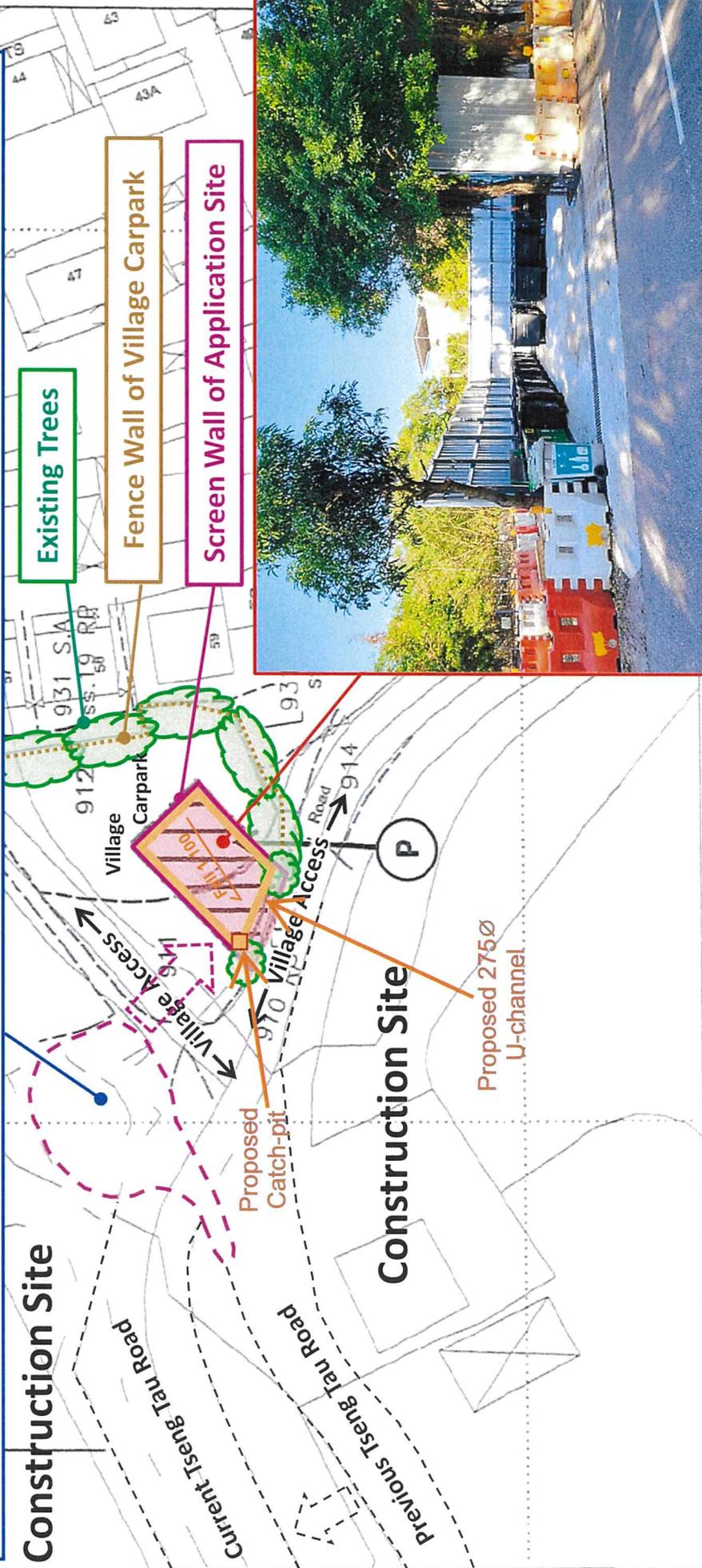
# Temporary Refuse Collection Point

Plan 2a

~ Location Plan ~



Temporary Refuse Bin Collection Area  
(Original Site)



Proposed Temporary RCP relocated from the Original Site  
(Application Site)

**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 is 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.

**2. Traffic**

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

- no comment on the application; and
- the existing road adjoining the Site is not under the management of her office.

**3. Environmental**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective;
- while the site is open-air and in close proximity to sensitive receivers, it is part of a village carpark with a paved ground and existing drainage;
- he notes the following measures proposed by the applicant, including:
  - (i) the refuse bins in the refuse collection point (RCP) are all equipped with cover lid

to avoid odour or spilling out of debris;

- (ii) the applicant would advise the villagers to properly dump their garbage by well fastening their garbage bags and ensure the garbage bin lids are fully covered;
  - (iii) the applicant has proposed to construct a catchpit and a u-channel along the peripheral boundary of the Site to collect the waste water generated from the RCP in controlling the environmental pollution to the nearby drainage. Wastewater in the catchpit will be disposed by the applicant from time to time when it is generated; and
  - (iv) there were no complaints from residents received regarding the operation of the RCP;
- no environmental complaint has been received in relation to the Site in the past 3 years; and
  - the applicant is reminded to implement the relevant environmental pollution control clauses during construction to minimise the potential environmental impacts. A full set of the “Recommended Pollution Control Clauses for Construction Contracts” is available at the EPD website: [https://www.epd.gov.hk/epd/english/environmentinhk/eia\\_planning/guide\\_ref/rpc\\_1.html](https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc_1.html)

#### 4. **Drainage**

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

- no objection to the application;
- the applicant shall design, construct and maintain a stormwater drainage system to properly collect surface runoff generated on the Site and the overland flow passing through the Site; and
- his office has once received public complaints regarding seepage of wastewater from the existing RCP to the vicinity, causing environmental nuisance and hygiene problem. Similarly, waste water would also be generated from the operation of RCP at the Site. There is no public sewerage for connection.

## 5. **Fire Safety**

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

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction.

## 6. **Public Hygiene**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no objection to the application;
- before the proposal to use the Site for temporary RCP at Lot 911 and 912 in D.D. 165, refuse was collected at the original location for more than ten years;
- her office is responsible for collection of domestic waste and street waste. Its priority is to provide efficient collection of waste for disposal at disposal facilities to ensure environmental hygiene. Waste collection service is provided throughout the year. For the time being, the Site is the only location of refuse collection for Tseng Tau Village;
- in rural areas, the refuse is collected at refuse collection points. Residents are required to deliver their refuse, or through their agents to the RCP where the refuse collection vehicle would collect the refuse at least once a day. Therefore, provision of a RCP is necessary. The Site is the sole option proposed and supported by the Village Representatives in the absence of better and readily available alternatives to provide refuse collection services for Tseng Tau Village;
- the majority of refuse bins were fully loaded in their daily operation. The number of refuse bins being placed at the Site had taken the maximum daily refuse yield into account; and
- her office was in close liaison with Tseng Tau Village in facilitation of provision of waste collection service at the locality over years. The bin site at the original location was in operation for more than ten years and considered adequate in serving the population of Tseng Tau Village without causing major environmental hazard and nuisance to the surroundings. She would liaise with representative of Tseng Tau Village on the future arrangement of waste collection service upon completion of Sai Sha Road widening works.

## **7. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- the Site falls an area zoned “Village Type Development” (“V”) zone, which is a non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated; and
- should the Board approve the application, it is considered not necessary to impose a landscape condition as no adverse landscape impact arising from the applied use is anticipated in the subject “V” zone.

## **8. Other Departments**

The following departments have no comments on the application:

- 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 note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
  - (i) 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
  - (ii) the existing road in front of the Site falls on private lots.
- (b) to note the comments of Director of Environmental Protection that the applicant is reminded to implement the relevant environmental pollution control clauses during construction to minimise the potential environmental impacts.
- (c) to note the comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the applicant shall design, construct and maintain a stormwater drainage system to properly collect surface runoff generated on the Site and the overland flow passing through the Site; and
  - (ii) his office has once received public complaints regarding seepage of waste water from the existing refuse collection point to the vicinity, causing environmental nuisance and hygiene problem. Similarly, waste water would also be generated from the operation of refuse collection point at the Site. There is no public sewerage for connection.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 220715-140806-16048

提交限期  
**Deadline for submission:** 02/08/2022

提交日期及時間  
**Date and time of submission:** 15/07/2022 14:08:06

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-SSH/143

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. 李偉強

意見詳情  
**Details of the Comment :**

本人乃井頭村原居民，期待本村設有垃圾收集站已久，得悉本村務委員會作出申請，本人強烈支持，此地段是最適合位置，期望通過。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 220715-154343-25114

提交限期  
**Deadline for submission:** 02/08/2022

提交日期及時間  
**Date and time of submission:** 15/07/2022 15:43:43

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-SSH/143

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Phoebe Chan

意見詳情  
**Details of the Comment :**

本人強烈支持在此地段作為垃圾收集站，以解民困，贊成！

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 220718-103320-71626

提交限期  
**Deadline for submission:** 02/08/2022

提交日期及時間  
**Date and time of submission:** 18/07/2022 10:33:20

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-SSH/143

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Winnie Tao

意見詳情  
**Details of the Comment :**

期待本村設有垃圾收集站已久，以解決井頭村之衛生問題，贊成！

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 220718-124959-67599

提交限期  
**Deadline for submission:** 02/08/2022

提交日期及時間  
**Date and time of submission:** 18/07/2022 12:49:59

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-SSH/143

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. 梁正金

意見詳情  
**Details of the Comment :**

本人為井頭村原居民，15年前村民已在該地段設立垃圾收集點，恒之有效，歡迎將垃圾站規範化。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 220718-125730-55623

提交限期  
**Deadline for submission:** 02/08/2022

提交日期及時間  
**Date and time of submission:** 18/07/2022 12:57:30

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-SSH/143

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. 敖宏

意見詳情  
**Details of the Comment :**

期待已久，支持申請，推動環境衛生，選址是本村唯一選擇。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 220720-132113-38274

提交限期  
**Deadline for submission:** 02/08/2022

提交日期及時間  
**Date and time of submission:** 20/07/2022 13:21:13

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-SSH/143

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. 廖旺興

意見詳情  
**Details of the Comment :**

歡迎申請，此地點最是合適，最能方便居民，贊成！

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 220715-133904-21613

提交限期  
**Deadline for submission:** 02/08/2022

提交日期及時間  
**Date and time of submission:** 15/07/2022 13:39:04

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-SSH/143

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss CHEONG MEI IN

意見詳情  
**Details of the Comment :**

歡迎規劃署作出適當批准，以解決井頭村衛生問題，選址合適，唯希望能做好渠道、來水及去水，以符合衛生要求，支持。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 220715-152440-46247

提交限期  
**Deadline for submission:** 02/08/2022

提交日期及時間  
**Date and time of submission:** 15/07/2022 15:24:40

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-SSH/143

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. 李旻軒

意見詳情  
**Details of the Comment :**

本人強烈支持，期待本村設有垃圾收集站，最好能造上蓋垃圾站，期望通過。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 220720-124954-14435

提交限期  
**Deadline for submission:** 02/08/2022

提交日期及時間  
**Date and time of submission:** 20/07/2022 12:49:54

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-SSH/143

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. 鄭福霞

意見詳情  
**Details of the Comment :**

本人支持申請，這是本村唯一合適的地段，望能做好來水及去水，保持環境衛生。

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220722-154045-87784

提交限期

Deadline for submission:

02/08/2022

提交日期及時間

Date and time of submission:

22/07/2022 15:40:45

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-SSH/143

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. YUNG YU CHU CANDY

意見詳情

Details of the Comment :

本人支持在此地段設置垃圾收集站，能便利居民，希望多做綠化，美化環境。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 220715-184939-03252

提交限期  
**Deadline for submission:** 02/08/2022

提交日期及時間  
**Date and time of submission:** 15/07/2022 18:49:39

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-SSH/143

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Chung

意見詳情  
**Details of the Comment :**

垃圾站暫定原有位置就好了，如果搬遷，垃圾車污水臭味會在本村蔓延，搬去海邊更加不堪設想

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 220719-155453-78122

提交限期  
**Deadline for submission:** 02/08/2022

提交日期及時間  
**Date and time of submission:** 19/07/2022 15:54:53

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-SSH/143

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Ricky Cheung

意見詳情  
**Details of the Comment :**

期待已久有一個正式的垃圾站，沒有垃圾站太不方便，最好有來去水位，感謝！

Urgent  Return Receipt Requested  Sign  Encrypt  Mark Subject Restricted  Expand personal&publi



**A/NE-SSH/143 DD 165 Tseng Tau Village RCP**  
31/07/2022 03:00

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

A/NE-SSH/143

Lots 911 (Part) and 912 (Part) in D.D.165, Tseng Tau Village, Sai Sha Road, Shap Sz Heung, Sai Kung

Site area: About 175sq.m

Zoning: "VTD"

Applied use: Refuse Collection Point / 1 Vehicle Parking

Dear TPB Members,

*"The RCP will be operated daily at all hours. Food and Environmental Hygiene Department would arrange refuse collection vehicle to collect Tseng Tau Village's daily household waste from the RCP"*

So in other words no form of management. Many village RCP's create more hygiene issues than they resolve. Refuse is not properly bagged and is often just thrown down to spill out on the ground. In view of the location close to CDA this can attract wild animals to forage.

So what are the arrangements to ensure that the facility is properly used and kept clean and orderly?

Will cameras be installed to enable identification of the inevitable 'bad neighbour' with no pride or sense of social responsibility? Friends of mine who live close to such facilities have been verbally abused when they have tried to keep the area in good condition.

No mention re installation of recycle/waste separation???

Members lots of questions please.

Mary Mulvihill