

RNTPC Paper No. A/NE-SSH/143A
For Consideration by the
Rural and New Town Planning
Committee on 28.10.2022

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-SSH/143

- Applicant** : Tseng Tau Tsuen (Sai Kung) Management Committee represented by Grandmax Surveyors Limited
- Site** : Lots 911 (Part) and 912 (Part) in D.D.165, Tseng Tau Village, Sai Sha Road, Shap Sz Heung, Sai Kung North, New Territories
- Site Area** : About 175 m²
- Land Status** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Shap Sz Heung Outline Zoning Plan (OZP) No. S/NE-SSH/11
- Zoning** : “Village Type Development” (“V”)
- Application** : Temporary Refuse Collection Point for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for a temporary refuse collection point (RCP) for a period of 3 years at the application site (the Site). The Site falls within an area zoned “V” on the approved Shap Sz Heung OZP No. S/NE-SSH/11. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years within “V” zone requires permission from the Town Planning Board (the Board), notwithstanding that the use or development is not provided for in terms of the OZP.
- 1.2 The Site is located near the entrance of Tseng Tau Village, which the RCP intends to serve. It is accessible via a local road branching off Sai Sha Road (**Plans A-1 to A-2**). The RCP is open-air and fenced on 3 sides. It has an area of about 175m² and could accommodate about 30 rubbish bins (about ~~12.6~~**1.26**m (width) x ~~7.80~~**7.8**m (depth) x ~~11.81~~**1.8**m (height)) and a set of recycling bins. A loading/unloading area for refuse collection vehicles is provided on-site (**Drawings A-1 and A-2**). The RCP is operated 24 hours daily. Food and Environmental Hygiene Department (FEHD) would arrange refuse collection vehicle to collect household waste from the RCP daily.
- 1.3 The Site is the subject of 4 previous applications (No. A/NE-SSH/62, 80, 100 and 121) for temporary private car park (private cars and light good vehicles) for a period of 3 years, which are irrelevant to the current application.