

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/SK-TLS/61**

**Applicant** : Drainage Services Department (Special Duty Division), HKSAR Government

**Site** : Government Land in D.D. 253 near Sam Long, Tseng Lan Shue, Sai Kung

**Site Area** : 20m<sup>2</sup> (about)

**Land Status** : Government Land

**Plan** : Approved Tseng Lan Shue Outline Zoning Plan (OZP) No. S/SK-TLS/10

**Zoning** : “Village Type Development” (“V”)

**Application** : Proposed Government Refuse Collection Point (RCP)

**1. The Proposal**

- 1.1 The applicant seeks planning permission for a proposed government RCP at the application site (the Site). The Site falls within an area zoned “V” on the approved Tseng Lan Shue OZP No. S/SK-TLS/10 (**Plan A-1**). According to the Notes of the OZP for the “V” zone, ‘Government Refuse Collection Point’ is a Column 2 use which requires permission from the Town Planning Board (the Board). The Site is currently used as storage area by the Drainage Services Department (DSD) for the Tseng Lan Shue Sewerage Pumping Station (TLSSPS) (**Plans A-1 and A-2**).
- 1.2 The applicant proposes to use the Site for reprovisioning the existing Sam Long RCP situated to the immediate west of the Site (**Plan A-4**) to make way for the construction of a package substation which is to support the village development in the Sam Long area and the operation of the TLSSPS. The proposed RCP will have a gross floor area (GFA) of about 20m<sup>2</sup> and a building height (BH) of one storey (2.2m) (**Drawing A-2**). The proposed RCP will be divided into two compartments, i.e. a welfare storage area and a refuse collection area, with solar panels installed on top. The welfare storage area is for storage of cleansing tools, consumables, cabinets/lockers, etc. for cleansing workers. The refuse collection area is a single compartment for holding at least six refuse bins (each with a capacity of 660 litre). There are four auto-sensor inlet openings, and each refuse bin will be placed behind each opening. When the refuse bin is full, it will be

swapped with empty refuse bin stored inside the refuse collection area. The proposed RCP is anticipated to be completed in March 2024.

- 1.3 The location plan, layout plan and simulation rendering of the proposed RCP submitted by the applicant are at **Drawings A-1 to A-3**.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on 16.5.2023 (Appendix I)
  - (b) Supplementary Information (SI) and replacement page of the application form received on 19.5.2023 (Appendix Ia)
  - (c) Further Information (FI) received on 30.6.2023 (Appendix Ib)  
*[accepted and exempted from publication and recounting requirements]*

## 2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in **Appendices I to Ib** and summarised as follows:

- (a) to support the village development in the Sam Long area and operation of the TLSSPS (which was approved by the Board under application No. A/SK-TLS/55 on 12.4.2019) (**Plans A-1 and A-2**), a package substation<sup>1</sup> (i.e. a small scale electricity installation with size not bigger than 12m<sup>2</sup> (area) x 3m (height)) shall be constructed near the village clusters. Upon consultation with the village representatives (VRs), it is considered appropriate to construct the package substation at the location of the existing Sam Long RCP while relocating the RCP to the Site. Such arrangement could not only facilitate electricity supply to the TLSSPS, but also address local concerns on safety and security arising from the location of the existing RCP;
- (b) CLP has no objection to the proposal and will be responsible for constructing the package substation;
- (c) the Food and Environmental Hygiene Department (FEHD) has no comment on the proposed relocation of the existing RCP, and proposes to install an innovative RCP with solar panels which provide electricity generated from sustainable renewable energy for the operation of the auto sensor inlet openings, ventilation fans, lighting and electrical flying traps. When members of the public approach the RCP, the inlet opening will open automatically, allowing the deposit of refuse into the refuse bin inside the RCP without touching any facilities, which is more convenient and hygienic;
- (d) the proposed RCP is a small scale facility. It will not cause adverse visual and landscape impacts as there is no tree at the Site; and
- (e) there will be no adverse impact on the footpath as the new RCP will be erected at a side such that the footpath can retain a minimum width of 1.37m.

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<sup>1</sup> According to the definition of terms for 'public utility installation' published by the Board, small scale electricity installation not bigger than 12m<sup>2</sup> (area) x 3m (height) within "V" zone is always permitted to support Small House/New Territories Exempted House developments.

### **3. Compliance with the “Owner’s Consent/Notification” Requirements**

As the Site involves government land only, the “owner’s consent/notification” requirements as set out in the “Town Planning Board Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance” (TPB PG-No. 31A) are not applicable to the application.

### **4. Previous Application**

There is no previous application at the Site.

### **5. Similar Application**

There is no similar application for RCP within the “V” zone on the OZP.

### **6. The Site and Its Surrounding Areas (Plans A-1 and A-2, aerial photo on **Plan A-3**, and site photos on **Plan A-4**)**

6.1 The Site is:

- (a) used as storage area of the TLSSPS;
- (b) located entirely within the village ‘environs’ (‘VE’) of Tseng Lan Shue Village; and
- (c) abutting a footpath and accessible via a local track connected to Clear Water Bay Road.

6.2 The surrounding areas have the following characteristics:

- (a) the area is predominantly rural in character with village proper of Sam Long area to its west and south west and Tseng Lan Shue to its north;
- (b) to its immediate west is the existing Sam Long RCP (**Plan A-4**) that needs to be reprovisioned;
- (c) to the north of the Site is an open area with some vehicle parked there; and
- (d) there is a stream running along the southern boundary of the Site (**Plan A-2**) and a vegetated knoll is at its further south.

### **7. Planning Intention**

The planning intention of the “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of SHs by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.

## **8. Comments from Relevant Government Departments**

8.1 The following government departments have been consulted and their views are summarised as follows:

### **Land Administration**

8.1.1 Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- (a) no objection to the application;
- (b) no application for Government Land Allocation in respect of the Site has been received by his office;
- (c) the Site falls completely within the 'VE' of Tseng Lan Shue, Sai Kung (**Plan A-2**) which is a recognised village under the New Territories Small House (SH) Policy;
- (d) there is no information on the 10-year SH Demand Forecast in Tseng Lan Shue and there are 53 outstanding SH applications in the village; and
- (e) other advisory comments are at **Appendix II**.

### **Public Hygiene**

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

- (a) no adverse comment on the application; and
- (b) agreed in-principle to DSD's reprovision of a RCP at the Site due to the need of construction of a small-scale package substation at the existing site of Sam Long RCP by CLP to support the operation of the TLSSPS.

### **Environment**

8.1.3 Comments of the Director of Environmental Protection:

- (a) no objection to the application given the nature and scale of the proposed RCP, which will unlikely result in adverse environmental impact;
- (b) according to his record, the Site and the existing RCP have not been subjected to any substantiated environmental complaint in the past three years; and
- (c) other advisory comments are at **Appendix II**.

### **Traffic**

#### 8.1.4 Comments of the Commissioner for Transport:

no adverse comment on the application.

### **Water Supply**

#### 8.1.5 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD):

- (a) no objection to the application;
- (b) existing water mains inside the Site will be affected. The applicant is required to either divert or protect the water mains found on the Site; and
- (c) other advisory comments regarding diversion of water mains at **Appendix II.**

#### 8.2 The following government departments have no objection to or no comment on the application:

- (a) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (b) Chief Highway Engineer/New Territories East, Highways Department (CE/NTE, HyD);
- (c) Chief Engineer/Mainland South, DSD (CE/MS, DSD);
- (d) Director of Agriculture, Fisheries and Conservation (DAFC)
- (e) Director of Fire Services (D of FS);
- (f) Director of Electrical and Mechanical Services (DEMS);
- (g) District Officer/Sai Kung, Home Affairs Department (DO/SK, HAD); and
- (h) Chief Engineer (Works), HAD (CE(Works), HAD);

## **9. Public Comment Received During Statutory Publication Period**

On 23.5.2023, the application was published for public inspection. During the statutory publication period, no public comment was received.

## **10. Planning Considerations and Assessments**

- 10.1 The application is for a proposed government RCP within an area zoned “V” on the OZP. It is for reprovisioning of the existing Sam Long RCP to the immediate west of the Site (**Plan A-4**) to make way for the construction of a package substation to support the village development in the Sam Long area as well as the TLSSPS (**Plans A-1 and A-2**). The planning intention of the “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. The proposed RCP is considered as an essential government facility to serve the needs of local residents/villagers, which is not in conflict with the planning intention of the “V” zone. As compared to the existing RCP, certain

upgrading features will be provided to improve its hygienic standard, including installation of auto sensor inlet openings where the public could dispose waste easily without having to touch the bins. Welfare storage area, which is for the storage of cleansing tools and personal belongings of the cleansing workers, will also be included at the proposed RCP.

10.2 Given its small scale (20m<sup>2</sup> x 2.2m (H)), the proposed RCP is considered not incompatible with the surrounding land uses which are predominantly rural in character. According to the applicant, reprovisioning of the RCP at the Site is considered appropriate upon consultation with the VRs having regard to safety and security concerns on the existing RCP site (**Plan A-4**). DFEH has no adverse comment on the application and agreed in-principle to the proposed reprovision of the Sam Long RCP at the Site.

10.3 The proposed RCP would unlikely result in adverse traffic, drainage, sewerage, environmental and landscape impacts on the surrounding areas. Other relevant government departments consulted, including C for T, DEP, D of FS, DAFC, CE/MS of DSD and CE/Construction of WSD have no objection to or no adverse comment on the application.

10.4 There is no public comment received on the application.

## **11. Planning Department's Views**

11.1 Based on the assessments made in paragraph 10 above, the Planning Department has no objection to the application.

11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 14.7.2027, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The recommended advisory clauses are attached at **Appendix II**.

11.3 There is no strong reason to recommend rejection of the application.

## **12. Decision Sought**

12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

12.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

12.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

**13. Attachments**

<b>Appendix I</b>	Application Form with attachments received on 16.5.2023
<b>Appendix Ia</b>	SI and a replacement page of application form received on 19.5.2023
<b>Appendix Ib</b>	FI received on 30.6.2023
<b>Appendix II</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Location Plan
<b>Drawing A-2</b>	Layout Plan
<b>Drawing A-3</b>	Simulation Rendering of the Proposed RCP
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
JULY 2023**