

理由

申請人要求批給規劃許可，准許申請地點用作臨時零售商店（為期 3 年）。場內將設有 1 個總樓面面積約 184 平方米及高度 2.75 米高的構築物用作零售商店用途（見夾附的布局設計圖）。該商店申請理由是沙頭角墟仍然是邊境禁區，需持有有效禁區紙才能進入，對附近居民購物甚為不便。而該商店能夠為沙頭角鄉郊的居民或到訪紅花嶺郊野公園的遊客提供一個便利的鄉村購物地點。此外，距離該申請地點約 100 米附近的沙河路收費公眾停車場，提供約 150 個私家車及旅遊巴士泊車位，對於沙頭角公路的交通不會造成影響。根據大綱圖的規定，申請用途於“鄉村式發展”地帶屬第二欄的用途，須向城規會提出申請。而申請零售商店符合“鄉村式發展”地帶的規劃意向，希望城規會能夠批出許可。

Justifications

The applicant seeks planning permission to use the application site for temporary retail shop for a period of 3 years. One structure with a total floor area of about 184 square meters for retail shop use is proposed within the site (see attached layout plan).

The rationale for the establishment of this shop is that Sha Tau Kok Village remains a Frontier Closed Area, accessible only to holders of valid Closed Area Permits. This creates significant inconvenience for nearby residents seeking shopping facilities. This shop will provide a convenient rural shopping location for residents of the Sha Tau Kok rural area and visitors to the Robin's Nest Country Park.

Furthermore, the Sha Ho Road Public Pay Carpark, located approximately 100 meters from the application site, provides about 150 parking spaces for private cars and coaches. This will ensure that the proposed shop will not cause traffic impact on Sha Tau Kok Road.

According to the provisions of the relevant Outline Zoning Plan (OZP), the proposed retail shop use falls under Column 2 uses within the Village Type Development (V) zone, requiring an application to the Town Planning Board (TPB). The proposed retail shop is in line with the planning intention for the "Village Type Development" zone. It is hoped that the TPB will grant permission.