

## **申請概要及理由**

申請人要求批給規劃許可，准許申請地點用作私人會所（為期 3 年）。場內 將設有 1 個總樓面面積約 210 平方米及高度約 5.5 米高的構築物用作私人會所 用途(見夾附的布局設計圖)，並附設 3 個私人停泊車位。申請人是同鄉會組職 的管理者，申請理由是設立一個私人娛樂場地作為鄉親管理層的周年會議及 娛樂聚會的地點，有關地點只招待鄉親，參與人數不多，也不作對外開放。由於場地面積所限，停車位數量有限，會所規定參與鄉親乘搭公共交通，不提供額外車位。由於該申請地點鄰近沙頭角公路的公共巴士站，方便鄉親乘搭巴士 及小巴前往，交通方便，對公共交通不會造成嚴重影響。另外，由於開闢車輛出入口，有機會影響現場 2 棵樹木，申請者願意在其私人地上補種 4 棵樹木(品種待定)及其他花草，美化環境。由於會所設有廚房及洗手間，預料有污水排放，申請者也會建設排污化糞池，處理排放污水。根據大綱圖的規定， 申請用途於“康樂 1”地帶屬第二欄的用途，須向城規會提出申請。而申請的 人會所符合“康樂 1”地帶的規劃意向，希望 城規會能夠批出許可。

## **Descriptions and Justifications of Application**

The applicant requests the grant of planning permission to permit the use of the application site as a private clubhouse (for a period of 3 years). The proposal includes one structure with a total floor area of approximately 210 m<sup>2</sup> and a height of about 5.5 metres for clubhouse purposes (see attached layout plan), along with three private parking spaces. The applicant is the administrator of a clan association. The rationale for the application is to establish a private recreational venue for hosting annual meetings and social gatherings exclusively for members of the management committee and fellow villagers. The premises will only serve clan members, with limited attendance, and will not be open to the public. Due to site constraints, parking provision is restricted. Clubhouse rules require attendees to use public transport, with no additional parking available. The site's proximity to the public bus stop on Sha Tau Kok Road facilitates convenient access via buses and minibuses, ensuring minimal impact on public transport services. In addition, due to the construction of vehicle entrances and exits, there are 2 trees on site will be affected. The applicant is willing to replant 4 trees (species to be determined) and other flowers and plants on their private land to beautify the environment. As the clubhouse has a kitchen and toilet, sewage discharge is expected. The applicant will also build a sewage septic tank to treat the discharged sewage. Under the statutory Outline Zoning Plan, the proposed use falls under "Column 2" uses in the 'Leisure 1' zone, necessitating application to the Town Planning Board. The private clubhouse aligns with the planning intention of the 'Leisure 1' zone, and the applicant hopes the Board would grant approval.