

**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 Regulated Areas, or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/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.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/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	
	Date Received 收到日期	

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>），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>	
HOPE LINK INVESTMENT LIMITED	(Company 公司)

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）</b>

<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）	新界沙頭角下担水坑村丈量約份第 40 約地段 172 號 B 分段第 2 小分段(部份) Lots 172 S.B ss.2(part) in D.D.40, Ha Tam Shui Hang Village, Sha Tau Kok, New Territories.
(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 276 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 184 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	..... sq.m 平方米 <input type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>沙頭角分區大綱核准圖編號 S/NE-STK/2 Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>「鄉村式發展」 "Village Type Development "</p>
<p>(f) Current use(s) 現時用途</p>	<p>沒有 "NIL"</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料（如適用）</p>	

#### 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 ..... (DD/MM/YYYY), this application involves a total of “current land owner(s)”<sup>#</sup>.

根據土地註冊處截至 ..... (日/月/年) 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 ..... “current land owner(s)”<sup>#</sup>

已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)

(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)”<sup>#</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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<sup>&</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises<sup>&</sup> 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<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee<sup>&</sup> 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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）
- .....

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

## 6. Type(s) of Application 申請類別

### (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/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	Proposed Temporary Shop and Services (Retail shop) for a Period of 3 Years 擬議臨時商店及服務行業(零售商店)（為期3年）  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 .....
	<input type="checkbox"/> month(s) 個月 .....

(c) <u>Development Schedule 發展細節表</u>		
Proposed uncovered land area 擬議露天土地面積	92	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	184	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	1	
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	184	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	184	sq.m <input checked="" type="checkbox"/> About 約
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)		
Non-domestic building height : about 2.75 m		
非住用上蓋高度：約 2.75 米		
Retail shop		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
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)		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
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)		
Proposed operating hours 擬議營運時間		
申請地點的營運時間為星期一至星期日上午十時至晚上九時。		
The operation hours are from 10 a.m. to 9 p.m. from Mondays to Sundays.		
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	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))  <u>沙頭角公路石涌凹段</u> <u>Sha Tau Kok Road - Shek Chung Au</u>
	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)

Proposed uncovered land area 擬議露天土地面積 92 sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 184 sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物／構築物數目 1

Proposed domestic floor area 擬議住用樓面面積 sq.m □About 約

Proposed non-domestic floor area 擬議非住用樓面面積 184 sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 184 sq.m ☒ About 約

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)

Non-domestic building height : about 2.75 m

非住用上蓋高度：約 2.75 米

Retail shop

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

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)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

## 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)

Proposed operating hours 擬議營運時間

申請地點的營運時間為星期一至星期日上午十時至晚上九時。

The operation hours are from 10 a.m. to 9 p.m. from Mondays to Sundays.

(d) Any vehicular access to the site/subject building?  
是否有車路通往地盤／有關建築物？

Yes 是

- ☒ 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))
- 沙頭角公路石涌凹段  
Sha Tau Kok Road - Shek Chung Au
- ☐ 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)

No 否

<p>(e) Impacts of Development Proposal 擬議發展計劃的影響</p> <p>(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。)</p>																																	
<p>(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?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																																
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是</p> <p>No 否 <input checked="" type="checkbox"/></p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘</p> <p>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土</p> <p>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土</p> <p>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p>																															
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>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 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 type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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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 type="checkbox"/>																															



<p>(e) Approval conditions 附帶條件</p>	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件         </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件         </div> <div> <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：  _____         </div> <div> <p>Reason(s) for non-compliance: 仍未履行的原因：</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> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div> <input type="checkbox"/> year(s) 年 .....         </div> <div> <input type="checkbox"/> month(s) 個月 .....         </div>

**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）。

## 8. Declaration 聲明 (Applicant 申請人 #1)

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

Signed with recognised  
e-signature  
Signer: KO WAI KEI

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

DIRECTOR

Name  
姓名

Position (if applicable)  
職位 (如適用)

Professional Qualification(s) 專業資格 ☐ 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

On behalf of 代表

HOPE LINK INVESTMENT LIMITED

### 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

- 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：
  - 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
  - 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。
- 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。
- 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。



<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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。)				
<b>Application No.</b> 申請編號		(For Official Use Only) (請勿填寫此欄)		
<b>Location/address</b> 位置／地址		新界沙頭角下担水坑村丈量約份第 40 約地段 172 號 B 分段第 2 小分段(部份) Lots 172 S.B ss.2(part) in D.D.40, Ha Tam Shui Hang Village, Sha Tau Kok, New Territories.		
<b>Site area</b> 地盤面積		276 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)		
<b>Plan</b> 圖則		沙頭角分區大綱核准圖編號 S/NE-STK/2 Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2		
<b>Zoning</b> 地帶		「鄉村式發展」 "Village Type Development "		
<b>Type of Application</b> 申請類別		<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
<b>Applied use/development</b> 申請用途/發展		Proposed Temporary Shop and Services (Retail shop) for a Period of 3 Years 擬議臨時商店及服務行業(零售商店) (為期 3 年)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率	
	Domestic 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	
	Non-domestic 非住用	184 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.67 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於	

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	1
(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 2.75 <input checked="" type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 1 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	66.7 % <input checked="" 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) _____ _____	
	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 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" 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）		
<u>Lot Index Plan showing the application site</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input checked="" 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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
_____	<input type="checkbox"/>	<input type="checkbox"/>

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。

## 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。

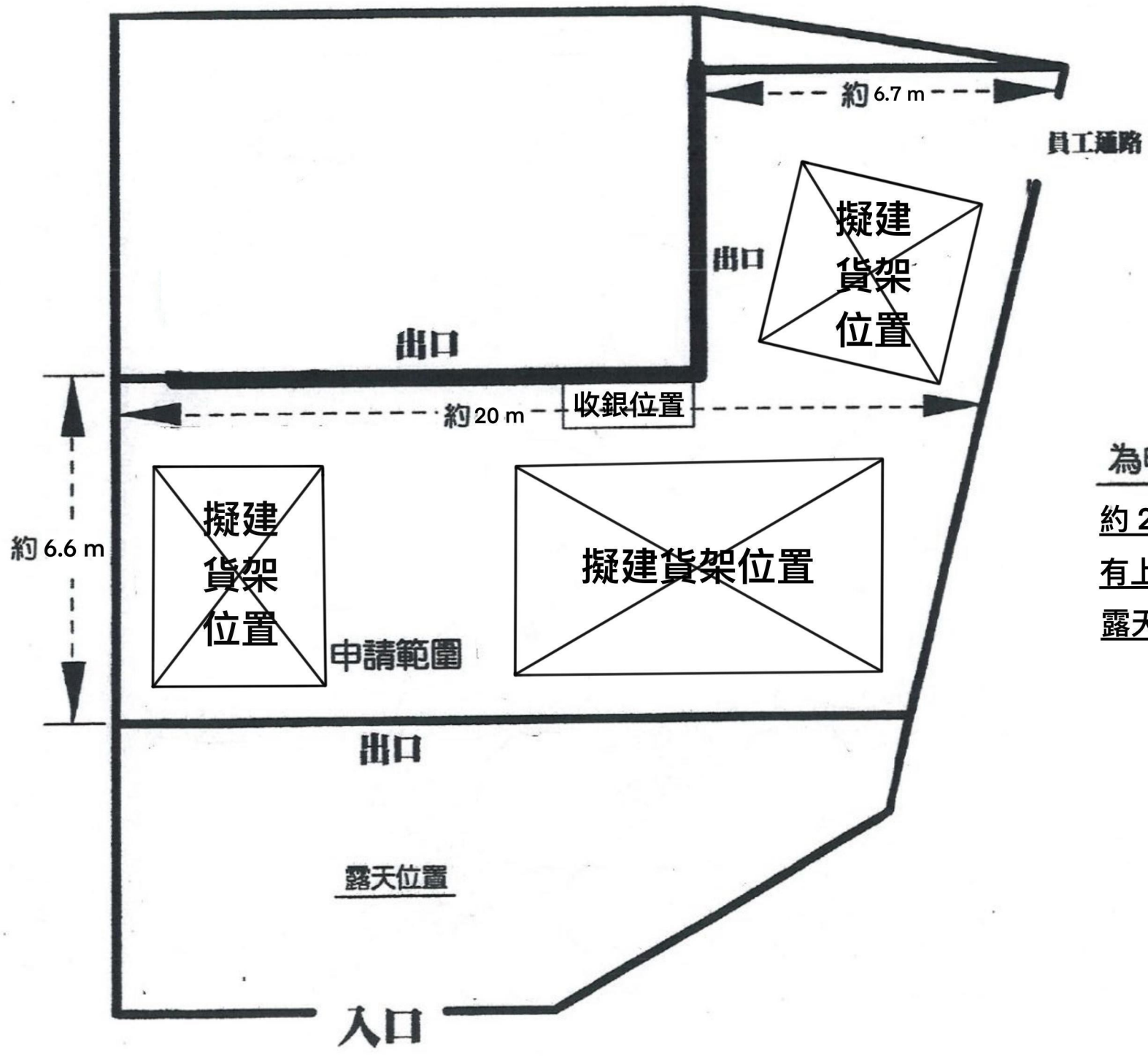
## Justifications

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.



為申請範圍

約 276 sqm / 2.75 m 高

有上蓋位置-約184 sqm

露天位置-約92 sqm

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

寄件者: kenith kenith ko < >  
寄件日期: 2025年08月01日星期五 22:52  
收件者: William Shu Tai WONG/PLAND  
主旨: Application for shop and services (DD40 Lot 172SB SS2 part)  
附件: LOT INDEX PLAN.pdf; APPLICATION SITE.pdf; 布局圖.pdf  
  
類別: Internet Email

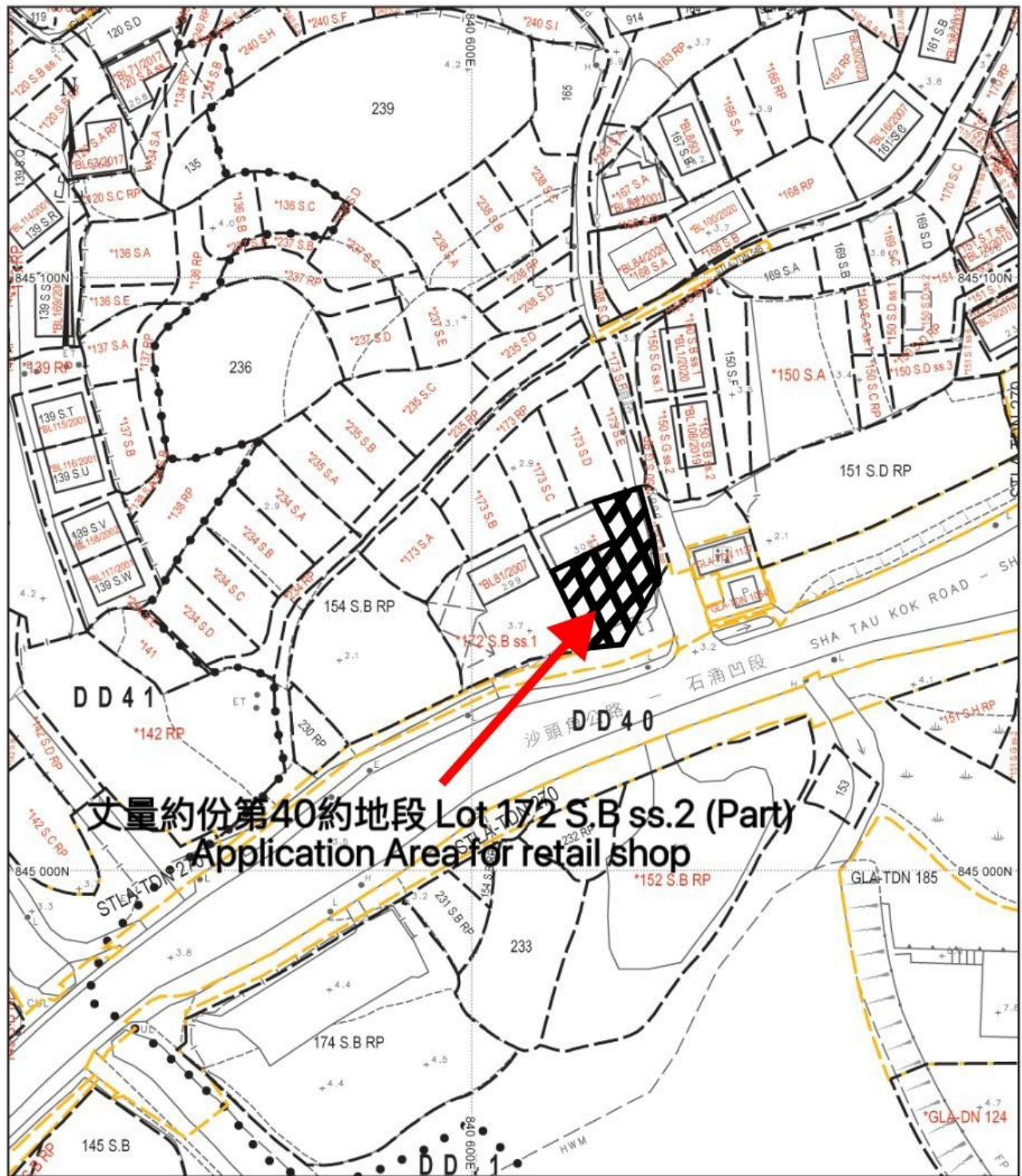
Hi, Mr wong

Please find attached document, thanks

Mr Ko

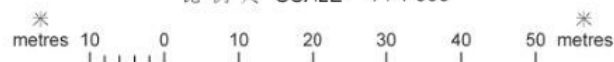


# 地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality :

Lot Index Plan No. : ags\_S00000137985\_0002

District Survey Office : Lands Information Center

Date : 22-Jan-2025

Reference No. : 3-NE-13A,3-NE-13C

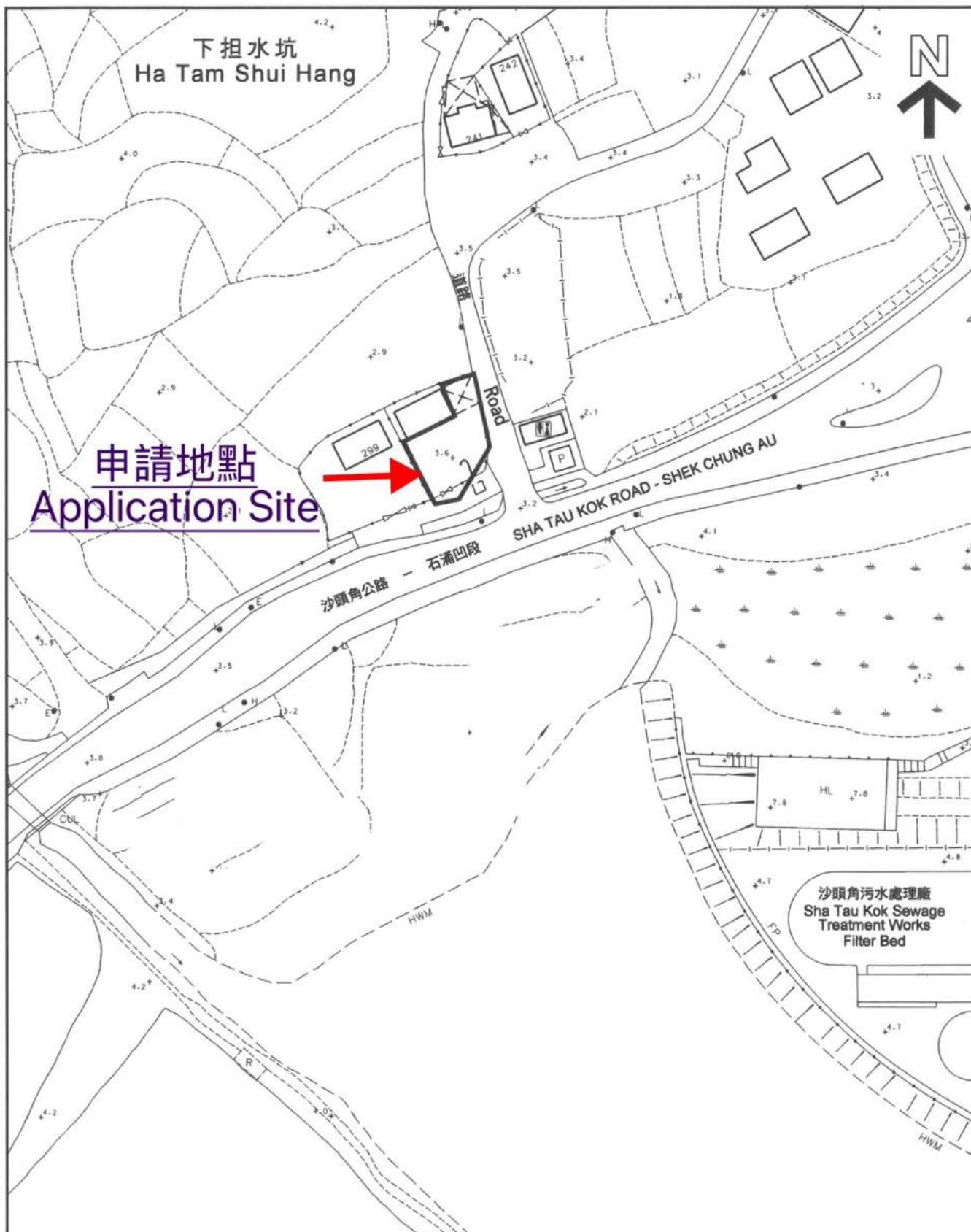
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SMO-P01 20250122192632 10

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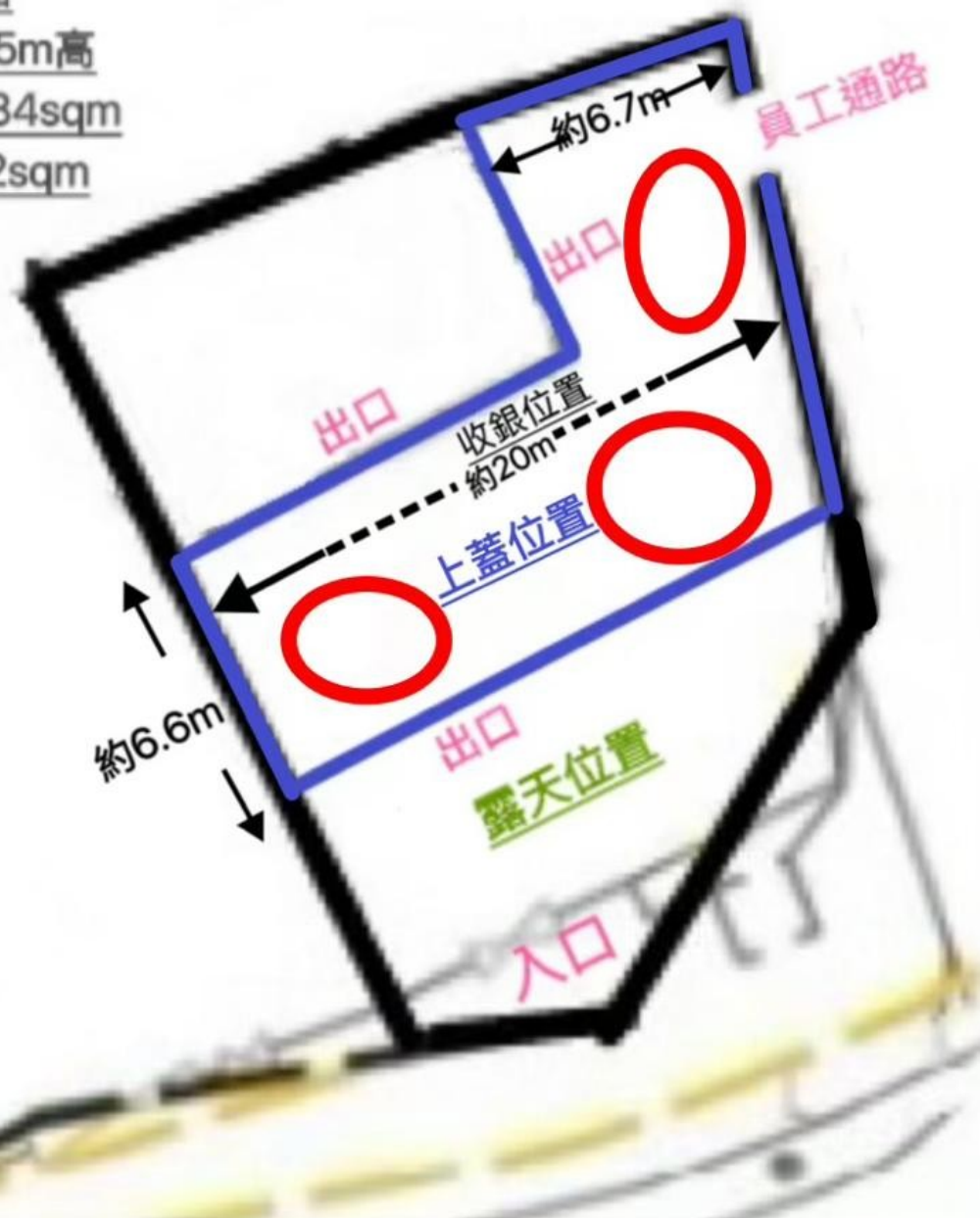
**Explanatory notes:** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.  
**Disclaimer:** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.





為申請範圍  
約276sqm/2.75m高  
有上蓋位置-約184sqm  
露天位置-約92sqm

○ 擬建貨架位置



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

寄件者: kenith kenith ko < >  
寄件日期: 2025年08月06日星期三 10:49  
收件者: William Shu Tai WONG/PLAND  
主旨: Application for shop and service(DD40 LOT 172SB (PART)  
附件: 布局設計圖.pdf  
  
類別: Internet Email

Please find attached documnt, thanks

為申請範圍  
約276sqm/2.75m高  
有上蓋位置-約184sqm  
露天位置-約92sqm

○ 擬建貨架位置



為申請範圍

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

寄件者: kenith kenith ko  
寄件日期: 2025年08月25日星期一 11:03  
收件者: William Shu Tai WONG/PLAND  
主旨: Application for shop and service(DD40 Lot 172 SS2)(part)  
附件: IMG\_2337.jpeg  
類別: Internet Email

對於城規會提出的問題，申請人回覆如下：

1. 沙頭角下担水坑 300 號村屋地下現時擬經營零售商店，但由於空間有限，故此，村屋必須緊連接現有的申請範圍作為零售商店，包括上蓋及露天位置。而露天位置計劃設置智能櫃方便村民收取快遞郵件，也要視乎與營運商的合作機會。露天位置擬計劃擺放汽水飲料及零食自助售賣機，亦會擺設太陽傘、桌子及椅子，供村民或遊客稍作休息。
- 2.
3. 售賣東西種類主要以糧油雜貨、飲品、個人護理、生活用品為主。商店也計劃售賣其他沙頭角鄰近鄉村的本土農產品，如蔬果。同時，商店也會售賣沙頭角禁區開放所售賣的旅遊或自製紀念品，以上計劃也要視乎與他人的商業合作機會。
- 4.
5. 請參閱附圖，有關現時紅花嶺郊野公園入口、遊人行走路線, 主要公共交通上落點及餐廳的位置圖

申請人：亨聯投資有限公司  
25 August 2025







☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

**Brian Ching Hong CHAN/PLAND**

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**From:** kenith kenith ko < >  
**Sent:** Thursday, September 4, 2025 11:54 AM  
**To:** William Shu Tai WONG/PLAND <wstwong@pland.gov.hk>  
**Subject:** Re: Application for shop and service(DD40 Lot 172 SS2)(part)

致：黃先生

根據運輸署提出的問題，本人作出回應，並以附圖解釋。首先，商店的主要顧客出入大門設置在申請土地較後的位置，前方預留部分申請人私人土地及政府土地，空間十分廣闊，沒有阻塞現有行人道路，也不會影響他人使用行人路。

另外，申請者使用公司的送貨車輛，並在特定申請商店附近的私人土地(地段：DD40.LOT 150S.F) 短暫上落貨，並即時駛走，確保不會阻塞沙頭角公路及影響其他道路使用者。

最後，請參閱附圖以供參考，如果有任何問題，歡迎與本人聯絡。謝謝。

申請人:亨聯投資有限公司  
4-SEP-2025



圖則顯示申請位置：

1. 顧客出入商店路線及商店緊急出入口
2. 建議車輛出入路線及短暫上落貨點





3 晚上9:40

Hong Kong, New Territories - Google Maps

Google Maps

Hong Kong, New Territories

Google Street View

Apr 2024 [See more dates](#)

短暫上落貨位置

車輛通道

3 晚上9:22

299 Sha Tau Kok Road (Shek Chung Au) - Google Maps

299 Sha Tau Kok Road (Shek Chung Au)





短暫上落貨物位置





短暫上落貨位置





☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

## **Brian Ching Hong CHAN/PLAND**

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寄件者: kenith kenith ko < >  
寄件日期: 2025年09月05日星期五 12:53  
收件者: William Shu Tai WONG/PLAND  
副本: Johnny Chung Yin LAM/PLAND; Brian Ching Hong CHAN/PLAND  
主旨: Re: Application for shop and service(DD40 Lot 172 SS2)(part)  
類別: Internet Email

致: 黃先生

就申請的地點整個範圍，不准飲食。

亨聯投資有限公司  
4-9-2025

---

**From:** kenith kenith ko < >  
**Sent:** Thursday, September 4, 2025 3:25 PM  
**To:** William Shu Tai WONG/PLAND <wst Wong@pland.gov.hk>  
**Cc:**  
**Subject:** Re: Application for shop and service(DD40 Lot 172 SS2)(part)

致: 黃先生

就申請地點的露天位置，只會給予顧客休息及短暫停留，不準飲食。

亨聯投資有限公司  
4-9-2025

取得 [iOS 版 Outlook](#)

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

寄件者: kenith kenith ko  
寄件日期: 2025年09月08日星期一 20:10  
收件者: William Shu Tai WONG/PLAND  
副本: Brian Ching Hong CHAN/PLAND; Johnny Chung Yin LAM/PLAND  
主旨: Re: Application for shop and service(DD40 Lot 172 SS2)(part)  
附件: 上落貨位置.pdf  
  
類別: Internet Email

致: 黃先生

就運輸署提出的上落貨位置的問題，本公司再次作出修訂圖則，公司貨車將於沙頭角公路旁巴士站較後方的位置短暫上落貨物(請參閱附圖位置)，送貨距離較近及避免影響担水坑村民。

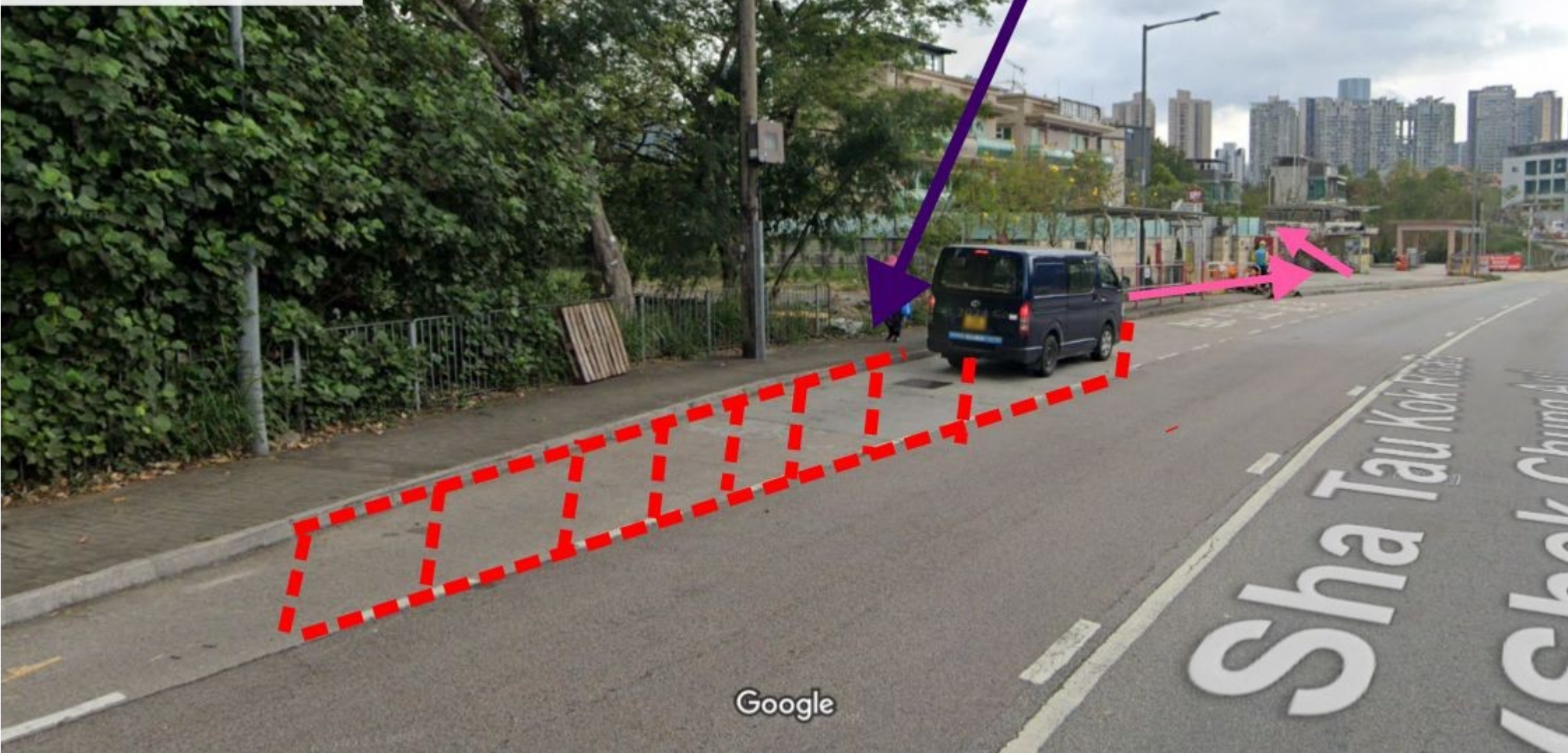
申請人: 亨聯投資有限公司

日期: 8-9-2025



Hong Kong, New Territories

Google Street View

Apr 2024 [See more dates](#)**建議上落貨位**

Google

**Previous S.16 Application**

**Approved Application**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
A/NE-STK/7	Temporary Eating Place (Restaurant) with ancillary Vehicle Park for a Period of 3 Years	19.2.2016 (revoked on 19.11.2017)

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
- Lot 172 S.B ss.2 in D.D. 40 is covered by Building Licence No. 82/2007 for non-industrial purposes. According to the record at Land Registry, a right of way within the application lot is granted by the lot owner to the public;
- if the planning application is approved, the lot owner shall apply to his office for a Short Term Waiver (STW) to permit the structure to be erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- there is no Small House application received at the Site; and
- house No. 300 adjoining to the Site is a New Territories Exempted House.

**2. Drainage**

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

- no objection to the application from the public drainage viewpoint;
- should the application be approved, approval conditions to request the applicant to submit and implement a drainage proposal for the Site should be included to ensure that the proposed use will not cause adverse drainage impact on the adjacent areas, and the drainage facilities should be properly maintained at all times during the planning approval period;
- the Site is in an area where no public sewerage connection is available. The Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use; and
- her advisory comments are at **Appendix IV**.

### 3. **Traffic**

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

- no comment on the application; and
- her advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/HTE, HyD):

- no comment on the application from highways maintenance point of view; and
- his advisory comments are at **Appendix IV**.

### 4. **Fire Safety**

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

- no in-principle objection to the application subject to the fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix IV**.

### 5. **Environmental**

Comments of the Director of Environmental Protection (DEP):

- it is noted that heavy vehicles and dusty operation will not be involved in the proposed use. In view of the above, he has no objection to the planning application from the environmental perspective;
- no environmental complaint against the Site was received in the past three years; and
- his advisory comments are at **Appendix IV**.

### 6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- it is noted that a structure is proposed in the application, before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out at the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings

Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and

- his advisory comments are at **Appendix IV**.

## **7. Other Departments**

The following government departments have no objection to/no comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (e) District Officer (North), Home Affairs Department (DO(N), HAD).

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
  - (ii) Lot 172 S.B ss.2 in D.D. 40 is covered by Building Licence No. 82/2007 for non-industrial purposes. According to the record at Land Registry, a right of way within the application lot is granted by the lot owner to the public; and
  - (iii) the lot owner shall apply to his office for a Short Term Waiver (STW) to permit the structure to be erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
  - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
  - (iii) the Site is in an area where public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;
- (c) to note the comments of the Commissioner for Transport that the loading and unloading activities of the proposed use shall not affect pedestrian or vehicular traffic outside the Site at any times during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
  - (i) the proposed access arrangement should be commented by Transport Department;
  - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Sha Tau Kok Road – Shek Chung Au;
  - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (iv) the applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by his office. Damage caused to roads,



street furniture, drainage and slopes etc. maintained by his office due to the proposed work shall be repaired to his satisfaction at the applicant's own costs;

- (e) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should note that:
    - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
    - the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to follow the relevant mitigation measures and requirements in "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" and to meet the statutory requirements under relevant pollution control ordinances; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that a structure is proposed in the application, before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out at the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW at the Site under the BO;
  - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - (vi) detailed checking under the BO will be carried out at building plan submission stage.

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

參考編號  
**Reference Number:** 250809-185938-47234

提交限期  
**Deadline for submission:** 29/08/2025

提交日期及時間  
**Date and time of submission:** 09/08/2025 18:59:38

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-STK/29

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

意見詳情  
**Details of the Comment :**

我是禁區外面住村屋的担水坑居民，因為特別原因做不到沙頭角禁區紙，進不到沙頭角禁區，申請禁區紙的手續很難，很煩。昨天看見村口的多年掉空的村屋告示，準備申請士多。本人也感到很高興，希望盡快開店，事實附近的地方一間賣東西的地方也沒有，我每天也要開乘車去到上水、粉嶺市區購物，真係非常不方便。希望這個地主開店成功吧。



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

參考編號  
**Reference Number:** 250809-191300-38708

提交限期  
**Deadline for submission:** 29/08/2025

提交日期及時間  
**Date and time of submission:** 09/08/2025 19:13:00

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-STK/29

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

意見詳情  
**Details of the Comment :**

支持!支持! 我是山咀村的村民李小姐，昨天在担水坑巴士站下車眼見村屋貼有告示，見村屋有裝修的情況，也是準備開店，以前這裡曾經是一間餐廳，好多村民和外來遊客來消費，來買飲料和其他食物。後來不知是否疫情問題倒閉了，現在來想買枝水都困難，十分不便。沙頭角是旅遊發展，但是禁區外甚麼也沒有，又怎樣吸引其他人來消費呢?

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

參考編號  
**Reference Number:** 250810-201202-05983

提交限期  
**Deadline for submission:** 29/08/2025

提交日期及時間  
**Date and time of submission:** 10/08/2025 20:12:02

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-STK/29

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

意見詳情  
**Details of the Comment :**

本人最近得知沙頭角禁區外有沙頭角私人土地業主零售商店的規劃申請，對於有關申請表示支持。香港政府近年為配合北部都會區藍綠康樂旅遊生態圈，逐步擴大沙頭角旅遊發展，鄉村經濟發展十分重要。沙頭角紅花嶺郊野公園在去年年正式開放，山徑主要入口位於沙頭角口岸則的担水坑村。但附近地區欠缺售賣飲料及小食產品的零售商店，對沒有持有禁區紙的遊客或外區行山人士亦造成不方便。現時沙頭角的交通服務亦有所提升，禁區內外增加了差不多300個停車泊位。另外，政府也增強了往返沙頭角和粉嶺上水的交通服務，如巴士78S及小巴55S等，前往沙頭角旅遊也很方便。本人希望有多些餐廳、零售業在沙頭角發展。

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

參考編號  
Reference Number: 250811-092340-30520

提交限期  
Deadline for submission: 29/08/2025

提交日期及時間  
Date and time of submission: 11/08/2025 09:23:40

有關的規劃申請編號  
The application no. to which the comment relates: A/NE-STK/29

「提意見人」姓名/名稱  
Name of person making this comment: 沙頭角居民協會

意見詳情  
Details of the Comment :

有關沙頭角下担水坑申請作零售商店用途事宜(申請編號:A/NE-STK/29)

最近本協會收到有沙頭角區附近的私人土地業主提出零售商店的規劃申請事情，本會支持有關申請。首先，近年香港政府近年大力發展沙頭角旅遊，包括改善禁區內外的基礎設施配套及提升交通服務，吸引不少的外區市民及旅遊團到訪沙頭角區遊覽，也為附近的鄉村帶來發展機遇，私人商業發展有效提升沙頭角的吸引力，值得市民大眾的支持。

其次，沙頭角紅花嶺郊野公園於去年成為香港第25個最新的郊野公園，亦是沙頭角區的一大特色和著名景點，山徑的出入口位於沙頭角担水坑村附近地區，但郊遊地區附近欠缺售賣飲料及小食產品的零售商店，特別是對於沒有持有禁區紙的遊客或外區行山人士帶來不便。

最後，位於沙頭角担水坑附近的口岸位置設有約150個泊車位供旅遊巴士、貨車及私家車停泊的露天停車場，現時主要是居民停泊為主，但仍有大量閒置的車位未被使用，停車場的負責人曾表示收入微薄，未能賺取利潤，瀕臨倒閉邊緣，希望附近地區的商業發展為沙頭角帶來人流及車流量，方便外區市民停泊，或前往郊野公園、禁區或附近鄉村遊樂。

沙頭角居民協會  
11-8-2025

5

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To : Secretary, Town Planning Board**

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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有關的規劃申請編號 **The application no. to which the comment relates**

**A/NE-STK/29**

意見詳情 (如有需要，請另頁說明)

**Details of the Comment** (use separate sheet if necessary)

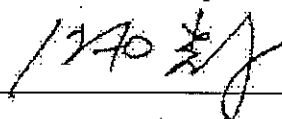
本人收到有沙頭角私人土地業主提出零售商店的規劃申請，對有關申請表示支持。理由如下：首次，香港政府近年為配合北部都會區藍綠康樂旅遊生態圈，逐步擴大沙頭角旅遊發展，包括改善禁區內外的基礎設施、停車場及公共交通配套，吸引不少自駕遊的外區市民及遊客到訪沙頭角，為該區鄉郊帶來不少潛在發展商機，有利振興本土鄉村經濟及沙頭角旅遊業發展，為香港經濟作出貢獻。

其次，沙頭角紅花嶺郊野公園於 2024 年正式開放，成為香港第 25 個郊野公園，山徑主要入口位於沙頭角口岸則的担水坑、山咀村。郊野公園內有不少名勝古蹟，包括蓮麻坑礦場博物館、麥景陶碉堡，令郊遊人士數量大增。但附近地區欠缺售賣飲料及小食產品的零售商店，對沒有持有禁區紙的遊客或外區行山人士亦造成不方便。

最後，位於沙頭角担水坑附近的口岸位置設有約 150 個泊車位的露天停車場，方便外區市民停泊，前往郊野公園、禁區或附近鄉村遊樂。對交通不會造成影響。

「提意見人」姓名/名稱 Name of person/company making this comment 溫和輝

簽署 Signature



日期 Date 11.8.2025

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

參考編號  
**Reference Number:** 250811-183950-41714

提交限期  
**Deadline for submission:** 29/08/2025

提交日期及時間  
**Date and time of submission:** 11/08/2025 18:39:50

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-STK/29

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

意見詳情  
**Details of the Comment :**

支持建商店，建議商店面積可大一點，售賣更多沙頭角特色食品和紀念品，最好建一間超級市場，如惠康或百佳。

7

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates

A/NE-STK/29

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date 2025. 8. 12

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

參考編號

**Reference Number:**

250812-154221-18174

提交限期

**Deadline for submission:**

29/08/2025

提交日期及時間

**Date and time of submission:**

12/08/2025 15:42:21

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-STK/29

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. 鄧天生

意見詳情

**Details of the Comment :**

沙頭角發展多年停滯不前，旅遊發展同時，也未能吸引旅遊到沙頭角，主要原因是政府沒有鼓勵私人發展及政策優惠，振興本土的經濟，賣兩個客家茶果的小店，就要喊打喊殺，不協助鄉村小店取得經營發展。現在難得有人申請商店，希望商店作小型超市，售賣更多種類的產品給我們村民。



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

參考編號

**Reference Number:**

250813-085912-47356

提交限期

**Deadline for submission:**

29/08/2025

提交日期及時間

**Date and time of submission:**

13/08/2025 08:59:12

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-STK/29

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss 胡黃國嫦

意見詳情

**Details of the Comment :**

我絕對支持發展鄉村經濟，沙頭角禁區甚麼也有，禁區外荒蕪，甚麼也沒有，完全歧視禁區外沒有禁區紙的居民，連一間稍為有規模的士多餐廳也沒有。失敗!

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

參考編號

**Reference Number:**

250815-092150-92450

提交限期

**Deadline for submission:**

29/08/2025

提交日期及時間

**Date and time of submission:**

15/08/2025 09:21:50

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-STK/29

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. John Wan

意見詳情

**Details of the Comment :**

Dear sir/ madam

I do support for the application of retail shop, I have lived in Tam shui hang village for 10 years. There is no any shops and service in our village. I remember that there was a restaurant in this location for many years ago. Due to the poor economy, It is closed. I think It is a good place to open a shop, It is not greenbelt or any protection area where is not affecting our environment.

John Lee

15-AUG-2025

致城市規劃委員會秘書：

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意見詳情 (如有需要，請另頁說明)

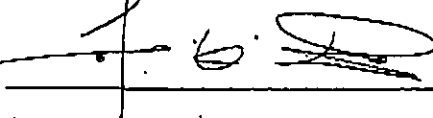
Details of the Comment (use separate sheet if necessary)

沒有意見

「提意見人」姓名/名稱 Name of person/company making this comment

龍山莊業主委員會

簽署 Signature



日期 Date

26-8-2025