

2025年 8月 28日

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2025-08-28
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

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

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 請在適當的方格內加上「✓」號

2501857

15/8

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK - PK/309
	Date Received 收到日期	2025-08-28

- 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。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

王慧欣 Wong Wai Yan

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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Allgain Land Planning Limited 全堅土地規劃有限公司

3. Application Site 申請地點

(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)	新界西貢北港丈量約份第217約地段第75號餘段 Lot No. 75 RP in D.D. 217, Pak Kong, Sai Kung, 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	☒ Site area 地盤面積 300 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 150 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	北港及沙角尾分區計劃大綱核准圖編號 S/SK-PK/11 Approved Pak Kong & Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	「康樂」 Recreation
(f) Current use(s) 現時用途	現時是空置的 (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)

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”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

☐ 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)”[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

☐ has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 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)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#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)" on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#遞送要求同意書&

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 on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises 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&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee 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，或有關係的鄉事委員會&

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	臨時商店及服務行業（為期3年） Temporary Shop and Services for a Period of 3 Years (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	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	 150sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 150sq.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	 0sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 150sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	 150sq.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) 構築物A：臨時商店及服務行業，一層高，樓面面積約150平方米，高度不多於5米。	
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	 0
Motorcycle Parking Spaces 電單車車位	 0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	 0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	 0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	 0
Others (Please Specify) 其他 (請列明)	 0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	 0
Coach Spaces 旅遊巴車位	 0
Light Goods Vehicle Spaces 輕型貨車車位	 0
Medium Goods Vehicle Spaces 中型貨車車位	 0
Heavy Goods Vehicle Spaces 重型貨車車位	 0
Others (Please Specify) 其他 (請列明)	 1個客貨車上落貨車位

Proposed operating hours 擬議營運時間																																																					
營運時間為星期一至星期日上午 9 時至下午 8 時，包括公眾假期。																																																					
(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)) 從北港路經地區小徑進入																																																			
	No 否	☐ 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) ☐																																																			
(e) Impacts of Development Proposal 擬議發展計劃的影響 (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。)																																																					
(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？	Yes 是	☐ Please provide details 請提供詳情																																																			
	No 否	☒																																																			
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度m 米 ☐ About 約																																																			
	No 否	☒																																																			
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會</td> <td style="width: 10%; text-align: center;">☐</td> <td style="width: 10%;">No 不會</td> <td style="width: 10%; text-align: center;">☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會</td> <td style="text-align: center;">☐</td> <td>No 不會</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會</td> <td style="text-align: center;">☐</td> <td>No 不會</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會</td> <td style="text-align: center;">☐</td> <td>No 不會</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會</td> <td style="text-align: center;">☐</td> <td>No 不會</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會</td> <td style="text-align: center;">☐</td> <td>No 不會</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會</td> <td style="text-align: center;">☐</td> <td>No 不會</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會</td> <td style="text-align: center;">☐</td> <td>No 不會</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會</td> <td style="text-align: center;">☐</td> <td>No 不會</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會</td> <td style="text-align: center;">☐</td> <td>No 不會</td> <td style="text-align: center;">☒</td> </tr> </table>			On environment 對環境	Yes 會	☐	No 不會	☒	On traffic 對交通	Yes 會	☐	No 不會	☒	On water supply 對供水	Yes 會	☐	No 不會	☒	On drainage 對排水	Yes 會	☐	No 不會	☒	On slopes 對斜坡	Yes 會	☐	No 不會	☒	Affected by slopes 受斜坡影響	Yes 會	☐	No 不會	☒	Landscape Impact 構成景觀影響	Yes 會	☐	No 不會	☒	Tree Felling 砍伐樹木	Yes 會	☐	No 不會	☒	Visual Impact 構成視覺影響	Yes 會	☐	No 不會	☒	Others (Please Specify) 其他 (請列明)	Yes 會	☐	No 不會	☒
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Others (Please Specify) 其他 (請列明)	Yes 會	☐	No 不會	☒																																																	

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

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。

請參考附件的申請報告書及擬議發展的計劃細節

8. Declaration 聲明

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

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

Ms Hermose Chong

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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

Allgain Land Planning Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

15/08/2025

(DD/MM/YYYY 日/月/年)

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：
(a) 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
(b) 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。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will 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。此部分將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。)

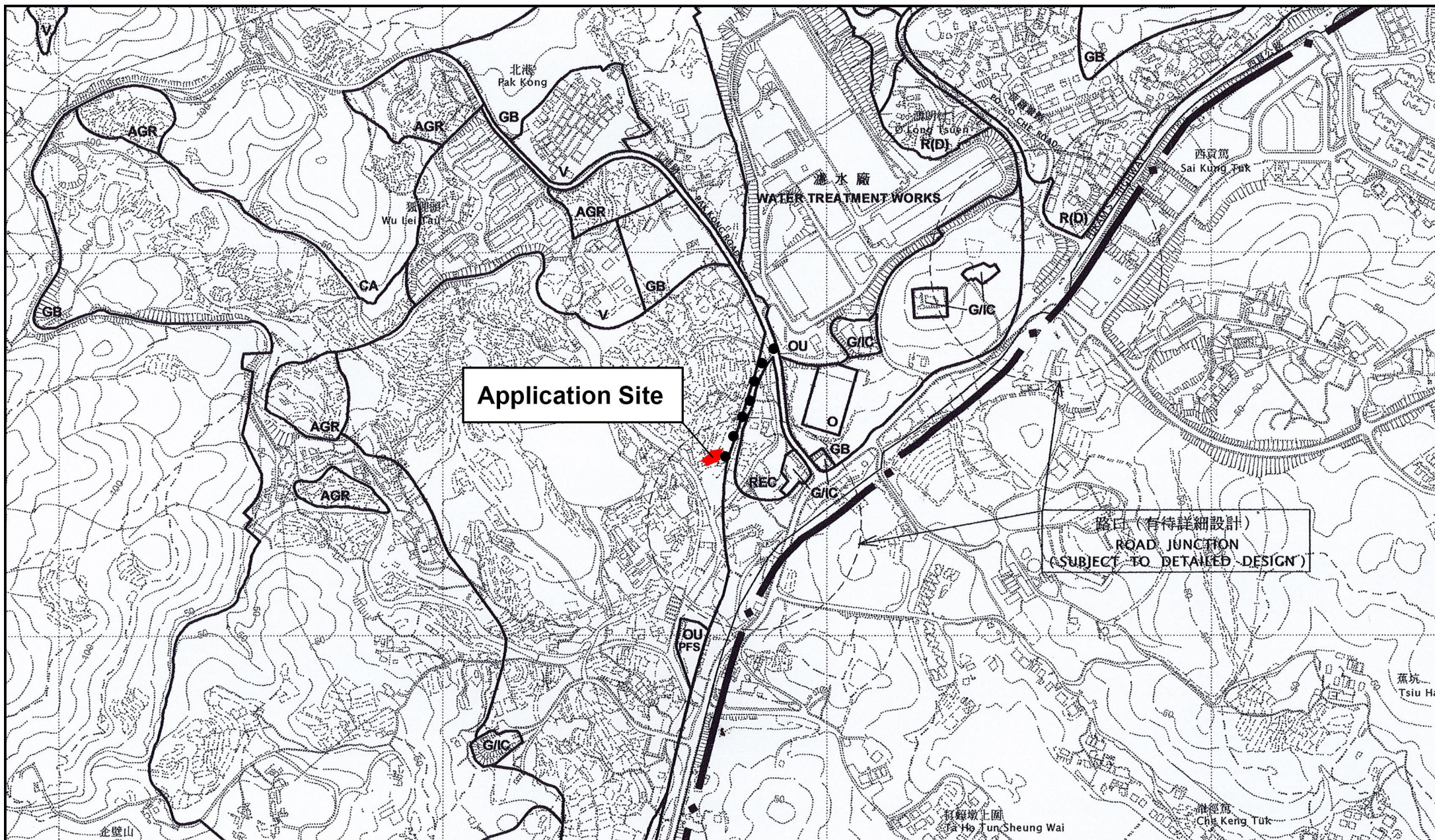
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界西貢北港丈量約份第217約地段第75號餘段 Lot No. 75 RP in D.D. 217, Pak Kong, Sai Kung, New Territories
Site area 地盤面積	300 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 ☐ About 約)
Plan 圖則	北港及沙角尾分區計劃大綱核准圖編號 S/SK-PK/11 Approved Pak Kong & Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11
Zoning 地帶	「康樂」 Recreation
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時商店及服務行業（為期3年） Temporary Shop and Services for a Period of 3 Years

(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	0 ☐ About 約 ☐ Not more than 不多於	0 ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	150 ☒ About 約 ☐ Not more than 不多於	0.5 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 ☐ (Not more than 不多於)	
		0 Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	5 m 米 ☒ (Not more than 不多於)	
		1 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	50 % ☒ 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		0
	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) _____ _____		0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) 1個客貨車上落貨車位 _____ _____		0 0 0 0 0

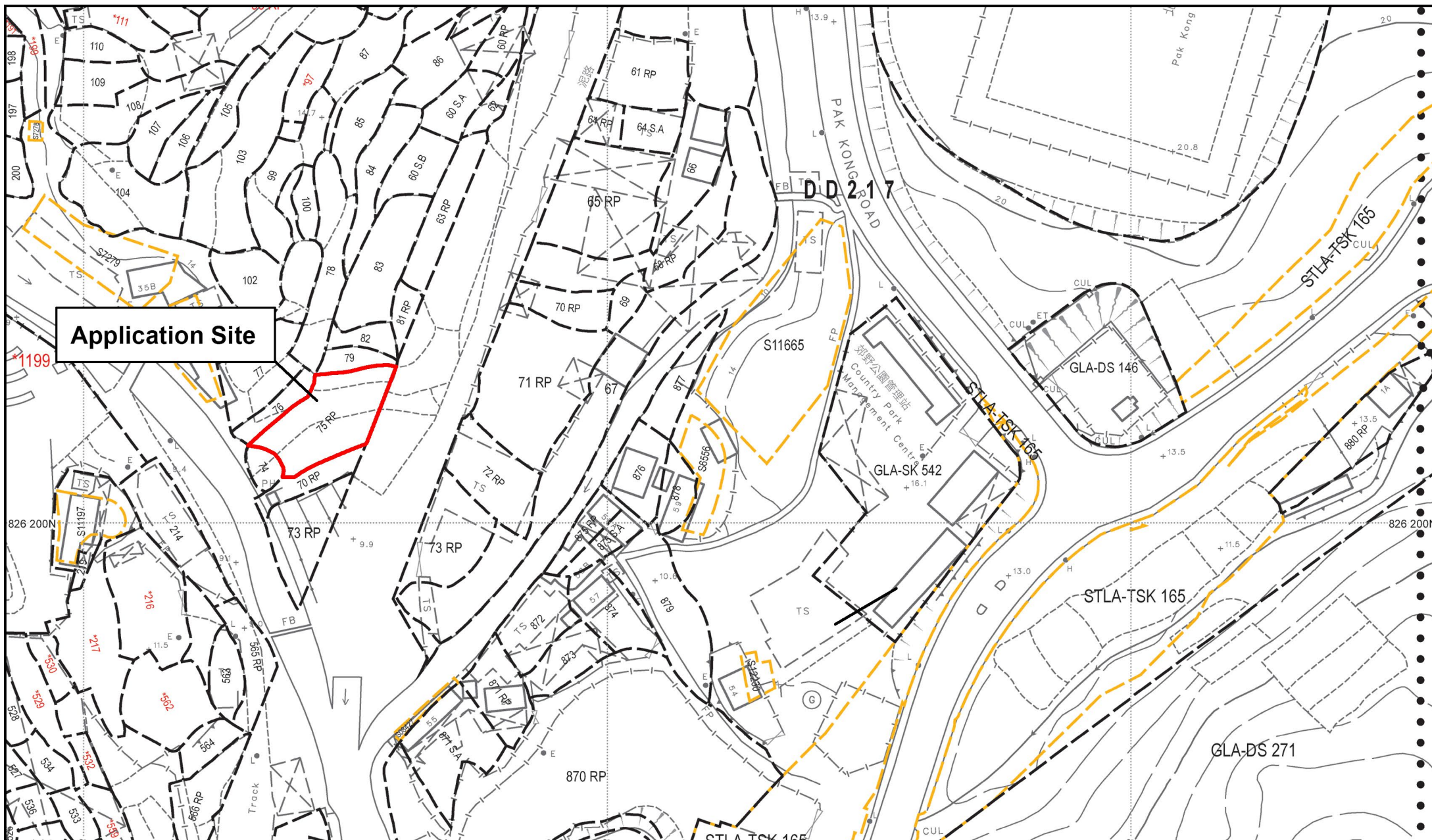
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Site Plan , Location Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☒	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
預計車輛進出流量報告		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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。



 全堅土地規劃	Project 項目名稱: Proposed Temporary Shop and Services for a Period of 3 Years at Lot No.75 RP in D.D. 217, Pak Kong, Sai Kung, New Territories	Drawing Title 圖紙標題: Location Plan Drawing No. 圖號: 20250814	Remarks 備註: ●●● Vehicular access leading from Pak Kong Road



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lot No.75 RP in D.D. 217, Pak Kong, Sai Kung, New Territories

Drawing Title 圖紙標題:

Site Plan

Drawing No. 圖號:

20250814

Remarks 備註:

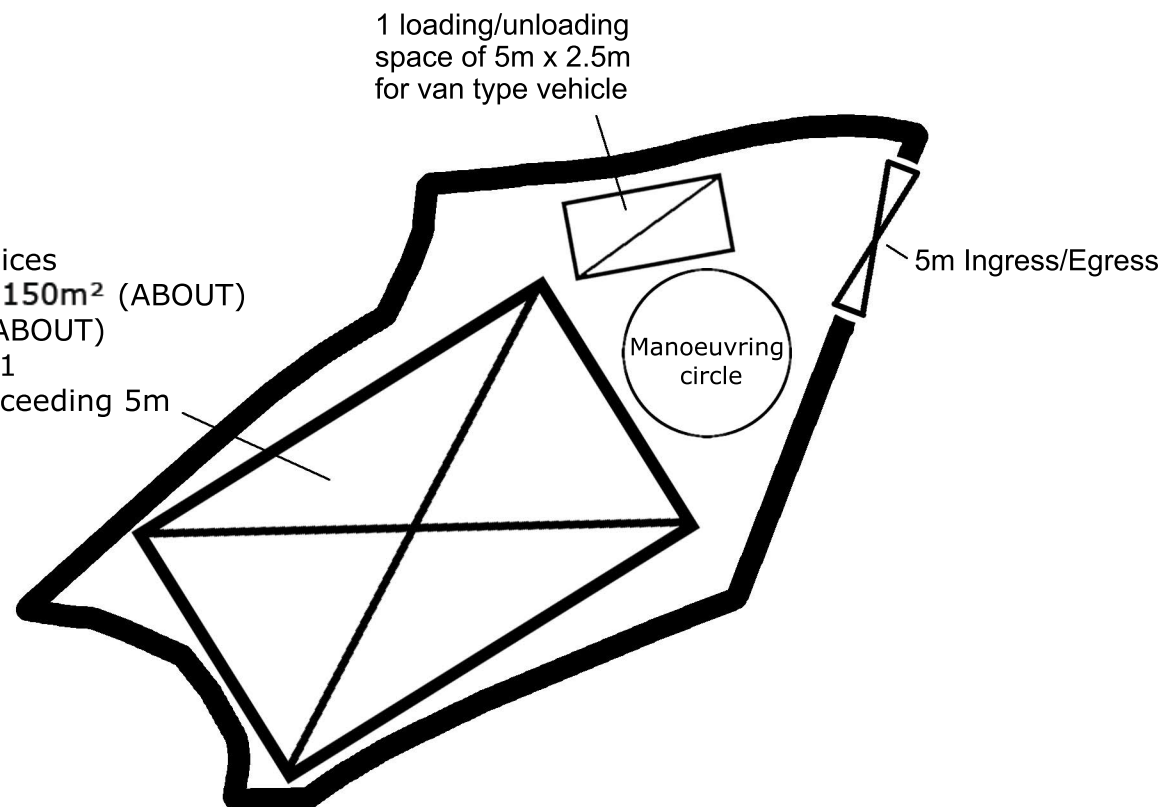
Structure A

Shop and Services

Covered Area: **150m²** (ABOUT)GFA: 150m² (ABOUT)

No. of storey: 1

Height: Not exceeding 5m



根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界西貢北港丈量約份第 217 約地段第 75 號餘段

擬議臨時商店及服務行業 (為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-4

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章) 第 16 條，提交有關新界西貢北港丈量約份第 217 約地段第 75 號餘段的規劃申請，擬在上述地段申請為期三年的臨時商店及服務行業。
2. 申請地點位於西貢北港路附近，在《北港及沙角尾分區計劃大綱核准圖編號 S/SK-PK/11》上劃為「康樂」。
3. 申請地盤面積為約 300 平方米，上蓋總面積 150 平方米，露天地方面積為 150 平方米，上蓋覆蓋率為約 50%。
4. 申請地點將設有 1 個臨時構築物，總樓面面積約 150 平方米，用途如下：
 - 構築物 A：臨時商店及服務行業，1 層高，面積約 150 平方米，高度不多於 5 米。
5. 擬議發展的臨時商店及服務行業，主要包括：便利店及日用品零售、雜貨飲品乾貨零售等，主要為附近的居民提供服務。
6. 申請地點不涉及任何停車位；涉及 1 個臨時客貨車上落貨車位。
7. 擬議發展的營運時間為星期一至日上午 9 時至下午 8 時（包括公眾假期）。

申請原因

1. 申請地點的面積約為 300 平方米，根據北港及沙角尾分區計劃大綱核准圖編號 S/SK-PK/11，申請地點現時被規劃為「康樂」。
2. 擬議申請用途為臨時商店及服務行業，屬於第二欄的准許用途，須先向城規會申請。
3. 擬議發展並非貨倉或露天存放用途，屬社區小規模運作，與規劃意向「康樂」並無衝突，與周遭的土地用途並非不協調。
4. 擬議發展是在申請地點上設 1 個用簡單物料搭建的臨時上蓋構築物，不涉及大型基建工程，只是臨時商店及服務行業，出售一些與民生相關的零售商店。
5. 申請用途屬臨時性質，不會有任何損害周邊環境設施，不會安裝霓虹燈光招牌；夜間不會有音響播放及商業推銷活動，也不會產生光害滋擾，不會有過大的噪音聲浪問題，不會影響附近環境及民居。
6. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所列載的緩解環境影響措施，以盡量舒緩擬議發展對環境造成的滋擾。
7. 申請地點的工作人員約 2-3 人，不會有人在留宿，他們只在營業時間內上班。
8. 按規劃處記錄，在申請地點附近（同樣是「康樂」規劃用途的地段），曾獲小組委員會批出同屬臨時商店申請個案，申請人明白每一宗申請都是個別獨立個案，並無必然關係，唯上述規劃許可申請和本申請用途類近，而該申請都能得到委員會有條件下批出，因此申請人懇請城市規劃委員考慮本申請時參考上述類近申請。
9. 擬議發展有充分的理由支持，當中包括以下規劃考量因素：
 - * 附近有大量民居，擬議申請的臨時商店能提供服務給他們，提供方便；
 - * 符合「康樂」地帶的規劃意向；
 - * 擬議發展屬臨時三年的性質，不會影響土地規劃用途的長遠規劃發展；
 - * 擬議發展並不會造成任何不良的交通、園藝及景觀影響；及
 - * 符合有關環境考慮的相關條例 / 指引。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界西貢北港丈量約份第 217 約地段第 75 號餘段作為期三年的臨時商店及服務行業。

擬議發展計劃的各方面影響

1. 土地行政

申請地點涉及 1 個私家地段，擬議發展涉及 1 個上蓋構築物。如獲批准，申請人會向西貢地政處申請短期豁免書。

2. 擬議發展的入口

申請地點可以經西貢北港路經鄉村小徑前往。

3. 擬議發展的上落貨安排

申請用途涉及一個臨時上落貨位置，不設任何停泊車位。

- 擬議商店將會採用預約模式運作，送貨司機需要提前電話預約才能前往申請地點。
- 申請人會在營業時間內安排職員負責管理申請地點的出入口車輛流量管制，每次有送貨車輛要進入申請地點時，都需預先 30 分鐘通知該職員，等職員視察現場後，確保申請地點內有空置車位，才通知司機可以在指定時間內進入申請地點，而該職員亦會站在申請地點的出入口協調車輛出入，指揮交通，確保不會有車輛排隊阻塞出入口或周邊地方。
- 申請人會在營業時間內，安排職員負責管理申請地點出入口的交通，並會在申請地點的入口安裝車輛出入感應警報器。每當有車輛靠近申請地點出入口時，警報器會發出聲響，提醒周邊行人這裡將有車輛出入，叫他們注意路面交通。

4. 環境方面

申請人會按照環保署對臨時商店的指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時商店，不會對空氣造成污染。

6. 噪音方面

申請地點是臨時商店，只是顧客來購物時會產生說話交談的聲音，不會帶來重大的噪音影響。

7. 排污方面

申請用途不涉及洗手間，職員/訪客可使用附近的公共洗手間。



8. 渠務方面

申請人會按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新界西貢北港丈量約份第 217 約地段第 75 號餘段作為期不超過三年的臨時商店及服務行業。

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界西貢北港丈量約份第 217 約地段第 75 號餘段
作為期三年的臨時商店及服務行業

客貨車 進出流量報告

(星期一至星期日)

時間	進入 (輛)	離開 (輛)
9 : 00 - 10 : 00	0	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	0	0
12 : 00 - 13 : 00	0	0
13 : 00 - 14 : 00	1	0
14 : 00 - 15 : 00	0	1
15 : 00 - 16 : 00	0	0
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	0	0
18 : 00 - 19 : 00	0	0
19 : 00 - 20 : 00	0	0
合計(輛)	1	1

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

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

Eric Tak Chun TSOI/PLAND

寄件者: Chong Hermose <[REDACTED]>
寄件日期: 2025年10月09日星期四 16:45
收件者: tpbpd/PLAND
副本: Eric Tak Chun TSOI/PLAND
主旨: Application No. A/SK-PK/309 : 回應部門意見
附件: A_SK-PK_309_回應部門意見.pdf; 附件1.pdf; 附件2.pdf

類別: Internet Email

城規會/規劃處：

大家好。

有關規劃申請： A/SK-PK/309，現附上申請人回應部門意見，請查收。

謝謝。

如有什麼問題，就隨時聯絡我。

Ms Chong
[REDACTED]

Planning Application No. A/SK-PK/309

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Sai Kung and Islands District Planning Office of Planning Department	
(1)	Please clarify the type(s) of goods intended for sale at the application site;	擬議發展的臨時商店及服務行業，主要包括：便利店及日用品零售、雜貨飲品乾貨零售等。
(2)	It is noted that the fenced-off area does not align with the proposed site boundary, please confirm whether the Site will be fenced off upon obtaining planning permission;	申請人是按照現狀購入土地。 如申請獲城規會批准，申請人會將批准的申請範圍圍起，不會佔用任何政府土地或其他私人土地。
(3)	The planning statement indicated that the proposed shop and services is intended to serve nearby residential settlements. However, it is observed that the surrounding area mainly comprises temporary structures and plant nurseries. Please clarify as appropriate;	請看附圖1，藍色為申請地點，紅色部份為一些臨時構築物及鐵皮牌照屋，主要是一些民居及臨時工場和商店，擬議申請的商店能服務他們，包括工場的職員及工人及住在裡面的居民，為他們提供便利。
(4)	It is observed that the proposed ingress/egress to the application site is currently obstructed by vegetation while the proposed access route appears to fall within government land. Please provide clarification and justification as appropriate;	申請地點是政府路直達，政府路就是給香港市民（包括申請人及訪客）使用的。
(5)	It is stated that the proposed structure will be constructed using simple materials. Please clarify the specific type of materials and indicate whether the structure will be fully enclosed;	擬議構築物是密封的（會設置門口及窗戶），並會以簡單臨時物料搭建，包括角鐵/方鐵/坑板/隔熱板等臨時物料。
(6)	It is noted that the proposed shop and services aims to serve the nearby residents, please clarify the parking arrangement for those who drive to the site; and	由於申請地點距離民居的步行距離只是約100-150米，他們步行過來也只是幾分鐘的距離，不需開車的。
(7)	It is note that the applicant's title on 2nd page of the application form is incorrect. Please rectify and provide a replacement page.	請看附件1。



	Departmental Comments	Responses
	District Lands Officer/Sai Kung, Lands Department	
(1)	The application site comprises one Old Schedule Agricultural Lot (OSAL) 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.	申請人知悉。 現時申請地點是空置，沒有任何構築物。
(2)	Fence wall was found erected in the vicinity of the application site on private agricultural land and adjoining Government land. No permission is given for occupation of Government Land ("GL"). Any occupation of GL without Government's prior approval is not allowed. Land control will be taken in accordance with the prevailing guidelines and priority setting.	申請人是按照現狀購入土地。 申請人知悉如沒准許不得佔用政府土地。 如申請獲城規會批准，申請人會按照測量地界將申請範圍圍起，不會佔用任何政府土地。
(3)	Should planning approval be given to the subject planning application, the owner of the lot without Short Term Waiver (STW) will need to apply to this office for a STW to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for erection of temporary structures will be considered. Application for any of the above will be considered by the LandsD acting in the capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions as may be imposed by LandsD including the payment of fee as considered appropriate.	申請人知悉。 如申請獲城規會批准，申請人（即是現時土地業權人）會向地政處申請短期豁免書（STW），並會繳交相關費用。
(4)	The proposed vehicular ingress/ egress of the application site from/to Pak Kong Road will pass through a track on Government land. The applicant should note that there is no guarantee to the grant of a right of way over Government land to the application site.	申請人知悉。

	Departmental Comments	Responses
	Drainage Services Department	
(1)	Sewerage - In submitted planning statement, the applicant advised that the users would use Pak Kong Public Toilet where located about 300m away from the site, please justify the reasonableness and advise whether septic tanks would be provided. For your information, there are no sewerage facilities and network in the vicinity of the site.	公廁主要給訪客使用。 申請人會在申請地點租用一個流動洗手間，並安排清潔公司定期來吸糞。 洗手間主要供職員使用。 申請人確認不會在申請地點內興建化糞池。
(2)	Drainage - Please clarify whether the area will be paved and how surface runoff can be collected after the proposed development.	如獲城規批准，申請人會找顧問公司制備排水建議書，會按照渠務處要求設計排水渠。 申請人會在構築物位置填土（混凝土），但不會影響排水設施的建造。



	Departmental Comments	Responses
	Urban Design and Landscape Section of Planning Department	
(1)	Based on DPO's site photos record dated 05.09.2025, it is observed that the Site is fenced off and hard-paved, existing trees/ vegetation are not found within the Site. However, it is noted that the Site was originally covered by groundcovers and/or vegetation as observed from the aerial photo of 2024, vegetation clearance has been taken place. To facilitate TPB's consideration on the application, a conceptual landscape plan to illustrate the provision of landscape treatments/ mitigation measures such as but not limited to new trees/ buffer planting, maybe required to demonstrate that no deteriorating landscape impact arising from the applied use would be anticipated.	請看附件2。

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。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☒ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

王慧欣 Wong Wai Yan

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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

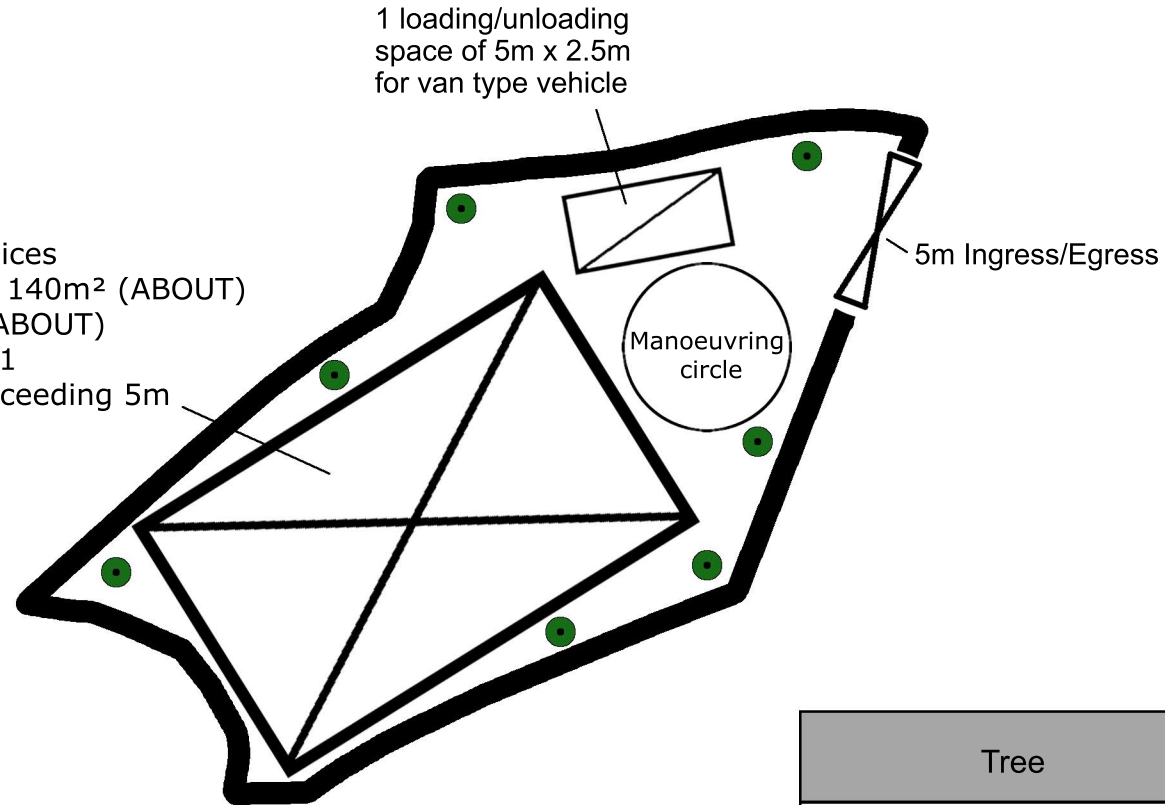
Allgain Land Planning Limited 全堅土地規劃有限公司

3. Application Site 申請地點

(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)	新界西貢北港丈量約份第217約地段第75號餘段 Lot No.75 RP in D.D. 217, Pak Kong, Sai Kung, 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	☒ Site area 地盤面積 300 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 150 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 N/A sq.m 平方米 ☐ About 約

Structure A

Shop and Services
 Covered Area: 140m² (ABOUT)
 GFA: 150m² (ABOUT)
 No. of storey: 1
 Height: Not exceeding 5m



Tree	Approximate Height
Chrysalidocarpus lutescens	About 3m

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

Eric Tak Chun TSOI/PLAND

寄件者: Chong Hermose <[REDACTED]>
寄件日期: 2025年10月14日星期二 14:25
收件者: tpbpd/PLAND
副本: Eric Tak Chun TSOI/PLAND
主旨: Application No. A/SK-PK/309 : 回應部門意見
附件: 附件1 : A_SK-PK_309_Landscape_Plan_20251014.pdf; A_SK-PK_309_回應部門意見.pdf

類別: Internet Email

城規會/規劃處：

大家好。

有關規劃申請： A/SK-PK/309，現附上申請人回應部門意見，請查收。

謝謝。

如有什麼問題，就隨時聯絡我。

Ms Chong
([REDACTED])

Planning Application No. A/SK-PK/309

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	District Lands Officer/Sai Kung, Lands Department	
(1)	We maintain our objection to the subject application. Our previous comments remain valid. Any occupation of GL without Government's prior approval is not allowed. LandsD reserves the right to take land control action.	申請人知悉。

	Departmental Comments	Responses
	Urban Design and Landscape Section of Planning Department	
(1)	With reference to drawing no. 20251009 under “附件 2” of the submission package, it is noted that <u>six</u> <i>Chrysalidocarpus lutescens</i> are proposed in the application site. However, the proposed species are exotic and have limited crown spread to serve as buffer planting. Therefore, the applicant should review the proposed conceptual landscape plan in terms of species and/or quantity proposed. In addition, the proposed volume of planting soil should be specified. Moreover, the applicant is advised that the optimization of native species should be considered for the proposed planting, and prioritizing the planting of more native species is recommended to enhance biodiversity.	申請人已更改文件，請看附件1。

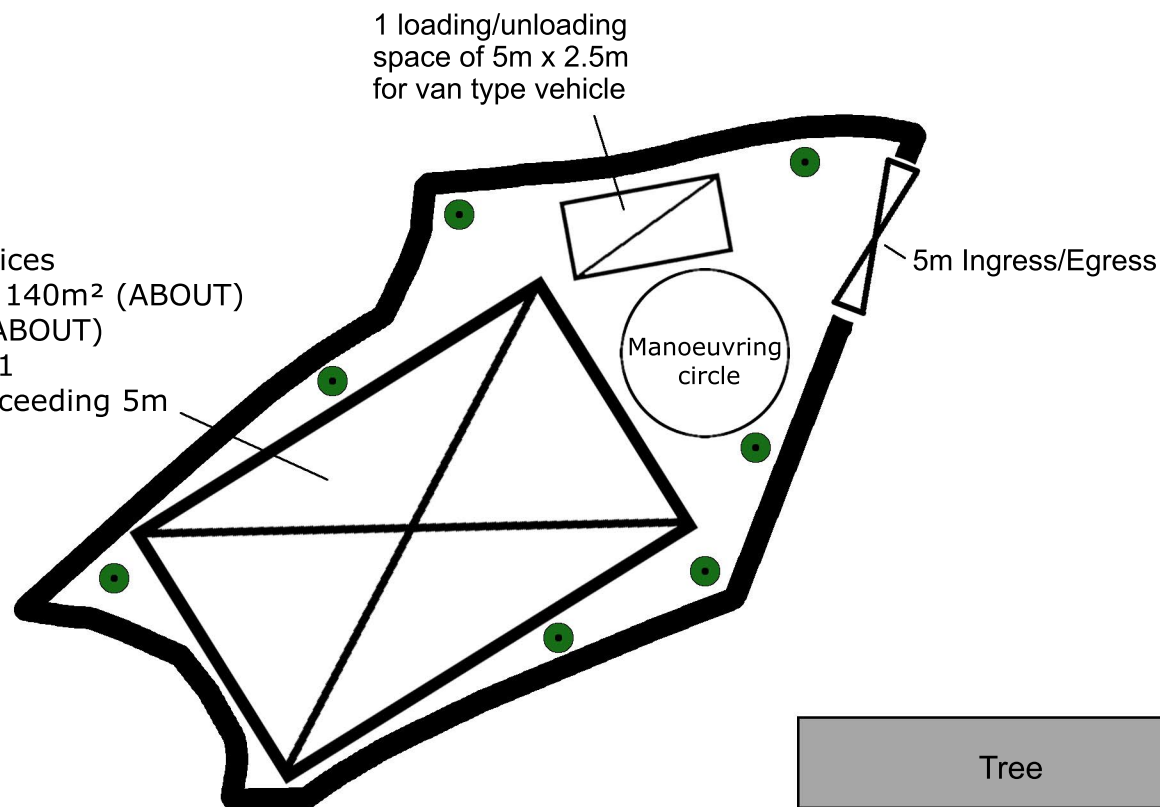
Structure A

Shop and Services

Covered Area: 140m² (ABOUT)GFA: 150m² (ABOUT)

No. of storey: 1

Height: Not exceeding 5m



Tree	Approximate Height
Bauhinia Variegata	About 4m

Remarks:
Not less than 1200mm clear soil depth would be allowed for all Tree planting.

**Similar s.16 Applications within “REC” zone on
the Pak Kong and Sha Kok Mei Outline Zoning Plan in the past five years**

Approved Applications

	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration (RNTPC)
1.	A/SK-PK/294	Proposed Temporary Shop and Services with Ancillary Office for a Period of Three Years	5.4.2024
2.	A/SK-PK/296	Proposed Temporary Shop and Services for a Period of Three Years	20.9.2024

Government Departments' General Comments

1. Urban Design and Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a). having reviewing the submitted landscape proposal, she has no comment on the application from landscape planning perspective;
- (b). with reference to the aerial photo of 2024, the Site is situated in an area of miscellaneous rural fringe landscape character predominated by temporary structures and tree groups. The proposed use is considered not incompatible with the surrounding landscape character and setting;
- (c). based on the site photo record date 5.9.2025, the Site is fenced off and hard-paved. Existing trees/vegetation are not found within the Site. However, it is noted that the Site was originally covered by groundcovers and/or vegetation as observed from the aerial photo of 2024, vegetation clearance has been taken place; and
- (d). advisory comments are detailed at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- (a). no objection to the application; and
- (b). the village track leading to the application site is not under Transport Department's management.

3. Fire Safety

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

- (a). no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the D of FS; and
- (b). advisory comments are detailed at **Appendix IV**.

4. Building Matters

Comments of the Chief Building Surveyor/New Territories East (2) & Rail, Buildings Department:

- (a). no in-principle objection under the Buildings Ordinance to the application; and
- (b). advisory comments are detailed at **Appendix IV**.

5. **Electrical and Mechanical Services**

Comments of the Director of Electrical and Mechanical Services:

- (a). no comment on the application; and
- (b). advisory comments are detailed at **Appendix IV**.

6. **Food and Environmental Hygiene**

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

- (a). no adverse comment on the application; and
- (b). advisory comments are detailed at **Appendix IV**.

7. **Other Departments**

The following government departments have no comment on the application:

- Director of Environmental Protection;
- Director of Agriculture, Fisheries and Conservation;
- Chief Engineer/Mainland South, Drainage Services Department;
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD);
- Chief Highway Engineer/New Territories East, Highways Department;
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (East), CEDD;
- District Officer (Sai Kung), Home Affairs Department (HAD); and
- Chief Engineer (Works), HAD

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department (LandsD) that:
- (i) the owner of the lots without Short Term Waiver (STW) will need to apply to his office for a STW to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for erection of temporary structures will be considered. Application for any of the above will be considered by the LandsD acting in the capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions as may be imposed by LandsD including the payment of rent or fee as considered appropriate; and
 - (ii) the proposed vehicular ingress/egress of the Site from/to Pak Kong Road will pass through a track on Government Land (GL). The applicant should note that there is no guarantee to the grant of a right of way over GL to the Site;
- (b) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the planning application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under lease. Thus, the applicant should seek comments and approval from the relevant authority on the concerned tree works and/or compensatory/ replacement planting proposal, where appropriate;
- (c) to note the comments of the Director of Fire Services 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 Fire Services Department (FSD) for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (d) to note the comments of the Chief Building Surveyor/New Territories East (2) & Rail, BD that:
- (i) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the Buildings Ordinance (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 respectively;
 - (iii) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the building plan submission stage; and
 - (iv) detailed comments under the BO will be provided at the building plan submission stage;
- (e) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. the CLP) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (f) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department (FEHD)’s facilities should be affected;
 - (ii) the proposed works shall not cause obstruction to daily operation of his cleansing services;
 - (iii) if the works hinder his refuse collection services, the project proponent should provide the services to the public at their own costs and manpower;
 - (iv) proper licence / permit issued by the FEHD is required if there is any food business/ catering service/ activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:
 - under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the

Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, FSD and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements; and

- depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a store may apply for under the Food Business Regulation:
 - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained; and
 - if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
- (v) proper licence issued by the FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- (vi) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses. In accordance with the Public Cleansing and Prevention of Nuisances Regulation, Cap. 132BK, the occupier of any premises or part of any premises in which there is any trade waste which exceeds 100L in quantity shall, before any such waste is disposed of, inform the DFEH without delay of any arrangement made by him for the disposal of the waste.

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

From:
Sent: 2025-09-24 星期三 02:41:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/SK-PK/308 and 309 DD 217 Pak Kong, Sai Kong

A/SK-PK/308

Lot 61 RP in D.D. 217, Pak Kong, Sai Kung

Site area: About 220sq.m

Zoning: "Recreation"

Applied development: Shop and Services

A/SK-PK/309

Lot 75 RP in D.D. 217, Pak Kong, Sai Kung

Site area: About 300sq.m

Zoning: "Recreation"

Applied development: Shop and Services / 1 Vehicle Parking

Dear TPB Members,

The applications should be considered together. While the applicant names are different, the submissions are identical.

Strong Objections. Neither location is close to the village cluster. Small shops serving villagers are bettered located on the ground floor of village houses, a permitted use.

308 has no parking, so presumably deliveries would be dependent on illegal parking on nearby roads.

Both applications mention the public toilet. This is some distance from both locations and certainly not conducive to high hygiene standards, particularly if food and drinks are to be sold on the premises.

The applications should be rejected. Approval would encourage further encroachment on Rec zoning.

Mary Mulvihill

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

參考編號

Reference Number:

250924-143543-27865

提交限期

Deadline for submission:

26/09/2025

提交日期及時間

Date and time of submission:

24/09/2025 14:35:43

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-PK/309

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lok sau ming

意見詳情

Details of the Comment :

申請人申請的目的是“商店”，現時目前附近很小居民，根本沒有商店的需要。
