

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 2025-11-19  
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](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

2502540

6/11 By 2land

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/314
	Date Received 收到日期	2025-11-19

- 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)

潘猛 Pan Meng

### 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)	新界西貢大涌口路徑丈量約份第217約地段 第767號、769號及770號(部份)  Lots No. 767, 769 and 770(Part) in D.D. 217, Tai Chung Hau Road Track, 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	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 420 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 200 ..... 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)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> 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”<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 ..... 年 ..... 月 ..... 日的記錄，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)"#  
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」#郵遞要求同意書&

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 09/10/2025 (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 23/10/2025 (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&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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連附屬辦公室（為期3年） Temporary Shop and Services with Ancillary Office 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	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	320 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	100 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	2 .....
Proposed domestic floor area 擬議住用樓面面積	0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	200 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	200 .....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) 構築物1：臨時商店及服務行業，兩層高，每層面積約60平方米，總面積約120平方米，高度不多於6米。 構築物2：臨時辦公室，兩層高，每層面積約40平方米，總面積約80平方米，高度不多於6米。 ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
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 .....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
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)	0 .....

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	<input 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))	
	No 否	<input checked="" 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)	
(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	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(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	<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)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	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 checked="" type="checkbox"/> _____ _____		

	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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件  <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件  <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： ..... ..... ..... 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	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> 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

06/11/2025

(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	新界西貢大涌口路徑丈量約份第217約地段第767號、769號及770號(部份) Lots No. 767,769 and 770(Part) in D.D. 217, Tai Chung Hau Road Track, Sai Kung, New Territories
Site area 地盤面積	420 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> 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	<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 _____
Applied use/ development 申請用途/發展	臨時商店及服務行業連附屬辦公室（為期3年） Temporary Shop and Services with Ancillary Office 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 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	200 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.476 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	23.8 % <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		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		0
	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) _____ _____		0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" 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）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/>		
Site Plan , Location Plan , Slope Distance Plan		
<hr/>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input 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"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
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。



根據《城市規劃條例》( 第 131 章 )

第 16 條遞交的許可申請

新界西貢大涌口路徑丈量約份第 217 約

地段第 767 號、769 號及 770 號(部份)

擬議臨時商店及服務行業連附屬辦公室 ( 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.3-5

## 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，提交有關新界西貢大涌口路徑丈量約份第 217 約地段第 767 號、769 號及 770 號(部份)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連附屬辦公室。
2. 申請地點位於西貢大涌口路附近，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 420 平方米，上蓋總面積 100 平方米，露天地方面積為 320 平方米，上蓋覆蓋率為約 23.8%。
4. 申請地點將設有 2 個臨時構築物，總樓面面積不多於 200 平方米，用途如下：
  - 構築物 1：臨時商店及服務行業，兩層高，每層面積約 60 平方米，總面積約 120 平方米，高度不多於 6 米。
  - 構築物 2：臨時辦公室，兩層高，每層面積約 40 平方米，總面積約 80 平方米，高度不多於 6 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及上落貨位。
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. 申請地點之前涉及一個相同用途的規劃申請 ( A/SK-PK/294 )，因申請人未能完成相關附帶條件( 渠務及消防 )，該申請已被撤銷，申請人承諾如這次批出，一定會好好完成相關附帶條件。
2. 申請地點的面積約為 420 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」。
3. 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。
4. 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。
5. 擬議發展是在申請地點上設 2 個由貨櫃改建的簡單臨時上蓋構築物，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。
6. 擬議申請不涉及任何食肆、排污性行業( 洗髮店/洗車 )，只是一些臨時商店：日用品零售、雜貨飲品乾貨零售等，提供方便給周邊居民。
7. 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。
8. 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。
9. 申請地點的工作人員約 3-4 人，不會有人在留宿，他們只在營業時間內上班。
10. 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大涌口路徑丈量約份第 217 約地段第 767 號、769 號及 770 號(部份)作為期三年的臨時商店及服務行業連附屬辦公室。

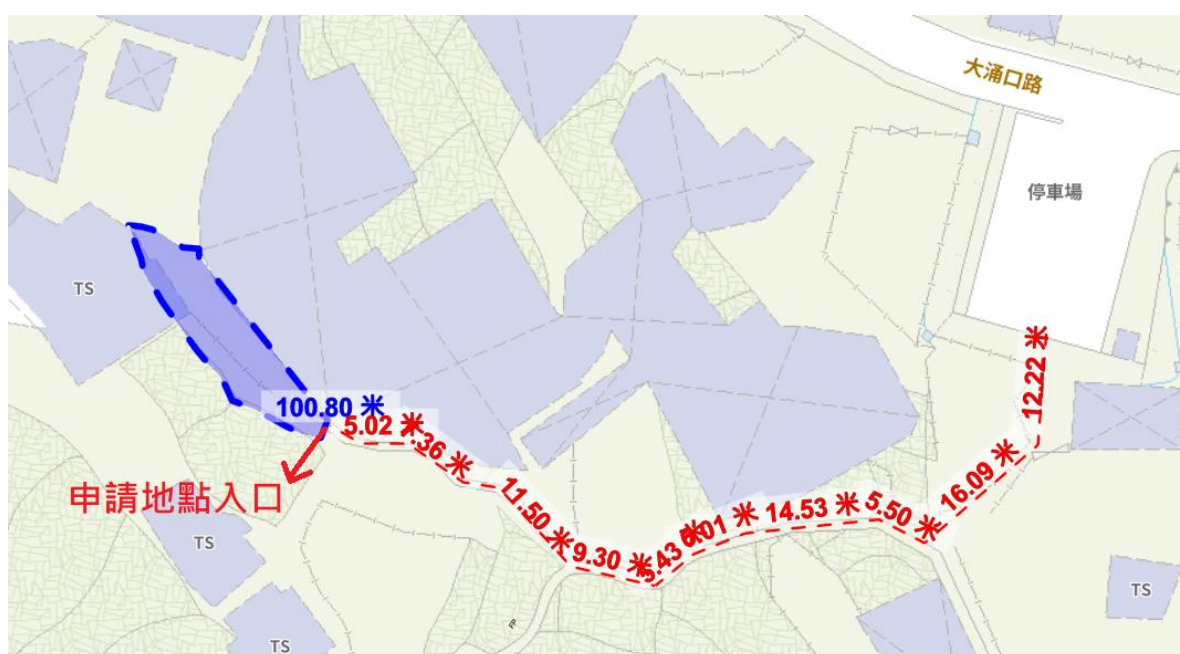
# 擬議發展計劃的各方面影響

## 1. 土地行政

申點地點涉及 3 個私家地段，擬議發展涉及 2 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（行人入口）

申請地點可以經西貢大通口路經鄉村小徑前往，步行距離約 100 米。



## 3. 擬議發展的上落貨安排

申請用途涉及不涉及臨時上落貨位置。送貨司機會把車輕停泊在大涌口的咪錶停車場（看下圖），之後用手推車運送貨物到申請地點（約 3 分鐘步行距離），補給貨品及物資。補貨主要用輕型客貨車運送，並停泊在咪錶停車場，不會影響附近的交通。



西貢大涌口路 咪錶停車場

#### 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

申請用途不涉及任何洗手間或洗手盆等，如職員/訪客需要使用洗手間，可使用距離申請地點步行 5 分鐘的大涌口公廁。。



## 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。

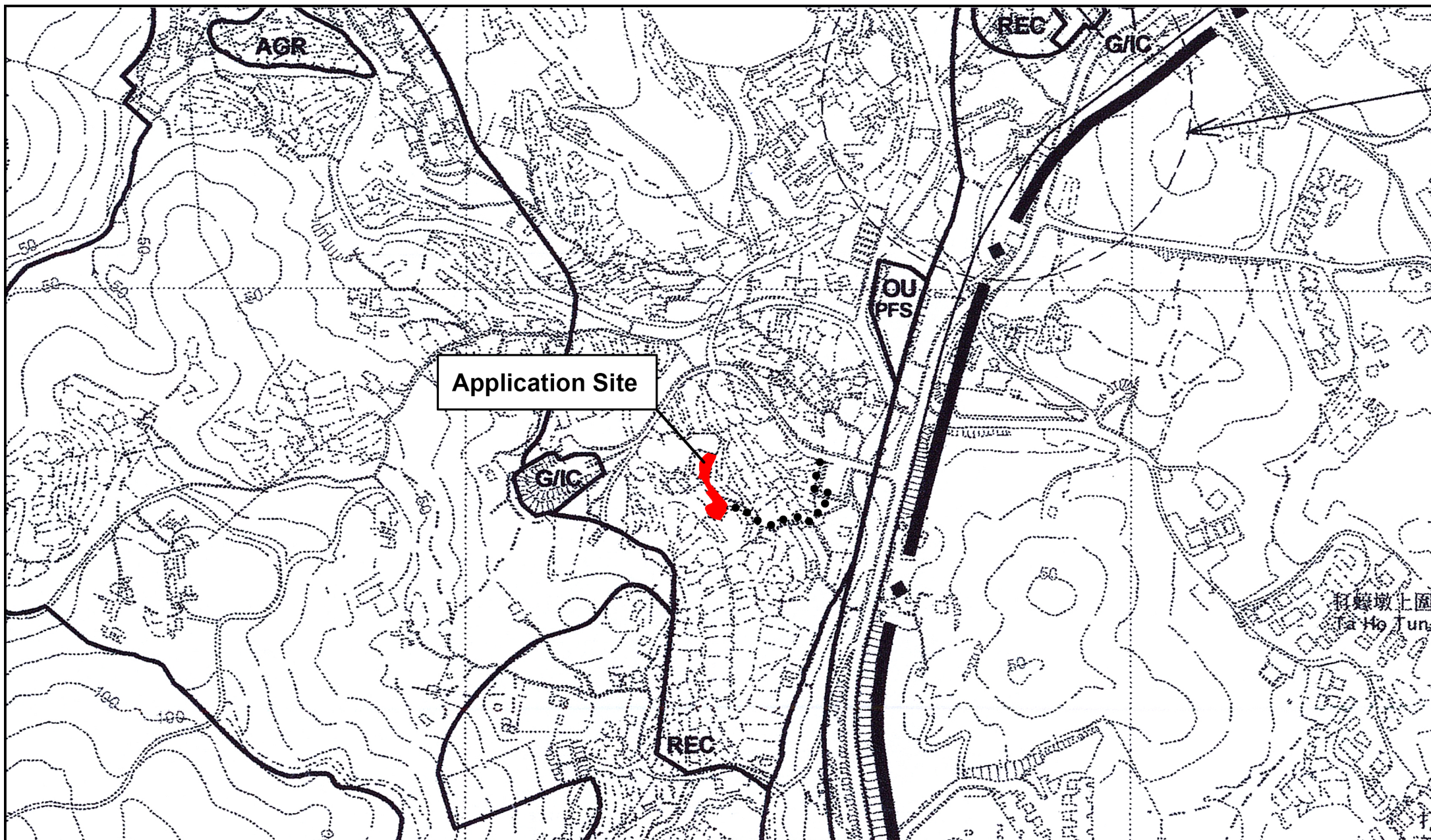
## 10. 斜坡方面【7SE-D/C263 (Sub-Division No. 2) 】


申請地點現時已平整好，現場是水泥硬地面，在擬議發展的工程中，申請人會以臨時貨櫃搭建兩個臨時構築物（請看下圖），那些臨時貨櫃會在內地工廠預制好，然後用吊車送來香港，直接擺放在硬地面上，不需要在現場進行搭建工程，過程中不會影響貴處提及的斜坡命令。

斜坡編號 7SE-D/C263 (Sub-Division No. 2)和構築物 2 的距離約 4 米闊。擬議工程也不會影響現有斜坡編號 7SE-D/C263 (Sub-Division No. 2)，因該斜坡比申請地點矮，位於較低的位置，而且是末端，所以擬議工程不會影響到的。

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大涌口路徑丈量約份第 217 約地段第 767 號、769 號及 770 號(部份)作為期不超過三年的臨時商店及服務行業連附屬辦公室。





 <p>全堅土地規劃</p>	<p>Project 項目名稱:</p> <p>Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years at Lots No. 767,769 and 770(Part) in D.D. 217, Tai Chung Hau Road Track, Sai Kung, New Territories</p>	<p>Drawing Title 圖紙標題:</p> <p>Location Plan</p>	<p>Remarks 備註:</p> <p>●●● Walking access leading from Tai Chung Hau Road</p>
		<p>Drawing No. 圖號:</p> <p>20240209</p>	





**Structure 1**

Shop &amp; Services

GFA: 120m<sup>2</sup> (ABOUT)

No.of storey:2

Height:Not exceeding 6m

**Application Site**

Ingress/Egress

**Structure 2**

Site Office and Storage

GFA: 80m<sup>2</sup> (ABOUT)

No.of storey:2

Height:Not exceeding 6m

Project 項目名稱:

Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years at Lots No. 767,769 and 770(Part) in D.D. 217, Tai Chung Hau Road Track, Sai Kung, New Territories

Drawing Title 圖紙標題:

Layout Plan

Drawing No. 圖號:

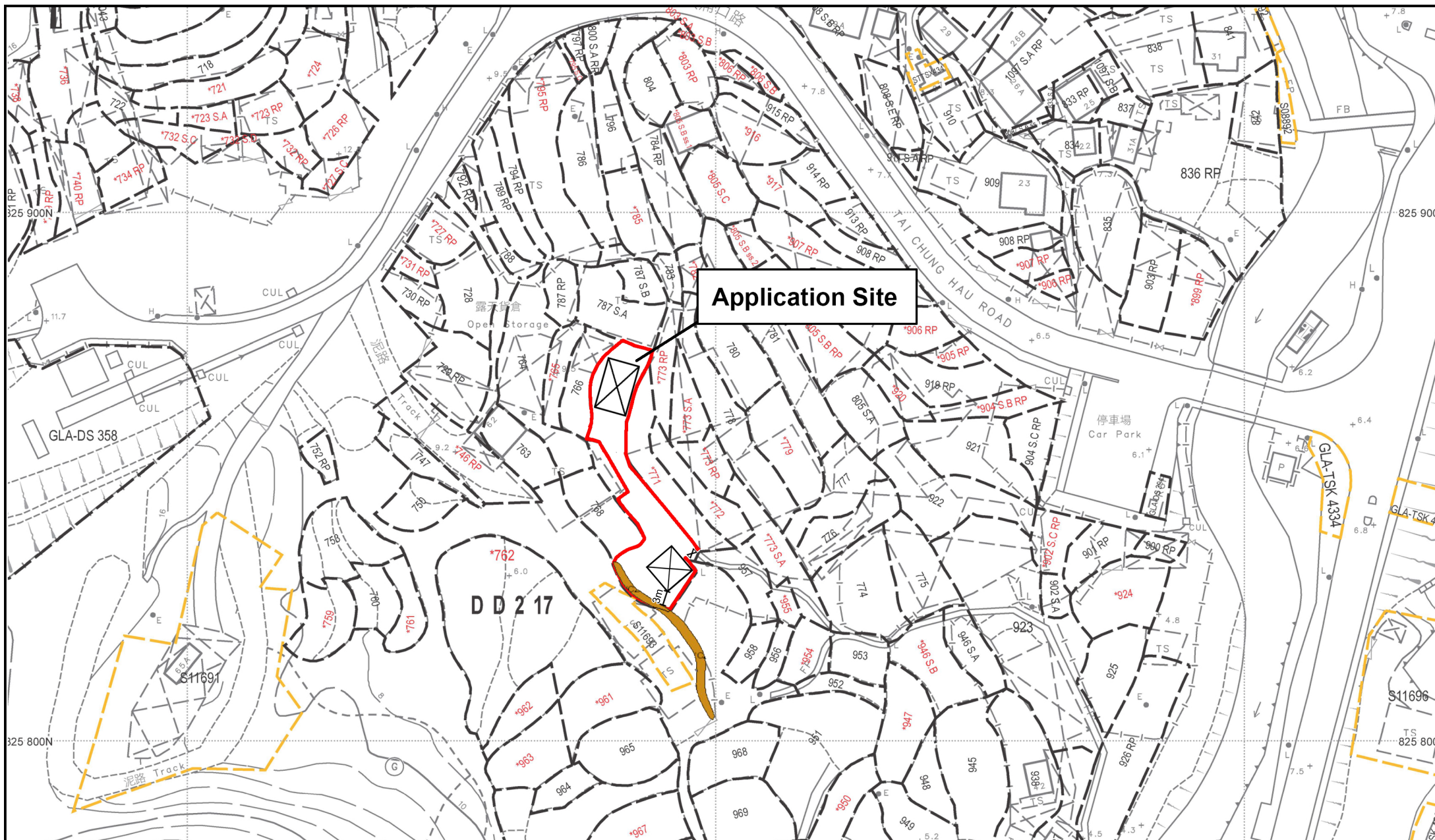
20240327b


Remarks 備註:



Structure





	<p>Project 項目名稱:</p> <p>Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years at Lots No. 767,769 and 770(Part) in D.D. 217, Tai Chung Hau Road Track, Sai Kung, New Territories</p>	<p>Drawing Title 圖紙標題:</p> <p>Slope_Distance_Plan</p>	<p>Remarks 備註:</p>

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

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**From:** Chong Hermose <[REDACTED]>  
**Sent:** 2025-11-24 星期一 10:32:49  
**To:** tpbpd/PLAND [REDACTED]  
**Cc:** Safin WAKIM SAFIN ABDELNOUR/PLAND  
<[REDACTED]>  
**Subject:** A/SK-PK/314\_申請文件  
**Attachment:** A\_SK-PK\_314\_Slope distance Plan.pdf; A\_SK-PK\_314\_Planning Statement\_P.5.pdf

城規會/規劃處：

有關規劃申請：A/SK-PK/314，現附上更改過的申請文件。

請查收，這此文件將取代之前交過的，謝謝。

Ms Chong  
([REDACTED])

## 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。

## 10. 斜坡方面【7SE-D/C263 (Sub-Division No. 2)】

申請地點現時已平整好，現場是水泥硬地面，在擬議發展的工程中，申請人會以臨時貨櫃搭建兩個臨時構築物，那些臨時貨櫃會在內地工廠預制好，然後用吊車送來香港，直接擺放在硬地面上，不需要在現場進行搭建工程，過程中不會影響申請地點附近的斜坡命令。

請參閱圖則：Slope Distance Plan

斜坡編號 7SE-D/C263 (Sub-Division No. 2)和構築物 2 的距離約 3 米闊。擬議工程不會影響現有斜坡編號 7SE-D/C263 (Sub-Division No. 2)，因該斜坡比申請地點矮，位於較低的位置，而且是末端，所以擬議工程不會影響到的。

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大涌口路徑丈量約份第 217 約地段第 767 號、769 號及 770 號(部份)作為期不超過三年的臨時商店及服務行業連附屬辦公室。





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寄件者: Chong Hermose <[REDACTED]>  
寄件日期: 2025年12月30日星期二 12:24  
收件者: tpbpd/PLAND  
副本: Adrian Sung Ngai CHIU/PLAND  
主旨: A/SK-PK/314\_補充說明  
附件: 補充說明\_20251230.pdf  
  
類別: Internet Email

城規會 /規劃處：

有關規劃申請：A/SK-PK/314，現附上補充說明，請查收。

謝謝。

Ms Chong  
( [REDACTED] )

## **A/SK-PK/314**

### **補充說明**

申請地點涉及一個臨時商店及服務行業的規劃許可申請（A/SK-PK/294），由於在限期內仍未能如期履行規劃許可附帶的規劃條件（因地政處還未批出短期豁免書，未能落實已批出消防圖則的消防工程；以及未能在限期內按照渠務處意見更改渠務建議書），因此申請人重新提交本申請以要求城市規劃委員會批准為期三年的規劃許可。

希望貴處能重新考慮，如規劃申請批出後，申請人承諾會提交修訂的消防裝置建議書及排水建議書，履行規劃許可附帶的規劃條件。



**Previous s.16 Application covering the Application Site**

**Approved**

<b>Application No.</b>	<b>Applied Use(s)</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/SK-PK/294	Proposed Temporary Shop and Services with Ancillary Office for a Period of Three Years	5.4.2024 (Revoked on 6.10.2025)	(a) to (g)

**Approval Conditions**

- (a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

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

**Approved**

<b>Application No.</b>	<b>Proposed Use</b>	<b>Location</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/SK-PK/296	Proposed Temporary Shop and Services for a Period of Three Years	Lots 762 (Part), 961 (Part), 962 (Part) and 963 (Part) in D.D. 217, Tai Chung Hau Road Track, Sai Kung, New Territories	20.9.2024	(a) to (g)
A/SK-PK/308	Proposed Temporary Shop and Services for a Period of Three Years	Lot 61 RP in D.D. 217, Pak Kong, Sai Kung, New Territories	24.10.2025	(a) to (g)
A/SK-PK/309	Proposed Temporary Shop and Services for a Period of Three Years	Lot 75 RP in D.D. 217, Pak Kong, Sai Kung, New Territories	24.10.2025	(a) to (g)

**Approval Conditions**

- (a) the submission of a drainage proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (c) in relation to (b) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board;

- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Sai Kung, Lands Department:

- (a) no objection to the application;
- (b) the application site falls on 3 lots in D.D. 217. The private lots are Old Schedule Agricultural Lots held under the Block Government Lease, which contain the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- (c) the advisory comments are detailed at **Appendix V**.

**2. Building Matter**

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) the advisory comments are detailed at **Appendix V**.

**3. Traffic**

Comments of the Commission of Transport:

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

Comments of the Chief Highway Engineer/New Territories East, Highways Department:

- (a) no comment to the application; and
- (b) the track leading to the Site is not maintained by Highways Department.

**4. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- (a) no adverse comment on the application; and
- (b) according to site photos taken on 2 December 2025 and aerial photo taken in December 2024, the Site is situated in miscellaneous rural fringe landscape characterised by temporary structures and scattered tree groups. The site is paved and no existing tree is

observed within the site. No adverse landscape impact arising from the proposed use is anticipated.

## **5. Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department:

- (a) no objection to the application; and
- (b) the advisory comments are detailed at **Appendix V**.

## **6. Drainage**

Comments of the Chief Engineer/Mainland South, Drainage Services Department (DSD):

- (a) no comment on the application provided that adequate stormwater drainage and sewerage facilities are implemented, with a view to avoid causing any adverse drainage impact to the areas or nuisance to the adjoining areas;
- (b) given the nature of use and considering similar and the previous approved planning applications, relevant approval conditions of submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board would be included shall the application is being approved;
- (c) maintenance at all times for the implemented drainage facilities during the approval period is also required; and
- (d) no DSD's drainage and sewerage facility near the concerned location.

## **7. Environment**

Comments of the Director of Environmental Protection:

- (a) no objection to the application;
- (b) in view of the nature and the scale of the proposed temporary use, no adverse environmental impact is anticipated; and
- (c) the advisory comments are at **Appendix V**.

## **8. Fire Safety**

Comments of the Director of Fire Services:

- (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 FSD; and

- (b) the advisory comments are at **Appendix V**.

**9. Geotechnical Safety**

Comment of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department:

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

**10. District Officer's Comments**

Comments of the District Officer/Sai Kung (SKDO), Home Affairs Department:

- (a) no comment on the application;
- (b) no works projects or facilities of SKDO will be affected by the application; and
- (c) this office has not received any comment from the local community before.

**11. Other Departments' Comments**

The following Government departments have no objection to or no comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation;
- (b) Director of Electrical and Mechanical Services; and
- (c) Project Manager/East, Civil Engineering and Development Department.

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department (LandsD) that:
  - (i) if the planning application is approved, the Lots' owner shall apply to this office for a Short Term Waiver (STW) to permit the structures proposed to be erected within the lots. 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 subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered; and
  - (ii) the Government does not guarantee any right-of-way to the lots and the applicant must accordingly make his own arrangements for acquiring such right-of-way;
- (b) 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 application site, the prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works. An Authorized Person should be appointed as the co-ordinator 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;
- (c) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (d) to note the comments of the Director of Environmental Protection that appropriate pollution control measures should be implemented during construction to minimise any potential environmental impact to the surroundings. The recommended pollution control measures can be downloaded from the EPD website at [https://www.epd.gov.hk/epd/english/environmentinhk/eia\\_planning/guide\\_ref/rpc.html](https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html);

- (e) to note the comments of the Director of Fire Services (FSD) 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 FSD for approval. In addition, the applicant should also be advised as follows:
    - the layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy;
    - the location of the proposed FSIs to be installed should be clearly marked on the layout plans;
    - As no vehicular access road could be provided within 30 m of the application site, additional fire safety measures shall be imposed; and
  - (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans; and
- (f) to note the comments of Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD) that Feature No. 7SE-D/C263 (Sub-division No.2) is located in the vicinity of the site. Necessary submissions to the District Lands Office and/or the Building Authority should be made for approval if the geotechnical feature(s) could affect or be affected by the proposed development (if any) in accordance with provisions of the Buildings Ordinance at the development stage.



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**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2025年12月21日星期日 3:51  
收件者: tpbpd/PLAND  
主旨: A/SK-PK/314 DD 217 ai Chung Hau Road Track, Sai Kung Rec  
類別: Internet Email

A/SK-PK/314

Lots 767, 769 and 770 (Part) in D.D. 217, Tai Chung Hau Road Track, Sai Kung

Site area: About 420sq.m

Zoning: "Recreation"

Applied use: Convenience Store

Dear TPB Members,

296 Approved 5 Apr 2024. Conditions not fulfilled so back with a fresh application.

In lieu of the Tai Po fire and the unacceptable number of applications that are revoked due to failure to fulfil conditions, **IT IS NOW THE DUTY OF MEMBERS TO QUESTION WHY.**

**Are conditions unnecessarily stringent?**

**Are government depts taking too much time to vet documents or**

**Are operators encouraged to procrastinate because of lax control and further approval is guaranteed?**

**Time for a resolution to this issue.**

It is now time to adjust the focus from commercial expediency to prioritize the security of the community.

These applications should be granted no more than ONE YEAR approval to focus minds and ensure timely compliance.

Mary Mulvihill

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**From:** [REDACTED]

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Sunday, 3 March 2024 3:40 AM HKT

**Subject:** A/SK-PK/294 DD 217 ai Chung Hau Road Track, Sai Kung Rec

A/SK-PK/294

Lots 767, 769 and 770 (Part) in D.D. 217, Tai Chung Hau Road Track, Sai Kung

Site area: About 420sq.m

Zoning: "Recreation"

Applied use: Convenience Store

Dear TPB Members,

This 'Rec' zoning has been well and truly trashed and there appear to be a number of brownfield operations that have not been approved?

Convenience store? No residences nearby. Apparently a ruse to gain approval for some time of brownfield. No mention about how much of the site to be filled in.

Members should be concerned that "The applied use does not involve toilets. Staff/visitors can use the nearby Tai Chung Hau public toilets."

Any outlet selling food and drinks, even if they are pre packaged should have a wash room. After all contamination can be spread through contact.

Approving operations that are substandard when it comes to issues like hygiene is not compatible with the recommendations from the health experts. Covid demonstrated how easily and quickly a virus can be spread.

Members should reject the application.

Mary Mulvihill