

e-form No. S16-III
電子表格第 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 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

1. 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。
2. 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。
3. 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

香港沙頭角派對度假村有限公司 (Company 公司)

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

KO WAI KEI (Mr. 先生)

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)	新界沙頭角公路石涌凹段丈量約份第 41 約地段 229 號 B 分段第 1 小分段、227 號餘段和毗連政府土地
(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 947 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 210 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	43 sq.m 平方米 <input checked="" 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	S/NE-STK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	「康樂 1」 RECREATION (1)
(f) Current use(s) 現時用途	沒有 "NIL" (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)
(g) Additional Information (if applicable) 附加資料 (如適用)	

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 (日/月/年) 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」#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 _____ (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)

<p>(a) Proposed use(s)/development 擬議用途/發展</p>	<p>Proposed Temporary Private Club for a Period of 3 Years 擬議臨時私人會所(為期 3 年)</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>
<p>(b) Effective period of permission applied for 申請的許可有效期</p>	<p><input checked="" type="checkbox"/> year(s) 年 3</p> <p><input type="checkbox"/> month(s) 個月</p>

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	842	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	105	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	1		
Proposed domestic floor area 擬議住用樓面面積		sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	210	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	210	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)

非住用上蓋高度:約 5.5 米 (Non-domestic building height : about 5.5m)

私人會所 (Private club)

構築物樓層數目: 2 層 (Number of Storey : 2)

地下 : 洗手間及廚房 (G/F: Toilet and Kitchen)

一樓: 多功課活動室(1/F: Multi-purpose hall)

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	3	-----
Motorcycle Parking Spaces 電單車車位		-----
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		-----
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		-----
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		-----
Others (Please Specify) 其他 (請列明)		-----

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

Taxi Spaces 的士車位	-----
Coach Spaces 旅遊巴車位	-----
Light Goods Vehicle Spaces 輕型貨車車位	-----
Medium Goods Vehicle Spaces 中型貨車車位	-----
Heavy Goods Vehicle Spaces 重型貨車車位	-----
Others (Please Specify) 其他 (請列明)	-----

Proposed operating hours 擬議營運時間

申請地點的營運時間為星期一至星期日上午 9 時至晚上 9 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 checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))
		<input type="checkbox"/> 沙頭角公路石涌凹段 Sha Tau Kok Road -Shek Chung Au 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)

	No 否	<input type="checkbox"/>
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(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	
	No 否	<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			
(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	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>
	On traffic 對交通	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>
	On water supply 對供水	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>
	On drainage 對排水	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>
	On slopes 對斜坡	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	<input checked="" type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input type="checkbox"/>
	Visual Impact 構成視覺影響	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>
Others (Please Specify) 其他 (請列明)	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input type="checkbox"/>	

	<p>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)</p> <p>.....</p>
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<p>(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</p>
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(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	

	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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： _____</p>
<p>(e) Approval conditions 附帶條件</p>	<p>Reason(s) for non-compliance: 仍未履行的原因： _____</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月</p>

- 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：

(e) Approval conditions
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)。

請參閱上載理據附件。

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 Signed with recognised e-signature
Signer: KO WAI KEI

Applicant 申請人 / Authorised Agent 獲授權代理人

Name
姓名

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

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

1. 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。
2. 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。
3. 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 also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	新界沙頭角公路石涌凹段丈量約份第 41 約地段 229 號 B 分段第 1 小分段、227 號餘段和毗連政府土地		
Site area 地盤面積	947 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地) 43 sq. m 平方米 <input checked="" type="checkbox"/> About 約		
Plan 圖則	S/NE-STK/2		
Zoning 地帶	「康樂 1」 RECREATION (1)		
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	Proposed Temporary Private Club for a Period of 3 Years 擬議臨時私人會所(為期 3 年)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	1
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	5.5 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	11 %	<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	3 _____
	Private Car Parking Spaces 私家車車位	3 _____
	Motorcycle Parking Spaces 電單車車位	_____
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	_____
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	_____
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	_____
Others (Please Specify) 其他 (請列明)	_____	
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	_____	
Taxi Spaces 的士車位	_____	
Coach Spaces 旅遊巴車位	_____	
Light Goods Vehicle Spaces 輕型貨車車位	_____	
Medium Goods Vehicle Spaces 中型貨車位	_____	
Heavy Goods Vehicle Spaces 重型貨車車位	_____	
Others (Please Specify) 其他 (請列明)	_____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
Lot Index Plan showing the application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
申請位置(補充) _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

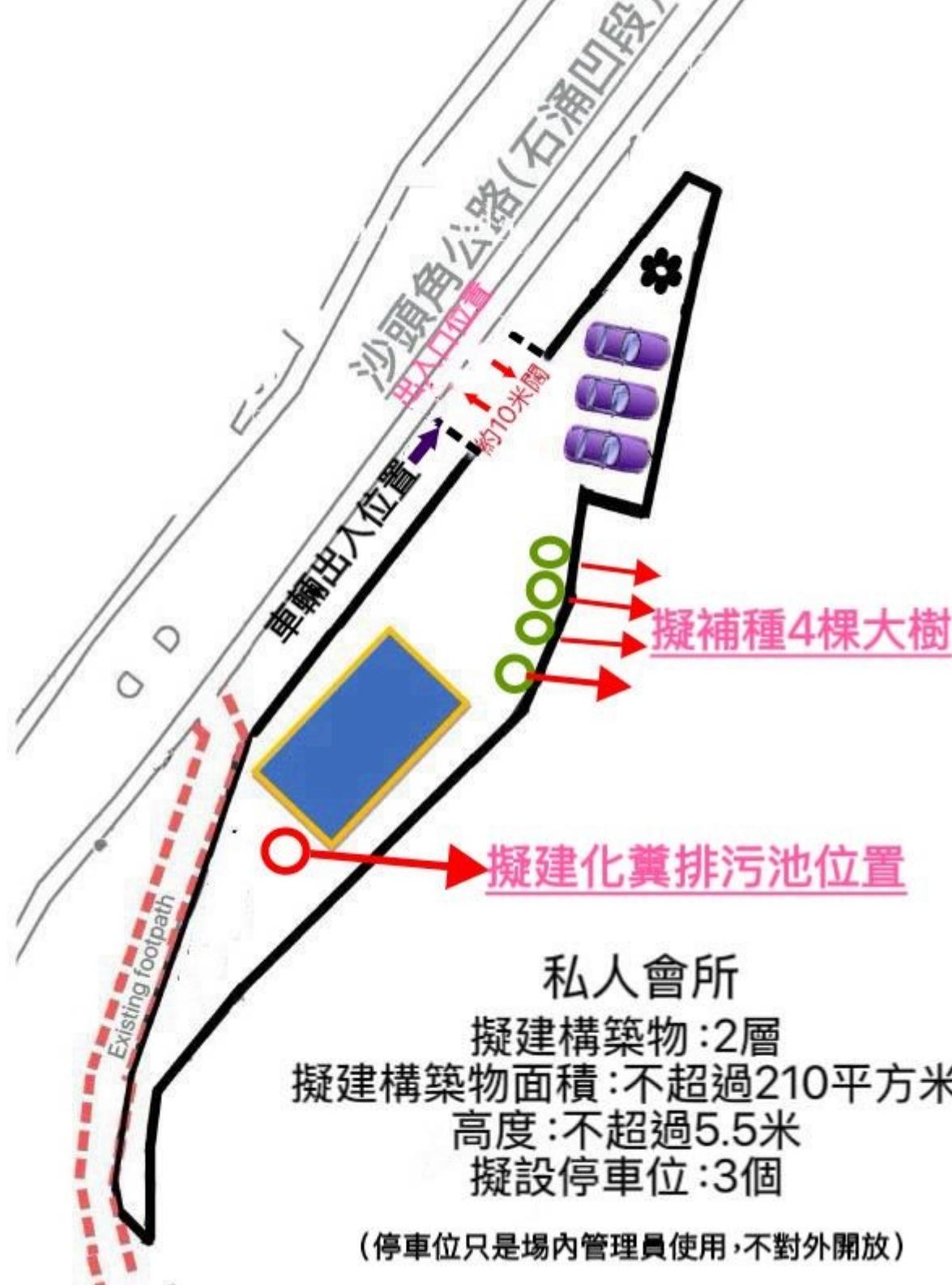
申請概要及理由

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

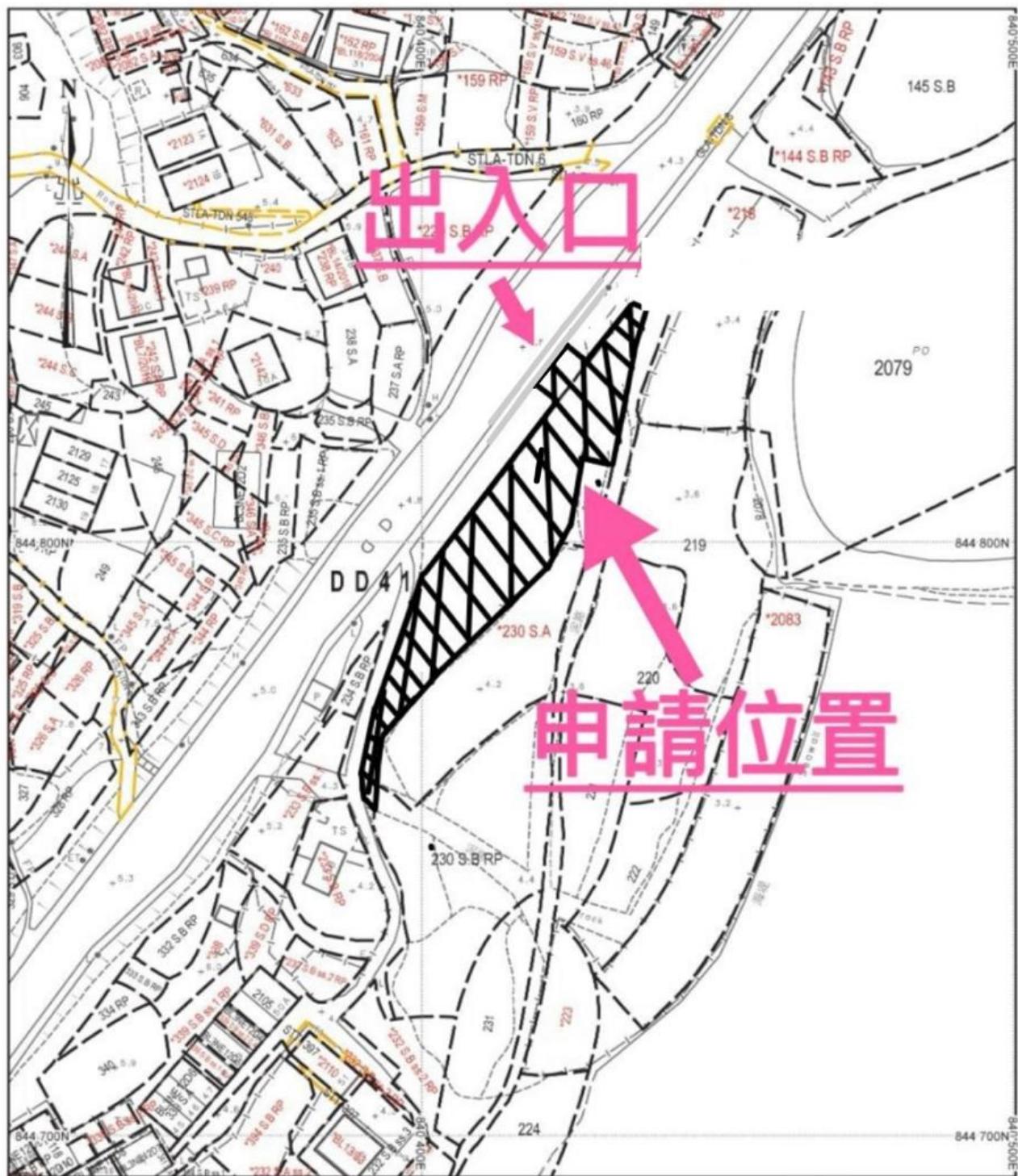
Descriptions and Justifications of Application

The applicant requests the grant of planning permission to permit the use of the application site as a private clubhouse (for a period of 3 years). The proposal includes one structure with a total floor area of approximately 210 m² and a height of about 5.5 metres for clubhouse purposes (see attached layout plan), along with three private parking spaces. The applicant is the administrator of a clan association. The rationale for the application is to establish a private recreational venue for hosting annual meetings and social gatherings exclusively for members of the management committee and fellow villagers. The premises will only serve clan members, with limited attendance, and will not be open to the public. Due to site constraints, parking provision is restricted. Clubhouse rules require attendees to use public transport, with no additional parking available. The site's proximity to the public bus stop on Sha Tau Kok Road facilitates convenient access via buses and minibuses, ensuring minimal impact on public transport services. In addition, due to the construction of vehicle entrances and exits, there are 2 trees on site will be affected. The applicant is willing to replant 4 trees (species to be determined) and other flowers and plants on their private land to beautify the environment. As the clubhouse has a kitchen and toilet, sewage discharge is expected. The applicant will also build a sewage septic tank to treat the discharged sewage. Under the statutory Outline Zoning Plan, the proposed use falls under "Column 2" uses in the 'Leisure 1' zone, necessitating application to the Town Planning Board. The private clubhouse aligns with the planning intention of the 'Leisure 1' zone, and the applicant hopes the Board would grant approval.





地段索引圖 LOT INDEX PLAN



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

比例尺 SCALE 1:1 000

metres 10 0 10 20 30 40 50 metres



Locality :

Lot Index Plan No. : ags_S00000145982_0001

District Survey Office : Lands Information Center

Date : 28-Jul-2025

Reference No. : 3-NE-12D,3-NE-13C

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SMO-P01 20250728152528 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

寄件者:

Lai Fan To

寄件日期:

2025年09月13日星期六 19:16

收件者:

William Shu Tai WONG/PLAND

主旨:

1. 申請人祖籍福建，為福建同鄉會主要活動策劃人，藉著設立私人會所目的是希望提供一處休閒場地作為聯絡、團結福建居港各界人士及海外僑胞，增進友誼，交流資訊，並關心和支持家鄉的現代化建設。

類別:

Internet Email

地下

洗手間

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

1. 申請人祖籍福建，為福建同鄉會主要活動策劃人，藉著設立私人會所目的是希望提供一處休閒場地作為聯絡、團結福建居港各界人士及海外僑胞，增進友誼，交流資訊，並關心和支持家鄉的現代化建設。
2. 請參閱附件有關擬建樓層的設計及間隔，總樓面面積不超過 210 平方米。高度不超過 5.5 米。3.廚房的用途只是用作茶水間及輕便電池爐煮食、處理簡單小吃。就規劃署提出的問題，申請人作出以下回覆。

地下

洗手間	廚房 (茶水間)	樓 梯 ↑
-----	-------------	-------------

1樓

多用途活動室	多用途活動室	樓 梯
多用途活動室		

擬建樓層設計圖
每層面積約105平方米
總高度不超過5.5米

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

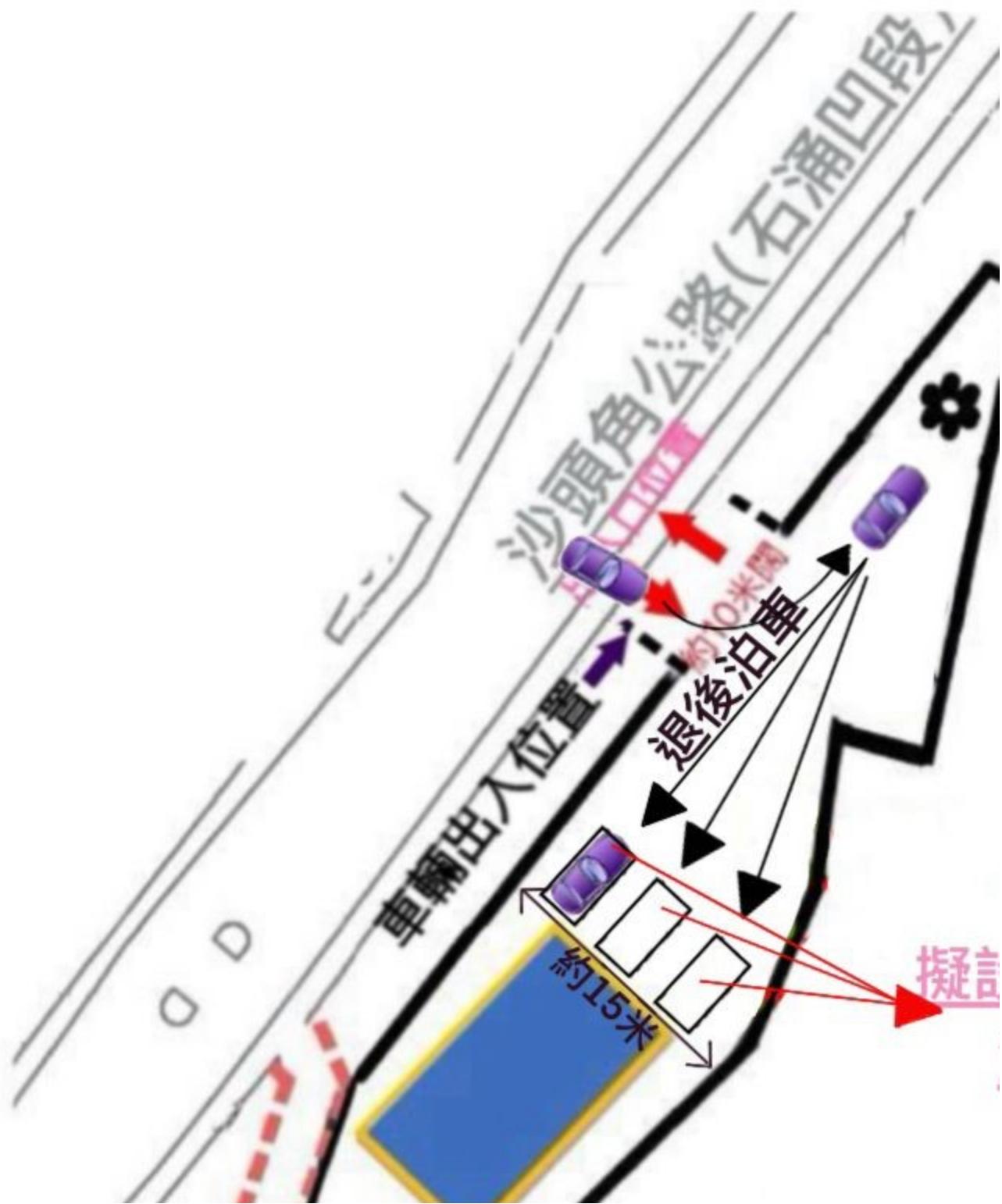
寄件者: Lai Fan To
寄件日期: 2025年10月06日星期一 16:05
收件者: William Shu Tai WONG/PLAND
主旨: Re: [Application No. A/NE-STK/30] Proposed Temporary Private Club for a Period of 3 Years in in "REC(1)" Zone, Sha Tau Kok, New Territories
類別: Internet Email

致: 黃生
就城規會的問題，本人作出以下回覆：
1. 申請者的私人會所內廚房只作會員用途，不會煮食對外公開售賣食物或飲料。
2. 就因開拓車輛出入口而補種樹木事宜，申請者將會待城規會批出申請後，展開園境種植樹木及其他美化工程。

沙頭角派對文化度假村有限公司

寄件者: Lai Fan To
寄件日期: 2025年10月11日星期六 13:01
收件者: William Shu Tai WONG/PLAND
主旨: Re: [Application No. A/NE-STK/30] Proposed Temporary Private Club for a Period of 3 Years in in "REC(1)" Zone, Sha Tau Kok, New Territories
類別: Internet Email

1. 有關位置的泊車位只是容許場內管理人使用，嚴禁外來車輛停泊，並不對外公開任意停泊，申請土地範圍會圍起及於車輛出入口設大門，平日經常關閉，只有申請者的批准車輛到來之前，預先 10 分鐘通知場地的保安提早開門，給予進入。另外，所有會員及訪客(不超過 20 人)需要預先登記進入會所，亦會溫馨提示不提供泊車位，如需要駕車，可以到沙頭角口岸臨時停車場停泊，轉乘小巴 55K 前往會所，所有會員均通知及建議只能透過公共交通工具前往會所。申請人認為只有 3 個停泊位，也是管理員工作需要而停泊，不設時租及其他收費，嚴禁外來車輛停泊。相信對交通的影響甚低。
2. 圖中已經展示出入口的寬度有 10 米闊，相信足夠小型車輛進入。
- 3,4 附圖已經標示車輛出入及停泊的路線。申請土地面積有 900 多平方米，上蓋構築物佔地面只有 105 平方米。申請人認為場內有足夠空間停泊三輛小型私家車，場內也不容許停泊重型貨車及旅遊巴士。
5. 申請者為了讓行人及其他訪客注意車輛出入，每當有車輛進入前，場內有保安在車輛出入口指揮交通，提醒行人車輛出入，注意安全。申請者會在出入口加設感應燈，加強照明，令車輛出入口位置更清楚。如有需要，申請者加設車輛反射鏡，讓行人和車輛更容易留意發展地段內外的盲點，令出入更安全。
6. 除了有場地保安人員指揮出入車輛的交通和提醒行人外，為避免往沙頭角方向的車輛進入申請地段阻礙後來車輛，會建議前往新口岸位置的迴避處調頭前往會所。由於停泊車輛只是管理人的車輛，停車數量少，而駕車的管理人只會在活動舉辦的時候才會前往。平日也是私人會所形式招待會員，相信在任何時段造成車輛排隊阻塞問題的機會十分低。
7. 申請人會把整個申請地段鐵網圍起，由於路邊也有不少種植大樹，相信外來車輛難以停泊路旁。而且，申請人在舉辦活動前提醒所有參與者及訪客不準泊車及沒有車位提供，只能乘坐公共交通，也會在門口貼上嚴禁泊車的警告字眼，有場內保安發展地段範圍外有違泊，即時勸導離開或報警處理。



From: Lai Fan To

Sent: Sunday, October 12, 2025 10:47 AM

To: William Shu Tai WONG/PLAND <wstwong@pland.gov.hk>

Subject: Re: [Application No. A/NE-STK/30] Proposed Temporary Private Club for a Period of 3 Years in in "REC(1)" Zone, Sha Tau Kok, New Territories



最新圖積

Urgent Return receipt Expand Group Restricted Prevent Copy

Brian Ching Hong CHAN/PLAND

From: Lai Fan To < >
Sent: Wednesday, October 22, 2025 4:48 PM
To: William Shu Tai WONG/PLAND <wstwong@pland.gov.hk>
Subject: Re: [Application No. A/NE-STK/30] Proposed Temporary Private Club for a Period of 3 Years in in "REC(1)" Zone, Sha Tau Kok, New Territories

致：黃生

就城規種樹問題，本人會在附圖所劃位置種四棵蒲葵樹，以附圖參考，澄清現時申請地點內沒有任何樹木，謝謝囉

Urgent Return receipt Expand Group Restricted Prevent Copy



Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

寄件者: Lai Fan To
寄件日期: 2025年10月25日星期六 14:22
收件者: William Shu Tai WONG/PLAND
主旨: Fwd: [Application No. A/NE-STK/30] Proposed Temporary Private Club for a Period of 3 Years in in "REC(1)" Zone, Sha Tau Kok, New Territories
類別: Internet Email

----- 轉寄的訊息 -----

寄件者: **Lai Fan To**

日期: 2025 年 10 月 25 日 週六, 14:19

寄件者: Re: [Application No. A/NE-STK/30] Proposed Temporary Private Club for a Period of 3 Years in in "REC(1)" Zone, Sha Tau Kok, New Territories

收件者:

致: 黃生

1. 就城規問有關福建同鄉會資料，現給予提供以下資料，在港註冊福建同鄉鄉會名稱為：香港平潭同鄉會 HONG KONG PINGTAN ASSOCIATION，此申請人（香港沙頭角派對度假村有限公司）是在香港平潭同鄉會任職司庫工作。

2.此私人會所並不對外開放，只招待會員，會所會員必須是同鄉會會員，或是現時會員邀請訪客方可進入。

3.注明：平潭是屬於福建位置

From: Lai Fan To

Sent: Sunday, October 26, 2025 6:14 PM

To: William Shu Tai WONG/PLAND <wstwong@pland.gov.hk>

Subject: Re: [Application No. A/NE-STK/30] Proposed Temporary Private Club for a Period of 3 Years in in "REC(1)" Zone, Sha Tau Kok, New Territories

致：黃生

附件是跟進運輸署所提出的問題更改，謝謝謝謝



Urgent Return receipt Expand Group Restricted Prevent Copy

Brian Ching Hong CHAN/PLAND

寄件者: Lai Fan To <[REDACTED]>
寄件日期: 2025年11月25日星期二 19:05
收件者: Brian Ching Hong CHAN/PLAND
主旨: Fwd: [Application No. A/NE-STK/30] Proposed Temporary Private Club for a Period of 3 Years in in "REC(1)" Zone, Sha Tau Kok, New Territories
附件: WhatsApp Image 2025-11-14 at 19.31.56.jpeg; LOT INDEX PLAN SHOWING THE APPLICATION SITE (1).pdf
類別: Internet Email

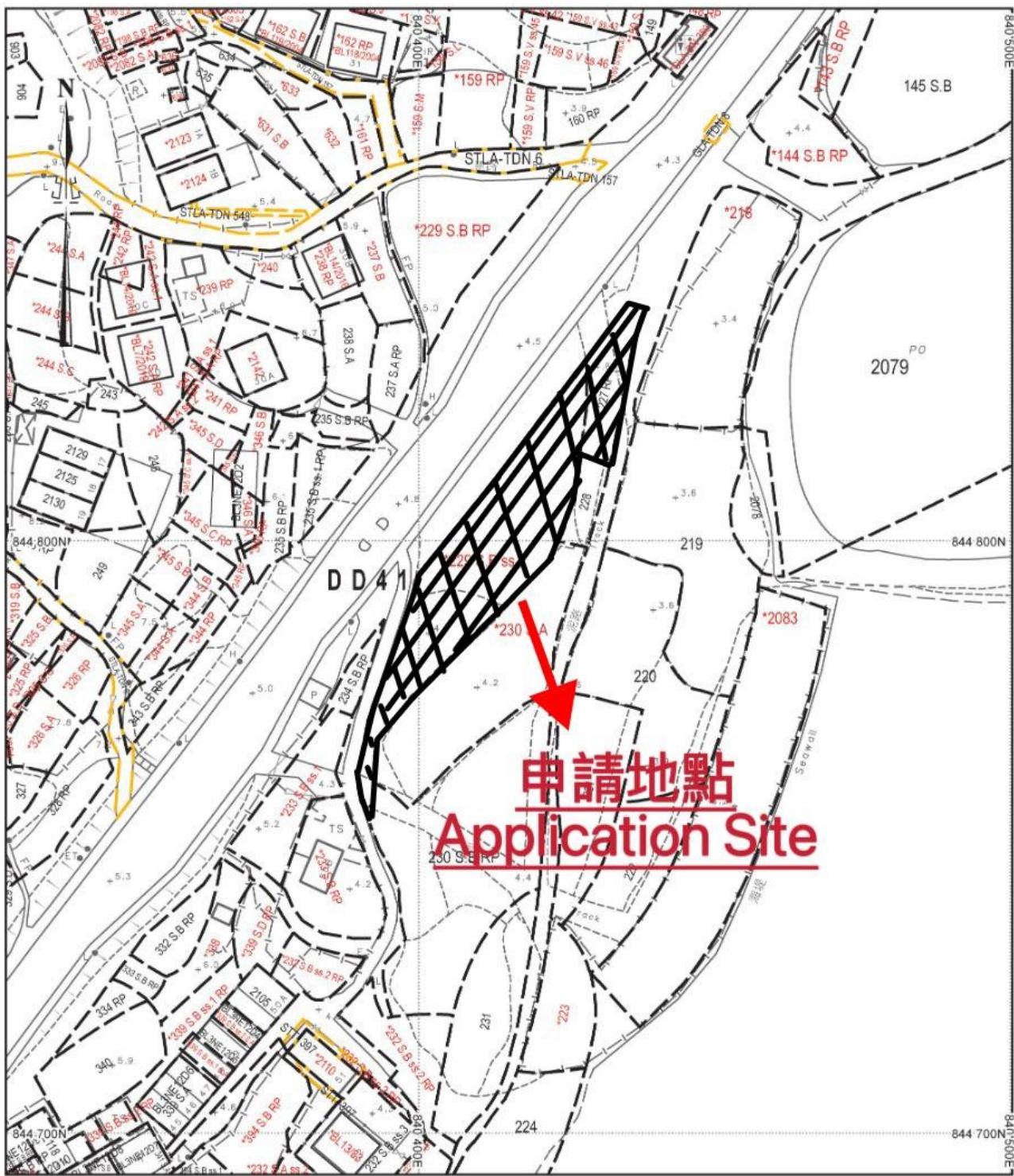
致：陳生

更改現時申請，將取消不申請提供車位，取消車輛出入口，會員及員工同訪客都係乘坐公共交通工具。縮細申請面積至 904 平方米，新申請範圍唔要外出行人路，只申請私人土地面積，會在私人土地另一邊開返一個人行入口，現再提交更改圖積及文件，謝謝！

此電郵取代之前 12:00 發出電郵



地段索引圖 LOT INDEX PLAN



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

比例尺 SCALE 1:1000

10

Locality :

Lot Index Plan No. : ags_S00000145982_0001

District Survey Office : Lands Information Center

Date : 28-Jul-2025

Reference No. : 3-NE-12D,3-NE-13C

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© Copyright reserved - Hong Kong SAR Government
SMO-P01 20250728152528 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本素引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業人士測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

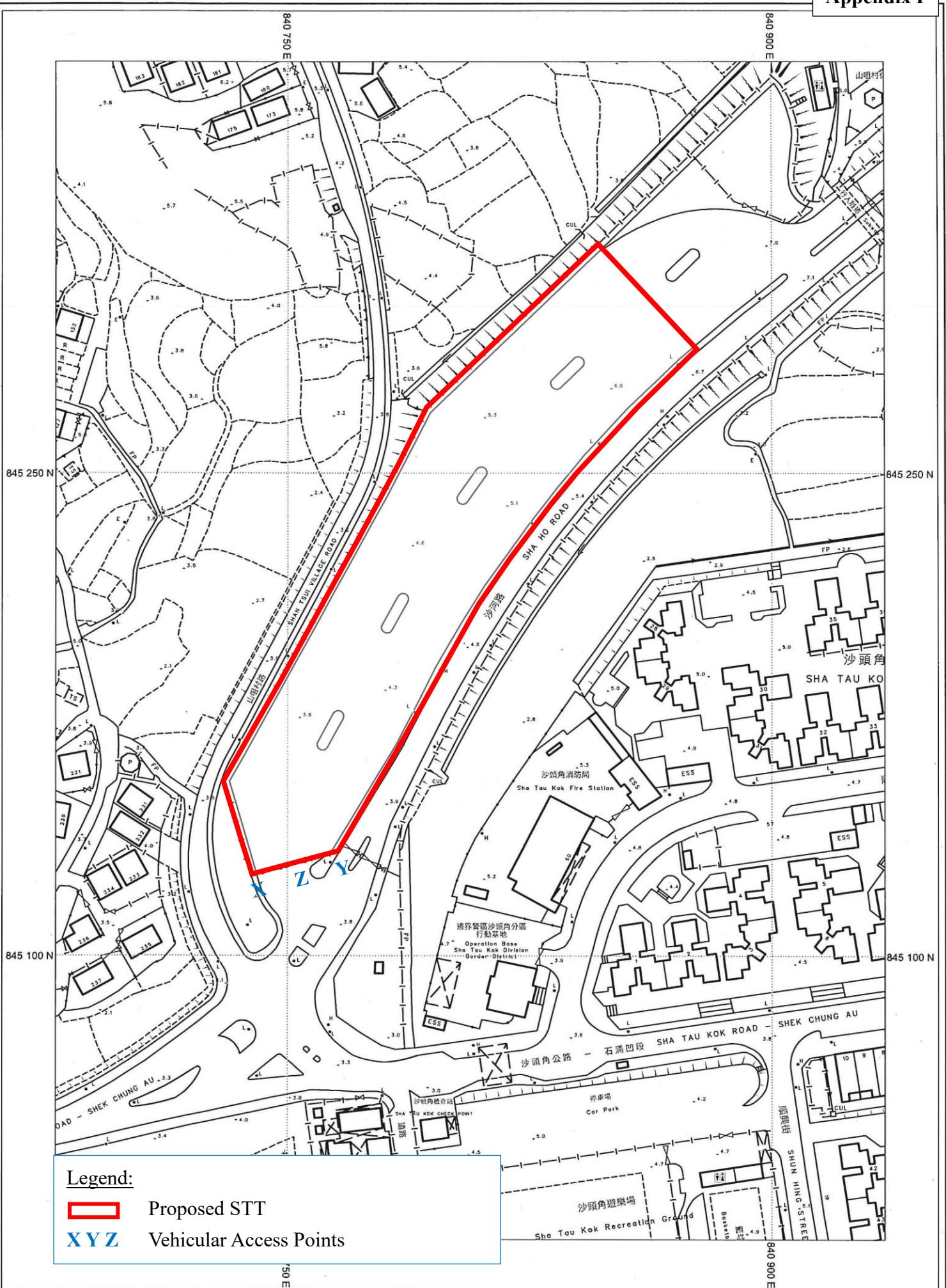
William Shu Tai WONG/PLAND

寄件者: Lai Fan To [REDACTED]
寄件日期: 2026年01月05日星期一 17:06
收件者: William Shu Tai WONG/PLAND
主旨: To MR Wong
附件: WhatsApp Image 2026-01-05 at 16.43.56.jpeg; STTN0112 - Annex B - Note for Consultation (rev).pdf; WhatsApp Image 2026-01-05 at 16.42.07 (1).jpeg; STTN0112 - Appendix I - Location Plan.pdf; WhatsApp Image 2026-01-05 at 16.42.07.jpeg; WhatsApp Image 2026-01-05 at 16.42.07 (2).jpeg
類別: Internet Email

香港平潭同鄉會於 2016 年成立，申請者為同鄉會主要骨幹活動策劃人，同鄉會的主要會董、顧問及會員為主，不超過 50 人。現時租用荃灣的物業，單位面積小，而且啟動資金不多，香港寸金尺土，難以購入昂貴、面積更大商業、工業單位。為了壯大會務發展，申請者決定免費提供自己的土地作為會址，設立私人會所目的也是希望提供一處休閒場地作為聯絡、團結居港各界人士及海外僑胞，增進友誼，交流資訊，並關心和支持家鄉的現代化建設。上述目的也是作為簡單的私人會員、顧問及會董小型聯誼聚會。

另外，會所不會提供任何泊車位，申請者會要求所有自駕人士的車輛停泊於沙頭角口岸停車場(見附圖)，並預先提供前往停車場路線給予前往會所的人士。

若果有關申請批准，申請者會按照相關部門包括渠務署、漁務處、環保署的相關要求興建及營運，申請人承諾履行有關附帶條件。對於有關地政問題，申請人會與地政處溝通，規範有關發展，並按構建物的情況，向地政或屋宇處申請。



甲部分

地政總署
擬議短期租約第 STTN0112 號
進行諮詢的參考便覽

北區地政處檔號:DLOX NX2109

執事先生：

甲) 建議

- 北區地政處現擬議將新界沙頭角沙河路的政府土地(請參閱夾附地盤位置圖副本)以短期租約招標作收費公眾停車場。

乙) 用地之詳細資料及建議的基本條款

- (i) 用地的面積 : 約 9,280 平方米
- (ii) 擬議用途 : 作收費公眾停車場，供持有沙頭角禁區許可證的人士停泊車輛，停車場會提供不少於
 - 100 個私家車泊車位，供沙頭角旅遊禁區證持證人於 0700-2200 的時段停泊；及
 - 50 個私家車泊車位，供其他類別的沙頭角禁區證持證人 24 小時停泊。

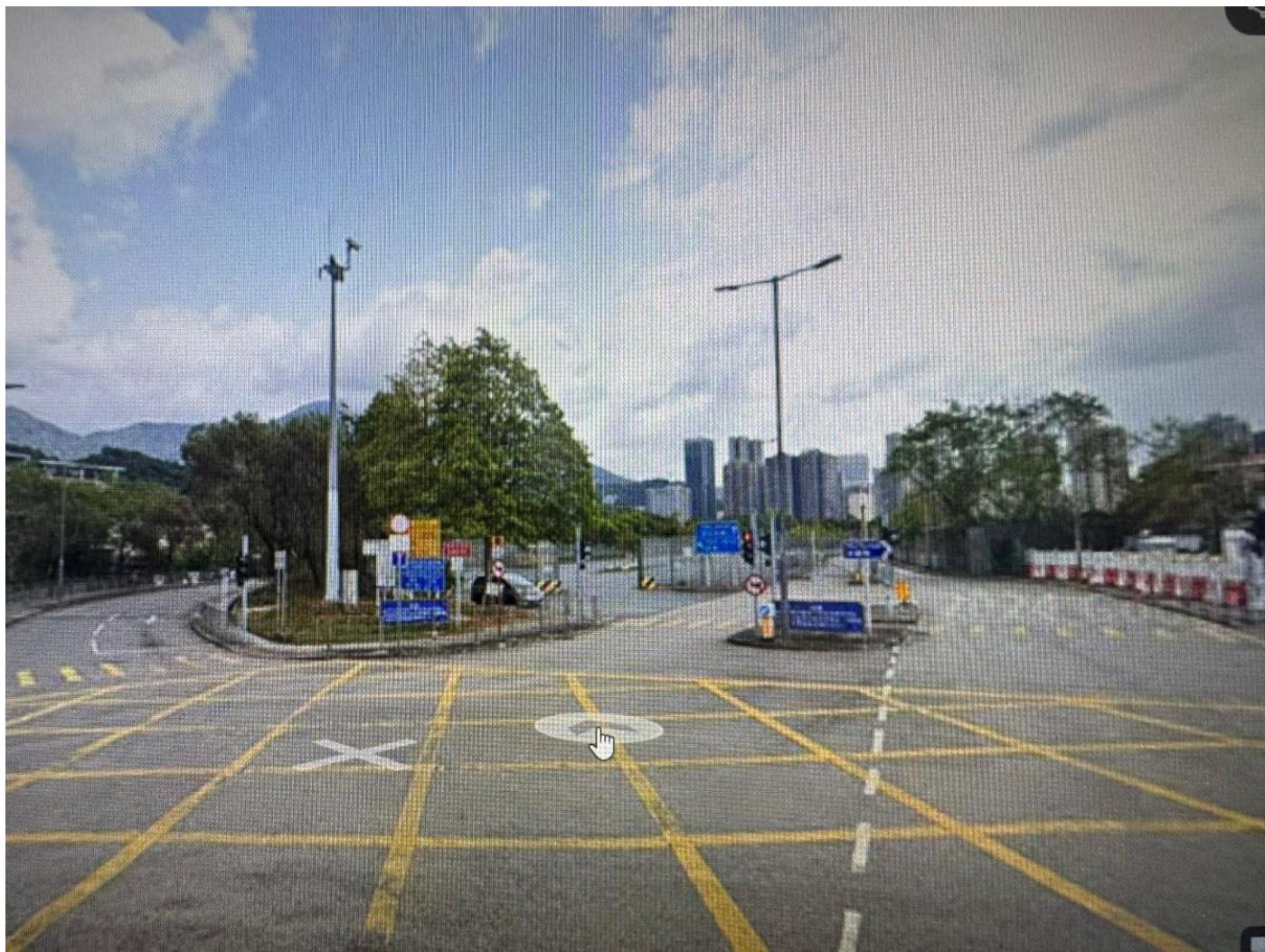
另外會於0700-2200的時段提供14個免收費旅遊巴泊車位，給予當天乘載旅行團進入沙頭角的旅遊巴停泊。

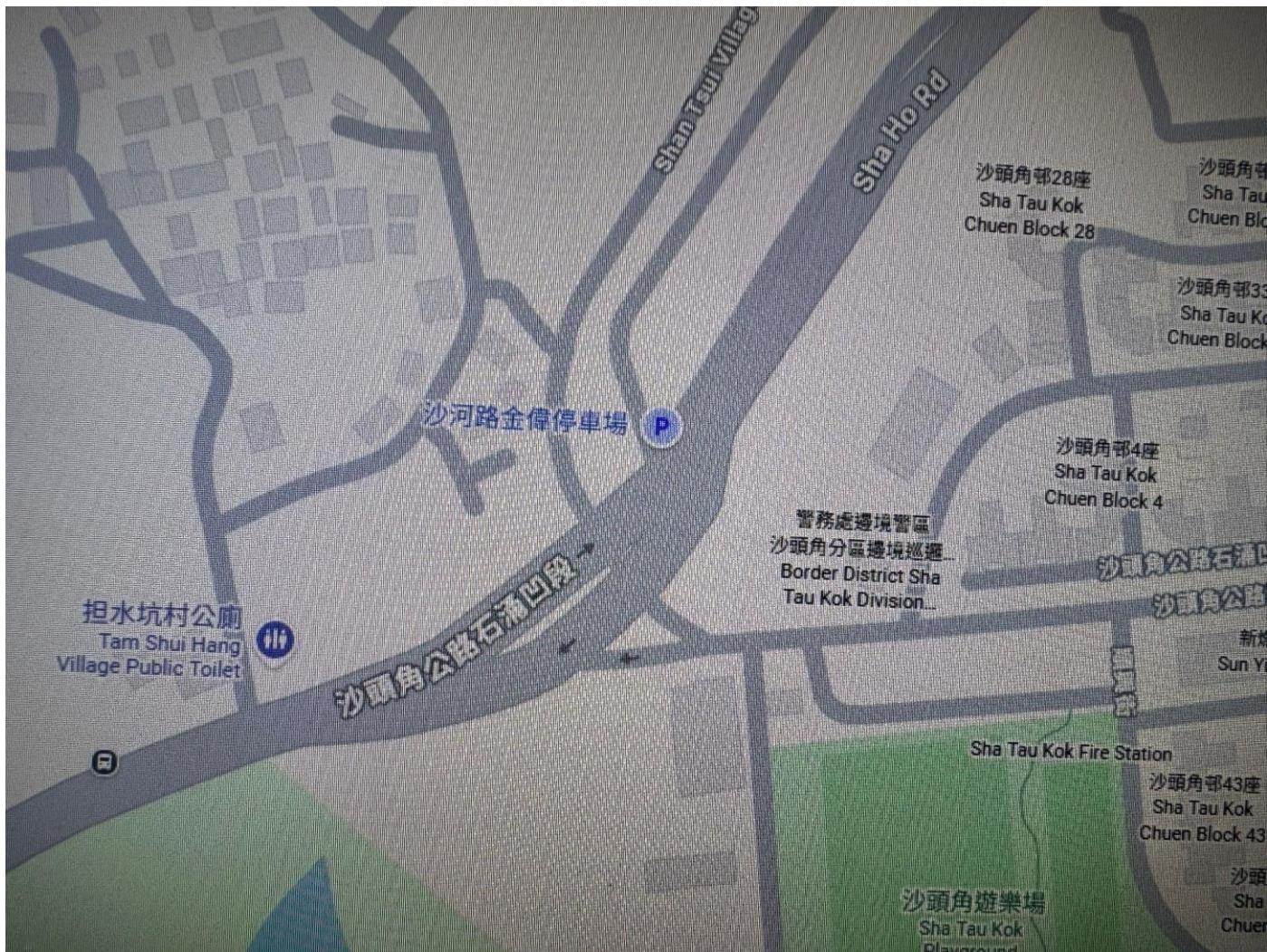
停車場適用於供停泊現時根據《道路交通條例》(第 374 章)，任何據以訂立的規例和任何予以修訂的法例領有牌照可在公共街道及道路上使用的汽車(不包括重型及中型貨車、巴士、小型巴士、機動拖拉機、掛接車輛及氣體車輛)

- (iii) 租約年期 : 先定 2 年，其後按季續租，總租期不超過 5 年

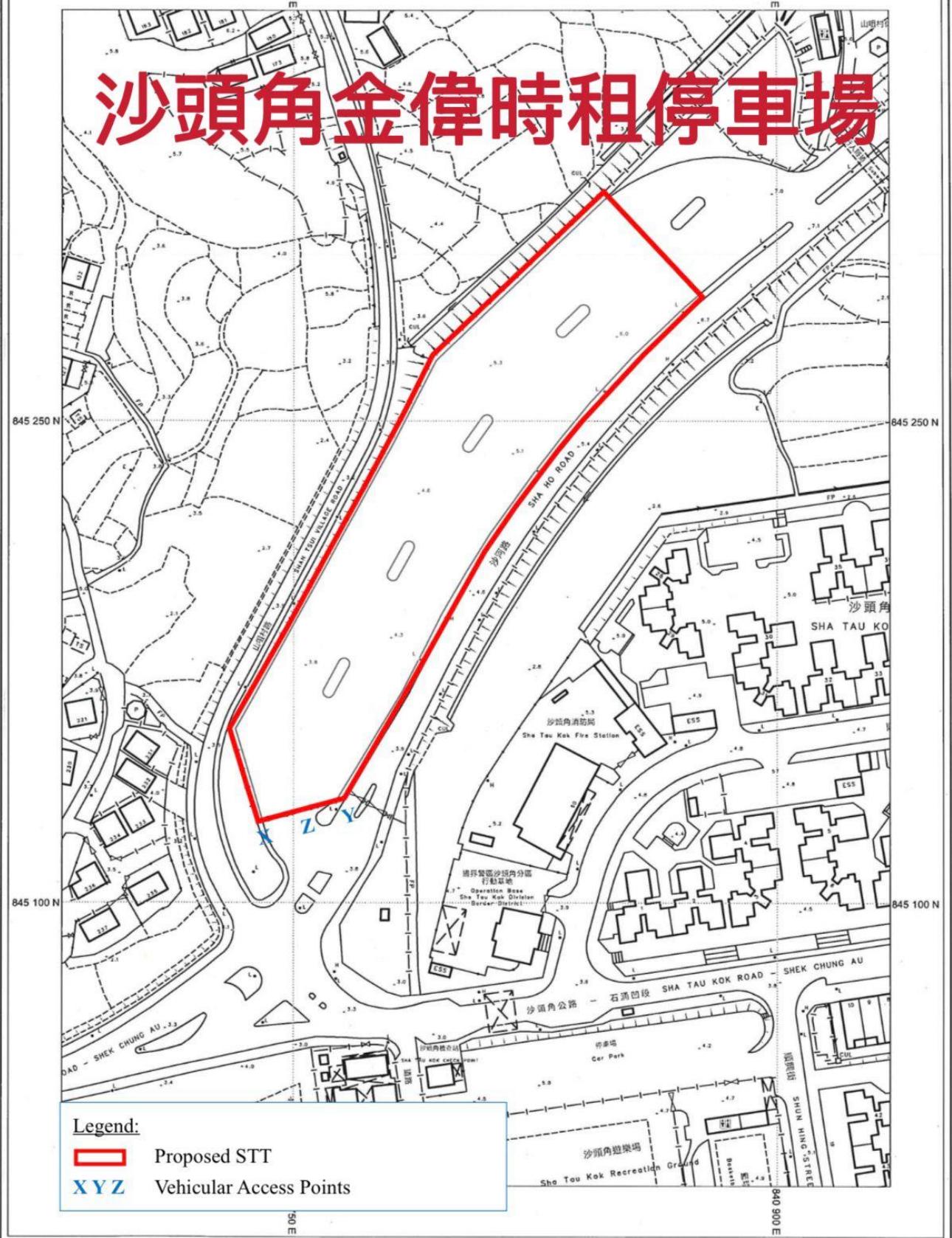
如對上述建議有任何意見，請填寫 乙部份並交回北區民政事務處

附件 (地盤位置圖)









Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

William Shu Tai WONG/PLAND

寄件者: Lai Fan To [REDACTED]
寄件日期: 2026年01月07日星期三 11:50
收件者: William Shu Tai WONG/PLAND
主旨: Re: To MR Wong

類別: Internet Email

補充資料：申請地點的露天位置將用作為行人通道及美化種植，謝謝  | 

Government Departments' General Comments

1. Land Administration

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

- no comment on the application; and
- his advisory comments are at **Appendix III**.

2. Drainage

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

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

3. Traffic

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

- no comment on the application from a traffic engineering viewpoint subject to the condition that no vehicle is allowed to be parked/ stored on or enter/exit the Site at any time during the planning approval period; and
- her advisory comments are at **Appendix III**.

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

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

4. Fire Safety

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

- no in-principle objection to the application subject to the fire service installations and water supplies for firefighting being provided to his satisfaction; and

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

5. **Environmental**

Comments of the Director of Environmental Protection (DEP):

- it is noted that heavy vehicles and dusty operation will not be involved in the proposed use. In view of the above, he has no objection to the planning application from the environmental perspective;
- given the temporary nature of the proposed use, septic tank and soakaway system is an acceptable means for wastewater collection, treatment and disposal, provided that its design and construction follow the requirements of the Professional Persons Environmental Consultative Committee (ProPECC) Practice Note 1/23 “Drainage Plans Subject to Comment by the EPD” and are duly certified by an Authorized Person (AP);
- two substantiated environmental complaints at the Site were received in the past three years, which were related to suspected landfilling in 2025. Site inspections and investigations revealed that landfilling had been undertaken and the landowners were reminded that the relevant environmental legislations shall be complied with, and were advised to fence off the area to prevent further illegal disposal of construction and demolition waste/ soil mass. No violation of the Environmental Ordinance was observed. No enforcement action was taken by his office; and
- his advisory comments are at **Appendix III**.

6. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation Department (DAFC):

- no comment on the application from nature conservation perspective; and
- his advisory comments are at **Appendix III**

7. **Landscape**

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

- no adverse comment on the application from the landscape planning perspective;
- according to aerial photo of 2024, the Site is located in an area of rural coastal plains landscape character comprising village houses, vegetated area and tree clusters. The proposed use is not entirely incompatible with the landscape character of the surroundings;
- based on site photos taken on 22.9.2025, the Site is largely vacant, fenced off, partially occupied by containers and construction materials with no significant/obvious landscape resources within the Site. According to the applicant, there are no existing trees within the Site and four *Livistona chinesis* (i.e. 蒲葵) will be planted within the Site. Significant adverse impact on the existing landscape resources within the Site arising from the proposed use is not anticipated; and
- her advisory comments are at **Appendix III**.

8. Food and Environmental Hygiene

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

- no adverse comment on the application; and
- his advisory comments are at **Appendix III**.

9. Building Matters

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

- no objection to the application;
- it is noted that there is a two-storey structure proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix III**.

10. Other Departments

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

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

Recommended Advisory Clauses

(a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:

- (i) the application site (the Site) comprises Old Schedule Agricultural Lots 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. The proposed ingress/egress of the Site is required to pass through Government Land (GL) but no right of access via GL is granted to the Site;
- (ii) the following irregularity covered by the subject planning application has been detected by his office:

unauthorised structure within Lot 229 S.B ss.1 in D.D. 41 covered by the planning application

there are unauthorised structures within Lot 229 S.B ss.1 in D.D. 41. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- (iii) the lot owner shall apply to his office for Short Term Waiver (STW) to permit the structure to be erected within the said private lot(s). 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 back-dated waiver fee from the first date of the unauthorised structures were erected and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
- (iv) as mentioned in the development proposal of the application, it is noted that a septic tank is planned to be erected on the Site. The applicant should note that the septic tank facility should meet the current health requirements or the relevant legislations before the concerned work is implemented;

(b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
- (ii) the applicant should properly maintain the implemented drainage works whether within or outside the Site at his own expense; and
- (iii) the Site is in an area where public sewerage connection is available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;

(c) to note the comments of the Commissioner for Transport (C for T) that:

- (i) the proposed use, including at the construction stage, should not obstruct traffic or cause safety issues to other road users; and

- (ii) where disruption to traffic, either vehicular or pedestrian, could occur as a result of the works (e.g. temporary lane closure, loading/unloading operation etc.) on any public roads managed by Transport Department (TD) is anticipated, temporary traffic arrangement scheme should be submitted to relevant parties, including TD and Road Management Office (RMO), for comment before the commencement of works;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public roads; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should note that:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) given the temporary nature of the proposed use, septic tank and soakaway system is an acceptable means for wastewater collection, treatment and disposal, provided that its design and construction follow the requirements of the Professional Persons Environmental Consultative Committee (ProPECC) Practice Note 1/23 “Drainage Plans Subject to Comment by the EPD” and are duly certified by an Authorized Person (AP);
 - (ii) the applicant is advised to follow the relevant mitigation measures and requirements in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” and to meet the statutory requirements under relevant pollution control ordinances; and
 - (iii) the applicant should follow the requirements of the ProPECC Practice Note 1/23 “Drainage Plans Subject to Comment by the EPD” to properly handle the sewage produced from the proposed use, and to carry out pollution abatement measures in relevant guidelines, including “Control of Oily Fume and Cooking Odour from Restaurants and Food Business”;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation Department (DAFC) that the applicant should implement good site practice and measures to avoid adverse impacts to the nearby natural environment including the mangrove;

(h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/ new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

(i) 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) proper licence/permit issued by his Department is required if there is any food business/ catering service/ activities regulated by the 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 (e.g. a restaurant, a fresh provision shop, etc). The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department (BD), Fire Services Department and PlanD 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;
- (iii) proper licence issued by his Department 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 (PPE) 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;
- (iv) pursuant to section 4 of the Food Business Regulation (Cap. 132X) (FBR), the expression of "food business" does not include any club. As such, a club is exempted from obtaining food business licence from his department except for permission to sell restricted foods specified in Schedule 2 to the Food Business Regulation;
- (v) 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; and
- (vi) when choosing a premises, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by his Department, other government departments and the relevant authorities. Applicants are strongly advised to check well in advance the following documents: (a) the Government Lease, (b) the Occupation Permit of the building, and (c) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the Building Authority; and

(j) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:

- (i) it is noted that there is a two-storey structure proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (ii) the Site shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations (B(P)R);
- (iii) the Site abuts on a specified street (Sha Tau Kok Road – Shek Chung Au) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;
- (iv) if the existing structure is erected on leased land without the approval of the BA, they are UBW under BO and should not be designated for any proposed use under the application;
- (v) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (vi) if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-STK/30

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

就有關新界沙頭角丈量約份第41約地段第299號B分段第1小分段及第227號餘段及毗連政府土地

擬議臨時私人會所（為期 3 年）（申請編號：A/NE-STK/30），本人表示支持。

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

簽署 Signature 1270 日期 Date 2025年9月19日

致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓
傳真：2877 0245 或 2522 8426
電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board
By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax : 2877 0245 or 2522 8426
By e-mail : tpbpd@pland.gov.hk

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

A/NE-STK/30

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持有關建議。

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

簽署 Signature 曾興隆 日期 Date 23-9-2025

2 "附加"

致城市規劃委員會秘書

專人送遞或郵遞:香港北角渣華道333號北角政府合署15樓

傳真: 2877 0245 或 2522 8426

電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-STK/30

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

善用土地資源, 支持有關建議。

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

簽署 Signature 曾興隆 日期 Date 23-9-2025

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

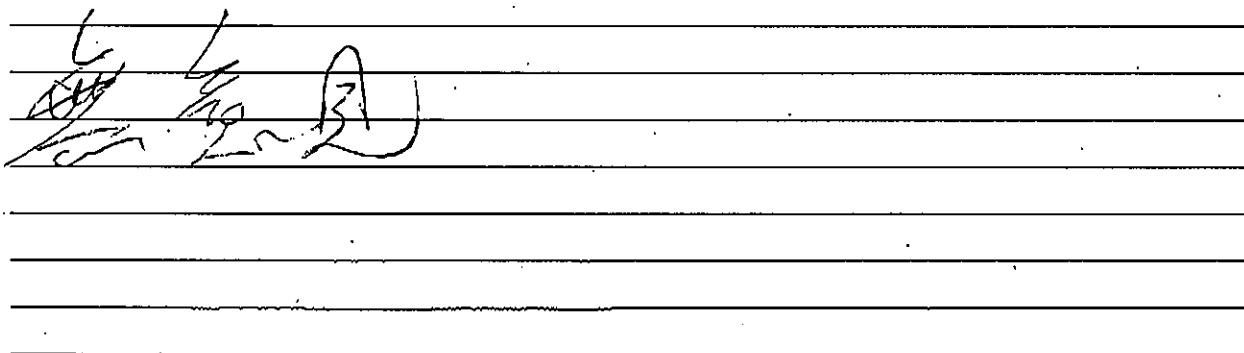
By e-mail : tpbpd@pland.gov.hk

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

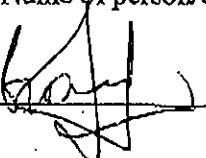
A/NE-STK/30

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 俊志語言教學

簽署 Signature 

日期 Date 2025.9.27

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓
 傳真：2877 0245 或 2522 8426
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有關的規劃申請編號 The application no. to which the comment relates

A/NE-STK/30

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有意見！

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

簽署 Signature

日期 Date 2025-10-20

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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A/NE-STK/30

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人新村原居民代表，現在面對地段作為私人會所，李村居民
都不能申請會所，外來人怎麼可以申請，因為太偏僻，治安問題，
都阻塞通道，申請地段 D141299，現在行人路。



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

簽署 Signature

日期 Date

6 OCT 2025



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

參考編號

Reference Number:

251008-160722-96542

提交限期

Deadline for submission:

10/10/2025

提交日期及時間

Date and time of submission:

08/10/2025 16:07:22

有關的規劃申請編號

The application no. to which the comment relates: A/NE-STK/30

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 李先生

意見詳情

Details of the Comment :

對於將康樂用地轉變為臨時私人會所的提議表達我的關注。我認為此變更將對周邊環境和社區造成多方面的影響，特此提出以下幾點意見：

1. 周邊鄉村影響

此項目可能對周邊鄉村的生活質量造成重大影響，包括噪音、光污染及交通擁堵等問題。居民的日常生活將受到干擾，特別是在週末和假日高峰期間。因此，我強烈建議進行詳細的社區影響評估，並設立有效的措施以減少對鄉村居民的負面影響，確保他們的生活品質不受損害。

2. 水浸問題及自然排水系統

必須強調的是，該地區歷來就是水浸黑點，主要原因之一是誤塞自然排水系統。填泥及其他未經批准的改變會使自然排水系統受到阻礙，從而加劇水浸風險。在降雨期間，這將導致水位上升，對周邊居民造成更大困擾。因此，我敦促相關部門進行全面的水文分析，並考慮設置有效的排水系統，以應對潛在的水浸風險。

3. 垃圾處理問題

隨著會所的運營，預計將產生大量垃圾，而當前的垃圾站已經不勝負荷。這將對當地的垃圾處理系統造成進一步的壓力，影響周邊居民的生活環境。我建議制定有效的垃圾管理計劃，包括垃圾分類和回收措施，並考慮增設垃圾處理設施，以確保不影響周邊環境。

4. 未經批准的環境改變

我注意到該地區已經發生了其他未經批准的環境改變，包括放置貨櫃屋及砍伐樹木等行為。這些改變不僅影響了當地生態，也違反了環境保護的相關規定。我呼籲相關部門對這些行為進行調查並採取適當的措施，以恢復原有環境。

5. 交通出入問題

轉變用途後，預計會增加大量車輛進出，這將對周邊的交通流量造成壓力。我建議進行詳細的交通影響評估，以確保交通流暢並減少對居民日常生活的影響。

6. 排污問題

隨著會所的運營，排污問題將成為一個重要考量。需要詳細評估會所的排污系統，確保其不會對周邊環境和水質造成污染。我建議設置合適的污水處理設施，並定期進行監測。

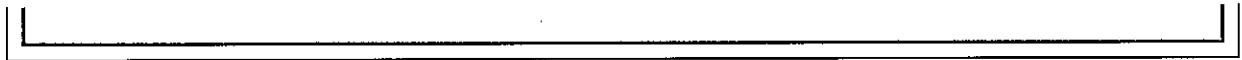
7. 周邊樹木保育

該地區擁有豐富的植被和樹木，這些樹木對於生態環境的維護至關重要。我希望在建設過程中能夠充分保護周邊的樹木，並制定相應的保育措施。

總結而言，我認為在考慮將康樂用地轉為臨時私人會所的同時，必須全面評估和解決上述環境因素，尤其是垃圾處理和水浸風險的問題。以確保社區的利益得到充分保護。

感謝您對此問題的關注。

O



城市規劃委員會秘書處

規劃申請編號 : A/NE-STK/30

有關擬議臨時私人會所

本人反對上述標題的申請，理據如下：

1. 土地規劃用途違背

私人會所的興建破壞了政府原本為該地區設定的土地用途規劃。根據政府的規劃，該區域應該用於公共康樂設施，而非私人的商業用途。這樣的違規行為不僅會影響區域的整體發展，也會影響居民對規劃的信心。

2. 視覺及景觀影響

私人會所的建設會對周圍的視覺景觀產生負面影響。特別是在風水方面，這樣的建築物可能會擾亂周圍的自然環境，影響居民的生活質量和心理感受。對於一些重視風水的居民來說，這樣的改變可能會引發不安和焦慮。

3. 環境衛生問題

私人會所將產生大量的污水和垃圾，這些廢物可能會進入鄰近村落的水源，對環境衛生造成威脅。污水的處理不當可能導致細菌滋生，進而引發各類健康問題，尤其是對於小孩和老年人等易受影響的群體。

4. 噪音干擾

私人會所的人流和各類活動會帶來顯著的噪音。這些噪音污染可能會打擾鄰近村落的居民，影響他們的日常生活和休息，尤其是在夜間或早晨。長期的噪音干擾會影響居民的心理健康和生活質量。

5. 生態環境影響

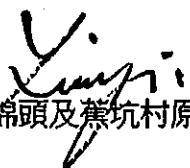
私人會所的興建會破壞原有的生態環境，可能導致原生植物和動物的棲息地被破壞，生物多樣性受到威脅。這不僅影響當地的生態系統，也可能對整個區域的生態平衡造成長期影響。

6. 違反規劃的私人屋宇

私人會所的實質功能是作為一個私人住宅，這與政府規劃的康樂用途完全不符。在一個規劃為公共使用的地區興建私人屋宇，無疑是對政府規劃的挑戰，這樣的行為會導致社區規劃的失衡，進而影響整個社區的發展和和諧。

基於上述理由，我們強烈反對私人會所的申請。這不僅會對鄰近村落的環境、社區和居民生活造成負面影響，還會損害政府土地規劃的完整性。我們希望有關部門能夠重視我們的聲音，維護社區的和諧與可持續發展。感謝您對此事的關注，我們期待您的回覆，並期盼能夠看到相關工程的實施，以改善我們村的生活環境。

順祝商祺，


木棉頭及蕉坑村原居民代表

聯絡電話:

通信地址: (

9.10.2025


木棉頭及蕉坑村居民代表

聯絡電話:

9.10.2025

tpbpd/PLAND

寄件者:
寄件日期: 2025年10月09日星期四 1:54
收件者: tpbpd/PLAND
主旨: A/NE-STK/30 DD 41 Sha Tau Kok
類別: Internet Email

A/NE-STK/30

Lots 229 S.B ss.1 and 227 RP in D.D. 41 and Adjoining Government Land, Sha Tau Kok

Site area: About 947sq.m Includes Government Land of about 43sq.m

Zoning "Recreation"

Applied use: Private Club / 3 Vehicle Parking

Dear TPB Members,

The premises will only serve clan members, with limited attendance, and will not be open to the public. However, part of the site is GL.

Members should question if "lease conditions for clubs on public land can mandate public access and community contributions" is applicable.

Recreation zoning: Planning Intention. This zone is intended primarily for recreational developments for the use of the general public.

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:

251009-190448-21559

提交限期

Deadline for submission:

10/10/2025

提交日期及時間

Date and time of submission:

09/10/2025 19:04:48

有關的規劃申請編號

The application no. to which the comment relates: A/NE-STK/30

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LEE SIU HONG

意見詳情

Details of the Comment :

在此正式表達對將康樂用地轉變為臨時私人會所的提議的強烈反對。此改變將對周邊環境和社區造成多方面的負面影響，特此提出以下幾點意見：

1. **水浸黑點問題**

該地區歷來是水浸黑點，任何新的建設都可能加劇排水系統的壓力，**增加水位並提高水浸風險**，對周邊居民的生活造成嚴重影響。建議進行詳細的水文分析，以確保不會進一步惡化水浸問題。

2. **佔用政府土地違規**

此次提議涉及佔用政府土地，可能違反土地使用規定和法律。必須進行詳細調查，以確保不違反政府政策並保障社區的合法權益。

3. **未經批准的環境改變**

已經發生了一些未經批准的環境改變行動，例如放置貨櫃屋和填泥等，這些行為影響當地生態環境，並可能違反環境保護規定。呼籲相關部門進行調查並採取適當措施。

4. **生態影響**

該地區靠近海邊的紅樹林是重要的生態系統，對維護當地生物多樣性至關重要。將康樂用地轉為臨時私人會所**可能對紅樹林及其生態環境造成不可逆轉的損害**。建議進行詳細的生態影響評估，以確保不對環境造成負面影響。

總結而言，我強烈反對將康樂用地轉為臨時私人會所的提議。在考慮此改變的同時，必須全面評估和解決上述環境因素，以確保社區的利益得到充分保護。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓
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有關的規劃申請編號 The application no. to which the comment relates

A/NE-STK/30

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人新村居民代表，現反对有人在我村申請臨時私人倉廩
我村民階級，村容很雜，想過着整潔生活又唔想外人騷擾我
村夜晚連輪不停的鳴叫居民生活一定會受到影響。
申請臨時私人倉廩(11/1/297 分段及 227)



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

簽署 Signature

日期 Date 8th Oct 2025

