

此文件在 2025-11-25 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 2025-11-25
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a ‘✓’ at the appropriate box 請在適當的方格內上加上‘✓’號

2502645

18/11 By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-21c/370
	Date Received 收到日期	2025-11-25

- 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」)秘書處。
- 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)

463 RP Limited

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)	西貢蠔涌丈量約分第210約地段第463號餘段和丈量約分第244約地段第1297號餘段 Lot 463 RP in D.D. 210 and Lot 1297 RP in D.D. 244 in Ho Chung, Sai Kung
(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 400 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 350 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)	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	APPROVED HO CHUNG OUTLINE ZONING PLAN NO. S/SK-HC/13 蠔涌分區計劃大綱核准圖編號S/SK-HC/13
(e) Land use zone(s) involved 涉及的土地用途地帶	「住宅(戊類)」 “Residential (Group E)”
(f) Current use(s) 現時用途	現時為空置的土地 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

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

The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].
根據土地註冊處截至 2025 年 11 月 18 日的記錄，這宗申請共牽涉 2 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 1 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)
1	Lot 1297 RP in D.D. 244	12/11/2025

(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)

(a) Proposed use(s)/development 擬議用途/發展	擬議臨時商店及服務行業（為期3年） Proposed Temporary Shop and Services for a Period of 3 Years	
(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3	
	<input type="checkbox"/> month(s) 個月	

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	220	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	180	.....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 checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	350	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	350	.....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7米。

構築物2：臨時商店及服務行業，兩層高，地下面積：120平方米；1樓面積：110平方米；，

總面積約230平方米，高度不多於7米。

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

Private Car Parking Spaces 私家車車位	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0

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

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	1
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 9 時，包括公眾假期。

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>		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)) 從西貢蠔涌路轉入 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																																								
		No 否																																									
<p>(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。)</p>																																											
<p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？</p>		Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																																								
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>		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 填土地面積 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 挖土地面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																																								
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		No 否	<table border="0"> <tr> <td>On environment 對環境</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table>	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 type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" 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 checked="" type="checkbox"/>
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	<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>	
(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	<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>..... </p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>..... </p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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

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



Date 日期 18/11/2025 (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：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

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	西貢蠔涌丈量約分第210約地段第463號餘段和 丈量約分第244約地段第1297號餘段 Lot 463 RP in D.D. 210 and Lot 1297 RP in D.D. 244 in Ho Chung, Sai Kung
Site area 地盤面積	400 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	APPROVED HO CHUNG OUTLINE ZONING PLAN NO. S/SK-HC/13 蠔涌分區計劃大綱核准圖編號S/SK-HC/13
Zoning 地帶	「住宅(戊類)」 “Residential (Group E)”
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	擬議臨時商店及服務行業（為期3年） Proposed Temporary Shop and Services for a Period of 3 Years

(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率	
		Domestic 住用	0 <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	
(ii)	No. of blocks 幢數	Non-domestic 非住用	350 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.875 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	
		Domestic 住用		0	
(iii)	Building height/No. of storeys 建築物高度／層數	Non-domestic 非住用		2	
		Domestic 住用	0 <input type="checkbox"/> (Not more than 不多於) m 米		
(iv)	Site coverage 上蓋面積	Non-domestic 非住用	0 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層		
			7 <input checked="" type="checkbox"/> (Not more than 不多於) m 米		
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Non-domestic 非住用	2 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層		
(iv)		45 %	<input checked="" type="checkbox"/> About 約		
(v)		Total no. of vehicle parking spaces 停車位總數	0		
		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		
		<hr/> <hr/>			
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1		
		Taxi Spaces 的士車位	0		
		Coach Spaces 旅遊巴車位	0		
		Light Goods Vehicle Spaces 輕型貨車車位	1		
		Medium Goods Vehicle Spaces 中型貨車位	0		
		Heavy Goods Vehicle Spaces 重型貨車車位	0		
		Others (Please Specify) 其他 (請列明)	0		
		<hr/> <hr/>			

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 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"/>
Site plan, Location Plan, Buffer Distance Plan, Swept Path Analysis, Planting Proposal		
Reports 報告書		
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 checked="" type="checkbox"/>
預計輕型貨車進出流量報告		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

西貢蠔涌丈量約分第 210 約地段第 463 號餘段和

丈量約分第 244 約地段第 1297 號餘段

擬議臨時商店及服務行業 (為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

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

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關西貢蠔涌丈量約分第 210 約地段第 463 號餘段和丈量約分第 244 約地段第 1297 號餘段的規劃申請，擬在上述地段申請為期三年的臨時商店及服務行業。
2. 申請地點位於西貢蠔涌路附近，在《蠔涌分區計劃大綱核准圖編號 S/SK-HC/13》上劃為「住宅(戊類)」。
3. 申請地盤面積為約 400 平方米，上蓋總面積 180 平方米，露天地方面積為 220 平方米，上蓋覆蓋率為 45%。
4. 申請地點將設有 2 個臨時構築物，總樓面面積不多於 350 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 7 米。
構築物 2：臨時商店及服務行業，兩層高，地下面積：120 平方米；1 樓面積：110 平方米；總面積約 230 平方米，高度不多於 7 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、地產代理、雜貨飲品零售、集運自提點或中西醫醫務所等等，主要為附近的居民提供服務。
6. 申請地點涉及 1 個輕型貨車客上落貨位。
7. 擬議發展的營運時間為星期一至日上午 9 時至下午 9 時(包括公眾假期)。

申請原因

1. 申請地點的面積約為 400 平方米，根據蠔涌分區計劃大綱核准圖編號 S/SK-HC/13，申請地點現時被規劃為「住宅(戊類)」。
2. 擬議申請用途為臨時商店及服務行業，屬於第二欄的准許用途，須先向城規會申請。
3. 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-HC/347)，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，未能落實消防及渠務建議工程**)，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。
4. 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日用品、提供雜貨零售或醫療服務。
5. 申請用途屬臨時性質，不會有任何損害周邊環境設施，不會安裝霓虹燈光招牌；夜間不會有音響播放及商業推銷活動，也不會產生光害滋擾，不會有過大的噪音聲浪問題，不會影響附近環境及民居。
6. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所列載的緩解環境影響措施，以盡量舒緩擬議發展對環境造成的滋擾。
7. 申請地點的工作人員約 3-5 人，不會有人在留宿，他們只在營業時間內上班。
8. 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「住宅(戊類)」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蠔涌丈量約分第 210 約地段第 463 號餘段和丈量約分第 244 約地段第 1297 號餘段作為期三年的臨時商店及服務行業。

擬議發展計劃的各方面影響

1. 土地行政

申請地點涉及 2 個私家地段，擬議發展涉及 2 個上蓋構築物。申請人已向西貢地政處申請短期豁免書，正在等待審批。

2. 擬議發展的入口

申請地點可以經西貢蠔涌路前往。

3. 擬議發展的交通安排

申請用途涉及 1 個臨時上落貨位置。除了補給貨品及物資，不會有其他運輸工作。補貨主要用輕型貨車運送，並停泊在臨時上落貨位置，不會影響附近的交通。

4. 環境方面

申請人會按照環保署對臨時商店的指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時商店，不會對空氣造成污染。

6. 噪音方面

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

7. 排污方面

申請用途不涉及洗手間，職員/訪客可使用附近的蠔涌村公共廁所。

8. 渠務方面

申請人會按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，
並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准
西貢蠔涌丈量約分第 210 約地段第 463 號餘段和丈量約分第 244 約地段
第 1297 號餘段作為期不超過三年的臨時商店及服務行業。

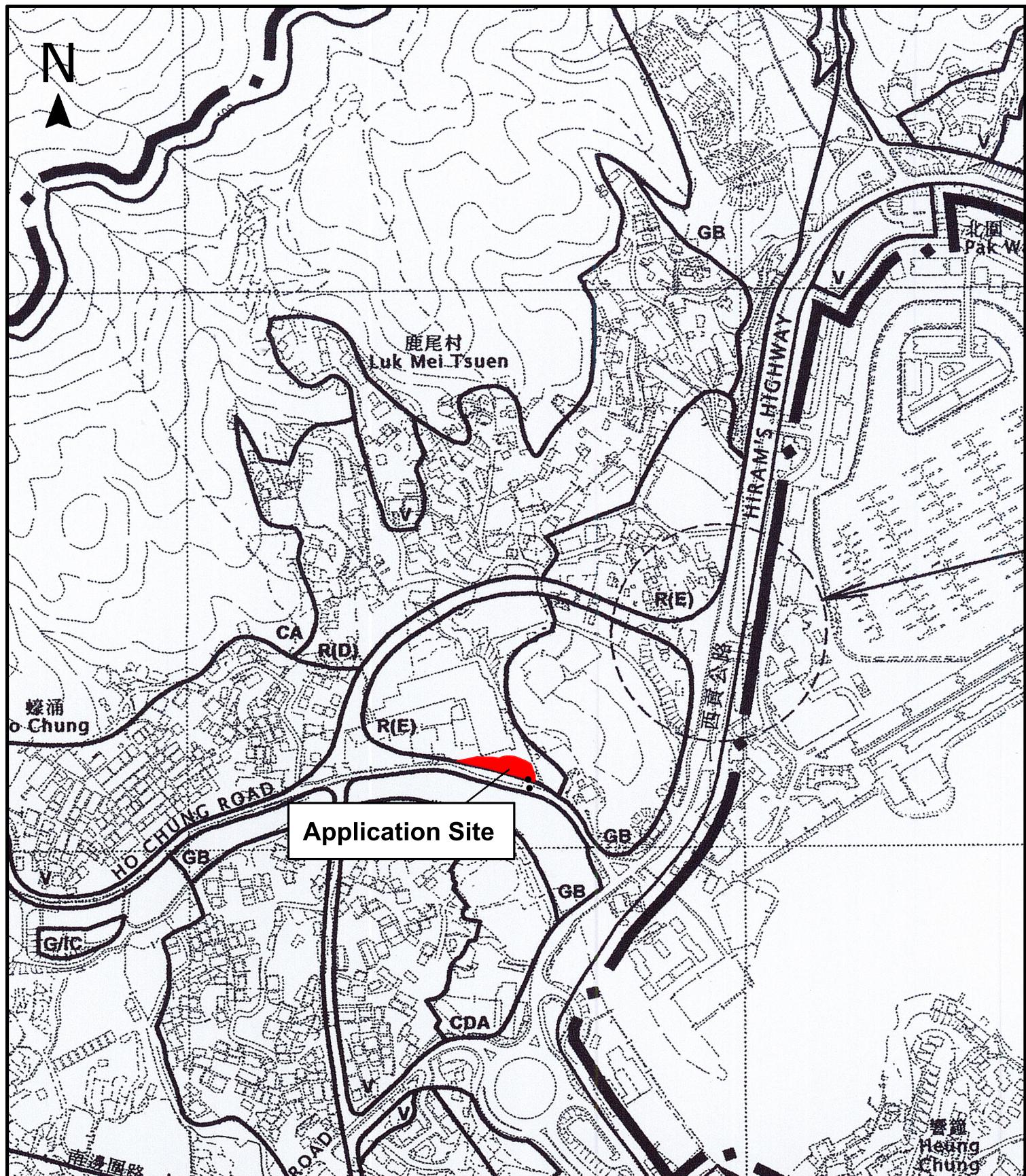
根據城市規劃條例第 16 條作出規劃許可申請
擬在西貢蠔涌丈量約分第 210 約地段第 463 號餘段和丈量約分第 244 約地段第 1297 號餘段
作為期三年的臨時商店及服務行業

預計輕型貨車進出流量報告

(星期一至星期日及公眾假期)

時間	進入 (輛)	離開 (輛)
9 : 00 – 10 : 00	0	0
10 : 00 – 11 : 00	0	0
11 : 00 – 12 : 00	0	0
12 : 00 – 13 : 00	0	0
13 : 00 – 14 : 00	1	0
14 : 00 – 15 : 00	0	0
15 : 00 – 16 : 00	0	1
16 : 00 – 17 : 00	0	0
17 : 00 – 18 : 00	0	0
18 : 00 – 19 : 00	0	0
19 : 00 – 20 : 00	0	0
20 : 00 – 21 : 00	0	0
合計(輛)	1	1

申請地點尚未發展，以上數字為預算車輛進出場地記錄。



Project 項目名稱:

Proposed Temporary Shop and Services
for a Period of 3 Years at Lot 463 RP in
D.D. 210 and Lot 1297 RP in D.D. 244 in
Ho Chung, Sai Kung

Drawing Title 圖紙標題:

Location Plan



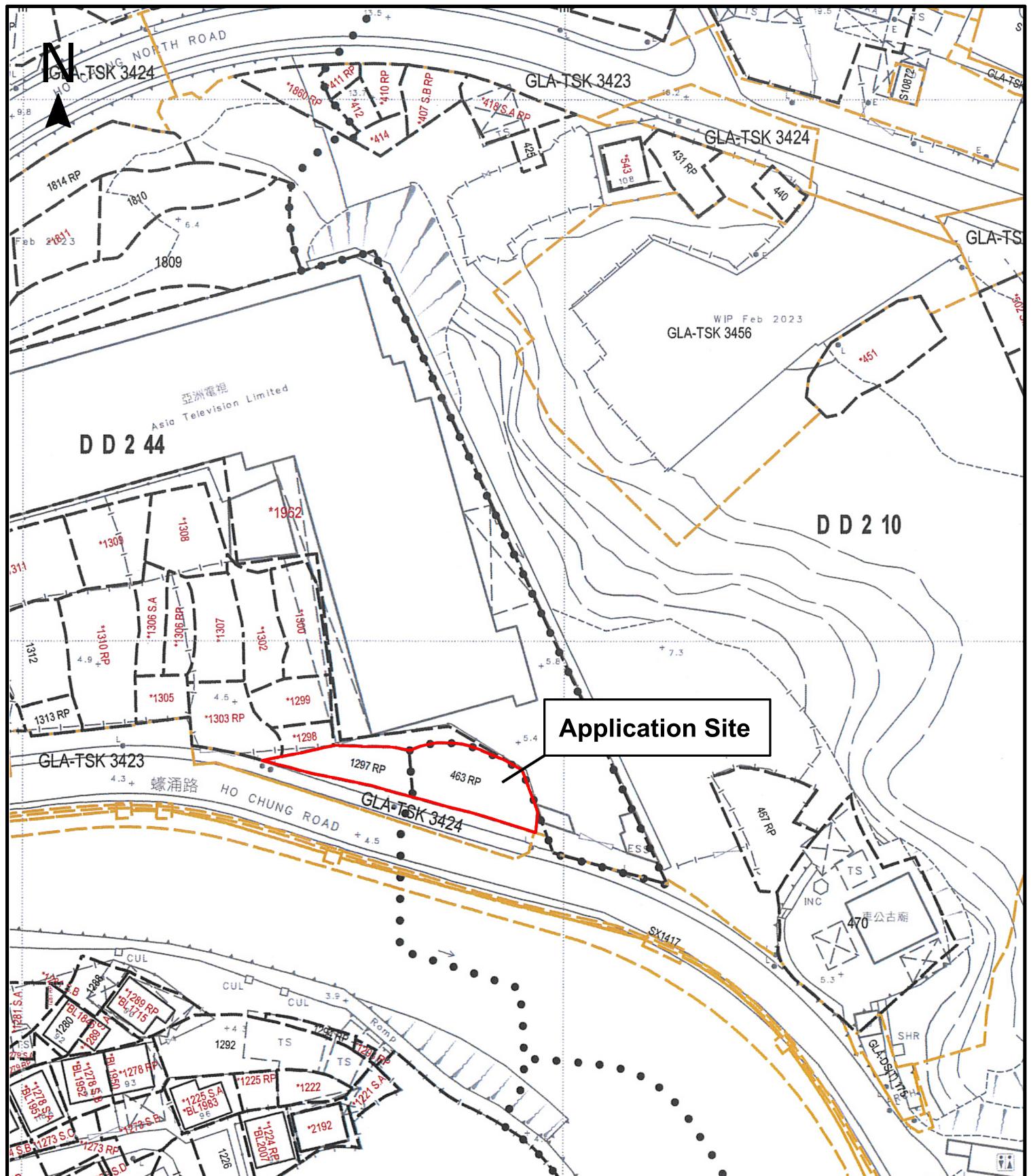
Remarks 備註:

••• Vehicular access leading
from Ho Chung Road

Drawing No. 圖號:

20231201

Scale 比例:



Project 項目名稱:

Proposed Temporary Shop and Services
for a Period of 3 Years at Lot 463 RP in
D.D. 210 and Lot 1297 RP in D.D. 244 in
Ho Chung, Sai Kung

Drawing Title 圖紙標題:

Site Plan



Remarks 備註:

Drawing No. 圖號:
20231201

N
▲

Structure 2

Shop and Service

Covered Area: 120m² (ABOUT)

GFA: 230m² (ABOUT)

No. of storey: 2

Height: Not exceeding 7m

Structure 1

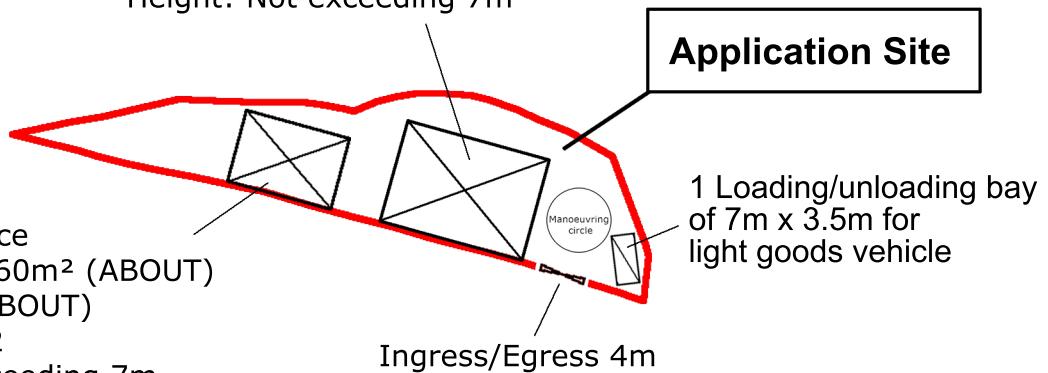
Shop and Service

Covered Area: 60m² (ABOUT)

GFA: 120m² (ABOUT)

No. of storey: 2

Height: Not exceeding 7m



Project 項目名稱:

Proposed Temporary Shop and Services
for a Period of 3 Years at Lot 463 RP in
D.D. 210 and Lot 1297 RP in D.D. 244 in
Ho Chung, Sai Kung

Drawing Title 圖紙標題:

Layout Plan



Remarks 備註:

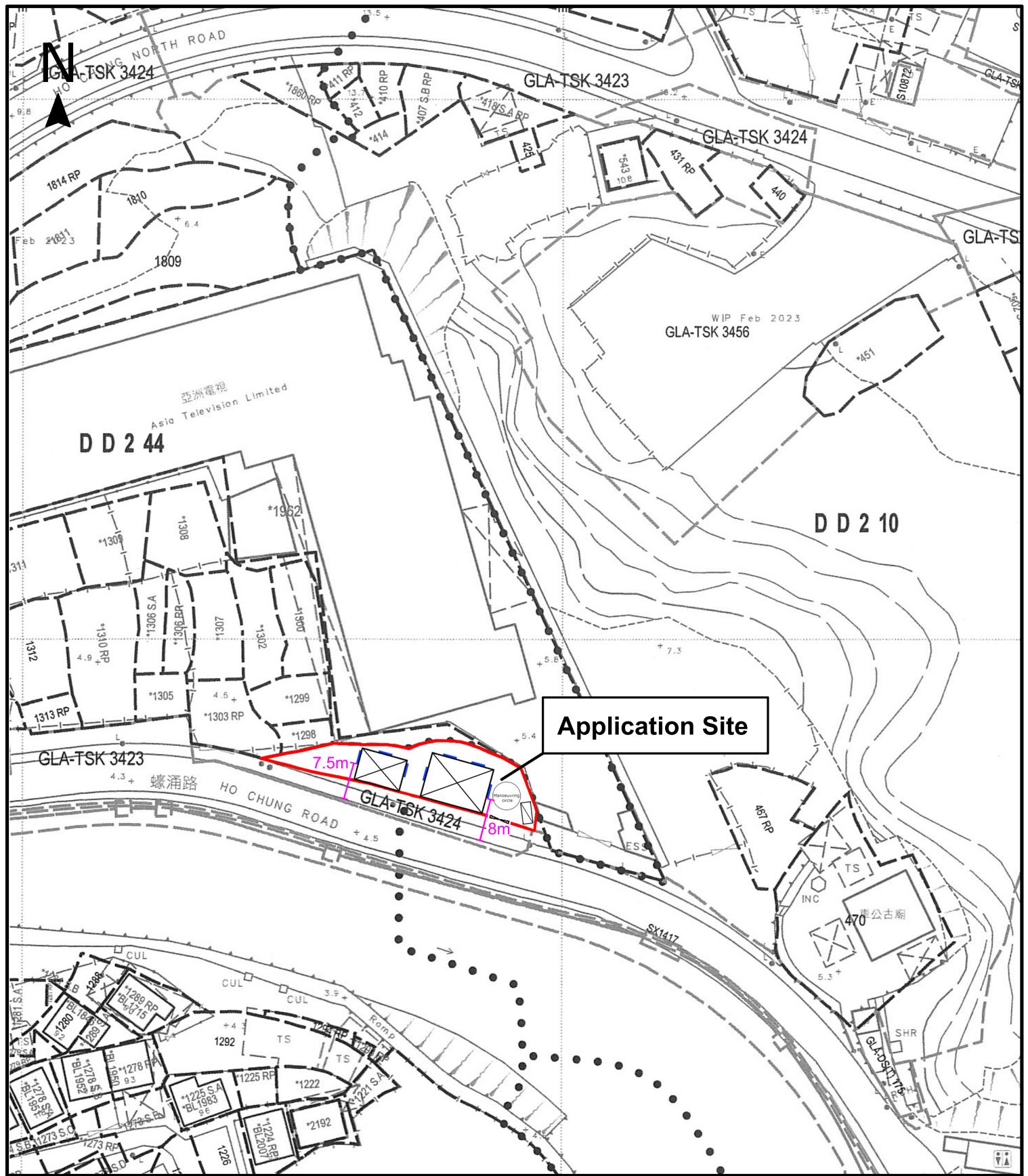
□ Light goods vehicle

☒ Structure

Drawing No. 圖號:

20251118

Scale 比例:



Project 項目名稱:

Proposed Temporary Shop and Services
for a Period of 3 Years at Lot 463 RP in
D.D. 210 and Lot 1297 RP in D.D. 244 in
Ho Chung, Sai Kung

Drawing Title 圖紙標題:

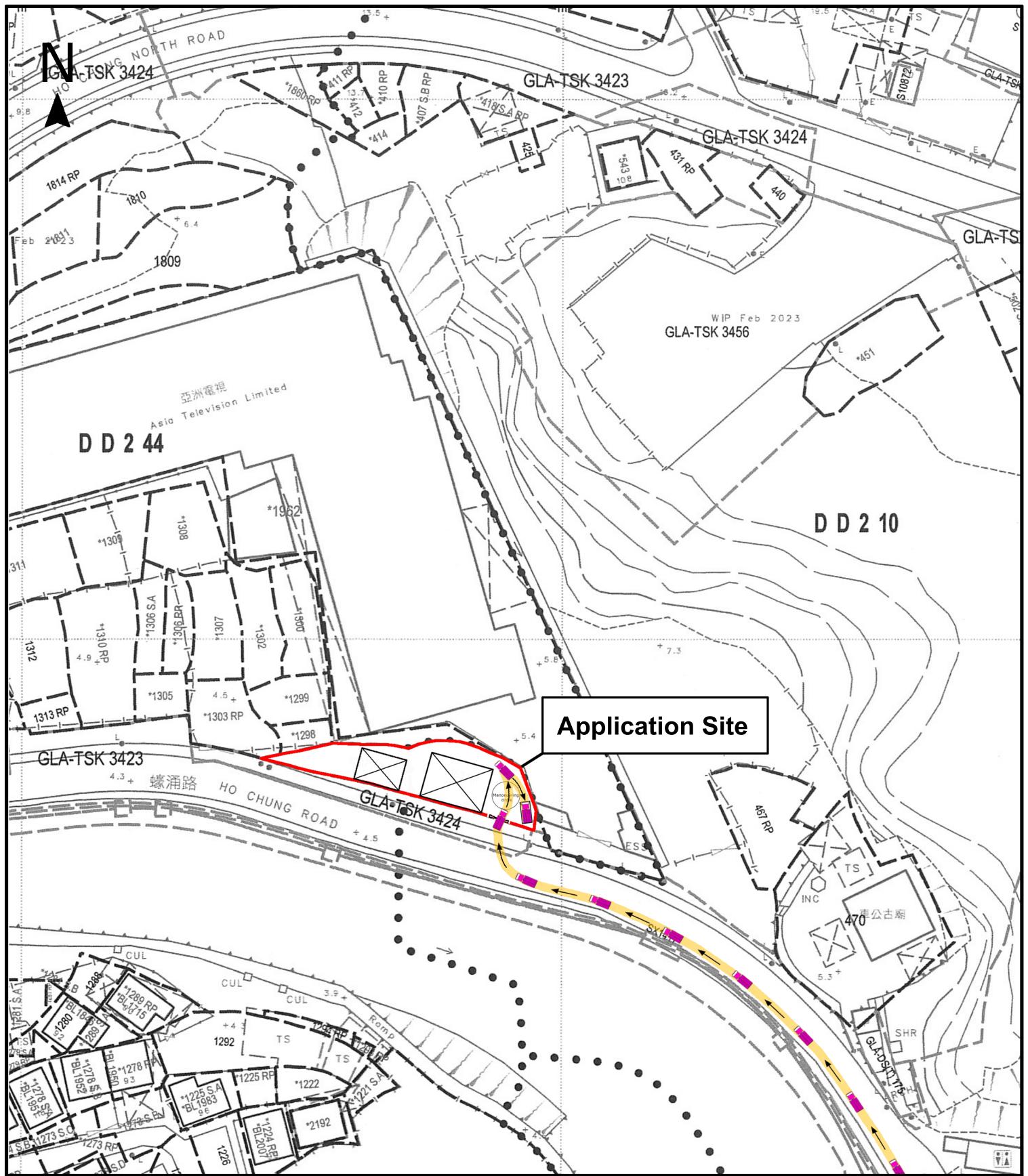
Buffer Distance Plan

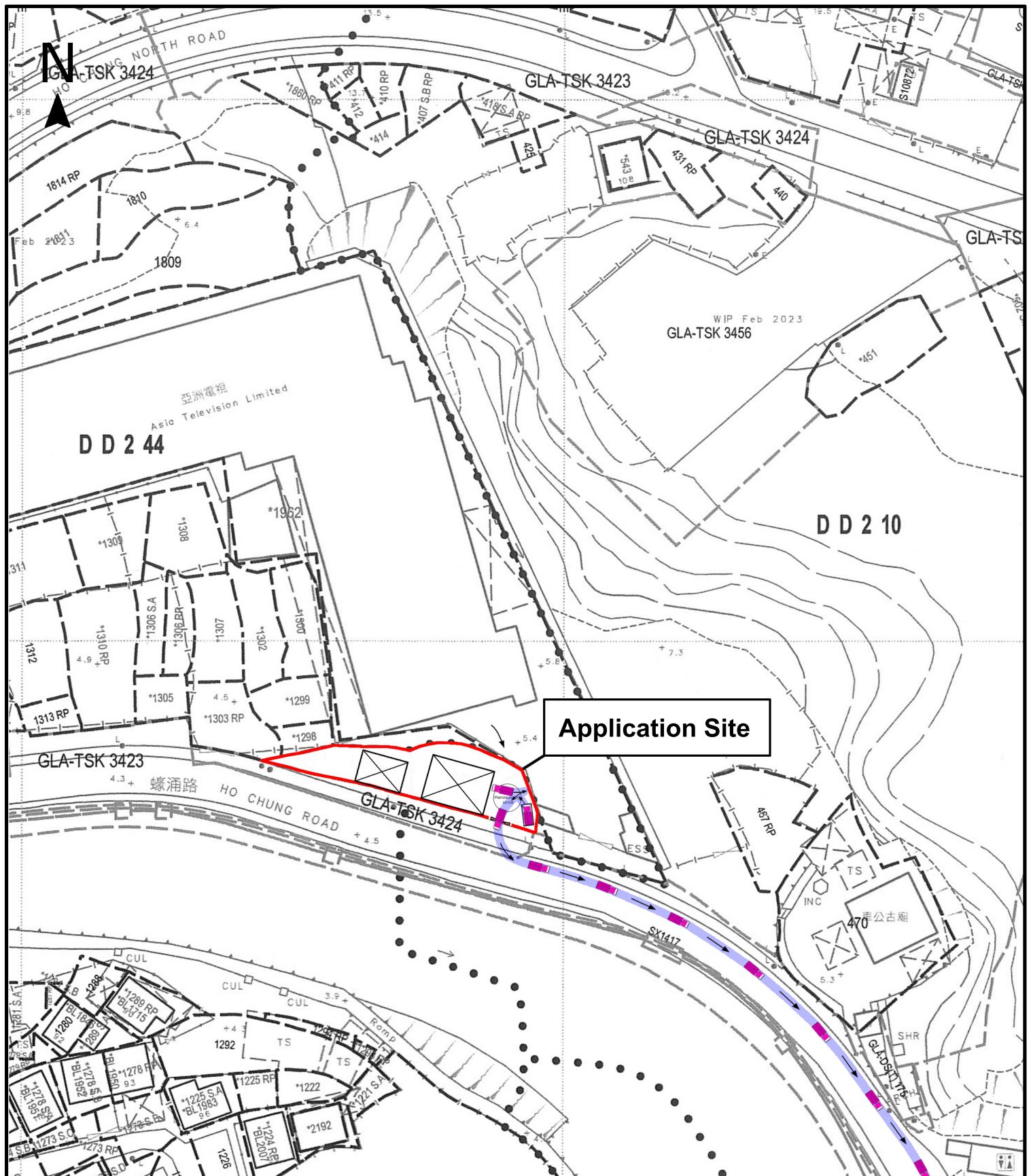


Remarks 備註:

— Window

Drawing No. 圖號:





Application Site

植物學名 : *Plumeria obtusa*

中文名稱 : 緬梔花

英文名稱 : Frangipani



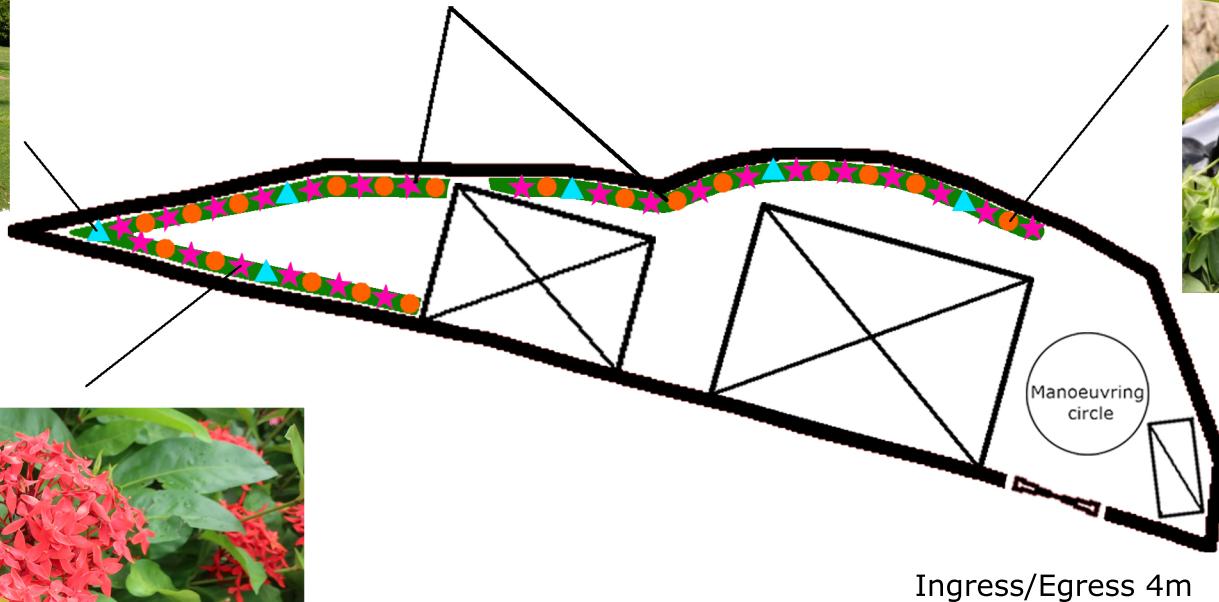
中文名稱 : 矮鴨腳木(鵝掌藤)

植物學名 : *Schefflera arboricola*

英文名稱 : Miniature Umbrella Plant



Landscape area
Area: 40m² (About)



植物學名 : *Ixora chinensis*

中文名稱 : 龍船花

英文名稱 : Chinese Ixora



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lot 463 RP in D.D. 210 and Lot 1297 RP in D.D. 244 in Ho Chung, Sai Kung

Drawing Title 圖紙標題:

Planting Proposal

Drawing No. 圖號:

20240207

Remarks 備註:

● *Schefflera arboricola* 矮鴨腳木(鵝掌藤)

★ *Ixora chinensis* 龍船花

▲ *Plumeria obtusa* 緬梔花

From: Chong Hermose <[REDACTED]>
Sent: Tuesday, January 6, 2026 11:25 AM
To: TPB Submission/PLAND <tpbsubmission@pland.gov.hk>
Cc: Kary Ka Wai HO/PLAND <kkwho@pland.gov.hk>
Subject: s.16 Application No: A/SK-HC/370 -回應部門意見 **(以此電郵為準)

城規會/規劃處：

您好。

有關 s16 規劃申請編號：A/SK-HC/370，現附上申請人回應部門意見，請查收。

這電郵將取代之前遞交過的文件。

如有什麼問題，請隨時聯絡我。

謝謝。

Ms Chong
([REDACTED])

Planning Application No. A/SK-HC/370

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Traffic Engineering (NTE) Division, Transport Department	
1	<p>The scale of the drawing of swept path analysis was not provided, please review. Please indicate the length of vehicle of the swept path analysis.</p>	有關車輛的出入路徑路線圖，請看附件1。
2	<p>It is noted in the Planning Statement that the temporary shop might serve as a pick-up point for online delivery. Please review if the loading and unloading facility is adequate, and review the width of the proposed vehicular access.</p>	現時申請人會取消擬議商店用作給自提點，會更改 Planning Statement，請看附件 2。
3	<p>Please demonstrate the proposed development would not adversely impact the road users (including pedestrians and motorists) of Ho Chung Road.</p>	<p>申請地點是商店，並且位置在私人土地上，而且有出入口，不會影響行人使用蠛涌路。</p> <p>至於對駕駛人士的影響，申請人會在營業時間內安排職員負責管理申請地點的出入口車輛流量管制，每天預計只有一輛汽車出入申請地點用作臨時上落貨用途，每次有送貨車輛要進入申請地點時，司機都需預先通知該職員，等職員通知司機才進入申請地點，而該職員亦會站在申請地點的出入口協調車輛出入，指揮交通，確保不會有車輛排隊阻塞出入口或周邊地方。申請人會在申請地點的入口安裝車輛出入感應警報器。每當有車輛靠近申請地點出入口時，警報器會發出聲響，提醒周邊行人這裡將有車輛出入，叫他們注意路面交通。</p>

【伍星】防雨型高分貝警報器 WS-5321 220V 警鈴 LED閃光 感應式 警示 車輛出入 車道 安全 台灣製造



車輛出入感應警報器

	Departmental Comments	Responses
	Lands Department	
(a)	Regarding the proposed site area of the Lots, please be informed this office cannot verify it at this stage. The applicant should ensure the area for the lots in the submission is correct.	有關申請地點的面積，申請人在政府的地理資料地圖用工具量度，申請地點的兩個地段合共約 396 方米，與申請文件的 400 平方米接近，請看附圖。
(b)	<p>According to para. 6(A)(d) of the application form, the Lots are provided with an existing vehicular access from Ho Chung Road.</p> <p>However, the Lots do not immediately abut Ho Chung Road and any motor vehicles driving in or out of the Lots via the proposed vehicular access as shown on the indicative plan attached to the application form would pass through a strip of Government land adjoining to their southern boundaries. The applicant should note that there is no guarantee to the grant of any right of access on the said Government land, and it is subject to comments of relevant Government departments and the applicant should provide details of such access arrangement for comments by the relevant Government departments.</p>	申請人知悉。
(c)	<p>If the 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.</p> <p>Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered.</p>	<p>申請人知悉。</p> <p>申請人已向地政處申請構築物的短期豁免書，並已繳交行政費用，正在等部門審批 STW 申請。</p>



在政府地理資料地圖量度申請地點的土地面積

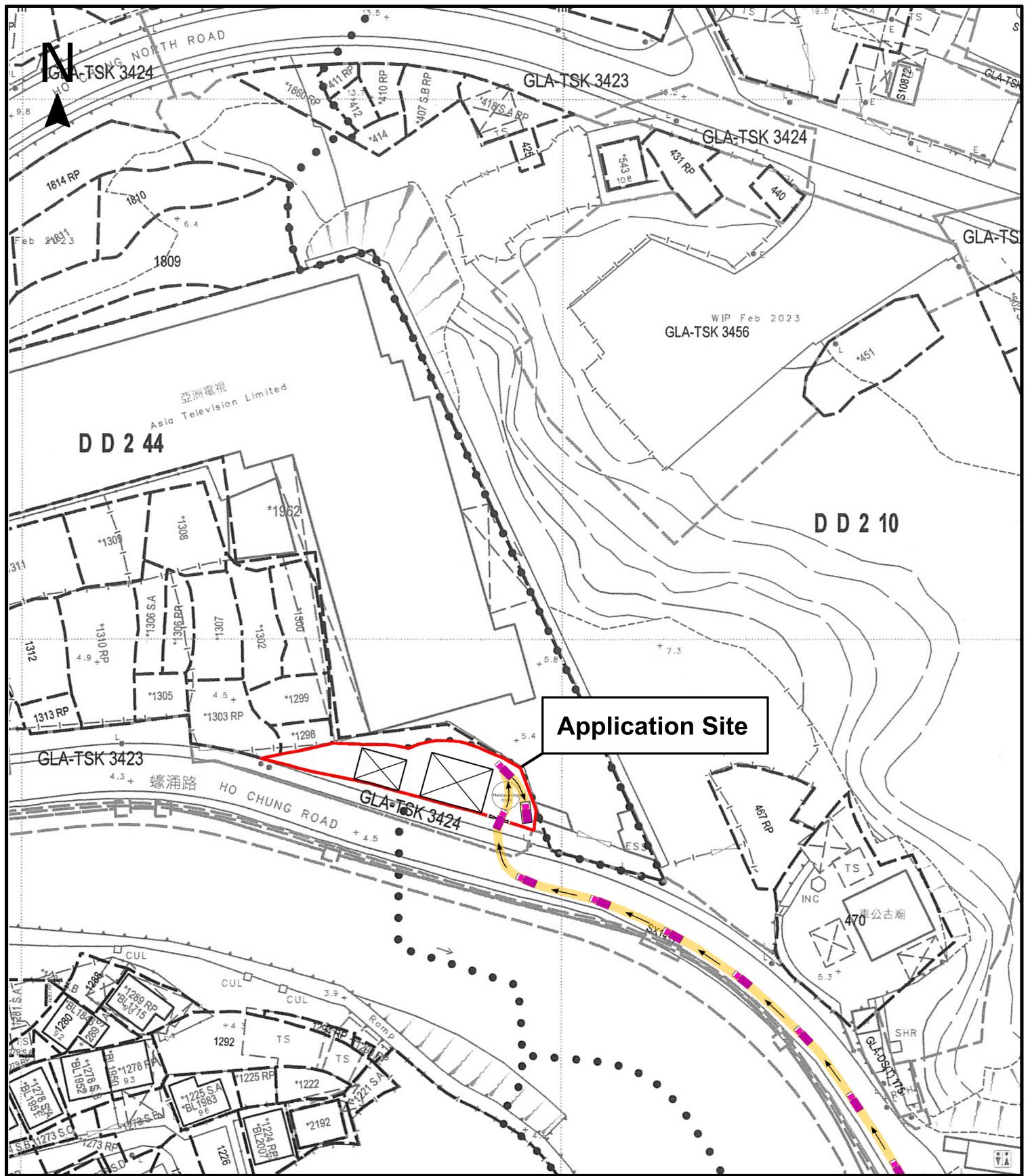
	Departmental Comments	Responses
	Comments from the Director of Electrical and Mechanical Services	
(a)	There is an underground high pressure (HP) town gas transmission pipe running along Hiram's Highway.	申請人知悉。
	In accordance with the "Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong" ("Guidance Note"), for any development proposal within 150 metres from the alignment of the HP town gas pipe that will result in a significant increase in population (living and working), a QRA study is required to assess the potential risks of the development associated with the HP town gas pipe. In this connection, please advise whether significant increase in population is anticipated or not.	<p>擬議發展涉及 2 個構築物，都是商店及服務行業，主要是服務周邊居民。</p> <p>有關預計工作人員及訪客人流，由於申請地點位於鄉村內，並非在鬧市裡，在營業時間內，申請人預計每天在 3-5 個職員上班和合共約 20 個訪客。</p> <p>申請人相信擬議發展只是靜態活動，營業過程沒有任何工程/挖掘，不會影響部門提及的煤氣裝置。</p>
	The project proponent/ consultant/ contractor is also required to observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition" for reference. The webpage address is: https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf	<p>申請人知悉。</p> <p>擬議申請涉及早前一個規劃申請：A/SK-HC/347，相關平整工程已在 2024 年完成（看附圖）。</p> <p>申請人/工程承辦商/使用者沒有發現任何煤氣喉管式裝置，在工程中亦順利，現時只等地政批出 STW，在現場擺放臨時貨櫃用作商店。</p>
	The project proponent should liaise with The Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity to the site and any required minimum set back distance away from them during the planning, design and construction stages of the proposed.	



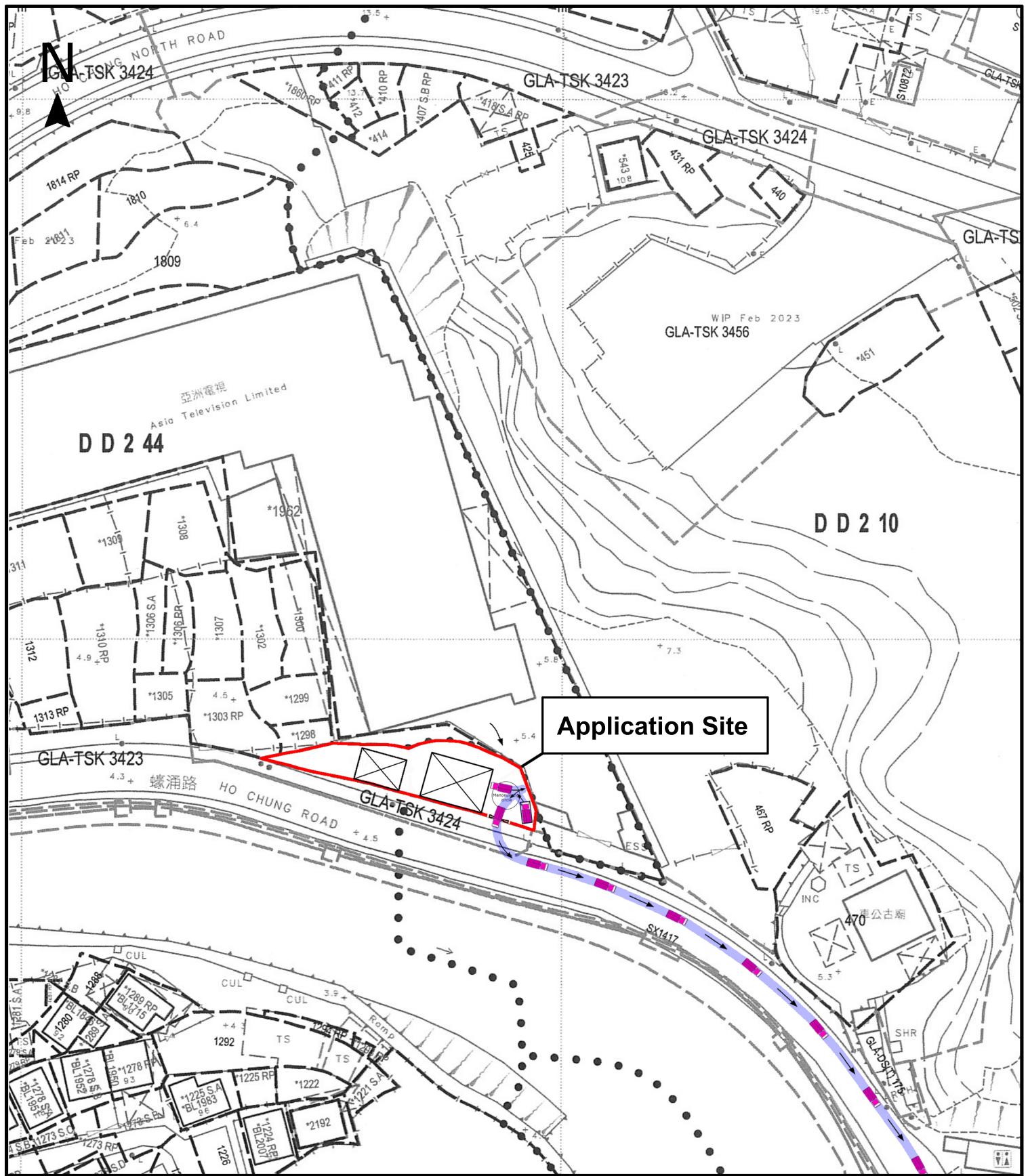
平整工程已完成。

	Departmental Comments	Responses
	Fire Services Department	
(a)	<p>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 this Department for approval. In addition, the applicant should also be advised as follows:</p> <ul style="list-style-type: none"> i. The layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy; and ii. The location of the proposed FSIs to be installed should be clearly marked on the layout plans. 	<p>申請人知悉。 在規劃申請批出後，申請人會履行附帶條件遞交消防圖則。</p>
(b)	<p>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.</p>	<p>申請人知悉。</p>

	Departmental Comments	Responses
	Environmental Protection Department	
(a)	<p>It is noted that the application Site is located next to Ho Chun Road and one of the proposed use would involve medical services/clinic. In this regard, please clarify on the (i) whether there would any diagnostic rooms/wards within the medical services/clinic . In affirmative, please advise on the noise mitigation measures (such as provision of air conditioning system at diagnostic rooms/wards such that these noise sensitive uses do not rely on openable window for ventilation).</p> <p>Besides, please also confirm whether there will be any wastewater arising from the propose medical services/clinic, such as washing basin, etc. If affirmative, the arrangement for collection, handling and disposal of the waste water generated.</p>	<p>擬議用途不涉及中西醫務所，申請人已修正申請報告書及擬議發展的計劃細節，請看附件 2 。</p>



20240107



AGA Land Planning

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，提交有關西貢蠔涌丈量約分第 210 約地段第 463 號餘段和丈量約分第 244 約地段第 1297 號餘段的規劃申請，擬在上述地段申請為期三年的臨時商店及服務行業。
2. 申請地點位於西貢蠔涌路附近，在《蠔涌分區計劃大綱核准圖編號 S/SK-HC/13》上劃為「住宅(戊類)」。
3. 申請地盤面積為約 400 平方米，上蓋總面積 180 平方米，露天地方面積為 220 平方米，上蓋覆蓋率為 45%。
4. 申請地點將設有 2 個臨時構築物，總樓面面積不多於 350 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 7 米。
構築物 2：臨時商店及服務行業，兩層高，地下面積：120 平方米；1 樓面積：110 平方米；總面積約 230 平方米，高度不多於 7 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、地產代理、雜貨飲品零售等等，主要為附近的居民提供服務。
6. 申請地點涉及 1 個輕型貨車客上落貨位。
7. 擬議發展的營運時間為星期一至日上午 9 時至下午 9 時(包括公眾假期)。

申請原因

1. 申請地點的面積約為 400 平方米，根據蠔涌分區計劃大綱核准圖編號 S/SK-HC/13，申請地點現時被規劃為「住宅(戊類)」。
2. 擬議申請用途為臨時商店及服務行業，屬於第二欄的准許用途，須先向城規會申請。
3. 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-HC/347)，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，未能落實消防及渠務建議工程**)，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。
4. 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日用品、提供雜貨零售或地產代理服務。
5. 申請用途屬臨時性質，不會有任何損害周邊環境設施，不會安裝霓虹燈光招牌；夜間不會有音響播放及商業推銷活動，也不會產生光害滋擾，不會有過大的噪音聲浪問題，不會影響附近環境及民居。
6. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所列載的緩解環境影響措施，以盡量舒緩擬議發展對環境造成的滋擾。
7. 申請地點的工作人員約 3-5 人，不會有人在留宿，他們只在營業時間內上班。
8. 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「住宅(戊類)」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蠔涌丈量約分第 210 約地段第 463 號餘段和丈量約分第 244 約地段第 1297 號餘段作為期三年的臨時商店及服務行業。

擬議發展計劃的各方面影響

1. 土地行政

申請地點涉及 2 個私家地段，擬議發展涉及 2 個上蓋構築物。申請人已向西貢地政處申請短期豁免書，正在等待審批。

2. 擬議發展的入口

申請地點可以經西貢蠔涌路前往。

3. 擬議發展的交通安排

申請用途涉及 1 個臨時上落貨位置。除了補給貨品及物資，不會有其他運輸工作。補貨主要用輕型貨車運送，並停泊在臨時上落貨位置，不會影響附近的交通。

4. 環境方面

申請人會按照環保署對臨時商店的指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時商店，不會對空氣造成污染。

6. 噪音方面

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

7. 排污方面

申請用途不涉及洗手間，職員/訪客可使用附近的蠔涌村公共廁所。

8. 渠務方面

申請人會按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，
並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准
西貢蠔涌丈量約分第 210 約地段第 463 號餘段和丈量約分第 244 約地段
第 1297 號餘段作為期不超過三年的臨時商店及服務行業。

Previous Applications at the Application Site

Approved Application

Application No.	Zoning	Proposed Use	Date of Consideration	Approval Conditions
A/SK-HC/347	“R(E)”	Temporary Shop and Services for a Period of 3 Year	1.3.2024	(1) to (4)

Approval Conditions

- (1) submission of a drainage proposal;
- (2) implementation of the drainage proposal;
- (3) submission of a fire service installations proposal; and
- (4) implementation of the fire service installations proposal.

Rejected Application

Application No.	Zonings	Proposed Use	Date of Consideration	Rejection Reasons
A/SK-HC/90	“R(E)” and area shown as ‘Road’	Residential Development	2.3.2001	(1) to (4)

Rejection Reasons

- (1) no environmental assessment in the submission to demonstrate that the proposed residential development would be environmentally acceptable and suitable mitigation measures would be implemented to address any potential industrial/residential interface problem, particularly the potential noise impacts arising from the adjacent TV production centre;
- (2) no information in the submission to address the likely sewerage impacts of and the flooding risk to the proposed development which is located in a floodplain;
- (3) the proposed development would pose constraint on the drainage improvement works associated with the future improvement work of Ho Chung Road; and
- (4) approval of the application would set an undesirable precedent for similar applications. The approval of such applications would result in adverse cumulative impacts on the environment and infrastructural provision in the area.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- (a) no objection to the application;
- (b) the application site (the Site) comprises two private lots, which are Old Schedule agricultural lots held under their respective Block Government Lease containing the restriction that no structure is allowed to be erected without prior approval of the Government. The lots do not fall within any village 'environs';
- (c) her office cannot verify the proposed site area of the lots at this stage; and
- (d) the advisory comments are detailed at **Appendix IV**.

2. Building Matters

Comments of the Chief Building Surveyor/New Territories East (2) and Rail, Buildings Department (CBS/NTE2&Rail, BD):

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

3. Landscape

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

- (a) the Site is situated in an area of settled valley landscape characterised by building structures and tree clusters to the south of the Site, the building of Asia Television Limited is located at the immediate north of the Site. Ho Chung Road, a river channel and village houses are found to the south of the Site. The Site was fenced off and generally covered with overgrown; and
- (b) the applicant proposes landscape planting along the northern and western boundaries on the planting proposal. In view of the above, it is considered that the proposed use is not incompatible with the landscape character of the surrounding areas.

4. Drainage

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

- (a) provided that adequate stormwater drainage collection and disposal facilities would be provided in connection with the proposed use to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas without causing any adverse drainage

impact to the areas or nuisance to the adjoining areas, there is no in-principle objection to the application from a drainage viewpoint; and

- (b) given the nature of use and considering the previous approved planning application, 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.

5. Environment

Comment of the Director of Environmental Protection (DEP):

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

6. Fire Safety

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

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

7. Electricity and Town Gas Safety

Comment of the Director of Electrical and Mechanical Services (DEMS):

- (a) no comment on the application;
- (b) there is an underground high pressure town gas transmission pipe running along Hiram's Highway; and
- (c) the advisory comments are detailed at **Appendix IV**.

8. District Officer's Comments

Comment of the District Officer (Sai Kung), Home Affairs Department (DO(SK), HAD):

- (a) no comment on the application; and
- (b) no works projects or facilities of his office will be affected by the application.

9. Other Departments

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

- Commissioner for Transport (C for T);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Executive Secretary (Antiquities & Monuments) 1, Antiquities and Monuments Office, Development Bureau (ES(AM)1, AMO, DEVB).

Recommended Advisory Clauses

(a) to note the comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD) that:

- the applicant should ensure the area for the lots in the submission is correct;
- the lots are provided with an existing vehicular access from Ho Chung Road, which do not immediately abut Ho Chung Road and any motor vehicles driving in or out of the lots via the proposed vehicular access would pass through a strip of Government land (GL) adjoining to their southern boundaries. There is no guarantee to the granny of any right of access on the said GL, and it is subject to comments of relevant departments and the applicant should provide details of such access arrangement for comments by the relevant departments; and
- if the application is approved, a short term waiver (STW) application to permit the structures proposed to be erected within the lots should be submitted. 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;

(b) to note the comments of the Chief Building Surveyor/New Territories East (2) and Rail, Buildings Department that:

- before any new building works are carried out on leased land, prior approval and consent from the Building Authority should be obtained, otherwise they are unauthorised building works. Authorised Person must be appointed to coordinate all new building works in accordance with the Buildings Ordinance (BO);
- the granting of the planning approval should not be construed as an acceptance of the unauthorised structures on site under the BO. Enforcement action may be taken to effect the removal of all unauthorised works in the future; and
- detailed comments will be given during general building plans submission stage;

(c) 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;

(d) to note the comments of the Director of Fire Services that:

- in consideration of the design or nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to the Fire Services Department for approval. In addition, (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
- if the proposed structures are required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(e) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

- the requirements on the “Avoidance of Damage to Gas Pipe 2nd Edition” should be observed; and
- to liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity to the Site and any required minimum set back distance away from them during the planning, design and construction stages of the proposed development;

(f) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:

- his office shall not be responsible for the maintenance of any access connecting the application site and Ho Chung Road;
- any run in/out on the footpath of Ho Chung Road required to be constructed should in accordance with relevant HyD's standards;
- adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains; and
- excavation Permit on government land and public roads/footpath/road verge should be obtained from DLO/SK and his office respectively prior to commencement of any excavation works; and

(g) to note the comments of the Executive Secretary (Antiquities & Monuments) 1, Antiquities and Monuments Office, Development Bureau that protective and mitigation measures to ensure that the structural stability and historic fabrics of the Che Kung Temple, Ho Chung, Sai Kung will not be adversely affected by the proposed works arising from the application should be undertaken.

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

參考編號

Reference Number:

251208-121057-08642

提交限期

Deadline for submission:

23/12/2025

提交日期及時間

Date and time of submission:

08/12/2025 12:10:57

有關的規劃申請編號

The application no. to which the comment relates: A/SK-HC/370

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan

意見詳情

Details of the Comment :

The first reason to reject this application is that restocking will primarily rely on light trucks, which will park at temporary loading areas. This will obstruct the pedestrian walkway, create safety hazards, and increase the risk of illegal parking. In addition, there is already a supermarket located opposite the site, so the demand for another shop is minimal.

Secondly, the drainage and fire safety systems have not yet been approved, and the project may negatively impact the feng shui river, which is significant to the entire village. The government should prioritize the interests of the village community.

Furthermore, if the shop sells wine or other similar products, it could compromise both safety and the tranquility of the village. Although the applicant claims the premises will only be used as a shop, there remains the possibility that they may reside there or park vehicles illegally, which would be difficult to monitor and enforce.

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

參考編號

Reference Number:

251211-151854-83662

提交限期

Deadline for submission:

23/12/2025

提交日期及時間

Date and time of submission:

11/12/2025 15:18:54

有關的規劃申請編號

The application no. to which the comment relates: A/SK-HC/370

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ka Kit Wan

意見詳情

Details of the Comment :

我寫信是希望表達我對於上述擬議計劃的強烈反對意見。身為一名關心社區發展的居民，我深切擔心該計劃將對我們的生活環境帶來的破壞，並進一步影響到旁邊一級古蹟的保育。

首先，該項目將對我們的日常生活產生嚴重影響。臨時商店和服務行業的設立必然會導致人流與車流的激增，進一步加劇交通擠塞和噪音污染。這不僅會打擾到我們居民的日常生活，還會對社區的安全構成威脅。

其次，對於周圍環境的污染問題，我們也不得不感到憂慮。這些臨時商業設施可能會產生廢棄物、油污等對環境有害的物質，對我們的實際生活環境造成長期的影響。保持周圍環境的乾淨與安全應是所有計劃的基本要求。

此外，這些擬議的商業活動還有可能影響到我們社區旁的一級古蹟的保育工作。古蹟不僅承載著我們的歷史與文化，它們的存在也是我們社區獨特性的重要組成部分。商業活動的增多，無疑會對古蹟周圍的環境產生衝擊，從而影響到其保護和維護。

最後，我懇請政府重視我們居民的聲音與需求。如果這個擬議計劃得以實施，將會使居民生活質素下降，並損害我們珍貴的文化遺產。我懇請您撤回該項計劃，並考慮推出更具可持續性、更尊重社區的發展方案。

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月21日星期日 3:40
收件者: tpbpd/PLAND; Enquiry CEO/CEO
主旨: A/SK-HC/370
類別: Internet Email

A/SK-HC/370

Lot 463 RP in D.D. 210 and Lot 1297 RP in D.D. 244, Ho Chung, Sai Kung

Site area: About 400sq.m

Zoning: "Res (Group E)"

Applied use: Shop and Services / 1 Vehicle Parking

Dear TPB Members,

347 Approved 1 Mar 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