

2026年 6月 1日

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

- 1 JUN 2026

This document is received on
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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
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;及
- (iii) **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的臨時用途或發展的許可續期

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

2601295

29/5

by Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-57K/34
	Date Received 收到日期	- 1 JUN 2026

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)
HK Sha Tau Kok Party Resort Limited (香港沙頭角派對度假村有限公司)

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)
DeSPACE (International) Limited

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)	Lot Nos. 229 S.B ss.1 and 227 RP in D.D. 41, Sha Tau Kok, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 904 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 Not more than 460 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation(1)" ("REC(1)")
(f) Current use(s) 現時用途	Vacant Proposed Temporary Private Club for a Period of Three Years (Application No. A/NE-STK/30) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

☐ is not a "current land owner".
並不是「現行土地擁有人」。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)".
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置／私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 ☐ About 約
	Non-domestic part 非住用部分		sq.m 平方米 ☐ About 約
	Total 總計		sq.m 平方米 ☐ About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 第(ii)類申請			
(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道		
	☐ Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	☐ About 約
	Depth of filling 填塘深度	m 米	☐ About 約
	☐ Filling of land 填土		
	Area of filling 填土面積	sq.m 平方米	☐ About 約
	Depth of filling 填土厚度	m 米	☐ About 約
	☐ Excavation of land 挖土		
	Area of excavation 挖土面積	sq.m 平方米	☐ About 約
	Depth of excavation 挖土深度	m 米	☐ About 約
(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) (請用圖則顯示有關土地/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))			
(b) Intended use/development 有意進行的用途/發展			

(iii) For Type (iii) application 第(iii)類申請														
(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置													
	☐ Utility installation for private project 私人發展計劃的公用設施裝置													
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度													
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)														

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由 sq. m 平方米 to 至 sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由 % to 至 %
上蓋面積限制
- ☐ Building height restriction From 由 .m 米 to 至 m 米
建築物高度限制
- From 由 .mPD 米 (主水平基準上) to 至 .mPD 米 (主水平基準上)
- From 由 storeys 層 to 至 . storeys 層
- ☐ Non-building area restriction From 由 .m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

Proposed Temporary Private Club for a Period of Five Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	Not <i>more than</i> 460	sq.m 平方米	☐ About 約
Proposed plot ratio 擬議地積比率	Not <i>more than</i> 0.5		☐ About 約
Proposed site coverage 擬議上蓋面積	25	%	☒ About 約
Proposed no. of blocks 擬議座數	2		
Proposed no. of storeys of each block 每座建築物的擬議層數	2	storeys 層	
	☐ include 包括	storeys of basements 層地庫	
	☐ exclude 不包括	storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	mPD 米(主水平基準上)	☐ About 約	
	<i>Not more than</i> 7.6	. m 米	☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積

sq. m 平方米

☐ About 約

number of Units 單位數目

average unit size 單位平均面積

sq. m 平方米

☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分GFA 總樓面面積☐ eating place 食肆

sq. m 平方米

☐ About 約☐ hotel 酒店

sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

sq. m 平方米

☐ About 約☐ Government, institution or community facilities

政府、機構或社區設施

(please specify the use(s) and concerned land

area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

Private Club: Not more than 460 sq.m.

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地

sq. m 平方米

☐ Not less than 不少於☐ public open space 公眾休憩用地

sq. m 平方米

☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
2	1/F	Multi-Purpose Rooms, Toilet & Kitchen
.....	2/F	Multi-Purpose Rooms
.....		
.....		
.....		

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2027 January

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☐ 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)) ☐ 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) ☒
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____

9. 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。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 ☐ Please provide details 請提供詳情 No 否 ☒																														
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 ☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 No 否 ☒																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0" style="width: 100%;"> <tbody> <tr> <td>On environment 對環境</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On traffic 對交通</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On water supply 對供水</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On drainage 對排水</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On slopes 對斜坡</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Affected by slopes 受斜坡影響</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Landscape Impact 構成景觀影響</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Tree Felling 砍伐樹木</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Visual Impact 構成視覺影響</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> </tbody> </table> 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)	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
On traffic 對交通	Yes 會 ☐	No 不會 ☒																													
On water supply 對供水	Yes 會 ☐	No 不會 ☒																													
On drainage 對排水	Yes 會 ☐	No 不會 ☒																													
On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																													
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																													
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																													
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																													
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

10. 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。

Please refer to the supplementary planning statement.

11. 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

CHENG SHING TAI ENDY

SENIOR TOWN PLANNER

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 (No.422)

Others 其他

on behalf of
代表 DeSPACE (International) Limited

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



Date 日期

28/5/2026

(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

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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

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	Lot Nos. 229 S.B ss.1 and 227 RP in D.D. 41, Sha Tau Kok, New Territories		
Site area 地盤面積	904	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	sq. m 平方米	☐ About 約)
Plan 圖則	Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2		
Zoning 地帶	"Recreation(1)" ("REC(1)")		
Applied use/ development 申請用途／發展	Proposed Temporary Private Club For a Period of 5 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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	460 ☐ About 約 ☒ Not more than 不多於	0.5 ☐ About 約 ☒ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	7.6	m 米 ☒ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
		2	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積		25	% ☒ About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人		sq.m 平方米 ☐ Not less than 不少於
	Public 公眾		sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) 	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 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		
	Chinese 中文	English 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
Location Plan, Site Plan		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
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。

此為空白頁。
This is a blank page.



DeSPACE (International) Limited

Date: 25th May 2026

BY HAND & EMAIL

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION
FOR PROPOSED TEMPORARY PRIVATE CLUB FOR A PERIOD OF FIVE YEARS AT LOTS
229 S.B SS.1 AND 227 RP IN D.D. 41, SHA TAU KOK, NEW TERRITORIES**

DeSPACE (International) Limited acts on behalf of the Applicant, the **HK Sha Tau Kok Party Resort Limited (香港沙頭角派對度假村有限公司)** to prepare and submit this Section 16 Town Planning Application to the Town Planning Board to seek planning permission for a Proposed Temporary Private Club for a Period of Five Years on a site currently zoned as "Recreation(1)" within the Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2 (the OZP).

Please find the enclosed the following documents in support of the application for departmental circulation and distribution to members of the TPB.

- [1] 1 signed original copy of Section 16 Application Form including Particulars of Applicant and Authorized Agent;
- [2] 4 hard copies of the supplementary planning statement;
- [3] An Authorization Letter signed by the Applicant; and
- [4] A proof of Land Ownership provided by the Applicant.

We should be most grateful if you can notify us of any departmental comments or queries on the application for our corresponding action in due course.

Should you have any queries with this submission, please feel free to contact Mr. Jeffrey Kwok or Mr. Kin Leung at [REDACTED].

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED




Greg Lam

SUPPLEMENTARY PLANNING STATEMENT

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

PROPOSED TEMPORARY PRIVATE CLUB FOR A PERIOD OF FIVE
YEARS AT LOTS 229 S.B SS.1 AND 227 RP IN D.D.41, SHA TAU
KOK, NEW TERRITORIES



MAY 2026

APPLICANT:
HK SHA TAU KOK PARTY RESORT LIMITED

PLANNING CONSULTANT:



DeSPACE (International) Limited

Executive Summary

The Applicant as the “current land owner” of Lot 229 S.B ss.1 and 227 RP in D.D.41, Sha Tau Kok, New Territories (the “Application Site”), now seeks town planning permission from the Town Planning Board (“TPB”) for a proposed Private Club for a Period of 5 Years (the “Proposed Development”) at the Application Site. The Application Site has a total area of about 904m². The Planning Statement serves to provide background information and planning justifications in support of the Application.

According to the Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2 (the OZP), the proposed “Private Club” is a Column 2 use under the “Recreation(1)” (“REC(1)”) zone, which requires planning permission from the TPB. The Application Site has a valid planning permission (No. A/NE-STK/30) approved on 23.1.2026 with condition(s) on a temporary basis for proposed Temporary Private Club for a Period of 3 Years. The current application proposes the erection of an additional building block and corresponding increases in Gross Floor Area (GFA) and Building Height (BH) in order to meet the estimation of the operational needs.

The Proposed Development is fully justified on the following grounds:

- The Proposed Development on a temporary basis possesses compatible development scale and land use with its nearby rural developments predominated by farmland, village settlements and storage yards;
- The Proposed Development supports the Planning Intention of “Opening-Up of Sha Tau Kok for Tourism Development”;
- There is no immediate permanent development proposal at the Application Site, and approval of the application on a temporary basis of a period of 5 years would not frustrate the long-term planning intention of the “REC(1)” zone; and
- There would be no adverse impacts to the surroundings in terms of traffic, drainage, environmental and Landscape issues.

Given the aforementioned justifications, the Applicant respectfully requests the TPB to approve the current Application.

行政摘要

申請人為現時新界沙頭角丈量約份第 41 約地段第 229 號 B 分段第 1 小分段和第 227 號餘段（「申請地點」）之土地擁有人，現向城市規劃委員會（「城規會」）申請於上述地點作為期五年的臨時「私人會所」用途（「擬議發展」）。申請地點總面積約 904 平方米。本規劃綱領旨在提供背景資料及規劃理據以支持是次規劃申請。

根據沙頭角分區計劃大綱核准圖編號 S/NE-STK/2（「大綱核准圖」），擬議「私人會所」用途屬於「康樂(1)」地帶內的第二欄用途，須取得城規會的規劃許可。申請地點已於 2026 年 1 月 23 日在有條件下批出規劃許可（個案編號 A/NE-STK/30），作「私人會所（為期 3 年）」用途。現時申請擬興建一幢額外建築物，並相應增加總樓面面積及建築物高度，以配合申請人預計的營運需要。

擬議發展有充分規劃理據支持，理由如下：

- 擬議發展的規模及土地用途與其附近以農地、鄉村式住宅發展及露天貨倉為主的鄉郊發展相容；
- 擬議發展符合政府開放沙頭角推動旅遊發展的規劃方向；
- 申請地點目前並無永久發展計劃，批出為期 5 年的臨時許可並不影響「康樂(1)」地帶的長遠規劃意向；及
- 擬議發展不會對周邊交通、排水、環境及景觀造成不良影響。

基於以上理據，申請人謹請城規會批准本申請。

（聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。）

Contents

SECTION ONE	 INTRODUCTION	4
SECTION TWO	 SITE CONTEXT AND HISTORY	5
2.1	Site Context and Surrounding Land Uses	5
2.2	Land Status	5
SECTION THREE	 PLANNING CONTEXT	6
3.1	Statutory Planning Context	6
3.2	Previous Planning Applications	6
SECTION FOUR	 THE PROPOSED SCHEME	7
4.1	Proposed Private Club	7
4.2	Proposed Pedestrian Entrances	8
4.3	Proposed Transport Arrangement	8
SECTION FIVE	 PLANNING AND TECHNICAL JUSTIFICATIONS	9
5.1	Compatible with the Surrounding Land Uses	9
5.2	No Frustration of Long-term Planning Intention of “REC(1)” Zone	9
5.3	In Line with the Planning Intention of “Opening-Up of Sha Tau Kok for Tourism Development”	9
5.4	No Insurmountable Traffic Impacts	9
5.5	No Insurmountable Drainage Impacts	10
5.6	No Insurmountable Environmental Impacts	10
5.7	No Insurmountable Landscape Impacts	10
SECTION SIX	 CONCLUSION	11

List of Figures and Tables

Figure 1: Location Plan

Figure 2: Site Plan

Table 1: Major Development Parameters

SECTION ONE | INTRODUCTION

DeSPACE (International) Limited acts on behalf of the Applicant, **HK Sha Tau Kok Party Resort Limited (香港沙頭角派對度假村有限公司)**, to prepare and submit this Section 16 Town Planning Application to the Town Planning Board (TPB) to seek planning permission for a proposed temporary private club on a temporary basis of 5 years on a site currently zoned as “Recreation(1)” (“REC(1)”) within the Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2 (the OZP). (please refer to **Figure 1 for the Location Plan** and **Figure 2 for the Site Plan**)

According to the OZP, the proposed “Private Club” are Column 2 uses which requires planning permission from the TPB. In accordance with the Notes of the OZP for temporary uses expected to be over 3 years, the uses must require permission from TPB in accordance with the terms of the Plan. On the other hand, temporary uses of any land or building are always permitted as long as they comply with any other relevant legislations, the conditions of the government lease concerned and any other government requirements.

The Applicant is the sole “current land owner” of Lot Nos. 229 S.B ss.1 and 227 RP in D.D. 41, Sha Tau Kok, New Territories. The Site is subject to an approved application No. A/NE-STK/30 approved by the TPB on 23/1/2026 for Proposed Temporary Private Club for a Period of Three Years.

The Chief Executive announced in his 2022 and 2023 Policy Addresses respectively the gradual opening-up of STK (excluding Chung Ying Street) in 2024 for cultural and eco-tourism activities and the establishment of the STK Cultural Tourism Zone. In line with the Northern Metropolis Development Strategy, the government has gradually opened up Sha Tau Kok Frontier Closed Area (STK FCA) since June 2022. Starting from January 2024, the opened-up area has been extended to the entire STK FCA, except Chung Ying Street. According to the Frontier Closed Area (Amendment) Order 2026¹, as one of the initiatives under the Supplement of the Chief Executive’s 2025 Policy Address, the government has opened up the closed area of Starling Inlet in September 2025 allowing visitors to apply for CAPs for sightseeing. Since the opening-up of Starling Inlet, there were 32 000 applications made by visitors for CAPs to enter the closed area concerned.

Due to the emerging opportunities from the open up of Sha Tau Kok, the Applicant intends to propose temporary private club at the subject lots to promote eco-tourism by providing clubs for recreational and social purpose use and echo with the government direction of developing tourist development in the area.

¹ Source: Legislative Council Brief (SBCR 4/10/1476/80)

https://www.legco.gov.hk/yr2026/english/brief/sbcr410147680_20260506-e.pdf

SECTION TWO | SITE CONTEXT AND HISTORY

2.1 Site Context and Surrounding Land Uses

- 2.1.1 The Application Site is partly fenced-off and largely vacant and has a valid planning approval of temporary private club (Application No. A/NE-STK/30). It abuts Sha Tau Kok Road – Shek Chung Au and is accessible via an existing footpath to its southeast. The private lot numbers for the Site are Lots 229 S.B ss.1 and 227 RP in D.D. 41.
- 2.1.2 The surrounding area is predominantly rural in character, comprising village houses within nearby villages such as San Tsuen and Muk Min Tau, together with vacant land, fallow agricultural land and open storage yards.

2.2 Land Status

- 2.2.1 With reference to the preliminary land status check, the site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the government.
- 2.2.2 The Applicant is well-noted that in the event that the planning permission is given, it is required to apply to the Lands Department to permit the structures to be erected or regularize any irregularities on the application site, if any.

SECTION THREE | PLANNING CONTEXT

3.1 Statutory Planning Context

- 3.1.1 The Site is currently zoned “REC(1)” on the OZP and the Applicant intends to use the Site for the purpose of temporary private club for a period of 5 years. In accordance with the Notes of the OZP with regard to “REC(1)” zone, its primary planning intention is for low-intensity recreational developments to promote agri-tourism and eco-tourism. Major recreational facilities and uses in support of the recreational developments may be permitted subject to planning permission. In addition, “Private Club” uses fall into Column 2 uses that may be permitted with or without conditions on application to the TPB. Under the “REC(1)” zone, there is no development restriction on height, plot ratio and site coverage ratio on the proposed use.
- 3.1.2 In accordance with the Notes of the OZP for temporary uses (including the proposed private club) expected to be over 3 years, the uses must require permission from TPB in accordance with the terms of the Plan.

3.2 Previous Planning Applications

- 3.2.1 The Application Site is currently subject to a valid planning approval under planning application No. A/NE-STK/30 was approved by the Committee on 23.1.2026 for a period of 3 years. The approval was granted based on the consideration that the proposal is not entirely incompatible with the landscape character of the surroundings and would not have adverse impacts on the surrounding areas.

SECTION FOUR | THE PROPOSED SCHEME

4.1 Proposed Private Club

4.1.1 The Application Site covers about 904m² in site area. Compared to the Approved Scheme, the number of block(s), total GFA, building height and number of storeys has increased while the proposed use, number of parking spaces, site area and operation hours remained unchanged. The proposed revision to the major development parameters is necessary to cater for the increasing visitor demand in the area and to support the operational needs of the Proposed Development. The key development parameters of the Proposed PVP and shop and services are summarized in **Table 1** below:

Table 1: Major Development Parameters

	Approved Scheme (a)	Proposed Scheme (b)	Difference (b) - (a) (%)
Proposed Use	Temporary Private Club		-
Site Area	904m ² (about)	904 m ² (about)	-
Total GFA	Not more than 210m ²	Not more than 460m ² • Private Club (1): Not more than 230 m² • Private Club (2): Not more than 230 m²	+ 250m ² (+119%)
No. of Block(s)	1 (including multi-purpose rooms, toilet and kitchen)	2 • Private Club (1): - 1/F: Multi-Purpose Rooms, Toilet & Kitchen - 2/F: Multi-Purpose Rooms • Private Club (2): - 1/F: Multi-Purpose Rooms, Toilet & Kitchen - 2/F: Multi-Purpose Rooms	+1 Block (+100%)
Maximum BH	Not more than 5.5m	Not more than 7.6m	+ 2.1m (+38%)
No. of Storeys	2	2	-
No. of Parking Spaces	-	-	-
Operation Hours	9:00 a.m. to 9:00 p.m. from Mondays to Sundays, including public holidays		-

- 4.1.2 The proposed use serves as a venue for hosting annual meetings and social gatherings for a clansmen association named Hong Kong Pingtan Association (HKPA)(香港平潭同鄉會), and only its members and invitees will be allowed to enter the proposed private club. Prior reservation will be required for all visitors, and the private club will accommodate a maximum of 20 people. The proposed kitchen will not involve selling food or drinks to the public.

4.2 Proposed Pedestrian Entrances

- 4.2.1 There are two pedestrian entrances recommended for the proposed development. The pedestrian entrances are located to the southwestern edge and eastern edge of the Site. The proposed pedestrian entrance at the southwestern boundary of the Site will be accessed via a strip of unallocated Government land between the Site and Sha Tau Kok Road – Shek Chung Au. The proposed pedestrian entrance at the eastern boundary will also be served by a strip of unallocated Government land connecting the Site to Sha Tau Kok Road – Shek Chung Au. No vehicle will enter the Application Site.

4.3 Proposed Transport Arrangement

- 4.3.1 No car parking space or loading/unloading is proposed within the Application Site. All visitors will be advised to travel to the Site by public transport or park at existing carpark in the area. The uncovered area of the Site is proposed to be used for internal access.

SECTION FIVE | PLANNING AND TECHNICAL JUSTIFICATIONS

5.1 Compatible with the Surrounding Land Uses

- 5.1.1 The proposed use, consisting of two building structures with a maximum height of not more than 7.6m with 2 storeys, is compatible with the surrounding areas. These areas are predominantly characterized by farmland, village settlements and storage yards. The applied use is of small scale and temporary in nature. Furthermore, the proposed private club will also act as a social and recreational development for supporting the visitors. Therefore, it is considered that the proposed development is compatible with the surrounding land use.

5.2 No Frustration of Long-term Planning Intention of “REC(1)” Zone

- 5.2.1 The temporary private club use has obtained valid planning approval on 23.1.2026. Although it does not fully align with the “REC(1)” zone’s long-term planning intention, it meets the needs of visitors and residents nearby and there are no known future development plans for the Application Site. Approval for 5 years will not jeopardise the zone’s planning goals, as the Proposed Development will not cause permanent or irreversible influence on the land and its temporary nature will not generate significant nuisance. It should be encouraged to make economic use and better utilization of scarce land resources on a temporary basis.

5.3 In Line with the Planning Intention of “Opening-Up of Sha Tau Kok for Tourism Development”

- 5.3.1 The Chief Executive announced in his 2022 and 2023 Policy Addresses respectively the gradual opening-up of STK (excluding Chung Ying Street) in 2024 for cultural and eco-tourism activities and the establishment of the STK Cultural Tourism Zone. According to the Northern Metropolis Action Agenda 2023 published in end-October 2023, the opening-up of STK is a key milestone of development under the proposed Blue and Green Recreation, Tourism and Conservation Circle in the period of 2024 to 2028. The Proposed Development is in line with the planning intention of promoting tourism development by providing an exclusive recreational destination for members and visitors. The introduction of a more diverse range of uses will enhance the area's attractiveness, promote visitor activity, and contribute to a more vibrant local environment.

5.4 No Insurmountable Traffic Impacts

- 5.4.1 No car parking space or loading/unloading is proposed within the Application Site. All visitors will be advised to travel to the Site by public transport or park at existing carpark in the area. It is considered that the proposed development will not generate any adverse traffic impact.

5.5 No Insurmountable Drainage Impacts

- 5.5.1 A new drainage system within the Site will be proposed which will be carried out at later stage. The stormwater and surface runoff in the effective catchment area will be discharged to the existing drainage system outside the subject lot area (existing surface channels). Thus, no unacceptable drainage impact resulting from the Proposed Developments is anticipated.

5.6 No Insurmountable Environmental Impacts

- 5.6.1 The nearest existing public sewerage network is located at the unallocated Government land situated between Sha Tau Kok Road – Shek Chung Au and the Site. Sewerage network will be proposed at the Site which will connect with the existing sewers. The capacities of the existing sewers and the proposed sewer will be checked based on existing upstream/downstream flow estimates and estimation of future sewage generation from the Proposed Development as appropriate at the detailed design stage.

5.7 No Insurmountable Landscape Impacts

- 5.7.1 The Site is partly fenced-off and largely vacant and has a valid planning approval (Application No. A/NE-STK/30) and an area of rural landscape character surrounded by village houses, vacant land, fallow agricultural land and storage yards. No significant landscape resources and no existing trees have been identified within the Site, indicating that the proposed development is unlikely to have a significant adverse landscape impact on the existing landscape.

SECTION SIX | CONCLUSION

This Section 16 Planning Application is submitted to seek planning permission for a proposed Private Club on a temporary basis of 5 years on a site currently zoned “Recreation(1)” at Lots 229 S.B ss.1 and 227 RP in D.D. 41, Sha Tau Kok, New Territories.

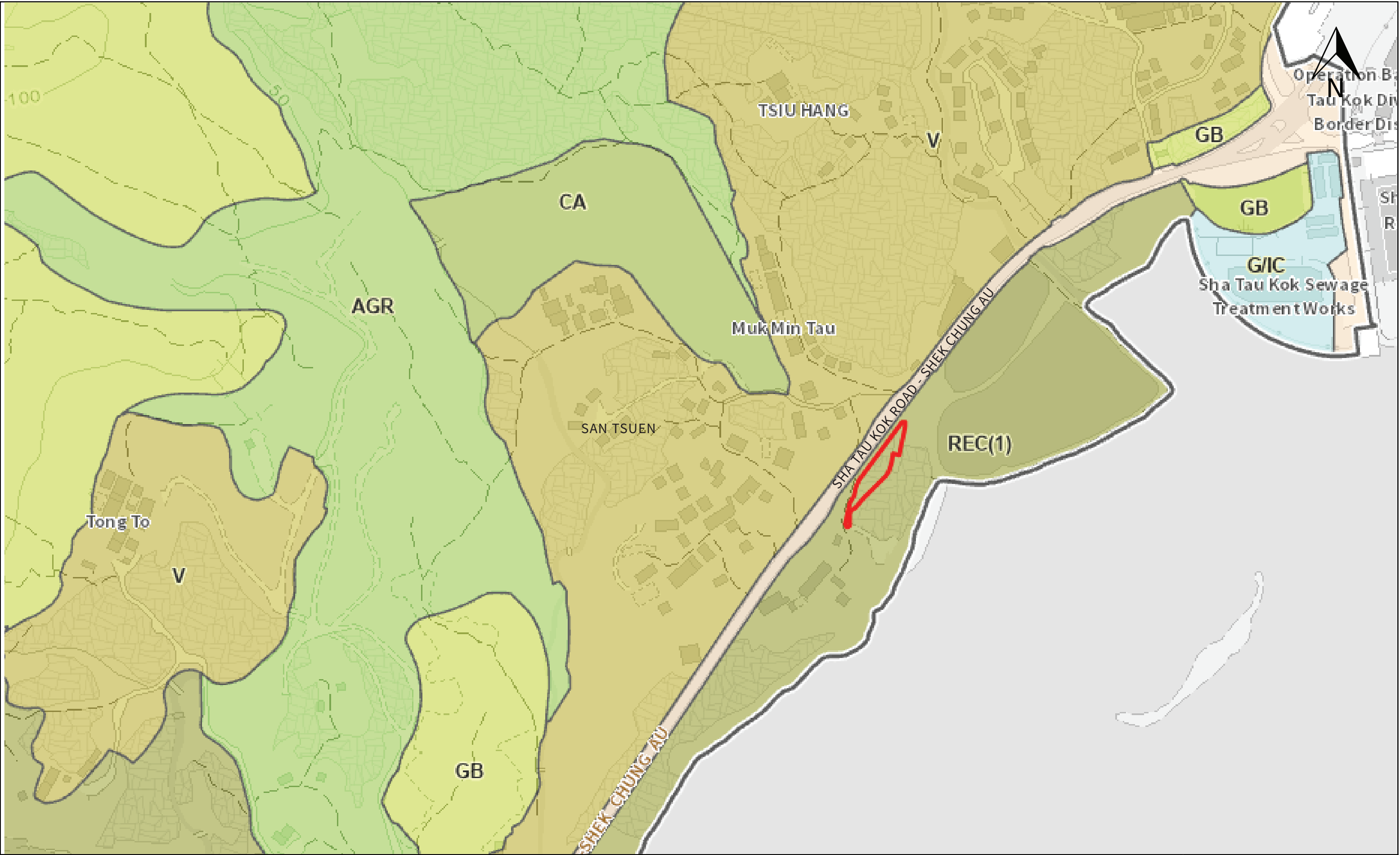
The proposed development is fully justified on the following grounds:

- Not incompatible land use nature, development scale and intensity;
- The proposed development on a temporary basis for a period of 5 years which would not frustrate the long-term planning intention of the subject “REC(1)” zone;
- In Line with the Planning Intention of “Opening-Up of Sha Tau Kok for Tourism Development”; and
- No Insurmountable traffic, environmental, drainage and landscape impact to the surroundings.

To conclude, the proposed development is fully justified in terms of planning considerations. In view of the above, members of the TPB are respectfully requested to favorably consider the present application in support of the proposed development of a temporary private club by the Applicant in Hong Kong.

Figure 1

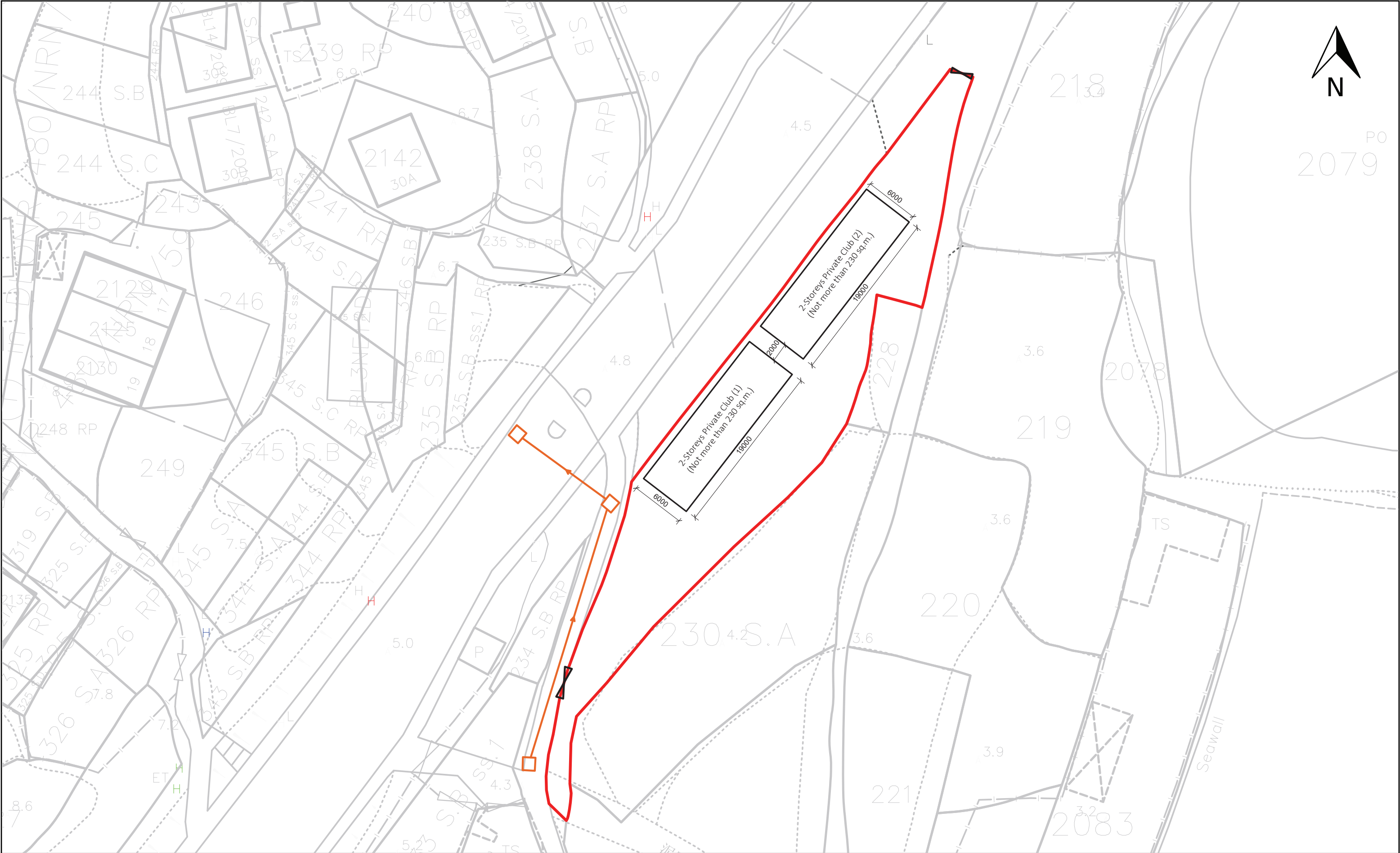
Location Plan



DRAWING TITLE: LOCATION PLAN	LEGEND:  APPLICATION BOUNDARY	SCALE: N.T.S	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 1		DATE: MAY 2026	

Figure 2

Site Plan



DRAWING TITLE: SITE PLAN	LEGEND: APPLICATION BOUNDARY EXISTING SEWER MANHOLE EXISTING SEWER PIPE PROPOSED PEDESTRIAN ENTRANCE(S)	SCALE: N.T.S	PREPARED BY:  DeSPACE (International) Limited
DRAWING NO.: FIGURE 2		DATE: MAY 2026	