

**Appendix II of RNTPC
Paper No. A/NE-STK/34A**

Previous S.16 Application

Approved Application

Application No.	Uses/ Development	Date of Consideration
A/NE-STK/30	Proposed Temporary Private Club for a Period of Three Years	23.1.2026

Government Departments' General Comments

1. Land Administration

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

- no objection to the application; and
- his advisory comments are at **Appendix IV**.

2. Traffic

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

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

3. Drainage

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

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

4. Fire Safety

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

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

5. **Environmental**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- three substantiated environmental complaints were received in the past three years, which were related to suspected landfilling and air nuisance in 2025. Site inspections and investigations revealed that landfilling had been undertaken and slight muddy tire tracks at Sha Tau Kok Road – Shek Chung Au were observed. The landowners were reminded that the relevant environmental legislations shall be complied with, and they were advised to fence off the areas to prevent further illegal disposal of construction and demolition waste/soil mass. No violation of the Environmental Ordinances was observed. No enforcement action was taken by his office; and
- his advisory comments are at **Appendix IV**.

6. **Nature Conservation**

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

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

7. **Landscape**

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

- no adverse comment on the application from the landscape planning perspective;
- based on the aerial photo taken in 2025, the Site was located in an area of rural coastal landscape character comprising village houses, vegetated areas and tree clusters. The proposed use is considered not incompatible with the surrounding environment;
- with reference to the site photos taken on 9.6.2026, the Site was fenced-off and largely formed without any trees. Self-seeded shrubs were found on it. As stated in the Application Form, tree felling is not involved;
- in view of the above, significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix IV**.

8. **Food and Environmental Hygiene**

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

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

9. Licensing

Comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department (CO(OLA), HAD):

- no objection to the application; and
- his advisory comments are at **Appendix IV**.

10. Building Matters

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

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

11. Other Departments

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

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

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress points of the Site are required to pass through Government Land (GL) but no right of access via GL is granted to the Site; and
 - (ii) the lot owner shall apply to his office for a Short Term Waiver (STW) (on whole lot basis) to permit the structures to be erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) the proposed use, including at the construction stage, should not obstruct or cause safety issues to other road users; and
 - (ii) where disruption to traffic, either vehicular or pedestrian, could occur as a result of the works (e.g. temporary lane closure, loading/unloading operation, etc.) on any public roads managed by the Transport Department (TD) is anticipated, temporary traffic arrangement scheme should be submitted to relevant parties, including TD and Road Management Office, for comment before the commencement of works;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement should be commented by TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Sha Tau Kok Road – Shek Chung Au; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (ii) the applicant should properly maintain the implemented drainage works whether within or outside the Site at his own expense; and
 - (iii) the Site is in an area where public sewerage connection is available. The Environmental Protection Department should be consulted regarding the sewerage impact assessment and sewage treatment/disposal facilities for the proposed use;

- (e) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should note that:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the applicant should follow the relevant mitigation measures and requirements in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and to meet the statutory requirements under relevant pollution control ordinances; and
 - (ii) the applicant is advised to carry out pollution abatement measures in the relevant guidelines, including 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business';
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should implement good site practice and measures to avoid adverse impacts on the nearby natural environment such as mangroves;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department (FEHD)'s facilities should be affected;
 - (ii) proper licence/permit issued by his Department is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a fresh provision shop, etc). The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department (BD), Fire Services Department and PlanD for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (iii) proper licence issued by his Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary

or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;

- (iv) pursuant to section 4 of the Food Business Regulation (Cap. 132X), the expression of “food business” does not include any club. As such, a club is exempted from obtaining food business licence from his Department except for permission to sell restricted foods specified in Schedule 2 to the Food Business Regulation; and
- (v) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses;
- (j) to note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, HAD (CO(OLA), HAD) that:
 - (i) under the Club (Safety of Premises) Ordinance (Cap. 376) (CuSPO), “club” means any corporation or association of persons formed for the purpose of affording its members facilities for social intercourse or recreation and which:
 - provides services for its members (whether or not for the purpose of gain); and
 - has a club-house of which only its members and their accompanied guests have a right of use;
 - (ii) if the mode of operation falls within the definition of “club” under the CuSPO, a Certificate of Compliance under the CuSPO must be obtained before operation;
 - (iii) no application for a Certificate of Compliance for operation of club at the Site was received by his office; and
 - (iv) detailed licensing requirements will be formulated upon receipt of application under the CuSPO, if applicable; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
 - (i) it is noted that two structures are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
 - (ii) the applicant’s attention is drawn to the followings:
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the subject application;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R;
- in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed use. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under Regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
- detailed checking under the BO will be carried out at building plan submission stage.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月12日星期五 0:03
收件者: tpbpd/PLAND
主旨: 電郵地址: tpbpd@pland.gov.hk 寄件標題: 支持規劃申請編號 A/NE-STK/34 (擬議私人會所) 電郵內文: 敬啟者: 關於: 支持規劃申請編號 A/NE-STK/34 本人撰寫此電郵, 旨在正式表達對上述規劃申請的支持。就申請人提出於該地段興建私人會所的規劃, 本人認為此發展項目具備充分的合理性, 並將為周邊地區帶來正面效益, 有助完善區內的整體配套提升環境質素, 並提供就業機會及經濟效益。懇請 城市規劃委員會仔細考慮上述意見, 批准規劃申請 A/NE-STK/34。 此致 ...

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2

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月12日星期五 10:02
收件者: tpbpd/PLAND
主旨: 支持規劃申請編號 A/NE-STK/34 (擬議私人會所)
類別: Internet Email

敬啟者：

關於：支持規劃申請編號 A/NE-STK/34

本人撰寫此電郵，旨在正式表達對上述規劃申請的支持。就申請人提出於該地段興建私人會所的規劃，本人認為此發展項目具備充分的合理性，並將為周邊地區帶來正面效益，有助完善區內的整體配套提升環境質素，並提供就業機會及經濟效益。

懇請 城市規劃委員會仔細考慮上述意見，批准規劃申請 A/NE-STK/34。

此致

城市規劃委員會

Niki

日期：2026 年 6 月 12 日

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月13日星期六 21:48
收件者: tpbpd/PLAND
主旨: 支持規劃申請編號 A/NE-STK/34 (擬議私人會所)

類別: Internet Email

敬啟者：

關於：支持規劃申請編號 A/NE-STK/34

本人撰寫此電郵，旨在正式表達對上述規劃申請的支持。就申請人提出於該地段興建私人會所的規劃，本人認為此發展項目具備充分的合理性，並將為周邊地區帶來正面效益，有助完善區內的整體配套提升環境質素，並提供就業機會及經濟效益。

懇請 城市規劃委員會仔細考慮上述意見，批准規劃申請 A/NE-STK/34。

此致

城市規劃委員會

高燕欽

日期：2026年6月13日

從 iPhone 版的 Yahoo Mail 傳送

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月13日星期六 21:57
收件者: tpbpd/PLAND
主旨: 支持規劃申請編號 A/NE-STK/34 (擬議私人會所)
類別: Internet Email

敬啟者：

關於：支持規劃申請編號 A/NE-STK/34

本人撰寫此電郵，旨在正式表達對上述規劃申請的支持。就申請人提出於該地段興建私人會所的規劃，本人認為此發展項目具備充分的合理性，並將為周邊地區帶來正面效益，有助完善區內的整體配套提升環境質素，並提供就業機會及經濟效益。

懇請 城市規劃委員會仔細考慮上述意見，批准規劃申請 A/NE-STK/34。

此致

城市規劃委員會

林梓義

日期：2026 年 6 月 13 日

5

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

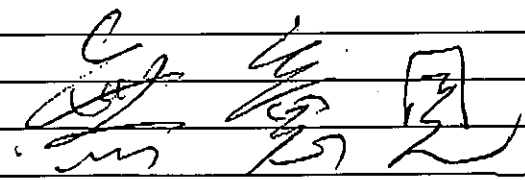
By e-mail : tpbpd@pland.gov.hk

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

A/NE-STK/34

意見詳情 (如有需要，請另頁說明)

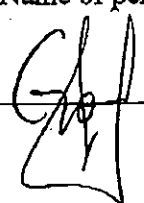
Details of the Comment (use separate sheet if necessary)



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

侯志強議員

簽署 Signature



日期 Date

2026.6.18

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6

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月18日星期四 17:00
收件者: tpbpd/PLAND
主旨: 支持規劃申請編號 A/NE-STK/34 擬議私人會所
類別: Internet Email

本人撰寫此電郵，旨在正式表達對上述規劃申請的支持。就申請人提出於該地段興建私人會所的規劃，本人認為此發展項目具備充分的合理性，並將為周邊地區帶來正面效益，有助完善區內的整體配套提升環境質素，並提供就業機會及經濟效益。沙頭角應該快速開放轉型，歡迎投資和發展。

懇請 城市規劃委員會仔細考慮上述意見，批准規劃申請 A/NE-STK/34。

此致

城市規劃委員會

陳弼生

日期：2026 年 6 月 18 日

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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

By Fax: 2877 0245

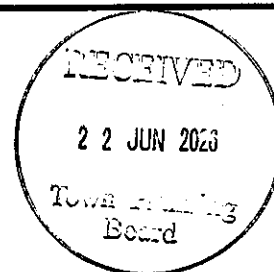
By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號

The application no. to which the comment relates A/NE-STK/34

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)



本人沙頭角新村居民代表，反對規劃申請編號 A/NE-STK/34, DD4/227-229 號及分段作為臨時私人會所。理由破壞村中寧靜生活，同時出口是路口，大車出入，巴士小車都有危險，夜晚嘈吵令村民不安。生活都受打擊，不堪早咩咩起村民，懇求擱置申請。

「提意見人」姓名／名稱

Name of person/company making this comment

簽署

Signature

日期

Date



22/06/2026

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245

電郵：tpbpd@pland.gov.hk



To: Secretary, Town Planning Board

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

By Fax: 2877 0245

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

有關的規劃申請編號

The application no. to which the comment relates A/NE-STK/34

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人沙頭角新村原居民代表，現在反對規劃申請編號 A/NE-STK/34 DD41227-229 號各分段，理由有數點，本村是一個客家鄉村，不想被外人破壞，同時出口是行人路，到時有大巴小車出入，村民過路都會做成危險，村民都反對做臨時私人廁所，懇請貴規劃處否決申請。

「提意見人」姓名／名稱

Name of person/company making this comment

簽署

Signature



日期

Date

22nd JUNE 2026

城市規劃委員會秘書處

規劃申請編：A/NE-STK/34

擬議臨時私人會所

就上述的申請，我們非常關注申請人/團體可否做下述的事項以確保對周邊的村落及地方避免受到不良的影響：

「康樂」地帶的規劃原意

- 根據規劃指引，「康樂」地帶的目的通常是為一般公眾提供康樂設施、綠化空間或低密度的戶外消閒地點。
- 私人會所本質上是排他性（Exclusive）的，只供繳交高昂會費的會員使用。將其改劃等同於將原本預留給大眾的潛在康樂資源「私有化」，剝奪了普通市民享受該土地的權利，完全違反了該地帶服務公眾的規劃原意。

未經證實的社區需求

- 申請人沒有證明該區對「私人會所」有迫切的需求，相反，改劃會無法滿足真正的大眾人口增長需求。

交通與基礎設施負荷

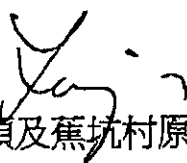
- 私人會所通常會吸引大量私家車、的士或高檔穿梭巴士出入。原本的「康樂」地帶（特別是郊區或低密度地區）周邊的道路設計，可能無法承載這種突如其來的交通流量，容易引發交通擠塞。此外，會所的餐飲及娛樂設施亦會對當地的排污、供水及電網造成額外負擔。

環境與景觀破壞（Landscape & Ecology）

- 興建私人會所往往伴隨著大規模的建築工程、鋪設石屎路面、甚至砍伐樹木，這會破壞原本「康樂」地帶應有的自然景觀及生態屏障功能。光污染（會所夜間照明）和噪音污

染（活動、餐飲）亦會滋擾周邊的居民或野生動物。再者，該地點亦是一個水浸黑點。
興建私人會所可能使水浸惡化。

順祝工作順暢



木棉頭及蕉坑村原居民代表

李慧賢

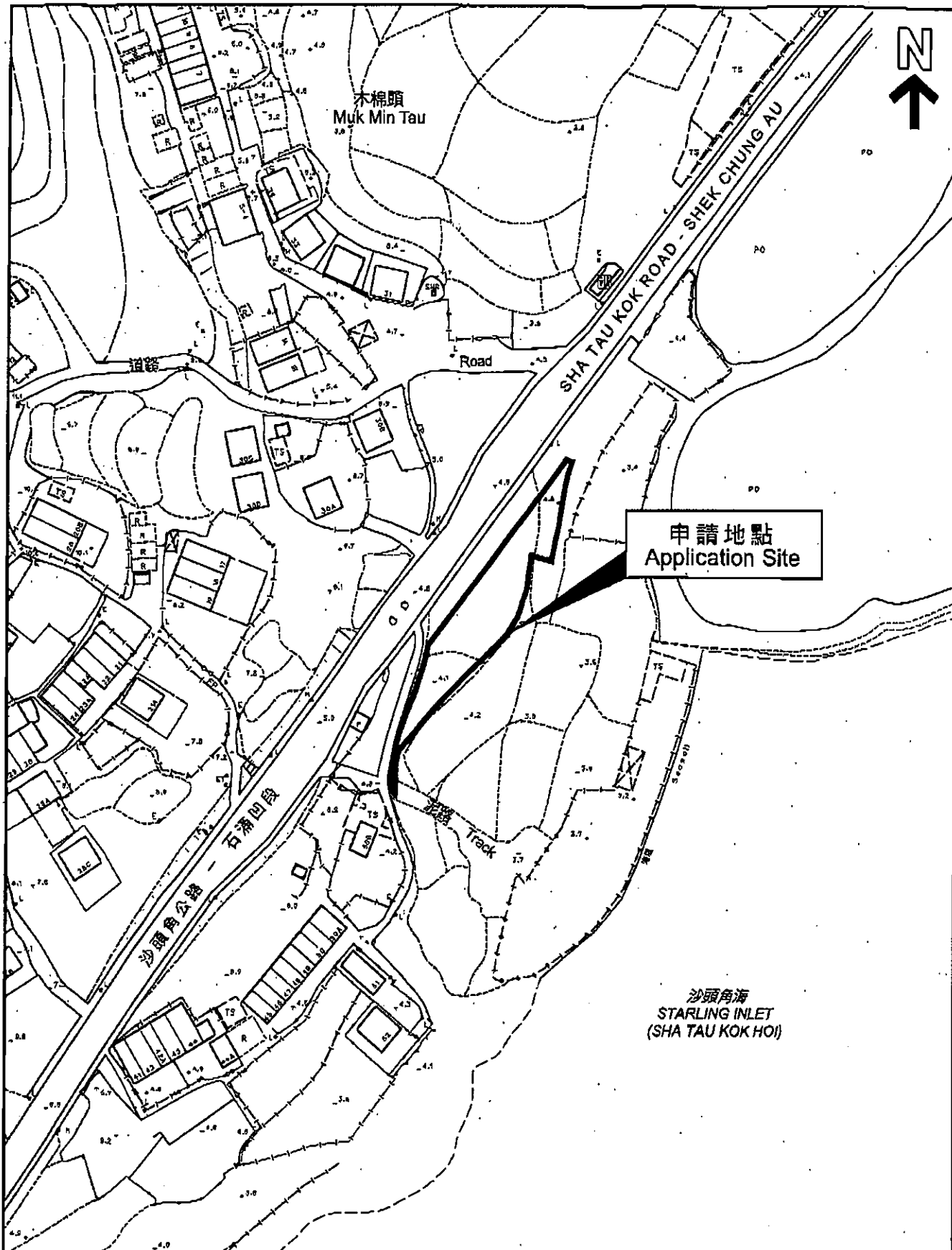
24.6.2026



木棉頭及蕉坑村居民代表

李兆康

24.6.2026



申請地點
Application Site

沙頭角海
STARLING INLET
(SHA TAU KOK HOI)

本圖製圖於2026年8月2日獲備
所根據的資料為測量圖編號
3-NE-12D及13C
EXTRACT PLAN PREPARED ON 2.6.2026
BASED ON SURVEY SHEETS No.
3-NE-12D & 13C

平面圖 SITE PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/NE-STK/34

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月29日星期一 0:27
收件者: tpbpd/PLAND
主旨: A/NE-STK/34 DD 41 Sha Tau Kok Private Club
類別: Internet Email

A/NE-STK/34 HK Ping Tan Association

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

Site area: About 904sq.m

Zoning "Recreation"

Applied use: Private Club

Dear TPB Members,

30 approved 23 Jan 2026 despite objections from local villagers and mention of unapproved filling of land and that the area is subject to flooding. GL and parking have been ditched.

The views of local residents and green groups are no longere considered even though the decision to eliminate the views of the community was never made public by the board.

Mary Muvihill

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 9 October 2025 1:54 AM HKT
Subject: A/NE-STK/30 DD 41 Sha Tau Kok

A/NE-STK/30

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

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

Zoning "Recreation"

Applied use: Private Club / 3 Vehicle Parking

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

Dear TPB Members,

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

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

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

Mary Mulvihill

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Seg 2 11

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

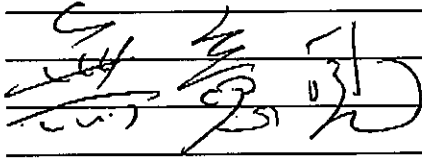
By e-mail : tpbpd@pland.gov.hk

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

A/NE-STK/34Received on 26/08/2026

意見詳情 (如有需要，請另頁說明)

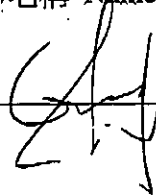
Details of the Comment (use separate sheet if necessary)



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

侯志強議員

簽署 Signature



日期 Date

2026.9.1

致城市規劃委員會啟者：
專人送達或郵遞：香港北角道華道 333 號北角政府合署 15 樓
傳真：2877 0245 或 2522 8426
電郵：tpbpd@pland.gov.hk

2024. 2. 12

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-STK/34R received on 26/08/2026

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有意見

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

簽署 Signature



日期 Date 10/9/2026

Sep. 2 13

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-STK/34 Received on 26/08/2026

意見詳情 (如有需要，請另頁說明)

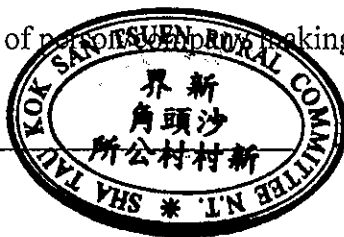
Details of the Comment (use separate sheet if necessary)

本人新村原居民代表，現在反對在我村申請臨時私人診所
規劃申請編號 A/NE-STK/34 地段 0041227 及 229 號
理由在大馬路開路口，村民出入都危險，夜晚太嘈吵，影響村民
正常生活，村民一經至也，在我村申請會所，如有需要請
聯絡本人。

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

簽署 Signature

[Handwritten Signature]



日期 Date

17th Sep 2026



Seq. 2 14

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-STK/34 Received on 26/08/2026

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人居民代表，聞有一項申請在沙頭角新鄉村申請興建新屋，
規劃申請編號 A/NE-STK/34 (004/227 號及 229 號 B
打邊爐同業有隨地人出現，在村中及村邊，影響村民生活，
村民表示，大路開入口有危險，村民出入都懷疑。如有任何
意見請聯絡我。

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

簽署 Signature



日期 Date

17th Sep 2026



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

參考編號
Reference Number: 260920-161727-64903

提交限期
Deadline for submission: 22/09/2026

提交日期及時間
Date and time of submission: 20/09/2026 16:17:27

有關的規劃申請編號
The application no. to which the comment relates: A/NE-STK/34

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Mr LEE

**意見詳情
Details of the Comment :**

就規劃申請編號 A/NE-STK/34 提出之反對意見書

本人謹此就規劃申請編號 A/NE-STK/34 (擬於新界沙頭角「康樂(1)」地帶發展為期5年的臨時私人會所) 提出強烈反對，理由如下：

1. 違背「康樂(1)」地帶之長遠法定規劃意圖

• 規劃宗旨不符：根據沙頭角分區計劃大綱核准圖，該地帶的規劃意圖旨在推動低密度康樂發展、農郊旅遊及生態旅遊，供公眾享用。擬建發展為封閉性質的私人會所，僅限「香港平潭同鄉會」會員及受邀人士使用，未能為一般公眾提供實質的康樂或生態旅遊價值。

• 變相長期私人佔用：該地段剛於 2026 年 1 月獲批為期 3 年的臨時許可 (編號 A/NE-STK/30)。現時在原許可尚未實質長期營運前，即申請撤銷並改為長達 5 年的許可，有變相長期佔用「康樂」土地作封閉式 private 用途之嫌，嚴重影響長遠規劃意圖的落實。

2. 發展規模與密度大幅膨脹，構成不良先例

• 體積與樓面面積大幅增加：相較於原獲批方案，是次申請將建築物由 1 幢增至 2 幢，總樓面面積 (GFA) 由不多於 210 平方米大增 119% 至不多於 460 平方米，建築高度亦由 5.5 米大幅提升 38% 至 7.6 米。

• 過度開發鄉郊環境：規模的大幅膨脹顯著增加了當地的建築密度及視覺體積 (Visual Bulk)，與周邊以農場及鄉村村屋為主的自然鄉郊景觀極不協調。若此類大規模擴建獲得批准，將樹立不良先例，誘發更多同類鄉郊土地過度開發的申請。

3. 交通配套嚴重不足，加劇周邊交通負擔與違泊問題

• 零泊位安排不切實際：地盤內完全不設任何車輛泊位及上落客貨區。儘管申請人聲稱訪客將乘搭公共交通或使用區內現有停車場，惟沙頭角一帶公共停車設施極為緊絀，會所營運必然會吸引私家車及載客車輛前往。

• 引發違例泊車及阻塞：車輛在沙頭角公路-石涌凹段附近隨意上落客或違例泊車，將嚴重阻塞主要幹道及行人通道，對當地居民出行及公共交通運作造成直接不便及安全隱患。

4. 潛在環境及排水問題

• 生活污水及噪音滋擾：擬建項目設有廚房及餐飲/聚會空間 (Multi-Purpose Rooms)，運

作時間長達每日上午9時至晚上9時（包括假日）。會所活動產生的噪音及餐飲污水排放，對周邊鄉郊環境及附近居民生活構成實質滋擾。

- 排水設施可行性存疑：項目需依賴未批租政府土地連接現有渠道，在缺乏全面且獨立的環境及排水影響評估前，難以確保不會加重周邊水浸風險或污染當地生態環境。

5. 其他問題

鄰近海域有紅樹林及沙頭角養魚區域，相關的政府部門有否要求申請人提供見議書如何對周邊的紅樹林及沙頭角養魚區域不受影響。更甚，鄰近海域的紅樹林部份已發現被破壞了。

該「香港平潭同鄉會」只服務香港平潭同鄉會人仕。何來有帶來推動低密度康樂發展、農郊旅遊及生態旅遊，供公眾享用。封閉性質的私人會所有沒有提交文件或見議書如何在該地帶推動低密度康樂發展、農郊旅遊及生態旅遊。

基於上述理由，擬議發展規模過大、違背土地規劃意圖，且未能解決潛在的交通及環境影響。本人特此促請城市規劃委員會嚴格把關，否決是次規劃申請。

829. 2 16
6

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

參考編號

260920-162029-00989

Reference Number:

提交限期

22/09/2026

Deadline for submission:

提交日期及時間

20/09/2026 16:20:29

Date and time of submission:

有關的規劃申請編號

A/NE-STK/34

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. LEE

Name of person making this comment:

意見詳情

Details of the Comment :

有關：強烈反對規劃申請 A/NE-STK/34 (沙頭角擬議臨時私人會所)

我是沙頭角申請地點 (丈量約份第41約地段第227號餘段及第229號B分段第1小分段) 附近的村民及代表。基於該地點過往的實際營運違規紀錄、是次申請的龐大擴建規模，以及對鄉郊環境的破壞，我們對此項申請表示強烈反對。以下為具體的客觀反對理據：

第一部分：基於事實的反對理據

1. 違背過往審批條件，大型車輛進出已實質損毀公眾行人路

申請人在文件中聲稱「沒有車輛會進入申請地點」；而城規會以往批准的申請 (A/NE-STK/30) 亦明確訂下條件，規定「任何時間均不准車輛停泊/存放於地盤內或進出該地盤」。

然而，客觀事實是該地盤的唯一出入口為公眾行人路。在過往營運及工程期間，已有大型車輛及訪客車輛違規駛越行人路進出。大型車輛的反覆碾壓，目前已導致該段公眾行人路面出現嚴重損毀。此外，大量訪客車輛長期違泊並霸佔行人路，實質阻礙了村民 (特別是長者及學童) 的日常出入，迫使行人需步出沙頭角公路，構成極大的交通安全風險。是次申請將總樓面面積擴大一倍以上，預期車流增加將令違泊及路面損毀問題進一步惡化。

2. 忽視區內水浸歷史，大增硬地面積加劇排水系統負荷

申請地點鄰近的沙頭角公路主幹道一帶，過往曾是區內著名的「水浸黑點」。是次申請將建築物由1幢增至2幢，總樓面面積由210平方米大增至460平方米。大幅擴張無可避免會增加地盤內的混凝土及硬地面積，大幅減少土地的自然滲水空間。在缺乏全面排水系統提升工程的情況下，地表雨水徑流將直接排入現有的鄉村渠道。我們極度憂慮在暴雨期間，這會超越該區現有渠道的排洪負荷，再次引發嚴重水浸，威脅村民生命財產。

3. 污水排放及環境衛生疑慮

擬建的2幢建築物均配備多用途室、洗手間及廚房。作為一個為期長達五年的聚會及派對場所，設施增加必然產生大量餐飲廚餘廢水及生活污水。鄉郊地區並無完善的大型公共排污網絡，若污水處理設施 (如化糞池) 容量不足或缺妥善維護，污水極易滲漏或溢出至附近明渠，對周邊鄉村環境及水質造成實質的污染及散發惡臭。

4. 臨時構築物的結構及消防安全問題

該地盤的發展涉及類似貨櫃或臨時組件搭建的構築物。是次申請涉及興建兩層高、高度達 7.6 米的建築物。作為一個容許群眾聚集的私人會所，我們對這類臨時構築物是否嚴格符合《建築物條例》及消防處的安全標準表示強烈關注。其在颱風等惡劣天氣下的結構穩定性，以及兩層高建築的走火通道設計，均存在嚴重的安全隱患。

5. 嚴重偏離「康樂(1)」地帶的規劃意向及密度限制

根據大綱核准圖《註釋》，「康樂(1)」地帶的規劃意向是「進行低密度康樂發展，從而促進農業旅遊及生態旅遊」。然而，擬議的「私人會所」僅供「香港平潭同鄉會」會員及受邀人士使用，具極強排他性，實際上完全無助於促進面向公眾的生態或農業旅遊。此外，《註釋》列明為了控制基礎設施負荷，該區住宅發展的最高地積比率一般不超過 0.2 倍。而是次非住宅申請的地積比率卻高達 0.5。以鄉郊標準而言，發展密度明顯過高，完全違背該地帶「低密度」的核心規劃原則。

第二部分：逐一反駁申請人之「規劃理據」

針對申請人在規劃綱領（行政摘要）中提出的四項理據，我們認為其說法與事實嚴重不符，完全不能成立：

反駁「與周邊鄉郊發展相容」：擬議發展涉及兩幢高達 7.6 米、總樓面面積達 460 平方米的建築。這種龐大體積及高密度的派對聚會場所，與周邊以自然農地及寧靜低密度的村屋環境完全格格不入。

反駁「符合推動旅遊發展」：政府開放沙頭角旨在推廣大眾參與的生態及文化旅遊。而是次申請明確為封閉式的私人會所，不對外開放，對帶動沙頭角的公眾旅遊業毫無建樹，實為借「旅遊發展」之名作私人用途。

反駁「不影響長遠規劃意向」：申請人要求長達 5 年的營運期，並將建築規模擴大超過一倍。若城規會批准，將立下極壞先例，變相鼓勵他人以「臨時」為藉口，在鄉郊土地進行長期、大面積的違背規劃意向發展。

反駁「不會造成不良影響」：申請人過往未能妥善管理車流，已導致公眾行人路面實質損毀，訪客違泊亦危及村民安全；加上無視區內「水浸黑點」歷史及排污隱患，其「無不良影響」的聲稱已被過往的違規事實徹底推翻。

總結

綜合上述各點，基於申請人過往未能妥善管理車輛進出導致公用設施損毀的客觀事實，以及擴建帶來的排水（水浸）、排污及安全隱患，本人/我們懇請城規會明察秋毫，堅決拒絕批准是次規劃申請（A/NE-STK/34）。

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

Seq. 2 16 "附加"

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月21日星期一 9:37
收件者: tpbpd/PLAND
主旨: 提交有關規劃申請 (編號: A_NE-STK_34) 之意見信
附件: 20260920-意見回覆-A_NE-STK_34.pdf

類別: printed, csmng, Internet Email

城市規劃委員會秘書處 敬啟者：

隨本電郵附上針對規劃申請編號 A_NE-STK_34 的意見信文件（PDF 格式），敬請 查收。

請注意，本信件之已簽署正本將會隨後透過郵遞方式寄交 貴會，以作正式紀錄。

如有任何查詢，歡迎隨時聯絡本人。

此致

城市規劃委員會

木棉頭及蕉坑村村代表

李兆康 謹啟

致：城市規劃委員會秘書處

有關：對規劃申請 A/NE-STK/34（沙頭角擬議臨時私人會所）的意見及反對理據

敬啟者：

我們是沙頭角木棉頭及蕉坑村的兩位村代表：原居民代表李慧賢，以及居民代表李兆康。我們現代表本村及周邊鄉村居民，就上述位於沙頭角丈量約份第 41 約地段第 227 號餘段及第 229 號 B 分段第 1 小分段的規劃申請，提交我們的觀察與意見。

我們一直關注該地段的發展，並曾對過往的申請（A/NE-STK/30）表達過對鄉村環境及交通的憂慮。經審閱是次擴建至 2 幢建築物、總樓面面積增至 460 平方米的最新申請後，我們認為項目仍有諸多尚未妥善解決的隱患。基於保障社區和諧與鄉郊環境的考量，我們對此項擴建申請表示反對，具體理據如下：

1. 現場設施與申請圖則的差異，以及周邊樹木保育疑慮

申請人在文件中表示地盤內不會有車輛停泊。然而，經村民實地觀察，地盤現場目前設有三個閘口，這與文件所述的交通安排似乎存在差異，令村民憂慮實際營運時會否有車輛頻繁進出。此外，近沙頭角公路旁邊的地盤出口位置，過往曾有村民反映附近政府地段的樹木疑似被移除的投訴。我們期望有關部門能釐清在工程期間，周邊政府土地的自然植被是否受到影響，以釋除村民對破壞公物的疑慮。

2. 過往曾生糾紛，憂慮影響鄉村和諧與社區相容性

我們理解申請人希望項目能與鄉郊環境相容。然而，根據過往紀錄，該位置曾因工程或土地問題引發糾紛，甚至需要警方介入協助調停。作為村代表，我們十分重視社區的和諧安寧。我們擔憂發展規模擴大後，會增加不必要的社會摩擦，對寧靜的鄉村生活造成影響。

3. 缺乏交通評估數據，憂慮加重周邊泊車及道路負荷

上次申請時，城規會訂下了不准車輛進出及停泊的條件，但規劃署在實地視察時仍發現有未經授權車輛停泊。是次申請未有附帶《交通影響評估》，且地盤內不設停車位。申請人建議訪客使用「周邊公眾停車場」，但未有具體數據支持該等停車場的剩餘承載力。村民不時觀察到有大型車輛進出影響村口行人路，以及有相關車輛停泊於村外政府土地及路旁。我們憂慮擴建會進一步影響長者及學童的出行安全。

4. 牽涉未獲批的土木工程，加劇水浸黑點風險

該區為已知的水浸黑點。根據最新文件，土木工程拓展署（CEDD）指出該地段及周邊涉及「涉嫌違規斜坡工程（USW）」，包含未經批准的填土平台及混凝土擋土牆。目前現場已有一定厚度的泥土回填及混凝土組件。是次擴建將大幅增加建築及硬地面積，我們憂慮在未有完善排水方案及妥善還原受破壞地貌前，有關發展會降低天然蓄水能力，在暴雨期間加重周邊的水浸風險。

5. 臨時構築物的結構及消防安全考量

是次申請擬建兩幢兩層高（7.6 米）的臨時建築物。我們關注這些類似貨櫃組件的構築物，在面對極端天氣（如颱風）時的結構穩定性。由於地盤鄰近村民居所，我們期望有關建築在正式落實前，必須通過相關部門嚴謹的結構及消防走火通道審批，以確保周邊村民的生命財產安全。

6. 鄉村垃圾收集及排污系統的承載力不足

擬建的兩幢建築均配備多用途室、洗手間及廚房。作為長期的聚會場所，預計將產生一定數量的餐飲廢物及生活污水。目前本村的垃圾收集站負荷已趨飽和，鄉郊地區亦缺乏大型公共排污網絡。若未能設立高規格的排污及廢物管理措施，恐會對附近的明渠水質及衛生環境造成長遠負面影響。

7. 發展規模與「康樂(1)」地帶及地區旅遊大方向的契合度

我們十分支持特區政府及沙頭角區鄉事委員會推動區內大眾旅遊發展的大方向，前提是項目必須合法合規並惠及社區。「康樂(1)」地帶的規劃原意是促進大眾生態康樂發展，而是次申請屬私人同鄉會聚會用途，受惠對象較為單一。同時，其地積比率達 0.5，發展密度明顯高於一般鄉郊標準，我們認為這未必完全切合該地段低密度及大眾康樂的規劃初衷。

總結：綜合上述各項尚未解決的交通、環境及社區隱患，加上相關地段過往的工程疑慮，我們認為現階段不宜在該址進行大規模擴建。我們懇請城規會審慎考慮村民的合理訴求，在申請人能提供具體科學數據（如交通及排水評估）並妥善解決上述合規問題前，否決是次規劃申請（A/NE-STK/34）。

木棉頭及蕉坑村村代表聯署：



李慧賢（木棉頭及蕉坑村 原居民代表）



李兆康（木棉頭及蕉坑村 居民代表）

日期：2026 年 9 月 20 日