

2021年 11月 25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。

25 NOV 2021

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; and**
位於鄉郊地區土地上及/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**
位於鄉郊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.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-STK/22
	Date Received 收到日期	25 NOV 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

LAM MA YAU 藍馬有

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)

WONG SUN WO WILLIAM 黃新和

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界丈量約份第41約地段第360號餘段(部份) 第392號A分段, 第394號A分段(部份), 第394號B分段第1小分段(部份), 第394號B分段餘段(部份)及比鄰政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1360 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 300 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	64 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	沙頭角分區計劃大綱核准圖編號S/NE-STK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	REC(1)
(f) Current use(s) 現時用途	閒置土地 (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 2021 年 11 月 16 日的記錄，這宗申請共牽涉 3 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	新界丈量約份第41約地段第394號B分段餘段	17-11-2021

(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 1 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)
1	新界丈量約份第41約地段第360號餘段	18-11-2021

(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所用途，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 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> 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 供第(ii)類申請

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>(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))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>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</p>		
	<p>Name/type of installation 裝置名稱/種類</p>	<p>Number of provision 數量</p>	<p>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)</p>
<p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>			

(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 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
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 非建築用地限制 From 由m to 至 m
- ☐ 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

臨時食肆(連附屬停車場)(為期五年)

(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	..... 300 sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.2206	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 22.06 %	<input type="checkbox"/> 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	..... 1 storeys 層	
	<input type="checkbox"/> include 包括..... storeys of basements 層地庫	
	<input type="checkbox"/> 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)	<input type="checkbox"/> About 約
	..... 4.5-6 m 米	<input checked="" type="checkbox"/> 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

☒ eating place 食肆 300 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 (please specify the use(s) and concerned land
 政府、機構或社區設施 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)

.....

.....

.....

☐ 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]
食肆	G/F	食肆
儲物室	G/F	儲物室
.....
.....
.....
.....

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

.....
 停車場

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)

2026年11月

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	<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)) <div style="text-align: center;">沙頭角公路</div> <hr/> <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"/>
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	<input checked="" type="checkbox"/> (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 9 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	<input checked="" type="checkbox"/> (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 1 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，請另頁表示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>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>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>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。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <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> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

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。

申請地點面向東方正對沙頭角海，在早晨日出時，陽光照射在海面上反射實為一大美景因此我等希望能將這美景帶給各位朋友，所以向貴處申請在此開設食肆
我等開設食肆為方便度假人士不用為了膳食而煩惱，因為我等鄰近地方並沒有合法食肆，而沙頭角市內有食肆，但沒有禁區通行證不能內進，因此我等才開設食肆，以方便村民及郊遊人士飲食的方便，如得到城規會的批准，我等會正式向食環署申請食肆牌照，在所有手續完成及得到相關牌照後才會正式營業。
我等食肆會開放給其他郊遊人士及村民使用。本餐廳設有停車場假日有專人指揮交通訪客亦可承座巴士或小巴，食肆門口設有巴士站。
本餐廳地下已設有政府排污渠，所有污水都會經政府排污渠排放，因此絕對不會污染沙頭角海的優美環境
營業時間由星期一至星期日及公眾假期每日早上8時至晚上9時

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 an application to the Board 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

Wong sun wo William

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

19-10-2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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。

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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	新界丈量約份第41約地段第360號餘段(部份) 第392號A分段, 第394號A分段(部份), 第394號B分段第1小分段(部份), 第394號B分段餘段(部份)及比鄰政府土地		
Site area 地盤面積	1360 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 64 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	沙頭角分區計劃大綱核准圖編號S / N E - S T K / 2		
Zoning 地帶	REC(1)		
Applied use/ development 申請用途/發展	臨時食肆(連附屬停車場)(為期五年)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	300 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.2206 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 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 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	4.5-6 m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	22.06 % <input checked="" type="checkbox"/> 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 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> 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) <hr/> <hr/>	9
	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) <hr/> <hr/>	1

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

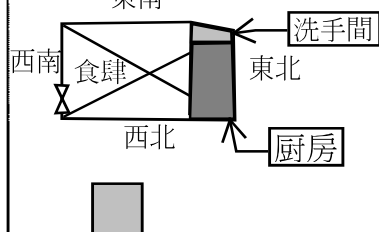
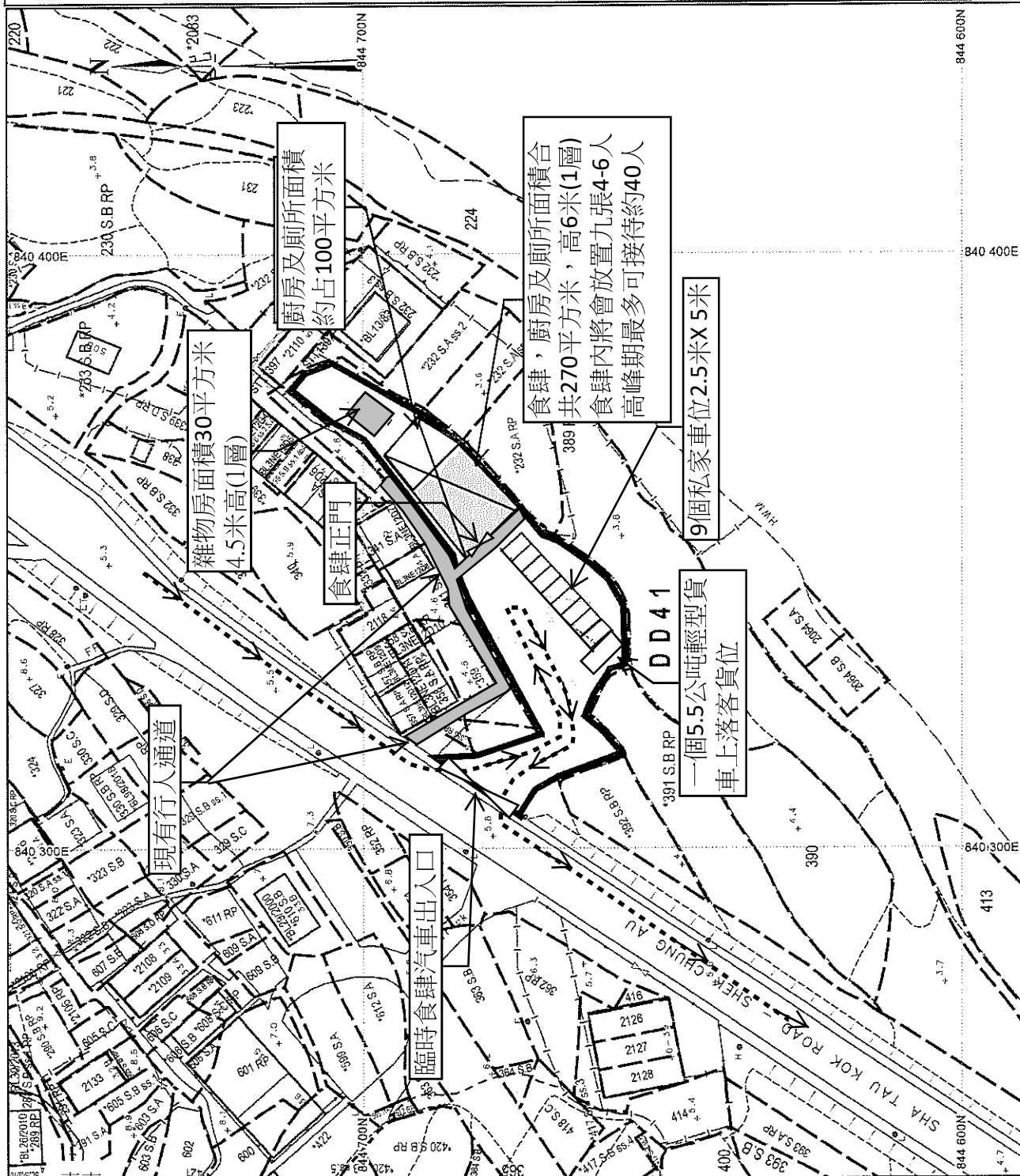
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明) 雨水排放建議圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

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

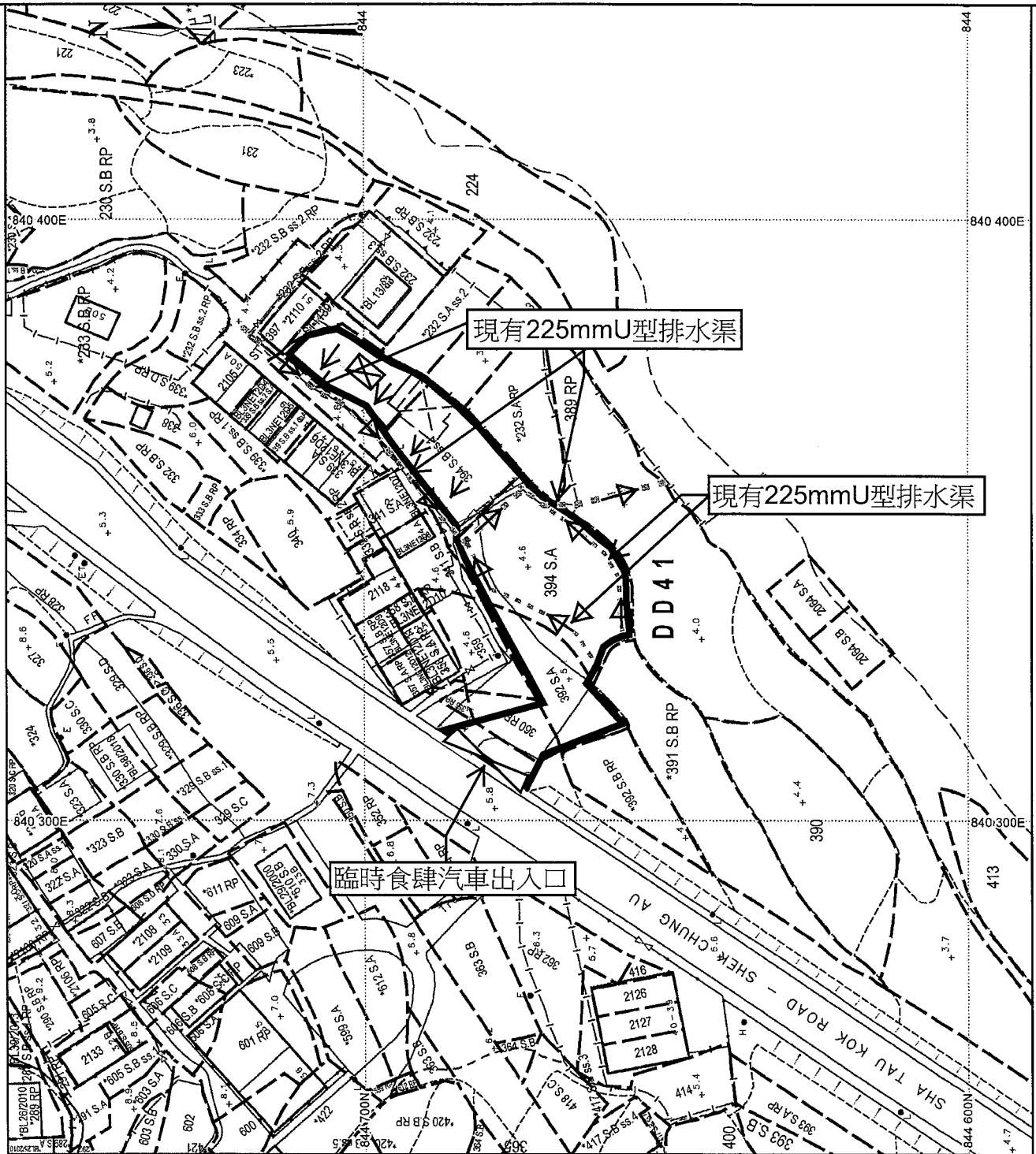
臨時食肆(連附屬停車場)



食肆，廚房及廁所面積270平方米，高6米(1層)

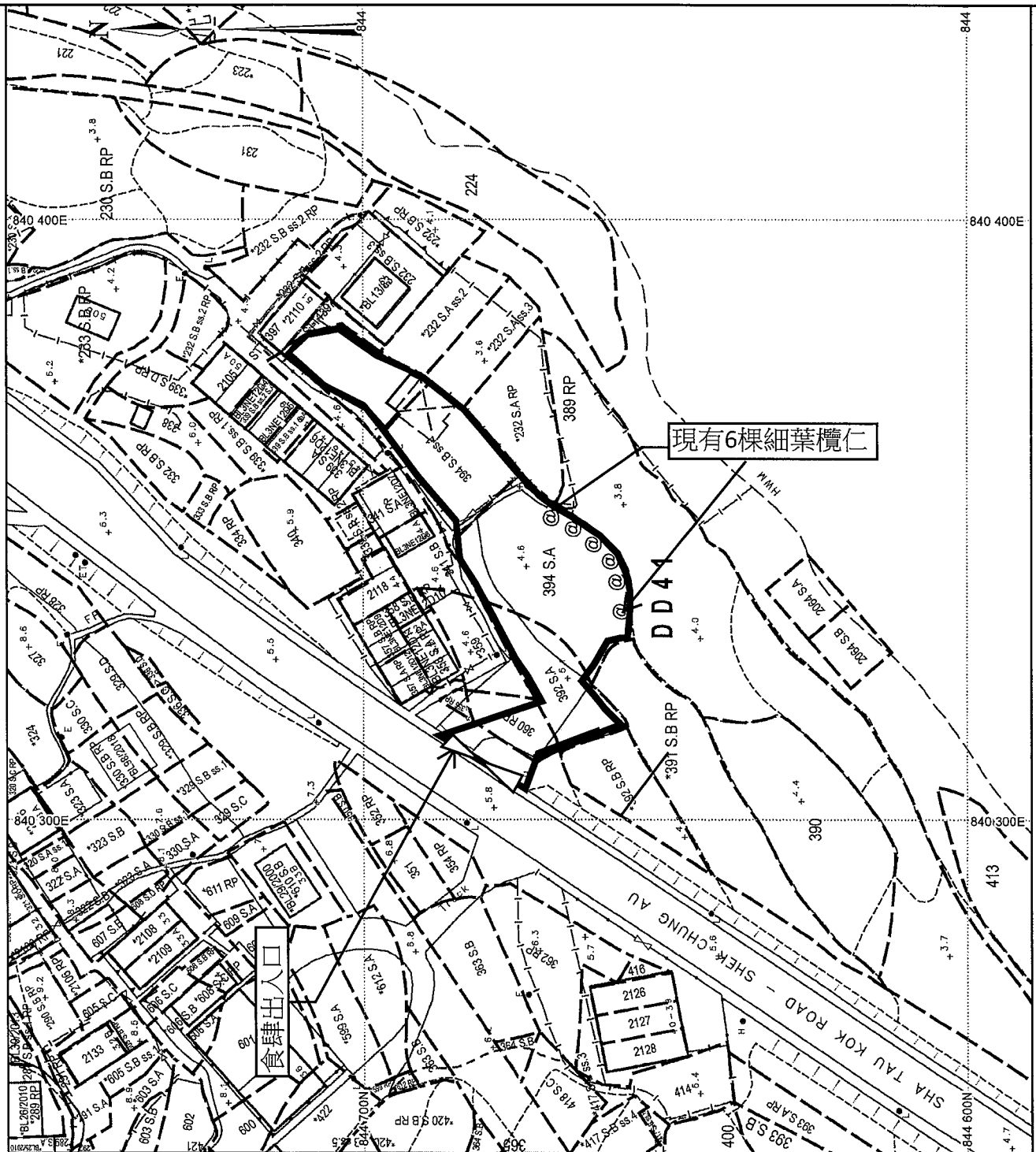
雜物房面積30平方米高4.5米(1層)

雨水排放建議圖



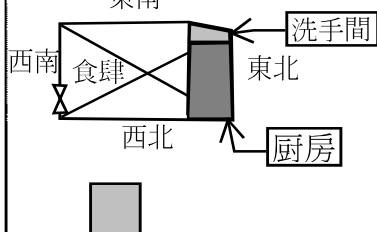
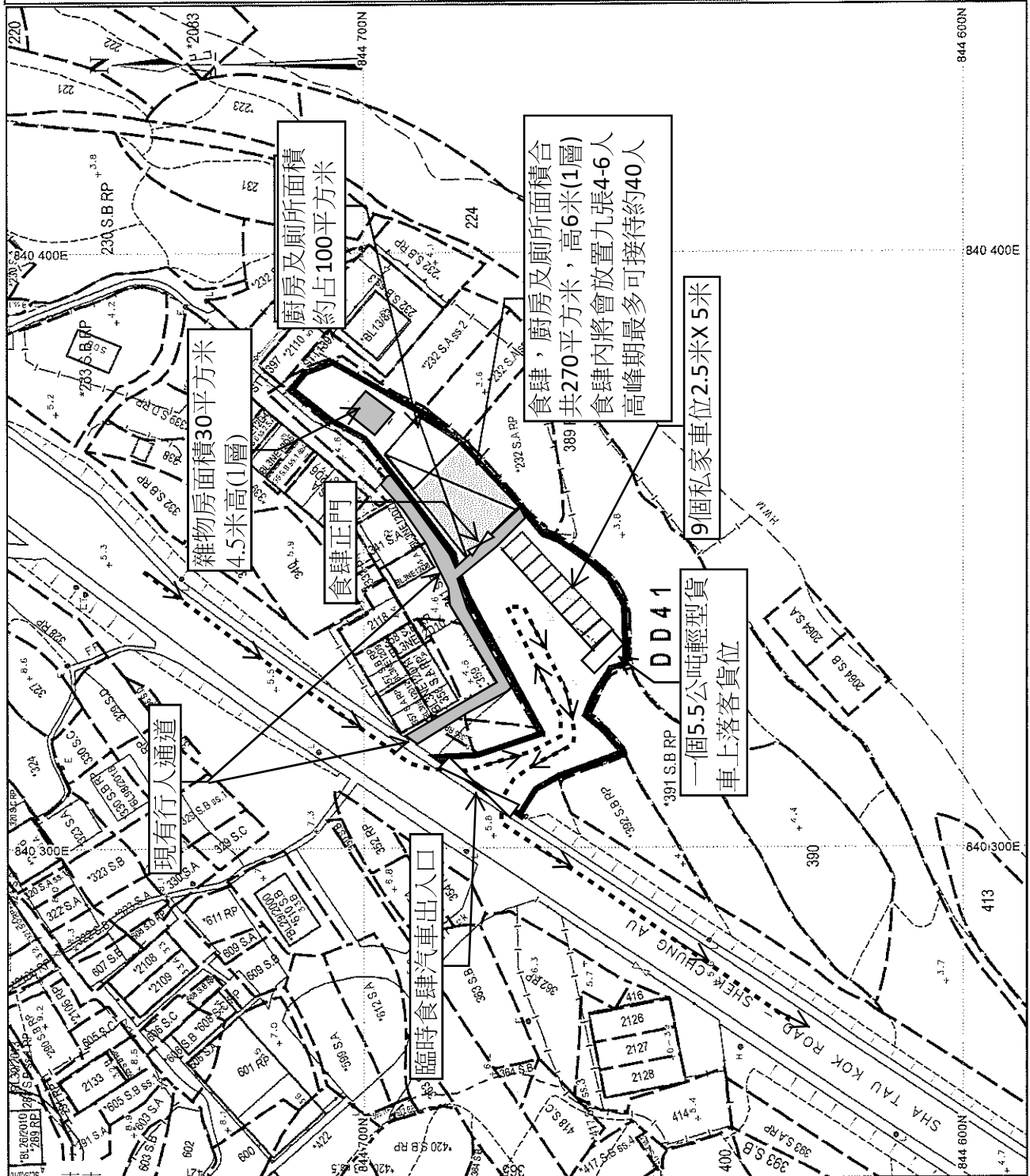
我等場內已經設有225mmU型雨水渠，已沿用多時，早前發生的黑雨及紅雨，都沒有出現水浸情況，希望渠務處同意我等的設計，如獲得批准我等會加以保護現有的排水設施

美化環境建議圖



我等已在場地內種植6棵細葉欖仁，作為美化環境用途，我等必定小心保養

臨時食肆(連附屬停車場)



食肆, 廚房及廁所面積270平方米, 高6米(1層)

雜物房面積30平方米高4.5米(1層)

A / NE-STK / 22

致：城市規劃委員會，

有關上述申請，收到貴處轉交運輸處的問題，我等回覆如下。

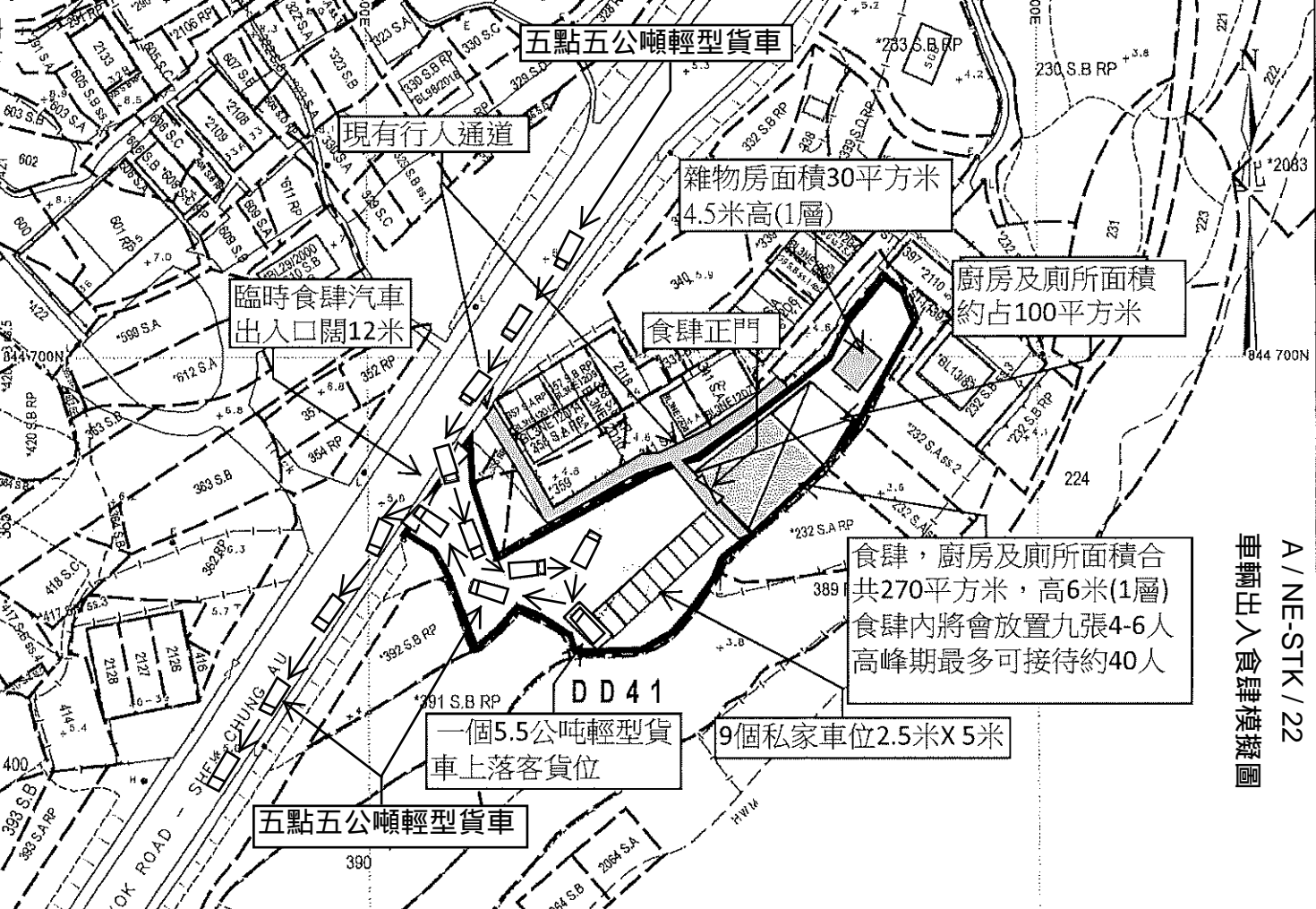
- i 為免影響沙頭角公路的交通。由粉嶺方向的駕車人士，需要一直駛至石涌凹迴旋處調頭後左轉進入食肆停車場。而離開停車場的車輛亦須左轉粉嶺方向駛離停車場。
- ii 如獲得批准開設食肆連附屬停車場。現有的停車場出入口將會擴闊至 12 米。
- iii 我等會將會連同此函,交付一份新的車輛出入食肆模擬圖給予貴會參考。
- iv 在星期日及公眾假期及在停車場滿座時,我等會派出員工在出入口指揮交通。指示其他車輛必須駛離，不能在馬路上停車等候，如有不聽勸告的駕駛人士。我等會直接報警。要求警方派出警員協助其他車輛駛離。

我等是次的回應希望貴處能給與認同，如有不詳盡的地方我等會跟據貴處的要求作出改善，不便之處敬請見諒！

此致

獲授權代理人 黃新和 敬上

23-012-2021



A / NE-STK / 22

致：城市規劃委員會，

有關上述申請，收到貴處的問題，我等回覆如下。

如申請獲得批准，我等會取得地段 360RP in DD41 業權人的
同意使用其地段作為臨時行車通道

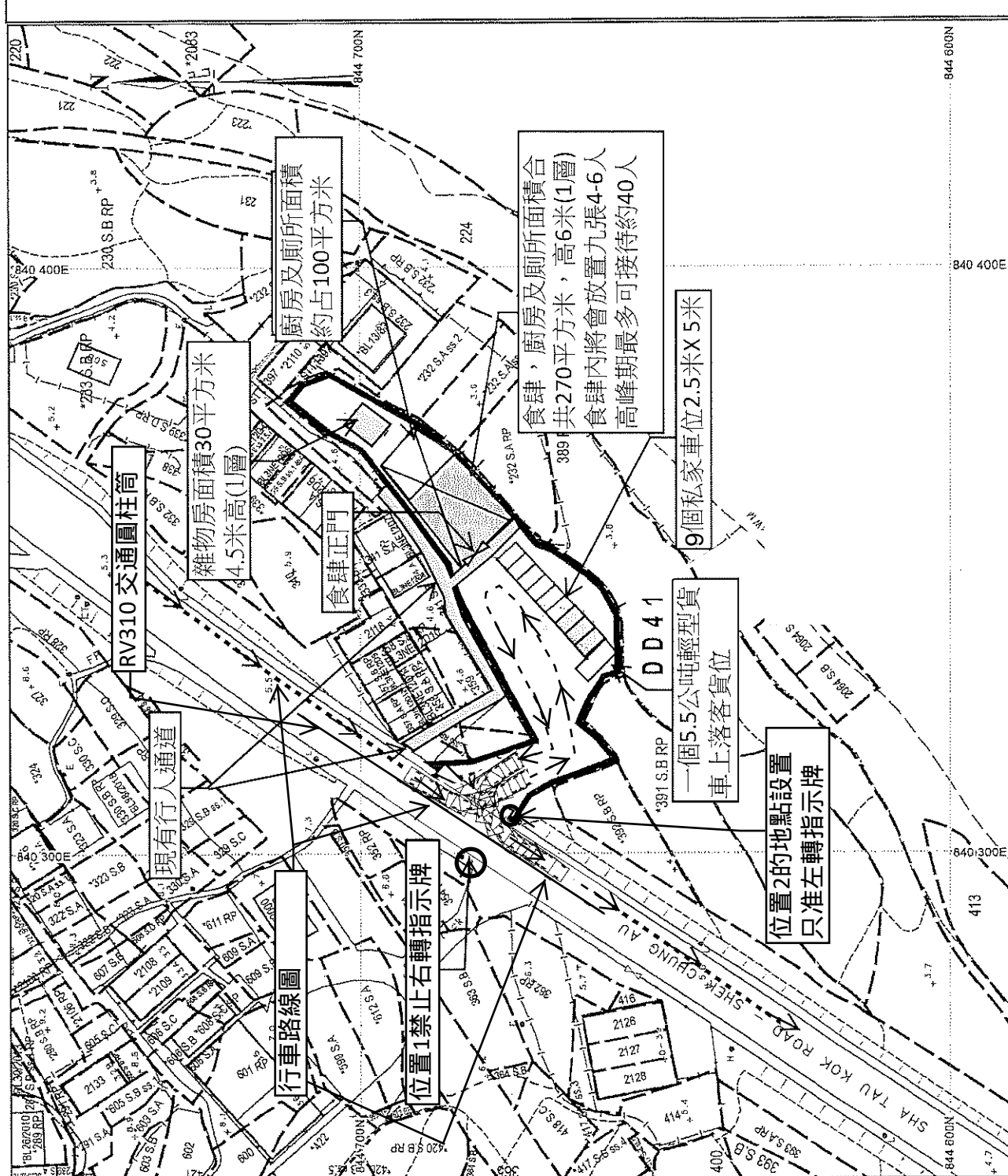
此致



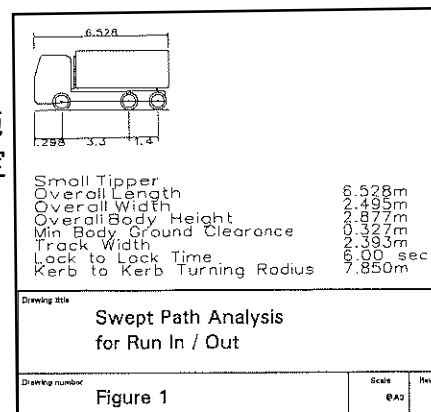
代理人 黃新和 簽署

06-12-2021

A/NE-STK/22 車輛進出通道模擬圖



- 路口出入設計我等將會依照路政署圖則 H1113C建造
為免影響其他駕駛人士及行人的安全,我等建議實施以下的措施
- 1 所有車輛禁止由沙頭角公路右轉進入食肆(我等會在位置1指定的地點設置禁止右轉指示牌。)。必須經由沙頭角公路石涌凹迴旋處調頭駛至食肆路口才能左轉進入食肆。
 - 2 所有離開食肆的車輛必須左轉進入沙頭角公路粉嶺方向而離開食肆。(在指定位置2的地點設置只准左轉指示牌。)
 - 3 為免車輛在馬路上停車等候,我等希望在車道分界線中間設置RV310 交通圓柱筒將南行及北行車道分隔,全長約為30米每隔一米放置一支RV310 交通圓柱筒。



A / NE-STK / 22

致：城市規劃委員會，

有關上述申請，收到貴處轉交運輸處的問題，我等回覆如下。

- i 為免影響沙頭角公路的交通。由粉嶺方向的駕車人士，需要一直駛至石涌凹迴旋處調頭後左轉進入食肆停車場。而離開停車場的車輛亦須左轉粉嶺方向駛離停車場。為免車輛在馬路上停車等候,我等希望在車道分界線中間設置 RV310 交通圓柱筒將南行及北行車道分隔,全長約為 30 米
每隔一米放置一支 RV310 交通圓柱筒.
- ii 如獲得批准開設食肆連附屬停車場。現有的停車場出入口將會擴闊至 12 米。而場內(A)段位置闊 7.5 米而(B)段位置闊 8 米。
- iii 我等會將會連同此函,交付一份新的車輛出入食肆模擬圖給予貴會參考。
- iv 在平日和星期日及公眾假期及在停車場滿座時，我等會派出員工在出入口指揮交通。指示其他車輛必須駛離，不能在馬路上停車等候，如有不聽勸告的駕駛人士。我等會直接報警。要求警方派出警員協助其他車輛駛離。

我等是次的回應希望貴處能給與認同，如有不詳盡的地方我等會跟據貴處的要求

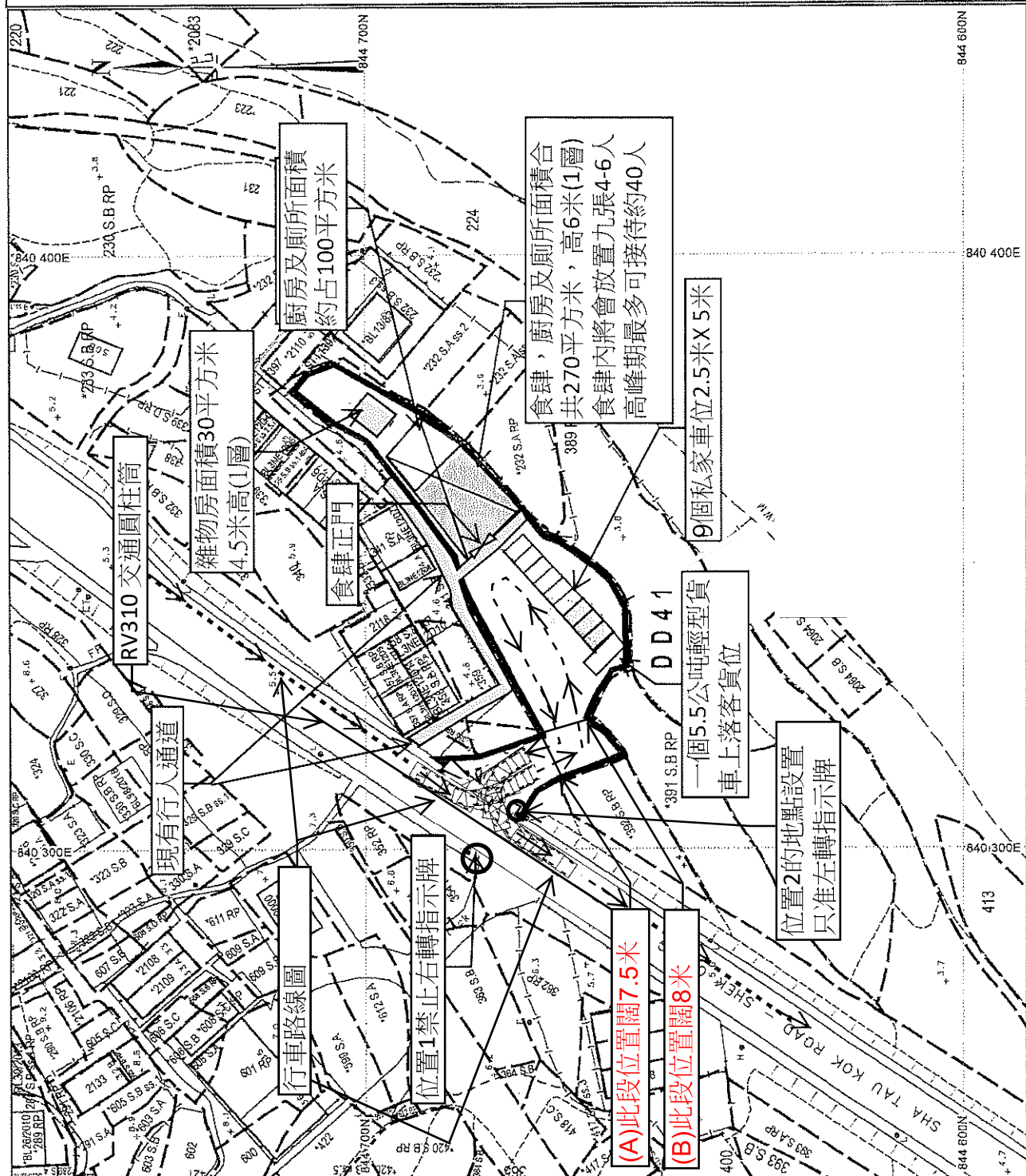
作出改善，不便之處敬請見諒！

此致

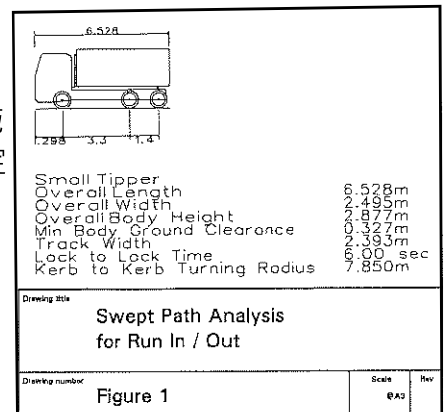
獲授權代理人 黃新和 敬上

05-02-2022

A/NE-STK/22 車輛進出通道模擬圖



- 路口出入設計我等將會依照路政署圖則 H1113C建造為免影響其他駕駛人士及行人的安全,我等建議實施以下的措施
- 1 所有車輛禁止由沙頭角公路右轉進入食肆(我等會在位置1指定的地點設置禁止右轉指示牌。)。必須經由沙頭角公路石涌凹迴旋處調頭駛至食肆路口才能左轉進入食肆。
 - 2 所有離開食肆的車輛必須左轉進入沙頭角公路粉嶺方向而離開食肆。(在指定位置2的地點設置只准左轉指示牌。)
 - 3 為免車輛在馬路上停車等候,我等希望在車道分界線中間設置RV310 交通圓柱筒將南行及北行車道分隔,全長約為30米每隔一米放置一支RV310 交通圓柱筒。



擬議臨時食肆

車輛流量評估

至：城市規劃委員會

場內共有 9 個私家車位及 1 個輕型貨車位，

進入停車場內預計流量

時 間		上午 8 時至 9 時前	上午 9 時至下午 5 時前	下午 5 時至晚上 9 時
星 期				
1 至 6	車輛架次	預計有 2 架次	預計有 6 架次	預計有 8 架次
日 及 假期	車輛架次	預計有 4 架次	預計有 9 架次	預計有 6 架次

離開停車場預計流量

時 間		上午 8 時至 9 時前	中午 9 時至下午 5 時	下午 5 時至晚上 9 時
星 期				
1 至 6	車輛架次	預計有 2 架次	預計有 6 架次	預計有 8 架次
日 及 假期	車輛架次	預計有 4 架次	預計有 9 架次	預計有 6 架次

輕型貨車出入場內預計

星期一至星期日 預計在早上 9:30 分進場，離場約在早上 11 時。

以上為我等場內預計車輛流量計評估。

獲授權代理人 黃新和

8-02-2022

車輛場內運作模擬圖

雜物房面積30平方米
4.5米高(1層)

線圖

食肆正門

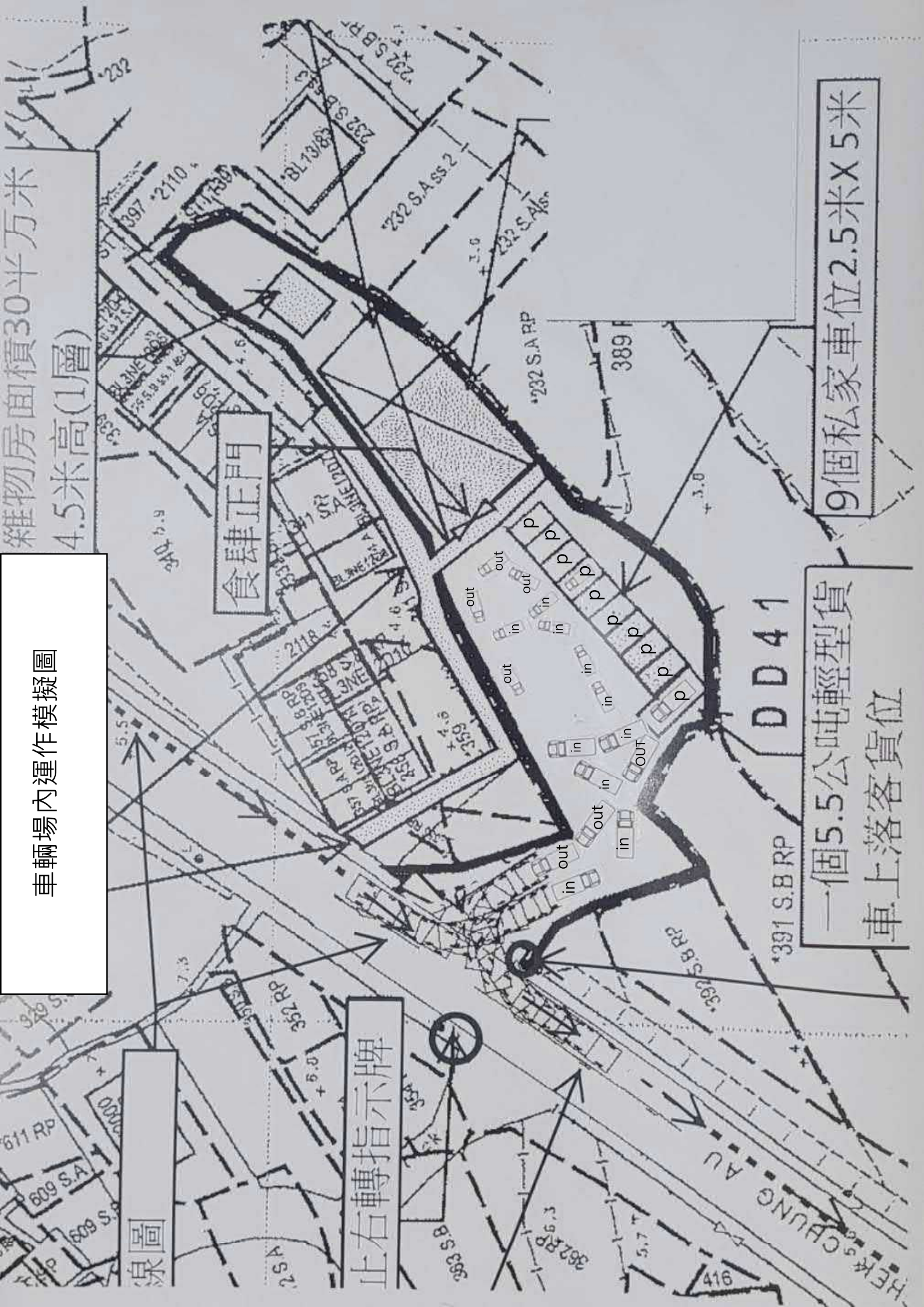
止右轉指示牌

DD41

一個5.5公噸輕型貨

車上落客貨位

9個私家車位2.5米X5米



A / NE-STK / 22

致：城市規劃委員會，

有關上述申請，收到貴處轉交運輸處的問題，我等回覆如下。

- i 為免影響沙頭角公路的交通。由粉嶺方向的駕車人士，需要一直駛至石涌凹迴旋處調頭後左轉進入食肆停車場。而離開停車場的車輛亦須左轉粉嶺方向駛離停車場。
- ii 如獲得批准開設食肆連附屬停車場。現有的停車場出入口將會擴闊至 12 米。應運輸署的建議我等將私家車位增加至 13 個，而停車場面積約有 900 平方米
- iii 我等會將會連同此函,交付一份新的車輛出入食肆模擬圖給予貴會參考。
- iv 在平日和星期日及公眾假期及在停車場滿座時，我等會派出員工在出入口指揮交通。指示其他車輛必須駛離，不能在馬路上停車等候，如有不聽勸告的駕駛人士。我等會直接報警。要求警方派出警員協助其他車輛駛離。

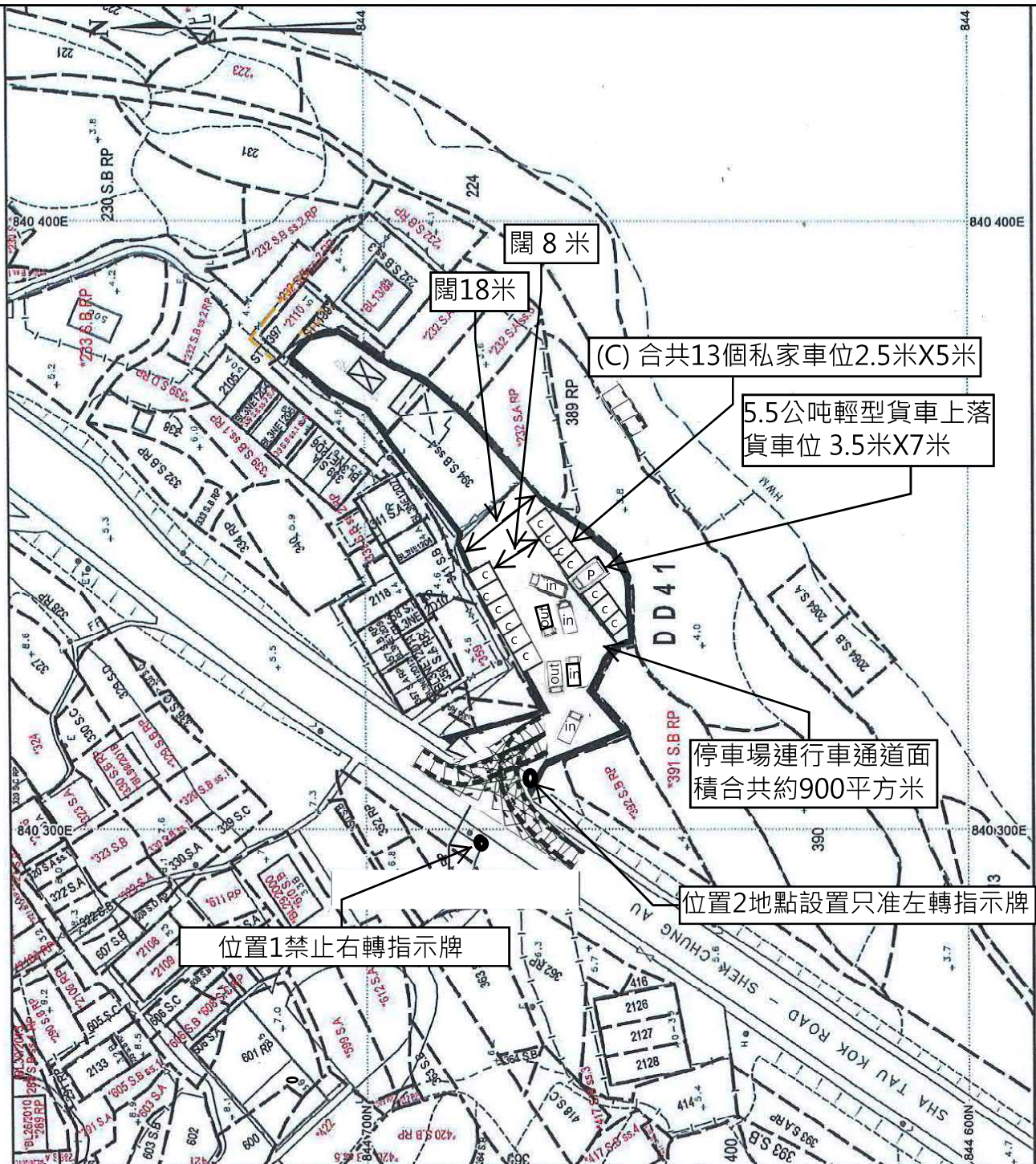
我等是次的回應希望貴處能給與認同，如有不詳盡的地方我等會跟據貴處的要求

作出改善，不便之處敬請見諒！

此致

獲授權代理人 黃新和 敬上

01-03-2022



路口出入設計我等將會依照路政署圖則H1113C建造

為免影響其他駕駛人士及行人的安全。我等建議實施以下措施

- 1 我等會應運輸署的建議，將私家車位增加至13個而停車場總面積約900平方米。
- 2 所有車輛禁止由沙頭角公路右轉進入食肆(我等會在位置1指定的地點設置禁止右轉指示牌)
所有車輛必須經由沙頭角公路石涌凹迴旋處掉頭再駛至食肆路口才能左轉進入食肆。
- 3 所有離開食肆的車輛必須左轉進入沙頭角公路粉嶺方向離開食肆。(在指定位置2的地點設置只准左轉指示牌)。
- 4 在平日和星期日及公眾假期及在停車場滿座時，我等會派出員工在出入口指揮交通。指示其他車輛必須駛離，不能在馬路上停車等候，如有不聽勸告的駕駛人士。我等會直接報警。要求警方派出警員協助其他車輛駛離。

擬議臨時食肆

車輛流量評估

至：城市規劃委員會

場內共有 13 個私家車位及 1 個輕型貨車位，

進入停車場內預計流量

時 間		上午 8 時至 9 時前	上午 9 時至下午 5 時前	下午 5 時至晚上 9 時
星 期				
1 至 6	車輛架次	預計有 2 架次	預計有 6 架次	預計有 8 架次
日 及 假期	車輛架次	預計有 4 架次	預計有 12 架次	預計有 6 架次

離開停車場預計流量

時 間		上午 8 時至 9 時前	中午 9 時至下午 5 時	下午 5 時至晚上 9 時
星 期				
1 至 6	車輛架次	預計有 2 架次	預計有 6 架次	預計有 8 架次
日 及 假期	車輛架次	預計有 4 架次	預計有 12 架次	預計有 6 架次

輕型貨車出入場內預計

星期一至星期日 預計在早上 9:30 分進場，離場約在早上 11 時。

以上為我等場內預計車輛流量計評估。

獲授權代理人 黃新和

8-02-2022

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)

2026年11月

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

<p>Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p>沙頭角公路</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)?</p> <p>是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 13</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p>
<p>Any provision of loading/unloading space for the proposed use(s)?</p> <p>是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 1</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p>

(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) <hr/> <hr/>	13
	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) <hr/> <hr/>	1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
雨水排放建議圖		
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Previous S.16 Application

Rejected Application

Application No.	Uses/ Development	Date of Consideration	Rejection Reason
A/ NE-STK/18	Proposed Temporary Eating Place for a Period of 3 Years	18.9.2020	R1

Rejection Reason:

- R1 The applicant failed to demonstrate in the submission that the proposed development would not result in adverse traffic impact on the surrounding areas.

Similar S.16 Application for Temporary Eating Place Use
within/partly within "Recreation" Zone in the vicinity of the application site in the
Sha Tau Kok Area

Approved Application

Application No.	Proposed Development	Date of Consideration
A/NE-STK/7	Temporary Eating Place (Restaurant) with Ancillary Vehicle Park for a Period of 3 Years	19.2.2016 (Revoked on 19.11.2017)

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/22

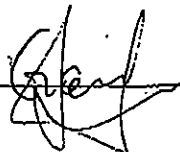
意見詳情 (如有需要，請另頁說明)

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

簽署 Signature



日期 Date

2021.12.10

5-2

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

參考編號

Reference Number:

211208-154242-04232

提交限期

Deadline for submission:

24/12/2021

提交日期及時間

Date and time of submission:

08/12/2021 15:42:42

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-STK/22

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

寄件者: [REDACTED]
寄件日期: 2021年12月21日星期二 2:43
收件者: tpbpd
主旨: A/NE-STK/22 DD 41 Sha Tau Kok Recreation

A/NE-STK/22

Lots 360 RP, 392 S.A, 394 S.A (Part), 394 S.B ss.1 (Part), 394 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok

Site area : 1,360sq.m Includes Government Land of 64sq.m

Zoning : "Recreation"

Applied use : Eating Place / 10 Vehicle Parking / 5 Years

Dear TPB Members,

Application 18 rejected. Slightly smaller site but more parking.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 10 March 2020 3:25 AM CST
Subject: A/NE-STK/18 DD 41 Sha Tau Kok Recreation

A/NE-STK/18

Lots 356 RP (Part), 359 (Part), 360 RP, 392 S.A, 394 S.A (Part), 394 S.B ss.1 (Part), 394 S.B RP (Part) in D.D. 41 and Adjoining Government Land, Sha Tau Kok

Site area : 1,403sq.m Includes Government Land of 33sq.m

Zoning : "Recreation"

Applied use : Eating Place / 7 Vehicle Parking

Dear TPB Members,

This is part of a long stretch of ecologically sensitive Recreation zoned coastline that includes large ponds. However despite the zoning there are many residences already built there.

It is quite clear from the Google Map that part of the site is already being used for vehicle parking.

Members must question what is going on there. It is obvious that the intention of the application is nothing more than to legitimize an existing brownfield operation.

Members must reject this application and ask what measures are being taken to reinstate the area to its original rural character so that the community can enjoy a continuous green panorama with Starling Bay in the background.

Mary Mulvihill

tpbpd@pland.gov.hk

5-4

寄件者: EAP KFBG <eap@kfbg.org>
寄件日期: 2021年12月22日星期三 11:02
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on five planning applications
附件: 211222 s16 LFS 417.pdf; 211222 s16 STK 22.pdf; 211222 s16 KTN 805 807 808.pdf

Dear Sir/ Madam,

Attached please see our comments regarding five applications. There are THREE pdf files attached to this email. If you cannot see/ download these files, please notify us through email.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

22nd December 2021.

By email only

Dear Sir/ Madam,

Proposed Temporary Eating Place with Ancillary Vehicle Parking
for a Period of 5 Years
(A/NE-STK/22)

1. We refer to the captioned.
2. According to the information from the gist, under the proposal, there would be kitchen and toilet at the site, and according to submitted drainage plan attached to the gist, surface runoff from the site would simply discharge towards the coastal area. We urge the Board to liaise with relevant authorities and/ or parties as to how the sewage from the proposed use would be treated/ carried away from the site.
3. There was a similar application (A/NE-STK/18; temporary eating place) in early 2020 (but was rejected). We also urge the Board to consider whether the reason to reject A/NE-STK/18 would still be applicable to reject this application.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) as follows:
 - (i) the Site comprises Lots No. 360 RP, 392 S.A, 394 S.A, 394 S.B ss.1 and 394 S.B RP in D.D. 41. The lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access to the Site, and there is no guarantee that any adjoining government land (GL) will be allowed for vehicular access to the Site for the proposed use;
 - (ii) it is noted that there are unauthorised structures erected on the application lots without approval from her office. She reserves the right to take necessary lease enforcement actions against the structures on private lots as appropriate;
 - (iii) according to the proposed development, toilet would be erected on the Site. The applicant should note that any proposed toilet facility should meet current health requirements; and
 - (iv) if the planning application is approved, the owners of the lots concerned shall apply to her office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to cover all the proposed structures and occupation area concerned. The applications for STW and STT will be considered by the government in its landlord's capacity and there is no guarantee that it will be approved. If the STW and STT are approved, its commencement date will be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by her office;
- (b) to note the comments of the Director of Environmental Protection (DEP):
 - (i) the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by EPD in order to minimise any possible environmental nuisances;
 - (ii) the applicant is advised to control the oily fume and cooking odour emissions from the eating place. The applicant should follow "Control of Oily Fume and Cooking Odour from Restaurant and Food Business" issued by EDP; and
 - (iii) the applicant is advised to meet the statutory requirements under relevant pollution control ordinances;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):
 - (i) the proposed access to the Site will pass through a strip of land between Sha Tau Kok Road – Shek Chung Au Section and the Site, which is not maintained by HyD. The applicant is required to sort out the land issues with relevant land authorities;

- (ii) if the application is approved, the applicant is required to construct a proper ingress and egress for the Site according to HyD's Standard Drawings and upon termination of the proposed temporary uses, the applicant is required to reinstate the ingress and egress to their original state and to any HyD's satisfaction at his own cost; 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 Director of Agriculture, Fisheries and Conservation (DAFC) that mangroves are found along the coast to the southeast of the Site, the applicant should be reminded to perform good site practice so as not to disturb the mangroves and pollute the coastal water nearby;
- (e) to note the comments of the Director of Food and Environmental Hygiene (DFEH):
- (i) proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by FEHD. If operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with Cap. 132. For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from FEHD for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap. 132, if acceptable by FEHD, will be referred to relevant government departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all requirements; and
 - (ii) if the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. For any waste from the commercial/trading activities, the applicant should handle on his own/at his expenses. The applicant is also reminded that the operation of the food business place must not cause any environmental nuisance to the surroundings. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at his expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that a drainage proposal is required to be submitted for approval with the following general requirements:
- (i) surface channel with grating covers should be provided along the site boundary;
 - (ii) a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections, etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;

- (iii) the cover levels of proposed channels should be flush with the existing adjoining ground level;
- (iv) a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
- (v) catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
- (vi) the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. He should also ensure that the flow from the Site will not overload the existing drainage system;
- (vii) the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls/kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
- (viii) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
- (ix) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained during operation at his own expense;
- (x) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;
- (xi) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- (xii) the applicant shall allow all time free access for the government and its agent to conduct site inspection on his completed drainage works;
- (xiii) the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land where so required; and
- (xiv) photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from

the Site to the downstream existing watercourse and the existing watercourse at about 20 m intervals. The locations of the camera and the direction of each photo should be indicated on a plan; and

- (g) to note the comments of the Director of Fire Services (D of FS) as follows:
 - (i) in consideration of the design/nature of the proposal, the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
 - (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.