

2024年 5月 2 7日

Appendix I of RNTPC
Paper No. A/SK-CWBS/49

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。

This document is received on 27 MAY 2024.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2401220

14/5

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / SK-CWBS / 49
	Date Received 收到日期	27 MAY 2024

- 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)

佳熙有限公司 VISUAL LEAD LIMITED

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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lot 132 (part) in D.D. 236, Tai Wan Tau, Clear Water Bay, Sai Kung, New Territories 西貢清水灣大環頭丈量約份第236約地段第132號（部份）
(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 180 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 40 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） N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Clear Water Bay Peninsula South Outline Zoning Plan No. S/SK-CWBS/2 清水灣半島南分區計劃大綱核准圖編號 S/SK-CWBS/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" 「鄉村式發展」
(f) Current use(s) 現時用途	現時是空置的 (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. 如上述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，或有關係的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展臨時商店及服務行業 (為期3年)
Temporary Shop and Services for a Period of 3 Years

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	140	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	40	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	40	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	40	sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

構築物1：臨時商店及服務行業，一層高，樓面面積約40平方米，高度不多於4米。

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

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

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

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間			
營運時間為星期一至星期日上午 9 時至下午 7 時，包括公眾假期。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input 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))	
	No 否	<input checked="" 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)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 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"/>		

	<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)</p> <p>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>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

請參考附件的申請報告書及擬議發展的計劃細節

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Ms Hermose Chong

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他



on behalf of
代表

Allgain Land Planning Limited

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

Date 日期

14/05/2024

(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。

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 132 (part) in D.D. 236, Tai Wan Tau, Clear Water Bay, Sai Kung, New Territories 西貢清水灣大環頭丈量約份第236約地段第132號(部份)
Site area 地盤面積	140 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Clear Water Bay Peninsula South Outline Zoning Plan No. S/SK-CWBS/2 清水灣半島南分區計劃大綱核准圖編號 S/SK-CWBS/2
Zoning 地帶	"Village Type Development" 「鄉村式發展」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時商店及服務行業(為期3年) Temporary Shop and Services for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	40 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.22 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	22.22 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	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) _____ _____		0 0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 0 0 0 0

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan, Location Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

西貢清水灣大環頭丈量約份第 236 約地段第 132 號 (部份)

擬議臨時商店及服務行業 (為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-5

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章) 第 16 條，提交有關西貢清水灣大環頭丈量約份第 236 約地段第 132 號 (部份) 的規劃申請，擬在上述地段申請為期三年的臨時商店及服務行業。
2. 申請地點位於西貢大環頭路附近，在《清水灣半島南分區計劃大綱核准圖編號 S/SK-CWBS/2》上劃為「鄉村式發展」。
3. 申請地盤面積為約 180 平方米，上蓋總面積 40 平方米，露天地方面積為 140 平方米，上蓋覆蓋率為約 22.2%。
4. 申請地點將設有 1 個臨時構築物，總樓面面積不多於 40 平方米，用途如下：
 - 構築物 1：臨時商店及服務行業，一層高，面積約 40 平方米，高度不多於 4 米。
5. 擬議發展的臨時商店及服務行業，主要包括：便利店及日用品零售、雜貨飲品乾貨零售等，主要為附近的居民提供服務。
6. 申請地點不涉及任何停車位及上落貨位。
7. 擬議發展的營運時間為星期一至日上午 9 時至下午 7 時 (包括公眾假期)。

申請原因

1. 申請地點的面積約為 180 平方米，根據清水灣半島南分區計劃大綱核准圖編號 S/SK-CWBS/2，申請地點現時被規劃為「鄉村式發展」。
2. 擬議申請用途為臨時商店及服務行業，屬於第二欄的准許用途，須先向城規會申請。
3. 擬議發展並非貨倉或露天存放用途，屬社區小規模運作，與規劃意向「鄉村式發展」並無衝突，與周遭的土地用途並非不協調。
4. 擬議發展是在申請地點上設 1 個由單臨時上蓋構築物，不涉及大型基建工程，只是臨時商店及服務行業，出售一些與民生相關的零售商店。
5. 申請用途屬臨時性質，不會有任何損害周邊環境設施，不會安裝霓虹燈光招牌；夜間不會有音響播放及商業推銷活動，也不會產生光害滋擾，不會有過大的噪音聲浪問題，不會影響附近環境及民居。
6. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所列載的緩解環境影響措施，以盡量舒緩擬議發展對環境造成的滋擾。
7. 申請地點的工作人員約 1-2 人，不會有人在留宿，他們只在營業時間內上班。
8. 擬議發展有充分的理由支持，當中包括以下規劃考量因素：
 - * 附近有大量民居，擬議申請的臨時商店能提供服務給他們，提供方便；
 - * 符合「鄉村式發展」地帶的規劃意向；
 - * 擬議發展屬臨時三年的性質，不會影響土地規劃用途的長遠規劃發展；
 - * 擬議發展並不會造成任何不良的交通、園藝及景觀影響；及
 - * 符合有關環境考慮的相關條例 / 指引。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界西貢清水灣大環頭丈量約份第 236 約地段第 132 號（部份）作為期三年的臨時商店及服務行業。

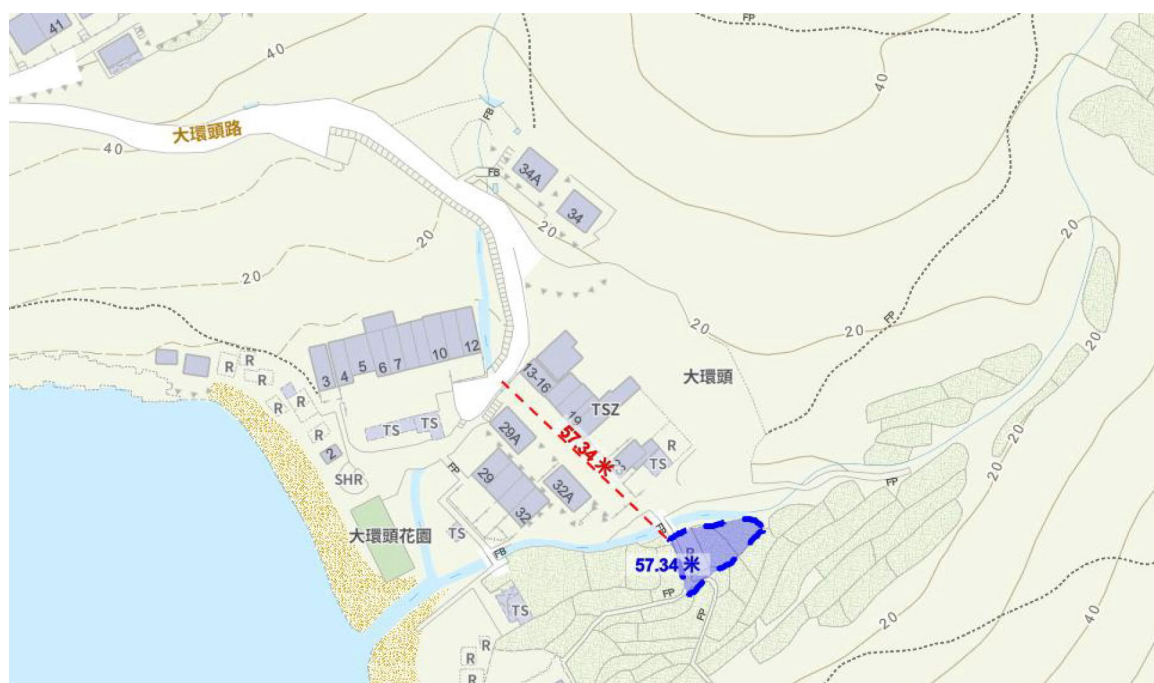
擬議發展計劃的各方面影響

1. 土地行政

申點地點涉及 1 個私家地段，擬議發展涉及 1 個上蓋構築物。如獲批准，申請人會向西貢地政處申請短期豁免書。

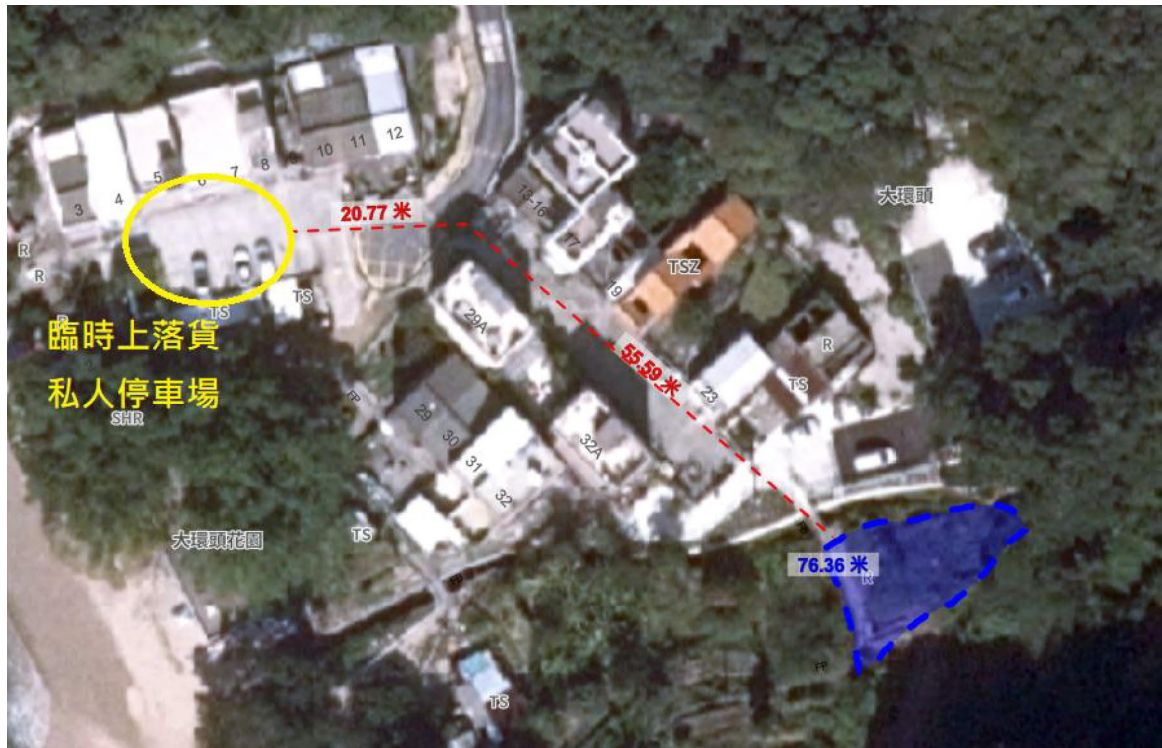
2. 擬議發展的入口

申請地點可以經西貢大環頭路經鄉村小徑前往，步行距離約 60 米。



3. 擬議發展的上落貨安排

申請用途涉及不涉及臨時上落貨位置。送貨司機會把車輕停泊在大環頭口的臨時上落貨停車場(看下圖)，之後用手推車運送貨物到申請地點(約 3 分鐘步行距離)，補給貨品及物資。補貨主要用輕型客貨車運送，並停泊在上落貨停車場，不會影響附近的交通。



4. 環境方面

申請人會按照環保署對臨時商店的指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時商店，不會對空氣造成污染。

6. 噪音方面

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

7. 排污方面

申請用途不涉及洗手間，職員/訪客可使用附近的大環頭村的公共洗手間。

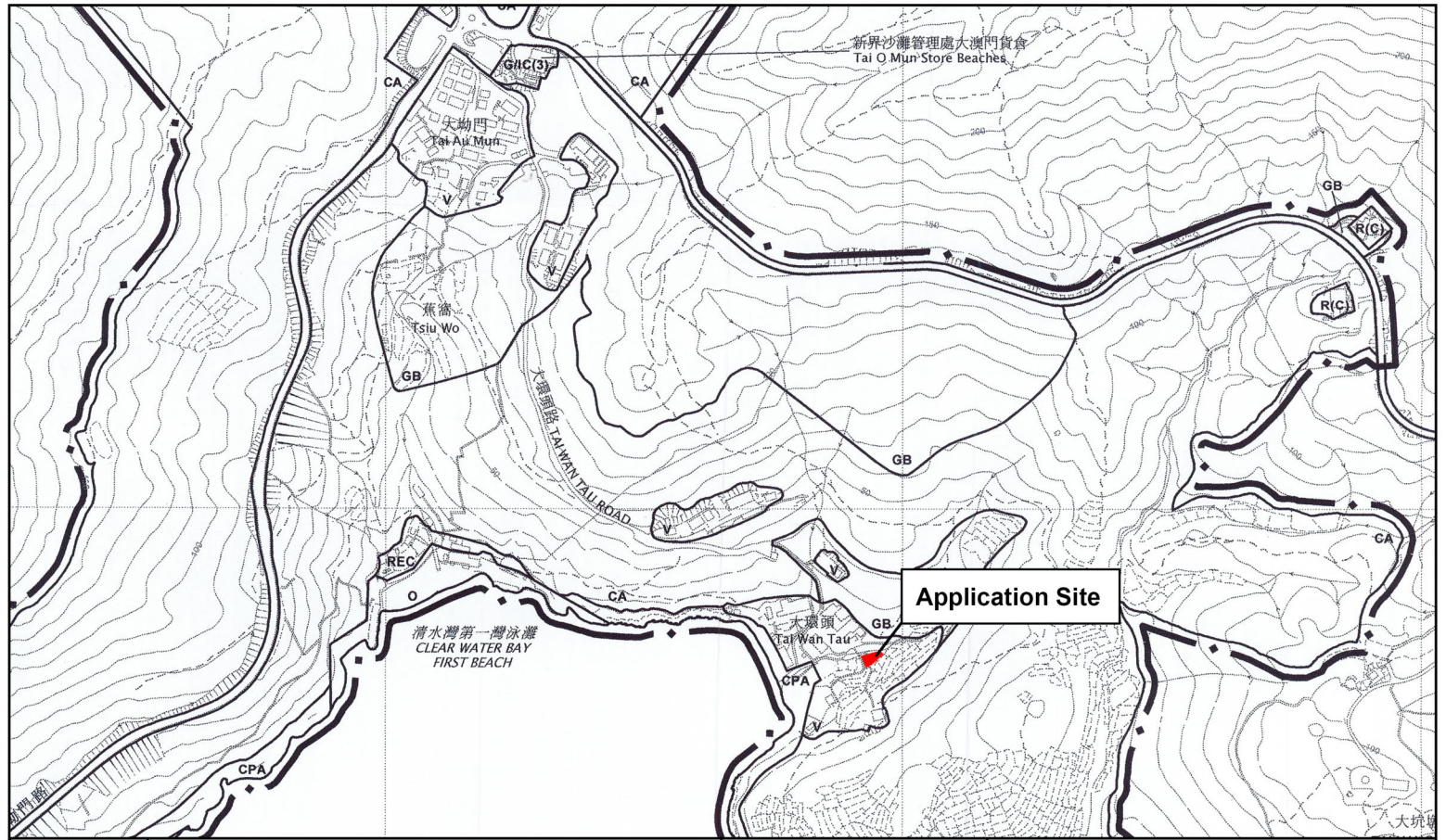
8. 渠務方面

申請人會按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，
並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准
新界西貢清水灣大環頭丈量約份第 236 約地段第 132 號（部份）作為期
不超過三年的臨時商店及服務行業連附屬辦公室。

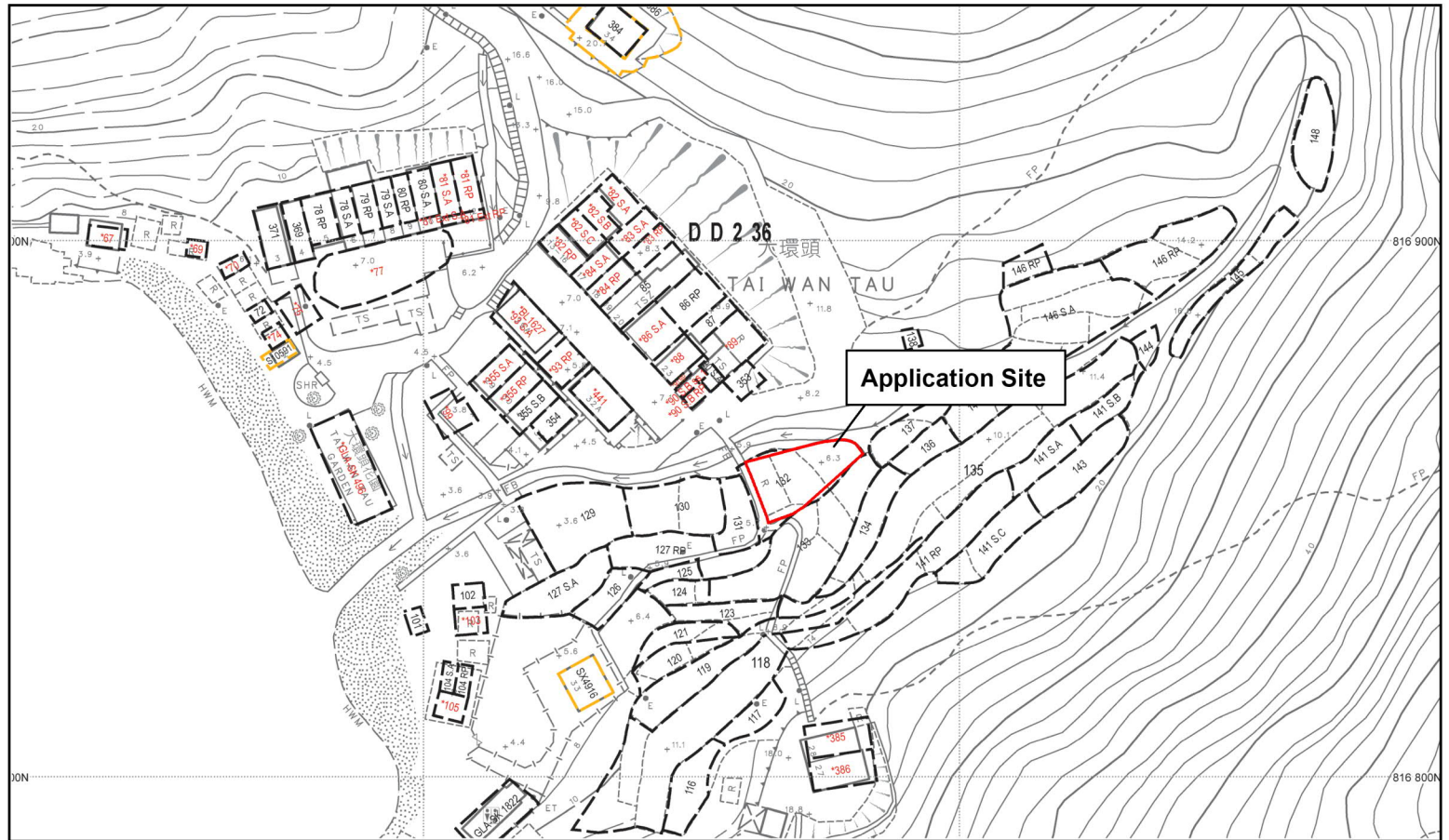



Project 項目名稱:
Proposed Temporary Shop and Services for a Period of 3
Years at Lot 132 (part) in D.D. 236, Tai Wan Tau,
Clear Water Bay, Sai Kung, New Territories

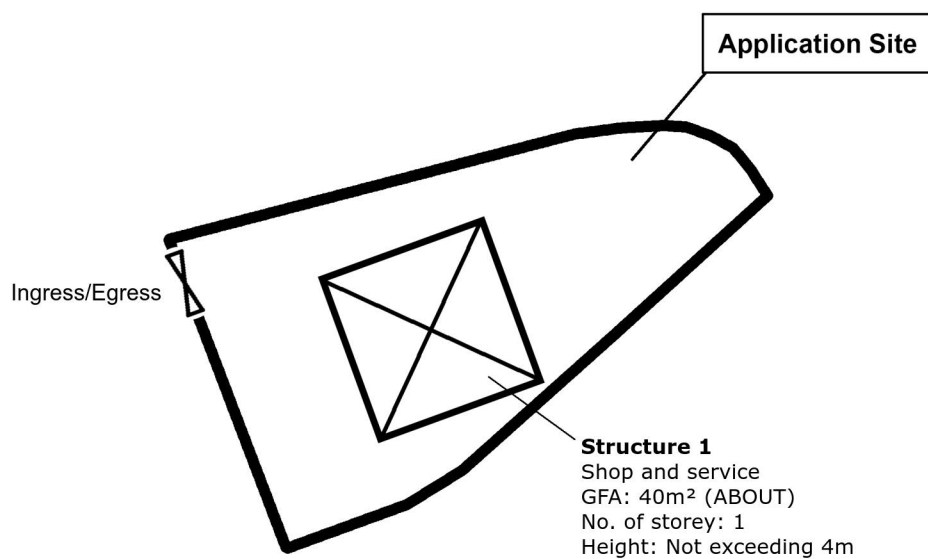
Drawing Title 圖紙標題:
Location Plan


Drawing No. 圖號:
20240512

Remarks 備註:



	<p>Project 項目名稱: Proposed Temporary Shop and Services for a Period of 3 Years at Lot 132 (part) in D.D. 236, Tai Wan Tau, Clear Water Bay, Sai Kung, New Territories</p>	<p>Drawing Title 圖紙標題: Site Plan</p>	<p>Remarks 備註:</p>
		<p>Drawing No. 圖號: 20240512</p>	



	<p>Project 項目名稱: Proposed Temporary Shop and Services for a Period of 3 Years at Lot 132 (part) in D.D. 236, Tai Wan Tau, Clear Water Bay, Sai Kung, New Territories</p>	<p>Drawing Title 圖紙標題: Layout Plan</p>	<p>Remarks 備註: <input checked="" type="checkbox"/> Structure</p>
		<p>Drawing No. 圖號: 20240512</p>	

Planning Application No. A/SK-CWBS/49

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Planning Dept.	
(1)	Noting that majority of the Site would be uncovered (about 78%), please clarify the use/treatment of the uncovered area.	申請人是土地業權人，申請人早已把土地地段範圍用鐵絲網圍起（以免被人佔用），由於申請地點的形狀是不規則，擬議的構築物是位於中間位置，外面的空地主要是給訪客臨時逗留或送貨時臨時擺放少量貨物（如有），沒有其他用途。
(2)	It is stated in the Supplementary Planning Statement (p.5) that the proposed use would include an 'ancillary office'. Please clarify whether the current submission includes an ancillary office and rectify the layout plan and/or submit replacement page of the Planning Statement, where appropriate.	申請人已更改相關 Planning Statement 內容，請參閱附件1。
(3)	Please further clarify how loading/unloading (L/UL) activities are carried out properly at the parking space, which is on a private lot. In particular: (i) details of the parking space (e.g. management party(ies), right of access, etc.) (ii) frequency of goods delivery (e.g. daily, weekly, etc.) (iii) time of delivery (e.g. peak hours or non-peak hours) (iv) whether there will be alternative location(s) for the L/UL activities, in case the parking space reaches full capacity	有關申請人提及的臨時上落貨位置，是DD236 Lot 77，申請人已獲該土地業權人同意，在他的土地上作臨時上落貨。 申請人預計每日最多只會有一輛車輛送貨（視乎生意好壞），送貨車輛為客貨車 VAN，而每次司機送貨前，都會預先通知申請人職員，看現場是否有空置車位，如果有空置車位，才會通知送貨司機送貨；如現場沒有空置車位，職員將會叫送貨司機不要送貨，等有空位才叫他送貨。 送貨時間為早上11至下午2時，避開繁忙時間。
(4)	A public comment was received from the Hang Hau Rural Committee on the planning application (available for inspection in the public enquiry counters of Planning Department). In this regard, please advise whether local villagers/residents have been/ will be consulted on the proposed temporary shop and services.	申請人在入申請時，曾和大環頭村村代表劉村長溝通，告知有關申請。 擬議用途主要是商店用途，符合鄉村發展用地的規劃用途，商店為是雜貨店（士多），出售乾貨零食/日用品/飲品等，為附近的村民提供方便，由於地點相對偏僻，商店主要客戶對象是本村村民及假日來沙灘的居民，因此不會為村內帶來額外閒雜人等。

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章) 第 16 條，提交有關西貢清水灣大環頭丈量約份第 236 約地段第 132 號 (部份) 的規劃申請，擬在上述地段申請為期三年的臨時商店及服務行業。
2. 申請地點位於西貢大環頭路附近，在《清水灣半島南分區計劃大綱核准圖編號 S/SK-CWBS/2》上劃為「鄉村式發展」。
3. 申請地盤面積為約 180 平方米，上蓋總面積 40 平方米，露天地方面積為 140 平方米，上蓋覆蓋率為約 22.2%。
4. 申請地點將設有 1 個臨時構築物，總樓面面積不多於 40 平方米，用途如下：
 - 構築物 1：臨時商店及服務行業，一層高，面積約 40 平方米，高度不多於 4 米。
5. 擬議發展的臨時商店及服務行業，主要包括：便利店及日用品零售、雜貨飲品乾貨零售等，主要為附近的居民提供服務。
6. 申請地點不涉及任何停車位及上落貨位。
7. 擬議發展的營運時間為星期一至日上午 9 時至下午 7 時 (包括公眾假期)。

申請原因

1. 申請地點的面積約為 180 平方米，根據清水灣半島南分區計劃大綱核准圖編號 S/SK-CWBS/2，申請地點現時被規劃為「鄉村式發展」。
2. 擬議申請用途為臨時商店及服務行業，屬於第二欄的准許用途，須先向城規會申請。
3. 擬議發展並非貨倉或露天存放用途，屬社區小規模運作，與規劃意向「鄉村式發展」並無衝突，與周遭的土地用途並非不協調。
4. 擬議發展是在申請地點上設 1 個由單臨時上蓋構築物，不涉及大型基建工程，只是臨時商店及服務行業，出售一些與民生相關的零售商店。
5. 申請用途屬臨時性質，不會有任何損害周邊環境設施，不會安裝霓虹燈光招牌；夜間不會有音響播放及商業推銷活動，也不會產生光害滋擾，不會有過大的噪音聲浪問題，不會影響附近環境及民居。
6. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所列載的緩解環境影響措施，以盡量舒緩擬議發展對環境造成的滋擾。
7. 申請地點的工作人員約 1-2 人，不會有人在留宿，他們只在營業時間內上班。
8. 擬議發展有充分的理由支持，當中包括以下規劃考量因素：
 - * 附近有大量民居，擬議申請的臨時商店能提供服務給他們，提供方便；
 - * 符合「鄉村式發展」地帶的規劃意向；
 - * 擬議發展屬臨時三年的性質，不會影響土地規劃用途的長遠規劃發展；
 - * 擬議發展並不會造成任何不良的交通、園藝及景觀影響；及
 - * 符合有關環境考慮的相關條例 / 指引。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界西貢清水灣大環頭丈量約份第 236 約地段第 132 號（部份）作為期三年的臨時商店及服務行業。

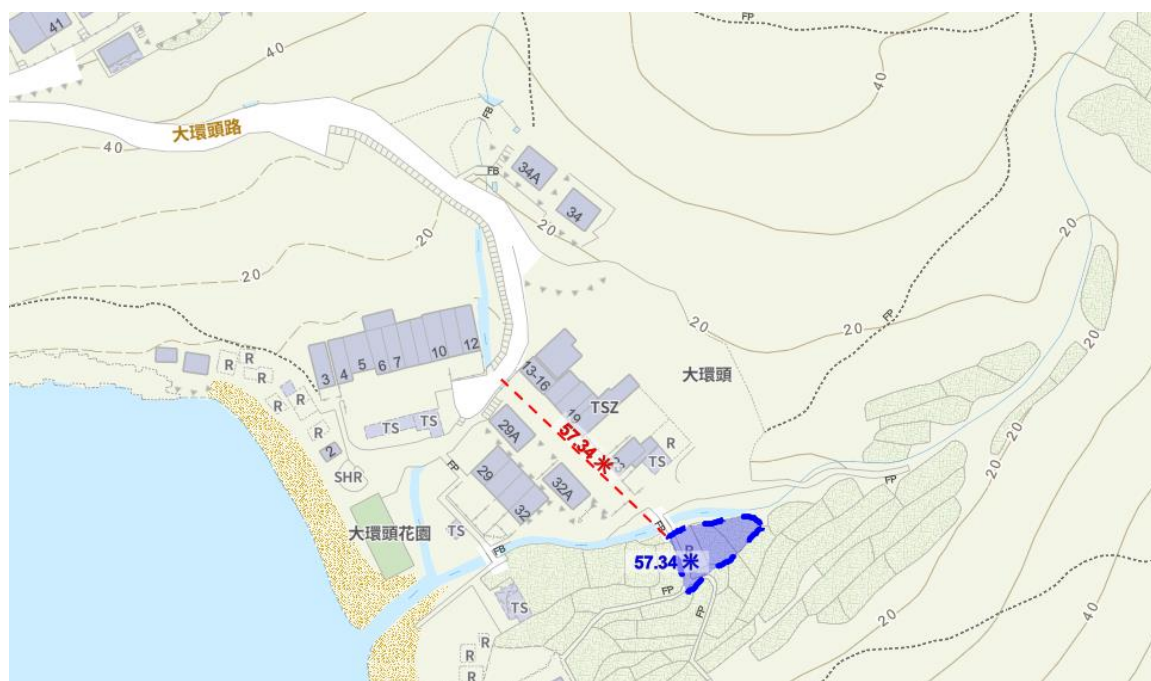
擬議發展計劃的各方面影響

1. 土地行政

申點地點涉及 1 個私家地段，擬議發展涉及 1 個上蓋構築物。如獲批准，申請人會向西貢地政處申請短期豁免書。

2. 擬議發展的入口

申請地點可以經西貢大環頭路經鄉村小徑前往，步行距離約 60 米。



3. 擬議發展的上落貨安排

申請用途涉及不涉及臨時上落貨位置。送貨司機會把車輕停泊在大環頭口的臨時上落貨停車場(看下圖)，之後用手推車運送貨物到申請地點(約 3 分鐘步行距離)，補給貨品及物資。補貨主要用輕型客貨車運送，並停泊在上落貨停車場，不會影響附近的交通。



4. 環境方面

申請人會按照環保署對臨時商店的指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時商店，不會對空氣造成污染。

6. 噪音方面

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

7. 排污方面

申請用途不涉及洗手間，職員/訪客可使用附近的大環頭村的公共洗手間。

8. 渠務方面

申請人會按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，
並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准
新界西貢清水灣大環頭丈量約份第 236 約地段第 132 號（部份）作為期
不超過三年的臨時商店及服務行業。

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Sai Kung, Lands Department:

- (a) he has no objection to/no adverse comment on the application;
- (b) the application site (the Site) falls within Lot No. 132 in D.D. 236. The private lot is 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;
- (c) the Site falls within the village 'environs' of Tai Wan Tau. The application will not affect any planned project; and
- (d) advisory comments are detailed at **Appendix III**.

2. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

according to aerial photo of 2023, the Site is situated in an area of settled valley landscape character predominated by small houses and woodland. According to site photos, the Site is covered by weeds without any existing trees. The Site is not within landscape sensitive zoning and significant impact to the existing landscape resources is not anticipated.

3. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

no comment on the application noting that the proposed structure would be confined within the private lot in the "Village Type Development" zone, no vegetation on Government land would be affected and no direct encroachment onto the nearby streamcourse is anticipated.

4. Environment

Comments of the Director of Environmental Protection:

- (a) no objection to the application;
- (b) no adverse environmental impact from the applied use is anticipated; and
- (c) advisory comments are detailed at **Appendix III**.

5. **Drainage and Sewerage**

Comments of the Chief Engineer/Mainland South, Drainage Services Department:

- (a) no objection to the application;
- (b) should the application be approved, approval conditions requiring the submission and implementation of the drainage proposal, and the maintenance of the implemented drainage facilities for the proposed development to the satisfaction of the Director of Drainage Services should be imposed; and
- (c) advisory comments are detailed at **Appendix III**.

6. **Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department:

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

7. **Traffic**

Comments of the Commissioner for Transport:

- (a) no objection to the application and the proposed delivery arrangement; and
- (b) the road leading to the Site is not under Transport Department's management.

8. **Fire Safety**

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

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

9. **Building Matters**

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

- (a) no in-principle objection to the application; and
- (b) advisory Comments are detailed at **Appendix III**.

10. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene:

- (a) no adverse comment on the application;
- (b) no Food and Environmental Hygiene Department's facilities will be affected by the proposed development; and
- (c) advisory comments are detailed at **Appendix III**.

11. District Officer's Comments

Comments of the District Officer/Sai Kung, Home Affairs Department (HAD):

- (a) no comment on the application; and
- (b) her office did not receive any comments from local villagers on the planning application.

12. Other Departments

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

- (a) Director of Electrical and Mechanical Services;
- (b) Head of Geotechnical Engineering Office, Civil Engineering and Development Department; and
- (c) Chief Engineer (Works), HAD.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD) that should planning approval be given to the subject planning application, the applicant has to apply to his office for a Short Term Waiver for the lot to permit the structure to be erected or regularize any irregularities on the application site (the Site), if any. Besides, given the proposed use is temporary in nature, only application for erection of temporary structure will be considered. Application for any of the above will be considered by LandsD acting in the capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions as may be imposed by LandsD including the payment of fee as considered appropriate.
- (b) to note the comments of the Director of Environmental Protection that as the Site is in the proximity to nearby streamcourse, appropriate pollution control measures should be implemented during construction to minimize any potential environmental impact especially to avoid potential water quality impact to the streamcourse. The recommended pollution control measures can be downloaded from the Environmental Protection Department (EPD)'s website at:
https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html.
- (c) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department (DSD) that the Site is in the vicinity of an existing river/channel. The applicant shall be required to place all the proposed works 3m away from the river/channel. All the proposed works in the vicinity of the river/channel should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to the satisfaction of DSD.
- (d) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) there is no access for emergency vehicles being provided to reach 30m travel distance from the structure, a modified hose reel system would be required to be provided;
 - (ii) based on the proposed access route, it is noted that the nearest available street fire hydrant is more than 500m away from the Site. In this regard, street fire hydrant system with adequate flow, pressure and size of water tank shall be provided in the Site;
 - (iii) 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 Fire Services Department (FSD) for approval. In addition, the applicant should also be advised on the following points:

- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
- (iv) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that existing water mains are inside the proposed lot and will be affected. The applicant is required to either diver or protect the water mains found on the Site.
- (i) if diversion is required, existing water mains inside the proposed lot are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
- (ii) if diversion is not required, the following conditions shall apply:
- existing water mains will be affected and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5m from the centre line(s) of the existing water main(s). Free access shall be made available at all times for staff of the D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;

- no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet;
 - tree planting may be prohibited in the event that the D of WS considers that there is any likelihood of damage being caused to water mains; and
- (iii) water supply is available for the Site.
- (f) to note the comments of the Chief Building Surveyor/New Territories East (2) & Rail, Buildings Department (BD) that:
- (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application;
 - (ii) before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on the leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's 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;
 - (iv) if the proposed use under application is subject to the issue of a licence, please be reminded that any 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;
 - (v) in connection with (ii) above, 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;
 - (vi) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
 - (vii) detailed comments on the development proposal could only be formulated in general building plan submission stage.

- (g) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) proper licence/permit issued by the Food and Environmental Hygiene Department (FEHD) 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. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, FSD and Planning Department 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;
 - (ii) depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a store may apply for under the Food Business Regulation:
 - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained; and
 - if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
 - (iii) proper licence issued by FEHD 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; and

- (iv) 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.

Appendix IV of RNTPC
Paper No. A/SK-CWBS/49

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/SK-CWBS/49

意見詳情 (如有需要，請另頁說明)

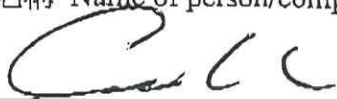
Details of the Comment (use separate sheet if necessary)

申請需要諮詢大環頭村村代表及村民，提供更多該申請的詳細資料，如：建築及計劃規模等，與村民取得共識後，才可進行。因商業申請，對村民生活有較大影響。

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

坑口鄉事委員會主席
劉啟康

簽署 Signature



日期 Date

8-6-2024

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240611-140131-62258

提交限期**Deadline for submission:**

25/06/2024

提交日期及時間**Date and time of submission:**

11/06/2024 14:01:31

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

A/SK-CWBS/49

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

先生 Mr. Henry Lau

意見詳情**Details of the Comment :**

就上述農地興建臨時酒店及服務行業，本人提出反對，本村的交通會負荷不到，如果車太多會對村民做成不便，商業活動對村的寧靜生活做成不必要影響，對環境污染也做成不必要影響，希望多考慮不要發展成商業地方。

From: [REDACTED]
Sent: 2024-06-23 星期日 03:08:02
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/SK-CWBS/49 Tai Wan Tau

A/SK-CWBS/49

Lot 132 (Part) in D.D. 236, Tai Wan Tau, Clear Water Bay, Sai Kung

Site area: About 180sq.m

Zoning: "Village Type Development"

Applied use: Shop and Services

Dear TPB Members,

Strong Objections. This has the appearance of a "Destroy to Build" application. There is no mention how many trees and vegetation to be stripped from the site when there is currently no development on that side of the watercourse.

Applicant mentions a convenience store for local residences but the location is not in the village cluster. It is also some distance from roads so is certainly not a suitable location for transporting goods to, or removing garbage from.

Then there is this alarming statement:

7. Sewage discharge

The applied use **does not involve restrooms. Staff/visitors can use the public handwashing facilities in nearby Tai Wan Tau Estate.**

Surely with all the lessons that should have been learned from Covid and the need for hygiene when handling food items, such an arrangement should not be tolerated.

Drainage is also an issue, the nearby watercourse is flows from and into CPA zoning so discharge should not be tolerated.

Members should question that the real intention is.

Mary Mulvihill