

Form No. S16-III
表格第 S16-III 號

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

2023年12月12日
此文件在 2023年12月12日 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
申請的日期。 12 DEC 2023

根據《城市規劃條例》(第131章)

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

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

2303139 4/12 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-HC/347
	Date Received 收到日期	1-2 DEC 2023

- 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)

黎嘉琪 Lai Ka Ki Forenza

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	西貢蠔涌丈量約分第210約地段第463號餘段和 丈量約分第244約地段第1297號餘段 Lot 463 RP in D.D. 210 and Lot 1297 RP in D.D. 244 in Ho Chung, Sai Kung
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 400 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 360 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 Ho Chung Outline Zoning Plan No. S/SK-HC/11 蠔涌分區計劃大綱核准圖編號 S/SK-HC/11
(e) Land use zone(s) involved 涉及的土地用途地帶	「住宅(戊類)」 “Residential (Group E)”
(f) Current use(s) 現時用途	現時為空置的土地 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☒ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

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

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

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

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

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

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

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

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

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

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

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

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

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

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

(b) Effective period of permission applied for
申請的許可有效期☒ 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	220	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	180	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	360	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	360	sq.m	<input checked="" type="checkbox"/> About 約

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

.....
構築物1：臨時商店及服務行業，兩層高，每層面積約60平方米，總面積約120平方米，高度不多於7米。.....
構築物2：臨時商店及服務行業，兩層高，每層面積約120平方米，總面積約240平方米，高度不多於7米。

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

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

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

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間																																	
營運時間為星期一至星期日上午 9 時至下午 9 時，包括公眾假期。																																	
(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 checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 從西貢蠔涌路轉入																															
	No 否	<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"/>																															
(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？	<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>			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"/>																															

	<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>不需要砍伐樹木</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 全堅土地規劃有限公司

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

Date 日期

01/12/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(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。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	西貢蠔涌丈量約分第210約地段第463號餘段和 丈量約分第244約地段第1297號餘段 Lot 463 RP in D.D. 210 and Lot 1297 RP in D.D. 244 in Ho Chung, Sai Kung
Site area 地盤面積	400 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 蠔涌分區計劃大綱核准圖編號 S/SK-HC/11
Zoning 地帶	「住宅(戊類)」 "Residential (Group E)"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時商店及服務行業 (為期3年) Proposed Temporary Shop and Services for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	360 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.9 <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	2	
(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	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	45 % <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
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 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)		0 0 1 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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
預計輕型貨車進出流量報告		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

西貢蠔涌丈量約分第 210 約地段第 463 號餘段和

丈量約分第 244 約地段第 1297 號餘段

擬議臨時商店及服務行業 (為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

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

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關西貢蠔涌丈量約分第 210 約地段第 463 號餘段和丈量約分第 244 約地段第 1297 號餘段的規劃申請，擬在上述地段申請為期三年的臨時商店及服務行業。
2. 申請地點位於西貢蠔涌路附近，在《蠔涌分區計劃大綱核准圖編號 S/SK-HC/11》上劃為「住宅(戊類)」。
3. 申請地盤面積為約 400 平方米，上蓋總面積 180 平方米，露天地方面積為 220 平方米，上蓋覆蓋率為 45%。
4. 申請地點將設有 2 個臨時構築物，總樓面面積不多於 360 平方米，用途如下：

構築物 1：臨時商店及服務行業，兩層高，每層面積約 60 平方米，總面積約 120 平方米，高度不多於 7 米。

構築物 2：臨時商店及服務行業，兩層高，每層面積約 120 平方米，總面積約 240 平方米，高度不多於 7 米。
5. 擬議發展的臨時商店及服務行業，主要包括：便利店及日用品零售、寵物美容、雜貨飲品零售、凍肉零售、單車出租維修或中西醫醫務所等等，主要為附近的居民提供服務。
6. 申請地點涉及 1 個輕型貨車客上落貨位。
7. 擬議發展的營運時間為星期一至日上午 9 時至下午 9 時(包括公眾假期)。

申請原因

1. 申請地點的面積約為 400 平方米，根據蠔涌分區計劃大綱核准圖編號 S/SK-HC/11，申請地點現時被規劃為「住宅(戊類)」。
2. 擬議申請用途為臨時商店及服務行業，屬於第二欄的准許用途，須先向城規會申請。
3. 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「住宅(戊類)」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 2 個由貨櫃改建的簡單臨時上蓋構築物，不涉及大型基建工程，只是臨時商店及服務行業，出售一些與民生相關的日用品、提供美容或醫療服務。
5. 申請用途屬臨時性質，不會有任何損害周邊環境設施，不會安裝霓虹燈光招牌；夜間不會有音響播放及商業推銷活動，也不會產生光害滋擾，不會有過大的噪音聲浪問題，不會影響附近環境及民居。
6. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所列載的緩解環境影響措施，以盡量舒緩擬議發展對環境造成的滋擾。
7. 申請地點的工作人員約 3-5 人，不會有人在留宿，他們只在營業時間內上班。
8. 按規劃處記錄，在申請地點附近（同樣是「住宅(戊類)」規劃用途的地段），曾獲小組委員會批出同屬臨時商店申請個案，申請人明白每一宗申請都是個別獨立個案，並無必然關係，唯上述規劃許可申請和本申請用途類近，而該申請都能得到委員會有條件下批出，因此申請人懇請城市規劃委員考慮本申請時參考上述類近申請。
9. 擬議發展有充分的理由支持，當中包括以下規劃考量因素：
 - * 附近有大量民居，擬議申請的臨時商店能提供服務給他們，提供方便；
 - * 符合「住宅(戊類)」地帶的規劃意向；
 - * 擬議發展屬臨時三年的性質，不會影響土地規劃用途的長遠規劃發展；
 - * 擬議發展並不會造成任何不良的交通、園藝及景觀影響；及
 - * 符合有關環境考慮的相關條例 / 指引。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界西貢蠔涌丈量約分第 210 約地段第 463 號餘段和丈量約分第 244 約地段第 1297 號餘段作為期三年的臨時商店及服務行業。

擬議發展計劃的各方面影響

1. 土地行政

申點地點涉及 2 個私家地段，擬議發展涉及 2 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蠔涌路前往。

3. 擬議發展的交通安排

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

4. 環境方面

申請人會按照環保署對臨時商店的指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時商店，不會對空氣造成污染。

6. 噪音方面

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

7. 排污方面

申請用途不涉及洗手間，職員/訪客可使用附近的蠔涌村公共廁所。

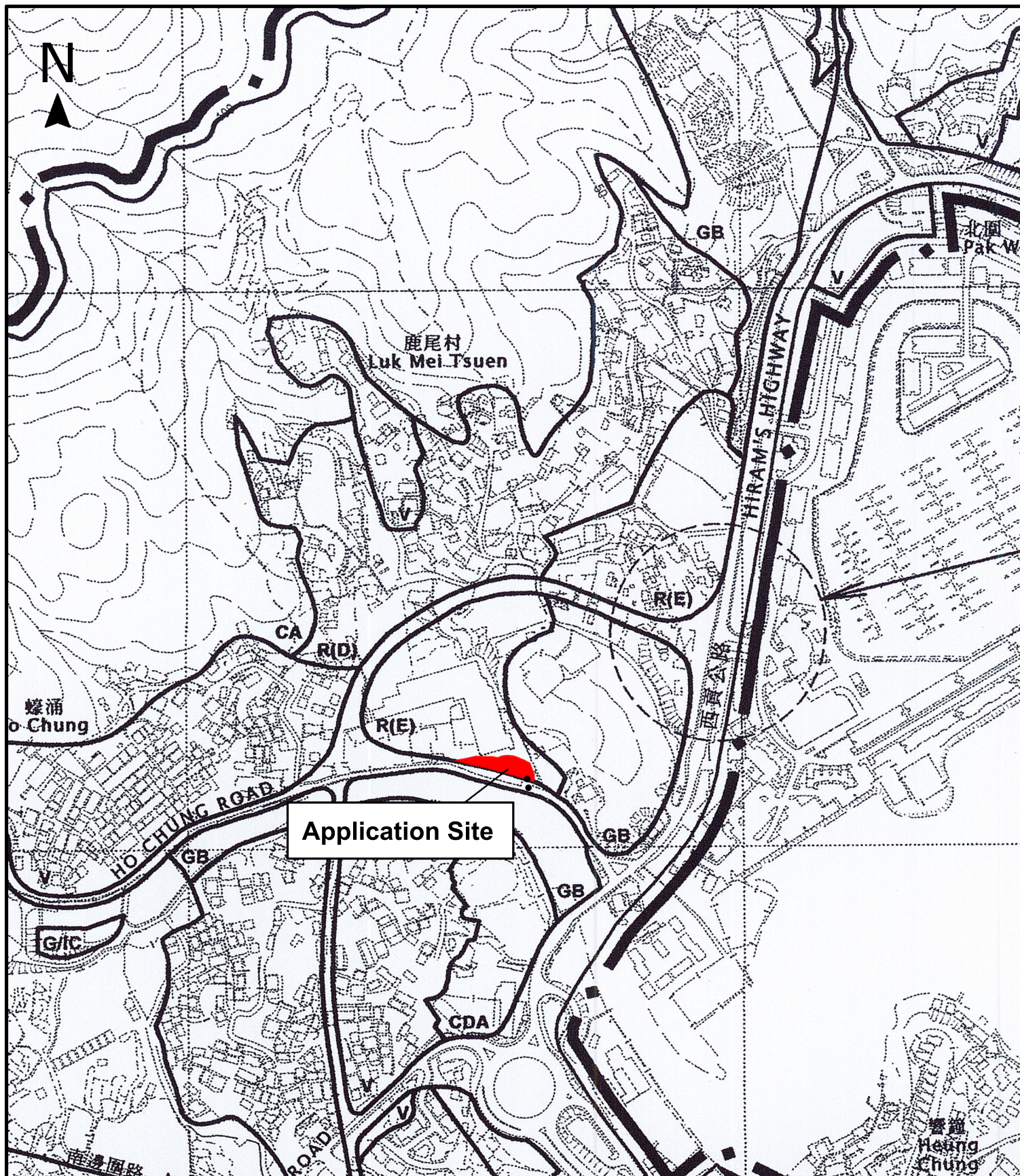
8. 渠務方面

申請人會按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

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



Project 項目名稱:

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

Drawing Title 圖紙標題:

Location Plan



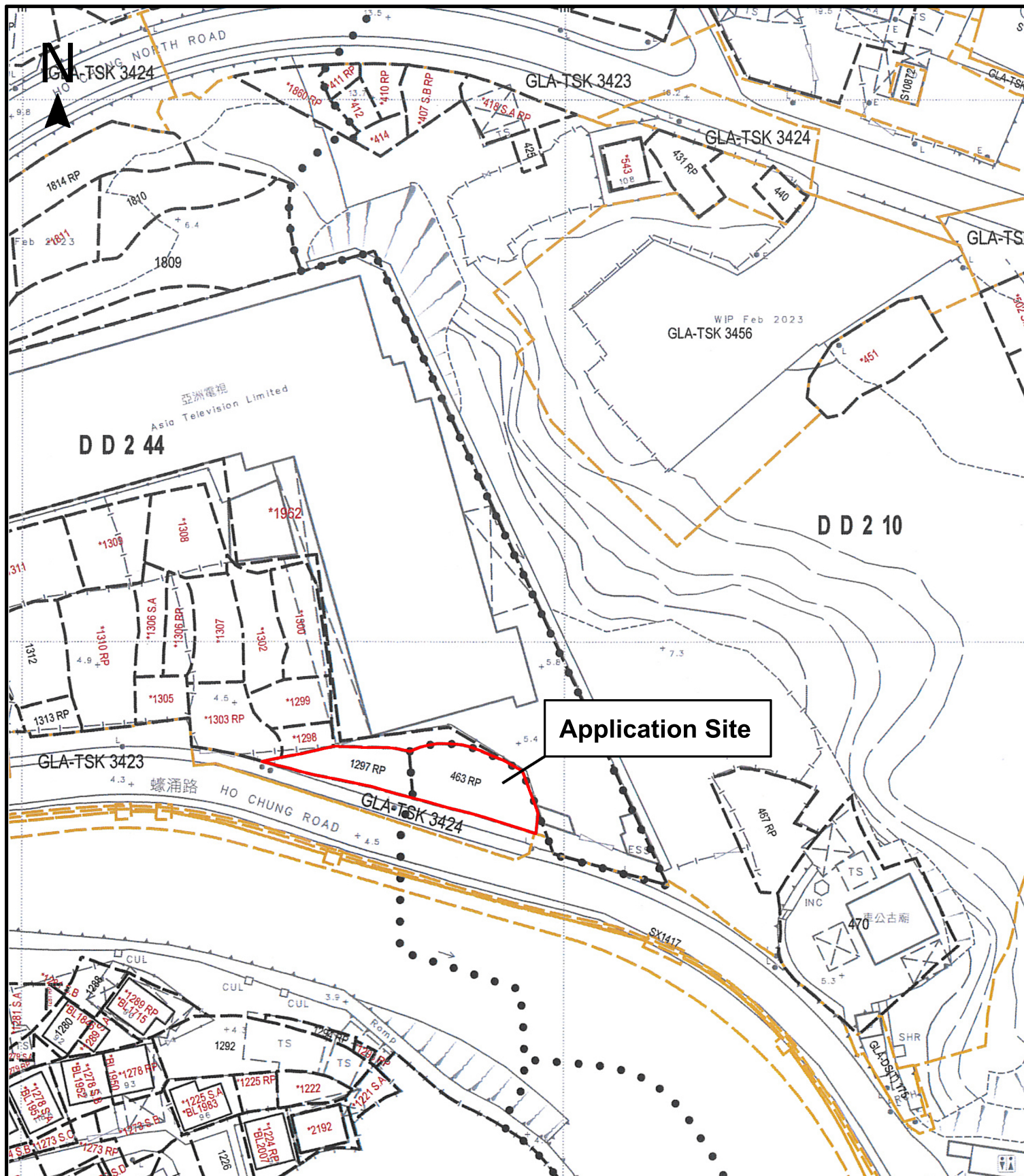
Drawing No. 圖號:

20231201

Remarks 備註:

... Vehicular access leading
from Ho Chung Road

Scale 比例:



Project 項目名稱:

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

Drawing Title 圖紙標題:

Site Plan



Drawing No. 圖號:

20231201

Remarks 備註:

Scale 比例:

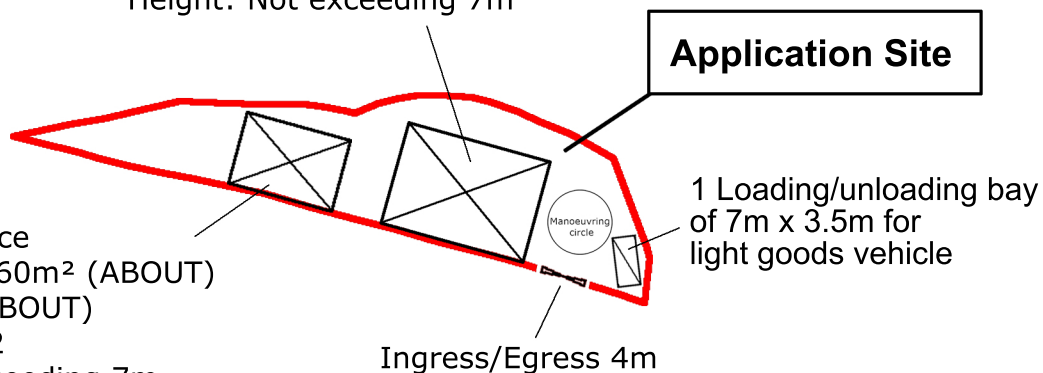


Structure 2

Shop and Service
Covered Area: 120m² (ABOUT)
GFA: 240m² (ABOUT)
No. of storey: 2
Height: Not exceeding 7m

Structure 1

Shop and Service
Covered Area: 60m² (ABOUT)
GFA: 120m² (ABOUT)
No. of storey: 2
Height: Not exceeding 7m



Project 項目名稱:

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

Drawing Title 圖紙標題:


Layout Plan



Drawing No. 圖號:

20231201

Remarks 備註:

 Light goods vehicle

 Structure

Scale 比例:

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

預計輕型貨車進出流量報告
(星期一至星期日及公眾假期)

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

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

Planning Application No. A/SK-HC/347

Table A: Responses to Departmental Comments (dated 4.1.2024)

	Departmental Comments	Responses
	Antiquities and Monuments Office	
(a)	Pursuant to the Antiquities and Monuments Ordinance (Cap.53), the applicant should inform AMO (Ms Amy CHENG, Assistant Curator II(Archaeological Preservation)5 on tel. no. 2780 8944 or email to amyylcheng@amo.gov.hk) immediately in case of discovery of any antiquities or supposed antiquities during the course of construction.	申請人知悉。 如發現任何疑似古物，會第一時間通知相關部門。

	Departmental Comments	Responses
	Fire Services Department	
(a)	<p>In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:</p> <p>i. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and</p> <p>ii. The location of where the proposed FSI to be installed should be clearly marked on the layout plans.</p>	<p>請看附件 1 的 updated layout Plan。</p> <p>構築物 2 的總樓面面積由 240 平方米減成 230 平方米。</p> <p>申請人需要稍後才能補回消防圖則。</p>
(b)	<p>However, 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.</p>	<p>申請人知悉。</p>

	Departmental Comments	Responses
	Traffic Engineering (NTE) Division, Transport Department	
(a)	Please review the width of the run-in/out with respect to the swept path.	有關車輛的出入路徑路線圖，請看附件 2。

	Departmental Comments	Responses
	Landscape Unit, Urban Design & Landscape Section, Planning Department	
(a)	The application site is situated in an area of settled valleys landscape predominated by village houses, vacant lands and trees groups as observed on the aerial photo, the building of Asia Television Limited is located at the immediate north of the Site. The applied use is considered not incompatible with the surrounding village setting and landscape character.	申請地點附近有大量民居（距離 200 米左右），附近嚴重缺乏民生商店，每天很多人出入申請地點門口的蠔涌路。 擬議申請的臨時商店能提供服務給他們，提供方便； 因此申請人認為擬議申請與周遭環境協調。
(b)	With reference to Sai Kung & Islands District Planning Office's site photo record dated 19.12.2023, noting the application site is currently vacant with no vegetation/ existing trees, however existing trees are observed along the northern boundary from the aerial photos in 2022, removal/ clearance on existing vegetation/ trees has been taken place. Since there is no Landscape Proposal provided in the application, the Applicant is required to provide a Landscape Proposal with proposed landscape treatments incorporated in the proposed layout to alleviate the landscape impact.	申請人是土地業權人，於 2023 年 11 月購入申請地點，購入時土地時已經是現狀，沒有移除任何樹木。 申請地點是住宅(戊類)用地，擬議用途為臨時商店服務以滿足周邊民居對商店的需求，申請人已制定 Landscape Proposal，請請看附件 3。



從地圖可以看到，申請地點周邊有大量民居，而且有車公古廟，擬議申請的商店是十分需要的，可以滿足附近民居及來參拜車公古廟的市民，提供便利。

	Departmental Comments	Responses
	Lands Department	
(a)	The application site comprises Lot No. 463RP in D.D. 210 and Lot No. 1297RP in D.D. 244, both are old schedule agricultural lots held under their respective Block Government Lease containing the restriction that no structure is allowed to be erected without the prior approval of the Government. The application site does not fall within any village environs. This office cannot verify the area of about 400m ² for the application site as quoted in the submission. The applicant should ensure the area for the lots in the submission is correct.	有關申請地點的面積，申請人在政府的地理資料地圖用工具量度，申請地點的兩個地段合共約 396 方米，與申請文件的 400 平方米接近，請看附圖。
(b)	There is a strip of government land located between the concerned private lots and the public pavement of Ho Chung Road. The proposed vehicular access at Lot 463 RP in D.D. 210 will affect the said government land and the public pavement. The applicant should provide details for such access arrangement for comment by relevant departments.	申請人會在營業時間內安排職員負責管理申請地點的出入口車輛流量管制，每天預計只有一輛汽車出入申請地點用作臨時上落貨用途，每次有送貨車輛要進入申請地點時，司機都需預先通知該職員，等職員通知司機才進入申請地點，而該職員亦會站在申請地點的出入口協調車輛出入，指揮交通，確保不會有車輛排隊阻塞出入口或周邊地方。申請人會在申請地點的入口安裝車輛出入感應警報器。每當有車輛靠近申請地點出入口時，警報器會發出聲響，提醒周邊行人這裡將有車輛出入，叫他們注意路面交通。
(c)	If the subject application is approved by the Town Planning Board, the applicant has to submit application to this office for a short term waiver for the lots to effect the proposal. However, there is no guarantee that such application will be approved by the Government, such application, if eventually approved, would be subject to such terms and conditions including payment of fees as may be imposed by the Lands Department.	申請人知悉。 如規劃申請獲批，申請人會向地政處申請構築物的短期豁免書。



在政府地理資料地圖量度申請地點的土地面積

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



車輛出入感應警報器

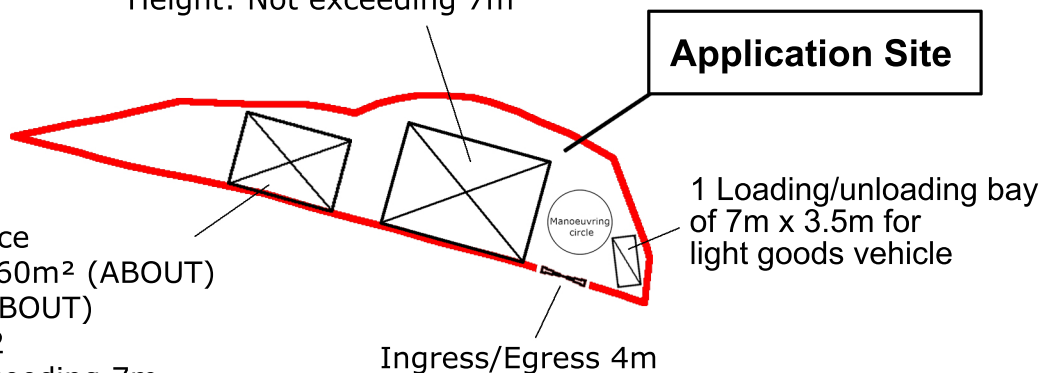


Structure 2

Shop and Service
Covered Area: 115m² (ABOUT)
GFA: 230m² (ABOUT)
No. of storey: 2
Height: Not exceeding 7m

Structure 1

Shop and Service
Covered Area: 60m² (ABOUT)
GFA: 120m² (ABOUT)
No. of storey: 2
Height: Not exceeding 7m



Project 項目名稱:

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

Drawing Title 圖紙標題:


Layout Plan



Drawing No. 圖號:

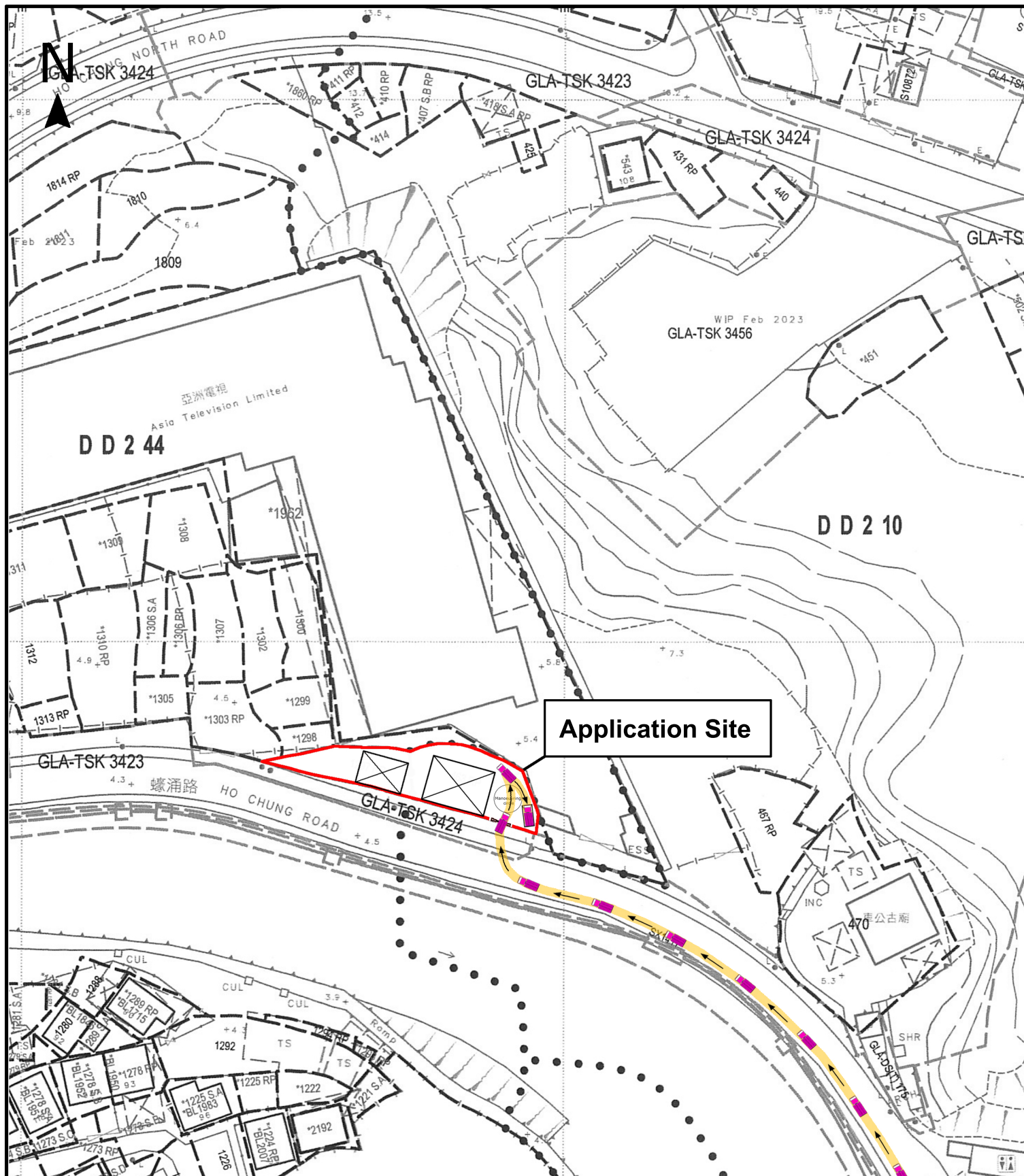
20240107

Remarks 備註:

 Light goods vehicle

 Structure

Scale 比例:



Project 項目名稱:

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

Drawing Title 圖紙標題:

Swept Path
Analysis (In)



Drawing No. 圖號:

20240107

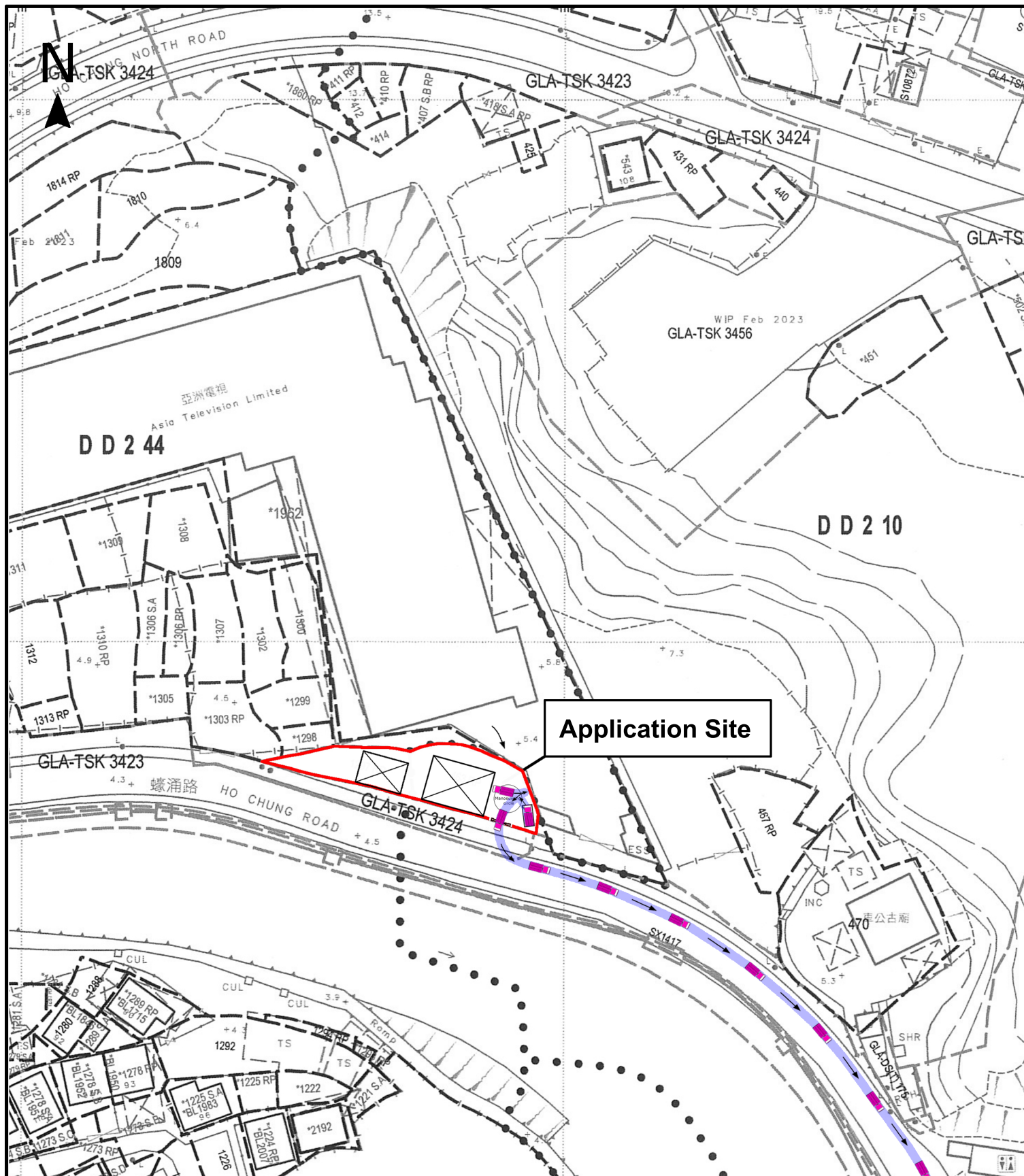
Remarks 備註:

→ In

← Out

Light goods vehicle

Scale 比例:



Project 項目名稱:

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

Drawing Title 圖紙標題:

Swept Path
Analysis (Out)



Drawing No. 圖號:

20240107

Remarks 備註:



In



Out

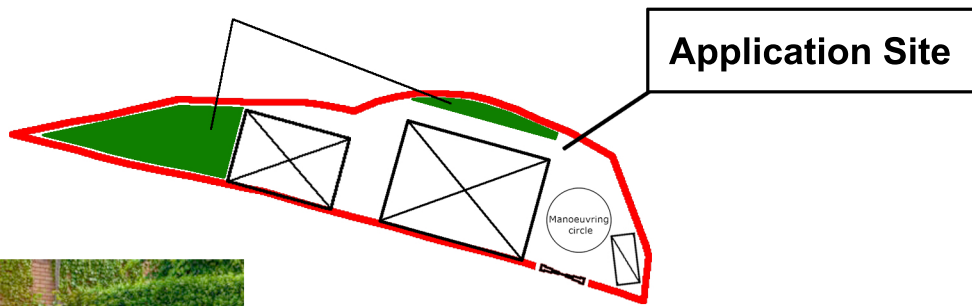


Light goods vehicle

Scale 比例:



Landscape area
Area: 40m² (About)



Ingress/Egress 4m



Project 項目名稱:

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

Drawing Title 圖紙標題:




Proposed
Landscape
Plan



Drawing No. 圖號:

20240107

Remarks 備註:

-  Landscape area
-  Structure
-  Light goods vehicle

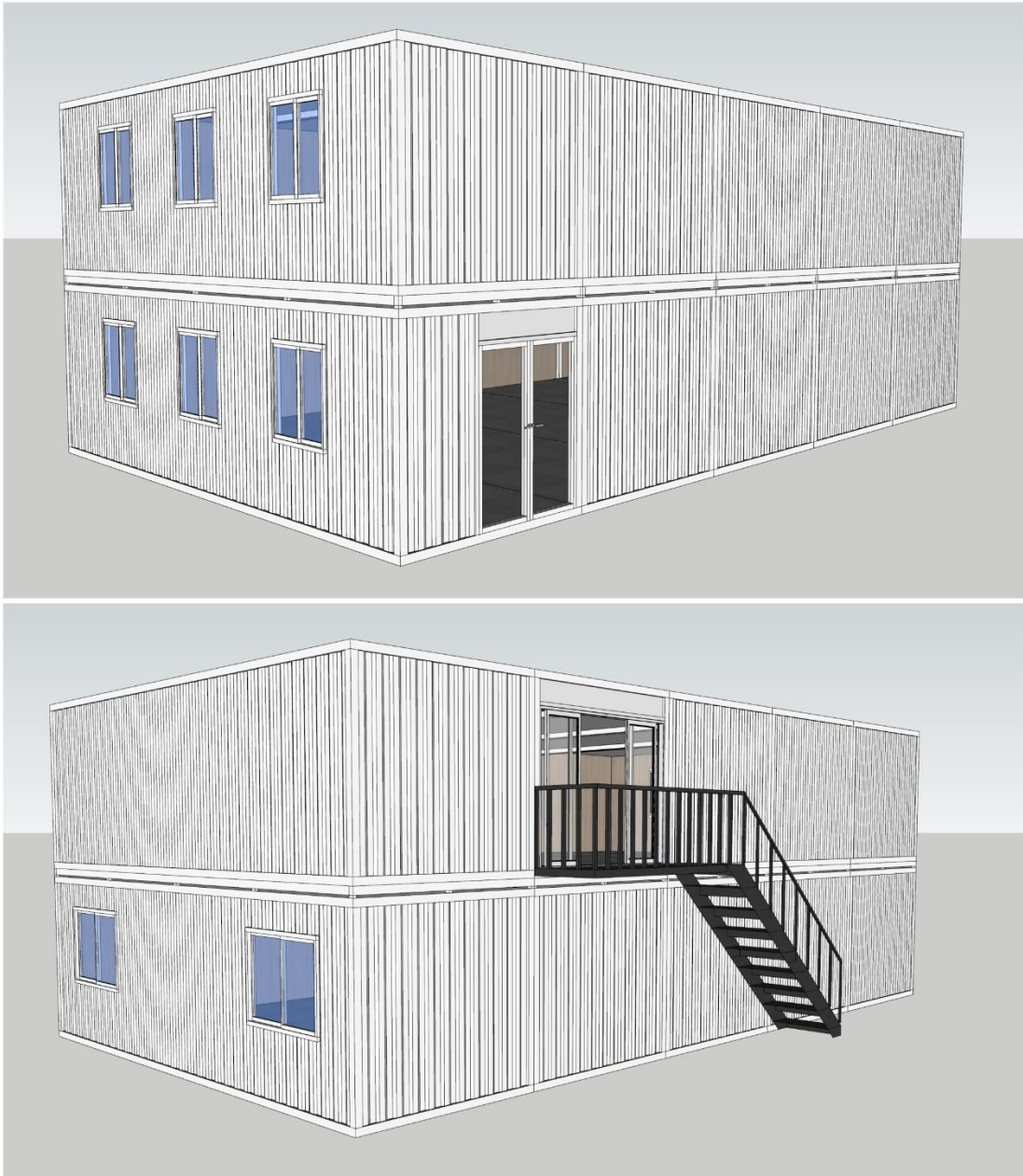
Scale 比例:

Planning Application No. A/SK-HC/347

Table A: Responses to Departmental Comments (dated 12.1.2024)

	Departmental Comments	Responses
	EPD	
(1)	<p>The applicant should provide evaluation on the potential air quality impact arising from both construction and operation phases of the development in order to demonstrate the environmental acceptability.</p> <p>The applicant should specify whether there would be any emission (e.g. chimney, odor) arisen from the proposed development.</p>	<p>擬議申請是臨時商店及服務行業，申請人會以臨時貨櫃搭建構築物 1 及構築物 2（請看附件的圖則），那些臨時貨櫃會在內地廠預制好，然後用吊車送來香港，不需要在現場進行搭建工程，所以在工程方面不會產生空氣污染。</p> <p>擬議申請不涉及任何食肆。</p> <p>至於日後營運商店時，由於臨時商店主要是服務周邊民居，初步預計會是零售商店（例如售賣雜貨、日用品、汽水、乾貨等）或是集運自提點等，不會產生任何煙囪或臭的氣味。</p>
(2)	<p>On the other hand, buffer distance requirements stipulated in the HKPSG Ch.9, including the buffer distance to various emissions sources (e.g. road traffic, industrial chimneys, odor sources) in the vicinity of the Site shall be fulfilled, as appropriate. In this connection, the applicant shall carry out site survey and desktop review to identify the emission sources in the vicinity of the Project Site.</p>	
(3)	<p>Please evaluate whether there would be any potential water quality impacts during construction and operation phase of the proposed development, in particular to the nearby Ho Chung River. Mitigation measures shall be proposed to address the identified water quality impacts, if any, during construction and operation phase of the proposed development.</p>	<p>擬議申請是臨時商店及服務行業，申請人會以臨時貨櫃搭建構築物 1 及構築物 2，那些臨時貨櫃會在內地廠預制好，然後用吊車送來香港，不需要在現場進行搭建工程，所以在工程方面不會產生大量污水。</p> <p>擬議申請不涉及任何食肆，所以不會產生食肆污水，至於日後營運商店時，由於臨時商店主要是服務周邊民居，初步預計會是零售商店（例如售賣雜貨、日用品、汽水、乾貨等）或是集運自提點等，預計不會產生大量污水。</p>
(4)	<p>It is noted that there will be no sanitary / wastewater collection facility in the proposed development, please clarify on how the wastewater generated from operation of proposed shop and services and vehicle loading/unloading bay (e.g. cleansing in the shops, pet grooming, bicycle repair, car washing) would be collected and handled.</p>	<p>申請人會在現場設置廢水收集設施，用來收集在建築工程中或日後商店營運時產生的污水，並安排承辦商定期來收集污水，以免有污水流出申請地點，影響周邊的蠔涌河。</p> <p>申請人會確保所有污水收集妥當，絕不會因擬議發展而影響蠔涌河。</p>

貨櫃的參考照片



申請人會預先在國內貨櫃廠預制好簡單臨時貨櫃，然後直接吊運和擺放在申請地點上，過程中快捷方便，並且不會帶來嚴重空氣污染、污水排放及噪音，減少影響環境。

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

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時商店及服務行業（為期3年） Proposed Temporary Shop and Services for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	225sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	175sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	350sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	350sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途（如適用）(Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
..... 構築物1：臨時商店及服務行業，兩層高，每層面積約60平方米，總面積約120平方米，高度不多於7米。 構築物2：臨時商店及服務行業，兩層高，每層面積約120平方米，總面積約240平方米，高度不多於7米。	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他（請列明）	0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他（請列明）	0

(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	350 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.875 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	2	
(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	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	43.75 % <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
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 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) _____ _____		0 0 1 0 0 0

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章) 第 16 條，提交有關西貢蠔涌丈量約分第 210 約地段第 463 號餘段和丈量約分第 244 約地段第 1297 號餘段的規劃申請，擬在上述地段申請為期三年的臨時商店及服務行業。
2. 申請地點位於西貢蠔涌路附近，在《蠔涌分區計劃大綱核准圖編號 S/SK-HC/11》上劃為「住宅(戊類)」。
3. 申請地盤面積為約 400 平方米，上蓋總面積 175 平方米，露天地方面積為 225 平方米，上蓋覆蓋率為 43.75%。
4. 申請地點將設有 2 個臨時構築物，總樓面面積不多於 350 平方米，用途如下：

構築物 1：臨時商店及服務行業，兩層高，每層面積約 60 平方米，總面積約 120 平方米，高度不多於 7 米。

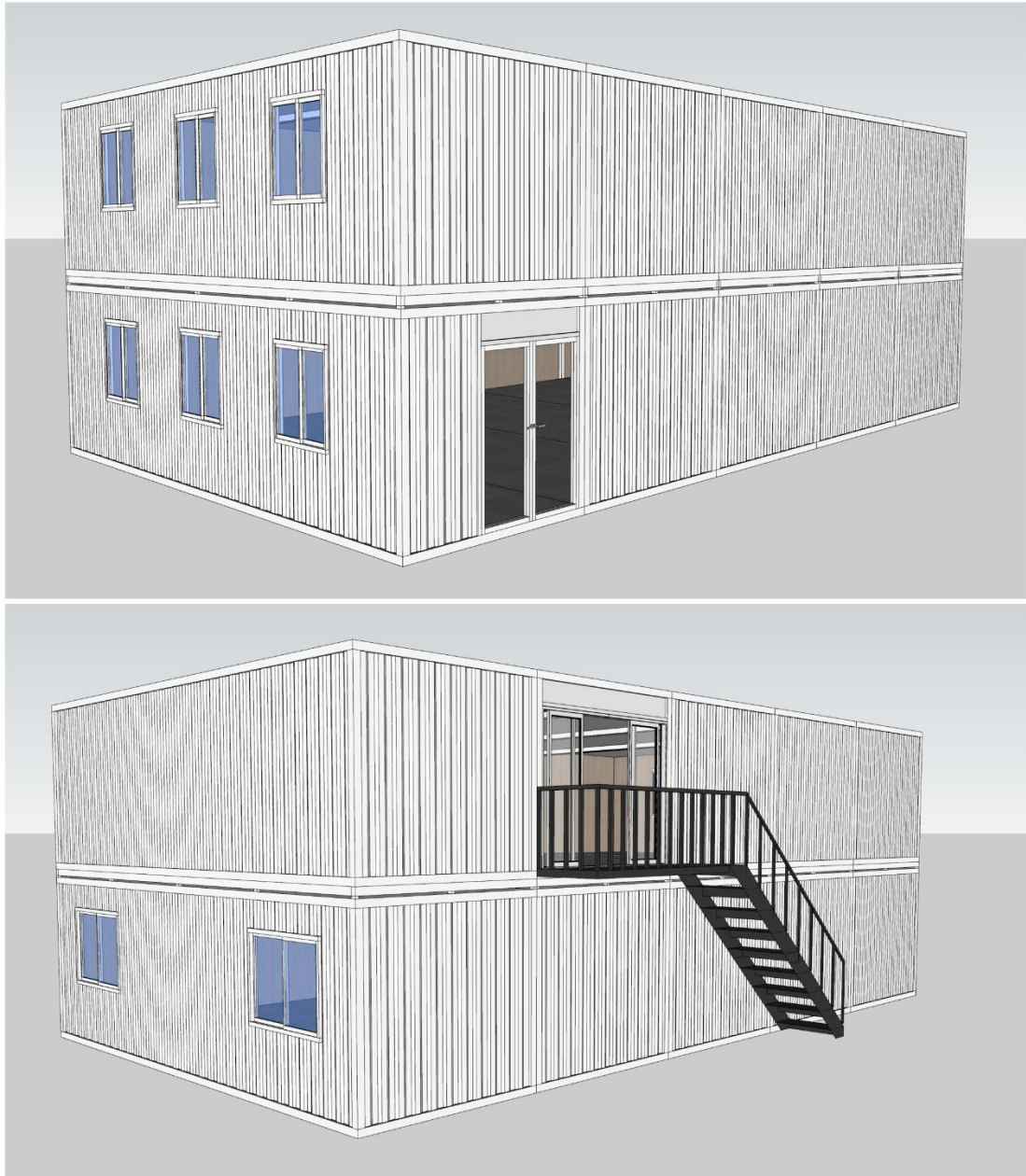
構築物 2：臨時商店及服務行業，兩層高，每層面積約 115 平方米，總面積約 230 平方米，高度不多於 7 米。
5. 擬議發展的臨時商店及服務行業，主要包括：便利店及日用品零售、寵物美容、雜貨飲品零售、凍肉零售、單車出租維修或中西醫醫務所等等，主要為附近的居民提供服務。
6. 申請地點涉及 1 個輕型貨車客上落貨位。
7. 擬議發展的營運時間為星期一至日上午 9 時至下午 9 時(包括公眾假期)。

Planning Application No. A/SK-HC/347

Table A: Responses to Departmental Comments (dated 12.1.2024)

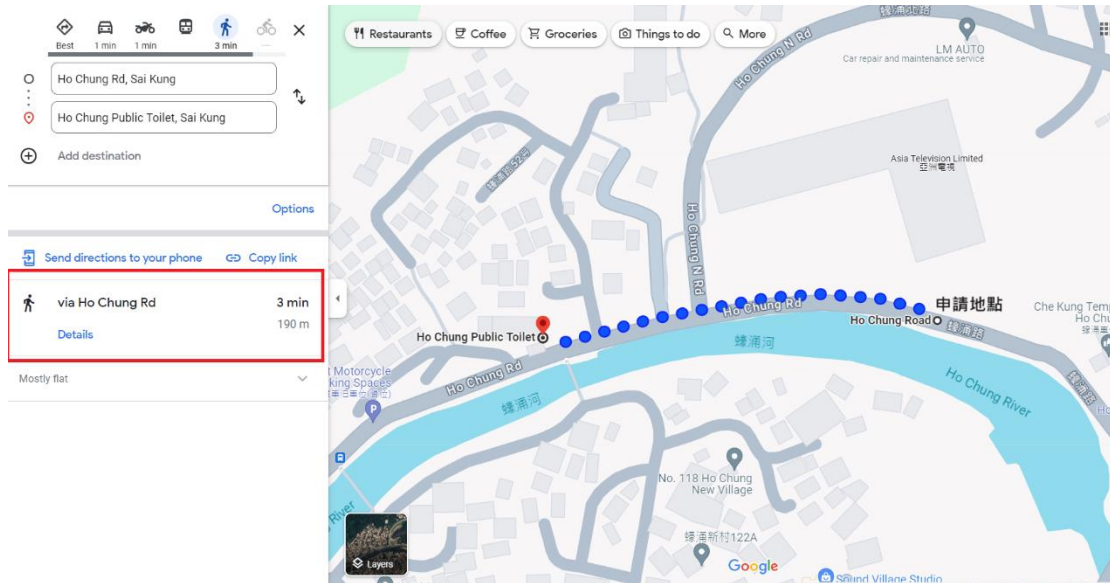
	Departmental Comments	Responses
	EPD	
(1)	<p>The applicant should provide evaluation on the potential air quality impact arising from both construction and operation phases of the development in order to demonstrate the environmental acceptability.</p> <p>The applicant should specify whether there would be any emission (e.g. chimney, odor) arisen from the proposed development.</p>	<p>申請人確認，申請地點範圍的 200 米以內，沒有任何排放物（包括煙囪及臭的氣味等）。</p> <p>申請地點現時已是水泥硬地面，在擬議發展的工程中，申請人會以臨時貨櫃搭建構築物 1 及構築物 2（請看附件的圖片），那些臨時貨櫃會在內地工廠預制好，然後用吊車送來香港，直接擺放在硬地面上，不需要在現場進行搭建工程，所以在工程過程中不會產生空氣污染。</p>
(2)	<p>On the other hand, buffer distance requirements stipulated in the HKPSG Ch.9, including the buffer distance to various emissions sources (e.g. road traffic, industrial chimneys, odor sources) in the vicinity of the Site shall be fulfilled, as appropriate. In this connection, the applicant shall carry out site survey and desktop review to identify the emission sources in the vicinity of the Project Site.</p>	<p>擬議申請不涉及任何食肆，臨時商店主要為零售商店（例如售賣雜貨、日用品、汽水、乾貨等）及集運自提點，不會產生任何煙囪或臭的氣味。</p> <p>有關 buffer distance 的要求，請看附件 1 的圖則，申請人確認從馬路邊至構築物的鮮風入口有超過 5 米距離。</p>
(3)	<p>Please evaluate whether there would be any potential water quality impacts during construction and operation phase of the proposed development, in particular to the nearby Ho Chung River. Mitigation measures shall be proposed to address the identified water quality impacts, if any, during construction and operation phase of the proposed development.</p>	<p>申請地點現時已是水泥地面，在擬議發展的工程中，申請人會以臨時貨櫃搭建構築物 1 及構築物 2，那些臨時貨櫃會在內地工廠預制好，然後用吊車送來香港，不需要在現場進行搭建工程，所以在工程方面不會產生污水。</p>
(4)	<p>It is noted that there will be no sanitary / wastewater collection facility in the proposed development, please clarify on how the wastewater generated from operation of proposed shop and services and vehicle loading/unloading bay (e.g. cleansing in the shops, pet grooming, bicycle repair, car washing) would be collected and handled.</p>	<p>申請人確認及澄清擬議申請的商店主要以零售商店（例如售賣雜貨、日用品、汽水、乾貨等）及集運自提點，商店內不設任何洗手間及洗手盤等，不會產生任何污水。</p> <p>如有需要，職員或訪客可使用距離申請地點步行 3 分鐘的蠔涌公廁，十分方便。</p> <p>申請人確認臨時上落貨車位不設任何洗車及維修車輛的行為，只是用來給送貨車輛作臨時上落貨用途。</p>

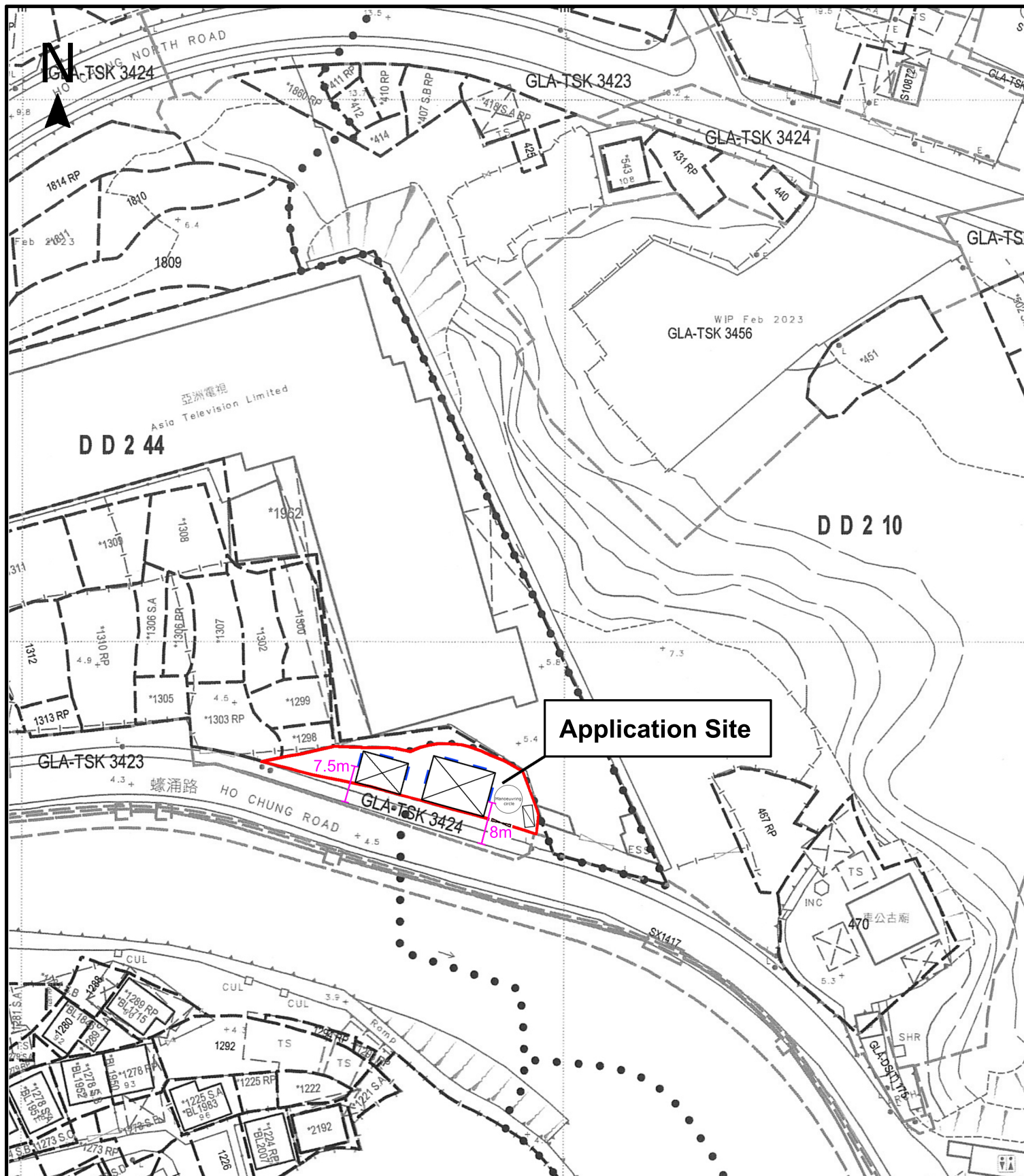
貨櫃的參考照片



申請人會預先在國內貨櫃廠預制好簡單臨時貨櫃，然後直接吊運和擺放在申請地點上，過程中快捷方便，並且不會帶來空氣污染、污水排放及噪音，減少影響環境。

蠔涌公廁的位置





Project 項目名稱:

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

Drawing Title 圖紙標題:

Buffer
Distance
Plan



Drawing No. 圖號:

20240124

Remarks 備註:

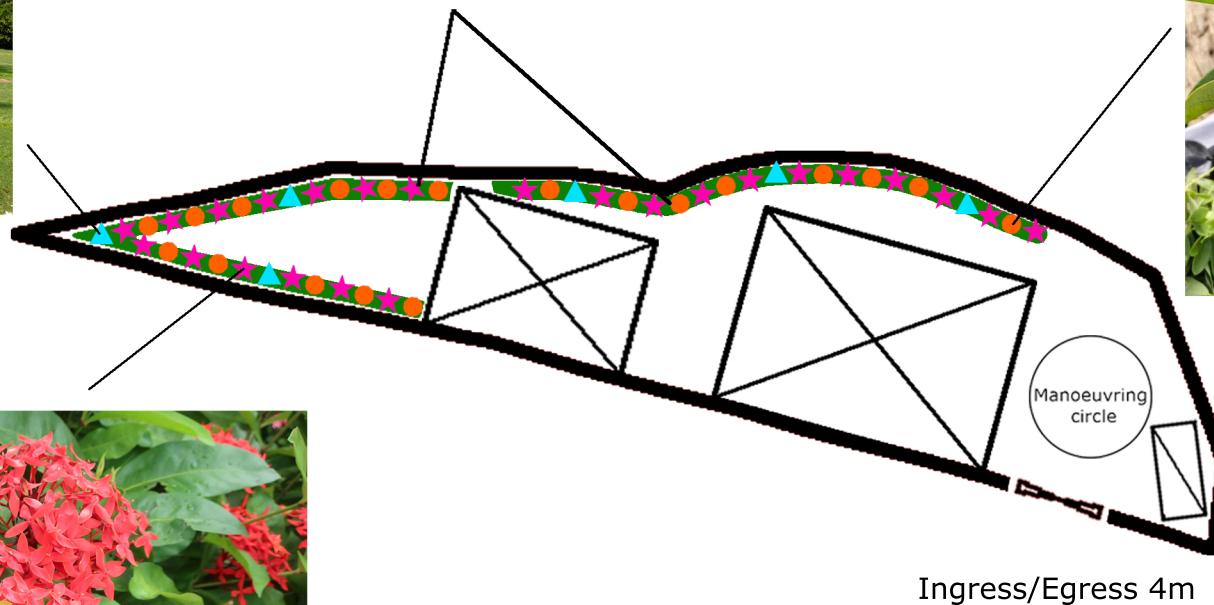
— Window

Scale 比例:

植物學名：Plumeria obtusa
 中文名稱：緬梔花
 英文名稱：Frangipani



Landscape area
 Area: 40m² (About)



中文名稱：矮鴨腳木(鵝掌藤)
 植物學名：Schefflera arboricola
 英文名稱：Miniature Umbrella Plant



植物學名：Ixora chinensis
 中文名稱：龍船花
 英文名稱：Chinese Ixora



Previous Application

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC	Rejection Grounds
A/SK-HC/90 Proposed Residential Development	Lots 463 in D.D. 210 and 1297 in D.D. 244, and Adjoining Government Land, Ho Chung, Sai Kung	“R(E)” & area shown as ‘Road’	2.3.2001	Rejected	(a) – (d)

Rejection Grounds

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

Government Departments' General Comments

1. Land Administration

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

The application site (the Site) comprises Lot No. 463RP in D.D. 210 and Lot No. 1297RP in D.D. 244, both are old schedule agricultural lots held under their respective Block Government Lease containing the restriction that no structure is allowed to be erected without the prior approval of the Government. The Site does not fall within any village environs. His office cannot verify the area of about 400m² for the Site as quoted in the submission.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- based on the applicant's submission, it is noted that the applicant is seeking planning permission for proposed temporary shop and services use as grocery store and parcel distribution centre for a period of 3 years at the Site. Pre-fabricated structures would be placed onto at the paved area for the proposed shop and services use. A loading/unloading bay for light goods vehicle would also be provided and no vehicle washing and repair and maintenance service would be conducted on-site. The applicant has also confirmed that there would be no toilet facility nor wastewater generating activities on-site and a nearby public toilet is available for use; and
- given the nature and the scale of the proposed development, adverse environmental impact is not anticipated and thus there is no objection to the subject application.

3. Landscape

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

- the Site is situated in an area of settled valley landscape character predominated by village houses, vacant land and tree groups as observed on the aerial photo, the building of Asia Television Limited is located at the immediate north of the Site. The proposed use is considered not incompatible with the surrounding village setting and landscape character; and
- having reviewed the landscape proposal (**Drawing A-2** of the RNTPC Paper), a landscape area of about 40m² is proposed, and shrubs and tree planting will be provided along the boundary. As landscape resources within the Site were already impacted, and mitigation measures will be provided to alleviate the landscape impact, there is no comment on the application from the landscape planning perspective.

4. **Drainage**

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

- provided that adequate stormwater drainage collection and disposal facilities would be provided in connection with the proposed use to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas without causing any adverse drainage impact to the areas or nuisance to the adjoining areas, there is no in-principle objection to the application from a drainage viewpoint; and
- should the planning application be approved, the applicant should submit the drainage proposal for our comment and construct the drainage works to the satisfaction of the Director of Drainage Services or of the Town Planning Board in accordance with the planning statement.

5. **Fire Safety**

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

No objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction.

6. **Electricity and Town Gas Safety**

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

- no particular comment from electricity supply safety aspect;
- there is a high pressure underground town gas transmission pipeline (running along Hiram's Highway) in the vicinity of the Site; and
- having considered the working population provided in the planning statement, there are no adverse comments on this application as far as the proposed shops will not result in a significant increase in the number of working personnel.

7. **District Officer's Comments**

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

- no comment on the application; and
- no works project or her office's facilities will be affected by the application.

8. **Other Departments**

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

- Commissioner for Transport (C for T);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Chief Building Surveyor/New Territories East (2) and Rail, Buildings Department (CBS/NTE2&Rail, BD);
- Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office (CHE(AM), AMO);
- Chief Engineer (Works), Home Affairs Department (CE(Works), HAD);

- Director of Agriculture, Fisheries and Conservation (DAFC); and
- Project Manager (East), Civil Engineering and Development Department (PM(E), CEDD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD) that:
- the applicant should ensure the area for the lots in the submission is correct;
 - there is a strip of government land located between the concerned private lots and the public pavement of Ho Chung Road. The proposed vehicular access at the Lot 463RP in D.D. 210 will affect the said government land and the public pavement. The applicant should provide details for such access arrangement for comment and to be acceptable by relevant departments; and
 - the applicant has to submit application to this office for a short term waiver for the lots to effect the proposal. However, there is no guarantee that such application will be approved by the Government. Such application, if eventually approved, would be subject to such terms and conditions including payment of fees as may be imposed by the LandsD;
- (b) to note the comments of the Director of Fire Services (D of FS) that:
- in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant is advised that (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (c) to note the comments of the Chief Building Surveyor/New Territories East (2) and Rail, Buildings Department (CBS/NTE2&Rail, BD) that:
- before any new building works are carried out on leased land, prior approval and consent from the Building Authority should be obtained, otherwise they are unauthorized building works. Authorized Person must be appointed to coordinate all new building works in accordance with the BO;
 - the granting of the planning approval should not be construed as an acceptance of the unauthorized structures on site under the BO. Enforcement action may be taken to effect the removal of all unauthorized works in the future; and
 - detailed comments will be given during general building plans submission stage;

- (d) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site;
 - the applicant is reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
 - the number of working personnel in the proposed temporary shops shall be minimized as far as reasonably practicable;
- (e) to note the comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office (CHE(AM), AMO) that pursuant to the Antiquities and Monuments Ordinance (Cap. 53), the applicant should inform AMO immediately in case of discovery of any antiquities or supposed antiquities during the course of construction.

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

參考編號

231219-101332-33234

Reference Number:

提交限期

09/01/2024

Deadline for submission:

提交日期及時間

19/12/2023 10:13:32

Date and time of submission:

有關的規劃申請編號

A/SK-HC/347

The application no. to which the comment relates:

「提意見人」姓名/名稱

夫人 Mrs. Ms Wong

Name of person making this comment:

意見詳情

Details of the Comment :

本人為蠔涌村居民，周邊十分缺乏商店，很不方便。
如果這個商店的申請獲批，會為一眾村民帶來方便。
所以支持申請！

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

參考編號

Reference Number:

231220-185532-11722

提交限期

Deadline for submission:

09/01/2024

提交日期及時間

Date and time of submission:

20/12/2023 18:55:32

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/347

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wan

意見詳情

Details of the Comment :

反對將土地作零售用途的理由如下：

1. 缺乏居民需求：如果附近居民對於該地區的零售服務沒有明顯需求，將土地用於零售用途可能是不合理的。沒有足夠的居民需求，這樣的商業活動可能無法獲得足夠的客流量和利潤，從而導致業務效益不佳。

2. 缺乏停車位：如果該地區缺乏足夠的停車位，將土地用於零售用途可能會帶來交通和停車問題。如果沒有足夠的停車位，顧客可能會面臨停車困難，並導致交通壅塞，影響到附近居民生活。

3. 排污問題：零售業務通常會產生大量的廢棄物和污染物。如果附近地區沒有適當的排污系統和處理設施，這可能會導致環境污染和健康風險，而且如果涉及到飲食行業，污染會更加大，不排除申請人會直接排落河。

4. 維護社區特色：將土地用於零售用途可能會破壞原有的社區特色和文化。某些地區可能以其獨特的建築風格、歷史價值或社區環境而聞名，將土地用於零售用途可能會破壞這些特點，對社區的整體魅力和吸引力產生負面影響。

綜上所述，反對將土地用於零售用途的理由包括缺乏居民需求、缺乏停車位、排污問題、維護社區特色以及考慮其他用途的必要性。這些理由都強調了在做任何土地用途變更的決策時，需要綜合考慮當地居民的需求、環境影響和社區

3

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

231220-185806-50666

提交限期**Deadline for submission:**

09/01/2024

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

20/12/2023 18:58:06

有關的規劃申請編號**The application no. to which the comment relates:** A/SK-HC/347**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Cheung

意見詳情**Details of the Comment :****本人對於這申請十分反對**

首先，附近有呢一個需求。

其次，有機會會引致到違泊問題。

4

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

參考編號

Reference Number:

231220-190032-71745

提交限期

Deadline for submission:

09/01/2024

提交日期及時間

Date and time of submission:

20/12/2023 19:00:32

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-HC/347

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lai

意見詳情

Details of the Comment:

反對將土地作零售用途：

1. 社區影響：將土地轉換為商業用途可能會對當地社區造成負面影響。商業區域通常會引入更多的交通、噪音和人流量，這可能干擾附近住宅區的寧靜和居民生活品質。
2. 地方經濟影響：如果該地區已經擁有足夠的零售設施，進一步增加競爭可能對當地小型企業產生不利影響。這可能導致當地企業倒閉，失業率上升，並對地方經濟造成負面衝擊。
3. 環境保護：將土地用於零售用途可能需要進行土地平整、建築和道路建設等工程，這可能對當地的自然環境和生態系統造成破壞。保護自然資源和生態環境對於環境的可持續發展至關重要。
4. 過度的商業開發可能導致社會平衡和多樣性的破裂。

5

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

231222-121054-32635

提交限期**Deadline for submission:**

09/01/2024

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

22/12/2023 12:10:54

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

A/SK-HC/347

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

先生 Mr. Cheung

意見詳情**Details of the Comment :**

Hi, we opposed this application.

1. Lack of demand from residents: There is no need for retail facilities in the area as the residents do not require them. We have a shopping mall in Marina Cove. Establishing retail outlets without sufficient demand may lead to low customer traffic and financial viability issues.

2. Insufficient parking space: The lack of available parking spaces would create difficulties for visitors and customers. Insufficient parking facilities may discourage people from visiting the area, leading to reduced footfall and potential traffic congestion in surrounding areas.

3. Unresolved pollution concerns: The proposed retail activities could contribute to increased waste generation and pollution. If the area lacks proper waste management and sewage systems, it may lead to pollution of nearby rivers or water bodies, resulting in foul odors, environmental degradation, and health hazards.

4. Safety concerns: Introducing retail activities may attract a larger number of outsiders to the area, potentially impacting the safety and security of the local community. Increased population density and unfamiliar visitors can lead to an increase in crime rates and compromise the overall safety of the village.

5. Environmental impact: Converting the land for retail use may involve significant construction, resulting in habitat destruction, deforestation, and disturbance to local ecosystems. Preserving the natural environment is crucial for the sustainability and ecological balance of the area.

6. Disruption of community dynamics: The introduction of retail activities may disrupt the existing social fabric and community dynamics. It can lead to the displacement of local businesses and negatively affect the livelihoods of small-scale entrepreneurs. Preserving community diversity and supporting local businesses should be prioritized.

In conclusion, opposing the conversion of land for retail use is justified due to the lack of demand from residents, inadequate parking facilities, unresolved pollution concerns, potential safety issues, environmental impacts, and disruption to the local community. These reasons highlight the need for a comprehensive evaluation of the potential consequences and the consideration of alternative land use options that align better with the needs and well-being of the community.

6

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

231227-104213-15200

提交限期**Deadline for submission:**

09/01/2024

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

27/12/2023 10:42:13

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

A/SK-HC/347

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

先生 Mr. Wan

意見詳情**Details of the Comment :**

I dont think Ho Chung Village have this needs. And the pollution issues do not have effective solution. The waste problem also.

7

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

240108-144022-68128

Reference Number:**提交限期**

09/01/2024

Deadline for submission:**提交日期及時間**

08/01/2024 14:40:22

Date and time of submission:**有關的規劃申請編號**

A/SK-HC/347

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Ka Kit Wan

Name of person making this comment:**意見詳情****Details of the Comment :**

本人反對該地方發展臨時商店及服務行業，我相信這樣的轉變將對我們的社區和居民產生負面影響。

首先，臨時商店和服務行業的存在通常是短暫的。這意味著我們的地段將面臨頻繁的更換和不穩定性。這樣的情況將對我們社區的穩定性和可持續性造成威脅。居民和企業需要一個穩定的環境來建立和發展他們的生活和業務，而不是被不斷的變動所困擾。

其次，臨時商店和服務行業往往缺乏規範和監管。這可能導致一些問題，如違規建築、環境污染和交通擁堵等。我們的社區應該是一個安全、舒適和可持續的地方，而不是一個充斥著臨時建築和無序發展的地方。