

2024年 12月 1 08

Appendix I of RNTPC  
Paper No. A/ST/1034

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 10 DEC 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-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:  
適用於建議不涉及或不祇涉及:**

- (i) **Construction of “New Territories Exempted House(s)”;**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**  
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**  
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ST/1034
	Date Received 收到日期	10 DEC 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)

218 SA 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)	沙田下禾輦丈量約份第185約地段第218號A分段餘段、第218號A分段第1小分段、第218號F分段餘段、第218號F分段第1小分段及第218號G分段  Lots 218 SA RP, 218 SA ss1, 218 SF RP, 218 SF ss1 & 218 SG in D.D. 185, Ha Wo Che, Sha Tin, N.T.
(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 105 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 170 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	沙田分區計劃大綱核准圖編號 S/ST/38 APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/38
(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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

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

☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<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
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展			

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

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



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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

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

**(v) For Type (v) application 供第(v)類申請**

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

Proposed Temporary Shop and Services for a Period of 6 Years  
擬議臨時商店及服務行業 (為期 6 年)

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積

..... 170 ..... sq.m 平方米 ☒ About 約

Proposed plot ratio 擬議地積比率

..... 1.62 ..... ☒ About 約

Proposed site coverage 擬議上蓋面積

..... 81 ..... % ☒ About 約

Proposed no. of blocks 擬議座數

..... 1 .....

Proposed no. of storeys of each block 每座建築物的擬議層數

..... 2 ..... storeys 層

☐ include 包括 ..... storeys of basements 層地庫

☐ exclude 不包括 ..... storeys of basements 層地庫

Proposed building height of each block 每座建築物的擬議高度

..... N/A ..... mPD 米(主水平基準上) ☐ About 約  
..... 7 ..... m 米 ☒ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約  
 number of Units 單位數目 .....  
 average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約  
 estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約  
☒ shop and services 商店及服務行業 ..... 170 ..... sq. m 平方米 ☒ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

.....  
 .....  
 .....

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

.....  
 .....  
 .....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)  
☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於  
☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	G/F	臨時商店及服務行業 (地產代理及雜貨家品店)
1	1/F	商店附屬用途：儲存文件及貨品
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

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

.....  
 .....  
 .....  
 .....  
 .....



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

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

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

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

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

2025年12月

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是          No 否	<input 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))  <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 checked="" type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ 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) _____ _____ _____ <input checked="" type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ 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) _____ _____ _____ <input checked="" type="checkbox"/>

## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>不需要砍伐樹木</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													



## 10. Justifications 理由

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

請參考附件的申請報告書及擬議發展的計劃細節



**11. Declaration 聲明**

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

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

Signature  
簽署

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

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 Allgain Land Planning Limited  
代表

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

Date 日期

25/11/2024

(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。



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

Ash interment capacity 骨灰安放容量<sup>@</sup>

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	沙田下禾輦丈量約份第185約地段第218號A分段餘段、第218號A分段第1小分段、第218號F分段餘段、第218號F分段第1小分段及第218號G分段  Lots 218 SA RP, 218 SA ss1, 218 SF RP, 218 SF ss1 & 218 SG in D.D. 185, Ha Wo Che, Sha Tin, N.T.		
Site area 地盤面積	105 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	沙田分區計劃大綱核准圖編號 S/ST/38 APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/38		
Zoning 地帶	"Village Type Development" 「鄉村式發展」		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services for a Period of 6 Years 擬議臨時商店及服務行業 (為期 6 年)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	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	170 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.62 <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	
	Composite 綜合用途	0	



(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	7	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	81 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	0		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 , Fencing Plan ,Floor Plan		
<b>Reports 報告書</b>		
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。

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根據《城市規劃條例》( 第 131 章 )

第 16 條遞交的許可申請

沙田下禾輦丈量約份第 185 約地段第 218 號 A 分段餘段、第  
218 號 A 分段第 1 小分段、第 218 號 F 分段餘段、第 218 號

F 分段第 1 小分段及第 218 號 G 分段

擬議臨時商店及服務行業 ( 為期 6 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，提交有關沙田下禾輦丈量約份第 185 約地段第 218 號 A 分段餘段、第 218 號 A 分段第 1 小分段、第 218 號 F 分段餘段、第 218 號 F 分段第 1 小分段及第 218 號 G 分段的規劃申請，擬在上述地段申請為期六年的臨時商店及服務行業。
2. 申請地點位於沙田下禾輦村內，在《沙田分區計劃大綱核准圖編號 S/ST/38》上劃為「鄉村式發展」。
3. 申請地盤面積為約 105 平方米，上蓋面積約 85 平方米，露天地方面積為 20 平方米，上蓋覆蓋率為約 81 %
4. 申請地點將設有 1 個 2 層高的臨時構築物，總樓面面積不多於 170 平方米，高度不超過 7 米。
5. 擬議發展的臨時商店及服務行業，主要包括：地產代理、便利店及日用品零售、家品、雜貨飲品及乾貨零售等，主要為附近的村民及居民提供服務。
6. 申請地點不涉及任何上落貨車位。
7. 擬議發展的營運時間為星期一至日上午 9 時至下午 8 時，包括公眾假期。

# 申請原因

1. 申請地點的面積約為 105 平方米，根據沙田分區計劃大綱核准圖編號 S/ST/38，申請地點現時被規劃為「鄉村式發展」，因此申請人向城規會提出申請。
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，根據「註釋」說明，任何土地或建築物的臨時用途（預料為期不超過五年），只要符合一切其他有關的法例、政府土地契約條款的規定，以及任何其他政府規定，屬經常准許的用途，無須符合有關地帶指定的用途或這份《註釋》的規定。但申請人需要就擬議申請的用途（商店及服務行業）向其他政府部門或機構申請某些牌照，需要獲得一個臨時的規劃許可，因此申請人向城規會申請一個為期六年的申請。
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 個由臨時物料搭建的臨時構築物，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 4-6 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「鄉村式發展」地帶申請臨時商店及服務行業是小組委員會經常批出的個案，申請人明白每一宗申請都是個別獨立個案，並無必然關係，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；
  - \* 符合規劃地帶的規劃意向；
  - \* 擬議發展屬臨時六年的性質，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沙田下禾輦丈量約份第 185 多個地段作為期六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

申請地點涉及 5 個私家地段，擬議發展涉及 1 個上蓋構築物。如獲批准，申請人會向沙田地政處申請短期豁免書。

## 2. 擬議發展的入口

申請地點可以經排頭街步行前往，步行距離約 490 米，步行約 7 分鐘。



## 3. 擬議發展的上落貨安排

由於申請地點車不能到達，申請用途不涉及上落貨位置，送貨司機會從排頭的村口卸貨區卸貨，然後用手推車把貨品按照以上路徑推到申請地點，不會影響附近的交通。

## 4. 環境方面

申請地點上設 1 個由臨時物料（包括角鐵、鋁架、坑板、隔熱板等）搭建的構築物，不涉及大型建築工程。在政府部門批出許可後，申請人只會在法定許可的時間進行工程，工程期間申請人會用帆布或黑網把申請地點圍封，減少工程期間帶來的塵埃或噪音影響，盡量將對周邊居民及環境的影響



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

申請用途涉及流動洗手間，申請人會租用流動洗手間，並安排清潔公司定期來吸糞。

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

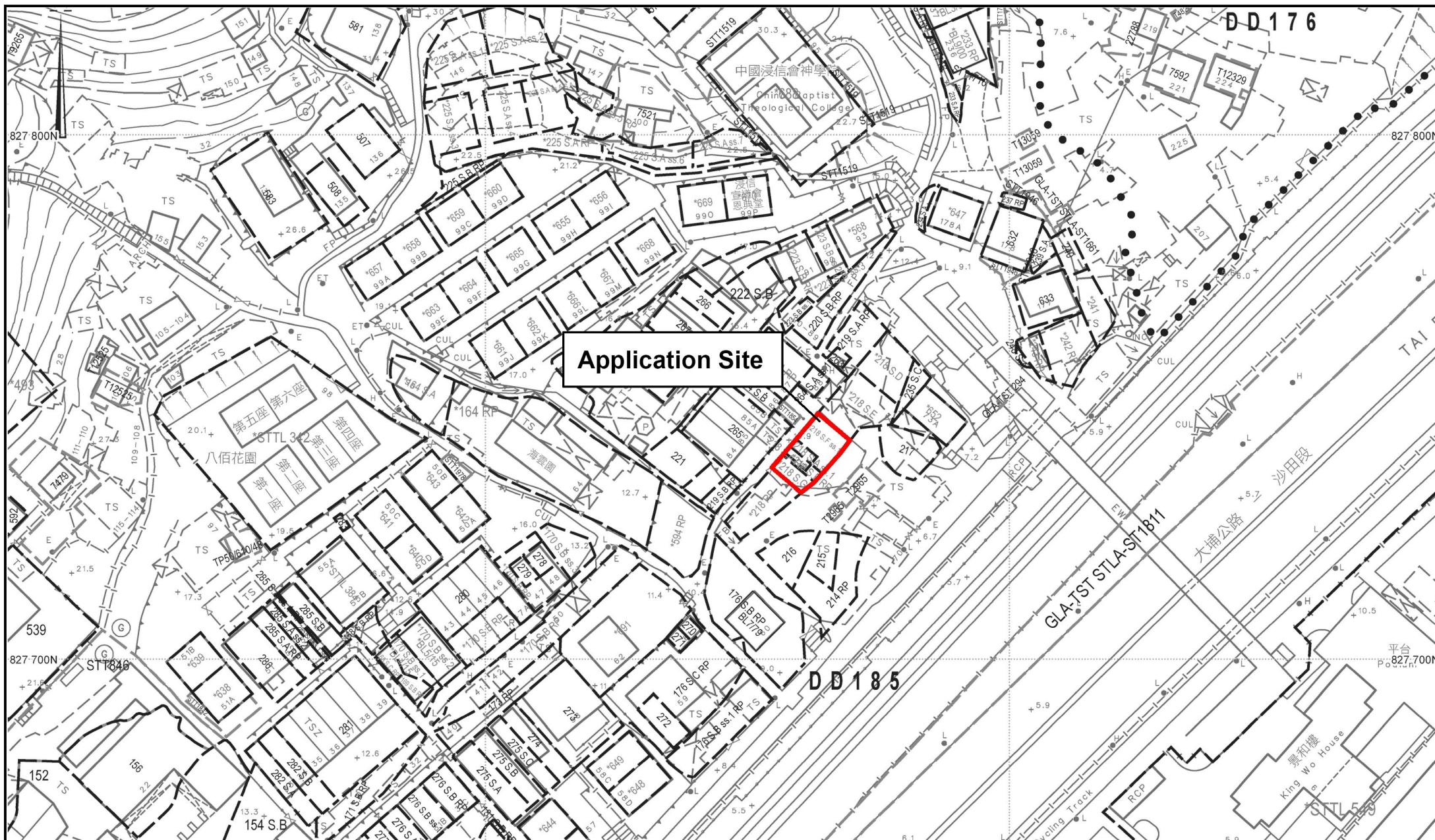
申請人會將按照消防處的指引和要求放置消防裝置。


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沙田下禾輦丈量約份第 185 約地段第 218 號 A 分段餘段、第 218 號 A 分段第 1 小分段、第 218 號 F 分段餘段、第 218 號 F 分段第 1 小分段及第 218 號 G 分段作為期六年的臨時商店及服務行業。









	<p>Project 項目名稱:</p> <p>Proposed Temporary Shop and Services for a Period of 6 Years at Lots 218 SA RP, 218 SA ss1, 218 SF RP, 218 SF ss1 &amp; 218 SG in D.D. 185, Ha Wo Che, Sha Tin, New Territories</p>	<p>Drawing Title 圖紙標題:</p> <p>Site Plan</p>	<p>Remarks 備註:</p>



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 6 Years at Lots 218 SA RP, 218 SA ss1, 218 SF RP, 218 SF ss1 & 218 SG in D.D. 185, Ha Wo Che, Sha Tin, New Territories

Drawing Title 圖紙標題:

Site Plan

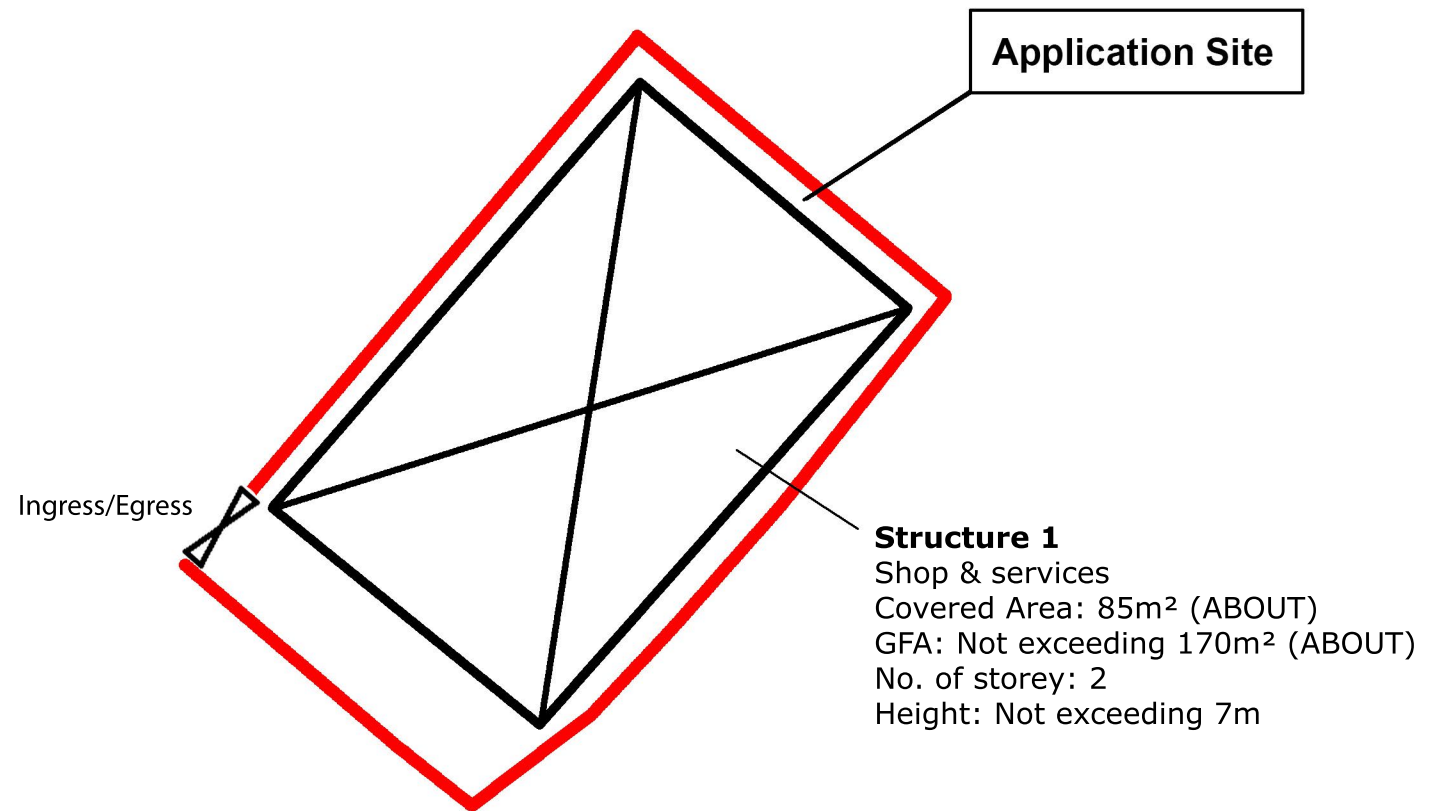
Remarks 備註:

Drawing No. 圖號:

202411211

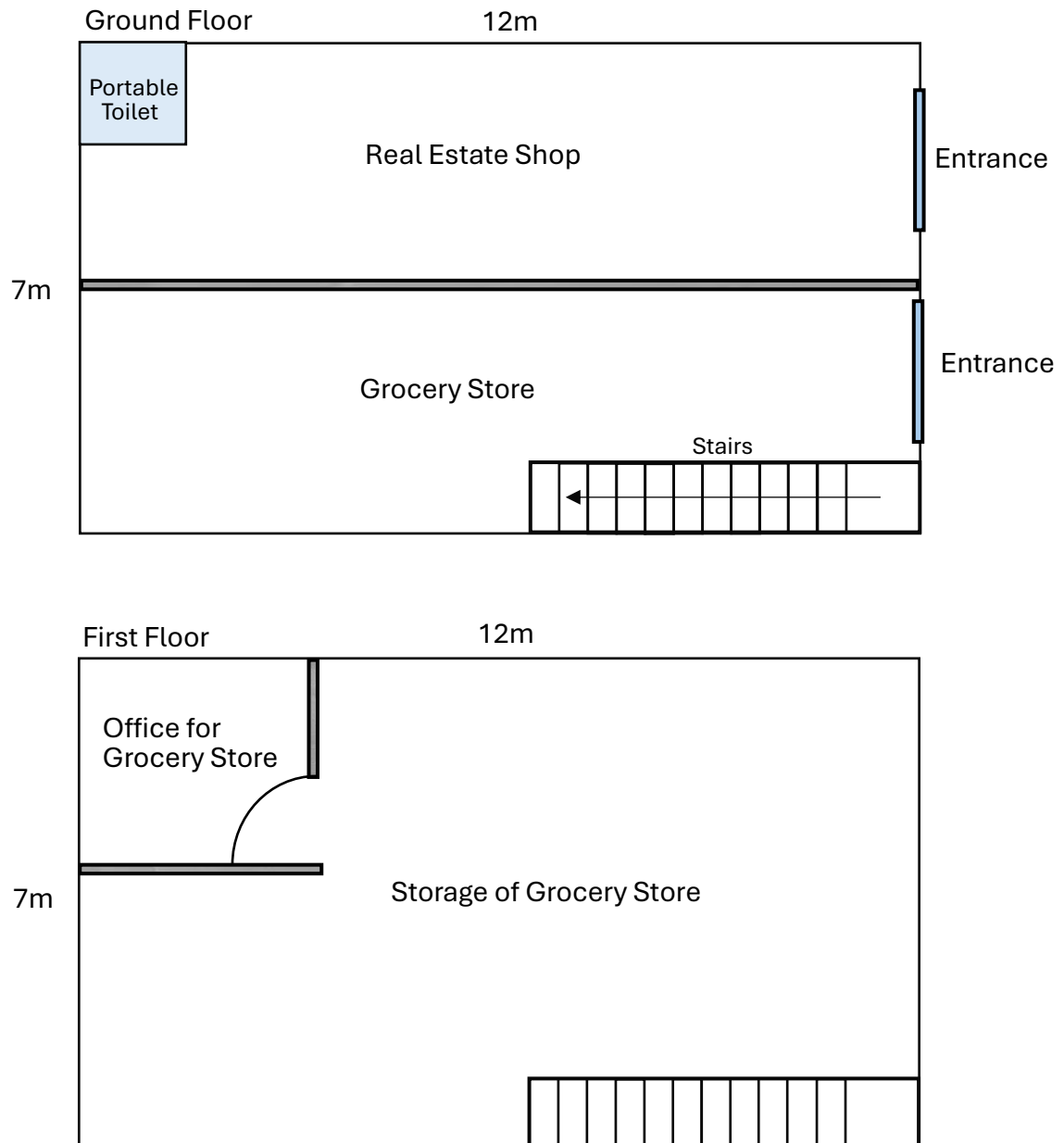






# Floor Plan of the Structure 1

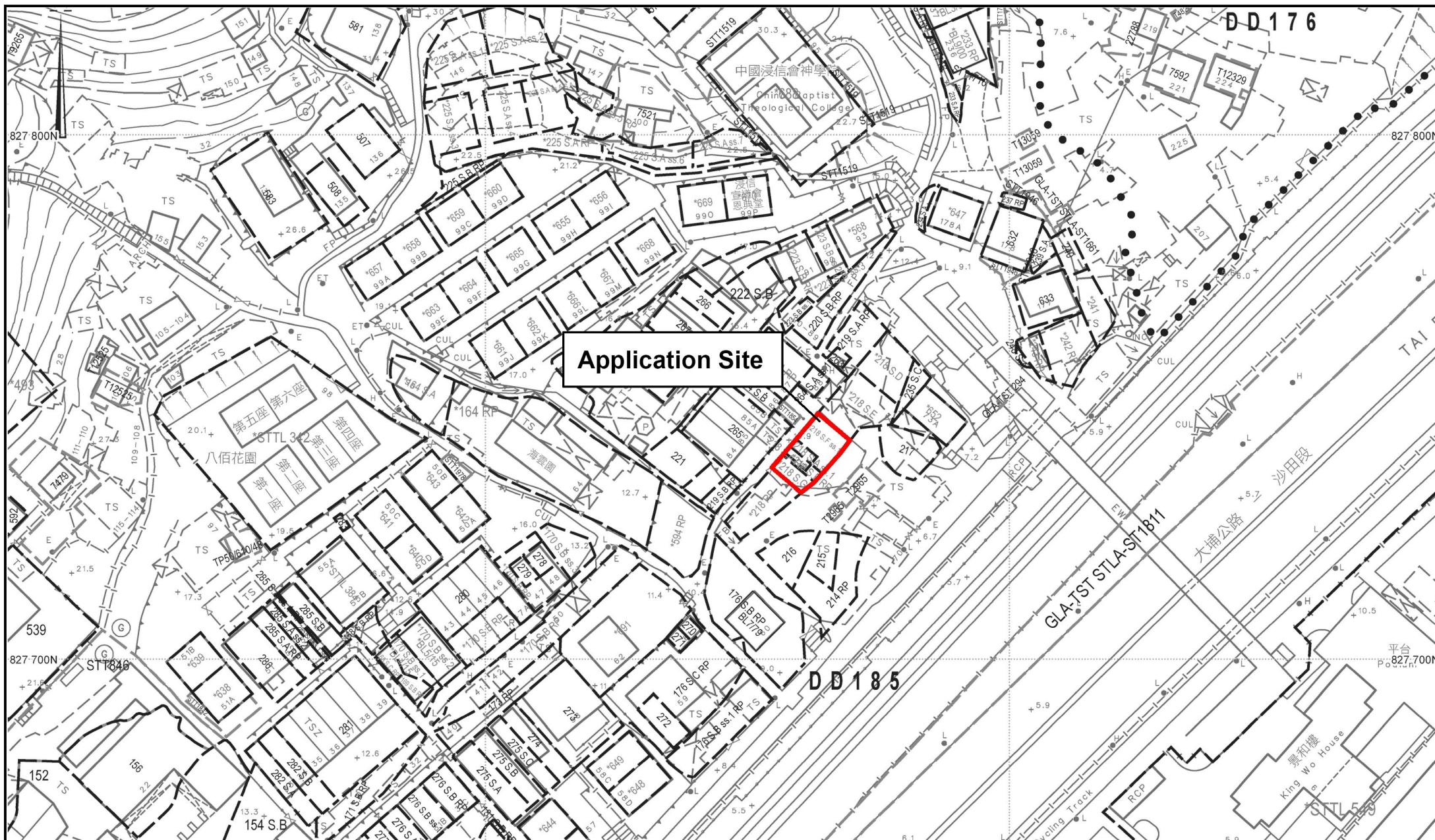
(not to scale for indication only)












	<p>Project 項目名稱:</p> <p>Proposed Temporary Shop and Services for a Period of 6 Years at Lots 218 SA RP, 218 SA ss1, 218 SF RP, 218 SF ss1 &amp; 218 SG in D.D. 185, Ha Wo Che, Sha Tin, New Territories</p>	<p>Drawing Title 圖紙標題:</p> <p>Site Plan</p>	<p>Remarks 備註:</p>



Project 項目名稱:

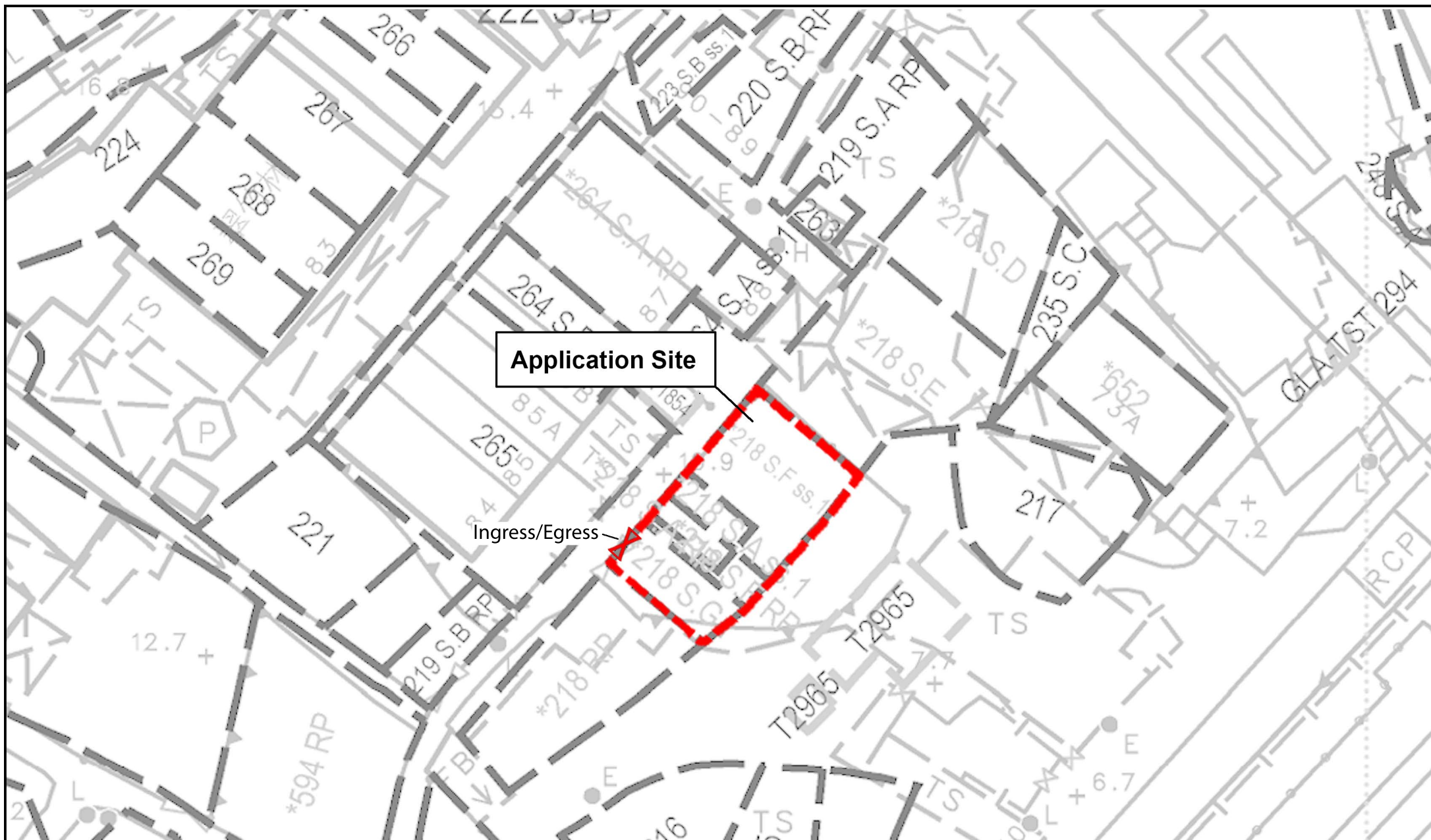
Proposed Temporary Shop and Services for a Period of 6 Years at Lots 218 SA RP, 218 SA ss1, 218 SF RP, 218 SF ss1 & 218 SG in D.D. 185, Ha Wo Che, Sha Tin, New Territories

Drawing Title 圖紙標題:

Site Plan

Remarks 備註:





Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 6 Years at Lots 218 SA RP, 218 SA ss1, 218 SF RP, 218 SF ss1 & 218 SG in D.D. 185, Ha Wo Che, Sha Tin, New Territories

Drawing Title 圖紙標題:

Fencing Plan

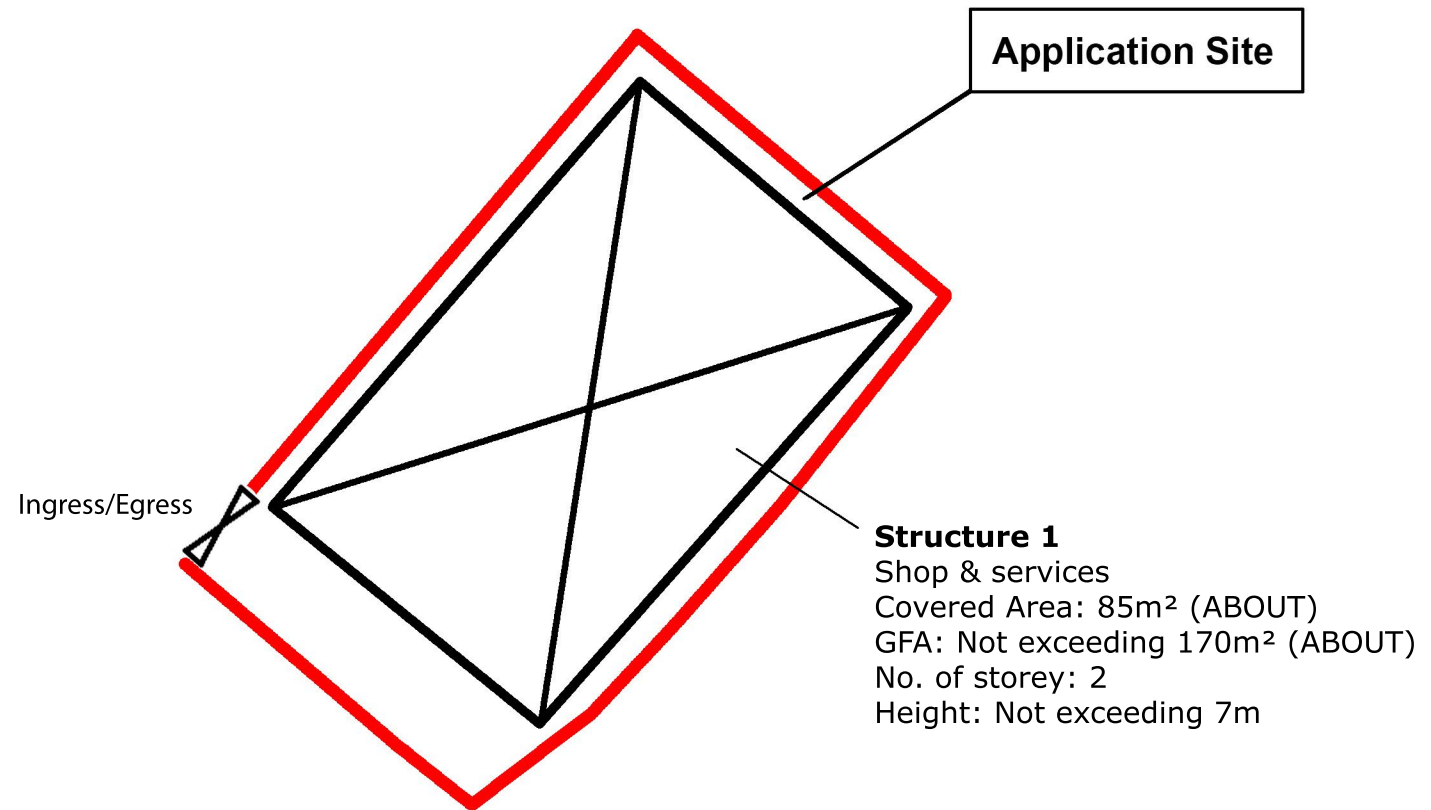
Drawing No. 圖號:

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Remarks 備註:

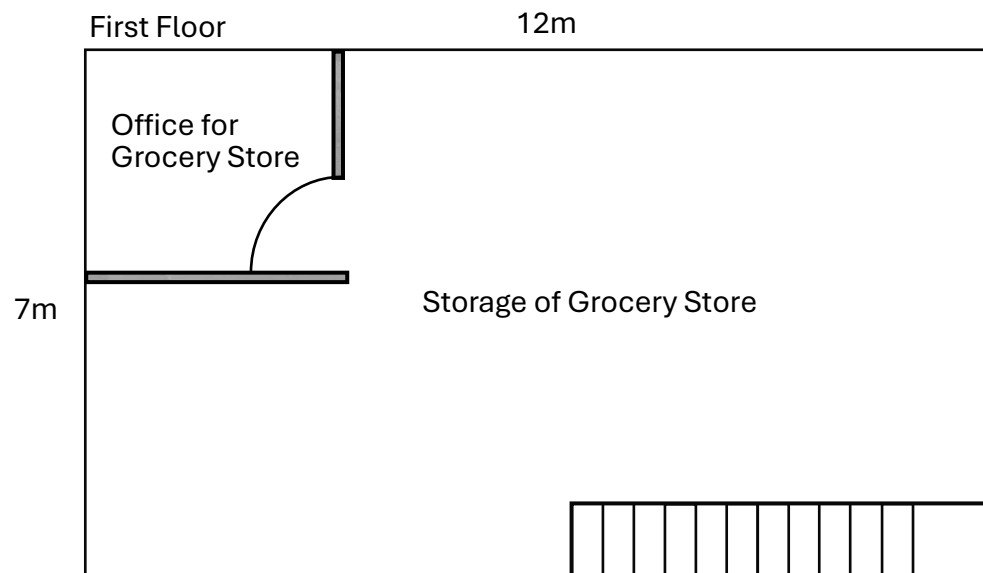
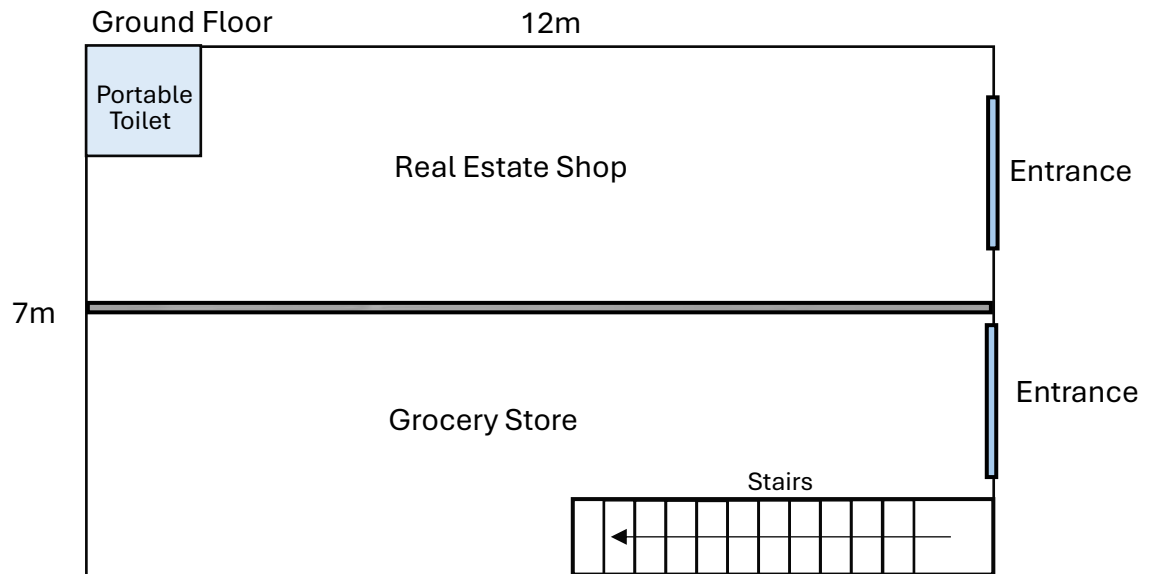
— — — Fence





# Floor Plan of the Structure 1

(not to scale for indication only)



**Government Departments' General Comments**

**1. Land Administration**

Comments from the District Lands Officer/Shi Tin, Lands Department (DLO/ST, LandsD):

- no adverse comment on the planning application;
- his office previously received an application in 1998 for Small House development on Lots Nos. 218 s.A and 218 s.F in D.D.185. The application was rejected in 2008 as the applicant failed to provide the information and documents as required by various departments to process the application;
- no short term waiver (STW) was granted for the subject private lots to allow structures for any purposes; and
- if the planning application is approved, the lot owner(s) shall apply to his office for a STW to permit the structure(s) to be erected within the subject private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.

**2. Fire Safety**

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

- no in-principle objection to the application subject to water supplies for firefighting and fire service installations being provided to his satisfaction.

**3. Drainage**

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

- no objection to the proposal from public drainage maintenance viewpoint subject to submission of stormwater drainage proposal before commencement of the construction works and implementation of the proposal to his satisfaction.

**4. Food and Environmental Hygiene**

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

- no adverse comment on the subject application;



- no Food and Environmental Hygiene Department's (FEHD) facilities will be affected; and
- her advisory comments are at **Appendix III**.

## **5. Traffic**

Comments from Commissioner for Transport (C for T):

- no objection in-principle to the captioned application from traffic engineering point of view provided that the temporary shop and services would not cause adverse traffic impact and road safety issue in the vicinity.

## **6. Highway Maintenance**

Comments from Chief Highway Engineer / New Territories East, Highways Department (CHE/NTE, HyD):

- as no public / footpath under maintenance of this regional office would be affected, he has no comment from highways maintenance viewpoint on the subject application; and
- his advisory comments are at **Appendix III**.

## **7. Railway Protection**

Comments from Chief Engineer / Railway Development 1-1, Railway Development Office, Highways Department (CE/RD1-1, RDO, HyD):

- no adverse comment on the application from railway development and maintenance perspective; and
- his advisory comments are at **Appendix III**.

## **8. Geotechnical**

Comments from Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

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

## **9. Other Departments**

The following departments have no in-principle objection to or specific comments on the application:

- Chief Building Surveyor/ New Territories East (1) and Licensing, Buildings Department (CBS/NTE1&L, BD);
- Commissioner for Police (C for P);
- Chief Engineer/Construction, Water Services Department (CE/C, WSD);

- Director of Environmental Protection (DEP);
- District Officer (Sha Tin), Home Affairs Department (DO(ST), HAD); and
- Project Manager (North), Civil Engineering and Development Department.

**Recommended Advisory Clauses**

- (a) to note the comments of District Lands Officer/Shah Tin, Lands Department (DLO/ST, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lot No(s). 218s.A RP, 218s.Ass. 1, 218s.F RP, 218s.F ss.1 and 218s.G in D.D.185 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; and
  - (ii) the lot owner(s) shall apply to his office for a short term waiver (STW) to permit the structure(s) to be erected within the subject private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.
- (b) to note the following comments of the Chief Building Surveyor/ New Territories East (1) and Licensing, Buildings Department (CBS/NTE1&L, 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 application 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 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 application site under the BO;
  - (iv) 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;

- (v) 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
  - (vi) detailed comments under the BO on individual site for private development such as permissible plot ratio, site coverage, means of escape, fire resisting construction, emergency vehicular access etc. will only be formulated at the building plan submission stage.
- (c) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department 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; and the location of where the proposed FSI to be installed should be clearly marked on the layout plans. Besides, it is noted that there is no access for emergency vehicles being provided to reach 30m travel; and
  - (ii) 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.
- (d) to note the comments of the Director of Food and Environmental Hygiene Department (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:
    - i 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, Fire Services Department 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; and
    - ii depending on the mode of operation, generally there are several types of food business licence/permits that the operator of 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 beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained.

- (ii) 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 (PPE) 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
  - (iii) 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.
- (e) to note the comments of Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) and Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department (CE/RD1-1, RDO, HyD) that:
- the subject site may fall within the proposed works fall within the railway protection boundary of the existing East Rail Line which have been fully commissioned. The applicant should check whether the proposed boundary would overlap with existing railway protection zone or not. With reference to DEVB TC(W) No. 1/2019 and/or Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24, the applicant should consult Mass Transit Railway Corporation Limited with respect to the operation, maintenance, safety and any future works required for the existing railway.
- (f) to note the comments of Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that:
- the proposed development would affect or be affected by existing slopes/retaining walls. The stability of the slopes/retaining walls should be assessed and upgrading works, if found required, should be carried out under the development and the relevant submissions should be submitted to the Buildings Department for approval.

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

參考編號

241218-072926-11693

Reference Number:

提交限期

07/01/2025

Deadline for submission:

提交日期及時間

18/12/2024 07:29:26

Date and time of submission:

有關的規劃申請編號

A/ST/1034

The application no. to which the comment relates:

「提意見人」姓名/名稱

Chan

Name of person making this comment:

意見詳情

Details of the Comment :

- 1) 上禾輦/下禾輦都曾存在過「雜貨店」但都結束營業，可見該區居民不需要該類服務，因向上走就是大型的新城市廣場，中間是瀝源邨有各類超市街市，向下走就是禾輦商場。
- 2) 該區位於居民中心，鄰近居民極近，各種服務性行業都會做成滋擾
- 3) 規劃書提出的上落貨會經由排頭村以人手推車到該店鋪，但該段人行道沒有寬闊到可以人車雙向並行，並可以說是狹窄只有單程方向的闊度
- 4) 承（3）上，經該路段送貨或推車會做成危險，因該路段經常有市民以單車/電單車代步
- 5) 服務行業會伴隨大量垃圾影響衛生，該路段平時有清道夫員工推車打掃垃圾由早上四點至晚上7點還未下班，不需要為他們製造更多垃圾
- 6) 該區是單純的住宅區並不適合各服務行業會做成人流複雜有治安隱患
- 7) 各電訊代理/地產代理也曾以臨時站形式站立在各上禾輦街口或下禾輦街口。但也並沒有多少居民有查詢或使用該服務

2

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

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

**A/ST/1034**

**意見詳情 (如有需要，請另頁說明)**

**Details of the Comment (use separate sheet if necessary)**

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

**簽署 Signature** 陳志威 **日期 Date** 2024年12月20日

沙田下禾輦丈量約份第 185 約地段  
第 218 號 A 分段餘段、第 218 號 A 分段第 1 小分段、第 218 號 F 分段餘段、第  
218 號 F 分段第 1 小分段及第 218 號 G 分段  
擬議臨時商店及服務行業（為期 6 年）  
申請編號：A/ST/1034

本人是沙田下禾輦村原居民代表，有關題述規劃申請提出反對意見，理由如下：

本村是一處寧靜的住宅鄉村，上述臨時服務行業地產代理的申請，將帶來大量地產經紀及外來顧客於本村活動，影響村民的日常生活。不法分子亦會借租屋為名於本村到處打探及找尋犯罪的機會，帶來治安問題。事實上近年已有不少外來人借尋找出租房屋而於本村到處走動。

至於臨時商店雜貨店的申請，亦將帶來大量人流及吸引顧客於商店附近流連，影響鄰近居民的日常生活，而且用卡板車於鄉村道路運送貨物，更加會影響村民的出入及活動。

綜合上述，本村反對 A/ST/1034 之申請。

此致  
城市規劃委員會

陳志成  
下禾輦原居民村代表  
陳志成

2024 年 12 月 20 日



3

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/ST/1034

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

見附頁

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

吳錦貴

簽署 Signature

日期 Date

20-12-2024

沙田鄉事委員會



SHATIN RURAL COMMITTEE

檔案編號：STRC2024-036

敬啟者

沙田下禾輦丈量約份第 185 約地段第 218 號 A 分段餘段、第 218 號 A 分段第 1 小分段、第 218 號 F 分段餘段、第 218 號 F 分段第 1 小分段第 1 小分段、第 218 號 G 分段及第 218 號餘段（部分）

擬議臨時商店及服務行業（地產代理及雜貨店）（為期 6 年）

（申請編號：A/ST/1034）

就題述申請收到禾輦村村民反對意見，經與下禾輦村村代表商議，本會提出反對意見如下：

上述申請地段是鄉村式用地可以申請興建小型屋宇，原先農地不可有上蓋物業如作商業用途既違反地契，下禾輦村村內以住宅為主，如在寧靜鄉村做地產服務行業和增設商店行業，相信會帶來負面影響，恐怕其他業主紛紛效仿，將原本住宅改變用途來謀利，造成不良先例。大量商業活動及外來顧客於村內活動，派發宣傳單張等滋擾行為，影響村內居民的日常生活，另外據村代表反映不法分子亦會借租屋為名於該村到處打探及找尋犯罪的機會，帶來治安問題。

商店雜貨店的申請，亦將帶來大量人流及吸引顧客於商店附近流連，影響居民的日常生活，加上用卡板車於鄉村道路運送貨物，更加會影響村民的出入及活動。

綜合上述意見，本會強烈反對題述申請。

此致  
城市規劃委員會

沙田鄉事委員會  
主席莫錦貴

2024 年 12 月 20 日

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 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/ST/1034

意見詳情 (如有需要，請另頁說明)

反對申請：「編號 A/ST/1034」

Details of the Comment (use separate sheet if necessary)

- ① 申請地點為鄉村式發展用地。
- ② 該申請與鄉村環境不協調，樓面面積大過村屋比例。
- ③ 恐怕日後該申請位置變為廚房及打氣靈等，影響居民生活。
- ④ 該處並沒有反迫自達及消防通道。
- ⑤ 城規會不應開此壞先例，形成日後另類土地發展，影響香港商舖經濟。

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

簽署 Signature

日期 Date

2024年12月28日



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 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/ST/1034

意見詳情 (如有需要，請另頁說明)

反對申請：「編號 A/ST/1034」

Details of the Comment (use separate sheet if necessary)

- ①申請地點為鄉村式發展用地。
- ②該申請與鄉村環境不協調，樓面面積大過村屋比例。
- ③恐怕日後該申請位置無為舊房及打氣靈等影響居民生活。
- ④該處並沒有反迫有路及消防通道。
- ⑤城規會不應開此壞先例，形成日後另類土地發展，影響附近商舖經濟。

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

簽署 Signature Aida 日期 Date 31/12/24

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/ST/1034

意見詳情 (如有需要, 請另頁說明)

反對申請: 編號 A/ST/1034

Details of the Comment (use separate sheet if necessary)

- ①申請地點為鄉村式發展用地。
- ②該申請與鄉村環境不協調, 樓面面積大過村屋比例。
- ③恐怕日後該申請位置無為割房及打牆靈堂, 影響居民。
- ④該處並沒有反迫有路及消 通道。
- ⑤城規局不應開此壞先例, 形成日後另類土地發展, 影響香港商舖經濟。

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

簽署 Signature

Lpnda

日期 Date

30-12-2024



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/ST/1034

意見詳情 (如有需要，請另頁說明)

反對申請：「編號 A/ST/1034」

Details of the Comment (use separate sheet if necessary)

- ①申請地點為鄉村式發展用地。
- ②該申請與鄉村環境不協調，樓面面積大過村屋比例。
- ③恐怕日後該申請位置變為劏房及打機靈堂，影響居民生活。
- ④該處並沒有反迫有路及消防通道。
- ⑤城規會不應開此壞先例，形成日後另類土地發展，影響為港商舖經濟。
- ⑥令村內增加外人進出，影響村內治安 ⑦增加村內罪案率。例如：爆竊 ⑧該村交通不便，沒有停車場，不宜作商店及服務行業 (也沒有路直通村口)

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

簽署 Signature \_\_\_\_\_

日期 Date \_\_\_\_\_

30/12/2024



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/ST/1034

意見詳情 (如有需要，請另頁說明)

反對申請：「編號 A/ST/1034」

Details of the Comment (use separate sheet if necessary)

- ①申請地點為鄉村式發展用地。
- ②該申請與鄉村環境不協調，樓面面積大過村屋比例。
- ③恐怕日後該申請位置被改為劏房及打機靈堂，影響居民生活。
- ④該處並沒有反迫有路及消防通道。
- ⑤城規會不應開此壞先例，形成本日後另類土地發展，影響香港商舖經濟。
- ⑥令村內增加外人進出，影響村內治安。
- ⑦增加村內罪案率，例如：扒竊。
- ⑧該村交通不便，不宜作商店及服務行業（沒有停車場）。

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

簽署 Signature

日期 Date

30/12/2024

9

## 有關反對規劃申請

致城市規劃委員會:

本人為該區域住戶, 該區為寧靜的民居不適合建設任何服務性行業或銷售點等相關店舖, 也不合適作為倉庫等用途以免產生危險 (如儲存不當引起火災), 因此現作出反對此規劃申請。

申請編號: A/ST/1034

地點: Lots 218 S.A RP, 218 S.A.ss 1, 218 S.F RP, 218 S.F ss.1,  
218 S.G and 218' RP (Part) in D.D. 185, Ha Wo Che, Shatin

姓名:



日期: 2025 年 1 月 2 日

10

## 有關反對規劃申請

致城市規劃委員會:

本人為該區域住戶, 該區為寧靜的民居不適合建設任何服務性行業或銷售點等相關店舖, 也不合適作為倉庫等用途以免產生危險 (如儲存不當引起火災), 因此現作出反對此規劃申請。

申請編號: A/ST/1034

地點: Lots 218 S.A RP, 218 S.A.ss 1, 218 S.F RP, 218 S.F ss.1,  
218 S.G and 218' RP (Part) in D.D. 185, Ha Wo Che, Shatin



姓名: Liu Wai Leam

日期: 2025 年 1 月 2 日



11

## 有關反對規劃申請

致城市規劃委員會:

本人為該區域住戶，該區為寧靜的民居不適合建設任何服務性行業或銷售點等相關店舖，也不合適作為倉庫等用途以免產生危險（如儲存不當引起火災），因此現作出反對此規劃申請。

申請編號: A/ST/1034

地點: Lots 218 S.A RP, 218 S.A.ss 1, 218 S.F RP, 218 S.F ss.1,  
218 S.G and 218' RP (Part) in D.D. 185, Ha Wo Che, Shatin

姓名: *Wong Wai Ying*

日期: 2025 年 1 月 2 日

12

## 有關反對規劃申請

致城市規劃委員會:

本人為該區域住戶，該區為寧靜的民居不適合建設任何服務性行業或銷售點等相關店舖，也不合適作為倉庫等用途以免產生危險（如儲存不當引起火災），因此現作出反對此規劃申請。

申請編號: A/ST/1034

地點: Lots 218 S.A RP, 218 S.A.ss 1, 218 S.F RP, 218 S.F ss.1,  
218 S.G and 218' RP (Part) in D.D. 185, Ha Wo Che, Shatin



姓名: Liu Pin Lam

日期: 2025 年 1 月 2 日