

**Relevant Extract of Town Planning Board Guidelines No. 34C on  
Renewal of Planning Approval and Extension of Time for Compliance  
with Planning Conditions for Temporary Use or Development**

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
  
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous Applications**

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC	Approval Conditions
A/SK-HH/52 Proposed Temporary Private Swimming Pool for 3 Years	Lots 49 S.A ss.3 (Part) and 49 S.A RP (Part) in D.D. 212, Che Keng Tuk, Sai Kung	“V”	23.9.2011	Approved with conditions	(a), (b) & (c)
A/SK-HH/62 Proposed Temporary Private Swimming Pool for 3 Years	Lots 49 S.A ss.3 (Part) and 49 S.A RP (Part) in D.D. 212, Che Keng Tuk, Sai Kung	“V”	12.9.2014	Approved with conditions	(a), (b) & (c)
A/SK-HH/72 Renewal of Planning Approval for Temporary Private Swimming Pool for 3 Years	Lots 49 S.A ss.3 (Part) and 49 S.A RP (Part) in D.D. 212, Che Keng Tuk, Sai Kung	“V”	8.9.2017	Approved with conditions	(a), (b) & (c)

**Approval Conditions:**

- (a) Submission of fire service installations
- (b) Implementation of fire service installations
- (c) Reinstatement of the application site to an amenity area upon expiry of the planning permission

Advisory Clauses

- (a) to note the following comments of the Chief Building Surveyor/ New Territories East 2 & Rail, Building Department:
- (i) all the building works are subject to Buildings Ordinance (BO);
  - (ii) Authorized Person must be appointed to coordinate all building works;
  - (iii) the granting of the planning approval should not be construed as an acceptance of the unauthorised structures on site under the BO. Enforcement action may be taken to effect the removal of all unauthorised works in the future;
  - (iv) the proposed filtration plant room and underground surge tank for the private swimming pool should be accountable for gross floor area/site coverage calculations under BO; and
  - (v) detailed comments will be given during building plans submission stage.
- (b) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (c) to note the following comments of Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD):
- (i) for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards; and
  - (ii) the Site falls within the consultation zone of Pak Kong Water Treatment Works, which is a Potentially Hazardous Installation;
- (d) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department:
- (i) adequate stormwater drainage facilities will be provided in connection with the proposed swimming pool without causing any adverse drainage impacts or nuisance to the adjoining areas;
  - (ii) the Authorized Person should ensure that the discharges are connected to the correct drains/sewers and the downstream drains capacity would not be affected by the discharge of swimming pool. Also, the applicant should ensure that there is no land right issue downstream to receive the flow; and
  - (iii) the lot owner shall be responsible for the maintenance of his completed drainage works and, if required in the future by DLO/SK, LandsD, the relocation of such works.
- (e) to note the comments of Director of Environmental Protection that according to EPD's ProPECC Note PN 5/93 "Drainage Plans subject to Comment by EPD", the wastewater (backwash) from the filtration

plant of the swimming pool should be discharged into the existing septic tank and soakaway system as there are no public sewers in the area. The swimming pool water discharge from the main drain, footpath and swimming pool make-up tank drain should be discharged to stormwater drains. For the swimming pool water discharge to stormwater drains, the applicant should meet DSD's requirements on this drainage matter.