Appendix II of RNTPC
Paper No. A/NE-KTS/583

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/NE-KTS/318	Proposed Temporary Private Swimming Pool, Private Garden and Private Car Parking Spaces for a Permitted House (New Territories Exempted House (NTEH) – Small House) for a Period of 3 Years	30.3.2012 (Expired on 31.3.2015)
2.	A/NE-KTS/393	Temporary Private Swimming Pool for a Permitted House (NTEH – Small House) for a Period of 3 Years	17.4.2015 (Expired on 18.4.2018)
3.	A/NE-KTS/464	Temporary Private Swimming Pool and Private Garden for a Permitted House (NTEH – Small House) for a Period of 3 Years	4.1.2019 (Expired on 5.1.2022)

Appendix III of RNTPC
Paper No. A/NE-KTS/583

Similar s.16 Applications within the same "Agriculture" Zone in the Vicinity of the Application Site

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/NE-KTS/307[(1)]	Proposed Temporary Private Swimming Pool for a Permitted House (New Territories Exempted House (NTEH) – Small House) for a Period of 3 Years	15.4.2011
2.	A/NE-KTS/319[(2)]	Proposed Temporary Private Swimming Pool and Private Garden for a Permitted House (NTEH – Small House) for a Period of 3 Years	30.3.2012
3.	A/NE-KTS/363[(1)]	Renewal of Planning Approval for Temporary Private Swimming Pool for a Permitted House (NTEH – Small House) for a Period of 3 Years	4.4.2014 (Expired on 16.4.2017)
4.	A/NE-KTS/391[(2)]	Renewal of Planning Approval for Temporary Private Swimming Pool and Private Garden for a Permitted House (NTEH – Small House) for a Period of 3 Years	27.3.2015 (Expired on 31.3.2018)
5.	A/NE-KTS/459[(1)]	Temporary Private Swimming Pool and Private Garden for a Permitted House (NTEH – Small House) for a Period of 3 Years	21.12.2018 (Expired on 22.12.2021)
6.	A/NE-KTS/463[(2)]	Temporary Private Swimming Pool and Private Garden for a Permitted House (NTEH – Small House) for a Period of 3 Years	4.1.2019 (Expired on 5.1.2022)

Remarks

(1) The applications No. A/NE-KTS/307, 363 and 459 involve the same site.

(2) The applications No. A/NE-KTS/319, 391 and 463 involve the same site.

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no comment on the application; and
- advisory comments are at **Appendix V**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department:

- no comment on the application; and
- advisory comments are at **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection:

- no adverse comment on the application from environmental planning perspective;
- according to the applicants' submission, (i) there will be no back wash process and no backwash effluent will be produced at the application site (the Site) since the filters of the swimming pool will not be reused and will be replaced when necessary; (ii) the applicants have committed to complying with the requirements stipulated in the Water Pollution Control Ordinance for any discharge arising from the operation of the swimming pool; and (iii) the applicants have committed to following on 'Code of Practice on Handling of Environmental Aspects of Temporary Uses and Open Storage Sites';
- there was no environmental complaint related to the Site for the past three years; and
- advisory comments are at **Appendix V**.

3. Drainage

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

- no objection in principle from a drainage point of view;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicants to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are at **Appendix V**.

4. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in February 2024, the Site is situated in an area of rural inland plain landscape character comprising village houses, open storage sites/warehouses, farmlands, tree clusters and Sheung Yue River. The applied temporary uses are considered not entirely incompatible with the landscape setting in the proximity;
- with reference to the above aerial photo and site photos taken on 6.10.2026, the Site is paved. A swimming pool and a garden are found on it. Some hard-pruned trees and some shrubs in fair conditions are observed within the Site. According to the Application Form and justifications provided, no tree felling will be involved and the existing trees and plants will be well maintained;
- in view of the above, significant adverse landscape impact arising from the applied uses is not anticipated; and
- advisory comments are at **Appendix V**.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- please note that the Building Authority has acknowledged the completion of the buildings works for a swimming pool and filtration plant area at the Site as per approved plan dated 31.1.2013 on 10.10.2013.

6. Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation:

- no strong views on the application from agricultural point of view; and
- the Site is currently occupied as private yard with low potential for agricultural rehabilitation.

7. 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 the satisfaction of the D of FS; and
- advisory comments are at **Appendix V**.

8. Water Supply

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

- no objection to the application; and
- advisory comments are at **Appendix V**.

9. Other Departments

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

- Project Manager (North), Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services;
- Commissioner of Police; and
- District Officer (North), Home Affairs Department.

Recommended Advisory Clauses

(a) prior planning permission should have been obtained before commencing the applied uses at the application site (the Site);

(b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;

(c) to note the comments of the District Lands Officer/North, Lands Department (LandsD) that:

  (i) there are unauthorised structures on Lot No. 840 RP in D.D. 100 at the Site. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

  (ii) subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, the lot owners shall apply to his office for a Short Term Waiver (STW) to permit the proposed structures. 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 on whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered;

(d) to note the comments of the Commissioner for Transport that the local village access road leading to the Site from Hang Tau Road is not managed by the Transport Department;

(e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that access connecting the Site to Hang Tau Road is not maintained by HyD;

(f) to note the comments of the Director of Environmental Protection that:

  (i) there shall be no back wash process and no backwash effluent produced at the Site since the filters of the swimming pool will not be reused and will be replaced when necessary as committed by the applicants;

  (ii) the applicants are reminded to comply with the requirements stipulated in the Water Pollution Control Ordinance for any discharge arising from the operation of the swimming pool; and

  (iii) the applicants are advised to follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';

(g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicants shall be liable for any adverse drainage impact due to the applied uses and proposed drainage works;

(h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval;

(i) to note the comments of the Director of Fire Services that:

(i) the applicants are advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans; and

(ii) if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and

(j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that there is no guarantee that minimum residual head (20 metre-head) could be maintained at the extremities such as high level areas or pressure management zones, especially during periods of peak demand, firefighting operations, or unforeseen network fluctuations. Notwithstanding that the WSD's minimum pledge is theoretically met at the connection point, the actual pressure may fluctuate.

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tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年10月07日星期三 12:17
收件者: tpbpd/PLAND
主旨: A/NE-KTS/583， A/NE-KTS/582， 這2個規劃申請作出投訴

類別: csmng, Internet Email

檔案編號 # A/NE-KTS/583， A/NE-KTS/582

你好！

對上述規劃申請兩個檔案編號， 本人作出投訴！

1）游泳池蚊患嚴重， 積水
2）私人游泳池和花園經常用作家庭聚會聚會燒烤BBQ或派對場所，發出嘈音，直接滋擾到周邊居民
3）射燈長開

如申請接納，可能或會有商業用途。

規劃申請
PLANNING APPLICATION

申請編號 Application No.	A/NE-KTS/583
地點 Location （見下圖 See Plan Below）	上水古洞南坑頭丈量約份第100約 地段第840號B分段、第840號C分段及第840號餘段 Lots 840 S.B, 840 S.C and 840 RP in D.2[illegible]00, Hang Tau, Kwu Tung South, Sheung Shui
地帶及圖則 Zoning and Plan	「農業」 "Agriculture" 古洞南分區計劃大綱核准圖編號 S/NE-KTS/22 Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/22
建議 Proposal	附設於已准許屋宇（新界豁免管制屋宇 – 小型屋宇）的 臨時私人泳池及私人花園（為期3年） Temporary Private Swimming Pool and Private Garden for A Permitted House (New Territories Exempted House – Small House) for a Period of 3 Years

任何人士均可就這宗申請提出意見，有關意見必須於2026年10月27日或之前，以專人送遞或郵遞（香港北角渣華道333號北角政府合署15樓）、傳真（2877 0245或2522 8426）或電郵（tpbpd@pland.gov.hk）方式，向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 27 Oct 2026.

詳情 Particulars

1. 這是根據《城市規劃條例》（下稱「條例」）第16條提出的申請。
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance).

2. 公眾可在城市規劃委員會（下稱「委員會」）就這宗申請作出考慮前，查入委員會的網頁（https://www.tpb.gov.hk/tc/plan_application/A_NE-KTS_583.html 或掃描本通告的「二維碼」）及到下列地點查閱這宗申請。
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website (https://www.tpb.gov.hk/en/plan_application/A_NE-KTS_583.html or scanning the QR code in this Notice) and at the following locations.

規劃資料查詢處 Planning Enquiry Counters, Planning Department
（熱線 Hotline：2231 5000）
香港北角渣華道333號北角政府合署17樓
17/F, North Point Government Offices, 333 Java Road, North Point, H.K.
新界沙田上禾輋路1號沙田政府合署14樓
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

3. 根據條例，所有向委員會提出的意見，均會供公眾查閱。
All comments made to the Board will be available for public inspection under the Ordinance.

個人資料聲明 Statement on Personal Data
委員會就任何意見所收到的個人資料會交給委員會秘書及政府部門，以根據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) 處理這宗申請，包括公布有關意見供公眾查閱，同時公布提出意見人士（下稱「提意見人」）的姓名供公眾查閱；及
(b) 方便提意見人與委員會秘書及政府部門之間進行聯絡。
The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:
(a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments
in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

重要提示 Important Notes：

(1) 委員會考慮申請的暫定會議日期已上載於委員會的網頁(www.tpb.gov.hk/)，考慮規劃申請的會議（進行商議的部分除外），會向公眾開放，歡迎觀看會議。請於會議日期前一天與秘書處(2231 5061)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)向委員會秘書處預留座位，座位會按先到先得的原則分配。
The tentative date of the Board to consider the application has been uploaded to the Board's website (www.tpb.gov.hk/). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.

(2) 供委員會在考慮申請時參閱的文件，會在會前於委員會會員查閱存放於規劃資料查詢處（查詢熱線：2231 5000）以及在會議當日存放於會議場地，以供公眾查閱。
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board members at the Planning Enquiry Counters of the Planning Department (Hotline：2231 5000) and at the Public Viewing Room on the day of meeting.

(3) 在委員會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或於在會議場地張貼，在委員會的會議上作決定後的告示。
After the Board has considered the application, enquiry about the decision may be made on tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed on the Board's website after the meeting.

位置圖 Location Plan
（只作識別用 for identification purpose only）



城市規劃委員會
2026年10月6日
Town Planning Board
6 Oct 2026

（任何人在未經委員會書面同意下，塗改、損毀或除去本通告，即可能構成刑事罪行。）
(Any person who obliterates, defaces, destroys or removes this notice without the authorization of the Board may commit a criminal offence.)

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

有關的規劃申請編號 **The application no. to which the comment relates**
A/NE-KTS/583

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

反對

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature _____ 日期 Date 2026.10.9

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tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年10月10日星期六 8:20
收件者: tpbpd/PLAND
主旨: 反對規劃申請 A/NE-KTS/582、A/NE-KTS/583 及 A/NE-KTS/585

類別: Internet Email

城市規劃委員會秘書處：

本人為上水古洞南坑頭居民及車輛使用者。特此對有關編號 A/NE-KTS/582、A/NE-KTS/583 及 A/NE-KTS/585 的規劃申請（擬議於農業地帶作臨時私人游泳池及私人花園）提出強烈反對。

反對理由如下：

1. 嚴重阻塞日常交通及車輛出入：
申請地點所涉之路段正是本人及多位村民每日駕駛車輛出入的必經車路。若該處被改為私人花園及泳池並加以圍封，將直接封閉現有車路，嚴重剝奪村民的正常通行權益。

2. 影響大型車輛（如金門倉大車）之迴旋及褪車空間：
該處後方設有金門倉，平時已有大量大型貨車及重型車輛頻繁出入。現時的路面空間本已有限，若容許申請人在該處興建私人設施，將令道路變窄，導致車輛（特別是大車）在該處完全無法順利掉頭、交匯或褪車，造成極大的交通安全隱患及嚴重擠塞。

3. 不符合「農業」地帶規劃原意及損害公眾利益：
有關申請涉及將原本的通道/農地改作私人消閒用途，實屬將私人利益凌駕於公眾道路權益之上，對區內居民的出行安全構成威脅。

綜上所述，懇請城規會以公眾安全及交通流通為重，否決上述三宗規劃申請。

此致
城市規劃委員會

發件人：LEUNG
日期：2026年10月10日

4

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

FAXED 20/10/2026

To : Secretary, Town Planning Board
By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax : 2877 0245 or 2522 8426
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 **The application no. to which the comment relates**
A/NE-KTS/583

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

本人對上述的申請沒有意見。

「提意見人」姓名/名稱 Name of person/company making this comment 歐陽學宏 坑頭村原居民代表

簽署 Signature _____ 日期 Date 20/10/2026