

2024年 10月 28日

Appendix I of RNTPC
Paper No. A/SK-HH/83

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 28 OCT 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2402436 8/10 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / SK-HH / 83
	Date Received 收到日期	28 OCT 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)

Lucky Success Enterprises Limited (朗成企業有限公司)

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)

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

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)	Lots 49 S.A ss.3 (Part) and 49 S.A RP (Part) in D.D.212, Che Keng Tuk, Sai Kung, 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 151.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 NA sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA 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 Hebe Haven Outline Zoning Plan No. S/SK-HH/8
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development ("V")
(f) Current use(s) 現時用途	Private Swimming Pool (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」#郵遞要求同意書&

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

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

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	Temporary Private Swimming Pool (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	..... 151.1 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... NA .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 1
Proposed domestic floor area 擬議住用樓面面積	..... NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... NA .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... NA .....sq.m <input 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)	
Private Swimming Pool (Depth: about 1.5 - 3m) Filtration Plant Platform (Height: about 50mm)	
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	..... NA
Motorcycle Parking Spaces 電單車車位	..... NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... NA
Others (Please Specify) 其他 (請列明)	..... NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... NA
Coach Spaces 旅遊巴車位	..... NA
Light Goods Vehicle Spaces 輕型貨車車位	..... NA
Medium Goods Vehicle Spaces 中型貨車車位	..... NA
Heavy Goods Vehicle Spaces 重型貨車車位	..... NA
Others (Please Specify) 其他 (請列明)	..... NA

Proposed operating hours 擬議營運時間 NA																																	
(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)) The Application Site is connected via a local track to Che Keng Tuk Road. <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)																															
No 否		<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／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 style="width: 100%;"> <tr> <td style="width: 50%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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> <hr/> <hr/>			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"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>NA</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(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）。

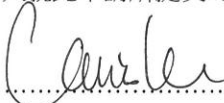
Please refer to the planning statement attached.

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

Cannis Lee

Associate Director (Planning)

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 MPA

on behalf of
代表

Lawson David & Sung Surveyors Limited



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

Date 日期

8/10/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 49 S.A ss.3 (Part) and 49 S.A RP (Part) in D.D. 212, Che Keng Tuk, Sai Kung, N.T.
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>  </div> <div> 151.1 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約) </div> </div>
Plan 圖則	Approved Hebe Haven Outline Zoning Plan No. S/SK-HH/8
Zoning 地帶	Village Type Development ("V")
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 <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> <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 <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	Temporary Private Swimming Pool 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	NA	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA <input type="checkbox"/> (Not more than 不多於) m 米	
		NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	NA <input type="checkbox"/> (Not more than 不多於) m 米	
		NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	NA % <input 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 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) _____ _____		NA
	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) _____ _____		NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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"/>
<u>Location Plan, Lot Index Plan, Outline Zoning Plan and Site Photos</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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。



Ref: LDS/PLAN/7075

Section 16 Planning Application

**Temporary Private Swimming Pool for a Period of 3 Years at
Lots 49 S.A ss.3 (Part) and 49 S.A RP (Part) in D.D. 212,
Che Keng Tuk, Sai Kung, N.T.**

Planning Statement

Applicant
Lucky Success Enterprises Limited (朗成企業有限公司)

Prepared by
Lawson David and Sung Surveyors Limited

October 2024

Executive Summary

The planning statement is submitted to the Town Planning Board (the “Board”) in support of a planning application for Temporary Private Swimming Pool for a Period of 3 Years (the “proposed development”) at Lots 49 S.A ss.3 (Part) and 49 S.A RP (Part) in D.D. 212, Che Keng Tuk, Sai Kung, N.T. (the “Application Site”).

The Application Site, covering an area of about 151.1 sq.m., falls with an area zoned “Village Type Development” (“V”) on the Approved Hebe Haven Outline Zoning Plan (“OZP”) No. S/SK-HH/8 gazetted on 12.6.2020. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The Application Site, or part of it, is the subject of 4 previously approved applications (Nos. A/SK-HH/52, 62, 72 and 76) for a temporary private swimming pool for a period of 3 years. The last application (No. A/SK-HH/76) was approved on 4.9.2020 for a period of 3 years. The Applicant has complied with all approval conditions of the last application. As the planning approval of the last application has lapsed on 12.9.2023, the Applicant would like to apply for the same use to continue the usage of the existing private swimming pool, which has been constructed on the Application Site in accordance with the approved general building plan.

There will be no change in nature of use and development parameters of the proposed development, which includes a temporary private swimming pool with floor area of about 128 sq.m. and depth of 1.5-3m, as well as an ancillary filtration plant platform and underground surge tank within the Application Site. The Applicant has obtained Short Term Waiver for the private swimming pool from the Lands Department. The swimming pool will be used solely by the residents of adjacent house (Lot No. 335 in D.D.212) after redevelopment and the filtration plant equipment of the swimming pool would operate within 9am to 6pm daily.

The justifications of this application are:

1. The proposed development does not contravene the planning intention of “V” zone;
2. The proposed development is compatible with surrounding developments;
3. The Application Site is subject to prior planning approvals granted for the same use;
4. The proposed development has obtained necessary approvals from Lands Department and Buildings Department; and
5. The proposed development will not generate adverse environmental, drainage, traffic, visual, landscape and fire safety impacts on the surrounding areas.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書向城市規劃委員會(“城規會”)呈交，旨在支持在新界西貢輦徑篤丈量約份第 212 約地段第 49 號 A 分段第 3 小分段(部份)及第 49 號 A 分段餘段(部份)(“申請地點”)，作為期三年的臨時私人泳池用途(“擬議發展”)的規劃申請。

申請地點的面積約 151.1 平方米，座落於在 2020 年 6 月 12 日刊憲的白沙灣分區計劃大綱核准圖(圖則編號：S/SK-HH/8)上的「鄉村式發展」地帶。根據該大綱圖的註釋，任何不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

申請地點或其部分涉及四宗已獲批准用作為期三年臨時私人泳池用途的規劃許可(申請編號：A/SK-HH/52、62、72 及 76)。最後一次申請(申請編號：A/SK-HH/76)於 2020 年 9 月 4 日獲批，申請人已履行該申請的規劃許可附帶條件。鑑於上次規劃許可已於 2023 年 9 月 12 日屆滿，申請人現向城規會遞交規劃申請作同樣用途，以繼續使用現有按批准的建築圖則興建的私人泳池。

擬議發展的用途性質及發展參數與上次獲批申請相同，包括一個樓面面積約 128 平方米及深度約 1.5 至 3 米的私人泳池，以及於申請地點內的附屬放置濾水機的平台及地下調壓井。申請人已取得地政署批准的短期豁免書。有關私人泳池僅供重建後的位於丈量約份第 212 約地段第 335 號的相鄰住宅住客使用，而該泳池的附屬濾水機亦只會在每天上午 9 時至下午 6 時內運作。

這宗申請的理據為：

1. 擬議發展不會違背「鄉村式發展」地帶的規劃意向；
2. 擬議發展與鄰近發展的土地用途協調；
3. 申請地點之前獲相同私人泳池用途的規劃許可；
4. 擬議發展已取得地政署及屋宇署相關批准；及
5. 擬議發展不會對附近地方構成不良的環境、排水、交通、視覺、園景及消防安全的影響。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。

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1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for temporary private swimming pool (the “proposed development”) for a period of 3 years at Lots 49 S.A ss.3 (Part) and 49 S.A RP (Part) in D.D.212, Che Keng Tuk, Sai Kung, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown per **Figure 2**.

The Application Site, covering an area of about 151.1 sq.m., falls within “Village Type Development” (“V”) zone on the Approved Hebe Haven Outline Zoning Plan (OZP) No. S/SK-HH/8 gazetted on 12.6.2020. According to the Notes of the OZP, temporary use or development of land or building not exceeding three years requires planning permission from the Board.

The Application Site, or part of it, is the subject of four previous approved applications for temporary private swimming pool. The last application (No. A/SK-HH/76), which was applied by the Applicant, was approved on 4.9.2020 for a period of 3 years. The Applicant had complied with all approval conditions of the last application. The Application Site is currently occupied by the existing private swimming pool, which has been constructed in accordance with the approved general building plan. Since the previous planning approval has lapsed on 12.9.2023, the Applicant submits this application for the same use to continue the usage of the existing private swimming pool at the Application Site. There will also be no changes in the nature and the development parameters of the proposed development from the last application.

1.2 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1 Site Location

The Application Site, with an area of about 151.1 sq.m., is situated within a private garden located at the end of a local track off Che Keng Tuk Road, Sai Kung, N.T. It is also situated within a village settlement known as Che Keng Tuk Village, which is located at the east of Hiram’s Highway.

2.2 Existing Site Condition and Accessibility

The Application Site is currently occupied by a private swimming pool with a filtration plant platform (see **Site Photos**).

The Application Site is accessible via the existing local track off Che Keng Tuk Road, which further connects to Hiram’s Highway.

2.3 Surrounding Land Uses

The surrounding areas is predominantly rural in character mixed with low-rise and low-density residential developments and village houses. To the immediate north and north west is a formed platform ready for development of small houses (the original small house at Lot 335 in D.D.212 has been demolished). To the northwest of the Application Site is a private residential development known as Hebe Villa. To the north and east of the Application Site along Che Keng Tuk Road sees village houses of the Che Keng Tuk Village.

2.4 Land Status

According to the Land Registration Records, the Applicant is the sole registered owner of the subject lots. The land ownership status of the subject lots is summarized as follows:-

Lot 49 S.A ss.3 in D.D.212	Lucky Success Enterprises Limited
Lot 49 S.A RP in D.D.212	Lucky Success Enterprises Limited

The subject lots are held under Block Government Lease and are demised as agricultural use with lease term for 75 years, from 1.7.1898 and are renewable for a further term of 24 years.

Meanwhile, a Short Term Waiver (STW) No. SW479 for a private swimming pool with ancillary filtration plant and an underground surge tank was granted by the Lands Department (LandsD) for a fixed term of 1.10.2016 to 12.9.2017 and thereafter quarterly.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site falls within "Village Type Development" ("V") zone on the Approved Hebe Haven Outline Zoning Plan (OZP) No. S/SK-HH/8 gazetted on 12.6.2020 (see **Figure 3**).

As stipulated in the Notes attached to the OZP, the planning intention of "V" zone is primarily to "designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board."

According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

3.2 Previous Applications

The Application Site, or part of it, is involved in four previously approved planning applications as summarized in the table below:

Application No.	Applied Use	Decision	Date of Approval
A/SK-HH/52	Proposed Temporary Private Swimming Pool for a Period of 3 Years	Approved with Conditions	23.9.2011
A/SK-HH/62	Proposed Temporary Private Swimming Pool for a Period of 3 Years	Approved with Conditions	12.9.2014
A/SK-HH/72	Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years	Approved with Conditions	8.9.2017
A/SK-HH/76	Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years	Approved with Conditions	4.9.2020

The Applicant has also complied with all the approval conditions of the last application (No. A/SK-HH/76) relating to fire service installations on 29.1.2021 (see **Appendix 1**).

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant seeks planning permission to use the Application Site for a temporary private swimming pool for a period of 3 years. The proposed development includes a temporary private swimming pool with ancillary filtration plant platform and underground surge tank. The existing private swimming pool has been constructed in accordance to the approved general building plan dated 23.5.2017, in which the layout and sections are shown in the As-built Record Plan (see **Figure 4**). There would be no changes in the nature of the use and the development parameters from the last application (Application No. A/SK-HH/76).

The key development parameters of the application are shown below:-

Application Area	About 151.1 sq.m.
Swimming Pool Area	About 128 sq.m.
Filtration Plant Room/Platform Area	About 9.6 sq.m.
Height of Filtration Plant Platform	About 50mm
Underground Surge Tank Area	About 13.5 sq.m.
Water Depth of Pool	About 1.5 – 3m

4.2 Location and Operation of the Temporary Private Swimming Pool

The temporary private swimming pool is for the leisure use of the residents of the small house adjacent to the Application Site at Lot 335 in D.D.212 only. Due to the dilapidated condition of the small house, it had been demolished and will be re-built. The filtration plant equipment will operate from 9am to 6pm daily.

The Application Site is located within a private garden area used by residents of house at Lot 335 in D.D.212. The private garden area was separated into two different platform levels – the small house at Lot 335 in D.D.212 is situated on the higher level platform while the Application Site is on the lower level platform.

4.3 Fire Service Installations (FSIs) Arrangement

During building plan submission stage of the proposed development, an exemption for provision for

FSIs was approved. The Applicant had also sought exemption for the submission and implementation of FSIs in compliance of approval conditions (a) and (b) of last application (No. A/SK-HH/76), which has been approved by the Fire Services Department (FSD) on 29.1.2021 (see **Appendix 1**). Since the layout and development parameters of the proposed development remain unchanged, no FSIs or equipment would be required for the proposed development.

5. Planning Justifications

5.1 Not Contravene the Planning Intention of “V” zone

The Application Site falls within “V” zone on the Approved Hebe Haven OZP No. S/SK-HH/8. While the planning intention of “V” zone is intended for the development of small houses by indigenous villagers, the proposed development is a temporary use in nature and provides an interim solution to maximize land utilization on the Application Site that complement the small house in vicinity. In addition, there is no small house application currently under processing at the Application Site. Therefore, given the temporary nature of the proposed development, it will not jeopardize the long-term planning intention of the “V” zone.

5.2 Compatible with Surrounding Developments

The surrounding areas of the Application Site are mainly village houses and low-rise, low-density residential development, in which swimming pools are commonly found in the locality. Therefore, the proposed development is compatible with the existing uses and the local character of the area.

5.3 Prior Planning Approvals Granted for the Same Use at the Application Site

The Application Site is the subject of 4 previous applications (Nos. A/SK-HH/52, 62, 72 and 76) for the same use which were approved by the Board on 23.9.2011, 12.9.2014, 8.9.2017 and 4.9.2020, respectively for a period of 3 years. All approval conditions of these applications have been complied with. Since there is no significant change on the nature of use and the character of the surrounding areas, this application is considered acceptable within the “V” zone and in line with the previous decision of the Board.

5.4 Necessary Approvals obtained from the Lands Department and Buildings Department

The Applicant has obtained STW from the Lands Department for the temporary swimming pool. The private swimming pool has been constructed in accordance with the approved general building plan. As the previous planning approval has lapsed on 12.9.2023, the Applicant submits this application to continue the usage of the existing private swimming pool at the Application Site, which is a viable and lawful option.

5.5 No Adverse Environmental Impact

The temporary private swimming pool will be solely used by the residents of house in Lot 335 in D.D.212 (adjacent to the Application Site) for leisure purpose. The anticipated frequency of use of the swimming pool is low. There will not be additional lighting installed to serve the swimming pool. Thus, the proposed development will not induce any adverse environmental impact on the subject locality with no air, noise and light pollution anticipated.

5.6 No Adverse Drainage Impact

Drainage Services Department had no in-principle objection to the last application (No. A/SK-HH/76). Given no change in the development parameters, the Applicant will maintain the existing stormwater drainage facilities in connection to the existing swimming pool to prevent any adverse drainage impacts to the surrounding areas. In this regard, no adverse drainage impact is anticipated.

5.7 No Adverse Traffic Impact

Since the temporary swimming pool will solely be used by the residents of the adjacent small house on Lot 335 in D.D.212, there will be no traffic generated with nil anticipated traffic impact.

5.8 No Adverse Visual and Landscape Impact

The existing swimming pool is constructed in-ground with only a filtration plant platform of not more than 50mm high. In addition, no existing trees would be affected by the proposed development, and therefore, no adverse visual and landscape impacts would be imposed to the surrounding areas.

5.9 No Adverse Fire Safety Impact

As mentioned in para. 4.3, an exemption for provision for fire service installations (FSIs) was approved during the building plan submission stage. FSD has also approved exemption for the submission and implementation of FSIs in the compliance of approval conditions of last application (No. A/SK-HH/76). Therefore, no adverse fire safety impact is anticipated.

6. Conclusion

The Application Site falls within "V" zone on the Approved Hebe Haven OZP No. S/SK-HH/8. The Application Site is the subject of 4 previously approved applications (Nos. A/SK-HH/52, 62, 72 and 76) for a temporary private swimming pool. The swimming pool has been constructed in accordance with the approved general building plan. Since the planning approval of the last application (No. A/SK-HH/76) had lapsed on 12.9.2023, the Applicant seeks planning approval to continue the usage of the existing private swimming pool.

In view of the existing site conditions and surrounding land uses, the proposed development is considered compatible with the surrounding developments and will not jeopardize the long-term planning intention of the "V" zone given its temporary nature. Additionally, the Application Site has been granted for several planning approvals for the same use.

Since the applied private swimming pool will be used solely by the residents of the small house adjacent to the Application Site at Lot 335 in D.D.212 with the filtration plant equipment operating within 9am to 6pm daily only, no adverse environmental, drainage, traffic, visual, landscape and fire safety impacts on the surrounding areas is anticipated.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

LAWSON DAVID & SUNG SURVEYORS LIMITED
October 2024

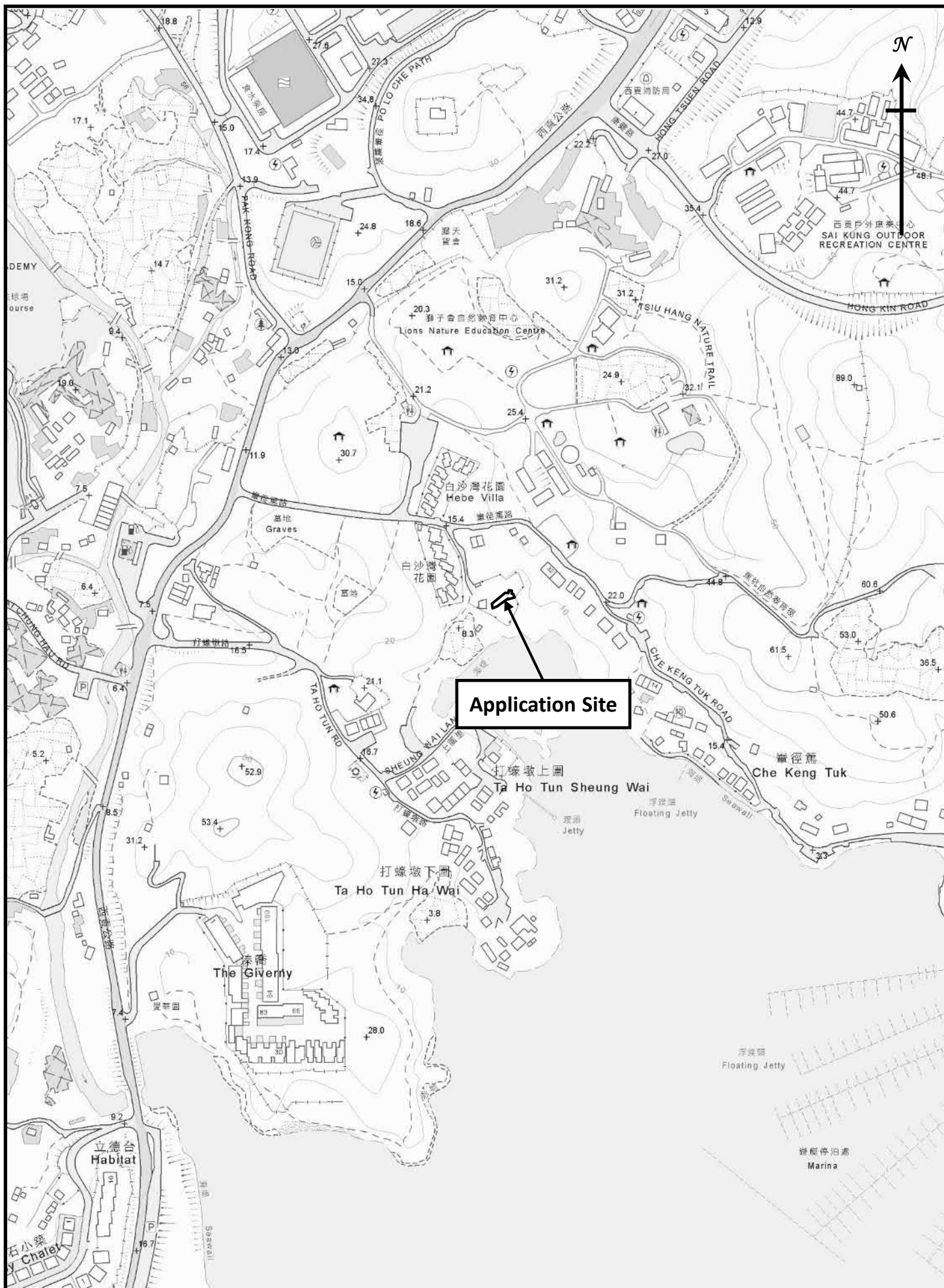
Figures

Figure 1 Location Plan

Figure 2 Lot Index Plan

Figure 3 Outline Zoning Plan

Figure 4 As-Built Record Plan



Location Plan

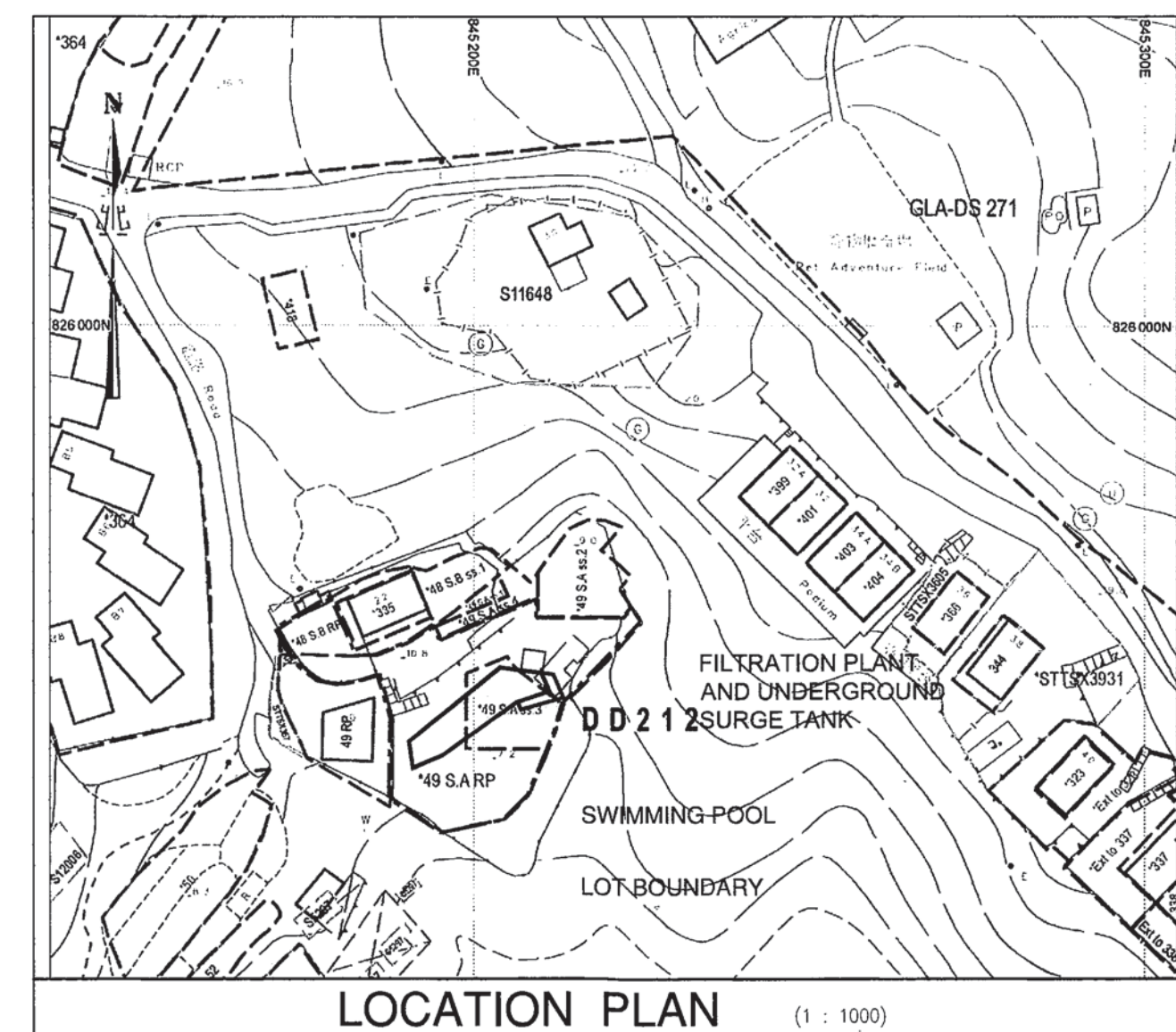
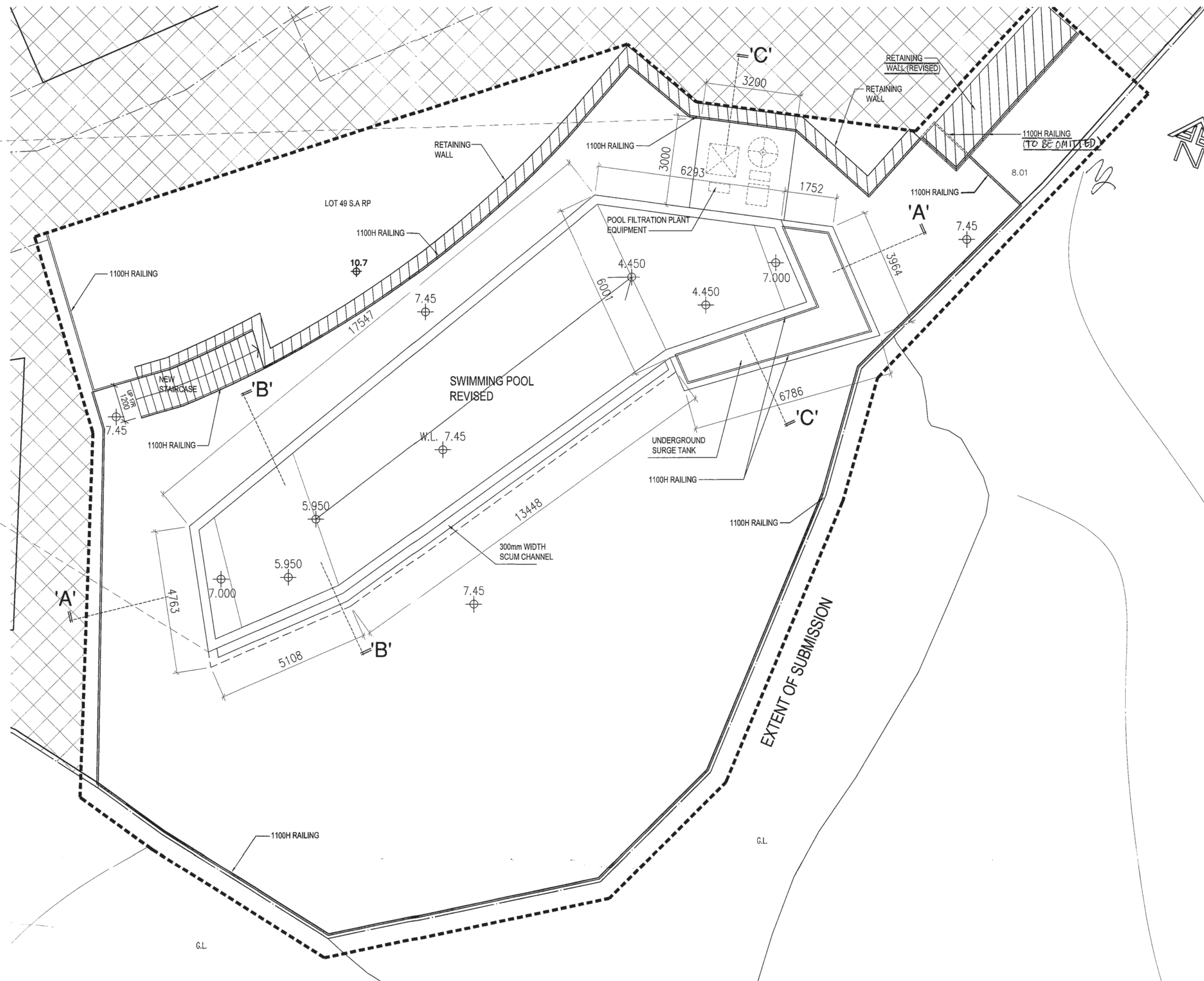
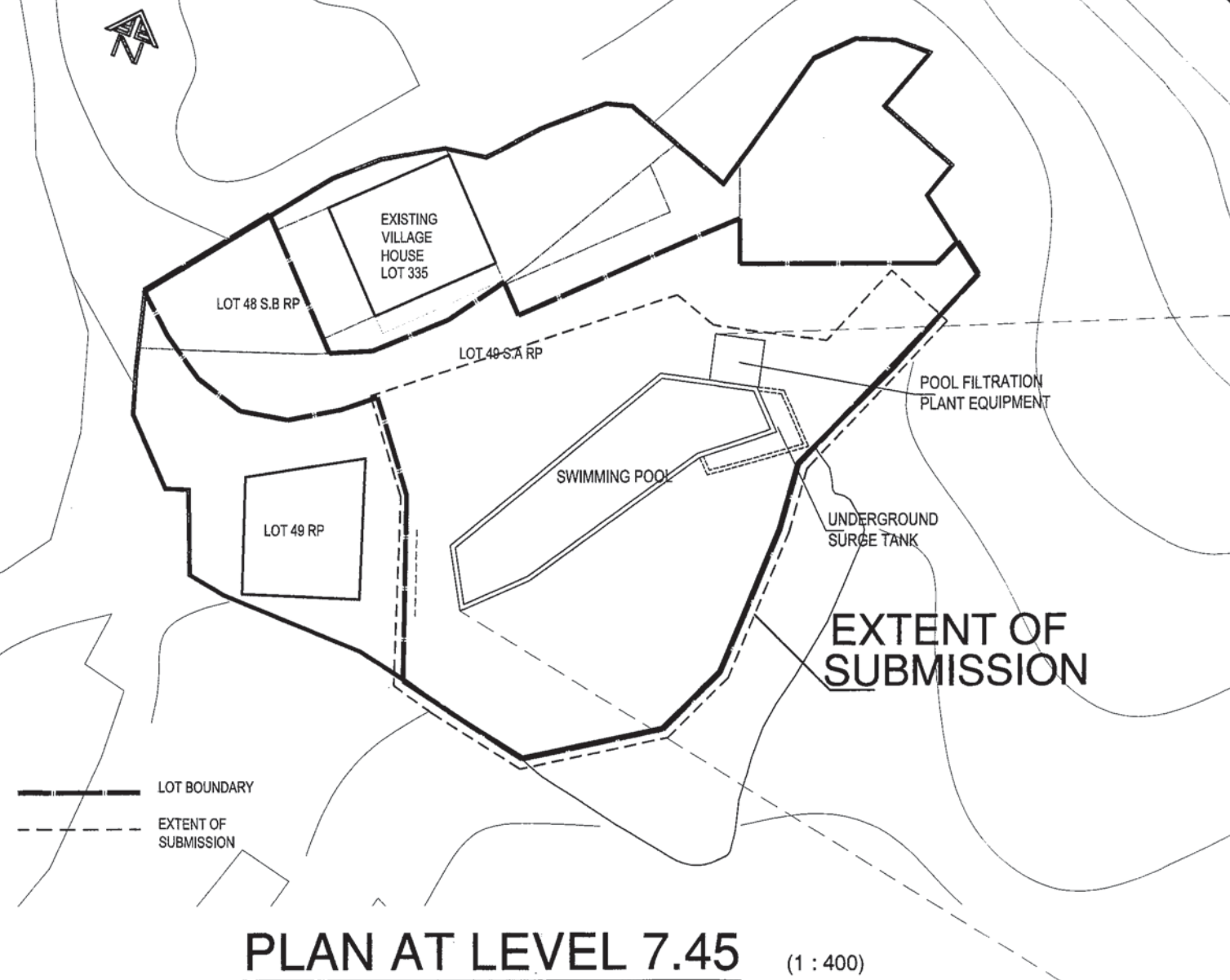
Figure 1

1 : 5000



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328





LEGEND

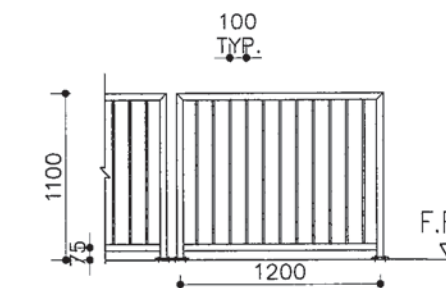
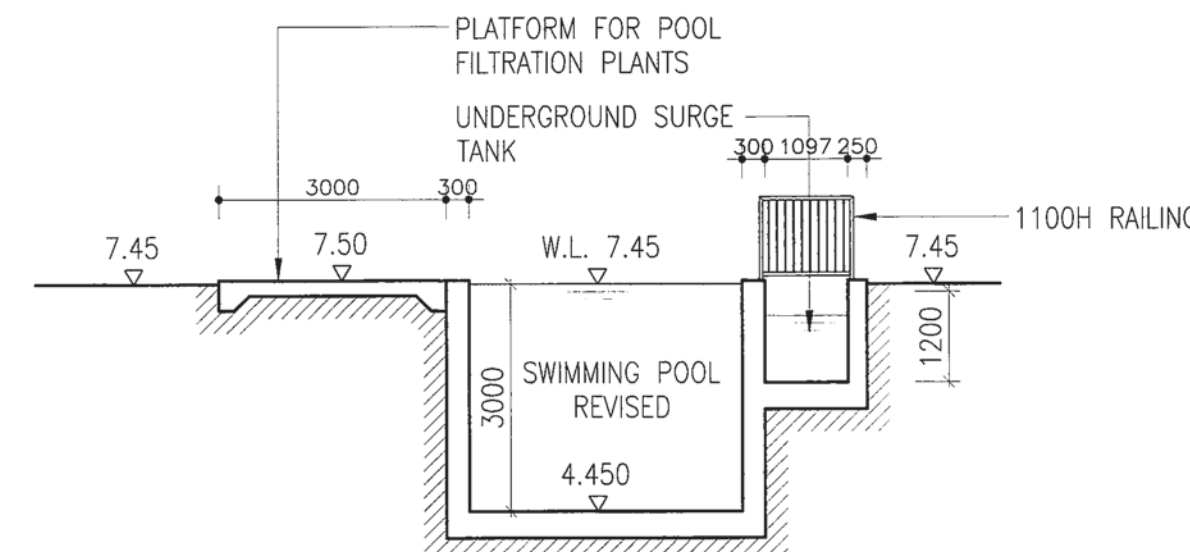
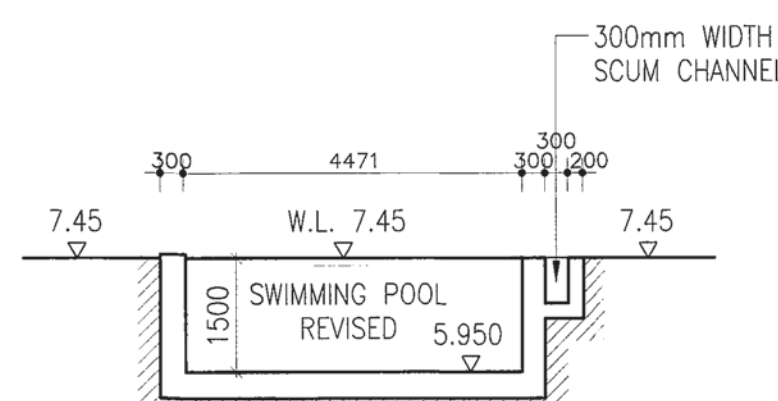
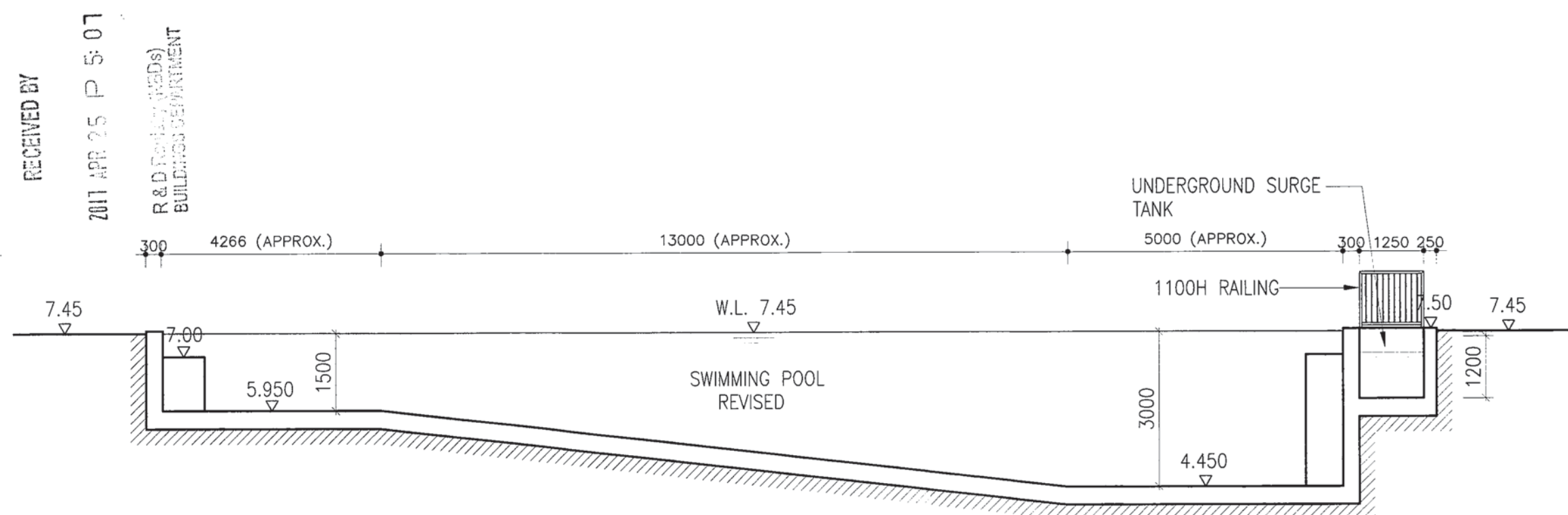
DENOTES AREA NOT WITHIN THIS A & A WORKS SUBMISSION AND NOT FOR APPROVAL.

NOTE : (FOR A & A WORKS)

- (1) NO CHANGE IN G.F.A., S.C. & U.F.A. IN THIS A & A WORKS SUBMISSION. THEREFORE, PLOT RATIO AND SITE COVERAGE CALCULATION TO BE NOT NECESSARY FOR APPROVAL.
- (2) NO CHANGE IN MEANS OF ESCAPE PROVISIONS IN THIS A & A WORKS SUBMISSION.
- (3) WHERE THERE IS A CHANGE IN LEVEL OF 600mm OR MORE, PARAPET OR RAILING TO BE NOT LESS THAN 1100mm HIGH ABOVE FINISHED FLOOR LEVEL AND THE LOWEST 150mm TO BE BUILT SOLID.
- (4) ALL STEEL STRUCTURAL REFER TO STRUCTURAL DETAILS.
- (5) STRUCTURAL PLANS TO BE SUBMITTED SEPARATELY.
- (6) DRAINAGE PLANS TO BE SUBMITTED SEPARATELY.
- (7) THE SWIMMING POOL IS TO BE USED BY THE EXISTING VILLAGE HOUSE LOT 335 D.D.212 AND NOT OPEN TO PUBLIC.

F.S. NOTE : (FOR A & A WORKS)

- (1) ALL EXISTING F.S.I. SHOULD REMAIN UNCHANGED UNLESS OTHERWISE SPECIFIED



ELEVATION OF HANDRAIL (1:50)

THIS PLAN HAS BEEN PROCESSED ON A CURTAILED CHECK BASIS UNDER THE CENTRALIZED PROCESSING SYSTEM AS PROMULGATED IN PNAP AD-M-19. THE DUTIES OF THE AUTHORIZED PERSON, REGISTERED STRUCTURAL ENGINEER AND/OR REGISTERED GEOTECHNICAL ENGINEER CONCERNED AS SPECIFIED UNDER SECTION 4(3)(b) AND THE PROVISION OF SECTION 14(2)(c) OF THE BUILDINGS ORDINANCE ARE OF PARTICULAR RELEVANCE IN THIS REGARD.

IT IS CONFIRMED THAT THIS AS-BUILT RECORD PLAN IS IDENTICAL TO THE BD'S APPROVED GENERAL BUILDING PLAN DATED 23 MAY 2017

AS-BUILT RECORD

Figure 4 As-Built Record Plan

E	AMENDMENT NO. 3	24.04.17		
D	B.D. APPROVED ON 11.03.2015			
C	AMENDMENT NO. 2	12.01.16		
B	B.D. APPROVED ON 17.04.2012			
A	AMENDMENT NO. 1	19.03.12		
-	B.D. APPROVED ON 16.12.2011			
NO.	ITEMS	SUB. DATE	CHECKED BY	F.S.D. APP. DATE
AMENDMENTS				

AUTHORIZED PERSON
容亨達工程師事務所
ARTHUR YUNG AND ASSOCIATES COMPANY LTD.

ENGINEER
Idaho Engineering Ltd.
17/F, Hong Kong Jewellery Building
178-180 Queen's Road, Central, H.K.
Tel: 2122 0135
Fax: 2124 0299

Yung Hun Tat, Arthur
BSc MSc DIC FStruct FICE
Authorized Person
Registered Structural Engineer
Registered Geotechnical Engineer

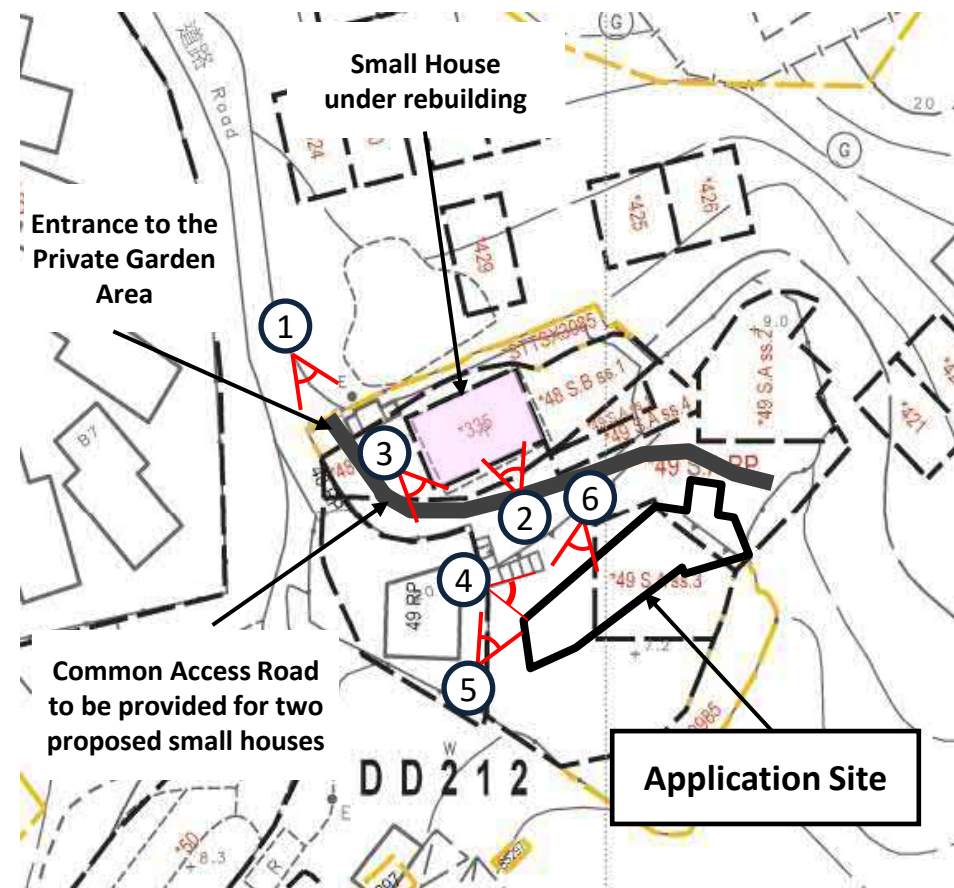
PROJECT :
LOT 48 S.B. RP, 49 S.A RP &
49 S.A ss.3 IN D. D. 212
AT CHIU HANG, SAI KUNG

TITLE :
BUILDING PLAN
(SWIMMING POOL)



DESIGNED BY	TC	JOB NO.
DRAWN BY	YK	B.D. APP. DATE
CHECKED BY	MH	F.S.D. APP. DATE
SCALE	AS SHOWN	DRAWING NO.
DATE	JAN 2015	
REF. NO.	1 / 1	G-001E

B.D. Ref. NO. BD 2/9205/11
F.S.D. Ref. NO.

Site Photos



Legend:

-  Viewpoint of the Photo
-  Photo No.

Existing Condition of the Application Site and Surrounding Area

Site Photos

Appendix 1

Approved Letter for Compliance with Approval Conditions (a) and (b) of
last application (No. A/SK-HH/76)

規 劃 署

西貢及離島規劃處
新界沙田上禾輦路 1 號
沙田政府合署 15 樓



Planning Department

Sai Kung and Islands
District Planning Office
15/F, Sha Tin Government Offices,
1 Sheung Wo Che Road,
Sha Tin, N.T.

本函檔號: Your Reference: LDS/PLAN/5553
本署檔號: Our Reference: TPB/A/SK-HH/76
電話號碼: Tel. No.: 2158 6051
傳真機號碼: Fax No.: 2890 5194

By Post

29 January 2021

Lawson David & Sung Surveyors Limited
Room 1601, South China Building,
1-3 Wyndham Street,
Central, Hong Kong

Dear Lawson David & Sung,

**Renewal of Planning Approval for Temporary Private Swimming Pool for
a Period of Three Years at
Lots 49 S.A ss.3 (Part) and 49 S.A RP (Part) in D.D. 212,
Che Keng Tuk, Sai Kung, New Territories**

(Planning Application No. A/SK-HH/76)

**Compliance with Approval Conditions (a) and (b) –
Submission and Implementation of Fire Service Installations**

I refer to your letter received by this Office on 24.12.2020 regarding the subject matter. Director of Fire Services has accepted your submission for compliance with approval conditions (a) and (b). As such, I am pleased to inform you that approval conditions (a) and (b) have been complied with.

If you have any queries, please contact Miss Jane W L KWAN of this Office at 2158 6162.

Yours sincerely,

(Ms. Donna TAM)

for and on behalf of Director of Planning

c.c. (by fax)

D of FS

(Attn: Mr. CHUI Kwong-yiu)

Secretary, Town Planning Board

DT/JK/VM/vm

寄件者: Cannis Lee <[REDACTED]@lawsonsurveyors.com>
寄件日期: 2024年12月03日星期二 17:17
收件者: tpbpd/PLAND
副本: [REDACTED]@lawsonsurveyors.com
主旨: 回覆: TPB/A/SK-HH/83
附件: A_SK_HH_83_FI1_20241203.pdf
類別: Internet Email

Dear Sir/Madam,

This email serves to supersede our submission to the Town Planning Board dated 2.12.2024.

We refer to the comments from various government department on the captioned application and submit herewith our response for your consideration.

Should you have any queries, please feel free to call me at [REDACTED]. Thank you.

Best Regards,

Cannis Lee

Lawson David & Sung Surveyors Ltd.
Room 1601 South China Building
1-3 Wyndham Street, Central, Hong Kong
Tel : + 852 [REDACTED]
Fax : + 852 [REDACTED]
<http://www.lawsonsurveyors.com>

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. The content and opinions contained in this email are not necessarily those of Lawson David & Sung Surveyors Ltd.

If you have received this email in error please contact the sender.

寄件者: [REDACTED]lawsonsurveyors.com [mailto:[REDACTED]lawsonsurveyors.com]
寄件日期: Monday, 2 December 2024 11:07 am
收件者: tpbpd@pland.gov.hk
副本: [REDACTED] 'Cannis Lee' <[REDACTED]lawsonsurveyors.com>
主旨: RE: TPB/A/SK-HH/83

Dear Sir / Madam,



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED



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The mark of
property professionalism worldwide



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Sung Tze Wah
FRICS FHKIS MSISV MCIREA ACI Arb RPS (GP)

李霧儀
Lee Mo Yi
MPIA RPP MUDD BA (Hons)

吳恆廣
Ng Hang Kwong, BBS
FRICS FHKIS RPS (GP)
Honorary World Valuer (WAVO)

林桂金
Daniel K.K. Lam
MRICS MHKIS MCIREA RPS(GP) BSc

宋樹鴻
Sung Shu Hung
FRICS MHKIS RPS (GP) MCIREA
MHIREA BSc (Hons)

趙慧姿
Chiu Wai Chi
MRICS MSc BBus (MKIlg)

Consultant :

陳志凌
Elwyn C. Chan
RPE PMgr CEnv FIHE FCI OB MICE
MHKIE MSOE FCMI MCI Arb MSc

劉志光
Lau Chi Kwong
FHKIS FRICS ALS MHKIS RPS(LS) MSc

潘孝維
Pun How Wai
MRIBA

By Email and Post

Date : 3 December 2024
Your Ref.: TPB/A/SK-HH/83
Our Ref. : LDS/PLAN/7075

Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point, Hong Kong



Dear Sir/Madam,

**Temporary Private Swimming Pool for a Period of 3 Years at
Lots 49 S.A ss.3 (Part) and 49 S.A RP (Part) in D.D. 212, Che Keng Tuk, Sai Kung, N.T.
(Application No. A/SK-HH/83)**

We refer to the comments from various government departments on the captioned application and submit herewith our response in **Table 1** for your consideration.

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Encl.

c.c. DPO/SK&I (Attn.: Ms. Sylvia Lam) – By Email
Client

Your Assets for Growth

Table 1: Responses to Comments from Government Departments on Planning Application No. A/SK-HH/83 (3 December, 2024)

COMMENTS	RESPONSES
1. Lands Department	
<p>(a) The Site falls within portion of Lot Nos. 49 SA ss.3 and 49 SA RP both in DD. 212 (“the Lots”) which are old schedule agricultural lots held under Block Government Lease, containing the restriction that no structure is allowed to be erected without prior approval of the Government.</p> <p>A short term waiver (“STW”) No. SW479 is granted to the registered owner of the Lots to permit a private swimming pool with an ancillary filtration plant and an underground surge tank (“the Swimming Pool”), commencing from 1.10.2016 to 12.9.2017 and thereafter quarterly. The wavier letter was executed on 10.8.2018. It is noted that the total area of the Swimming Pool under STW shall not exceed 118 m², which is different from the one of 151.1 m² as stated in the planning statement of the subject application and thus, the applicant should clarify in this respect.</p> <p>(b) Please note that if the subject planning application is not approved by the Town Planning Board, the said STW may be terminated by this office.</p>	<p>(a) Please note that the application for Short Tem Waiver (STW) made by the Applicant in 2017 was based on the approved building plan of the subject swimming pool. According to the Waiver Plan No. SKM9025a of STW No. SW479 (see Annex 1), the STW area (about 118m²) has only covered the swimming pool structure and excluded the underground surge tank and the platform for pool filtration plant. It also excluded the SCUM channel (about 10m²) along the southern side of the swimming pool.</p> <p>The Application Area (151.1 m²) of the subject application is in accordance to the approved building plan (As-built record) dated 23.5.2017 and covers the swimming pool structure (including the SCUM channel along the southern side of the swimming pool) (about 118m² + 10m²), the underground surge tank (about 13.5m²) and the platform for pool filtration (about 9.6m²). There has been no change in the Application Area, applied use and layout of the current application from the previous planning approvals (Application Nos.: A/SK-HH/62, 72 and 76).</p> <p>(b) Noted.</p>
2. Environmental Protection Department	
<p>(a) The wastewater (backwash) from the filtration plant of the swimming pool should be discharged into existing septic</p>	<p>(a) It is noted that the wastewater (backwash) from the filtration plant of the swimming pool should be discharged into the existing septic tank and</p>

COMMENTS	RESPONSES
<p>tank and soakaway system as there is no public sewer in the area. There is no information about handling of the backwash from the filtration plant in this submission. The applicant should provide such information for his further checking.</p>	<p>soakaway pits as there are no public sewers in the area according to ProPECC Note PN 1/23 “Drainage Plans subject to Comment by EPD”. Arrangement will be made by the Applicant to discharge the wastewater (backwash) from the filtration plant of the swimming pool into the septic tank and soakaway system when rebuilding of the small house at Lot 335 in D.D.212.</p>
<p>3. Drainage Services Department</p>	
<p>(a) No in-principle objection to the subject application from drainage viewpoint provided that adequate stormwater drainage measures should be implemented to deal with the surface runoff of the captioned 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.</p>	<p>(a) Noted. The Applicant will adhere to the requirements of the Drainage Services Department and provide adequate stormwater drainage measures to avoid any adverse drainage impacts to the areas or nuisance to the adjoining areas.</p>
<p>4. Planning Department</p>	
<p>(a) It is noted from the planning statement that the swimming pool has already been constructed in accordance to the approved building plan, whereas the house at Lot No. 335 in D.D. 212 which the swimming pool intends to serve is under re-building. In this regard, please clarify the development progress of the concerned house and its tentative completion year.</p>	<p>(a) While the Applicant had demolished and planned to rebuild the former small house at Lot 335 in D.D.212 during the last planning approval period, the Applicant has encountered significant financial difficulties to commence the redevelopment due to the COVID-19 pandemic. Due to the gradual recovery of the economy, the Applicant has therefore submitted the current application and intended to commence the rebuilding works of the concerned house in 2025.</p>

DISTRICT LANDS OFFICE

SAI KUNG

LANDS DEPARTMENT



Execution by

Witness to the Execution by

Signed for and on behalf of

District Lands Officer / Sai Kung

Date

SHORT TERM WAIVER No. SW479

SWIMMING POOL AT

LOT Nos. 49 S.A ss.3 AND 49 S.A RP (PORTION)

IN DEMARCATION DISTRICT No. 212

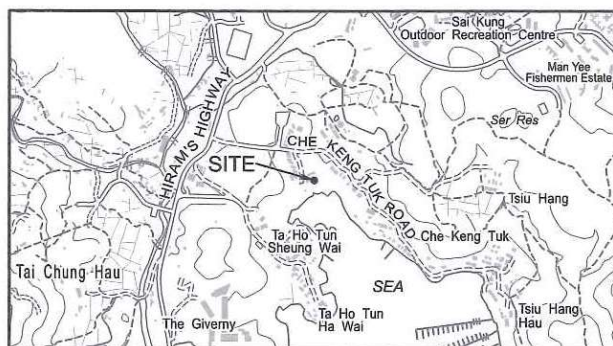


COLOURED PINK AREA 118 SQUARE METRES (ABOUT)

SCALE 1:1 000

metres 20 0 20 40 60 80 100 metres

LOCATION



SCALE 1:20 000

FOR IDENTIFICATION PURPOSES ONLY

File No. L/M(1) TO DLO/SK SW479

Survey Sheet No. 8-SW-16A

Layout Plan No. -----

Reference Plan No. 4474/01

PLAN No. SKM9025a

District Lands Office, Sai Kung
Lands Department

Plan Prepared by District Survey Office, Sai Kung

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Date : 22/03/2017

Previous Applications at the Application Site

Approved Applications

Application No.	Proposed Use/Development	Date of Consideration	Approval Condition(s)
A/SK-HH/52	Proposed Temporary Private Swimming Pool for 3 Years	23.9.2011	(a), (b) and (c)
A/SK-HH/62	Proposed Temporary Private Swimming Pool for 3 Years	12.9.2014	(a), (b) and (c)
A/SK-HH/72	Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years	8.9.2017	(a), (b) and (c)
A/SK-HH/76	Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years	4.9.2020	(a), (b) and (c)

Approval Conditions

- (a) The submission and implementation of the fire service installations proposal within a specified period from the date of planning approval
- (b) Permission shall cease to have effect and be revoked unless the relevant planning conditions are complied with by the specified date
- (c) The reinstatement of the application site to an amenity area upon expiry of the planning permission

Government Departments' General Comments

1. Land Administration

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

- (a) the application site (the Site) falls within portion of Lots 49 S.A. ss.3 and 49 S.A. RP both in D.D. 212 which are old schedule agricultural lots held under Block Government Lease, containing the restriction that no structure is allowed to be erected without prior approval of the Government;
- (b) a Short Term Waiver (STW) No. SW479 is granted to the registered owner of the Lots to permit a private swimming pool with an ancillary filtration plant and an underground surge tank, commencing from 1.10.2016 to 12.9.2017 and thereafter quarterly. The waiver letter was executed on 10.8.2018;
- (c) for the adjacent Lot 335 in D.D. 212, it is held under New Grant No. 5917 dated 15.4.1976 as varied by a Modification Letter dated 2.12.2004 and is restricted for non-industrial purposes. The Certificates of Exemption in respect of building works and drainage works were both issued by his office in 2015. The building plans for site formation were approved by the Building Authority in 2021;
- (d) there is no Small House application approved or under processing at the Site; and there are 10 outstanding Small House applications being processed in Che Keng Tuk. No 10-year Small House demand forecast has been provided by the Indigenous Inhabitant Representative to his office; and
- (e) if the subject planning application is not approved by the Town Planning Board, the said STW may be terminated by his office.

2. Environment

Comments of the Director of Environmental Protection:

- (a) no objection to the application;
- (b) it is noted that there is no change in the nature of use, layout and development parameters since the last application;
- (c) according to Environmental Protection Department (EPD)'s ProPECC PN 1/23 "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 the Drainage Services Department (DSD)'s requirements on this drainage matter;

- (d) there is no existing or planned public sewer in the vicinity of the subject site. It is noted the applicant will discharge the wastewater (backwash) from the filtration plant of the swimming pool into the septic tank and soakaway system in the rebuilding of the Small House at Lot 335 in D.D. 212.

3. **Drainage**

Comments of the Chief Engineer/Mainland South, DSD:

No in-principle objection to the application from drainage viewpoint provided that adequate stormwater drainage measures should be implemented 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.

4. **Landscape**

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

- (a) with reference to the site photos of November 2024 and the aerial photo in 2023, the Site falls into a non-sensitive zoning of the “Village Type Development” zone, is currently vacant and covered by weeds, no significant landscape resources are observed. As no tree felling is required for the applied use, significant landscape impact arising from the applied use is not anticipated; and
- (b) other advisory comments are at **Appendix IV**.

5. **Nature Conservation**

Comments of the Director of Agriculture Fisheries and Conservation:

No comment on the application in view that the Site has already been developed.

6. **Building Matters**

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

- (a) there is no in-principle objection under the Buildings Ordinance (BO) to the application;
- (b) all the building works are subject to BO;
- (c) Authorised Person must be appointed to coordinate all building works;

- (d) 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;
- (e) the 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
- (f) detailed comments to be given during plans submission stage if any.

7. Geotechnical Safety

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department:

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

8. Other Departments

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

- (a) Commissioner for Transport;
- (b) Chief Highway Engineer/New Territories East, Highways Department;
- (c) Chief Engineer/Construction, Water Supplies Department;
- (d) Director of Fire Services;
- (e) Chief Engineer (Works), Home Affairs Department (HAD); and
- (f) District Officer/Sai Kung, HAD.

Recommended Advisory Clauses

- (a) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of s.16 application by the Town Planning Board does not imply approval of tree works such as pruning, transplanting and/ or felling under lease. The applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works, where appropriate; and
- (b) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that the application site is located adjacent to the existing registered features (Feature No. 8SW-C/R157 and 8SW-C/R158) and the applicant is reminded to make necessary submission to the District Lands Office, Sai Kung of the Lands Department and/or the Building Authority for approval if the Geotechnical Feature(s) could affect or be affected by any proposed works in accordance with or with the provisions of the Buildings Ordinance.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2024-11-27 星期三 02:39:52
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/SK-HH/83 DD 212 Che Keng Tuk Swimming Pool

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 27 November 2024 2:38 AM HKT
Subject: Re: A/SK-HH/76 DD 212 Che Keng Tuk Swimming Pool

A/SK-HH/83

Lots 49 S.A ss.3 (Part) and 49 S.A RP (Part) in D.D. 212, Che Keng Tuk, Sai Kung

Site area: About 151.1sq.m

Zoning : "VTD"

Applied use: Private Swimming Pool

Dear TPB Members,

I note that there was no mention in the minutes of 4 Sept 2020 with regard to questions raised with regard to the duration of STT. Perhaps new members might seek clarification on this point.

Application 76 approval expired more than one year ago but the applicant is the same company.

Disagree with the statement that "*The proposed development does not contravene the planning intention of "V" zone*".

In fact there is nothing in the planning intention that mentions private recreational facilities"

"the planning intention of "V" zone is primarily to "designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board"

The inference is that facilities should serve the common use of the community. Is the applicant a genuine indigenous villager?

According to the 2020 paper the 10-year demand for NET houses is 19, while the available land would only accommodate 10, and this presumably includes the swimming pool site.

Members questions please.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 1 August 2020 3:34 AM HKT
Subject: A/SK-HH/76 DD 212 Che Keng Tuk Swimming Pool

A/SK-HH/76

Lots 49 S.A ss.3 (Part) and 49 S.A RP (Part) in D.D. 212, Che Keng Tuk, Sai Kung

Site area : About 151.1sq.m

Zoning : "VTD"

Applied use : Private Swimming Pool

Dear TPB Members,

Short Term Waiver is a much abused term. In this instance over ten years duration.

Is this government land? Waivers are more short term then STTs, three months duration.

Does the 7-year duration apply also to waivers? If so has the site been put out to public tender?

Members must also consider the current Audit Commission Report :

The Audit Commission has slammed the Lands Department for failing to oversee short-term tenancies of government land in Hong Kong, saying 82 per cent of such plots had not changed hands after being allocated to tenants for more than seven years without any formal justification.

Members should question the widespread use of STTs and waivers and ask what steps are being taken to find permanent solutions that would save a lot of paper shuffling and bureaucracy.

Mary Mulvihill