

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE

(CAP.131)

2021年 8月 3 1日
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。

31 AUG 2021
This document is received on 31 AUG 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

根據《城市規劃條例》

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 Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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/SK-PK/268
	Date Received 收到日期	31 AUG 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

Forever Sound 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)

Lawson David and Sung Surveyors Limited

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)	Lot 1122 Ext and Adjoining Government Land in DD217, House B5, Habitat, Pak Sha Wan, 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 107 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) 62 sq.m 平方米 <input checked="" 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 Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt
(f) Current use(s) 現時用途	Private Swimming Pool and Garden (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**

位於鄉郊地區土地上及/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, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/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

Proposed Temporary Private Swimming Pool and Garden

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

(b) Effective period of
permission applied for
申請的許可有效期☒ year(s) 年3.....☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積107.....sq.m ☒About 約Proposed covered land area 擬議有上蓋土地面積NA.....sq.m ☐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 ☐About 約Proposed non-domestic floor area 擬議非住用樓面面積NA.....sq.m ☐About 約Proposed gross floor area 擬議總樓面面積NA.....sq.m ☐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)

Temporary private swimming pool (Depth: about 1.1-1.6m)

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？	<div>Yes 是</div> <div>No 否</div> <div> <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"/> </div>																														
(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，請另頁表示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？	<div>Yes 是</div> <div>No 否</div> <div> <input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/> </div>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	<div>Yes 是</div> <div>No 否</div> <div> <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> </div>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

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

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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 an application to the Board 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.
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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MPIA

on behalf of
代表

..... Lawson David and 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

27/08/2021

..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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.

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Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 1122 Ext and Adjoining Government Land in DD217, House B5, Habitat, Pak Sha Wan, Sai Kung, N.T.
Site area 地盤面積	107 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 62 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11
Zoning 地帶	Green Belt
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Private Swimming Pool and Garden 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 block 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"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(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
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" 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"/>
Location Plan, Lot Index Plan, Plan Showing the Application Site and its Surrounding		
Reports 報告書		
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"/>
<hr/> <hr/>		
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。



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
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Ref: LDS/PLAN/5737

Section 16 Planning Application

**Proposed Temporary Private Swimming Pool and Garden for a Period of 3 Years
at Lot 1122 Ext and Adjoining Government Land in D.D. 217,
House 5B, Habitat, Pak Sha Wan, Sai Kung, New Territories**

Planning Statement

Prepared by

LAWSON DAVID & SUNG SURVEYORS LIMITED

August 2021

Executive Summary

This planning statement is submitted to the Town Planning Board (the "Board") in support of a planning application for proposed temporary private swimming pool and garden for a period of 3 years at Lot 1122Ext and Adjoining Government Land in D.D. 217, House 5B, Habitat, Pak Sha Wan, Sai Kung, N.T. (the "Application Site") .

The Application Site, covering an area of about 107 sq.m. (including 62 sq.m. of Government land), falls within an area zoned "Green Belt" ("GB") on the Approved Pak Kong and Sha Kok Mei Outline Zoning Plan (OZP) No. S/SK-PK/11 gazetted on 27.10.2006. According to the Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from the Board.

The Applicant acquired the House B5 in 2012 and is the current registered owner. At that time, the swimming pool and garden are on the site and in use. On 4.7.2018, the Applicant received a warning letter from the Lands Department (LandsD) regarding the unlawful occupation of unleased land near/adjoining Block B5, Habitat, Pak Sha Wan, Sai Kung. The Applicant later noticed that the area concerned was leased to their predecessor-in-title under a Short Term Tenancy (STTSX2971). To rectify the situation, the Applicant submitted an application for Short Term Tenancy (STT) to the LandsD on 6.7.2018. However, the Applicant was informed by the LandsD that the proposed STT area was falling within the area zoned "GB" on the approved Pak Kong and Sha Kok Mei OZP and the temporary use of the proposed STT required planning permission from the Board. The Applicant, therefore, submits this application to seek approval for the temporary private swimming pool and garden use.

The Application Site forms part of the subject of a previous application (No. A/SK-PK/126) for a temporary private swimming pool which was approved by the Board on 29.8.2003 for a period of 3 years.

The justifications of this application are:

- 1) Not Jeopardizing the Planning Intention of "GB" zone
- 2) Land exclusively used by the Applicant
- 3) Compatible with Surrounding Developments.
- 4) Swimming Pool Use previously approved by the Board
- 5) No Adverse Environmental Impact
- 6) No Adverse Drainage Impact
- 7) No Adverse Traffic Impact
- 8) No Adverse Visual and Landscape Impact

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白沙灣立德台B5座丈量約份第217約地段第1122號增批部分及毗連政府土地(“申請地點”)，作為期三年的臨時私人泳池及花園用途(“擬議發展”)的規劃申請。

申請地點的面積約107平方米(包括62平方米政府土地)，座落於2006年10月27日刊憲的北港及沙角尾分區計劃大綱核准圖(圖則編號：S/SK-PK/11)上的「綠化地帶」。根據該大綱圖的註釋，不超過三年的臨時用途，須向城規會申請規劃許可。

申請人於2012年買入立德台B5座，現為該物業的註冊業主，於買入時申請地點已設有泳池及花園。申請人於2018年7月4日接獲地政署的警告信指非法佔用未批租政府土地，申請人其後知悉有關位置曾獲地政署批出短期租約(STTSX2971)予前業主。為糾正違規情況，申請人於2018年7月6日向地政署遞交短期租約申請，惟地政署其後通知申請人鑑於該位置座落北港及沙角尾分區計劃大綱圖的「綠化地帶」，須先向城規會取得規劃許可。因此，申請人現向城規會申請臨時私人泳池及花園用途。

申請地點內的部份位置涉及一宗曾獲批准用作臨時私人泳池用途的規劃許可(申請編號：A/SK-PK/126)，該項申請於2003年8月29日獲城規會批准，為期三年。

這宗申請的理據為：

- 1) 不會違背「綠化地帶」的規劃意向；
- 2) 土地只可供申請人使用；
- 3) 與鄰近發展的土地用途協調；
- 4) 申請地點曾獲城規會批准作泳池用途；
- 5) 不會帶來不良的環境影響；
- 6) 不會帶來不良的排水影響；
- 7) 不會帶來不良的交通影響；
- 8) 不會帶來不良的視覺及園境影響。

以此理據，敬希各城規會委員及有關政府部門批准本臨時用途的規劃申請，為期三年。

TABLE OF CONTENTS

Page

1. Introduction	1
1.1 Purpose	
1.2 Organization of Planning Statement	
2. Site Context	2
2.1 Site Location	
2.2 Existing Site Condition	
2.3 Surrounding Land Uses	
2.4 Accessibility	
3. Planning Context	2
3.1 Planning Intention	
3.2 Previous Application	
3.3 Similar Application	
4. Development Proposal	3
4.1 Proposed Development	
5. Planning Justifications	3
5.1 Not Jeopardizing the Planning Intention of "GB" zone	
5.2 Compatible with Surrounding Developments	
5.3 Applied Use previously approved by the Board	
5.4 No Adverse Environmental Impact	
5.5 No Adverse Drainage Impact	
5.6 No Adverse Traffic Impact	
5.7 No Adverse Visual and Landscape Impact	
6. Conclusion	5

LIST OF FIGURES

Figure 1	Location Plan
Figure 2	Lot Index Plan
Figure 3	The Application Site and Its Surrounding
Figure 4	Layout of the Swimming Pool
Figure 5	Sections of the Swimming Pool

1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement is submitted to the Town Planning Board (the "Board") in support of a planning application for a proposed temporary private swimming pool and garden for a period of 3 years at the Lot 1122 Ext and adjoining Government land in D.D. 217, House B5, Habitat, Pak Sha Wan, Sai Kung, N.T. (hereafter referred to as "the Application Site"). **Figure 1** shows the location of Application Site and the Lot Index Plan indicating the concerned lot is shown per **Figure 2**.

The Application Site, covering an area of about 107 sq.m. (including about 62 sq.m. of Government land), falls within an area zoned "Green Belt" ("GB") on the Approved Pak Kong and Sha Kok Mei Outline Zoning Plan (OZP) No. S/SK-PK/11 gazetted on 27.10.2006. According to the Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from the Board.

The Applicant acquired the House B5 in 2012 and is the current registered owner. At that time, the swimming pool and garden are on the site and in use. On 4.7.2018, the Applicant received a warning letter from the Lands Department (LandsD) regarding the unlawful occupation of unleased land near/adjoining Block B5, Habitat, Pak Sha Wan, Sai Kung. The Applicant later noticed that the area concerned was leased to their predecessor-in-title under a Short Term Tenancy (STTSX2971). To rectify the situation, the Applicant submitted an application for Short Term Tenancy (STT) to the LandsD on 6.7.2018. However, the Applicant was informed by the LandsD that the proposed STT area was falling within the area zoned "GB" on the approved Pak Kong and Sha Kok Mei OZP and the temporary use of the proposed STT required planning permission from the Board. The Applicant, therefore, submits this application to seek approval for the temporary private swimming pool and garden use.

The Application Site forms part of the subject of a previous application (No. A/SK-PK/126) for a temporary private swimming pool which was approved by the Board on 29.8.2003 for a period of 3 years. The private swimming pool and garden have been in existence in the Application Site before the Applicant acquired the house in 2012. The swimming pool was already built in accordance with the approved building plan. However, some minor works on the swimming pool has been conducted and the size and shape of the swimming pool has been altered. The Applicant intends to continue using the Application Site as private swimming pool and garden. Should this application be approved, the Applicant will apply for a STT from the LandsD covering all the actual occupation area.

1.2 Organization of 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. Chapter 6 is the conclusion of the planning statement.

2. Site Context

2.1 Site Location

The Application Site forms part of a private garden for the adjoining 3-storey house (i.e. House B5, Habitat, Pak Sha Wan, Sai Kung, New Territories).

2.2 Existing Condition

The Application Site has a total area of about 107 sq.m. (including about 62 sq.m. of Government land) and is currently formed as a swimming pool and back garden of the adjoining house. The house, private swimming pool and garden are fenced off. The filtration plant equipment is put on the garden.

2.3 Surrounding Land Uses

The Application Site is situated adjacent to a house. The surrounding areas of the Application Site are mainly rural in character, occupied by low-rise, low-density houses, village houses, temples and recreational uses. To the immediate east of the Application Site is the Pak Sha Wan Tam Wah Ching Sea Activity Centre, which is a scout camp site for watersport recreational activities. To the immediate northwest is a residential development known as Ruby Chalet. To the further south is Kau Sai San Tsuen located in an area zoned "Village Type Development" ("V").

2.4 Accessibility

House B5 is accessible by an internal access road within Habitat leading to Hiram's Highway. The Application Site is located within an enclosed private backyard of House B5 and can only be accessed through the house. A plan showing the existing vehicular access to the House B5 is provided at **Figure 3**.

3. Planning Context

3.1 Planning Intention

The Application Site is currently zoned "Green Belt" ("GB") on the approved Pak Kong and Sha Kok Mei OZP No. S/SK-PK/11 gazetted on 27.10.2006 (see **Figure 1**). The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

According to the Notes of the OZP, temporary private swimming pool and garden at the Application Site requires planning permission from the Board.

3.2 Previous Application

The Application Site forms part of the subject of a previous application (No. A/SK-PK/126) for a temporary private swimming pool which was approved by the Board on 29.8.2003 for a period of 3 years.

3.3 Similar Application

There is a similar application involving a site for temporary private swimming pool for a period of 3 years (Application No. A/SK-PK/111) within the same "GB" zone which was approved by the Board on 21.12.2001.

4. Development Proposal

4.1 Proposed Development

The Applicant seeks planning permission for temporary private swimming pool and garden at the Application Site for a period of 3 years. The swimming pool occupies a total area of about 35.8 sq.m. (about 1.1m to 1.6m in depth). The remaining part of the Application Site is used for garden purpose. The layout plan and sections are shown in **Figures 4-5**.

Table 1: Key Development Parameters

1.	Application Area	107m ² (about)
2.	Area of Swimming Pool	35.8m ² (about)
3.	Depth of Swimming Pool	1.1-1.6m (about)
4.	Area of Garden	71.2m ² (about)

The Application Site, together with adjoining house is fenced off. The temporary private swimming pool and garden will be solely used by the residents of House B5, Habitat for leisure and landscape purposes. The filtration plant equipment will be placed near the southwest corner of the site. The swimming pool water would be drained through the existing stormwater drainage system after filtration.

5. Planning Justifications

5.1 Not Jeopardizing the Planning Intention of "GB" zone

The Application Site falls within an area zoned "GB". Although the applied uses are not in line with the planning intention of the "GB" zone, temporary planning permission for swimming pool within part of the site has been granted by the Board in 2003. In view of the location of the Application Site, no project would be affected by the Site and the temporary nature of use would not jeopardize the long-term planning intention of the "GB" zone.

5.2 Land exclusively used by the Applicant

The Application Site is located within an enclosed private backyard of the adjoining house and had been occupied for the applied uses since 2003, with part of the Application Site approved by the Board for temporary swimming pool use. The land cannot be used separately by any people other than the Applicant given its location, configuration and size and the proposed development will not affect the local residents.

5.3 Compatible with Surrounding Developments

The surrounding areas of the Application Site are mainly low-rise, low-density residential development and swimming pools and gardens are commonly observed in the locality. The proposed private swimming pool and garden are small in scale and considered not incompatible with the existing use and the local character of the area.

5.4 Swimming Pool Use previously approved by the Board

Part of the Application Site is the subject of an approved application (No. A/SK-PK/126) for temporary swimming pool which was approved by the Board on 29.8.2003 for a period of 3 years. Approvals granted for this application more or less implied certain degree of flexibility was given by the Board to recognize and allow such use within the subject "GB" zone.

5.5 No Adverse Environmental Impact

The temporary private swimming pool and private garden will be solely used by the residents of adjoining house for leisure and landscape purposes. 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 uses will not cause any adverse environmental impact on the locality as the proposed development would not generate air, noise and light pollution.

5.6 No Adverse Drainage Impact

The swimming pool will not overstrain the capacity of existing and planned infrastructure such as sewage and water supply. As the swimming pool use has already been existed in 2003, it should not adversely affect drainage or aggravate flooding in the area. In addition, the Application Site has no water flooding history. With all the existing channels, there will be no water flooding problem.

5.7 No Adverse Traffic Impact

Since the proposed swimming pool is for private use, small in scale and to serve the residents of adjoining house, it is unlikely to have adverse traffic impact on the surrounding areas. There would not be any traffic generated arising from the development and no traffic impact would be incurred.

5.8 No Adverse Visual and Landscape Impact

The Application Site is situated in an area of rural landscape character comprising low-density houses. The swimming pool has been built at the Application Site and is considered not incompatible with the surrounding landscape context. In addition, there is no significant vegetation within the Site and the available space beyond the swimming pool would be used as a private garden, and therefore, adverse impact on landscape resources due to the proposed development is not anticipated.

6. Conclusion

The Applicant seeks the Board's permission to use the Application Site for a temporary private swimming pool and garden for leisure and landscape purposes. The applied swimming pool and garden have been in existence before 2012. Upon approval of the application, the Applicant will apply for a STT from the Lands Department.

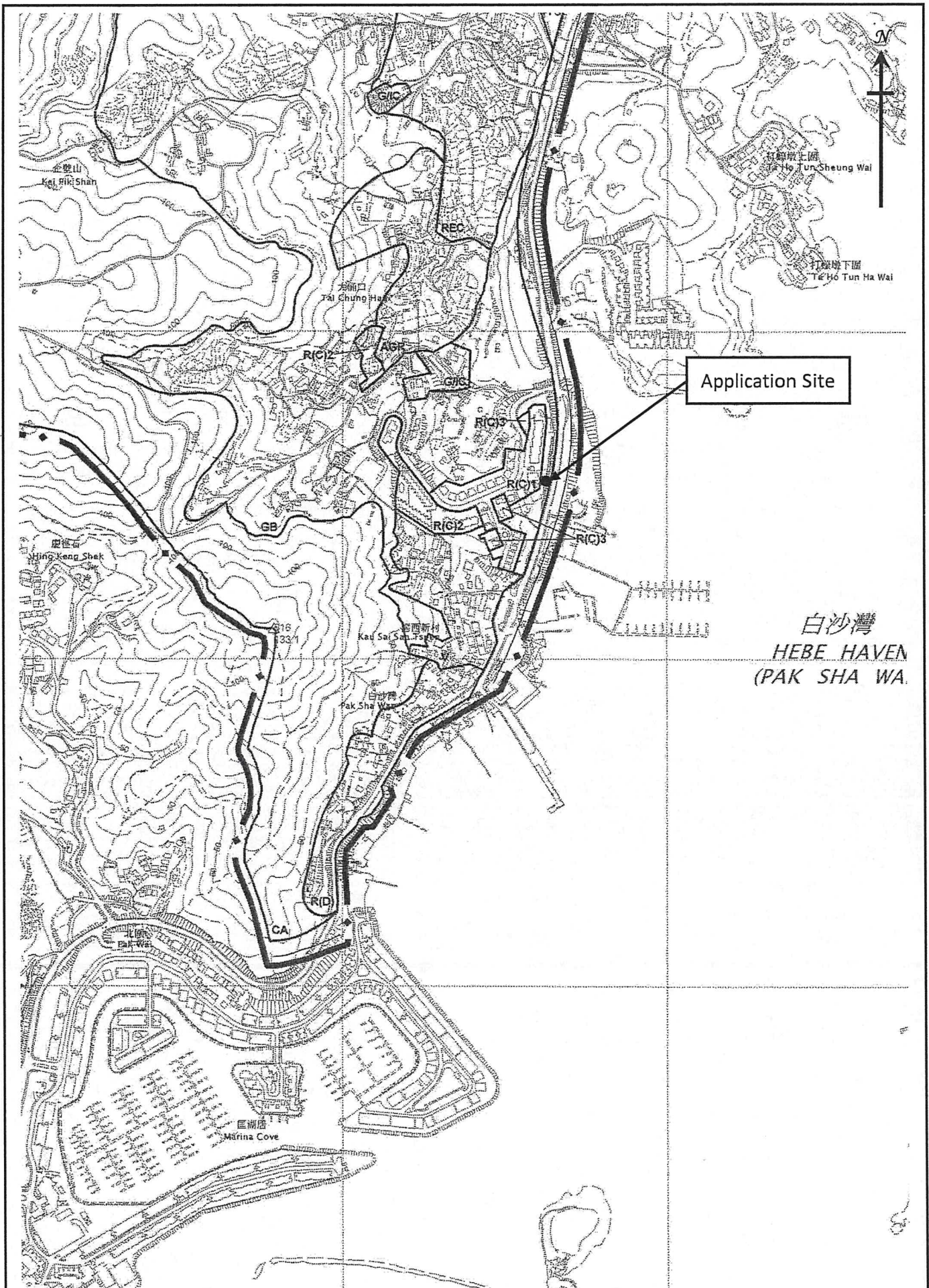
The private swimming pool and garden will be used solely by the residents of the adjoining house (House 5B). Approval was granted on part of the Application Site for swimming pool use in the past. In view of its location and scale of development, the proposed temporary use will not cause adverse environmental, drainage, traffic, visual and landscape impacts on the surroundings areas.

In view of the justifications stated herein, we sincerely hope that the Board will give sympathetic consideration to approve this application for a period of 3 years.

Lawson David & Sung Surveyors Limited
August 2021

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 The Application Site and its Surrounding
- Figure 4 Layout of the Swimming Pool
- Figure 5 Sections of the Swimming Pool



白沙灣
HEBE HAVEN
(PAK SHA WA)

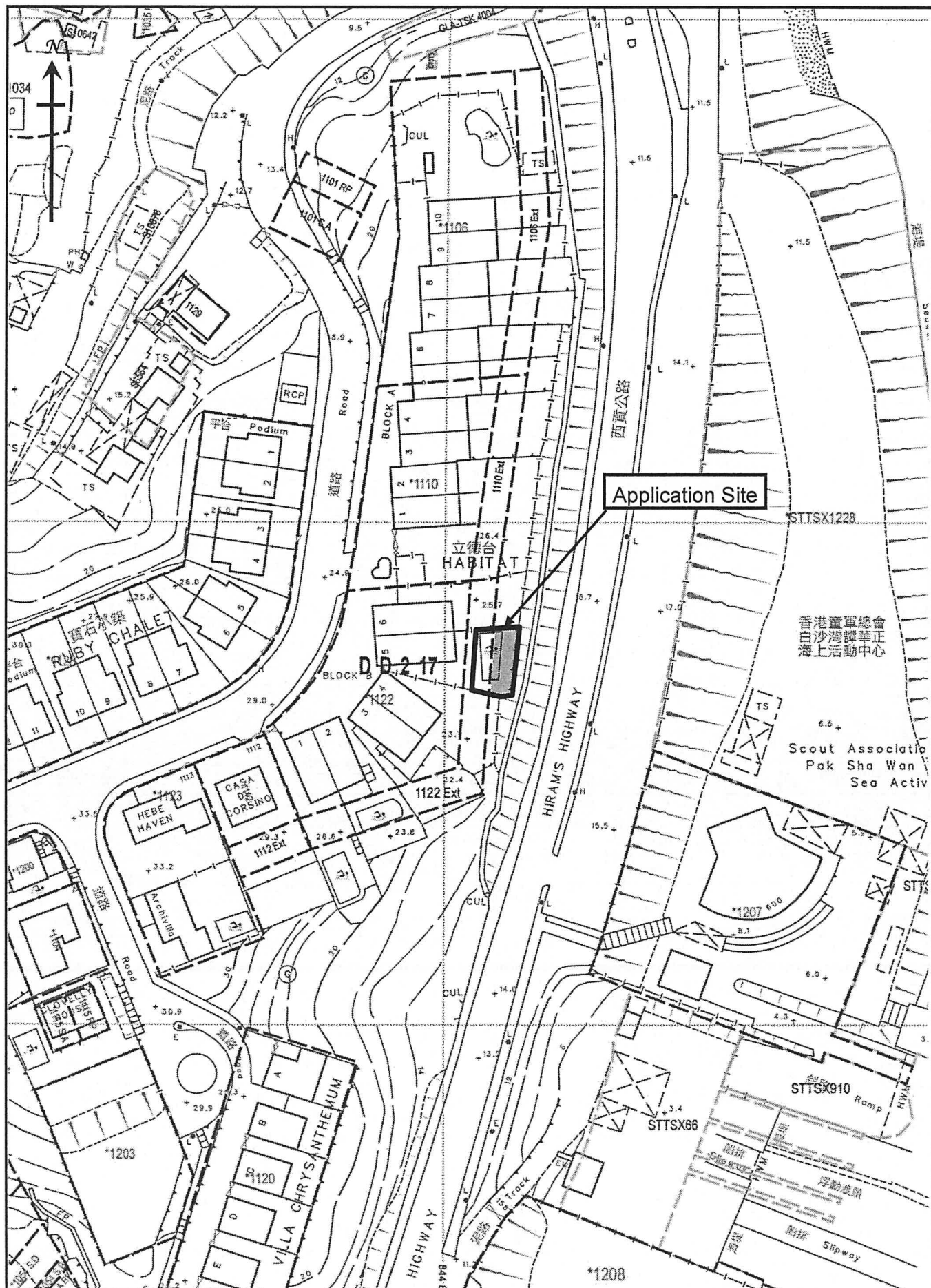
Location Plan
(Extracted from the Approved Pak Kong and Sha Kok Mei
Outline Zoning Plan No. S/SK-PK/11)

Figure 1

1:7500



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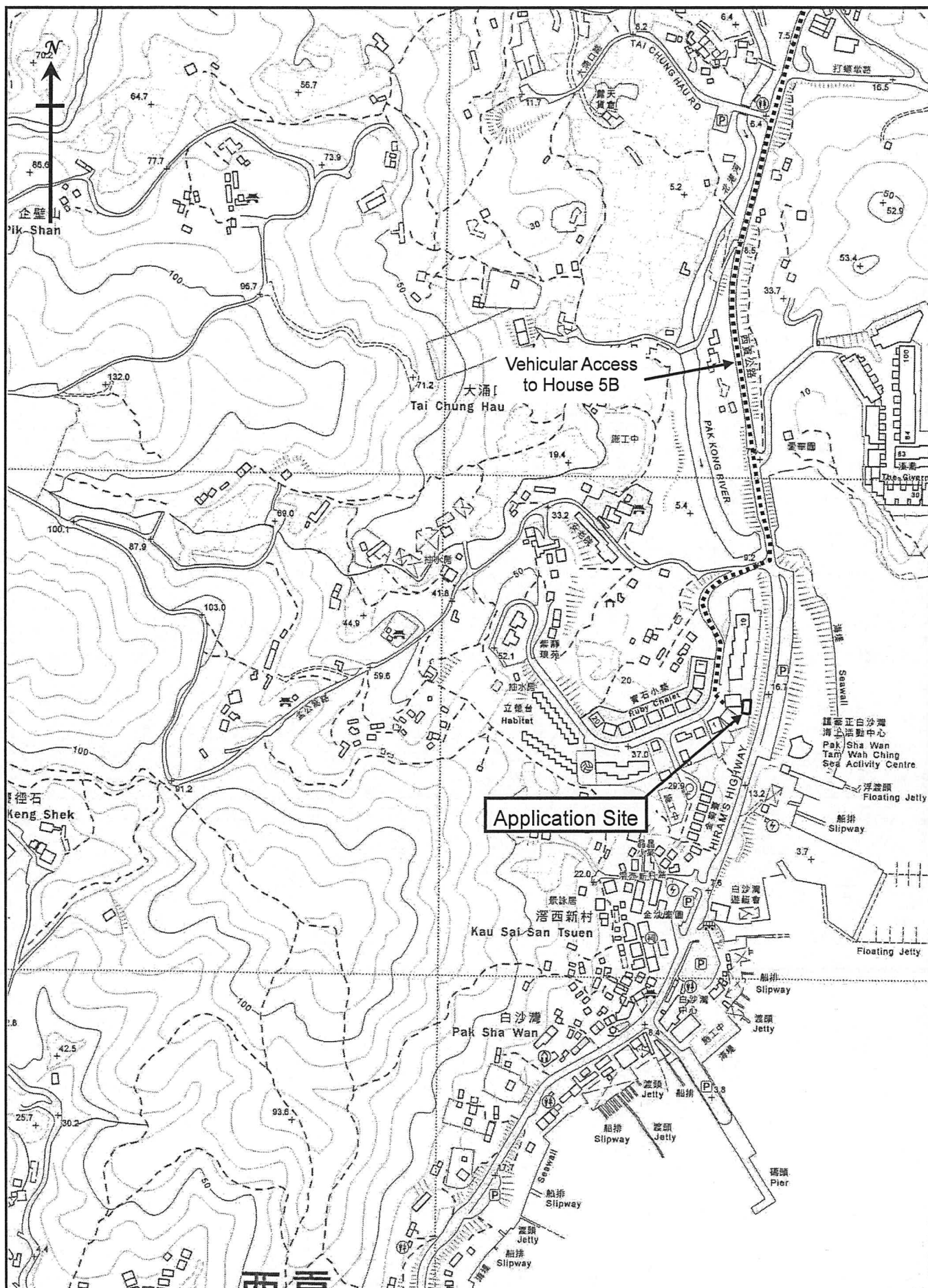
Lot Index Plan

Figure 2

1:1000



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The Application Site and its Surrounding

Figure 3

1:5000



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Survey Agency Licence No. C-005124



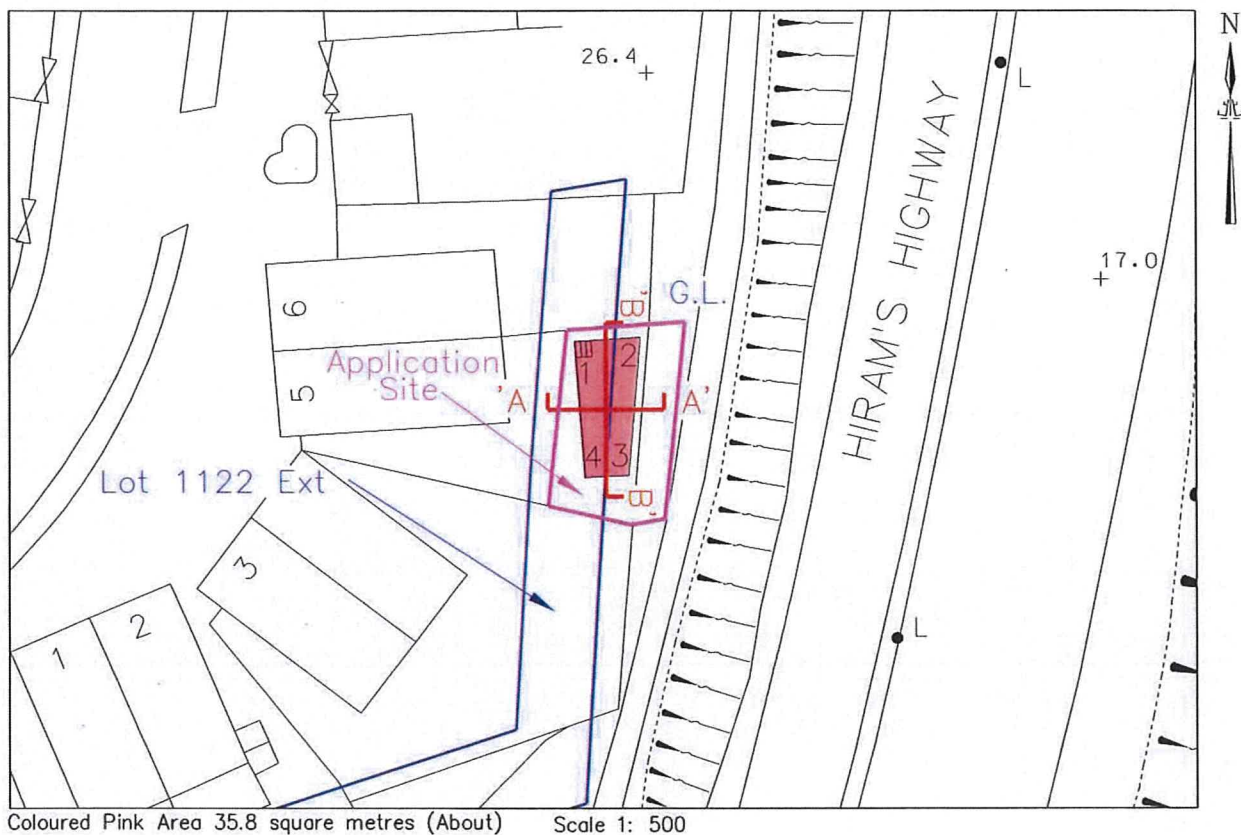
C K LAU SURVEYORS LIMITED

劉志光測量師行有限公司

Authorized Land Surveyors · Professional Surveyors

Land Boundary Surveys · Land Subdivision · Land Planning & Development

Plan of Existing Swimming Pool on Lot 1122 Ext. and Government Land in D.D.217, Sai Kung



Legend:

- Steps
- Artificial Slope
- Open-sided Structure
- Sections & Section Numbers
- Spot Height
- Contour
- Gate
- Application Site
- Lamp Post
- Building
- Lot Boundary (For identification purpose)

Pt.	Co-ordinate Data (1980 Datum)		Reduced Level (m)
	Northing (m)	Easting (m)	
1	825278.012	844806.771	25.797
2	825278.318	844811.298	25.791
3	825268.779	844810.496	25.732
4	825268.618	844807.464	25.744

Survey Sheet No.: 7-SE-20D

Plan No.: SK/217/POOL/D1

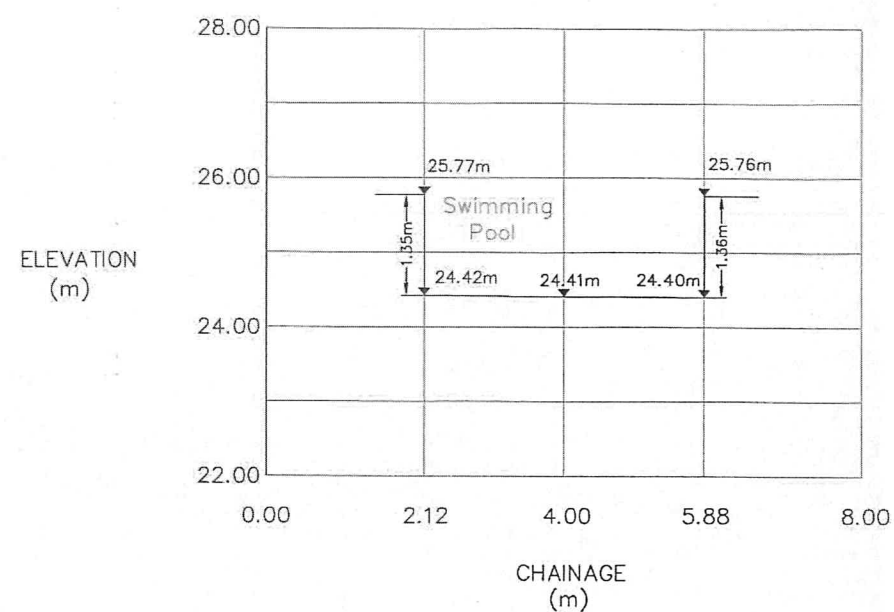
Certified by:

C. K. LAU MSc. FHKIS MRICS RPS(LS) ALS

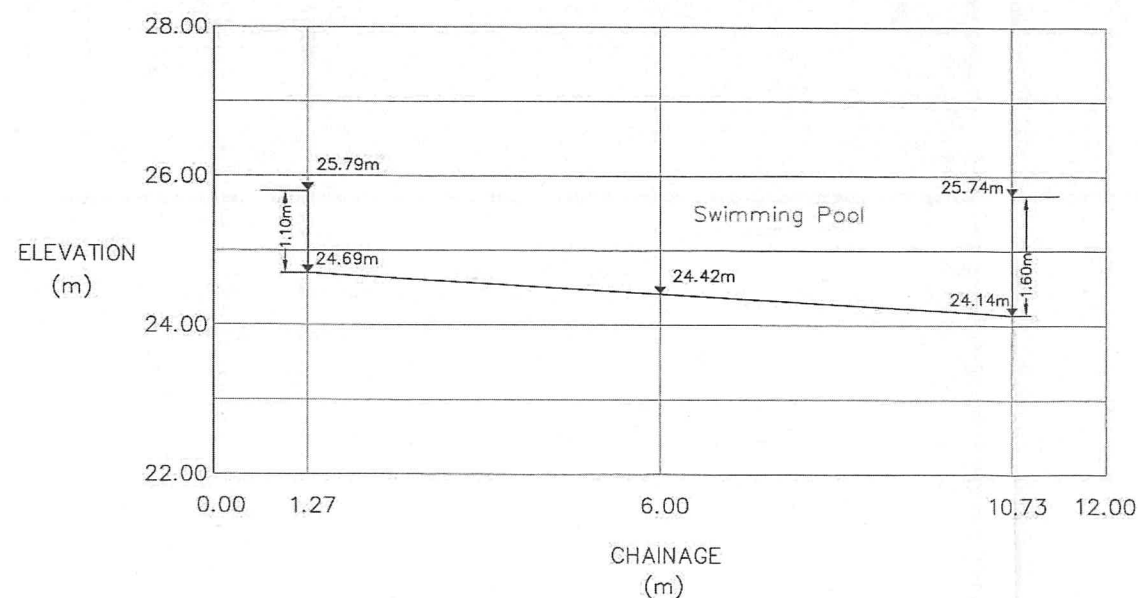
Authorized Land Surveyor

Date: 7th May 2019

Figure 4: Layout of the Swimming Pool



Section 'A - A'



Section 'B - B'

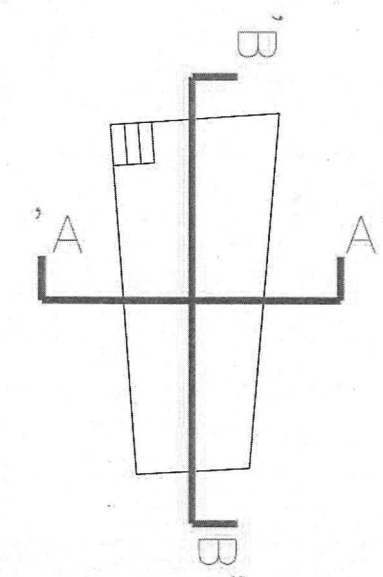
Notes:

All levels are in meters above P.D.

Legend:

25.76m Spot Level
1.35m Depth of swimming pool

Index (Not to Scale)



Drawing Title:

Sectional Plan of Swimming Pool on Lot 1122 Ext and Government Land in D.D.217, Sai Kung

Drawing No.:

SP/CKL_2019_059/Pool

Rev 00

Survey Date:
April 2019

Scale:
1:100 (A3)

Drawn by:
Jason

Checked by:
Ivan

Certified by:

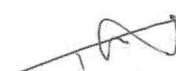

C. K. Lou
MSc FHKIS MRICS
MHKIU RPS(LS) ALS
Authorized Land Surveyor
Date: 7th May 2019

Figure 5: Sections of the Swimming Pool

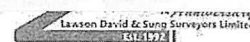


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Appendix Ib of RNTPC
Paper No. A/SK-PK/268A



宋梓華
Sung Tze Wah
FRICS FHKIS MSISV MCIREA ACIArb RPS (GP)

李霧儀
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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 BSc

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

Consultant:

陳志凌
Elwyn C. Chan
RPE PMgr CEnv FIHE FCIOS MICE
MHKIE MSOE FCMI MCIArb MSC

劉志光
Lau Chi Kwong
FHKIS MRICS ALS MHKIS RPS(LS) MSC

潘孝維
Pun How Wai
MRIBA

By Email and Post

Date: 28 December 2021
Your Ref.: TPB/A/SK-PK/268
Our Ref.: LDS/PLAN/5737

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

Dear Sir/Madam,

Application for Planning Permission for Proposed Temporary Private Swimming Pool and Garden for a Period of 3 Years at Lot 1122Ext (Part) and Adjoining Government Land in D.D. 217, House 5B, Habitat, Pak Sha Wan, Sai Kung, N.T.
(Application No. A/SK-PK/268)

We refer to the captioned application and submit herewith 70 copies of our responses to the comments from Civil Engineering and Development Department and Buildings Department for your consideration:

Departmental Comments	Our Responses
1. Head of Geotechnical Engineering Office, CEDD	
- There is a slope/retaining wall steeper than 30° with height greater than 6m within 6m of the site. The site meets the Criteria 1(ii) in the GEO Advice Note for Planning Applications under Town Planning Ordinance (CAP. 131). Therefore, the applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the planning application. The essential contents of a GPRR are given in the attached GEO Advice Note.	- A Geotechnical Planning Review Report is prepared and submitted for your consideration (see Appendix 1).

Your Assets for Growth

香港中環雲咸街1-3號南華大廈1601室
Room 1601, South China Building, 1-3 Wyndham Street, Central, Hong Kong. Tel: (852) 2877 1636 Fax: (852) 2524 0355
Email: LDSSung@LawsonSurveyors.com Website: www.LawsonSurveyors.com

2. Chief Building Surveyor/HKE&H, Buildings Department

- no in-principle objection under the Building Ordinance (BO) to the application subject to the following comments:

(i) All building works including construction of swimming pool on leased land are subject to compliance with the BO and allied regulations. AP must be appointed to coordinate all building works.

(ii) There is no building plans approved by the Building Authority (BA) regarding the existing swimming pool. As such, the existing swimming pool is considered as an unauthorised building works (UBW) against which enforcement action may be taken by the BA to effect their removal in accordance with this department's enforcement policy against UBW as necessary.

(i) Noted.

(ii) The Applicant will appoint an AP to rectify the UBW and re-construct the swimming pool under the Buildings Ordinance should the application be approved. The detailed design of the new swimming pool will be submitted to the satisfaction of Buildings Department prior to construction.

Should there be any queries, please contact our Miss Cannis Lee at 2877-1636.

Yours faithfully,

For and on behalf of

Lawson David & Sung Surveyors Limited





Encl.

c.c. DPO/SK&Is – Attn.: Ms. Vicky Ma (By Email only)
Client

**Proposed Temporary
Private Swimming Pool and Garden for
a Period of 3 Years at
Lot 1122 Ext and Adjoining Government Land in D.D. 217,
House 5B, Habitat, Pak Sha Wan,
Sai Kung, New Territories**

CONTENTS

1.	INTRODUCTION.....	1
2.	THE SITE AND THE FEATURES.....	2
3.	DESK STUDY	3
4.	IMPACTS OF PROPOSED WORKS ON EXISTING SLOPES	4-6
4.	CONCLUSION	7

FIGURES

Figure 1	Site Location Plan
Figure 2	Sections
Figure 3	Geological Map

APPENDIX

Appendix A	Photographs
Appendix B	SIMAR Record - Feature No. 7SE-D/C86
Appendix C	Slope Records Retrieved from CEDD - Feature No. 7SE-D/C86
Appendix D	Extraction of Previous GI Records Prepared by Enpack (Hong Kong) Limited in Sep 1997

1. INTRODUCTION

Philip So & Associates Ltd. is appointed by the subject Lot owner to prepare the Geotechnical Planning Review Report (GPRR) for the proposed temporary swimming pool to replace the existing swimming pool with the same dimensions at Lot 1122 Ext and Adjoining Government Land in D.D. 217, House 5B, Habitat, Pak Sha Wan, Sai Kung, New Territories

This GPRR is made based on desk study and review of available documentary information for the proposed “Temporary Private Swimming Pool and Garden” for a period of 3 years.

The geology and site conditions are described. Potential geotechnical constraints are identified in the assessment.

2. THE SITE AND THE FEATURES

The site is at a relatively flat terrace at Pak Sha Wan, New Territories. According to the available SIS records obtained from Geotechnical Engineering Office (GEO), there is a registered geotechnical feature No. 7SE-D/C86 lies in the vicinity of the site (see Photos 1 to 3 given in Appendix A). The general view of the existing swimming pool on site is shown in Photo 4 given in Appendix A.

Based on the SIMAR report, the Highways Department is responsible for the maintenance of the said feature. A copy of the SIMAR report and slope records are enclosed in Appendix B and C respectively. The location of the said feature is presented in Figure 1.

2.1 Existing Geotechnical Feature

Feature No. 7SE-D/C86

The Feature is situated due east of the site. According to SIS records, the Feature is a cut slope of about 115m long. The maximum height of the cut slope is 8.5m with an average angle of 60° inclining to horizontal. With reference to the SIMAR record retrieved from Land Department, Highways Department is responsible for maintenance of this Feature. The “proposed swimming pool and garden” will be situated on the slope crest area. An existing road with heavy traffic density is situated at the slope toe

3. DESK STUDY

Desk study has been carried out to search and review the existing building records, previous ground investigation data and geotechnical study reports kept by the Geotechnical Information Unit (GIU) of Geotechnical Engineering Office (GEO) and the Buildings Department (BD).

Ground investigation was carried out at the toe of Feature No. 7SE-D/C86 for a private project, namely "272DS-Port Shelter Sewerage, Stage 2 Tai Chung Hau and Pak Sha Wan Sewerage", with ground investigation report prepared by Enpack (Hong Kong) Limited in Sep 1997. The borehole records indicated that the Feature toe comprises highly decomposed Tuff (HDT) overlaid by a thin layer of Fill (see Appendix D).

3.1 Geological Maps

The geology of the Study Area is shown on the Hong Kong Geological Survey (HKGS) Map Sheet 7 (Sha Tin), 1:20,000-scale HGM20 series. The local geology of the Study Area is presented in Figure 3 and described below.

3.1.1 Solid Geology

The 1:20,000 scale geological maps indicated that regional area around the Site is underlain by coarse ash crystal tuff, (Krl_cat) of the Long Harbour Formation.

4. IMPACTS OF PROPOSED WORKS ON EXISTING SLOPES

A registered slope feature No. 7SE-D/C86 is located due east of the site. According to the SIS record, the maximum height of the feature is about 8.5m with 115m long measured along its toe. The average slope gradient is about 60 degrees to the horizontal. As the feature has stood for a long time without evidence of major distress or instability, it is expected that this feature will continue to be in a stable condition under the present condition. Nevertheless, the stability has to be checked with respect to the “proposed swimming pool and garden”, based on the subsurface conditions and shear strength parameters of soil/rock obtained from site specific ground investigation.

4.1 PORTION OF SLOPE FEATURE NO. 7SE-D/C86 AFFECTED BY THE PROPOSED SWIMMING POOL AND GARDEN

4.1.1 General

The slope Feature No. 7SE-D/C86 does not need to be modified in the proposed usage, however its stability condition has to be assessed.

In order to fulfill the above-mentioned objective, a comprehensive investigation programme will be implemented comprising the following:-

- a) Detailed ground investigation including in-situ and laboratory soil testing to identify the soil parameters together with the monitoring of groundwater table, by sinking vertical drillholes and/or trial pits on site;
- b) Establishment of geological and hydrogeological model based on the findings from topographic survey and the ground investigation works.

4.2 General Approaches for Site Formation, ELS, Superstructure and Foundation Design

Judging from the site conditions and the proposed swimming pool and garden, the following approaches shall be adopted for the future site formations, ELS, and structure design and foundation design:-

- a) To assess the effects to the adjacent roads and the subject slope feature due to the proposed swimming pool and garden and to provide adequate upgrading measures as necessary;
- b) To design the temporary excavation and lateral support works in order to minimize adverse effects onto the adjacent roads and the feature due to the proposed structural works. Sheetpile wall or other methods are feasible options for ELS works.
- c) To provide shallow foundation is considered necessary in order to support the future pool structure.
- d) To assess the stability of the existing feature and to provide adequate upgrading measures as necessary.

4.3 Site Formation, Structure and Foundation Approach

The proposed works comprise swimming pool and garden.

Ground investigation works including trial pits and/or vertical boreholes shall be sunk to confirm the thickness of the soil stratum and the groundwater table level. Soil sampling and laboratory testing shall be conducted in order to identify the soil parameters for different types of soil in the subject site.

Stability assessment for the feature, including the ELS shall be checked to ensures the subject feature will not affect the nearby public road. Adequate upgrading measures, such as installation of soil nails in the slope or installation of soldier pipe wall along the slope crest shall be provided as necessary if the feature cannot fulfill the current engineering standards.

5. CONCLUSION

Based on the above discussion, it can be concluded that the proposed development is considered to be feasible from geotechnical point of view. The construction would be straight forward unlikely posing particular problems to the surrounding area under careful planning, proper execution and vigilant supervision.

It is essential to search and review the background information of adjacent building, geotechnical feature and underground services within and in the vicinity of the site. Ground investigation is proposed to reveal/confirm the subsoils and the ground regime within and in the vicinity of the site as well as to determine the engineering properties of subsoils and rock. The ground investigation field works should be preceded under supervision of suitably qualified engineers and technically competent persons conforming the requirements specified in the "Code of Practice for Site Supervision 2009" published by the BD.

For safety and cost effective, the foundation design and slope stability assessment and excavation planning as well as the design of strengthening measures as necessary should be based on geological horizons inferred from the ground investigation results, groundwater table interpreted from the piezometer/standpipe monitoring records and geotechnical parameters determined and adopted by field and laboratory testing.

A comprehensive precautionary monitoring program including settlement markers, tilting, vibration check points as well as groundwater observation wells shall be implemented to ensure demolition of existing substructure and construction of the proposed swimming pool and garden to be carried out in a safe manner.

FIGURES

Figure 1
Site Location Plan



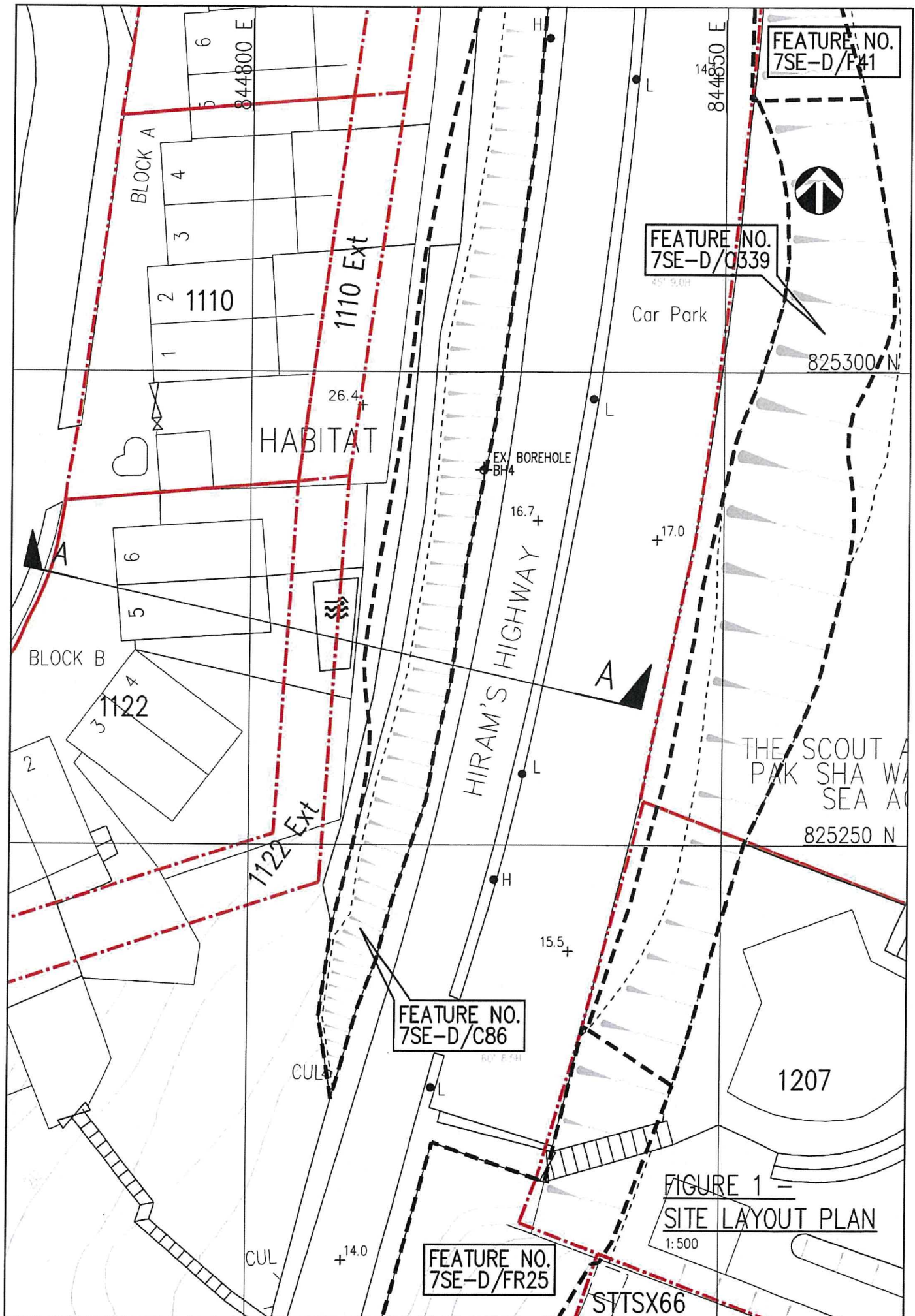


Figure 2

Sections

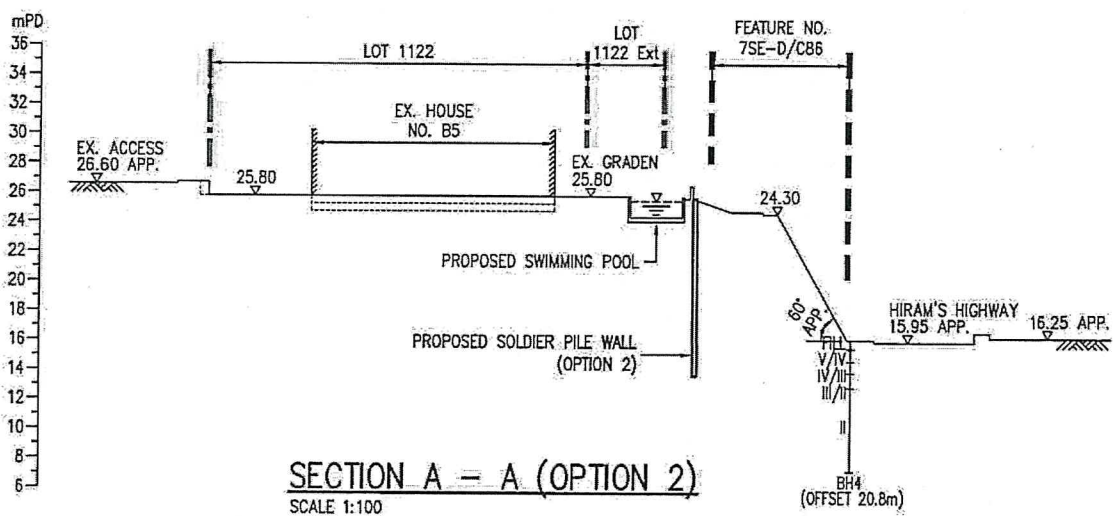
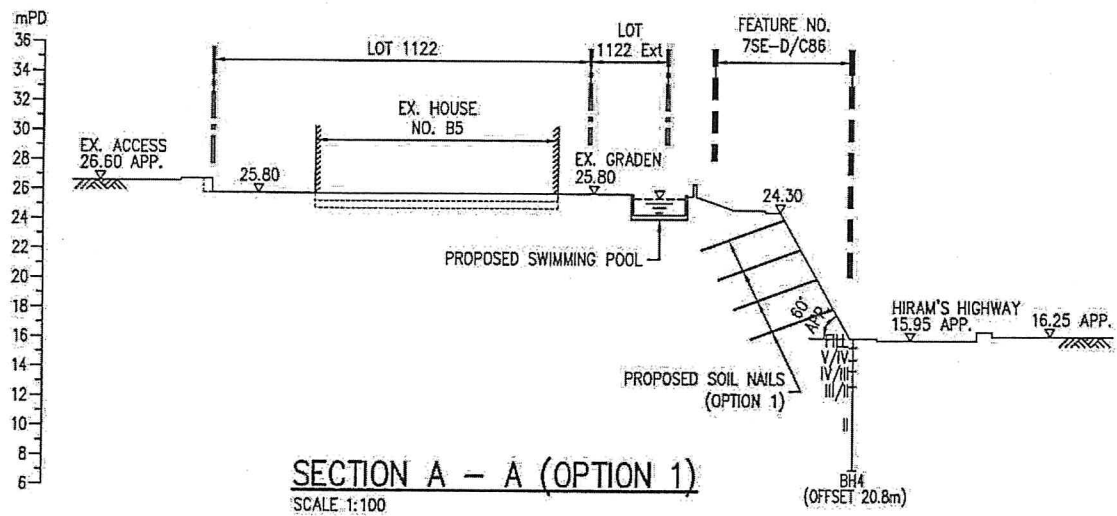
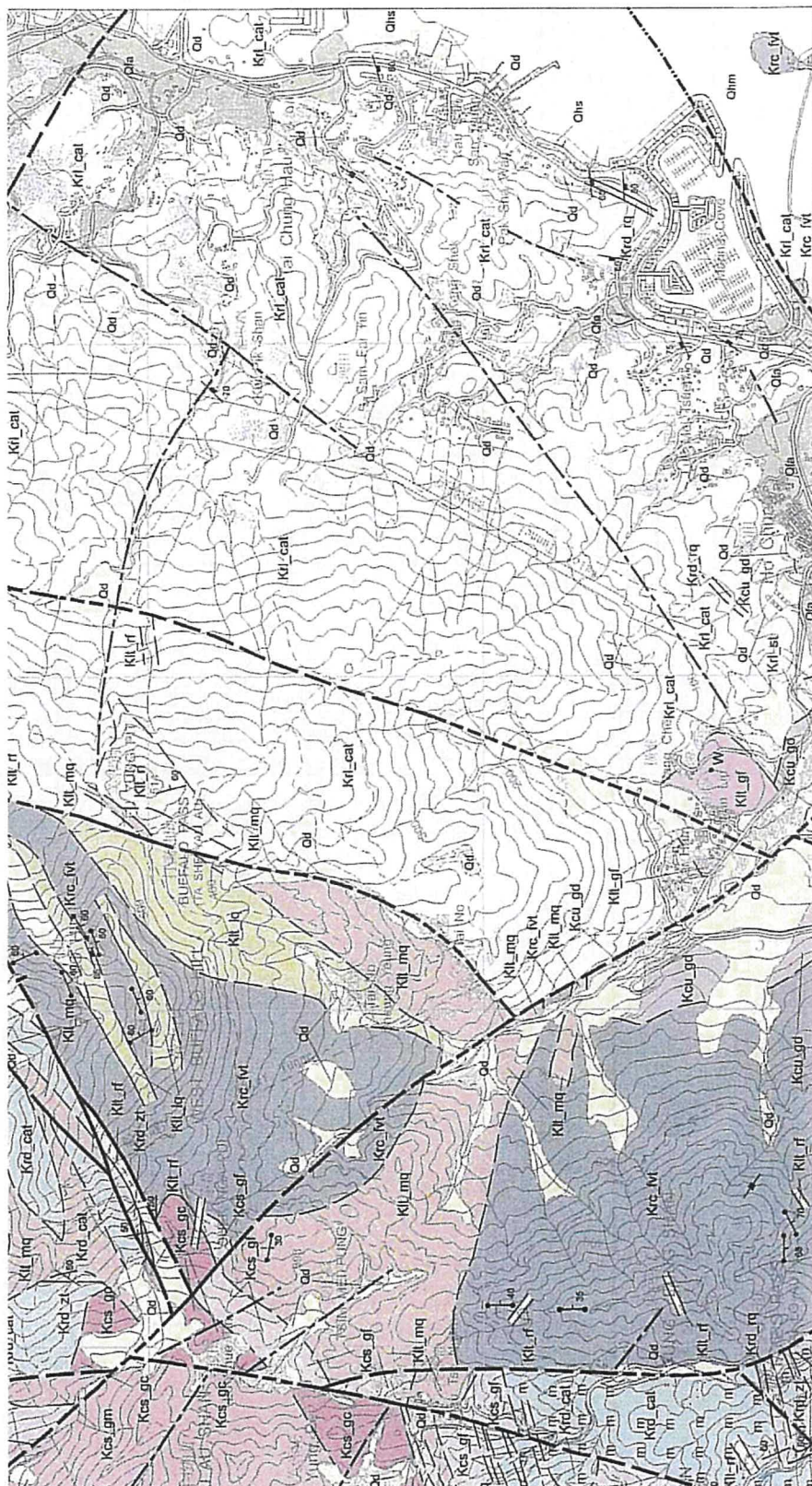


FIGURE 2 - SECTIONS

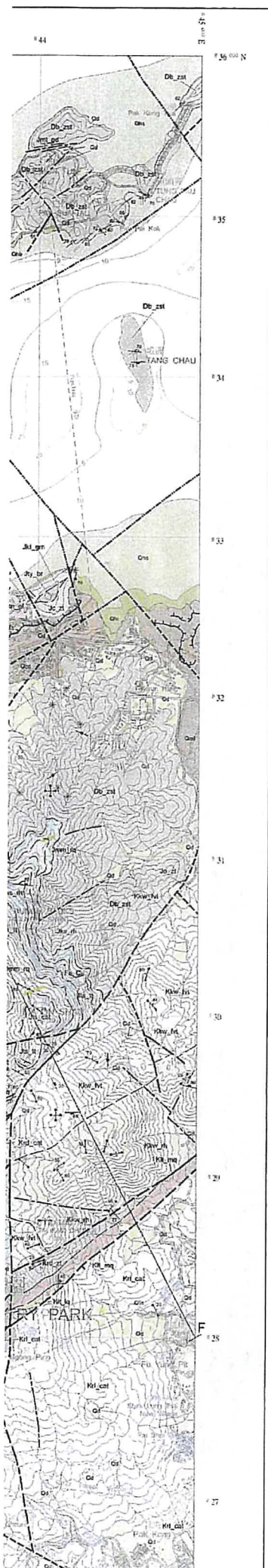
Figure 3
Geological Map



H 45 000 E

43

169



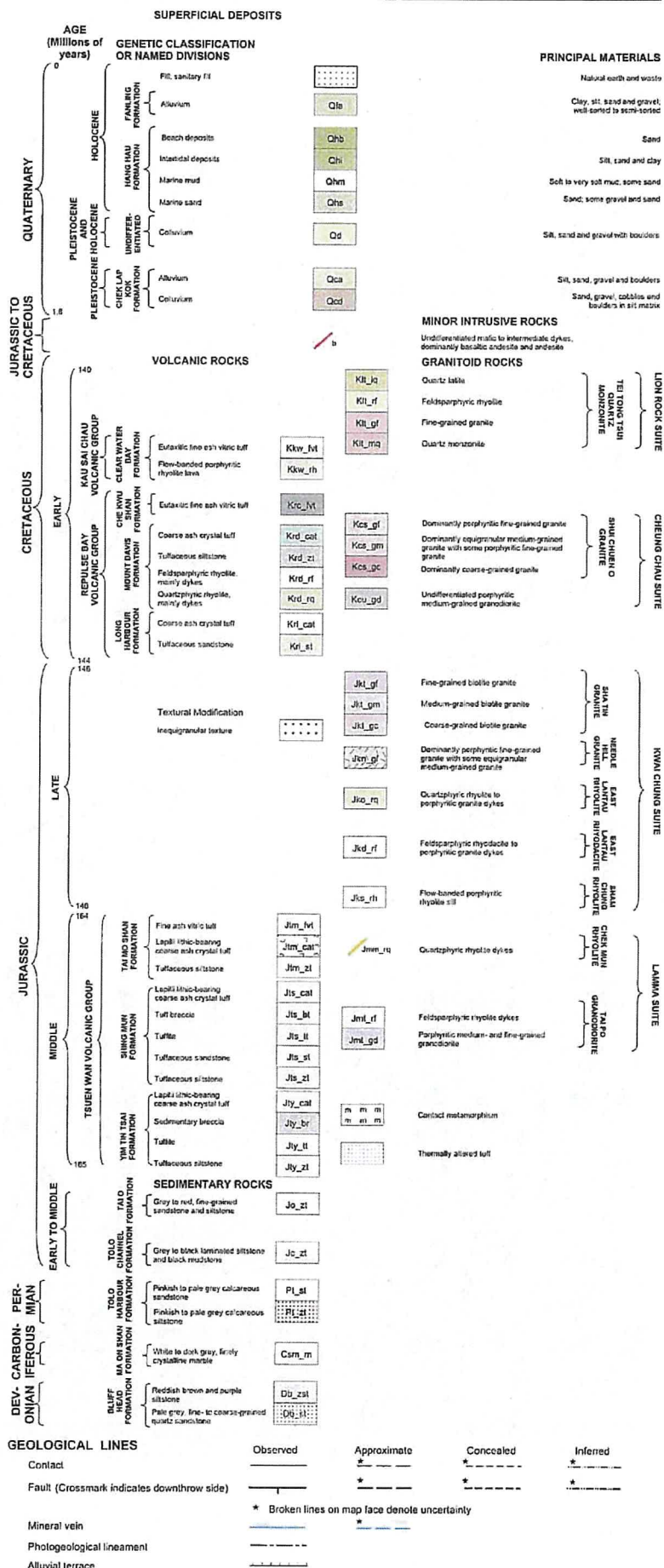
HONG KONG GEOLOGICAL SURVEY

SHA TIN

Sheet 7

SOLID AND SUPERFICIAL GEOLOGY

Series HGM20
Scale 1:20 000



BASIC INFORMATION

Location: S of J/N B/T HABITAT & HIRAM'S HIGHWAY, SK

Date of Formation: pre-1977

Date of Construction/
Modification:

Approximate Coordinates: Easting : 844820 Northing : 825295

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Densely-used playground

Distance of Facility from Crest (m): 0

Facility at Toe: Road/footpath with heavy traffic density

Distance of Facility from Toe (m): 0

Consequence-to-life Category: 2

Remarks: N/A

SLOPE PART

(1) Max. Height (m): 8.5 Length (m): 115 Average Angle (deg): 60

WALL PART

N/A

Appendix A

Photographs



Photo 1: Photo showing the southern portion of Feature No. 7SE-D/C86

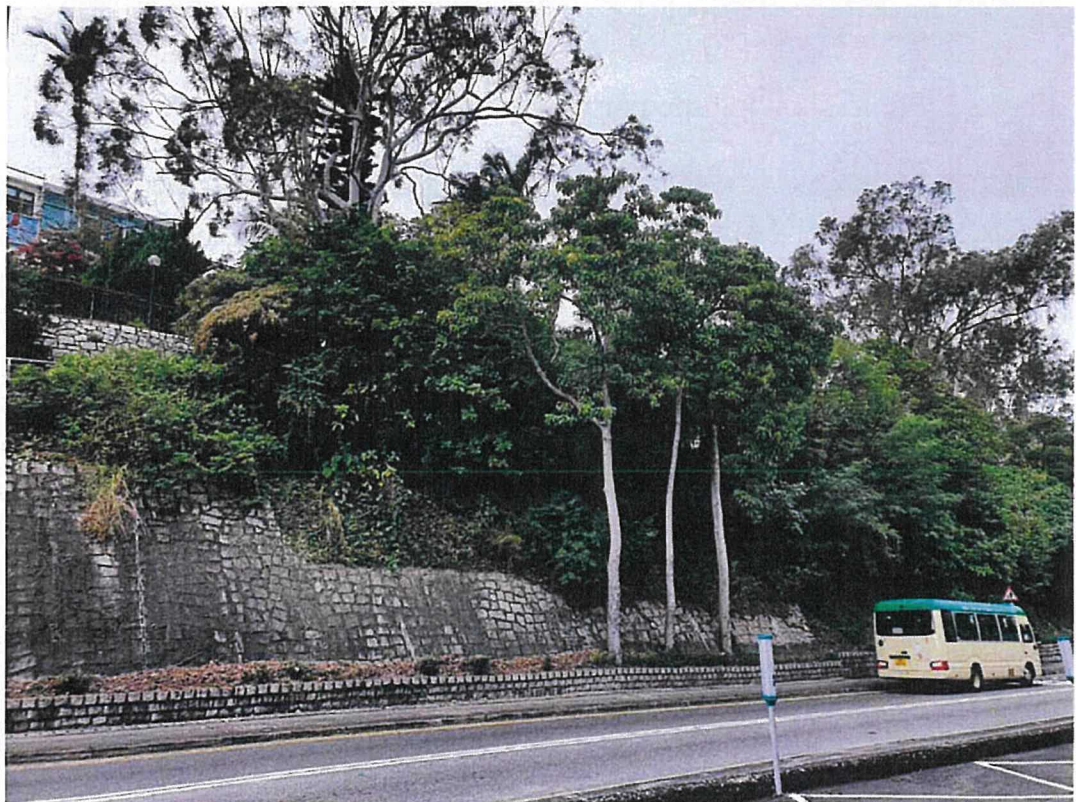


Photo 2: Photo showing the mid portion of Feature No. 7SE-D/C86

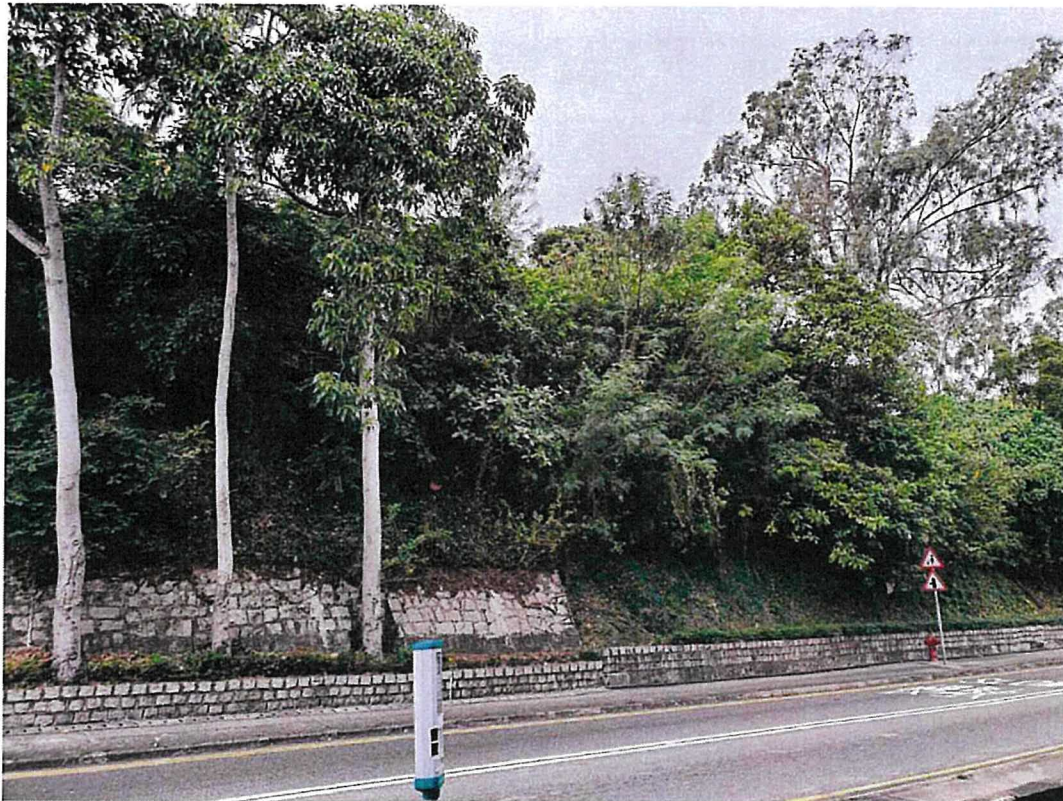



Photo 3: Photo showing the northern portion of Feature No. 7SE-D/C86



Photo 4: General view of existing swimming pool on site

Appendix B

SIMAR Record - Feature No. 7SE-D/C86

Slope Maintenance Responsibility Report (7SE-D/C86)	 ESTATE MANAGEMENT SECTION LANDS DEPARTMENT
-------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------

List of Slope Maintenance Responsibility Area(s)

1	7SE-D/C86	Sub-Division	Not Applicable
	Location	ADJOINING HIRAM'S HIGHWAY NEAR SPOT LEVEL 16.7	
	Responsible Lot/Party	Highways Department	Maintenance Agent Highways Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.	

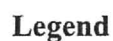
- End of Report -






Notes:

- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Search Criteria: 7SE-D/C86



-  Slope Area(s)
 Search Location
 Slope(s) Maintained by Government
 Slope(s) Maintained by Private Party/Parties
 Slope(s) Maintained by Government and Private Party/Parties



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 18/12/2021

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Search Criteria: 7SE-D/C86

Appendix C

Slope Records Retrieved from CEDD - Feature No. 7SE-D/C86



MAINTENANCE RESPONSIBILITY

Government Feature Party: HyD Agent: HyD

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 01-02-2011

Data Source: EI(HyD)

Slope Part Drainage: (1) Position: Berm Size(mm): 225
(2) Position: Crest Size(mm): 225
(3) Position: Stepped Size(mm): 225
(4) Position: Toe Size(mm): 225

Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)

Surface Protection (%): Bare: 0 Vegetated: 60 Chunam: 0 Shotcrete: 0 Other Cover: 40

Material Description: Material type: Soil Geology: N/A

Berm: No. of Berms: 1 Min. Berm Width (m): 0.6

Weepholes: Size (mm): N/A Spacing (m): N/A



WALL PART

N/A

SERVICES

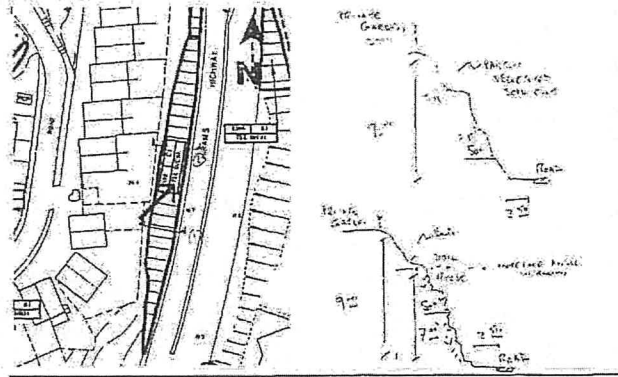
- (1) Utilities Type: Cable Size(mm): 0 Location: Toe Remark: Size cannot be determined
- (2) Utilities Type: Electricity Size(mm): 0 Location: Toe Remark: Size cannot be determined
- (3) Utilities Type: Water Main Size(mm): 200 Location: Toe Remark: N/A

STAGE 1 STUDY REPORT

Inspected On: 15-04-1997

Weather: Mainly Fine

District: ME



Section No: 1-1

Height(m): H1 : 10, H2 : 0

Type of Toe Facility: Road/footpath with heavy traffic density

Distance from Toe(m): 0

Type of Crest Facility: Densely-used playground

Distance from Crest(m): 0

Consequence Category: 2

Engineering Judgement: P

Section No: 2-2

Type of Toe Facility: Road with moderate traffic

Distance from Toe(m): 0

Type of Crest Facility: Heavily used playground

Distance from Crest(m): 0

Consequence Category: 2

Engineering Judgement: P

Sign of Seepage: Slope : No signs of seepage
Wall : N/A

Criterion A satisfied: N

Sign of Distress: Slope : Reasonable (near crest, mid-portion, at toe)
Wall : N/A

Criterion D satisfied: N

Non-routine maintenance required: N

Note: N/A

Masonry wall/Masonry facing: N

Note: N/A

Consequence category (for critical section): 2

Observations: N/A

Emergency Action Required: N

Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study: Y

Action By: Mixed

OTHER EXTERNAL ACTION

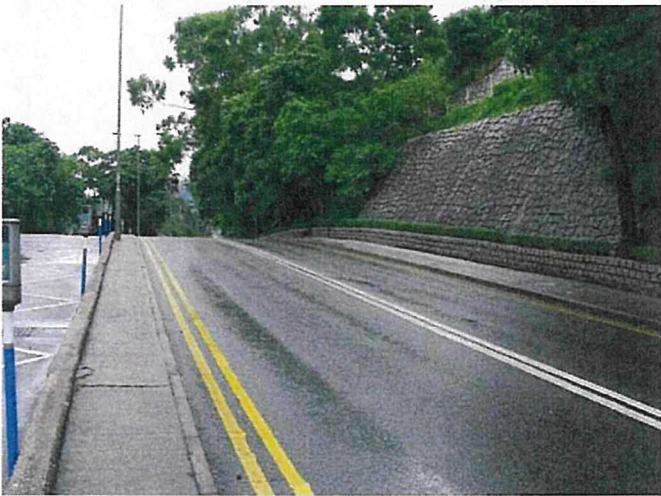
Check / repair Services: N

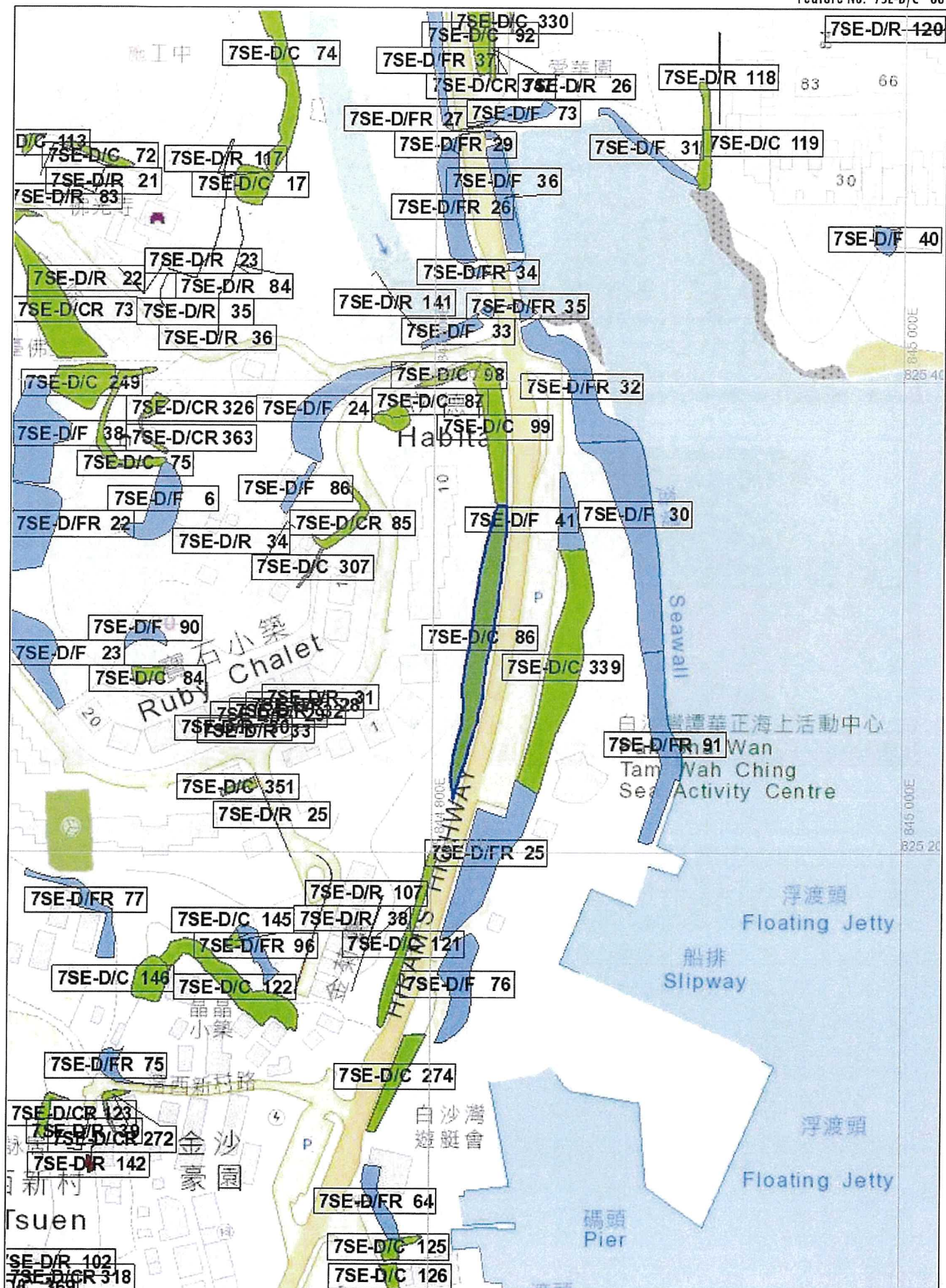
Action By: N/A

Non-routine Maintenance: N

Action By: N/A

PHOTO





Appendix D

Extraction of Previous GI Records Prepared by Enpack (Hong Kong)
Limited in Sep 1997

ENPACK (HONG KONG) LIMITED Civil Engineers & Contractors Atkins Building, 8th Floor, 34 A'way Road Kowloon, Hong Kong Tel: 2378 2121 Fax: 2378 0882										DRILLHOLE RECORD					HOLE NO. BH 4	
CONTRACT NO. GE/95/10										SHEET 1 of 1						
PROJECT 272DS - Port Shelter Sewerage, Stage 2, Ground Investigation.																
METHOD RC										CO-ORDINATES E 844824.56 N 825289.67					W.O. No GE/95/10.58	
MACHINE & No. DR 61										DATE: 10/09/97 to 12/09/97						
FLUSHING MEDIUM WATER										ORIENTATION VERTICAL					GROUND LEVEL 16.57 mPD	
Drilling Progress	Casing size	Water level (m) Shift start/end	T.C.R.(%)	S.C.R.(%)	R.Q.D.(%)	F.I.	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Description			
10/9	PX							I.P.					Light yellowish brown (7.5YR/6/6), slightly silty fine to coarse SAND with some subangular fine to medium gravel sized concrete brick and rock fragments. (FILL)			
			44	0	0	NI		12-101	15.97	0.60		IV	Weak, yellowish brown to light grey, highly decomposed fine ash crystal TUFF, highly fractured.			
						NR						V/IV	From 0.95-1.40m : No recovery inferred as completely to highly decomposed tuff.			
			96	72	36	15.0			15.12	1.45		IV	Moderately strong to locally weak, light gray locally yellowish brown, moderately decomposed fine ash crystal TUFF.			
		0.80m at 18:00				>20			14.37	2.20		IV	Joints are closely to locally very closely spaced, rough, planar and undulating very narrow (<6mm), iron and manganese stained, dipping at subhorizontal, 30°-40° and 65°.			
		2.45m at 08:00	100	92	85				13.32	3.25		III/II	From 2.00-2.20m : Weak, highly decomposed and highly fractured.			
						3.0						II	Moderately strong to strong, dark grey spotted black and white, moderately to slightly decomposed fine ash crystal TUFF.			
			100	100	100				3.65				Joints are closely to medium, locally very closely spaced, rough, planar, extremely narrow to very narrow (<2mm), iron stained, locally kaolin infilled (<2mm), dipping at subhorizontal, 30°, 50° and 60°-75°.			
			100	100	100	2.3			4.60				Strong to very strong, dark grey spotted, white and black, slightly decomposed fine ash crystal TUFF.			
									5.65				Joints are medium to widely locally closely spaced, rough, planar, extremely narrow (<1mm), locally iron stained, dipping at 25°, 30° and 65°-70°.			
		0.40m at 18:00							7.10							
			100	100	100				8.02							
12/9		3.05m at 08:00	100	100	100	5.6		12-101	7.65	8.92						
													End of investigation hole at 8.92m.			

Small Disturbed Sample

Piston Sample

U75 Undisturbed Sample

U100 Undisturbed Sample

Mudbar Sample

SPT Liner Sample

Water Sample

Standard Penetration Test

In-situ Vane Shear Test

Permeability Test

Impression Packer Test

Packer Test

Piezometer Tip

Observation Well Tip

LOGGED C. Rigby

DATE 13/9/97

CHECKED C.K. Chan

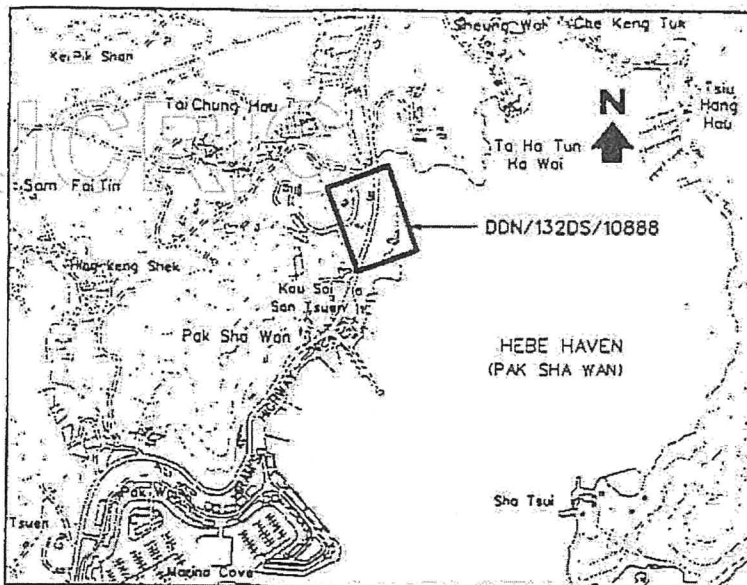
DATE 16/9/97

REMARKS

1) One standpipe piezometer installed at 8.50m depth.

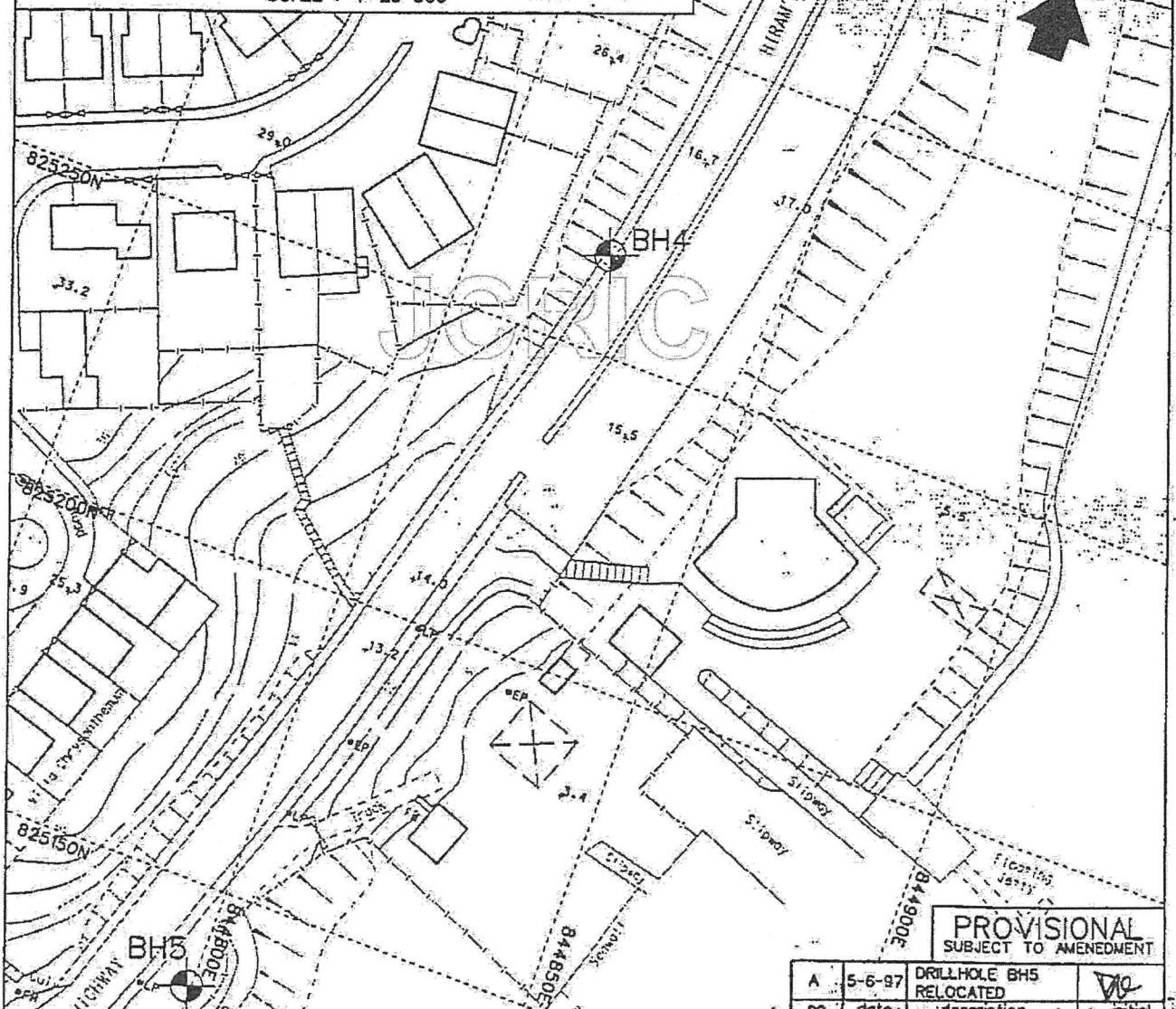
2) Prior to drilling an inspection pit was excavated by hand to 0.50m depth.

3) Core loss in core run from 0.60-1.40m : assumed to be grade V/IV-tuff.



KEY PLAN

SCALE 1:20 000



PROVISIONAL
SUBJECT TO AMENDMENT

title
PORT SHELTER SEWERAGE, STAGE 2
-TAI CHUNG HAU AND PAK SHA WAN
SEWERAGE

SITE INVESTIGATION
- LOCATION OF DRILLHOLE
FOR PIPE JACKING

drawn by
(SIGNED) H.T. TANG

approved
(SIGNED) S.K. WONG

office
SEWERAGE PROJECTS DIVISION

date
15-4-97

date
15-4-97

A 5-6-97 DRILLHOLE BHS
no. date description

drawing no.
DDN/132DS/10888A

scale
1:1000
OR
AS SHOWN

DRAINAGE SERVICES
DEPARTMENT
HONG KONG



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED



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Appendix Ic of RNTPC
Paper No. A/SK-PK/268A



宋梓華
Sung Tze Wah
FRICS FHKIS MSISV MCIREA ACIarb 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

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Consultant :

陳志凌
Elwyn C. Chan
RPE PMgr CEnv FIHE FCIQB MICE
MHKIE MSOE FCI MI MCIArb MSc

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

潘孝維
Pun How Wai
MRIBA

By Email and Post

Date : 19 January 2022
Your Ref.: TPB/A/SK-PK/268
Our Ref. : LDS/PLAN/5737

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

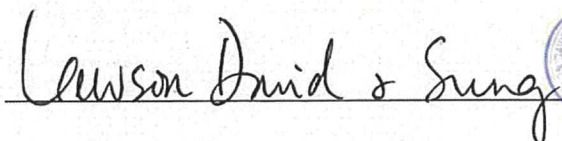

Dear Sir/Madam,

Application for Planning Permission for Proposed Temporary Private Swimming Pool and Garden for a Period of 3 Years at Lot 1122Ext (Part) and Adjoining Government Land in D.D. 217, House 5B, Habitat, Pak Sha Wan, Sai Kung, N.T.
(Application No. A/SK-PK/268)

We refer to the comments from Geotechnical Engineering Office (GEO) on the submitted Geotechnical Planning Review Report (GPRR) and enclose herewith our response to the comments from GEO for your consideration.

Should there be any queries, please contact our Miss Cannis Lee at 2877-1636.

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

Encl.

c.c. DPO/SK&Is – Attn.: Ms. Vicky Ma (By Email only)
Client

Your Assets for Growth

香港中環雲咸街1-3號南華大廈1601室
Room 1601, South China Building, 1-3 Wyndham Street, Central, Hong Kong. Tel: (852) 2877 1636 Fax: (852) 2524 0355
Email: LDSSung@LawsonSurveyors.com Website: www.LawsonSurveyors.com

Responses to GEO's comments:-

GEO's comment : The applicant should assess the effects of potential water leakage from the proposed swimming pool and its associated water-carrying services on the stability of Feature No. 7SE-D/C 86.

Our Responses : Leakage collection system should be provided underneath the base of the proposed swimming pool and its associated water-carrying services in order to conduct the potential water leakage to the suitable outlet. The typical detail of leakage collection system is indicated in the attached Figure 2. The detail design of the leakage collection system shall be carried out under the A&A submission.

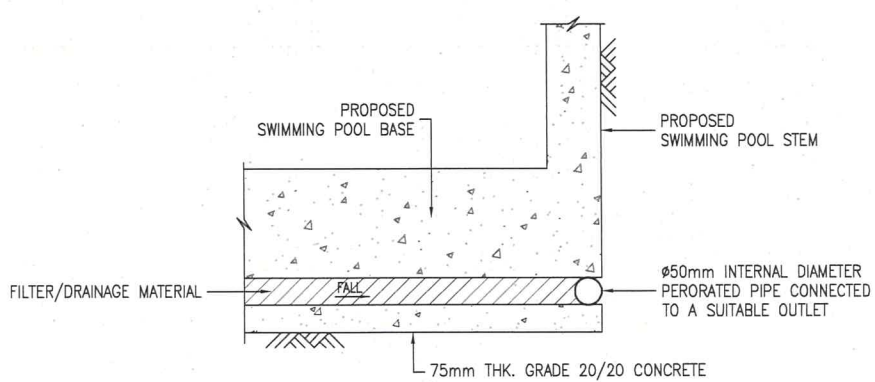
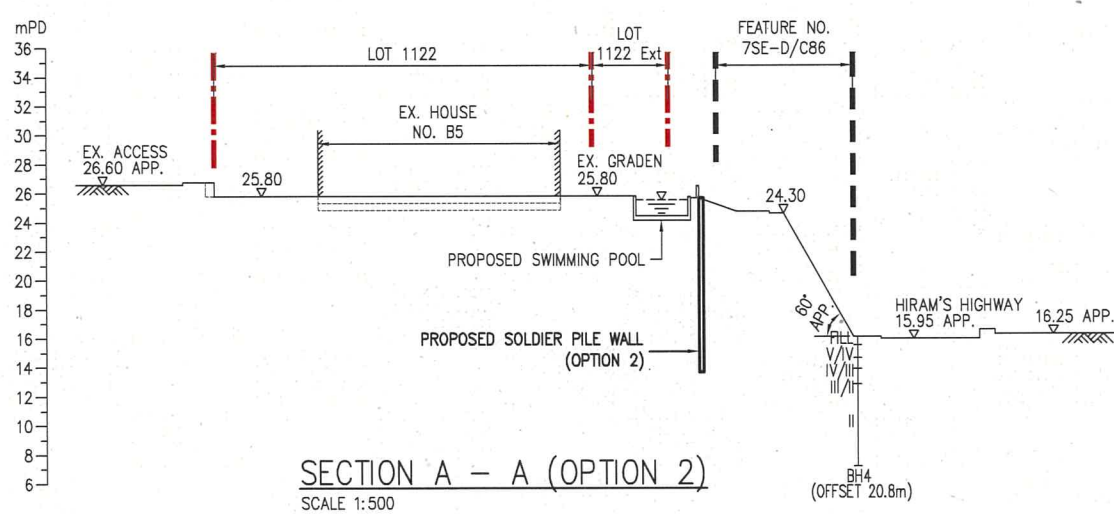
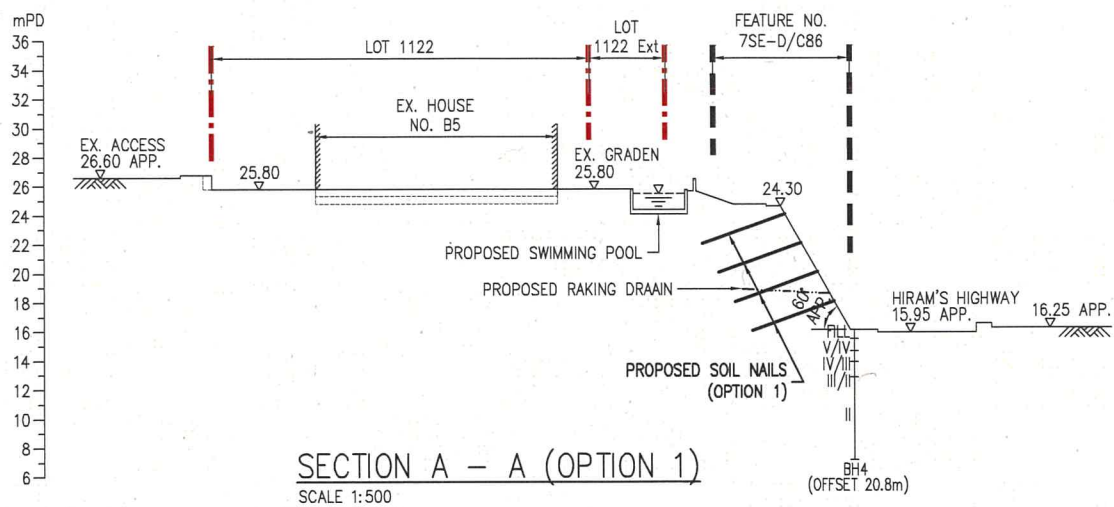


FIGURE 2 - SECTIONS AND TYPICAL DETAILS

TPB PG-NO. 10

**TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR
DEVELOPMENT WITHIN GREEN BELT ZONE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

(Important Note :

The guidelines are intended for general reference only. The decision to approve or reject an application rests entirely with the Town Planning Board and will be based on individual merits and other specific considerations of each case.

Any enquiry on this pamphlet should be directed to the Planning Information and Technical Administration Unit of the Planning Department, 17th Floor, North Point Government Offices, 333 Java Road, Hong Kong - Tel. No. 2231 5000.

These guidelines are liable to revision without prior notice. The Town Planning Board will only make reference to the guidelines current at the date on which it considers an application.)

1. Introduction

- 1.1 The planning intention of the "Green Belt" ("GB") zone is primarily to promote the conservation of the natural environment and to safeguard it from encroachment by urban-type developments.
- 1.2 The "GB" zone covers mainly slopes and hillsides, most of which is naturally vegetated. Some "GB" areas are also designated as Country Parks. Most of the land within the "GB" zone is Government land, although there are also small pockets of private land, generally near built-up areas.
- 1.3 The main purposes of the "GB" zone include the following :
 - a. to conserve existing landscape features, areas of scenic value and areas of recognised "fung shui" importance;
 - b. to define the outer limits of urbanized districts and to serve as a buffer between and within urban areas; and
 - c. to provide additional outlets for passive recreational uses.
- 1.4 To preserve the character and nature of the "GB" zone, the only uses which will always be permitted by the Town Planning Board (the Board) are compatible uses which are essential and for public purpose such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses. Other uses, including government/institution/community (G/IC), residential development and public utility installations will require planning permission from the Board and each proposal will be assessed on its individual merits. Applications for development will

be considered by the Board according to the criteria set out below.

2. Main Planning Criteria

- a. There is a general presumption against development (other than redevelopment) in a "GB" zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- b. An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- c. Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- d. Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- e. Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- f. Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- g. The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- h. The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- i. The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect

drainage or aggravate flooding in the area.

- j. The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- k. The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- l. The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- m. Any proposed development on a slope or hillside should not adversely affect slope stability.

TOWN PLANNING BOARD
JULY 1991

Previous s.16 Application covering the Application Site

Application No. and Proposed Use	Date of Consideration	Decision of RNTPC	Approval Condition
A/SK-PK/126 Private Swimming Pool for a Temporary Period of Three Years	29.8.2003	Approved	Nil

**Similar s.16 Application within the same “GB” Zone on
the Pak Kong and Sha Kok Mei OZP**

Application No. and Proposed Use	Location	Date of Consideration	Decision of the RNTPC/ TPB	Approval Conditions
A/SK-PK/111 Proposed Temporary Private Swimming Pool for a Period of Three Years	Lot 1112 Ext in D.D. 217, Pak Sha Wan, Sai Kung, New Territories	21.12.2001	Approved with conditions [Revoked on 21.6.2002]	(a) to (d)

Approval Conditions:

- (a) Submission and implementation of landscaping proposals
- (b) Submission of geotechnical assessment and implementation of geotechnical proposals
- (c) Revocation of planning approval if conditions not complied with by a given date
- (d) Reinstatement of the application site to amenity area upon expiry of the planning permission

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年09月27日星期一 4:08
收件者: tpbpd
主旨: A/SK-PK/268 DD 217 Pak Sha Wan GB

5-1

A/SK-PK/268

Lot 1122 & Ext. (Part) in D.D. 217 and Adjoining Government Land, House B5, Habitat, Pak Sha Wan, Sai Kung

Site area : About 107sq.m Includes Government Land of about 62sq.m

Zoning : "Green Belt"

Applied development : Private Swimming Pool / Garden.

Dear TPB Members,

Strong objections. The approval for the previous pool expired in 2006 but due to the failure of the authorities to follow up, the use of government land without approval was allowed to perpetuate.

With the proliferation of villa style developments in Sai Kung more and more GB nodes are being encroached upon and replaced with paving and pools. This despite the warnings about climate change and the lessons that should be learned from Covid with regard to the importance of respecting the natural environment and minimizing our footprint.

"The chemicals used to maintain pool water quality, kill bacteria and microbes, and balance the acidity of the pool can also have negative effects in the natural environment. Often chlorine pucks or liquid are used to address these maintenance concerns. Chlorine is a powerful oxidant and strong disinfectant. It reacts quickly with other substances in water or dissipates as a gas into the atmosphere."

As for the justifications, it does impact the zoning intention and exclusive use of applicant is privatizing public assets as Government land should be used for the benefit of the community not a few individuals. There is also an impact on the natural environment via loss of green cover and evaporation of chemically treated water.

If people want to use a pool they can join a club or go to the beach.

Members should question why the authorities have not reclaimed the government land and ensured that it is replanted to serve its planning intention. Approval of applications like this encourages further erosion of GB.

Mary Mulvihill

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年01月22日星期六 2:41
收件者: tpbpd
主旨: A/SK-PK/268 DD 217 Pak Sha Wan GB

seg 1

5-2

A/SK-PK/268

Lot 1122 & Ext. (Part) in D.D. 217 and Adjoining Government Land, House B5, Habitat, Pak Sha Wan, Sai Kung

Site area : About 107sq.m Includes Government Land of about 62sq.m

Zoning : "Green Belt"

Applied use : Private Swimming Pool and Garden

Dear TPB Members,

Object. The 2003 application was for a much smaller area of 40sq.m

The enlarged site intrudes onto the government land GB that is intended to act as a buffer zone along Hiram's Highway in line with the expectation that Sai Kung provides a scenic escape from the urban concrete jungle.

Approval would encourage other residents on the block to extend their gardens onto the GB and the end result would be the elimination of the green buffer along local roads.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD) that the applicant is required to submit fresh Short Term Tenancy and Short Term Waiver applications for the Site if the application is approved;
- (b) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that adequate stormwater drainage facilities should be provided in connection with the proposed swimming pool without causing any adverse drainage impacts or nuisance to the adjoining areas. 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;
- (c) to note the comments of the Chief Building Surveyor/Hong Kong East & Heritage, Buildings Department (CBS/HKE&H, BD) that:
 - (i) all building works including construction of swimming pool on leased land are subject to compliance with the Buildings Ordinance and allied regulations. Authorised Person must be appointed to coordinate all building works;
 - (ii) there is no building plan approved by the Building Authority (BA) regarding the existing swimming pool. As such, the existing swimming pool is considered as an unauthorized building works (UBW) against which enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as necessary; and
 - (iii) the granting of any planning approval should not be construed as an acceptance of any existing building works or UBW, if any, on the Site under the BO.