

2024年 10月 1 4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。

14 OCT 2024

This document is received on
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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A1YL-NSW/335
	Date Received 收到日期	14 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)

Mr. Chan Ming Lup and Mrs. Ngai Po Ling

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Allgain Land Administrators Company

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）	Part of sub-section 1 of section A of lot no. 3725, Part of section B of lot no. 3725, sub-section 2 of section C of lot no. 3725, in DD 104
(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 55.56 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 5.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	..... 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	S/YL-NSW/9
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development
(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"² (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」² (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"² (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」² (請夾附業權證明文件)。

☐ is not a "current land owner"².
並不是「現行土地擁有人」²。

☐ 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)"².
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」²。

(b) The applicant 申請人 -

has obtained consent(s) of "current land owner(s)"².
已取得 名「現行土地擁有人」²的同意：

Details of consent of "current land owner(s)" ² obtained 取得「現行土地擁有人」 ² 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，或有關係的鄉事委員會[&]

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 for a period of 3 years and associated excavation of land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
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(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
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(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	49.96	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	5.6	sq.m	<input checked="" 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		sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	5.6	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	5.6	sq.m	<input checked="" 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)

Filtration Plant, 2.0m x 2.8m, height 2.4m (drawing no. P-03 rev/d)

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	.....
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)	.....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

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)	.....

Proposed operating hours 擬議營運時間			
(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)) <u>private road via castle peak road - tam mi</u>	
	No 否	<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 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 checked="" 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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 55.56 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 1.75 m 米 <input checked="" type="checkbox"/> About 約	
	No 否	<input 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？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) _____ _____		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 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>.....</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>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>

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

Au Yick Ming

Director

Name in Block Letters

Position (if applicable)

姓名（請以正楷填寫）

職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

☒ Allgain Land Administrators Company

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

Date 日期

11/9/2024

(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

- 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。

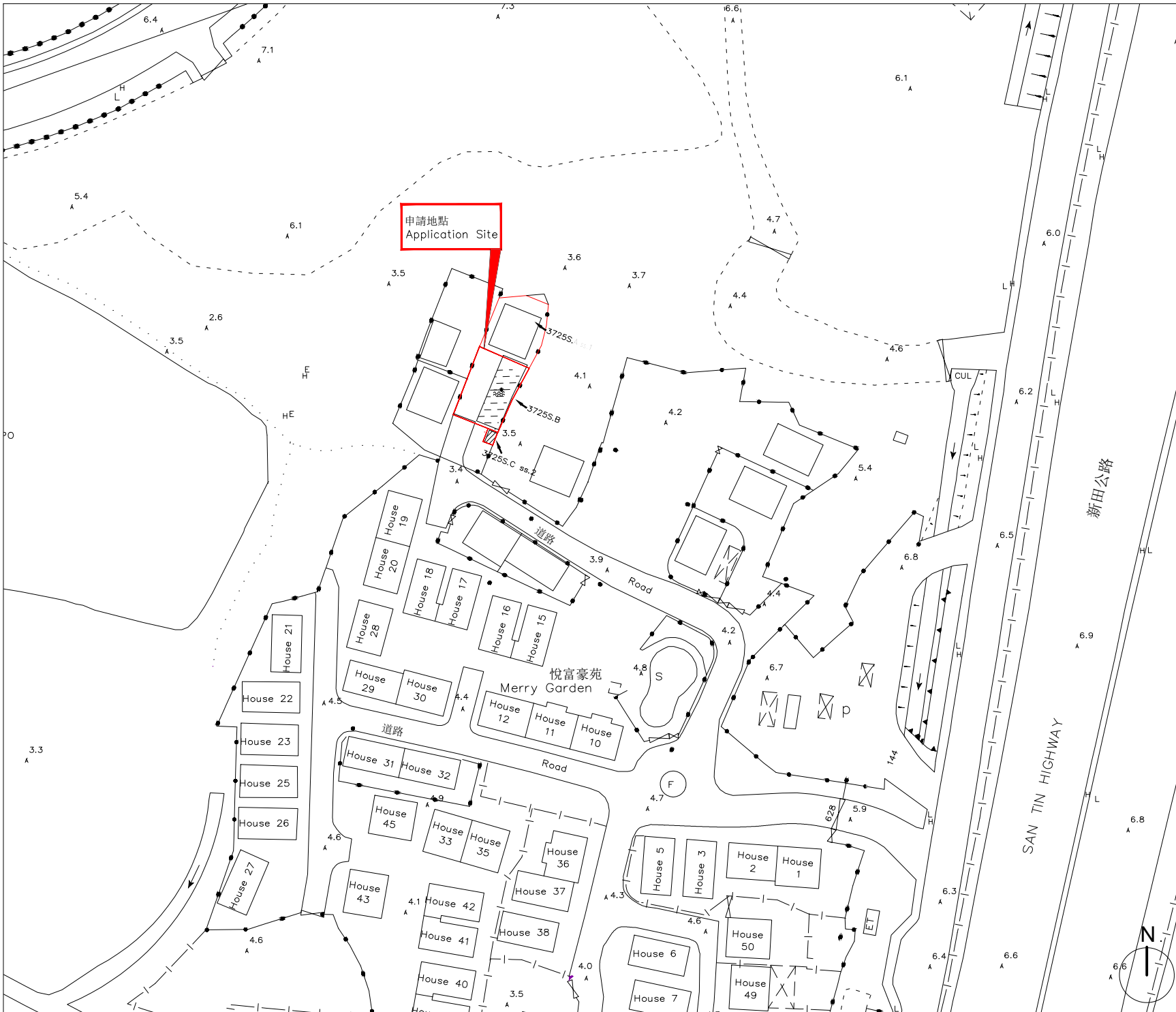
Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning 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	Part of sub-section 1 of section A of lot no. 3725, Part of section B of lot no. 3725, sub-section 2 of section C of lot no. 3725, in DD 104
Site area 地盤面積	55.56 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-NSW/9
Zoning 地帶	Village Type Development
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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary private swimming pool for a period of 3 years and associated excavation of land

(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	5.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.4 <input checked="" type="checkbox"/> <div style="text-align: right;">m 米</div> (Not more than 不多於)	
		1 <div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">10.07 % <input checked="" type="checkbox"/> About 約</div>		
(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) _____ _____		
	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) _____ _____		

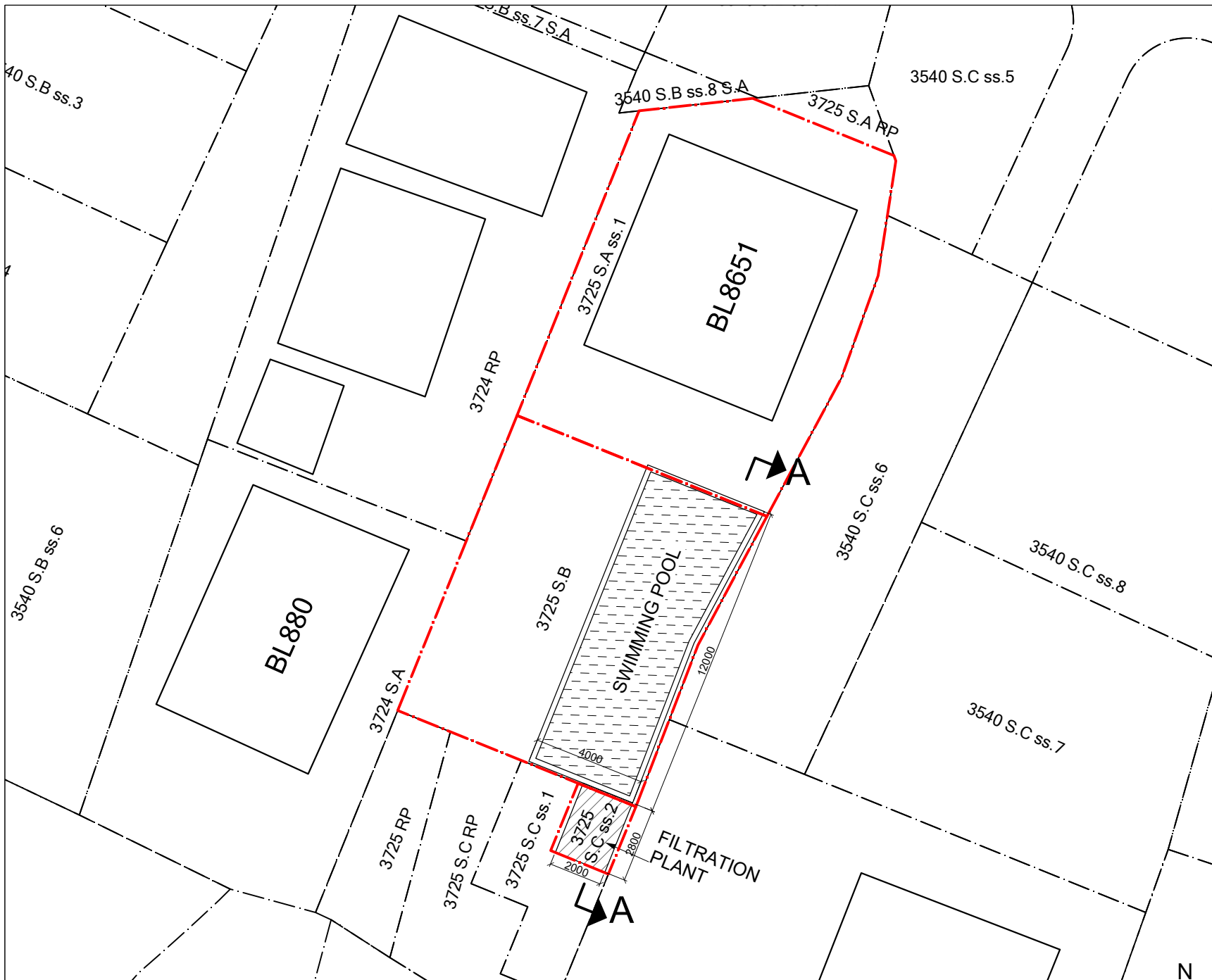
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



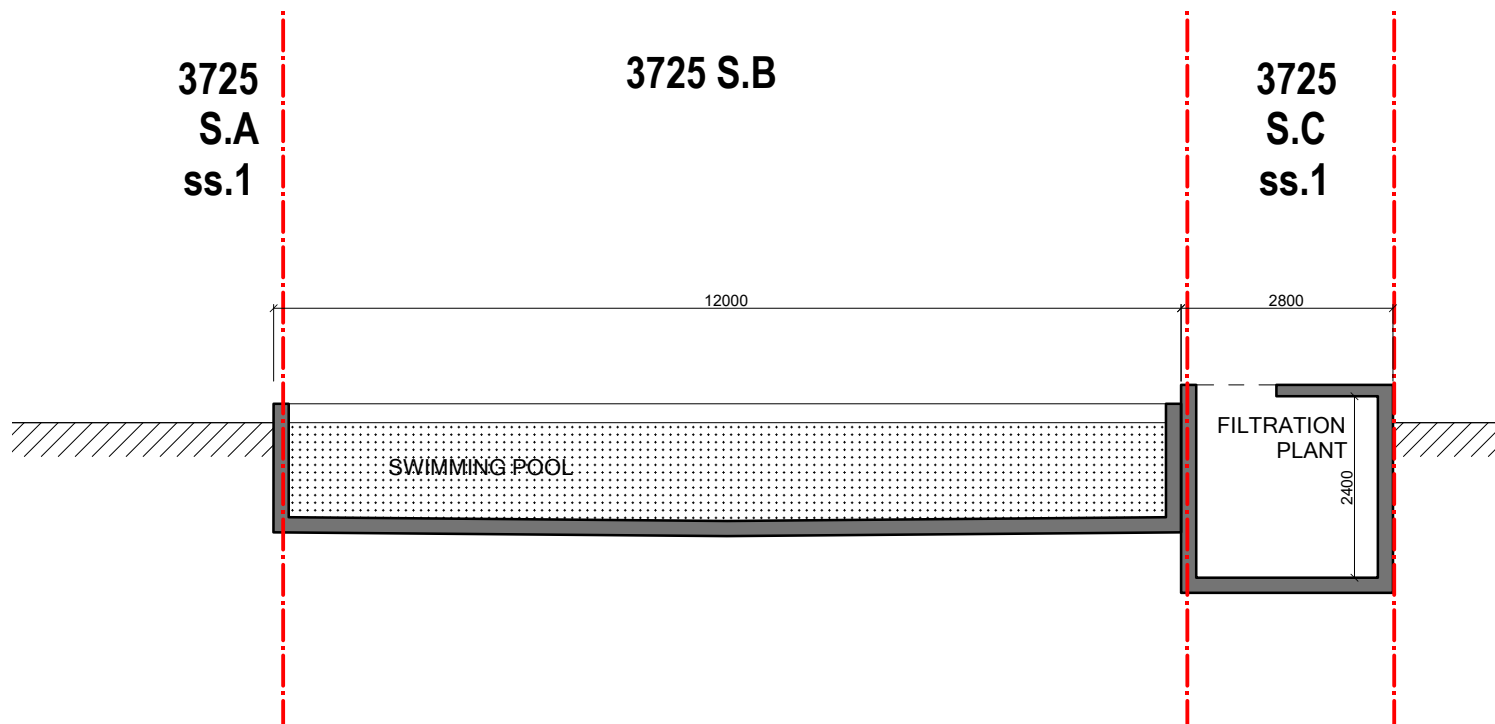
DATE	REV.	
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2024.08	B	
2024.09	C	
<div>APPLICATION SITE: D.D.104 3725 S.A ss.1 3725 S.B & 3725 S.C ss.2</div> <div>NOTES: SWIMMING POOL SIZE = 12.0m x 4.0m = 48.0 Sq.m. FILTRATION PLANT SIZE = 2.0m x 2.8m = 5.6 Sq.m.</div> <div><div>LEGEND</div><div><div><div></div><div>3725</div></div><div><div></div><div>SWIMMING POOL</div></div><div><div></div><div>FILTRATION PLANT</div></div></div><div><div>APPLICATION SITE LOT BOUNDARY</div><div>LOT NO.</div></div></div>		
<div>PROJECT NAME</div> <div>PROPOSED SWIMMING POOL DD104 LOT NO. 3725 S.A&S.B YUEN LONG, N.T</div>		
<div>DRAWING NAME</div> <div>LOCATION PLAN</div>		
<div>SCALE</div> <div>1:1000 (A4)</div>		
<div>PROJECT NO</div> <div>220</div>		
<div>DRAWING NO.</div> <div>P-01 REV.B</div>		
<div>DRAWN CM</div>	<div>APPROVED</div>	
<div>CHECKED JW</div>	<div>AC</div>	
<div>APT ARCHITECTS LIMITED.</div> <div><div></div></div>		



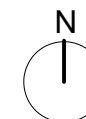
DATE	REV.	
2024.08	A	
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2024.09	C	
APPLICATION SITE: D.D.104 3725 S.A ss. 1 3725 S.B & 3725 S.C ss.2		
NOTES: SWIMMING POOL SIZE = 12.0m x 4.0m = 48.0 Sq.m. FILTRATION PLANT SIZE = 2.0m x 2.8m = 5.6 Sq.m.		
LEGEND <div><div></div><div>LOT BOUNDARY</div></div> <div><div>3725</div><div>LOT NO.</div></div> <div><div></div><div>SWIMMING POOL</div></div> <div><div></div><div>FILTRATION PLANT</div></div>		
PROJECT NAME PROPOSED SWIMMING POOL DD104 LOT NO. 3725 S.A&S.B YUEN LONG, N.T		
DRAWING NAME SWIMMING POOL LAYOUT PLAN		
SCALE 1:200 (A4)		
PROJECT NO 220		
DRAWING NO. P-02 REV.C		
DRAWN CM	APPROVED	
CHECKED JW	AC	
APT ARCHITECTS LIMITED. 4/F, 508 LOCKHART ROAD CAUSEWAY BAY, HONG KONG WWW.APT.COM.HK TEL. +852 2850 7581 FAX. +852 2850 758		

1 SWIMMING POOL LAYOUT PLAN
- SCALE = 1:200 (A4)






1 SWIMMING POOL LAYOUT PLAN
- SCALE = 1:100 (A4)



DATE	REV.	
2024.08	A	
2024.08	B	
2024.09	C	
<div>APPLICATION SITE:</div> <div>D.D.104</div> <div>3725 S.A ss. 1</div> <div>3725 S.B &</div> <div>3725 S.C ss.2</div> <div>NOTES:</div> <div>SWIMMING POOL SIZE</div> <div>= 12.0m x 4.0m = 48.0 Sq.m.</div> <div>FILTRATION PLANT SIZE</div> <div>= 2.0m x 2.8m = 5.6 Sq.m.</div>		
<div>PROJECT NAME</div> <div>PROPOSED SWIMMING POOL</div> <div>DD104 LOT NO. 3725 S.A&S.B</div> <div>YUEN LONG, N.T</div>		
<div>DRAWING NAME</div> <div>SECTION A-A</div>		
<div>SCALE</div> <div>1:100 (A4)</div>		
<div>PROJECT NO</div> <div>220</div>		
<div>DRAWING NO.</div> <div>P-03 REV.C</div>		
DRAWN CM	APPROVED	
CHECKED JW	AC	
<div>APT ARCHITECTS LIMITED.</div> <div>4/F, 508 LOCKHART ROAD</div> <div>CAUSEWAY BAY, HONG KONG</div> <div>WWW.APT.COM.HK</div> <div>TEL. +852 2850 7581</div> <div>FAX. +852 2850 758</div>		





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Michael Chi Kin SO/PLAND

寄件者: [REDACTED]
寄件日期: 2025年02月05日星期三 21:49
收件者: Michael Chi Kin SO/PLAND
副本: Gary Tat Leung LAM/PLAND
主旨: Re: [Departmental Comment] - Application No. A/YL-NSW/335
附件: SWIMMING POOL_REVISED SET_R3-3.pdf

類別: Internet Email

Dear Mr. So,

Fanling, Sheung Shui and Yuen Long East District Planning Office, Planning Department (Contact person: Mr Gary LAM, tel: 3168 4043)

1. Please clarify the depth of excavation and purpose of excavation at the application site.

Please see attached R3-3 plan for the depth of excavation, the purpose is to build the swimming pool.

2. Please clarify whether there is any structure atop the filtration plant and whether such structure forms part of the application. Plans and sections should be updated as appropriate.

There is no structure atop of the filtration plant now.

Comments of the Director of Environmental Protection (Contact person: Mr Kelvin WONG, tel: 2835 1117)

1. Based on the information provided, filtered swimming pool water is expected to be discharged into existing storm water drains. Please clarify the discharge arrangement of the potential wastewater(backwash) from the filtration plant of the swimming pool.

We refer to the comments of EPD (Mr. Kelvin WONG), we wish to clarify as follows:

1. Filtered swimming pool water will be discharged to public rainwater drainage pipe network of Merry Garden, and

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2. Filtration Plant backwash from filter tank will be discharged to the septic tank of the Village House no. 51 (Applicant's House), and that

the drainage system of swimming pool drainage shall be designed in accordance with Practice Note no. ProPECC PN 1/23 of Environmental Protection Department.

Best Regards,

Allgain Land Administrators Co

On Wed, 5 Feb 2025 at 17:02, Michael Chi Kin SO/PLAND <mckso@pland.gov.hk> wrote:

I refer to the captioned planning application. Please find the following departmental comments for your follow-up action.

Comments of the Director of Environmental Protection (Contact person: Mr Kelvin WONG, tel: 2835 1117)

1. Based on the information provided, filtered swimming pool water is expected to be discharged into existing storm water drains. Please clarify the discharge arrangement of the potential wastewater(backwash) from the filtration plant of the swimming pool.

Grateful if you could provide your response **together with** the response regarding the comments I sent to you in preceding email **on or before 6.2.2025 (Thursday)**. Many thanks!

Best Regards,

Michael SO

FS&YLE DPO, PlanD

Tel: 3907 0963

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From: Michael Chi Kin SO/PLAND

Sent: Tuesday, February 4, 2025 11:04 AM

To: [REDACTED]

Cc: Gary Tat Leung LAM/PLAND <gtllam@pland.gov.hk>

Subject: Re: [Departmental Comment] - Application No. A/YL-NSW/335

[REDACTED]

I refer to the captioned planning application. Please find the following departmental comments for your follow-up action.

Fanling, Sheung Shui and Yuen Long East District Planning Office, Planning Department (Contact person: Mr Gary LAM, tel: 3168 4043)

1. Please clarify the depth of excavation and purpose of excavation at the application site.
2. Please clarify whether there is any structure atop the filtration plant and whether such structure forms part of the application. Plans and sections should be updated as appropriate.

Best Regards,

Michael SO

FS&YLE DPO, PlanD

Tel: 3907 0963

From: [REDACTED] >

Sent: Monday, February 3, 2025 9:37 PM

To: Michael Chi Kin SO/PLAND <mckso@pland.gov.hk>

Cc: Gary Tat Leung LAM/PLAND <gtllam@pland.gov.hk>; Yen PY LEUNG/PLAND <pyleung@pland.gov.hk>

Subject: Re: [Departmental Comment] - Application No. A/YL-NSW/335

Dear Mr. So,

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

Please find the attached new plan :

lan 1 is the detail access plan,

plan 2 & 3 are the revised plans,

plan 4 & 5 are drainage plans.


Also, Our client have removed the structure on the site, please see attached photo 1 & 2.

Thanks for forward the plans to Transport & EP departments.

Best Rgd,


Allgain Land Administrators Co

On Fri, 22 Nov 2024 at 17:18, Michael Chi Kin SO/PLAND <mckso@pland.gov.hk> wrote:



I refer to planning application No. A/YL-NSW/335. Please find the following department comments for the application for your response:

Comment from Commissioner for Transport (Contact person: Mr LEUNG, tel: 2399 2778)

The applicant should provide the routing from public road, i.e. Castle Peak Road – Tam Mi, to the subject site and vice versa and confirm that there is enough space for manoeuvring of the vehicles, in particular, the construction vehicles.

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Comment from Director of Environmental Protection (Contact person: Mr Kelvin WONG, tel: 2835 1117)

The applicant should clarify the discharge and/or handling arrangement of swimming pool water and backwash from the filtration plant.

Best Regards,

Michael SO

FS&YLE DPO, PlanD

Tel: 3907 0963

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Michael Chi Kin SO/PLAND

寄件者: [REDACTED]
寄件日期: 2025年02月03日星期一 21:37
收件者: Michael Chi Kin SO/PLAND
副本: Gary Tat Leung LAM/PLAND; Yen PY LEUNG/PLAND
主旨: Re: [Departmental Comment] - Application No. A/YL-NSW/335
附件: SWIMMING POOL_REVISED SET-3.pdf; SWIMMING POOL_REVISED SET-4.pdf;
SWIMMING POOL_REVISED SET-2.pdf; SWIMMING POOL_REVISED SET-1.pdf;
SWIMMING POOL_REVISED SET-5.pdf; new photo_2.jpg; new photo_1.jpg

類別: Internet Email

Dear Mr. So,

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lan 1 is the detail access plan,
plan 2 & 3 are the revised plans,
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Comment from Director of Environmental Protection (Contact person: Mr Kelvin WONG, tel: 2835 1117)

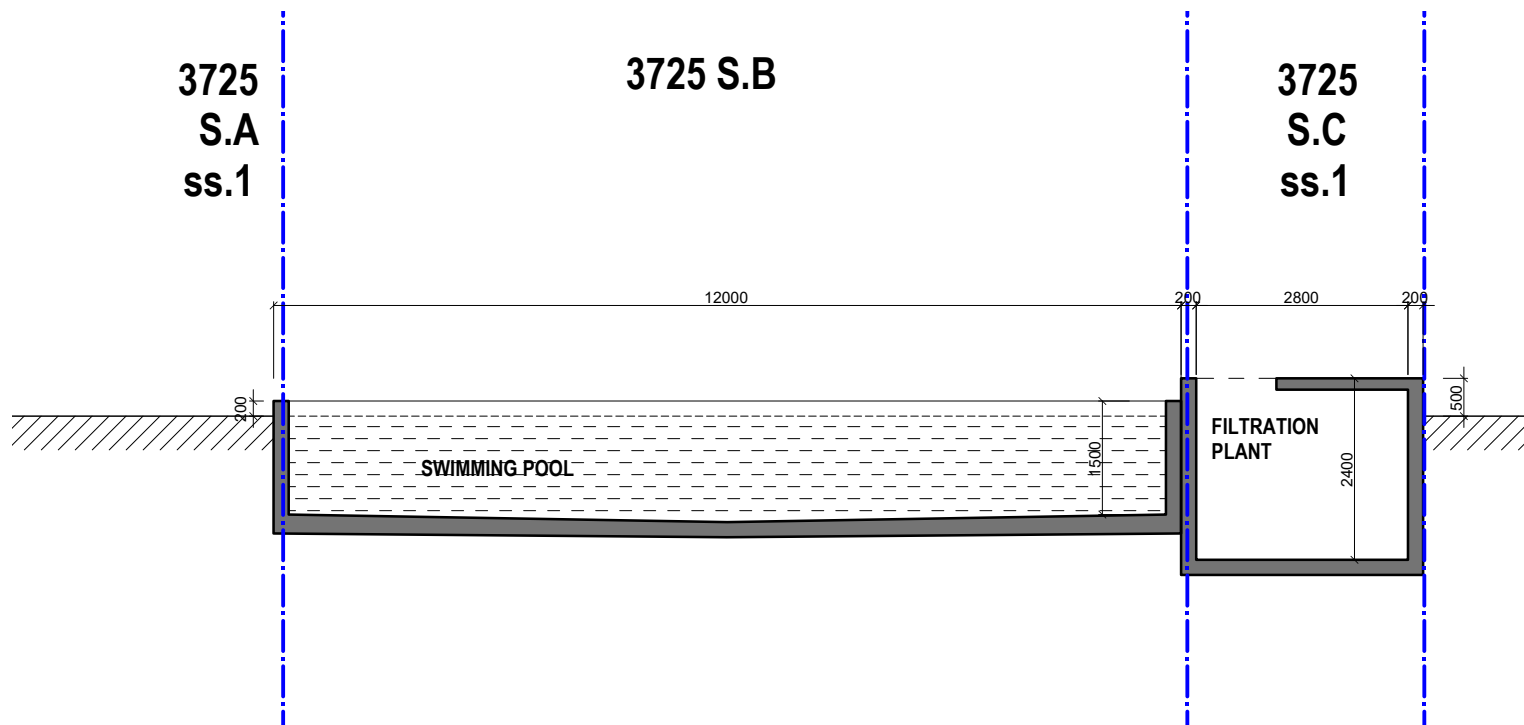
The applicant should clarify the discharge and/or handling arrangement of swimming pool water and backwash from the filtration plant.

Best Regards,

Michael SO

FS&YLE DPO, PlanD

Tel: 3907 0963



DATE	REV.	
2024.08	A	
2024.08	B	
2024.09	C	
2024.10	D	
2024.12	E	
2025.01	F	

APPLICATION SITE:

D.D.104

3725 S.A ss.1

3725 S.B &

3725 S.C ss.2

NOTES:

SWIMMING POOL SIZE
= 12.0m x 4.0m = 49.96 Sq.m.

FILTRATION PLANT SIZE
= 2.0m x 2.8m = 5.6 Sq.m.

LEGEND

	SWIMMING POOL AND FILTRATION PLANT
	APPLICATION SITE
3725	LOT NO.
	SWIMMING POOL

PROJECT NAME

PROPOSED SWIMMING POOL
DD104 LOT NO. 3725 S.A&S.B
YUEN LONG, N.T

DRAWING NAME

SECTION A-A

SCALE

1:100 (A4)

PROJECT NO

220

DRAWING NO.

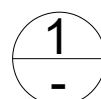
P-03 REV.F

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APPROVED

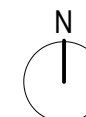
CHECKED JW

AC



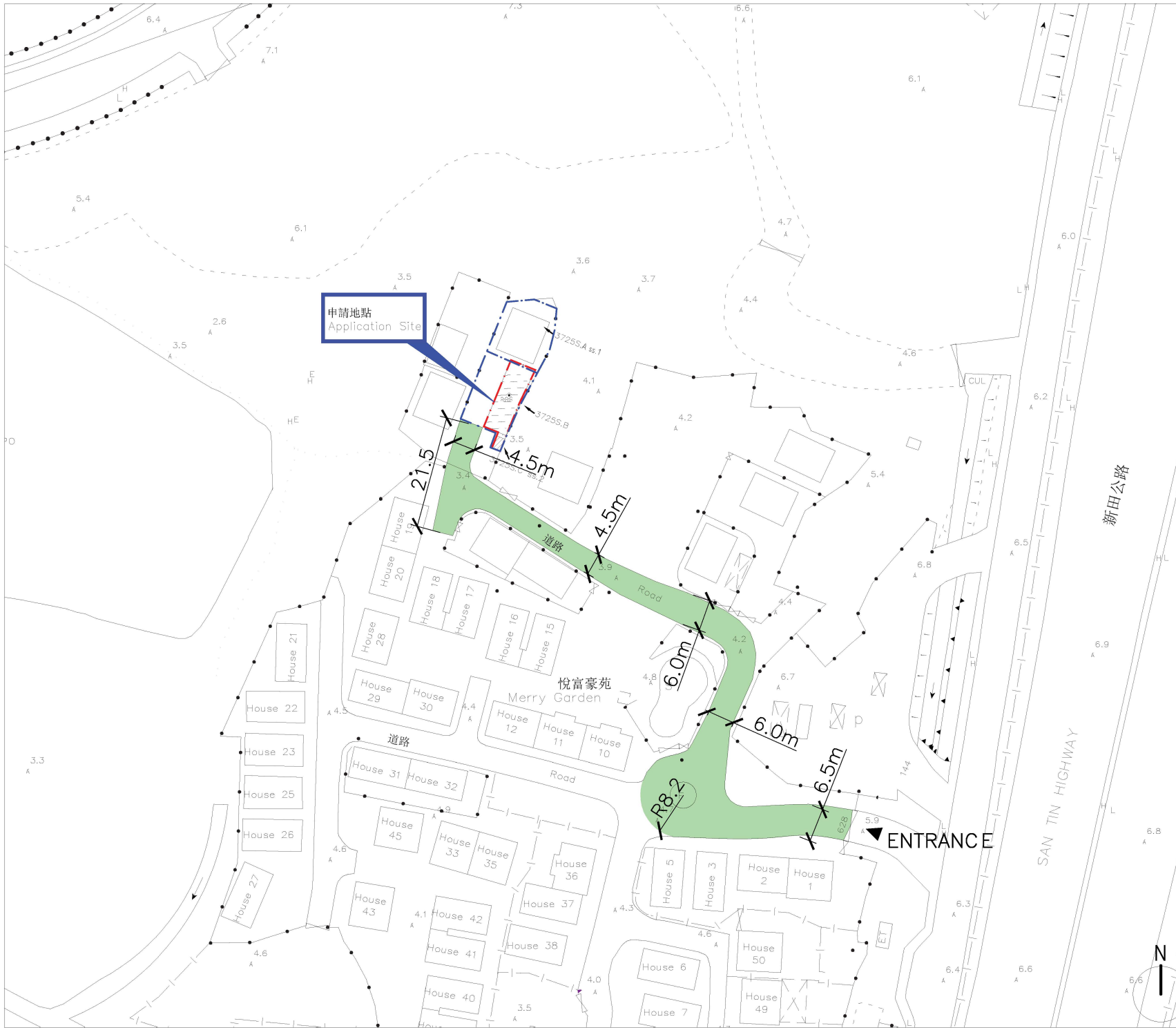
1 SWIMMING POOL LAYOUT PLAN

SCALE = 1:100 (A4)

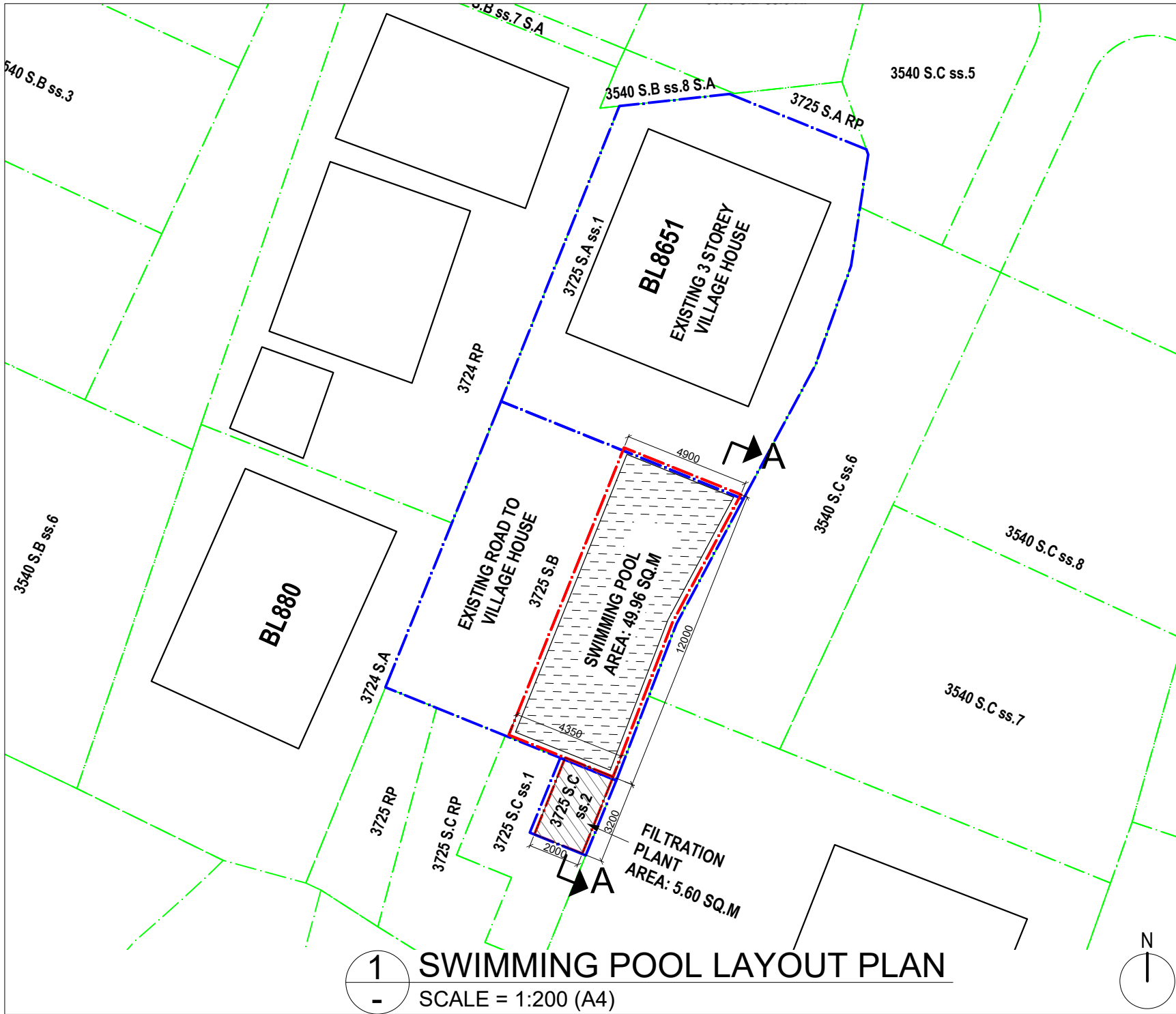


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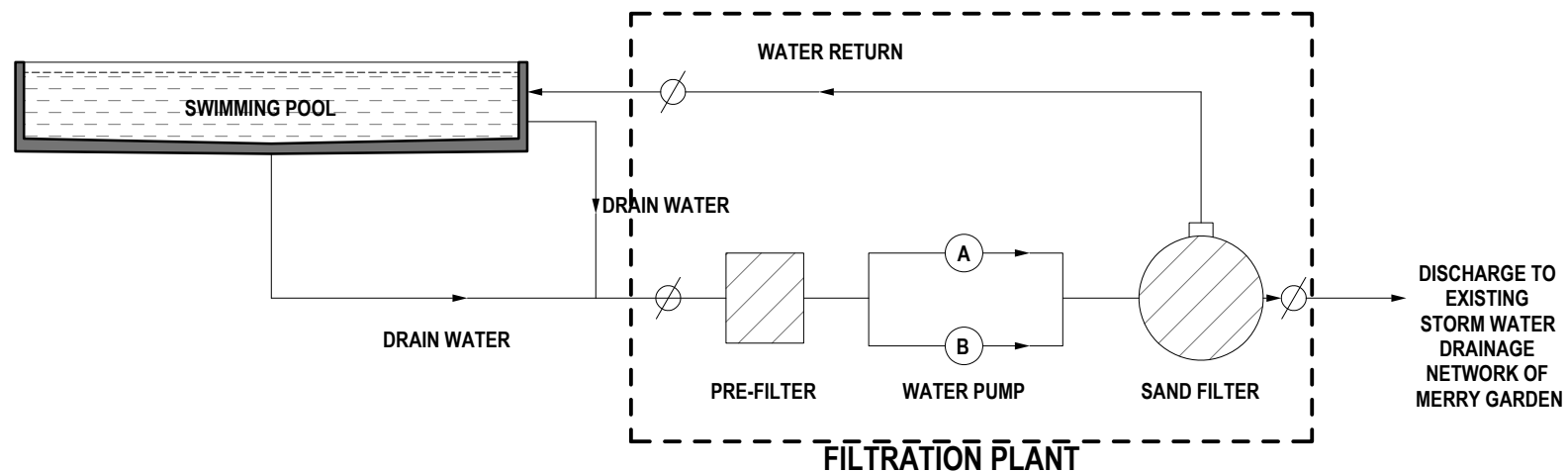




DATE	REV.	
2024.08	A	
2024.08	B	
2024.09	C	
2024.10	D	
2024.12	E	
2025.01	F	
APPLICATION SITE: D.D.104 3725 S.A ss.1 3725 S.B & 3725 S.C ss.2 NOTES: SWIMMING POOL SIZE = 12.0m x 4.0m = 49.96 Sq.m. FILTRATION PLANT SIZE = 2.0m x 2.8m = 5.6 Sq.m. LEGEND <div><div>SWIMMING POOL AND FILTRATION PLANT</div><div>LOT NO.</div><div>SWIMMING POOL</div><div>FILTRATION PLANT</div></div>		
PROJECT NAME PROPOSED SWIMMING POOL DD104 LOT NO. 3725 S.A&S.B YUEN LONG, N.T		
DRAWING NAME SWIMMING POOL LAYOUT PLAN		
SCALE 1:1000 (A4)		
PROJECT NO 220		
DRAWING NO. P-01 REV.F		
DRAWN IL		APPROVED
CHECKED JW		AC
<div><div>APT ARCHITECTS LIMITED.</div><div></div></div>		



DATE	REV.																																								
2024.08	A																																								
2024.08	B																																								
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2024.10	D																																								
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<div>APPLICATION SITE: D.D.104 3725 S.A ss.1 3725 S.B & 3725 S.C ss.2</div> <div>NOTES: SWIMMING POOL SIZE = 12.0m x 4.0m = 49.96 Sq.m. FILTRATION PLANT SIZE = 2.0m x 2.8m = 5.6 Sq.m.</div> <div><div>LEGEND</div><div><div><div><div></div></div><div>3725</div><div><div></div></div></div><div><div></div><div>LOT NO.</div></div><div><div></div><div>SWIMMING POOL</div></div><div><div></div><div>FILTRATION PLANT</div></div></div><div>SWIMMING POOL AND FILTRATION PLANT APPLICATION SITE</div></div> <tr><td colspan="3">PROJECT NAME</td></tr> <tr><td colspan="3">PROPOSED SWIMMING POOL DD104 LOT NO. 3725 S.A&S.B YUEN LONG, N.T</td></tr> <tr><td colspan="3">DRAWING NAME</td></tr> <tr><td colspan="3">SWIMMING POOL LAYOUT PLAN</td></tr> <tr><td colspan="3">SCALE</td></tr> <tr><td colspan="3">1:200 (A4)</td></tr> <tr><td colspan="3">PROJECT NO</td></tr> <tr><td colspan="3">220</td></tr> <tr><td colspan="3">DRAWING NO.</td></tr> <tr><td colspan="3">P-02 REV.F</td></tr> <tr><td>DRAWN IL</td><td colspan="2">APPROVED</td></tr> <tr><td>CHECKED JW</td><td colspan="2">AC</td></tr> <tr><td colspan="3"><div>APT ARCHITECTS LIMITED.</div><div><div></div></div></td></tr>			PROJECT NAME			PROPOSED SWIMMING POOL DD104 LOT NO. 3725 S.A&S.B YUEN LONG, N.T			DRAWING NAME			SWIMMING POOL LAYOUT PLAN			SCALE			1:200 (A4)			PROJECT NO			220			DRAWING NO.			P-02 REV.F			DRAWN IL	APPROVED		CHECKED JW	AC		<div>APT ARCHITECTS LIMITED.</div> <div><div></div></div>		
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DATE	REV.	
2024.08	A	
2024.08	B	
2024.09	C	
2024.10	D	
2024.12	E	
2025.01	F	

APPLICATION SITE:
D.D.104
3725 S.A ss.1
3725 S.B &
3725 S.C ss.2

NOTES:
SWIMMING POOL SIZE
= 12.0m x 4.0m = 49.96 Sq.m.
FILTRATION PLANT SIZE
= 2.0m x 2.8m = 5.6 Sq.m.

LEGEND

- . - . - .	SWIMMING POOL AND FILTRATION PLANT
- . - . - .	APPLICATION SITE
3725	LOT NO.
	SWIMMING POOL
	VALVES

PROJECT NAME

PROPOSED SWIMMING POOL
DD104 LOT NO. 3725 S.A&S.B
YUEN LONG, N.T

DRAWING NAME

DIAGRAM OF SWIMMING POOL
WATER FILTRATION SYSTEM

SCALE

NTS (A4)

PROJECT NO

220

DRAWING NO.

P-04 REV.F

DRAWN IL

APPROVED

CHECKED JW

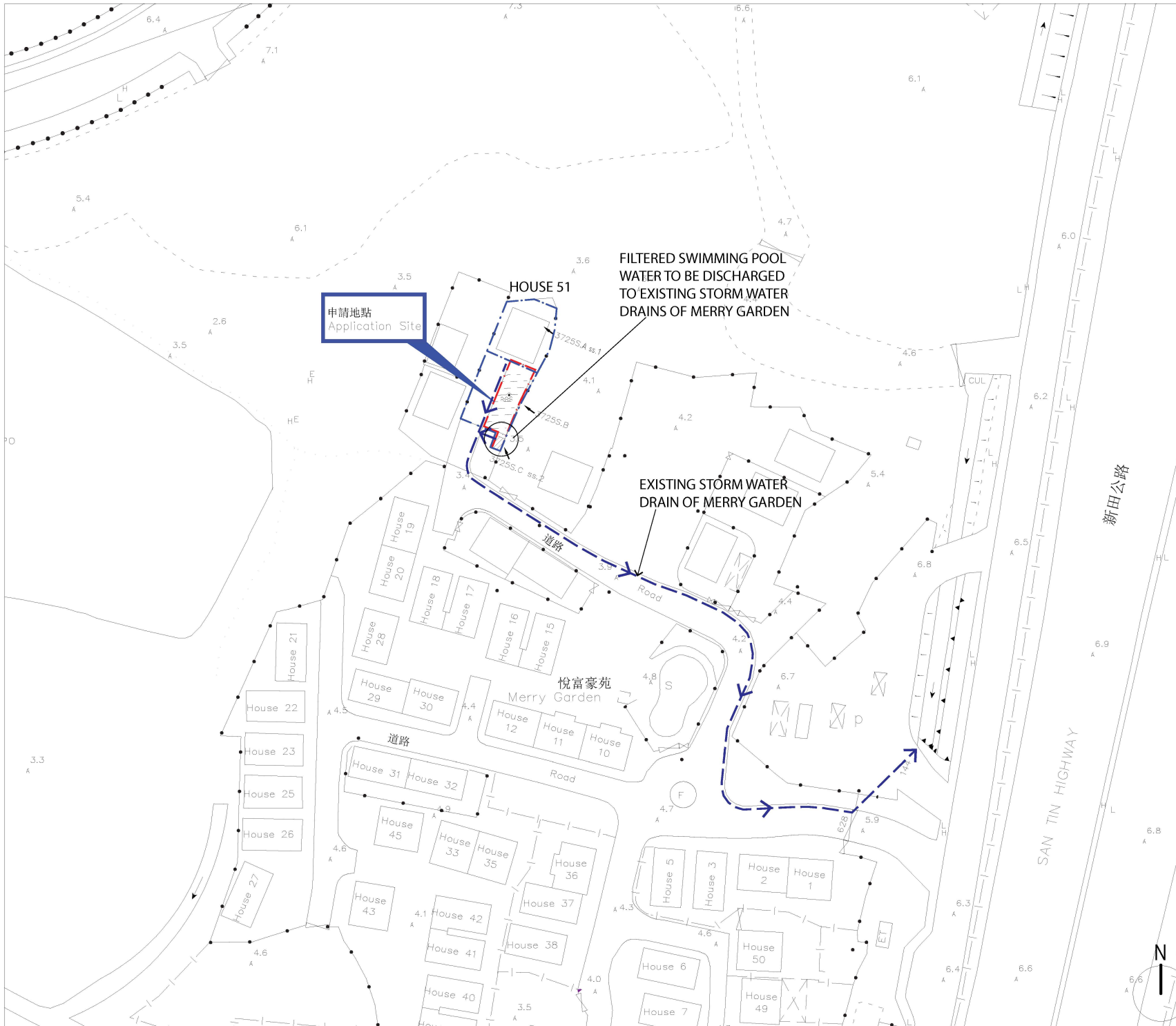
AC


APT ARCHITECTS LIMITED.

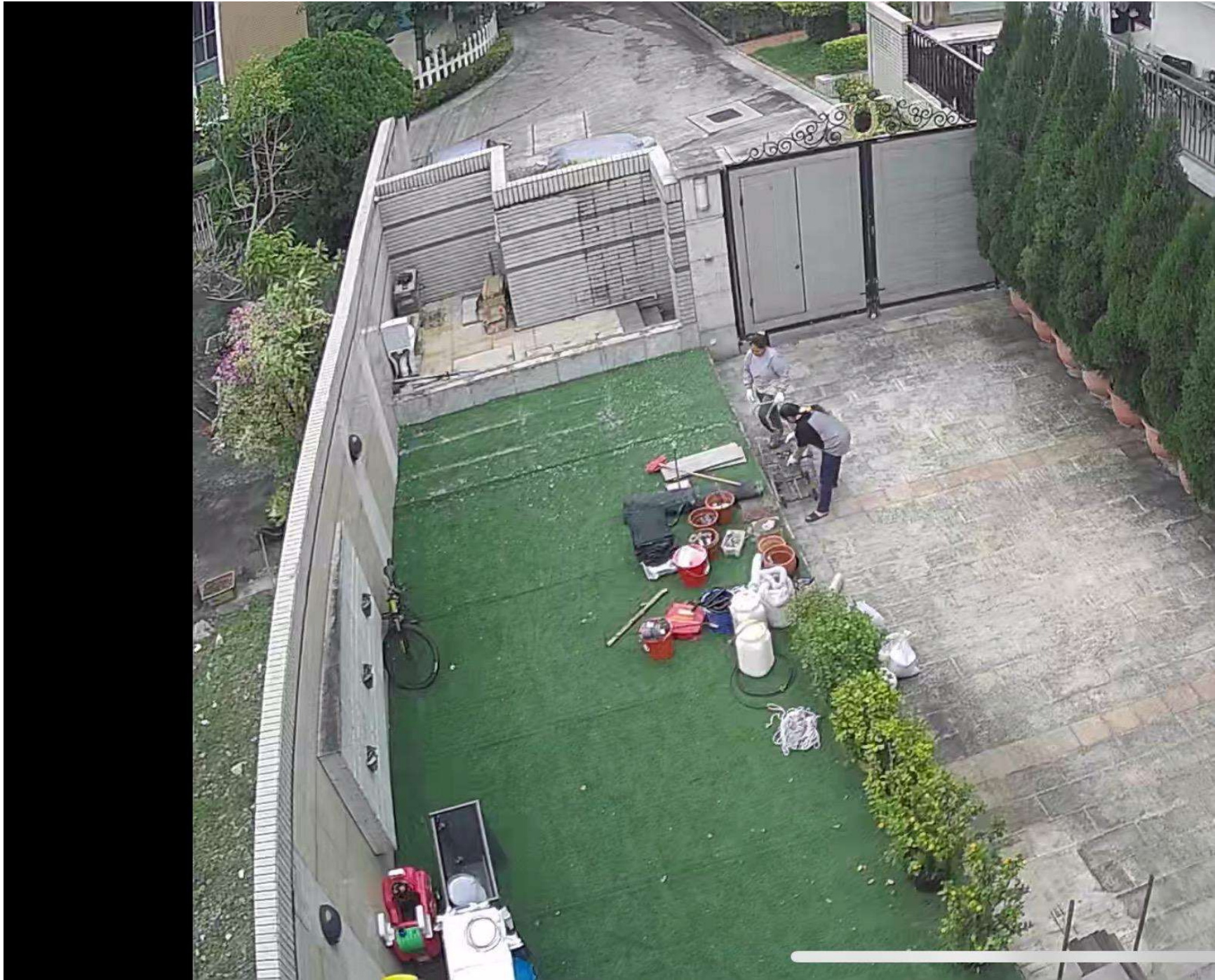


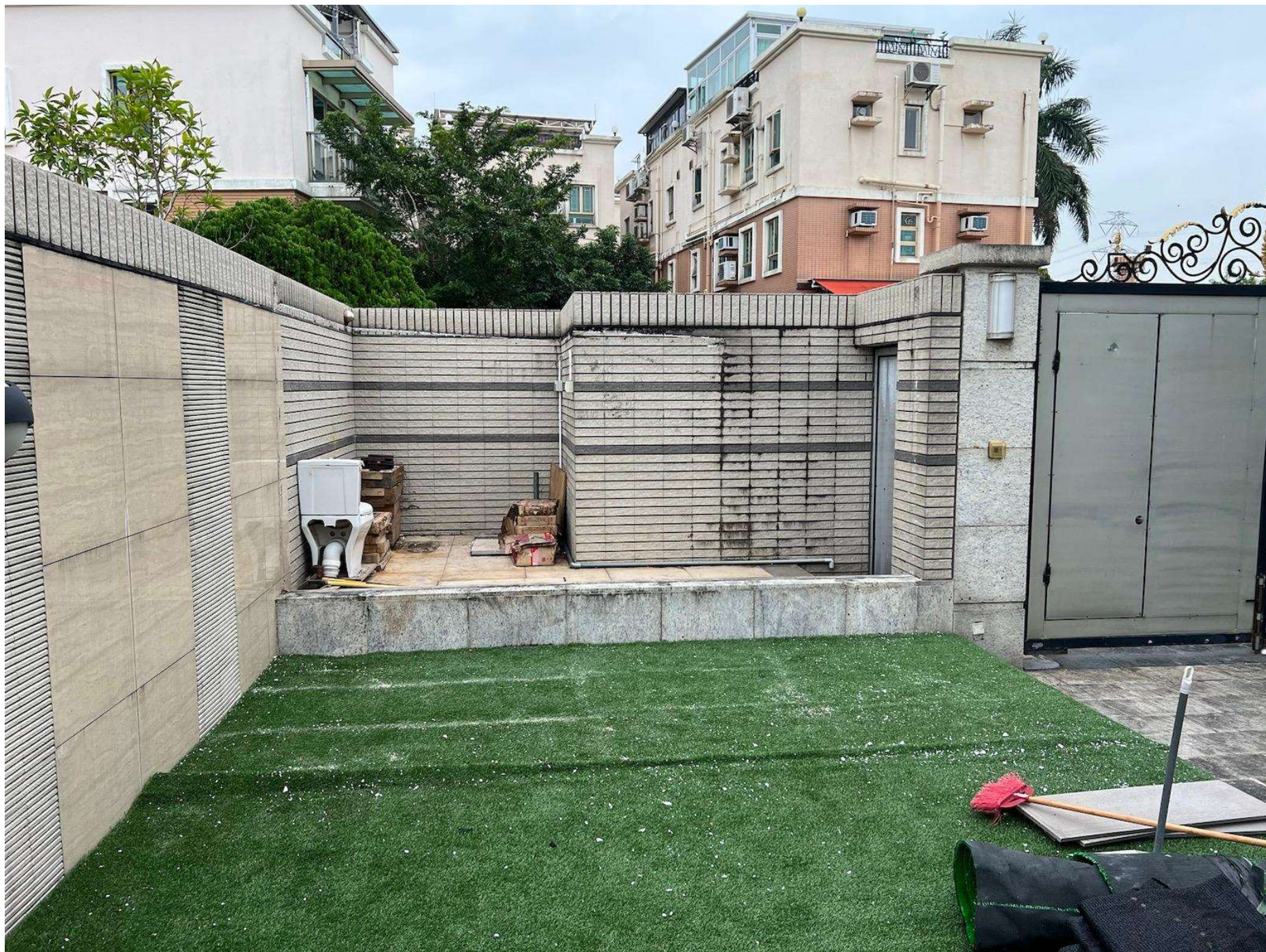
1 DIAGRAM OF SWIMMING POOL FILTRATION SYSTEM

- SCALE = NTS (A4)



DATE	REV.	
2024.08	A	
2024.08	B	
2024.09	C	
2024.10	D	
2024.12	E	
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APPLICATION SITE: D.D.104 3725 S.A ss.1 3725 S.B & 3725 S.C ss.2		
NOTES: SWIMMING POOL SIZE = 12.0m x 4.0m = 49.96 Sq.m. FILTRATION PLANT SIZE = 2.0m x 2.8m = 5.6 Sq.m.		
LEGEND - - - - - SWIMMING POOL AND FILTRATION PLANT - - - - - APPLICATION SITE 3725 LOT NO. SWIMMING POOL FILTRATION PLANT STORM WATER DRAIN		
PROJECT NAME PROPOSED SWIMMING POOL DD104 LOT NO. 3725 S.A&S.B YUEN LONG, N.T		
DRAWING NAME SWIMMING POOL DRAINAGE PLAN		
SCALE 1:1000 (A4)		
PROJECT NO 220		
DRAWING NO. P-05 REV.F		
DRAWN IL		APPROVED
CHECKED JW		AC
APT ARCHITECTS LIMITED		





**Similar s.16 Applications within the same “V” Zone in the Vicinity of the Site
in the Past Five Years**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1.	A/YL-NSW/277	Renewal of Planning Approval for Temporary Private Swimming Pool and Garden Use for a Period of 3 Year	26.5.2020
2.	A/YL-NSW/313	Renewal of Planning Approval for Temporary Private Swimming Pool and Garden Use for a Period of 3 Years	19.5.2023

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot 3725 S.A ss.1, 3725 S.B and 3725 S.C ss.2 in D.D. 104 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner of Transport:

- no comment from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no in principle objection to the application; and
- advisory comments are at **Appendix IV**.

3. Drainage

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

- no objection in principle to the subject application from the public drainage point of view; and
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to submit a drainage and sewerage proposal and to implement and maintain the drainage and sewerage proposal for the development to the satisfaction of the Director of Drainage Services and Director of Environmental Protection or of the Town Planning Board.

4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to the satisfaction of his department; and

- advisory comments are at **Appendix IV**.

5. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- there was no environmental complaint concerning the Site received in the past three years; and
- advisory comments are at **Appendix IV**.

6. **Building Matters**

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

- no objection to the application;
- no record of approval granted by the Building Authority (BA) for the existing structure at the Site and it is noted that one structure is proposed in the application; and
- advisory comments are at **Appendix IV**.

7. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no comment on the application; and
- his office has not received comment from locals upon close of consultation.

8. **Other Departments**

The following government departments have no objection to or no adverse comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Town Planner/Urban Design and Landscape, Planning Department;
- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services; and
- Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the lots owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots of the Site. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.
- (c) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road networks via a section of private lot(s) which are not managed by the Transport Department. As there is no information about the vehicular access to the Site, the applicants are assumed to arrange the access by themselves if necessary, and the right of using the vehicular access should be seek with relevant land authority/lot owners; and
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of the access road connecting to Castle Peak Road – Tam Mi; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains.
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - the applicants are advised to submit relevant layout plans incorporated with the proposed fire service installations to his department for approval;
 - the applicants are also advised on the following points:
 - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - ii. the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans; and
 - the applicants are reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be

formulated upon receipt of formal submission of general building plans.

- (f) to note the comments of the Director of Environmental Protection that:
- the applicants are advised to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”;
 - the applicants are advised to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - the applicants are advised to meet the statutory requirements under relevant environmental legislation.
- (g) to note the comments of the Chief Engineer/ Construction, Water Supplies Department (WSD) that:
- for the provision of water supply to the proposed use, the applicants may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicants shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD’s standards.
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

(i) to note the comments of the Director of Electrical and Mechanical Services that:

- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

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

From: [REDACTED]
Sent: 2024-11-21 星期四 03:53:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-NSW/335 DD 104 Nam Sang Wai

A/YL-NSW/335

Lots 3725 S.A ss.1 (Part), 3725 S.B (Part) and 3725 S.C ss.2 in D.D. 104, Nam Sang Wai
Site area: About 55.56sq.m

Zoning: "VTD"

Applied use: Private Swimming Pool / Excavation of Land

Dear TPB Members,

Strong Objections. V zone is intended to provide homes for indigenous villagers not private facilities of this nature.

Mary Mulvihill

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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

A/YL-NSW/335

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

No. Comments!

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

簽署 Signature

日期 Date

元朗市中心及鄉郊東分區委員會

鍾就華 主席

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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簽署 Signature

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元朗市中心及鄉郊東分區委員會

鍾就華

5/11/2024