

This document is received on 26 JAN 2022.  
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 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](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](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/T-C-N/TM/436
	Date Received 收到日期	26 JAN 2022

- 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)

CHOW TIM SING

周添勝

## 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)

CHOW KWOK SHU

周國樞

## 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 2158RP IN D.D.104 SHEUNG CHUK YUEN, NGAU TAM MEI, YUEN LONG.
(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 693.10 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 312.50 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)	N.A. 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	NGAU TAM MEI - OUTLINE ZONING PLAN S/YL-NIM/12
(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" (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 ..16/12/2021..... (DD/MM/YYYY), this application involves a total of .....1..... "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 .....1..... "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)
1	THE REMAINING PORTION OF LOT NO.2158 IN D.D.104	15/01/2022

(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)
1	N.A.	

(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：N.A.

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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b> Proposed uncovered land area 擬議露天土地面積 .....sq.m <input type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 .....sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 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 .....sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 .....sq.m <input type="checkbox"/> About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明) ..... ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b> 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) ..... .....	
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b> 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          No 否	<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 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?	Yes 是          No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
(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          No 否	<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																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 20%;">Yes 會 <input type="checkbox"/></td> <td style="width: 20%;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

	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)
.....	
.....	
.....	
.....	
.....	

## (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/ <u>YL-NIM</u> / <u>384</u>
(b) Date of approval 獲批給許可的日期	<u>08/03/2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>19/03/2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	TEMPORARY PRIVATE SWIMMING POOL
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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：  Reason(s) for non-compliance: 仍未履行的原因：  (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

本人根據貴署批給在劃為「鄉村式發展」地帶的元朗牛潭尾第 104 約地段 2158 號餘段開設臨時私人泳池"已獲得批准之申請"，並完成全部附帶條件接獲通知已取得有關部門之滿意，由於其有效期將於 2022 年 3 月 19 日屆滿，故申請續期。

有關該私人泳池，是作為本人獲得元朗地政處所批准位於“丈量約份第 104 約 2306C 號地段”小型屋宇之附屬配套設施。本人承諾該泳池將會免費給予本人之親友及附近鄰居作為私人健康休閒活動用途。並且有關之私人泳池並未對附近交通及環境產生不良影響，及提供美化附近一帶環境。本人願意維持現有之各項情況不變及負責有關日後的保養維修，故希望貴署批核有關之申請續期。

該私人泳池面積為 312.5 平方米 [呎吋：25 米(長) x 12.5 米(闊) x 1.5 米(深)，與早前貴署批准編號：A/YL-NTM/213, 246, 286, 332 及 384 的呎吋相同。



**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.  
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

CHOW KWOK SHU

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
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

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

Date 日期

- 5 JAN 2022

..... (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.

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

**Statement on Personal Data 個人資料的聲明**

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 2158RP IN D.D.104 SHEUNG CHUK YUEN, NGAU TAM MEI, YUEN LONG.	
Site area 地盤面積	693.10 (includes Government land of 包括政府土地	sq. m 平方米 □ About 約 sq. m 平方米 □ About 約)
Plan 圖則	S/YL-NIM/12	
Zoning 地帶	VILLAGE TYPE DEVELOPMENT	
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	PRIVATE SWIMMING POOL	

(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	<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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(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	<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)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">%      <input 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
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1) LOCATION & SURVEY RECORD PLAN NO.: SRP/YL/002/1428/D1		
2) SWIMMING POOL LAYOUT PLAN (DWG NO. SP-02), 3) OUTLINE ZONING PLAN (DWG NO. SP-3)		
<b>Reports 報告書</b>		
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。

**QOUSM8158.005**

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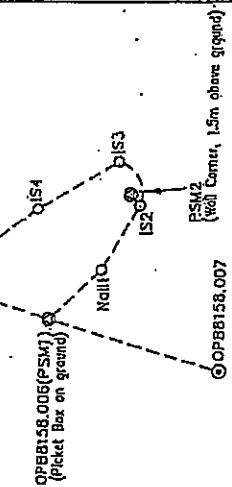
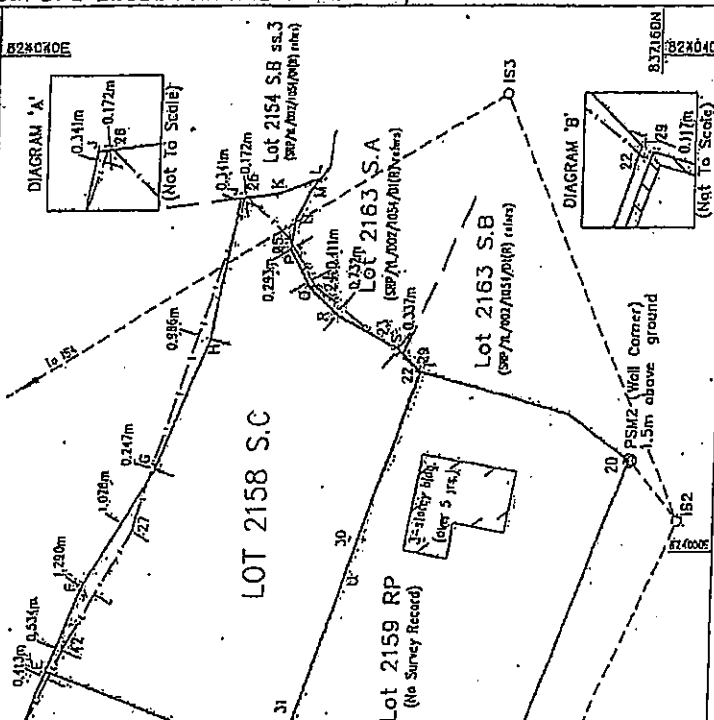


Table of Subdivisions		
SECTION	AREA	
LOT 2159 S.A. IN D.O.104	61.9 m <sup>2</sup> (About)	
LOT 2159 S.B. IN D.O.104	129.3 m <sup>2</sup> (About)	
LOT 2159 S.C. IN D.O.104	677.5 m <sup>2</sup> (About)	
LOT 2159 R.P. IN D.O.104	593.1 m <sup>2</sup> (About)	
Total Area	1561.9 m <sup>2</sup> (About)	

Survey District: Yuan Long  
Date of Survey: January 2007  
Scale N.T.S Field Bk: YL104\_2158  
Survey Sheet: 2-SE-160/17C/21B/22A  
Reference SRP's: SRP YL/PA/2158-D & E  
SRP YL/PA/2002/1054/20161

PLAN OF LOT Nos. 2158 S.A To S.C & RP IN D.D.104  
BEING SUBDIVISION OF LOT No. 2158 IN D.D.104



Notes:

SUBJECT LOT COORDINATES & DIMENSIONS:  
Boundary Point  
OT 2150 S.A IN D. O. 104

Bearing	Distance		
in metres			
93° 15' 35"	4.735		
291° 00' 20"	12.386		
201° 00' 20"	5.903		
25° 40' 26"	6.775		
32° 21' 01"	4.375		

OT 2158 S.B IN D. O. 104

111° 00' 20"	37.000		
201° 00' 20"	2.734		
286° 22' 38"	26.753		
293° 35' 43"	8.288		
21° 00' 20"	2.630		

OT 2158 S.C IN D. O. 104

111° 58' 41"	7.243		
122° 23' 22"	11.030		
111° 33' 13"	11.443		
101° 09' 06"	11.394		
173° 15' 03"	2.089		
159° 55' 30"	3.735		
306° 52' 12"	1.400		
256° 08' 19"	2.451		
243° 33' 15"	2.382		
243° 21' 31"	3.162		
226° 21' 31"	3.762		
209° 09' 38"	2.557		
224° 58' 30"	17.934		
280° 50' 57"	15.214		
288° 23' 38"	15.214		
21° 00' 20"	20.350		

LOT 2158 RP IR D. O. 104

132° 15' 35"	4.555		
102° 00' 20"	9.432		
291° 00' 20"	23.347		
291° 00' 20"	17.816		
291° 00' 20"	37.000		
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291° 00' 20"	37		

I, HELICON Y. K. MA, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 11th day of January 2007.

Dated this 15th day of January 2007.

Authorized Land Surveyor

馬容江測量有限公司  
HELICON MA SURVEYING LTD.

Location & Survey Record Plain No. : SRP/YLJ002/1482/DI



# KEY PLAN

- LEGEND**
- LOT BOUNDARY
  - SITE BOUNDARY
  - 2157 LOT NO. 2157
  - PROPOSED SWIMMING POOL
  - PROPOSED FLOOR TILE
  - ⊕ EXISTING GROUND LEVEL
  - ⊕ PROPOSED GROUND LEVEL

REV.	DATE	DESCRIPTION

PROJECT

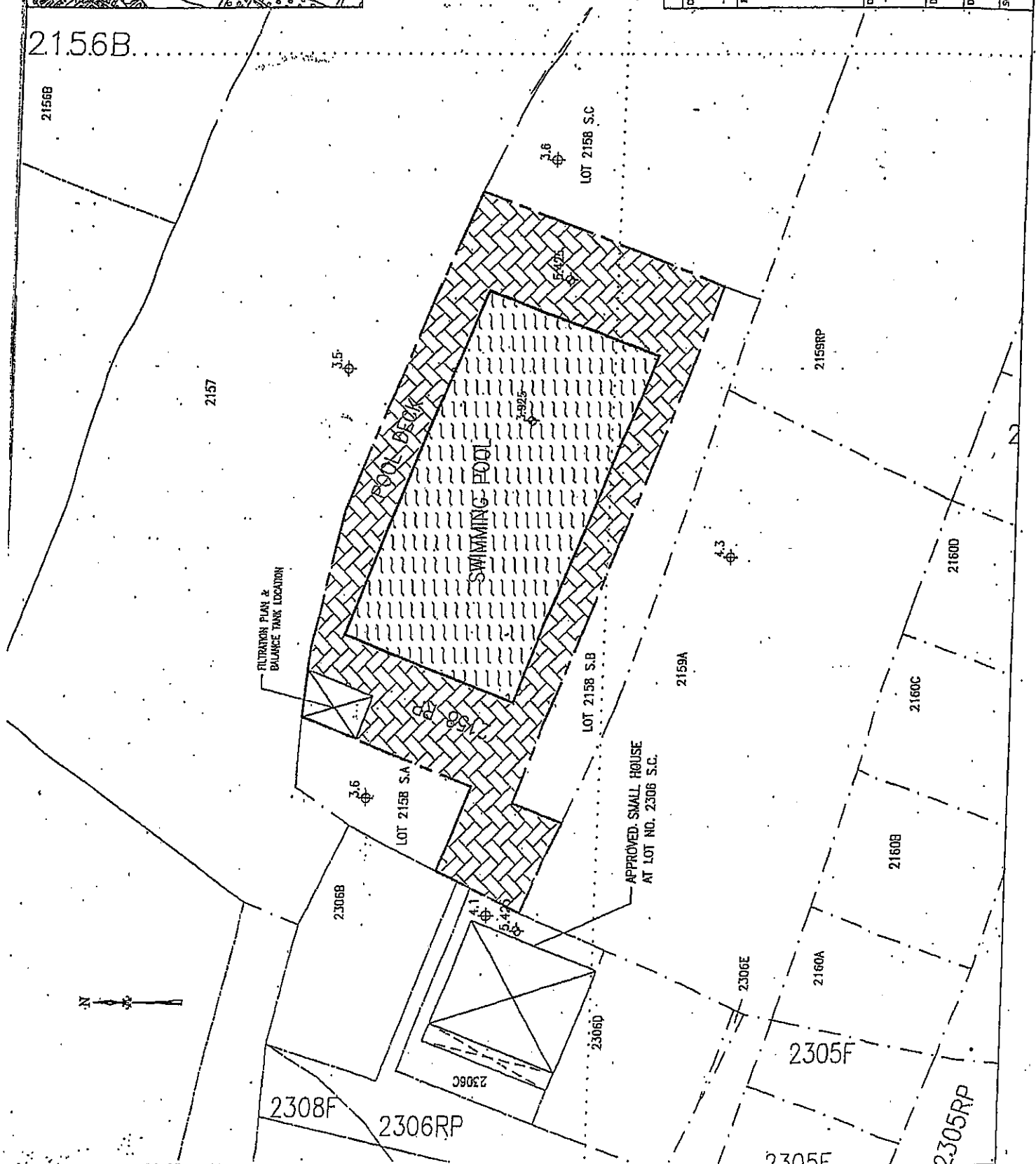
PROPOSED SWIMMING POOL  
AT LOT NO. 2158RP IN DD104  
CHUK YUEN, YUEN LONG, N.T.

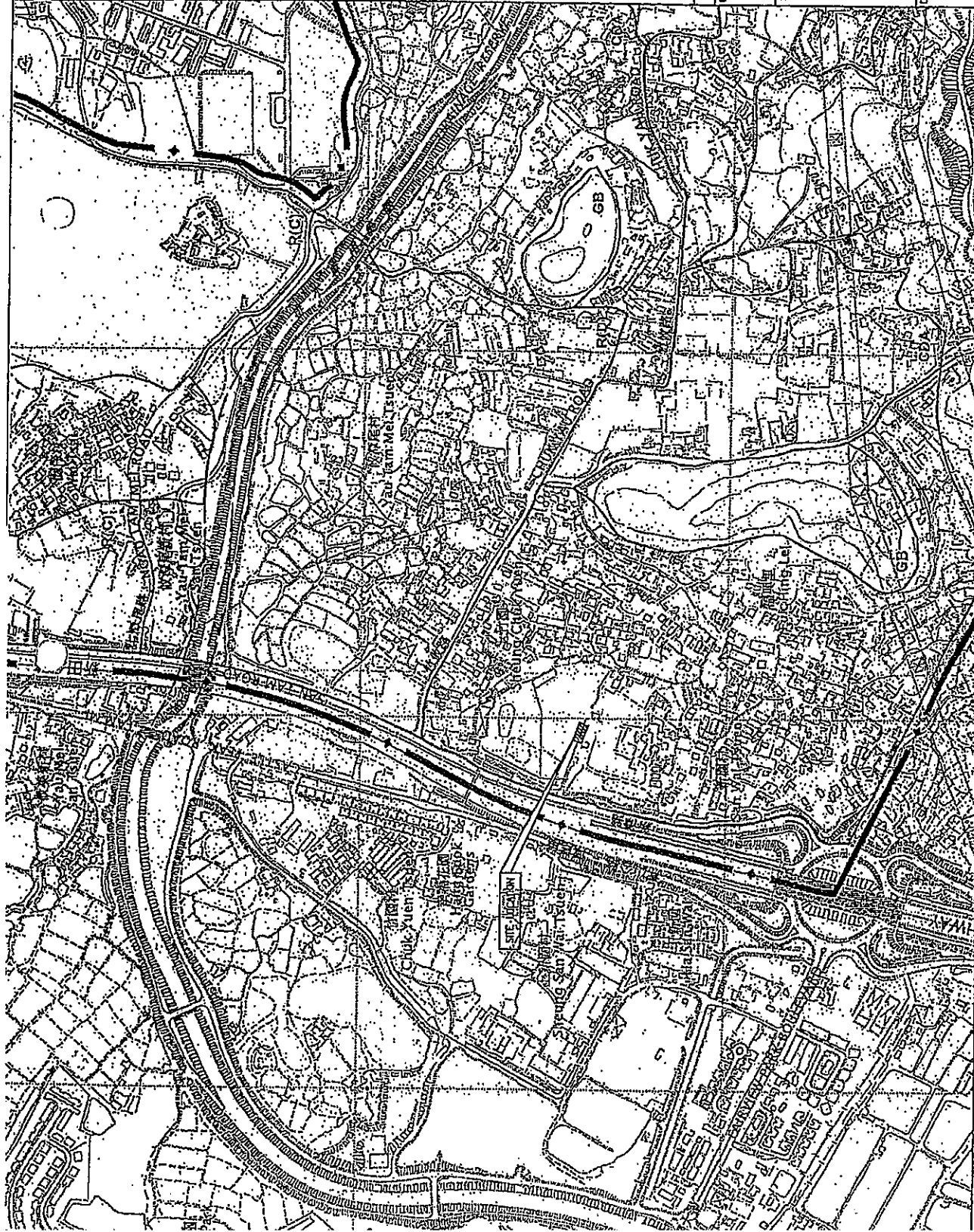
DRAWING TITLE

SWIMMING POOL LAYOUT PLAN

DRAWN BY	CHECKED BY
DATE	JOB NO.
SCALE	REV.
1: 350 (A4)	SP-02
	0

21.56B





**ZONES**

- COMPREHENSIVE DEVELOPMENT AREA
- RESIDENTIAL (GROUP C)
- RESIDENTIAL (GROUP D)
- VILLAGE TYPE DEVELOPMENT
- INDUSTRIAL (GROUP B)
- OPEN STORAGE
- GOVERNMENT, INSTITUTION OR COMMUNITY
- RECREATION
- OTHER SPECIFIED USES
- GREEN BELT
- CONSERVATION AREA

- CD
- RC
- RD
- V
- ID
- OS
- GIC
- REC
- OU
- GB
- CA

REV.	DATE	DESCRIPTION

**PROJECT**

PROPOSED SWIMMING POOL  
AT LOT NO. 2158RP IN DD104  
CHUK YUEN, YUEN LONG, N.T.

**DRAWING TITLE**

OUTLINE ZONING PLAN

DRAWN BY

CHECKED BY

DATE

JOB NO.

MAY 2007

SH/CY

SCALE

1 : 7500 (A4)

DWG. NO.

SP-03

REV.

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香港城市規劃委員會依據城市規劃條例擬備的牛潭尾分區計劃大綱圖

TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD

NGAU TAM MEI - OUTLINE ZONING PLAN S/YL-NTM/12

# 千 灣 實 業 有 限 公 司

是次千灣實業有限公司之董事局會議已在 2022年1月15日，  
假座於公司註冊辦事處舉行。

時間： 2022年1月15 日，上午 10:00 時正。

地點：

主席： 李富傳為董事局之會議主席。

董事會之法定人數： 會議主席宣佈已有足夠之董事會法定人數列席，  
並宣佈會議正式開始。

會議通過事項：

就公司持有位於新界元朗丈量約份第104約地段第2158RP號的土地，現時由周添勝先生獲政府批准用作臨時私人游泳池用途，該批准使用的三年期即將屆滿。

本次會議同意周添勝先生向城市規劃委員會就該土地申請臨時私人游泳池用途續期三年。

結論： 會議主席宣佈如無其他討論事項，並宣佈休會。



**Relevant Extract of Town Planning Board Guidelines for  
Renewal of Planning Approval and  
Extension of Time Limit for Compliance with Planning Conditions  
under Section 16 of the Town Planning Ordinance (TPB PG-No.34D)**

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



**Previous s.16 Applications covering the Application Site**

**Approved Applications**

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/YL-NTM/213	Proposed Temporary Private Swimming Pool for a period of 3 Years [revoked on 13.3.2010]	13.7.2007 ( <i>RNTPC</i> )
2.	A/YL-NTM/246	Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years	19.3.2010 ( <i>RNTPC</i> )
3.	A/YL-NTM/286	Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years	15.3.2013 ( <i>RNTPC</i> )
4.	A/YL-NTM/332	Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years	4.3.2016 ( <i>RNTPC</i> )
5.	A/YL-NTM/384	Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years	8.3.2019 ( <i>RNTPC</i> )



**Government Departments' General Comments**

**1. Land Administration**

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

- (a) the Site comprises Old Scheduled Agricultural Lots 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.
- (b) the subject lots are covered by Short Term Waiver (STW) No. 3432 for the purposes of "Swimming Pool with Associated Underground Filtration Plant Room".
- (c) there is no small house application approved or under processing at Lot 2158 RP in D.D. 104.
- (d) advisory comments as detailed in **Appendix V**.

**2. Traffic**

Comments of the Commissioner for Transport (C for T):

- (a) noting that there is no vehicle access to the Site, he has no comment on the planning application from traffic engineering point of view.

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

- (a) the proposed access arrangement of the Site from San Tam Road should be commented and approved by TD.
- (b) HyD shall not be responsible for the maintenance of any access connecting the Site and San Tam Road. Presumably, the relevant department will provide their comments, if any.
- (c) advisory comments as detailed in **Appendix V**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) the applicant is seeking permission for renewal of planning approval for temporary private swimming pool for a period of 3 years at a site zoned as "V" on the approved Ngau Tam Mei OZP.

(b) as there is no change in the proposed use, his previous comment remains valid, i.e. he has no objection to the proposed temporary swimming pool use.

(c) advisory comments as detailed in **Appendix V**.

#### **4. Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- advisory comments as detailed in **Appendix V**.

#### **5. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- advisory comments as detailed in **Appendix V**.

#### **6. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) he has no objection in principle to the proposed development.
- (b) should the Board consider that the application is acceptable from the planning point of view, a condition should be stipulated requiring the applicant to maintain the drainage facilities implemented under Application No. A/YL-NTM/384 and to submit records of the existing drainage facilities on site to the satisfaction of his Department or of the Board.
- (c) advisory comments as detailed in **Appendix V**.

#### **7. Landscaping**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) she has no objection to the application from landscape planning perspective.
- (b) the Site, located to the south of Sheung Chuk Yuen and north of San Wai Tsuen, falls within an area zoned "V" on the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12. The applicant seeks planning permission for renewal of planning approval for temporary private swimming pool for a period of 3 years. The Site is the subject of 5 previous planning applications and the last application (No. A/YL-NTM/384) for the same use was approved by the Board on 8.3.2019.
- (c) based on the aerial photo of 2021, the Site is situated in an area of rural

landscape character comprising of low-rise residential buildings, village houses, lawn and scattered tree groups. The proposed use is considered not incompatible with the landscape setting in proximity. Existing trees of common species in fair condition are located along the periphery of the swimming pool within the Site. According to the Application Form, further adverse landscape impact within the Site arising from the continuous use of the development is not anticipated.

- (d) noting the Site is not abutting major public frontage, it is not necessary to impose any landscape-related condition should the application be approved by the Board, as the effect of additional landscaping on public realm is not apparent.
- (e) advisory comments as detailed in **Appendix V**.

## **8. Others**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) he has no objection to the proposed planning application.
- (b) according to FEHD's office record, the subject location was not covered by a valid swimming pool licence. Inspection to the Site was conducted on 22.2.2022. A private swimming pool was found inside Kadoorie Villas, which was not in operation during inspection. A staff of the Management Office of Kadoorie Villas was interviewed on the spot that the swimming pool was planned to provide service for the occupiers of Kadoorie Villas. The staff was advised to apply for a swimming pool licence if the swimming pool serve more than 20 residential units and was accessible to the public.
- (c) advisory comments as detailed in **Appendix V**.

## **9. The following government departments have no comment/ no objection to the application:**

- Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Director of Fire Services (D of FS);
- Director of Electrical and Mechanical Services (DEMS);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- Commissioner of Police (C of P);
- District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD); and
- Director of Leisure and Cultural Services (DLCS).





**Recommended Advisory Clauses**

- (a) to resolve any land issues related to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that
  - (i) Should planning approval be given to the subject planning application, the STW holders will need to apply to his office for modification of STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that
  - (i) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to observe the requirements under the Water Pollution Control Ordinance if there is any effluent discharge from the proposed use;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that
  - (i) For provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
  - (ii) DFS shall note that standard pedestal hydrant cannot be provided in the vicinity of the concerned site.
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
  - (i) Before any new building works are to be carried out on Site, prior approval and consent of BD should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

- (ii) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's 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;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
  - (i) Presumably, the applicant would maintain the same drainage facilities as those implemented under previous Planning Application No. A/YL-NTM/384. The applicant should inform PlanD if the drainage arrangement has been changed.
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that
  - (i) The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant shall seek approval for any proposed tree works from relevant departments prior to commencement of the works.
- (i) to note the comments of the Director of Food and Environmental Hygiene Department (DFEH) that
  - (i) Under the Swimming Pools Regulation (Cap 132 sub. Leg.), private swimming pools which serve more than 20 residential units and are accessible to the public require a swimming pool licence from FEHD. The applicant should be reminded that no person shall take any part in the management of a swimming pool and the establishment or maintenance of which has not been licensed. However, the Regulation does not apply to any swimming pool which serves not more than 20 residential units and to which the public have no access.
  - (ii) No FEHD's facilities will be affected and such activity and operation shall not cause any environmental nuisance and pest infestation to the surrounding.

5-1

tpbpd@pland.gov.hk

寄件者: [REDACTED]  
寄件日期: 2022年02月22日星期二 2:22  
收件者: tpbpd  
主旨: A/YL-NTM/436 Ngau Tam Mei - Private Swimming Pool on VTD

Dear TPB Members,

Applications like this are a demonstration of what a farce the Small House Policy and "V" zone are and that the bleating about land for housing is nothing more than an excuse to convert land intended for community and recreational facilities for the masses into investment vehicles.

How many people enjoy this large pool? The conditions ensure that its use is exclusive but for sure folk living in the district would enjoy taking a dip.

(a) the proposed swimming pool should not be open to members of the public;

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Monday, 11 February 2019 2:54 AM CST  
**Subject:** A/YL-NTM/384 Ngau Tam Mei - Private Swimming Pool on VTD

Dear TPB Members,

On 4 March 2016 I note that despite objections "five public comments were received, objecting to the application mainly on the ground that the "Village Type Development" ("V") zone was not intended for providing a large swimming pool for private use" members did not raise any questions with regard to the status of VTD in this village, number of outstanding applications, etc.

It appears that the 'V' quota for this village should be reviewed.

Hopefully current members are more concerned about efficient use of limited land resources.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Monday, February 15, 2016 12:45:48 AM  
**Subject:** A/YL-NTM/332 Ngau Tam Mei - Private Swimming Pool on VTD

A/YL-NTM/332

Lot 2158 RP in D.D.104, Sheung Chuk Yuen, Ngau Tam Mei, Yuen Long

Site area : About 693.1m<sup>2</sup>

Zoning: "VTD"

Applied Use : Renewal of Planning Approval for Temporary Private Swimming Pool

Dear TPB Members,

This is the 4<sup>th</sup> Application for renewal of Swimming Pool on what is a rather large site, enough to house half a dozen village houses, within a VTD zone.

It would appear that it is time for a review of the demand for NET houses in this particular village.

I would draw your attention to a written reply by the Secretary for Development, Mr Paul Chan, in the Legislative Council October 30 2013 :

<http://www.info.gov.hk/gia/general/201310/30/P201310300373.htm>

*(a), (b) and (c) When drawing up "V" zones on statutory plans, the Planning Department (PlanD) takes into consideration the existing villages, the VE, the estimate of demand for small houses in the recognised villages in the future ten years*

*(d) As aforementioned, the planning intention of the "V" zone is mainly to reflect existing villages and for small house development by indigenous villagers within recognised villages.*

The VTD zoning is not intended for such frivolous purposes as providing very large swimming pools for private use.

As the pool is already there, then TPB should push PD to rezone the site as GIC and the pool could then be opened for use as a public facility in a district obviously very deficient, as are most NT villages, in community facilities.

It is high time that TPB through its deliberations ensures that our limited land resources are used for the better good of the populace at large.

Mary Mulvihill