

2025年 1月 1 7日

Appendix I of RNTPC
Paper No. A/YL-NTM/480

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收到
申請的日期。

This document is received on 17 JAN 2025
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	
	Date Received 收到日期	

- 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)

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

☒ Site area 地盤面積 693.10 sq.m 平方米 ☒ About 約

☒ Gross floor area 總樓面面積 312.50 sq.m 平方米 ☒ 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 ☐ 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/14
(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 ...13/01/2025..... (DD/MM/YYYY), this application involves a total of1..... "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) of1..... "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	13/01/2025

(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)
	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

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

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

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

.....

.....

.....

.....

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 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 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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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/ <u>YL-NIM</u> / <u>436</u>
(b) Date of approval 獲批給許可的日期	<u>22/04/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>21/04/2025</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	<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 checked="" 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 checked="" type="checkbox"/> year(s) 年 <u>3</u></p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

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 號餘段闢設臨時私人泳池"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 2025 年 4 月 21 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, 384 及 436 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 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

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

14 JAN 2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	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/14	
Zoning 地帶	VILLAGE TYPE DEVELOPMENT	
Type of Application 申請類別	<input 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 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 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 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	312.50 <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 blocks 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	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	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) _____ _____		

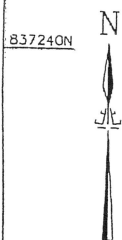
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input 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-03)		
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.

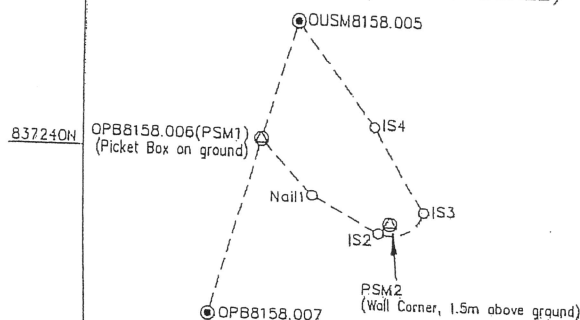
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

LEGEND :

 SWIMMING POOL



TRAVERSE DIAGRAM (NOT TO SCALE)



PSM RADIATIONS:				
Surveyed Point	Bearing	Distance	Northing	Easting
Fr. IS2			837232.273	823896.602
To PSM2 (Wall Corner)	50° 52' 12"	6.347	837157.628	824002.431
Fr. IS4			837161.634	824007.354
RADIATIONS:				
Surveyed Point	Bearing	Distance	Northing	Easting
Fr. IS3			837172.563	824036.849
To 20	249° 40' 14"	31.451	837161.636	824007.357
22	286° 59' 53"	23.279	837179.368	824014.587
23	296° 03' 03"	22.152	837182.291	824016.948
24	315° 17' 52"	21.739	837190.097	824021.557
25	326° 34' 07"	21.011	837193.706	824028.724
26	338° 58' 46"	22.651	837202.387	824001.762
27	310° 21' 54"	46.050	837244.262	823993.927
Fr. IS4			837179.286	824014.640
To 28	162° 19' 07"	68.198	837184.330	824000.259
30	173° 58' 08"	60.266	837188.743	823986.996
31	187° 06' 59"	55.950	837193.969	823971.268
32	204° 15' 11"	55.162	837199.052	823955.942
33	220° 02' 09"	59.050	837204.902	823942.566
34	232° 32' 07"	64.708	837207.925	823939.146
42	182° 34' 19"	36.374	837212.278	823932.295
43	198° 37' 42"	33.752	837216.293	823920.545
44	219° 45' 58"	36.388	837220.545	823910.787
45	239° 42' 30"	47.022	837220.523	823905.658
46	241° 14' 55"	51.188	837218.978	823949.491
47	240° 23' 56"	59.657	837210.185	823942.584
48	235° 09' 51"	64.492	837205.235	823942.584
49	232° 45' 37"			

Notes:

SUBJECT LOT COORDINATES & DIMENSIONS:				
Boundary Point	Bearing	Distance in metres	Northing	Easting
LOT 2158 S.A IN D.D. 104				
A			837220.424	823950.506
B	93° 16' 35"	4.735	837220.153	823955.233
AB	201° 00' 20"	12.386	837208.591	823950.794
Z	291° 00' 20"	5.903	837210.707	823945.283
AA	25° 40' 26"	6.775	837216.813	823948.218
A	32° 21' 04"	4.275	837220.424	823950.506
LOT 2158 S.B IN D.D. 104				
AC			837205.797	823949.721
AD	111° 00' 20"	37.000	837192.534	823984.262
V	201° 00' 20"	2.734	837189.982	823983.282
W	288° 22' 38"	28.753	837199.047	823955.995
X	293° 55' 43"	8.288	837202.408	823948.420
AC	21° 00' 20"	3.630	837205.797	823949.721
LOT 2158 S.C IN D.D. 104				
E			837209.166	823990.648
F	111° 59' 41"	7.243	837206.454	823997.364
G	122° 23' 22"	11.030	837200.545	824006.678
H	111° 33' 13"	11.443	837196.342	824017.321
J	101° 09' 06"	11.394	837194.138	824028.500
K	173° 15' 03"	2.889	837191.269	824028.839
L	159° 56' 50"	3.735	837187.780	824030.120
M	306° 52' 12"	1.400	837188.600	824029.000
N	296° 08' 49"	2.451	837189.880	824028.800
P	277° 55' 15"	2.322	837190.000	824024.500
Q	242° 44' 57"	3.363	837186.460	824021.510
R	226° 24' 35"	3.162	837186.280	824019.220
S	208° 09' 58"	5.762	837181.200	824016.500
T	224° 59' 30"	2.557	837179.391	824014.692
U	288° 50' 57"	17.934	837185.185	823997.720
V	288° 22' 38"	15.214	837189.982	823983.282
E	21° 00' 20"	20.550	837209.166	823990.648
LOT 2158 RP IN D.D. 104				
B			837220.153	823955.233
C	93° 16' 35"	4.555	837219.893	823959.781
D	102° 08' 23"	9.432	837217.910	823969.001
E	111° 59' 41"	23.347	837209.166	823990.648
AD	201° 00' 20"	17.816	837192.534	823984.262
AC	291° 00' 20"	37.000	837205.797	823949.721
X	201° 00' 20"	3.630	837202.408	823948.420
Y	293° 55' 43"	6.425	837205.014	823942.547
Z	25° 40' 26"	6.316	837210.707	823945.283
AB	111° 00' 20"	5.903	837208.591	823950.794
B	21° 00' 20"	12.386	837220.153	823955.233

TRAVERSE:
Station
OPB8158.006
Nail1
IS2
IS3
IS4
OUSM8158.005

	Bearing	Distance	Northing	Easting
Nail1	136° 52' 22"	63.805	837185.705	823940.219
IS2	114° 17' 22"	68.255	837157.628	824002.431
IS3	66° 32' 37"	37.520	837172.563	824036.849
IS4	329° 05' 42"	83.565	837244.262	823993.927
OUSM8158.005	323° 32' 53"	111.397	837333.864	823927.738

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 Plan No. : SRP/YL/002/1482/D1

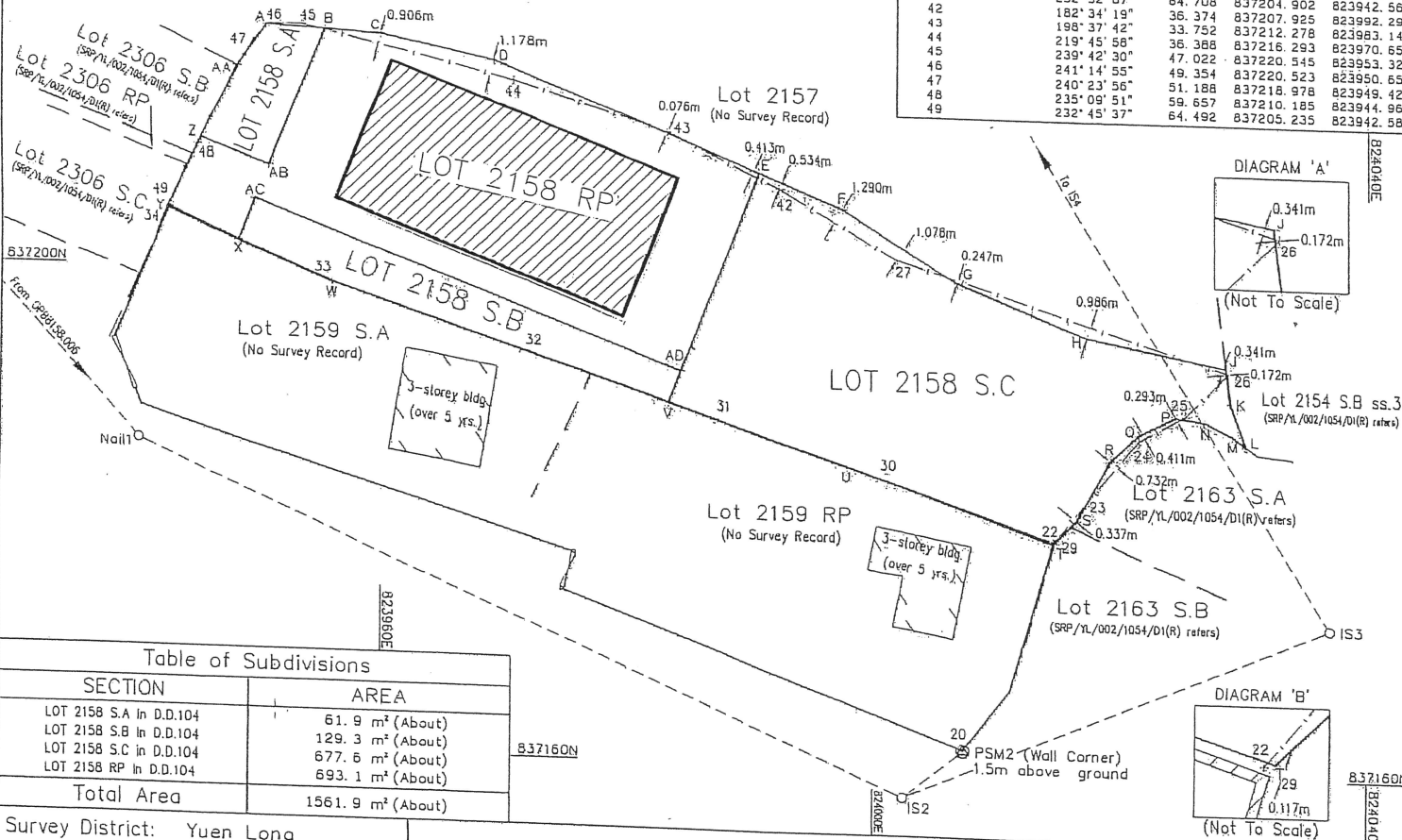
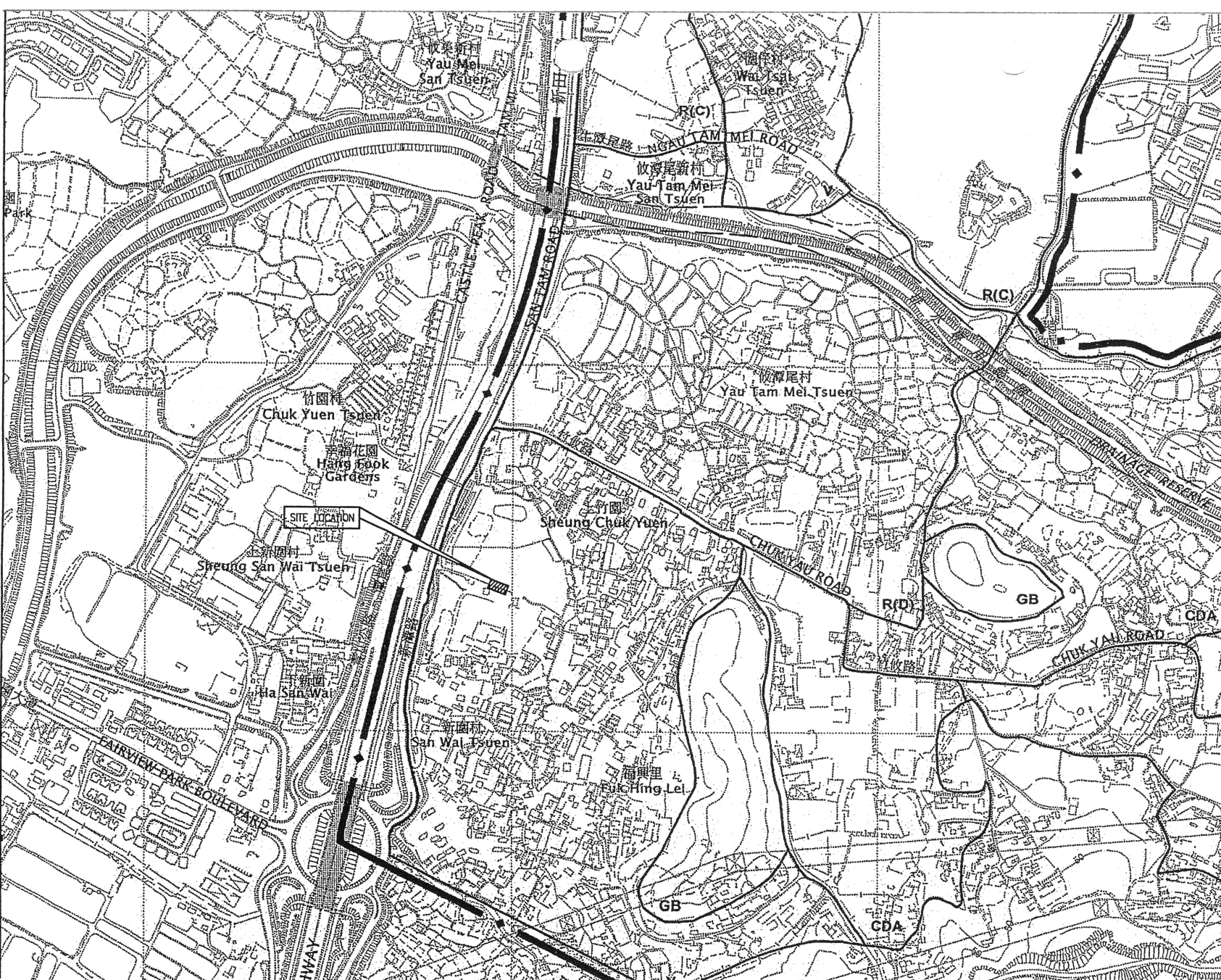


Table of Subdivisions

SECTION	AREA
LOT 2158 S.A In D.D.104	61.9 m ² (About)
LOT 2158 S.B In D.D.104	129.3 m ² (About)
LOT 2158 S.C In D.D.104	677.6 m ² (About)
LOT 2158 RP In D.D.104	693.1 m ² (About)
Total Area	1561.9 m ² (About)

Survey District: Yuen Long
Date of Survey: January 2007
Scale N.T.S. Field Bk: YL104_2158
Survey Sheet: 2-SE-16D/17C/21B/22A
Reference SRP's: SRP/YL/104/2158-D & SRP/YL/002/1054/D1(R)

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

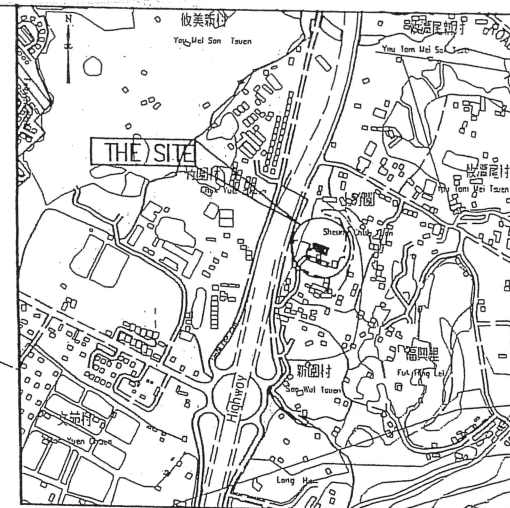
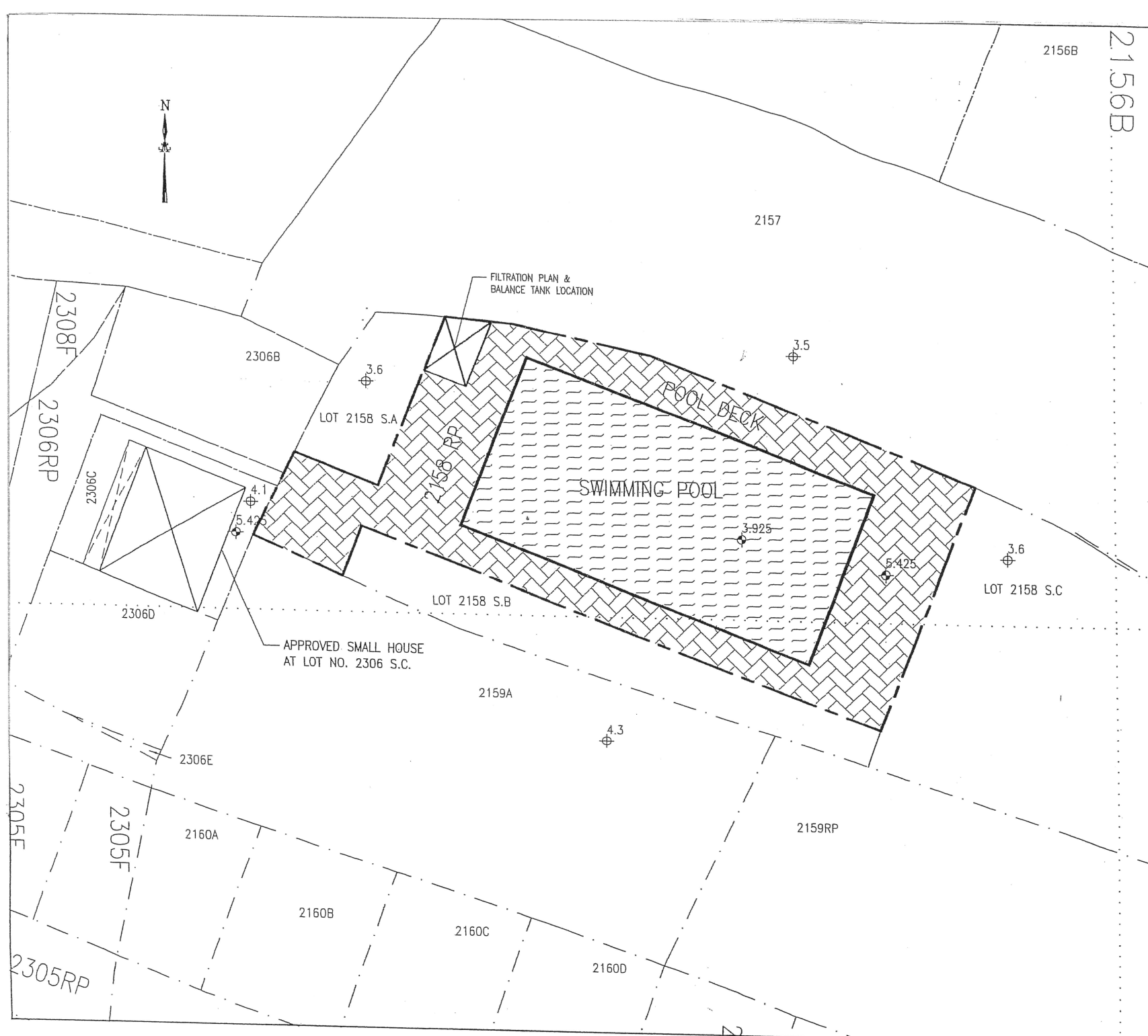


ZONES	
COMPREHENSIVE DEVELOPMENT AREA	CDA
RESIDENTIAL (GROUP C)	R(C)
RESIDENTIAL (GROUP D)	R(D)
VILLAGE TYPE DEVELOPMENT	V
INDUSTRIAL (GROUP D)	I(D)
OPEN STORAGE	OS
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C
RECREATION	REC
OTHER SPECIFIED USES	OU
GREEN BELT	GB
CONSERVATION AREA	CA

REV.	DATE	DESCRIPTION
CLIENT		
PROJECT		
PROPOSED SWIMMING POOL AT LOT NO. 2158RP IN DD104 CHUK YUEN, YUEN LONG, N.T.		
DRAWING TITLE		
OUTLINE ZONING PLAN		

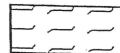



香港城市規劃委員會依據城市規劃條例擬備的牛潭尾分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
NGAU TAM MEI – OUTLINE ZONING PLAN S/YL-NTM/12

DRAWN BY		CHECKED BY	
DATE		JOB NO.	
MAY 2007		SH/CY	
SCALE		DWG. NO.	REV.
1 : 7500 (A4)		SP-03	0



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
CLIENT		
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.
FEB 2007		SH/CY
SCALE		DWG. NO.
1 : 350 (A4)		SP-02
		REV.
		0

Your Ref.: TPB/A/YL-NTM/436

Date: 23 May, 2022.



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

Dear Sirs,

Re: Renewal of Planning Approval for Temporary Private Swimming Pool for a
Period of 3 Years in "Village Type Development" zone, Lot 2158RP in DD104,
Ngau Tam Mei, Yuen Long

Drainage Facilities Condition Record (Condition C)

With reference to the captioned application, we would like to submit herewith the as-built Record plan and the condition photo record for your kind perusal and record. All the drainage facilities are in good condition and we guarantee that the drainage facilities implemented on site would be maintained at all times at our own cost.

Should you request any further information, please contact the undersigned or [REDACTED]

Thank you for your kind attention.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Chow Kwok Shu', is written above a horizontal line.

Chow Kwok Shu

Encl. – as stated

CKS/BL



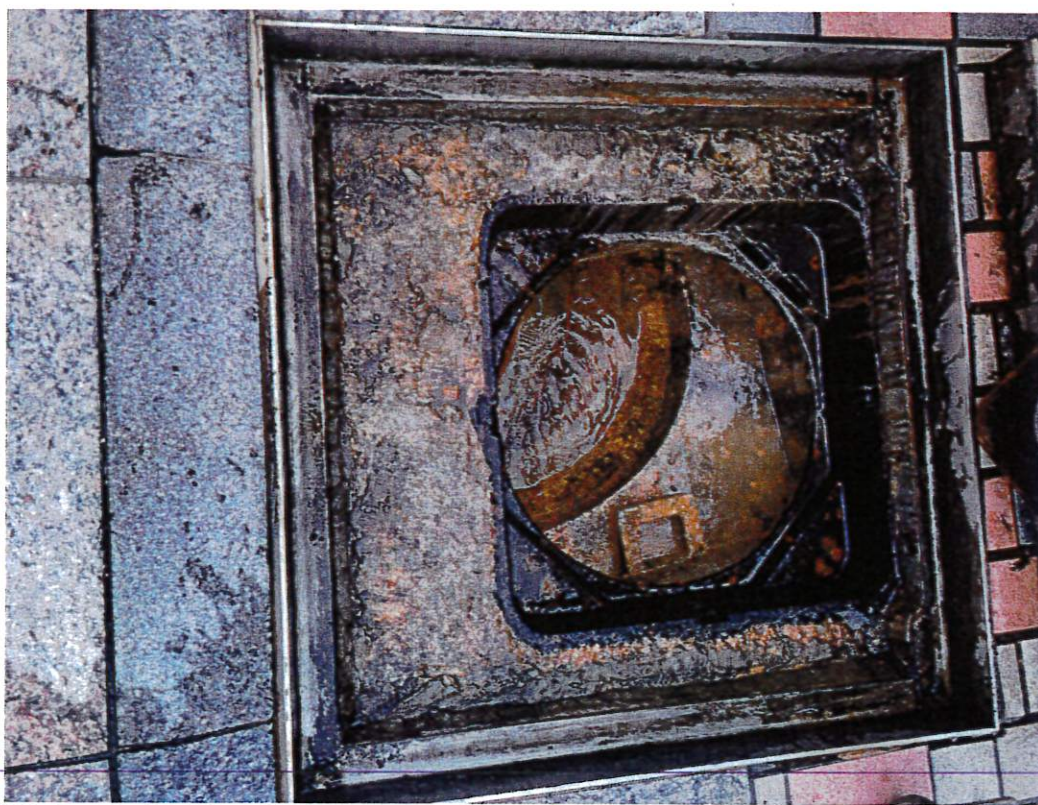
SM01



SM01 (Internal)



SM02



SM02(Internal)



SM03



SM03 (Internal)



SM04



SM04 (Internal)



Swimming Pool U-Channel (View 1)

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-NTM/436
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

RECEIVED

- 1 JUN 2022

(經辦人：周國樞)

先生/女士：

履行規劃許可附帶條件 (c) 項
— 提交現有排水設施的狀況記錄

為批給在劃為「鄉村式發展」地帶的
元朗牛潭尾上竹園第 104 約地段第 2158 號餘段
作臨時私人游泳池用途的規劃許可續期三年
(規劃申請編號：A/YL-NTM/436)

本處收到你於二零二二年五月二十三日提交的資料，以履行上述規劃許可附帶條件。
就你提交的資料，本處已諮詢有關部門，有關意見如下：

- ☒ 接受。因此，你已經履行上述附帶條件。
- ☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
- ☐ 不接受。因此，上述附帶條件未能被視作已履行。部門詳細意見請見附錄。

如你對部門意見有疑問，請直接聯絡渠務署嚴國豪先生(電話: 2300 1257)。

規劃署
粉嶺、上水及元朗東規劃專員

(陸國安



)

二零二二年五月二十七日

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

寄件者: Sandy Ma <[REDACTED]>
寄件日期: 2025年02月24日星期一 11:15
收件者: tpbpd/PLAND
副本: Timothy Yuet Sang CHAN/PLAND
主旨: Re : Planning Application No. A/YL-NTM/480
附件: Drainage record.pdf

類別: Internet Email

Dear Sirs,

Please find attached supplementary document for your records.

Bests regards

Ms. Ma

Your Ref. : TPB/A/YL-NTM/480

Date : 21 February, 2025.

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

Dear Sirs,

Re: Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years in "Village Type Development" zone, Lot 2158RP in DD104, Ngan Tam Mei, Yuen Long.

Submit Supplemental Information for s.16 application

We refer to your E-mail letters: letter 1) issued on 12/02/2025 and letter 2) issued on 17/02/2025 respectively in regard to the captioned s.16 application, we would like to submit the following supplemental information as to reply / clarify of your above 2 letters for your further processes:

Enclosed please find:

- 1) Appendix 1: Sketch No.1 for mark up of as-built Swimming Pool Piping Layout Plan at ground floor to highlight the arrangement of drainage for both of sewer waste water and swimming pool water for s.16 application. (1 sheet)
- 2) Appendix 2: Sketch No.2 for mark up of as-built Filtration Plant Room Layout Plan at B/F to highlight the arrangement of drainage for both of sewer waste water and swimming pool water for s.16 application. (1 sheet)
- 3) Appendix 3: Drainage facilities condition record.
cover letter – 1 sheet
contents – 7 sheets

Should you request any further information, please contact Ms. Ma at tel. [REDACTED]

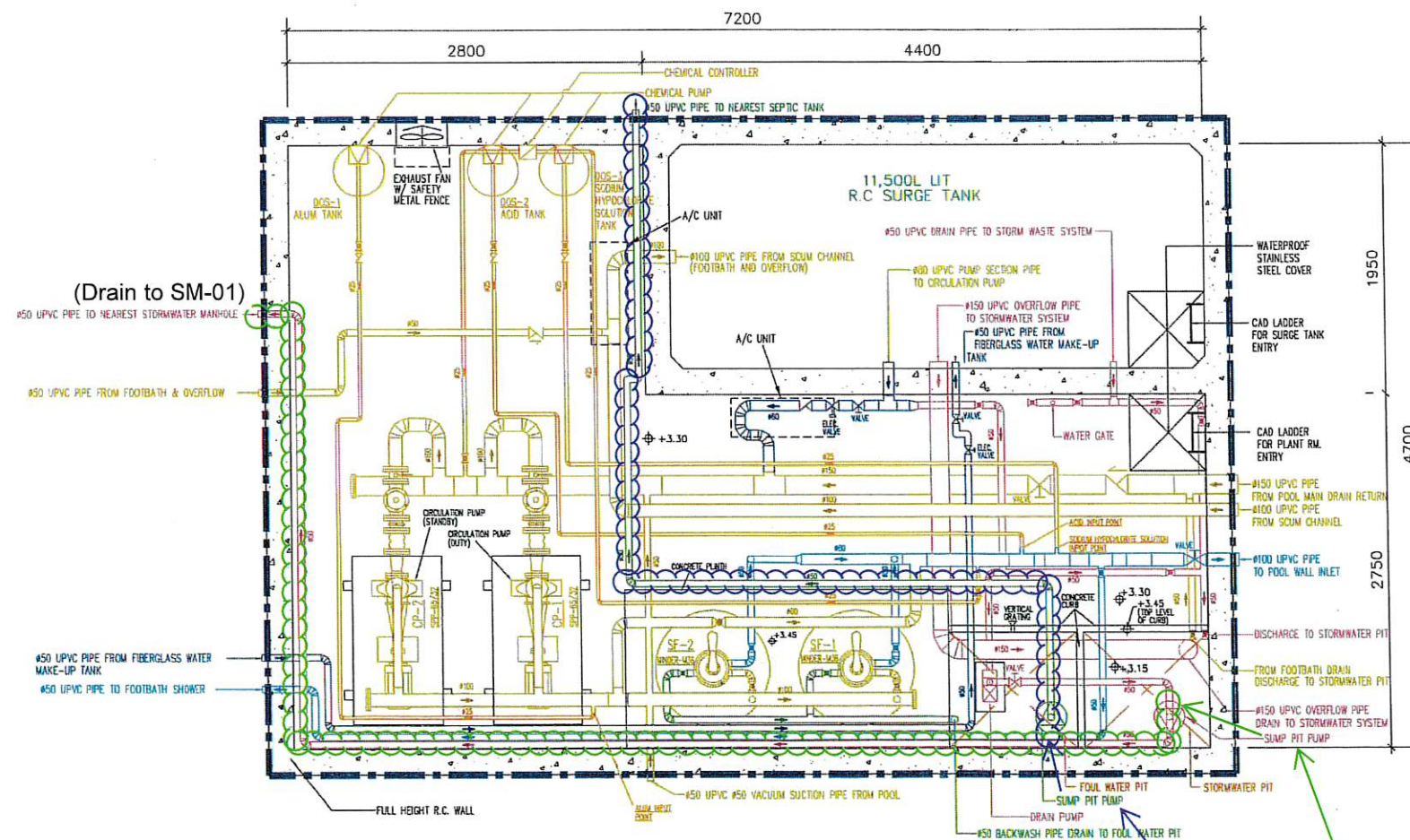
Thank you for your kind attention.

Yours faithfully,


Chow Kwok Shu

COLOUR LEGENDS

- (1) RETURN FROM POOL TO FILTRATION SYSTEM
- (2) FILTERED WATER SYSTEM
- (3) MAKEUP SYSTEM
- (4) CHEMICAL SYSTEM
- (5) BACKWASH SYSTEM
- (6) DRAIN SYSTEM





FILTRATION PLANT ROOM LAYOUT PLAN AT B/F
(1 : 100)

Underneath the Swimming Ground Floor

Sketch No.2 (21/02/2025)

Markup Sketch to Highlight the following Pipe Lines:

- 1)  Sump pit pump connected with dia.50mm UPVC pipe to drain the sewer waste water to the nearest septic tank as shown on Swimming Pool Piping Layout Plan (Ground Floor)
- 2)  Sump pit pump connected with dia.50mm UPVC pipe to drain the storm water to storm water manhole no. SM-01 on swimming pool ground floor.

Sketch No.2 for mark up of as-built Filtration Plant Room
Layout plan at B/F to highlight the arrangement of drainage
for both of sewer waste water and swimming pool water for
s.16 application

L	2024/02/15	11 th submission
K	2023/12/10	10 th submission
J	2023/10/25	9 th submission
H	2023/03/24	8 th submission
G	2022/12/05	7 th submission
F	28/04/2021	6 th submission
E	23/9/2020	5 th submission
D	23/6/2020	4 th submission
C	8/4/2017	3 rd submission
B	2021/03/08	2 nd submission
A	17/03/20	1 st submission
REV	DATE	DESCRIPTION

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Group Eagle Enterprises Limited

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Wah Hing Commercial Building,
No.283 Lockhart Road,
Wan Chai, H.K.

Tel. (852) 2579 5862
Fax (852) 2579 7929
E-mail: info@geegroup.com.hk /
enquiry@geegroup.com.hk

PROJECT

SWIMMING POOL LICENCE AT
B/F (PORTION), G/F (PORTION) &
1/F (PORTION),
LOT 2158 R.P. IN D.O. 104,
SHEUNG CHUK YUEN,
NGAU TAM MEI, YUEN LONG, N.T.

建築師 ARCHITECT
CHAN & WONG
ARCHITECTS AND ENGINEERS LTD.

電氣工程師 M&E CONSULTANT

WING SHING
CAISSON & FOUNDATION LTD.

<div style="display: flex; justify-content: space-between;"> <div> </div> <div> <p>名 DRAWING TITLE</p> <p>FILTRATION PLANTROOM EQUIPMENT LAYOUT</p> </div> </div>

Product No. 工 品 番 号	Drawing No. 図 番 号	Rev. No. 改訂番号
PJ-303	05	L
製 図 検 査 済 日	日 付 DATE	23-113-08
製 図 検 査 日	製 図 監 査 日	—
製 図 検 査 済 日	比 率 SCALE	1:25
Drawing Information 製 図 信 息	Print Date 印 刷 日 付	11/4/2021

(Appendix 3)

Your Ref. : TPB/A/YL-NTM/480

Date : 21 February, 2025.

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

Dear Sirs,

Re: Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years in "Village Type Development" zone, Lot 2158RP in DD104, Ngan Tam Mei, Yuen Long.
Drainage Facilities Condition Record)

With reference to the captioned application, we would like to submit herewith the as-built record plan and the condition photo record for kind perusal and record. All the drainage facilities are in good condition and we guarantee that the drainage facilities implemented on site would be maintained at all times at our own cost.

Should you request any further information, please contact Ms. Ma at tel. [REDACTED]

Thank you for your kind attention.

Yours faithfully,


Chow Kwok Shu

B.D. REF. 2/9151/08

N

STORM WATER TERMINAL MANHOLE SM-01
 C.L. = 5.575
 I.L. = 4.963
 D.T.L. = 4.813

SM-02
 C.L. = 5.200
 I.L. = 4.690

SM-03
 C.L. = 5.200
 I.L. = 4.530

SM-04
 C.L. = 5.350
 I.L. = 3.448
 CONNECT TO EXISTING GOVERNMENT CULVERT

SAN TIN HIGHWAY

SITE

SM-04
 C.L. = 5.350
 I.L. = 3.448

525ø C.P.

(SCALE 1:800)

JOB TITLE :
PROPOSED PRIVATE SWIMMING POOL AT LOT NO. 2158 R.P. in D.D. 104
SHUENG CHUK YUEN, NGAU TAM MEI, YUEN LONG, N.T.

DRAINAGE RECORD PLAN

DRAWING NO. SW-RP-01	REV. NO. —
-----------------------------	-------------------

SW-RP-01

1994-1995

N



SWIMMING POOL LAYOUT PLAN

(1:200)

LEGEND:

△ — PHOTO VIEW DIRECTION

LOT 2158 S.A

LOT 2158 RP

LOT 2158 S.B

Lot 2159 S.A

250mm SURFACE
CHANNEL W/ COVER
(FULL 1:100)





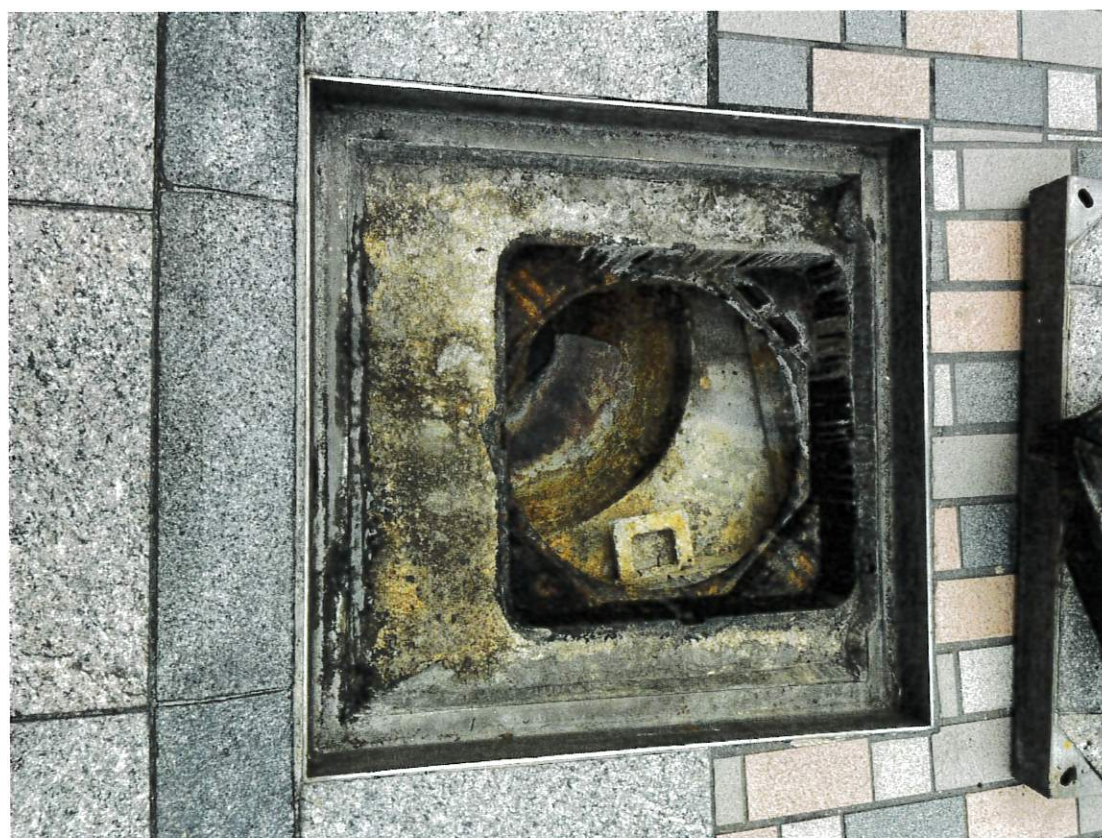
SM01 [Photo taking at 18/02/2025]



SM01 (Internal) [Photo taking at 18/02/2025]



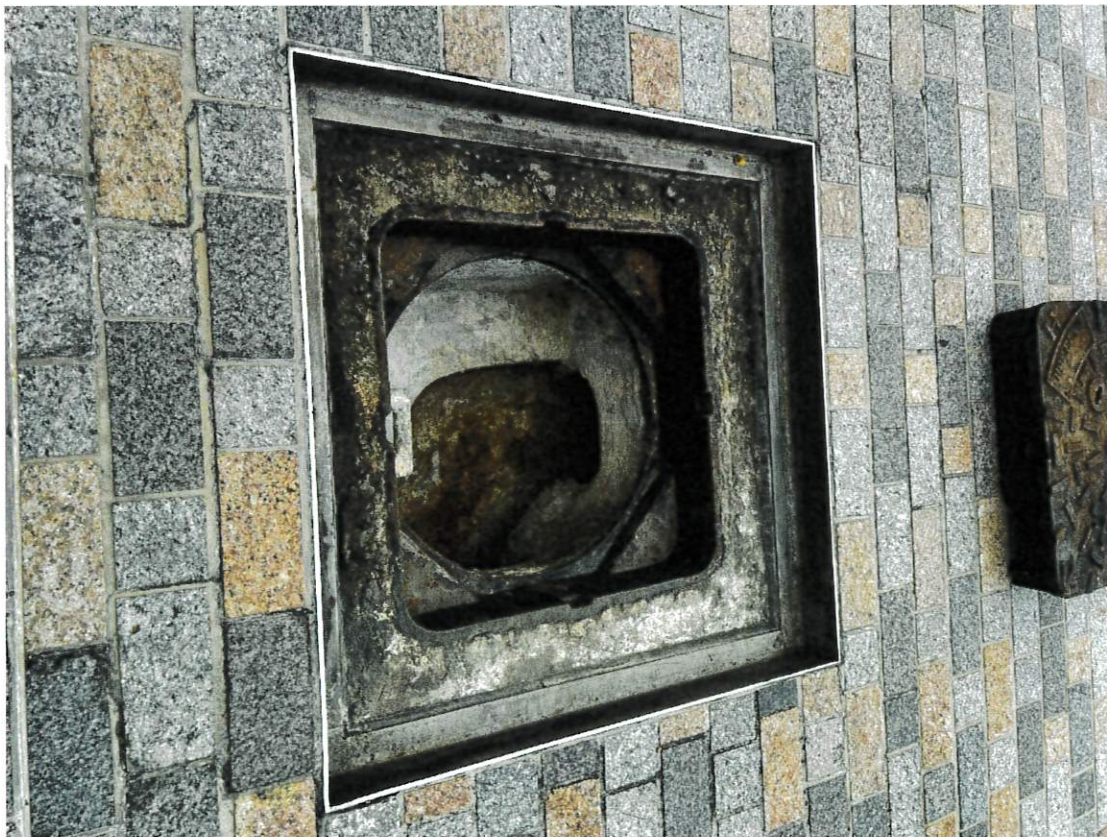
SM02 [Photo taking at 18/02/2025]



SM02 (Internal) [Photo taking at 18/02/2025]



SM03 [Photo taking at 18/02/2025]



SM03 (Internal) [Photo taking at 18/02/2025]



SM04 [Photo taking at 18/02/2025]



SM04 (Internal) [Photo taking at 18/02/2025]



Swimming Pool U-Channel (View 1)

[Photo taking at 18/02/2025]

**Relevant Extract of Town Planning Board Guidelines on
Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development
(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 Town Planning Board (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 Application covering the Application Site

Approved Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-NTM/213*	Proposed Temporary Private Swimming Pool for a Period of 3 Years	13.7.2007 (RNTPC) [revoked on 13.3.2010]
2.	A/YL-NTM/246	Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years	19.3.2010 (RNTPC)
3.	A/YL-NTM/286	Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years	15.3.2013 (RNTPC)
4.	A/YL-NTM/332	Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years	4.3.2016 (RNTPC)
5.	A/YL-NTM/384	Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years	8.3.2019 (RNTPC)
6.	A/YL-NTM/436	Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years	22.4.2022 (RNTPC)

* denotes permission revoked

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 No. 2158 RP 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;
- the private Lot within the Site is covered by Short Term Waiver No. 3432 to permit structures for the purpose of “Swimming Pool with associated underground filtration plant room”; and
- advisory comments are detailed in **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection:

- no objection to the application;
- no environmental complaints relating to the Site was recorded in the past three years; and
- advisory comments are detailed in **Appendix V**.

3. Landscape

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

- the Site falls within an area zoned “Village Type Development” on the approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/14, which is a non-landscape sensitive zoning and no significant landscape impact arising from the proposed continuous use is anticipated.

4. Drainage

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

- no objection in principle to the proposed development;
- conditions should be stipulated requiring the applicant to maintain the drainage facilities implemented in good condition and ensure that the applied private swimming pool would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;
- all the drainage system should be rectified by the applicant at his own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation; and

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

5. Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene:

- no adverse comment on the application;
- the Site is now covered by a valid swimming pool licence (B/F (Portion), G/F (Portion) & 1/F (Portion), Lot 2158 R.P. in D.D. 104, Sheung Chuk Yuen, Ngau Tam Mei, Yuen Long, N.T.) from 16.4.2024 to 15.4.2025; and
- advisory comments are detailed in **Appendix V**.

6. Traffic

Comments of the Commissioner for Transport:

- noted that there is no vehicle access to the Site and the current application has the same development parameters as the previous approved application No. A/YL-NTM/436, he has no comment on the application from traffic engineering point of view.

7. Other Departments

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

- (a) Chief Highway Engineer/New Territories West of Highways Department (HyD);
- (b) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Project Manager (West), West Development Office, CEDD;
- (e) Head of Geotechnical Engineering Office, CEDD;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) Chief Building Surveyor/New Territories West, Buildings Department;
- (h) Director of Fire Services;
- (i) Commissioner of Police;
- (j) Director of Electrical and Mechanical Services;
- (k) District Officer (Yuen Long), Home Affairs Department; and
- (l) Director of Leisure and Cultural Services.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate. 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/rent 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;
- (b) 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 San Tam Road; and
 - adequate drainage measures shall be provided to prevent surface water running from the application site (the Site) to the nearby public roads and drains;
- (c) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to comply with the requirements stipulated in Water Pollution Control Ordinance for any discharge arising from the operation of the pool. The operation and maintenance of the existing sewage disposal system should also follow the requirements stipulated in 'Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations' (ProPECC 1/23) issued by the Environmental Protection Department;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
- the applicant should inform Planning Department if the drainage arrangement has been changed;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- before any new building works are to be carried out on application site, prior approval and consent of the BD should be obtained, otherwise they are unauthorised building works (UBW) under the Building Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
 - for UBW erected on leased land, enforcement action may be taken by 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;
and

- (f) to note the comments of the Director of Food and Environmental Hygiene that:
- under the Swimming Pools Regulation (Cap 132 sub. leg.), private swimming pools which serve more than 20 residential units and which are accessible to the public require a swimming pool licence from Food and Environmental Hygiene Department (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 above-mentioned Regulation does not apply to any swimming pool which serves not more than 20 residential units and to which the public have no access; and
 - no FEHD facilities shall be affected and the activity and operation in relation to the applied private swimming pool shall not cause any environmental nuisance and pest infestation to the surrounding.

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-NTM/480

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

「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