

2024年 4月 5日

此文件在 _____ 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on - 5 APR 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TT/644
	Date Received 收到日期	- 5 APR 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

龍萬權 Mr. Lung Man Kuen

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)

不適用 N.A.

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)

新界元朗大棠路深涌路深涌村 253, 255 號
253, 255 Sham Chung Tsuen, Sham Chung Road, Tai Tong Road, Yuen Long, N.T.

元朗丈量約份第 120 約地段第 3314 號 A 分段及 3314 號餘段
Lots No. 3314 A and 3314 RP in D.D. 120, 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 680 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 173.5 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)

不適用 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	大棠分區計劃大綱圖 SYL-TT/20 Tai Tong Outline Zoning Plan
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展 Village Type Development
(f) Current use(s) 現時用途	私人游泳池 Private Swimming Pool (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole “current land owner”[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the “current land owners”[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].
根據土地註冊處截至 2024 年 3 月 8 日的記錄，這宗申請共牽涉 2 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 1 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	新界元朗深涌村 255 號 255 Sham Chung Tsuen, Yuen Long, New Territories. SECTION A OF LOT NO. 3314 IN D.D. 120	07/03/2024

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

不適用 N.A.

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	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積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 不適用 N.A.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) Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input 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"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 不適用...N.A..... No 否 <input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／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 No 否 <input type="checkbox"/>	
	No 否		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 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"/>		

	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 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-TT</u> / <u>521</u>
(b) Date of approval 獲批給許可的日期	<u>11/06/2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>17/07/2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時私人游泳池為期 3 年 Temporary Private Swimming Pool for a Period of 3 Years
(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。

繼續：

1. 為家人提供一個運動和消閒的場地。

2. 美化家居環境。

Continue to:

1. Provide a sports and leisure place for family members.

2. Beautify the living environment.

關於「總樓面面積」：

就先前所提交的總樓面面積 151.8 平方米的錯誤，謹此致歉。

現確認該游泳池自 2004 年建成至今，從未進行任何改建，並確認其總樓面面積為 173.5 平方米。

Re: The Gross Floor Area

I apologise for the incorrect 151.8 square metres of the gross floor area has been submitted.

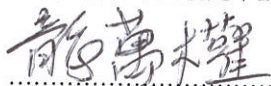
I hereby confirm that the swimming pool has no alterations since it was built in 2004, and I further confirm that the gross floor area is 173.5 square metres.

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

龍萬權 LUNG MAN KUEN

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

20 MAR 2024

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗大棠路深涌路深涌村 253, 255 號 253, 255 Sham Chung Tsuen, Sham Chung Road, Tai Tong Road, Yuen Long, N.T. 元朗丈量約份第 120 約地段第 3314 號 A 分段及 3314 號餘段 Lots No. 3314 A and 3314 RP in D.D. 120, Yuen Long.
Site area 地盤面積	680 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	大棠分區計劃大綱圖 S/YL-TT/20 Tai Tong Outline Zoning Plan
Zoning 地帶	鄉村式發展 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	臨時私人游泳池為期 3 年 Temporary Private Swimming Pool For a period of 3 years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<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	173.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(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	不適用 N.A. % <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 checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
地段索引圖 LOT INDEX PLAN		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

D.L.O. REF. NO.
P.D. REF. NO.

注意
此圖紙內之圖則係根據「一切建築工程之設計及圖則」而繪製。如欲更改此圖紙內之圖則，必須經本署之批准。如欲更改此圖紙內之圖則，必須經本署之批准。

NOTES
DO NOT SCALE DRAWINGS. FOR BEST RESULTS, READ THIS DRAWING IN CONJUNCTION WITH THE SITE PLAN AND THE PLANS AND SPECIFICATIONS. ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING. FOR BEST RESULTS, READ THIS DRAWING IN CONJUNCTION WITH THE SITE PLAN AND THE PLANS AND SPECIFICATIONS. ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING.

ARCHITECT
朱德森建築師事務所
T.S. CHU ARCHITECTS LTD.
22/F, Asia House 1, 100, Queen's Road Central, Hong Kong
Tel: 2512 2112 Fax: 2772 5070
E-Mail: tschu@tschuarchitects.com.hk

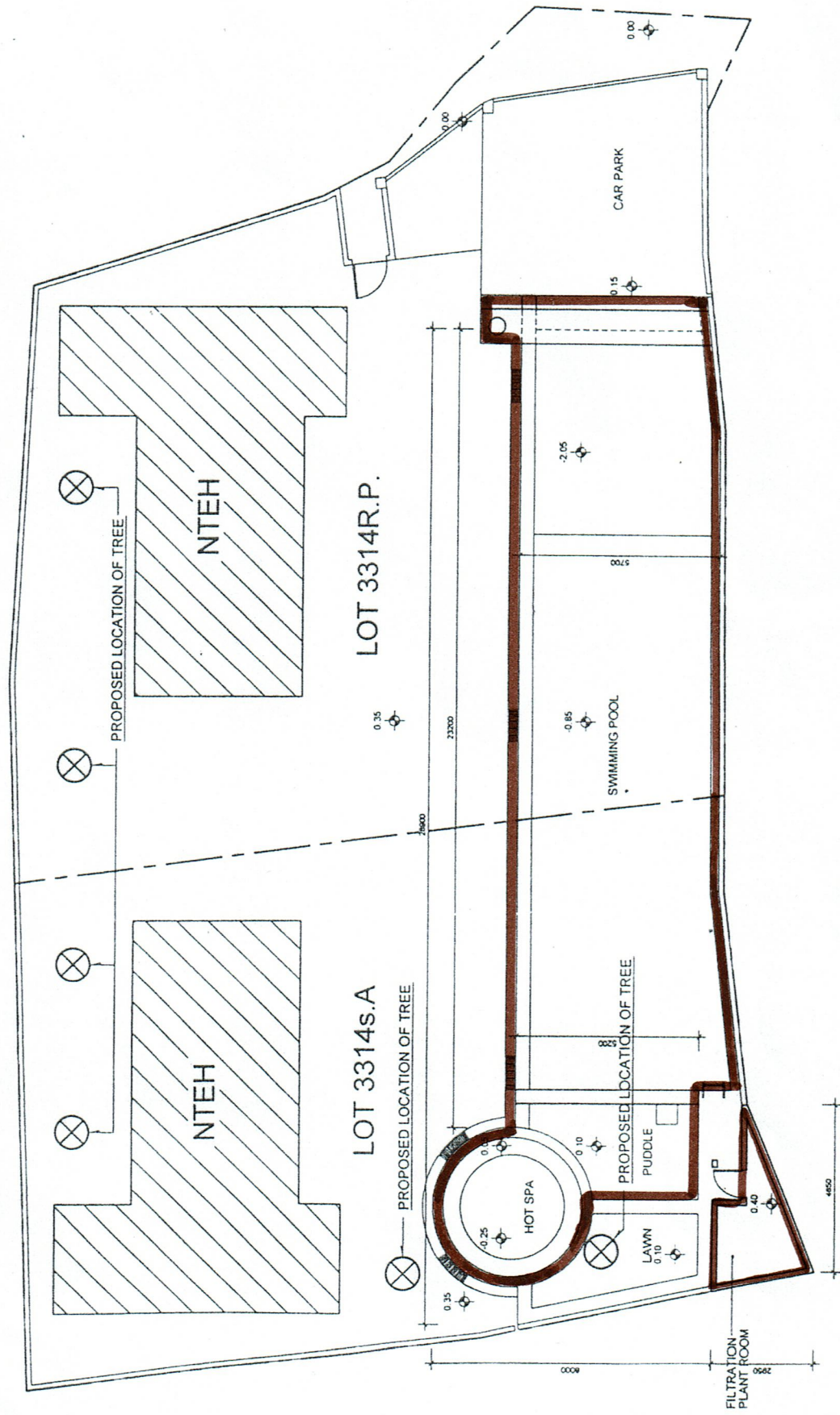
PROJECT
Proposed Development of an NTEH with Swimming Pool at Lot Nos. 3314 s.A & 3314 s.B in D.D. 120, Sham Chung Tsuen, Shap Pat Heung, Yuen Long, N.T.

REVISIONS

NO.	DATE	REMARKS
A	July 03	Tree Transplanted
B	Aug. 03	Tree Transplanted
C	Oct. 03	None of Tree Added
D	Nov. 03	None of Tree Added
E	Dec. 04	None of Tree Added

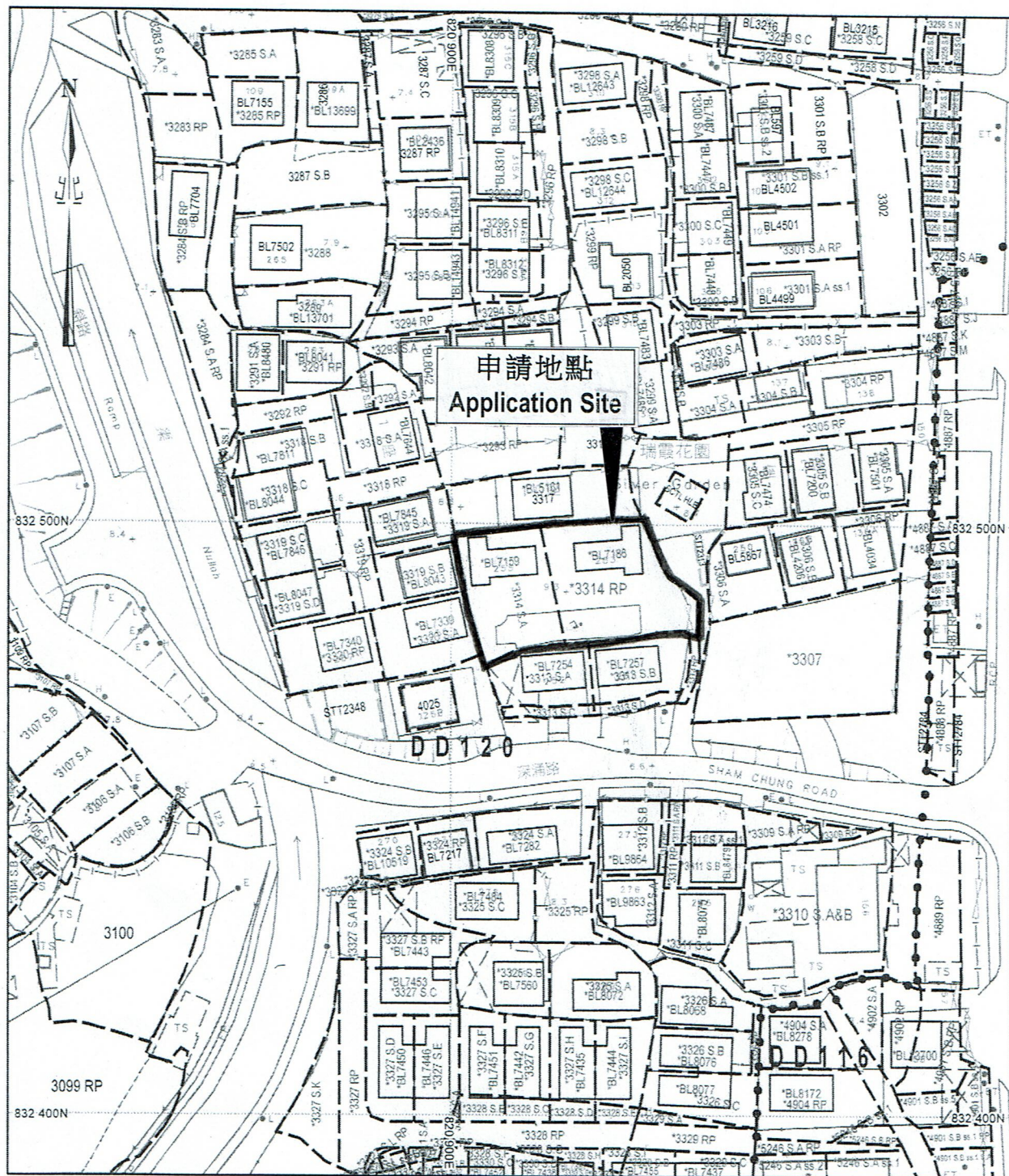
TITLE
MASTER LAYOUT PLAN

DATE: October, 2002
SCALE: N.T.S.
DRAWN BY: C.H. Lo
CHECKED BY: L.W. Wong
JOB NO: 287-02
DRAWING NO: T-ARP-01 (E)



* 游泳池及設施

地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000

metres 10 0 10 20 30 40 50 metres



Locality :

Lot Index Plan No. : LIP1581436P

District Survey Office : Lands Information Center

Date : 08-Mar-2024

Reference No. : 6-NW-19B,6-NW-14D

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SMO-P01

20240308113008 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖象界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會按不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

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

Bosco Tak Ko YUNG/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年05月02日星期四 11:25
收件者: Eva Ka Yan TAM/PLAND
副本: Chi Ting LAU/PLAND; Bosco Tak Ko YUNG/PLAND
主旨: 轉寄: 規劃申請編號 A/YL-TT/644
附件: 游泳池範圍.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Thursday, May 2, 2024 10:41 AM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: 規劃申請編號 A/YL-TT/644

From: TPB Submission/PLAND <tpbsubmission@pland.gov.hk>
Sent: Tuesday, April 30, 2024 5:21 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Fw: 規劃申請編號 A/YL-TT/644

-----Original Message-----

From: LUNG PING YING [REDACTED]
Sent: Tuesday, April 30, 2024 3:43 PM
To: TPB Submission/PLAND <tpbsubmission@pland.gov.hk>
Subject: RE: 規劃申請編號 A/YL-TT/644

城市規劃委員會：

現補充資料：-
游泳池

1. 之前的規劃申請 (編號 A/YL-TT/521) 所要求的條件，本人已經履行；
2. 深度約 1.2 米至 2.4 米；
3. 濾水機房的高度不多於 2.5 米，高一層；
4. 只供家人使用；
5. 總樓面面積約 173.5 平方米，包括範圍見附圖。

謝謝！

寄件者: LUNG PING YING

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

寄件日期: 2024 年 4 月 12 日 下午 03:19

收件者: TPB Submission/PLAND

主旨: RE: 規劃申請編號 A/YL-TT/644

城市規劃委員會：

申請人龍萬權先生的通訊地址 (中文)：

請予存錄，謝謝！

寄件者: TPB Submission/PLAND [tpbsubmission@pland.gov.hk]

寄件日期: 2024 年 4 月 11 日 下午 05:04

收件者:

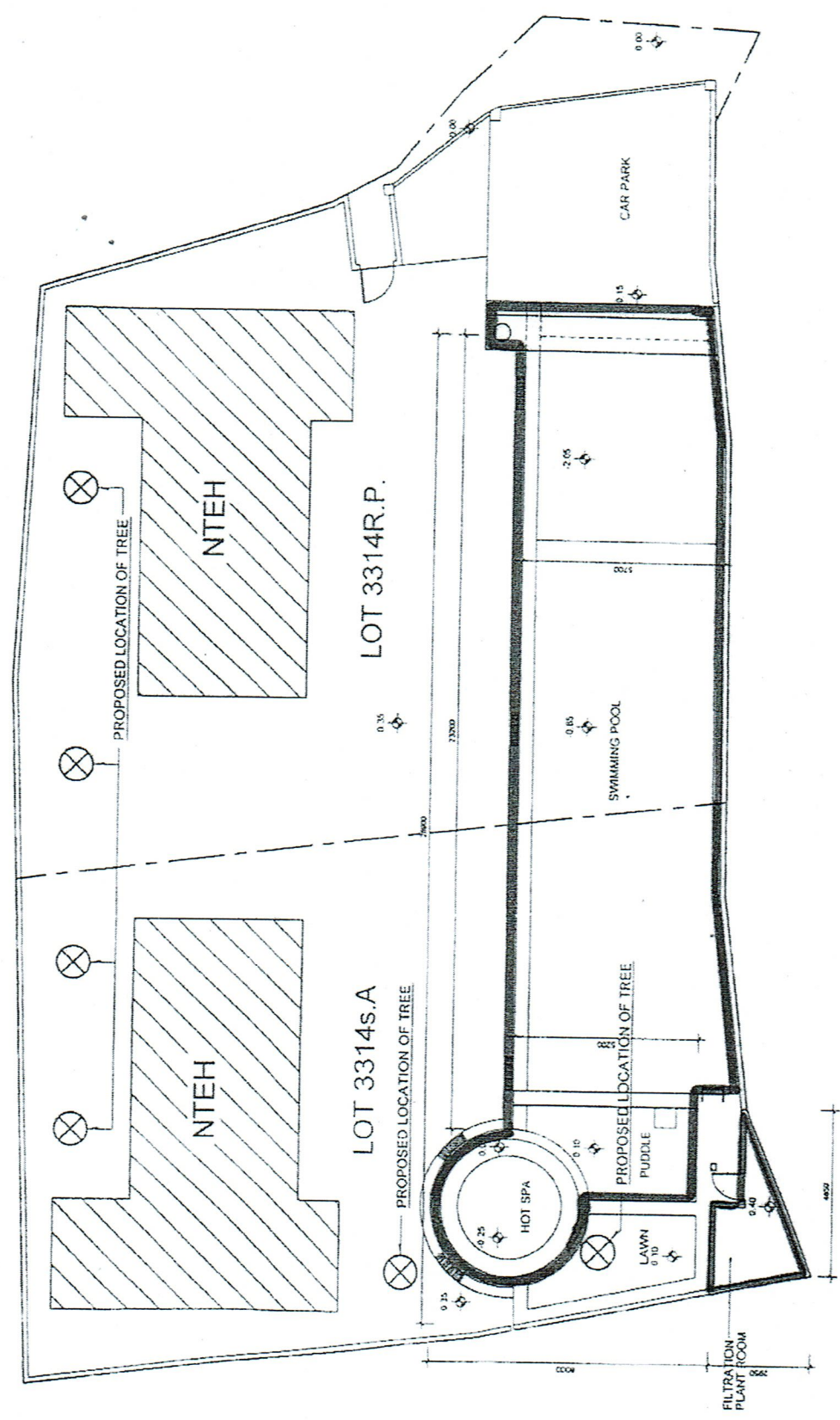
主旨: 規劃申請編號 A/YL-TT/644

先生/女士：

隨電郵附上城市規劃委員會有關題述規劃申請的信函。

城市規劃委員會秘書處

[See attachment "A_YL-TT_644.pdf"]



* 游泳池範圍

DATE: 01/01/2002
PROJECT: 287-02

SCALE: 1:100

DATE: 01/01/2002

PROJECT: 287-02

SCALE: 1:100

DATE: 01/01/2002

PROJECT: 287-02

SCALE: 1:100

DATE: 01/01/2002

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DATE: 01/01/2002

PROJECT: 287-02

SCALE: 1:100

DATE: 01/01/2002

PROJECT: 287-02

SCALE: 1:100

Relevant Extracts 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 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 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Development / Applied Use</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/138	Proposed Temporary Private Swimming Pool for a Period of 3 Years	22.11.2002 [revoked on 22.2.2004]
2	A/YL-TT/147	Proposed Minor Amendments to Approved Scheme for Temporary Private Swimming Pool under Application No. A/YL-TT/138	8.8.2003*
3	A/YL-TT/188	Temporary Private Swimming Pool for a Period of 3 Years	9.12.2005
4	A/YL-TT/233	Renewal of Planning Approval for Temporary Private Swimming Pool use for a Period of 3 Years	24.10.2008
5	A/YL-TT/291	Renewal of Planning Approval for Temporary Private Swimming Pool Use for a Period of 3 Years	7.10.2011
6	A/YL-TT/337	Renewal of Planning Approval for Temporary Private Swimming Pool Use for a Period of 3 Years	28.11.2014 [revoked on 9.3.2015]
7	A/YL-TT/351	Temporary Private Swimming Pool for a Period of 3 Years	17.7.2015
8	A/YL-TT/427	Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years	18.5.2018
9	A/YL-TT/521	Renewal of Planning Approval for Temporary Private Swimming Pool for a Period of 3 Years	11.6.2021

* approved with conditions by the then District Planning Officer/Tuen Mun and Yuen Long under the delegated authority of the Board with validity up to 22.11.2005

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department

- No adverse comment on the application.
- There is no Small House (SH) application under processing for the Site but two SH applications have been approved.

2. Traffic

(a) Comment of the Commissioner for Transport:

No adverse comment on the application.

(b) Comment of the Chief Highway Engineer/New Territories West, Highways Department:

No adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- No objection to the application.
- No environmental complaint concerning the Site received in the past three years.

4. Drainage

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

- No in-principle objection to the application.
- Should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, an approval condition should be included to request the applicant to maintain the drainage facilities implemented under the previous application No. A/YL-TT/521 and to submit records of the existing drainage facilities on the Site to the satisfaction of the Director of Drainage Services or of the Board.
- His detailed requirements for the required condition record are in **Appendix IV**.

5. Fire Safety

Comment of the Director of Fire Services:

No objection to the renewal application.

6. Building Matters

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

No adverse comment on the application.

7. Long Term Development

Comment of the Project Manager (West), Civil Engineering and Development Department:

No comment on the application.

8. District Officer's Comments

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

His office has not received any comment from the village representatives in the vicinity of the Site.

9. Other Departments

The Director of Agriculture, Fisheries and Conservation, the Director of Electrical and Mechanical Services, the Chief Engineer/Construction of Water Supplies Department and the Commissioner of Police have no objection to/no comment on the application.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
- (i) the application site (the Site) comprises Old Schedule Agricultural Lots 3314 S.A and 3314 RP both in DD. 120 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;
 - (ii) Lots 3314 S.A and 3314 RP in D.D. 120 are covered by Short Term Waivers (STW) Lots 3179 and 3180 respectively for the purpose of “Private Swimming Pool with Associated Filtration Plant Room”;
 - (iii) Building Licences No. 7159 and 7186 were issued to permit erection of one 3-storey building not exceeding a height of 8.23 m with a built-over area not exceeding 65.03 m² for non-industrial purposes to Lots 3314 S.A and 3314 RP both in D.D. 120 respectively. These buildings are New Territories Exempted Houses (NTEH) governed by Cap. 121. As stipulated in the above Licences, except for the building site, the remaining area of the lot shall not be built upon and shall continue to be used for agricultural or garden purposes; and
 - (iv) the STW holder(s) will need to apply to LandsD for modification of the STW 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 it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied 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 (CHE/NTW, HyD) that:
- (i) the proposed access arrangement should be commented by Transport Department;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (iii) the access road connecting the Site with Sham Chung Road is not and would not be maintained by HyD. HyD would not be responsible for maintaining any access connecting the Site with Sham Chung Road;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) that:
- (i) the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken; and
 - (ii) the photos to be submitted should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path;

- (d) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant should follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by Environmental Protection Department to minimize the potential environmental nuisances on the surrounding area;
 - (ii) the applicant should observe the requirements under the Water Pollution Control Ordinance if there is any effluent discharge from the applied use;
 - (iii) the applicant should follow the Environmental Protection Department’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” to minimise any potential environmental nuisance;
 - (iv) the applicant should connect swimming pool main drain, footbath main drain and swimming pool make-up tank drain to storm water drains, while discharging the filtration plant backwash to foul sewers as recommended in ProPECC PN 1/23;
 - (v) if septic tank and soakaway system is used for the filtration plant backwash in case of unavailability of public sewer, its design and operation should follow the requirements in the ProPECC PN 1/23, including completion of percolation test and certification by Authorized Person; and
 - (vi) the applicant should provide connections to public foul sewers when available in the vicinity;
- (e) to note the comments of the Director of Food and Environmental Hygiene that:
 - (i) 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 the Food and Environmental Hygiene Department (FEHD). The applicant is reminded that no person shall take any part in the management of a swimming pool and the establishment or maintenance of which without license. 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; and
 - (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; and
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any approved use under the subject application;
 - (ii) for any UBW erected on leased land, enforcement action may be taken by BD

to effect the removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- (iii) before any new building works (including containers/open sheds as temporary buildings demolition and land filling, etc) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with BO;
- (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (v) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
- (vii) detailed comments will be provided at the building plan submission stage.