

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

Tracy Wing Sum LAW/PLAND

寄件者: Wilfred Ka Hing CHU/PLAND
寄件日期: 2025年04月23日星期三 14:16
收件者: tpbpd/PLAND
副本: Tracy Wing Sum LAW/PLAND
主旨: Fw: Comments on Planning Application No. A/YL-PN/84
附件: 回覆規劃署 2.pdf

FI for A/YL-PN/84

From: PROJECT CONSULTANCY FBI
Sent: Wednesday, April 23, 2025 1:51 PM
To: Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>
Subject: Re: Fw: Comments on Planning Application No. A/YL-PN/84

此電郵取代2025-04-15 19:11、2025-04-16 13:24及2025-04-17 10:47 之電郵。

有關A/YL-PN/84規劃申請回覆意見 及取代之前布局設計圖



回覆規劃署 2.pdf

申請人不會破壞紅樹林(亦會在接近範圍向內10米建造圍繩及指示告知是保護區不能進入。亦不會將水直接排放到水道。

Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk> 於 2025年4月17日 週四 下午5:00寫道：

Dear Mr. Chan,

Regarding your submission of planning application no. A/YL-PN/84, please find below our comments for your further action.

1. The location of structures in your layout plan appears to be inaccurate. Please check the attached aerial photo below for your reference.

[See attachment "A_YL-PN_84_Aerial Photo Overlay.pdf"]

2. According to the aerial photos, the site appears not as densely vegetated than in the past. Please clarify.
3. Please consider to submit landscape proposal (i.e. propose planting new trees) if appropriate

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Should you wish to submit further information in response to the above, please do so by **22.4.2025 (Tuesday)** and submit in writing to Secretary of the Town Planning Board (email: tpbpd@pland.gov.hk; Address: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong; Fax: 2877 0245) with copy to us. In submitting the further information, reference should be made to the TPB Guidelines No. 32B on the Submission of Further Information in Relation to Applications for Amendment of Plan, Planning Permission and Review.

Thanks and Regards,

Wilfred CHU

TP/YLW4, TMYLW DPO, PlanD

Tel: 2158 6290



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Planning a Future of Boundless Opportunities



From: Wilfred Ka Hing CHU/PLAND

Sent: Thursday, April 17, 2025 2:46 PM

To: 'PROJECT CONSULTANCY FBI'

Cc: Janet Hiu Nga FUNG/PLAND <jhnfung@pland.gov.hk>; Tracy Wing Sum LAW/PLAND <twslaw@pland.gov.hk>

Subject: Re: Comments on Planning Application No. A/YL-PN/84

Dear Mr. Chan,

Regarding your submission of planning application no. A/YL-PN/84, please find below our comments for your further action.

1. The Site falls within Long Jok Tsuen Site of Archaeological Interest. Please advise whether the application would involve any ground excavation works.

Should you wish to submit further information in response to the above, please do so by **17.4.2025 (Today)** and submit in writing to Secretary of the Town Planning Board (email: tpbpd@pland.gov.hk; Address: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong; Fax: 2877 0245) with copy to us. In submitting the further information, reference should be made to the TPB Guidelines No. 32B on the Submission of Further Information in Relation to Applications for Amendment of Plan, Planning Permission and Review.

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Thanks and Regards,

Wilfred CHU

TP/YLW4, TMYLW DPO, PlanD

Tel: 2158 6290



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Wilfred Ka Hing CHU/PLAND <wkychu@pland.gov.hk> 於 2025年4月11日 週五 下午12:30寫道：

Dear Mr. Chan,

Regarding your submission of planning application no. A/YL-PN/84, please find below our comments for your further action please.

1. Please indicate the ingress/egress of the site on the layout plan
2. Please provide further justifications for the increase in the number of structures and total floor area in relation to the increase of monks and followers. Also, please elaborate on the capacity of each structure. For example, it is mentioned in your previous supplementary information dated 27.3.2025 that there would be a maximum of 20 visitors at any one time, so how many visitors/staff could the main hall and each meditation room accommodate?
3. Please provide more information on the operation and types of activities to be carried out at the site and whether it would involve burning of joss paper / incense paper and use of sound amplification system (please make reference to EPD's guideline at: https://www.epd.gov.hk/epd/sites/default/files/epd/english/compliance_ass/others/files/Guideline_worshipping.pdf)
4. Please clarify whether there would be demolition of existing structures and/or construction of new structures
5. It is indicated in the application form that the development would not involve tree felling, please clarify whether all existing trees and shrubs on the site would be preserved

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Should you wish to submit further information in response to the above, please do so by **16.4.2025 (Wednesday)** and submit in writing to Secretary of the Town Planning Board (email: tpbpd@pland.gov.hk; Address: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong; Fax: 2877 0245) with copy to us. In submitting the further information, reference should be made to the TPB Guidelines No. 32B on the Submission of Further Information in Relation to Applications for Amendment of Plan, Planning Permission and Review.

Thanks and Regards,

Wilfred CHU

TP/YLW4, TMYLW DPO, PlanD

Tel: 2158 6290



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日期：19-04-2025

編號：FBI-HPL-O2025-02-10

致：規劃署

電郵

尊敬的先生/女士,

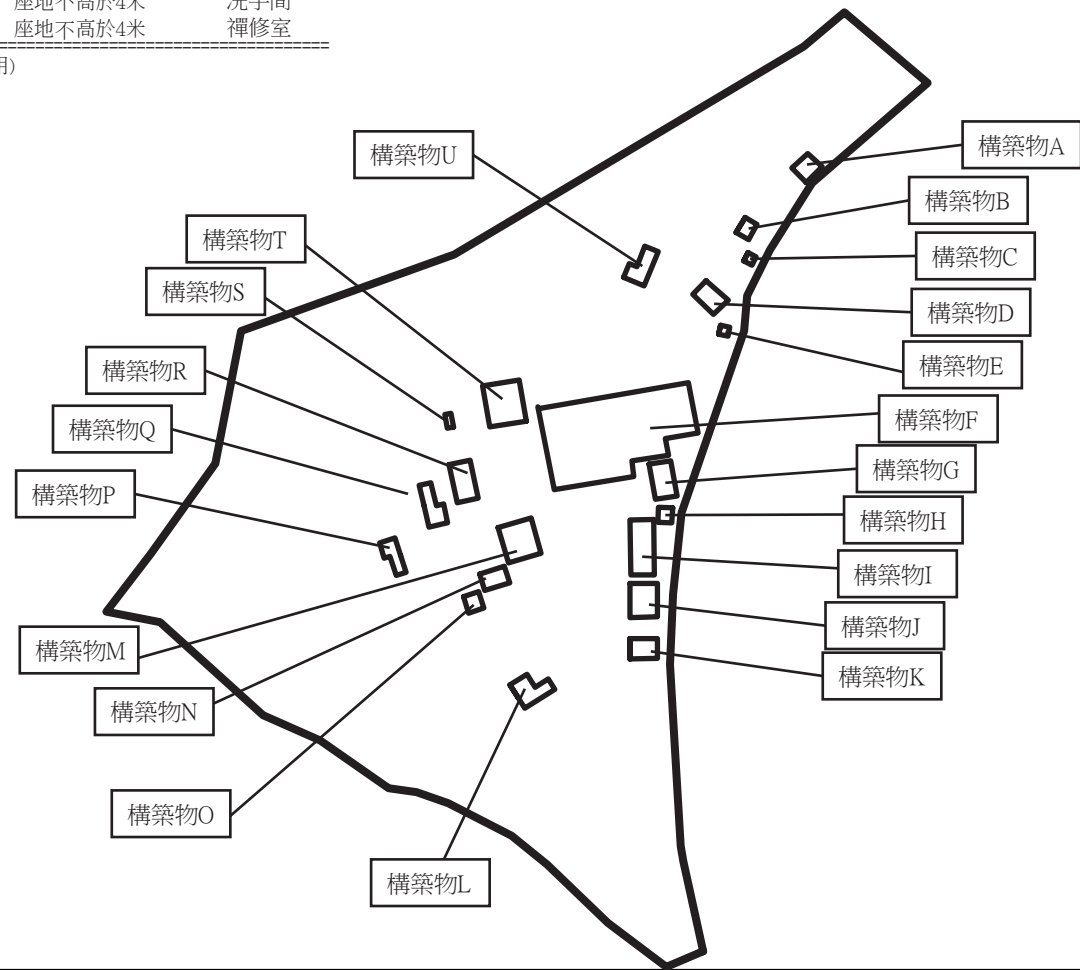
有關A/YL-PN/84規劃申請回覆意見：

1. 該遺址位於浪濯村考古遺址內。請告知申請是否涉及任何地面挖掘工程。
申請地點不會有任何地面挖掘工程。
2. 您的佈局規劃中的建築物位置似乎不準確。請查看下面附加的空拍照片以供參考。
更改見圖1。
3. 從空拍照片來看，該地點的植被似乎不如過去那麼茂密。請澄清。
因申請地點長期海水上漲致場地水浸,導致很多樹木枯萎及多次颱風令樹木損壞及空置地方已經種植來補償。
4. 如果合適，請考慮提交景觀提案（即建議種植新樹）
申請場地已很多樹木種植。
5. 出入口位置及圍欄位置(見圖3)
6. 因為僧侶人數增加，需要地方休息及禪修。因為信徒人數增加，信徒需要一個獨自安靜空間準行禪修，因此建築物數量和總建築面積增加。
可以容納多少名遊客/工作人員(見圖2)
7. 活動的資料(見圖4)，不會涉及焚燒紙錢/香和使用擴音系統。
8. 申請地點會保留現有申請圖則的建築物,其他將會全部拆除。
9. 申請地點不會涉及砍伐樹木，會保留地塊上所有現有的樹木和灌木。

為了方便你們考慮我們的申請，我附上以下供你們參考的文件，如果你們對提交文件有任何疑問，請致電 聯絡我們的 先生。

申請地點內設有21個構築物：

| 構築物 | 總佔地面積 | 總樓面面積 | 佈置 | 用途 | 構築物 | 總佔地面積 | 總樓面面積 | 佈置 | 用途 |
|--------|---------|-------------|---------|--------|-------|---------|-------------|---------|-------|
| C(1層) | 3平方米 | 3平方米 | 座地不高於3米 | 洗手間 | A(1層) | 16.5平方米 | 16.5平方米 | 座地不高於4米 | 師父住用室 |
| D(1層) | 15.6平方米 | 15.6平方米 | 座地不高於4米 | 存放工具 | B(1層) | 10平方米 | 10平方米 | 座地不高於4米 | 師父住用室 |
| E(1層) | 3平方米 | 3平方米 | 座地不高於3米 | 洗手間 | U(1層) | 25平方米 | 10平方米 | 座地不高於4米 | 師父住用室 |
| F(1層) | 416 平方米 | 416平方米 | 座地不高於8米 | 泰國佛寺主樓 | | 51.5平方米 | 51.5平方米(住用) | | |
| G(1層) | 33.7平方米 | 33.7平方米 | 座地不高於4米 | 活動區 | | | | | |
| H(1層) | 19.4平方米 | 19.4平方米 | 座地不高於3米 | 洗手間 | | | | | |
| I(1層) | 30平方米 | 30平方米 | 座地不高於4米 | 禪修室 | | | | | |
| J(1層) | 26.7平方米 | 15.8平方米 | 座地不高於4米 | 禪修室 | | | | | |
| K(1層) | 15.8平方米 | 26.7平方米 | 座地不高於4米 | 禪修室 | | | | | |
| L(1層) | 28平方米 | 28平方米 | 座地不高於4米 | 禪修室 | | | | | |
| M(1層) | 47平方米 | 47平方米 | 座地不高於3米 | 禪修室 | | | | | |
| N(1層) | 16.8平方米 | 16.8平方米 | 座地不高於3米 | 禪修室 | | | | | |
| O(1層) | 10平方米 | 10平方米 | 座地不高於4米 | 洗手間 | | | | | |
| P(1層) | 18平方米 | 18平方米 | 座地不高於4米 | 儲物室 | | | | | |
| Q(1層) | 18平方米 | 18平方米 | 座地不高於4米 | 禪修室 | | | | | |
| R(1層) | 132平方米 | 132平方米 | 座地不高於4米 | 禪修室 | | | | | |
| S(1層) | 3平方米 | 3平方米 | 座地不高於4米 | 洗手間 | | | | | |
| T(1層) | 58平方米 | 58平方米 | 座地不高於4米 | 禪修室 | | | | | |
| 894平方米 | | 894平方米(非住用) | | | | | | | |



Project 項目名稱：

新界元朗白泥丈量約份第135約地段第65號餘段(部份)土地

Drawing Title 圖紙標題：

布局設計圖

Drawing No 圖紙號：

圖1

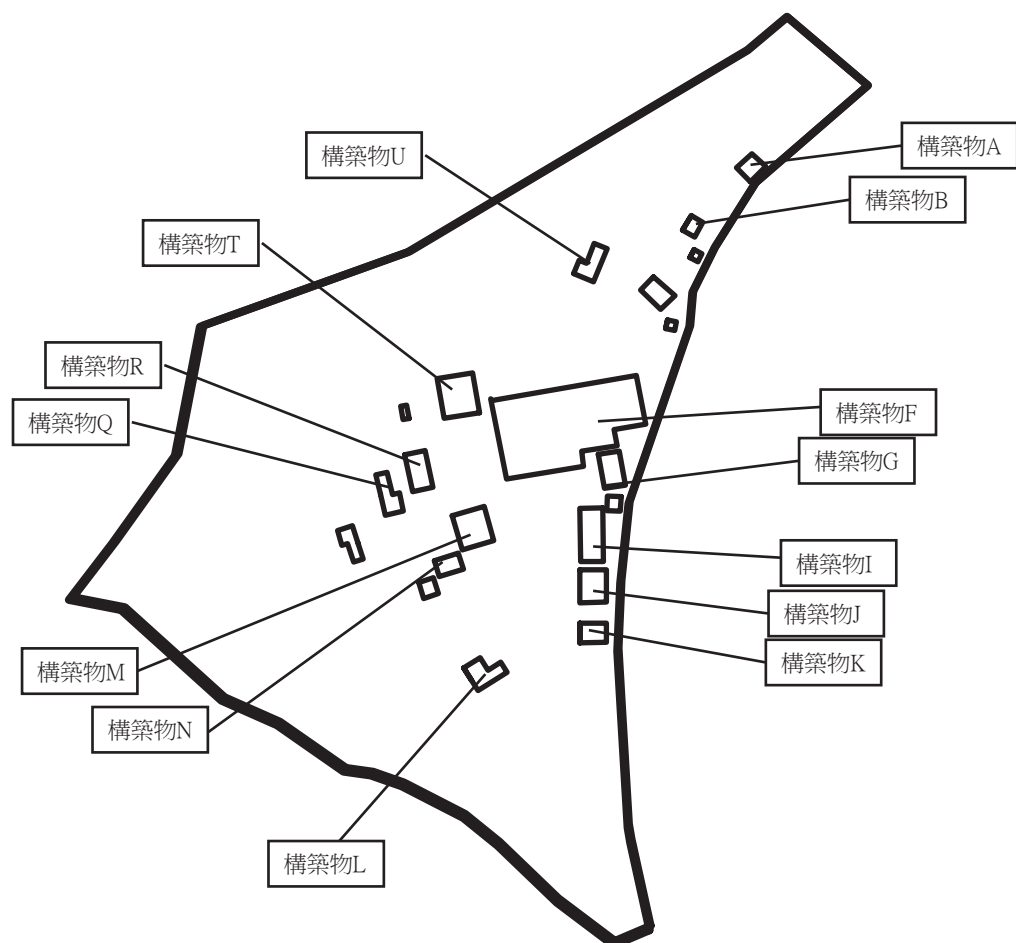
Remarks 備註：



FiBi International Project Consultancy Co. Limited

| 構築物 | 最多容納人數 | 用途 |
|-------|--------|--------|
| F(1層) | 20人 | 泰國佛寺主樓 |
| G(1層) | 4人 | 活動區 |
| I(1層) | 1人 | 禪修室 |
| J(1層) | 1人 | 禪修室 |
| K(1層) | 1人 | 禪修室 |
| L(1層) | 2人 | 禪修室 |
| M(1層) | 2人 | 禪修室 |
| N(1層) | 1人 | 禪修室 |
| Q(1層) | 1人 | 禪修室 |
| R(1層) | 1人 | 禪修室 |
| T(1層) | 2人 | 禪修室 |

| 構築物 | 最多容納人數 | 用途 |
|-------|--------|-------|
| A(1層) | 1-3人 | 師父住用室 |
| B(1層) | 1-3人 | 師父住用室 |
| U(1層) | 1-3人 | 師父住用室 |



Project 項目名稱：

新界元朗白泥丈量約份第135約地段第65號餘段(部份)土地

Drawing Title 圖紙標題：

可容納人數圖

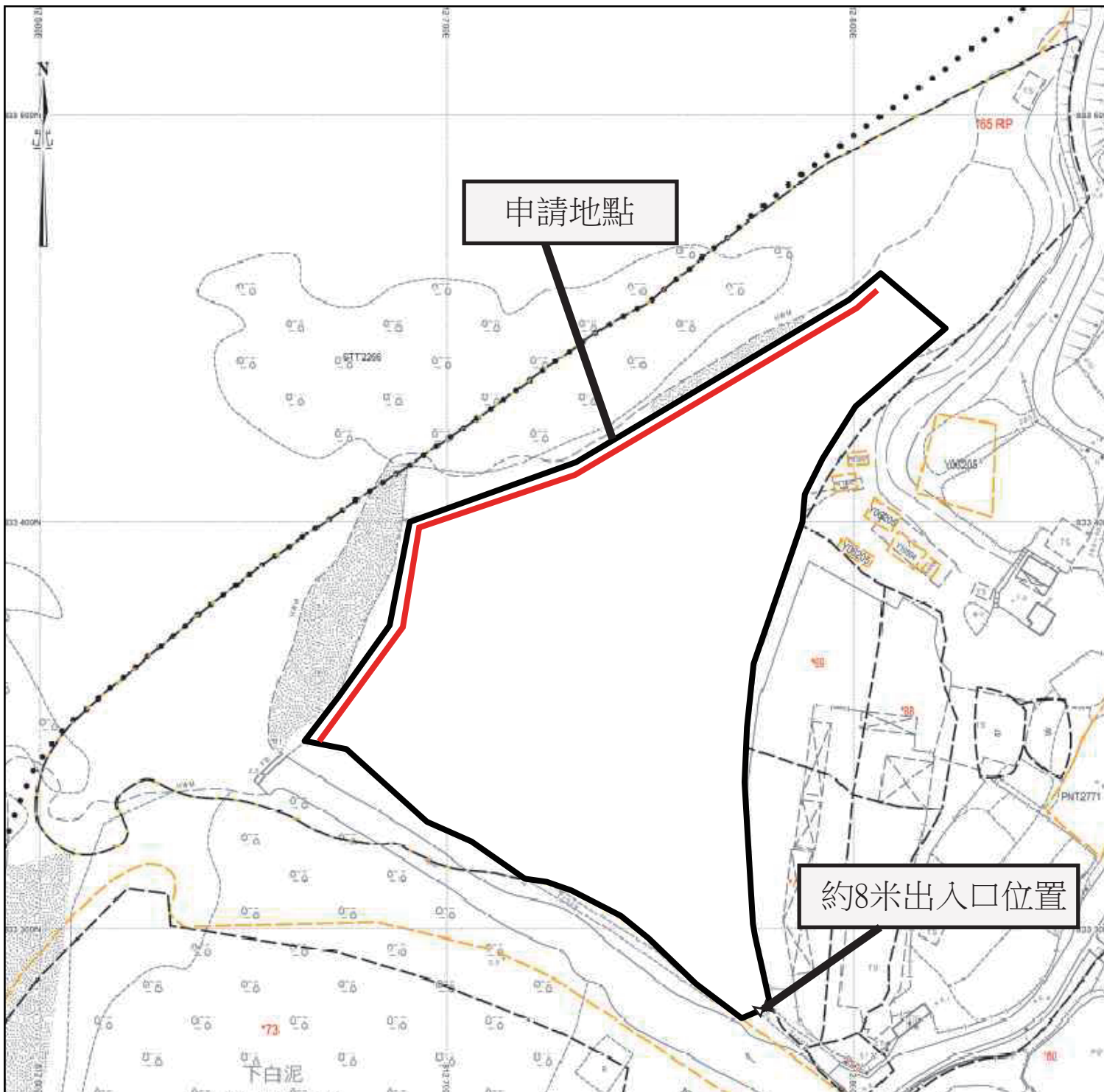
Drawing No 圖紙號：

圖2

Remarks 備註：



FiBi International Project
Consultancy Co. Limited



Project 項目名稱：

新界元朗白泥丈量約份第135約地段第65號餘段(部份)土地

Drawing Title 圖紙標題：

出入口位置圖

Drawing No 圖紙號：

圖3

Remarks 備註：

—— 圍繩位置

Scale 比例：



FiBi International Project
Consultancy Co. Limited

團體活動 (圖3)



彈修活動 (圖3)

