



## D01/01 Environmental Assessment

S12A Rezoning Application for Regularisation  
of a Pre-cut-off Columbarium ancillary to Sai  
Lam Temple, Lot Nos. 63 and 296 (Part) in  
D.D. 185, Sheung Wo Che No. 198, Sha Tin

Prepared for Sai Lam (Salvation) Foundation Ltd  
11 April 2025

## Document Control

Document:	D01/01 Environmental Assessment
File Location:	Z:\Jobs\7076878 - SLTF - Sai Lam 2022\08 Submission\
Project Name:	S12A Rezoning Application for Regularisation of a Pre-cut-off Columbarium ancillary to Sai Lam Temple, Lot Nos. 63 and 296 (Part) in D.D. 185, Sheung Wo Che No. 198, Sha Tin
Project Number:	7076878
Revision Number:	2

## Revision History

REVISION NO.	DATE	PREPARED BY	REVIEWED BY	APPROVED FOR ISSUE BY
0	29 April 2022	Julie CHAN	Candice HO	Antony WONG
1	24 March 2025	Kelvin CHU	Tommy KONG	Alex CHEUNG
2	11 April 2025	Tommy KONG	Michelle CHEUNG	Alex CHEUNG

## Issue Register

DISTRIBUTION LIST	DATE ISSUED	NUMBER OF COPIES
Sai Lam (Salvation) Foundation Ltd	11 April 2025	1 electronic soft copy
Toco Planning Consultants Ltd	11 April 2025	1 electronic soft copy

## SMEC Company Details

APPROVED BY:	ALEX CHEUNG		
Address:	41/F, AIA Tower, 183 Electric Road, North Point, Hong Kong		
Tel:	+852 3995 8100	Fax:	+852 3422 3631
Email:	hongkong@smec.com	Website:	<a href="http://www.smec.com">www.smec.com</a>

The information within this document is and shall remain the property of:

SMEC Asia Limited

## Important Notice

This report is confidential and is provided solely for the purposes of supporting S12A Rezoning Application for Regularisation of a Pre-cut-off Columbarium ancillary to Sai Lam Temple, Lot Nos. 63 and 296 (Part) in D.D. 185, Sheung Wo Che No. 198, Sha Tin. This report is provided pursuant to a Consultancy Agreement between SMEC Asia Limited ("SMEC") and Sai Lam (Salvation) Foundation Ltd, under which SMEC undertook to perform specific and limited tasks for Sai Lam (Salvation) Foundation Ltd. This report is strictly limited to the matters stated in it and subject to the various assumptions, qualifications and limitations in it and does not apply by implication to other matters. SMEC makes no representation that the scope, assumptions, qualifications and exclusions set out in this report will be suitable or sufficient for other purposes nor that the content of the report covers all matters which you may regard as material for your purposes.

This report must be read as a whole. Any subsequent report must be read in conjunction with this report.

The report supersedes all previous draft or interim reports, whether written or presented orally, before the date of this report. This report has not and will not be updated for events or transactions occurring after the date of the report or any other matters that might have a material effect on its contents or which come to light after the date of the report. SMEC is not obliged to inform you of any such event, transaction or matter nor to update the report for anything that occurs, or of which SMEC becomes aware, after the date of this report.

Unless expressly agreed otherwise in writing, SMEC does not accept a duty of care or any other legal responsibility whatsoever in relation to this report, or any related enquiries, advice or other work, nor does SMEC make any representation in connection with this report, to any person other than Sai Lam (Salvation) Foundation Ltd. Any other person who receives a draft or a copy of this report (or any part of it) or discusses it (or any part of it) or any related matter with SMEC, does so on the basis that he or she acknowledges and accepts that he or she may not rely on this report nor on any related information or advice given by SMEC for any purpose whatsoever.

## Table of Contents

<b>1</b>	<b>INTRODUCTION .....</b>	<b>1-1</b>
1.1	Background.....	1-1
1.2	Site Description .....	1-1
1.3	Project Description .....	1-1
1.4	Objectives of this Report .....	1-2
<b>2</b>	<b>AIR QUALITY REVIEW .....</b>	<b>2-1</b>
2.1	Introduction.....	2-1
2.2	Environmental Legislation and Standards .....	2-1
2.3	Background Air Quality.....	2-3
2.4	Assessment and Mitigation .....	2-3
2.5	Conclusions.....	2-4
<b>3</b>	<b>NOISE .....</b>	<b>3-1</b>
3.1	Introduction.....	3-1
3.2	Environmental Legislation and Standards .....	3-1
3.3	Assessment and Mitigation .....	3-2
3.4	Conclusions.....	3-3
<b>4</b>	<b>WATER QUALITY .....</b>	<b>4-1</b>
4.1	Introduction.....	4-1
4.2	Environmental Legislation and Standards .....	4-1
4.3	Water Sensitive Receiver.....	4-1
4.4	Identification of Water Quality Impact .....	4-2
4.5	Conclusions.....	4-4
<b>5</b>	<b>WASTE MANAGEMENT.....</b>	<b>5-1</b>
5.1	Introduction.....	5-1
5.2	Environmental Legislation and Standards .....	5-1
5.3	Potential Waste Management Impact and Mitigation.....	5-1
5.4	Conclusions.....	5-2
<b>6</b>	<b>CONCLUSIONS .....</b>	<b>6-1</b>

## Appendices

APPENDIX A.....	MASTER LAYOUT PLAN OF THE SITE
APPENDIX B.....	SMOKELESS JOSS PAPER FURNACE CATALOGUE
APPENDIX C.....	TOILET CONSENT FROM THE USE OF TOILET FACILITIES



## List of Tables

Table 2.1: Hong Kong Air Quality Objectives .....	2-1
Table 2.2: HKPSG Minimum Setback Distances .....	2-2
Table 2.3: Representative Air Sensitive Receivers .....	2-3
Table 3.1: Representative Noise Sensitive Receivers.....	3-2
Table 4.1: Description of <b>Representative</b> WSRs within 500m distance to Site Boundary .....	4-1

## List of Figures

Figure 1-1: Site Location and its Environs .....	1-1
Figure 2-1: Representative Air Sensitive Receivers.....	2-5
Figure 2-2: Distance between the Site and the Closest Major Roads.....	2-6
Figure 3-1: Representative Noise Sensitive Receivers .....	3-4
Figure 4-1: Locations of the Representative Water Sensitive Receivers (WSR) within 500m Study Area .....	4-5
Figure 4-2: Indication of Proposed Locations of Toilets in the Future and the Identified WSR and Downstream Connection.....	4-6

# 1 INTRODUCTION

## 1.1 Background

- 1.1.1 Part of the area in “Sai Lam Temple” (the Site) is located at Lots Nos. 63 and 296 (Part) in D.D. 185, Sheung Wo Che No. 198, Sha Tin. It is operated by Sai Lam (Salvation) Foundation Ltd (the Applicant). As advised by the Applicant, Sai Lam Temple (“SLT”) has a long history of community and religious uses since Sai Lam Temple was built in the 1920s. The Site is currently occupied by worship hall as well as columbarium use that can accommodate up to 10,960 niches.
- 1.1.2 The Site is zoned “Village Type Development” (“V”) under the **Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/38**. In order to continue the current operation of the Site and reflect the existing religious use of Sai Lam Temple, it is proposed to rezone the Site from “V” to “Government, Institution or Community (1)” (“G/IC(1)”) under Section 12A of the *Town Planning Ordinance* (TPO). This rezoning application is compatible with the existing land use in Sheung Wo Che, which is a traditional religious district in Sha Tin. The continued operation of the columbarium can also help resolve the currently significant shortage of columbarium supply confirmed by the government<sup>1</sup>.
- 1.1.3 In order to support the aforementioned planning application, SMEC Asia Limited (SMEC) has been appointed by the Applicant to conduct an Environmental Assessment (EA).

## 1.2 Site Description

- 1.2.1 The Site area is about 1,482m<sup>2</sup>. As shown on **Figure 1-1**, the Site is surrounded by hillsides, mature trees and burial grounds. Sam Yuen Kung Temple (religious use of Sai Lam Temple) is to the east of the Site. And Sin Tin Toa Home for the Aged is located to the immediate east of the Site. To the immediate north of the Site is a footpath towards To Fuk Shan Tsz (道福山祠).
- 1.2.2 The Site is located close to public transport services including Sha Tin MTR Station and its adjoining bus terminus. It spends approximately 10-15 minutes between the Site and the aforesaid public transportation means on foot. Visitors can access the Site either via a footpath from Sha Tin Rural Committee Road or the track from the unnamed access road connecting Sheung Wo Che Garden and Pai Tau Street.
- 1.2.3 As stated in **paragraph 1.1.1**, the Site has been occupied since 1920s. As such, generation of wastewater from the Site is not new to the environment.

## 1.3 Project Description

- 1.3.1 The existing ancillary columbarium provides 10,960 niches for placing 13,015 urns. The Site area is about 1,482m<sup>2</sup>. The niche number to be applied for will be 10,960 sold niches (8,905 single niches and 2,055 double-urn niches).
- 1.3.2 The Site is already developed. The master layout plan of the Site is attached as **Appendix A**. It comprises of the following buildings:
- G/F Worshipping Hall in Building A (H1)
  - G/F Storage Room, Ancestral Tablet Room and 1/F Columbarium in Building B (H2)
  - G/F and 1/F Columbarium in Building C (H3)
  - G/F Columbarium and Worshipping Hall, 1/F Columbarium and 2/F Worshipping Hall in Building D (H4)
  - G/F Management Office, Shop and Storage Room and Columbarium, and 1/F Columbarium and Praying Room, Storage Room in Building E (H5)

<sup>1</sup> The Press Releases dated 28 July 2016 provided by the Secretary for Food and Health (SFH) on Medical Council and columbarium supply, <http://www.info.gov.hk/gia/general/201606/28/P201606280882.htm>.

- 2 smokeless Joss Paper Furnaces

### 1.3.3 The operating hours of the Project are:

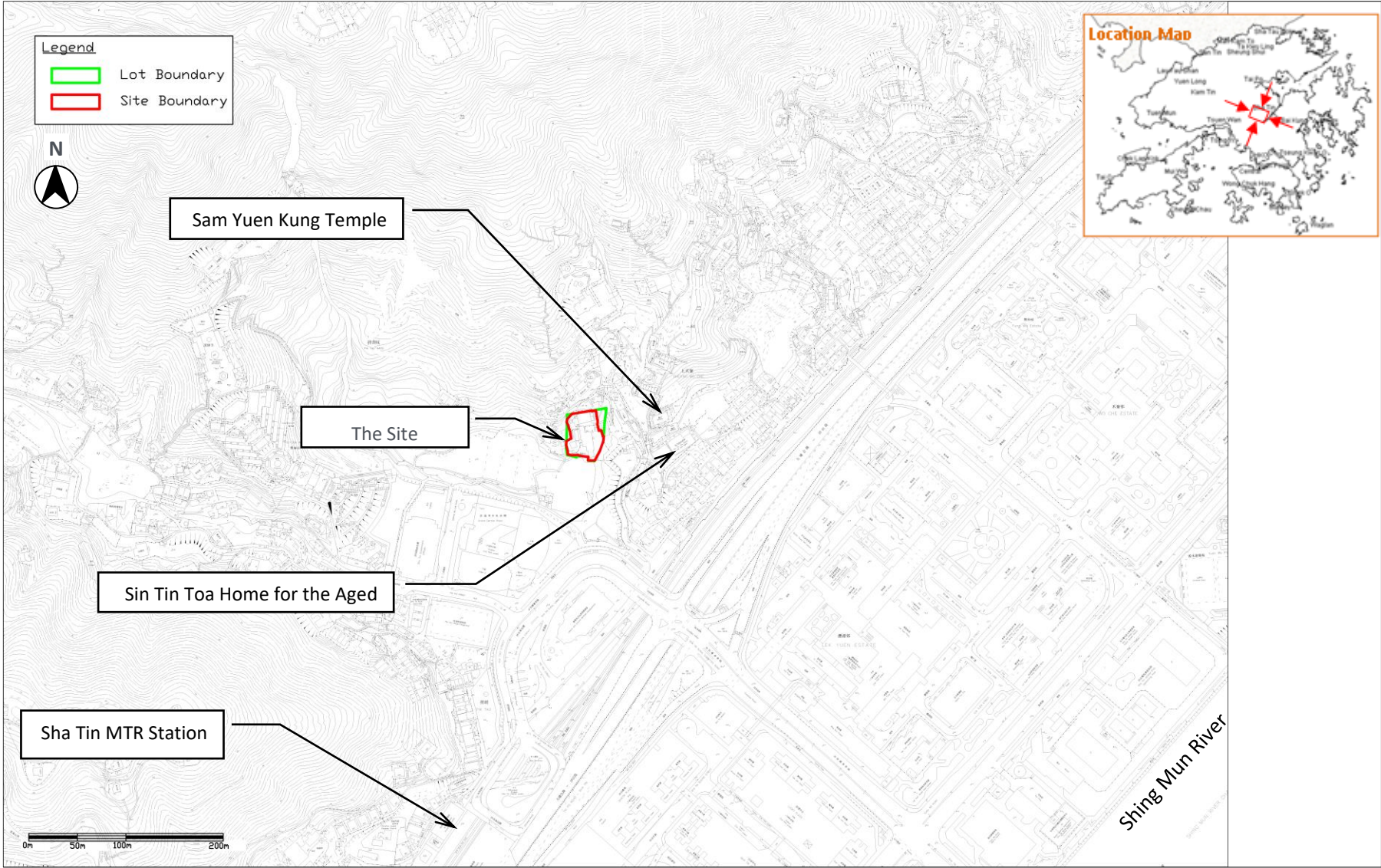
- Regular periods (non-festival periods including weekends and public holidays): 9:00 am – 6:00 pm
- Ching Ming and Chung Yeung Festival periods (i.e. 2 consecutive weekends/public holidays before and after the actual festival day): 8:00 am – 6:00 pm
- Ching Ming and Chung Yeung Festival: Closed

- 1.3.4 As mentioned in **paragraph 1.3.2**, most of the buildings and facilities are already in place. Therefore, no major construction works will be carried out. Construction works will involve renovations when necessary. Therefore, adverse environmental impacts including air quality, noise, water quality and waste management arising from this Planning Application are not anticipated.

## 1.4 Objectives of this Report

- 1.4.1 This EA study is undertaken to demonstrate the environmental acceptability of the continued operation of Sai Lam Temple. Mitigation measures have been recommended, where appropriate, to alleviate any potential environmental impacts or constraints during the operation.
- 1.4.2 Potential environmental impacts during the construction phase, though minor and transient, have also been reviewed and mitigation measures have been recommended to reduce any identified environmental impacts to acceptable levels.

Figure 1-1: Site Location and its Environs





## 2 AIR QUALITY REVIEW

### 2.1 Introduction

- 2.1.1 This section assesses the potential air quality impacts associated with the Project during construction and operation phases. Mitigation measures are recommended where necessary.

### 2.2 Environmental Legislation and Standards

#### Air Quality Objectives

- 2.2.1 The Air Quality Objectives (AQOs) established under the *Air Pollution Control Ordinance* (APCO) (Cap. 311) are given in **Table 2.1** below.

*Table 2.1: Hong Kong Air Quality Objectives*

POLLUTANT	AVERAGING TIME	CONCENTRATION LIMIT [NOTE 1], µg/m <sup>3</sup>	NO. OF EXCEEDANCE ALLOWED
Sulphur Dioxide (SO <sub>2</sub> )	10-minutes	500	3
	24-hour	50	3
Respirable Suspended Particulates (PM <sub>10</sub> ) <sup>[Note 2]</sup>	24-hour	100	9
	Annual	50	Not applicable
Fine Suspended Particulates (PM <sub>2.5</sub> ) <sup>[Note 3]</sup>	24-hour	50	35
	Annual	25	Not applicable
Nitrogen Dioxide (NO <sub>2</sub> )	1-hour	200	18
	Annual	40	Not applicable
Ozone (O <sub>3</sub> )	8-hour	160	9
Carbon Monoxide (CO)	1-hour	30,000	0
	8-hour	10,000	0
Lead (Pb)	Annual	0.5	Not applicable

**Notes:**

1. All measurements of the concentration of gaseous air pollutants, i.e., sulphur dioxide, nitrogen dioxide, ozone and carbon monoxide, are to be adjusted to a reference temperature of 293 Kelvin and a reference pressure of 101.325 kilopascal.
2. Respirable suspended particulates means suspended particles in air with a nominal aerodynamic diameter of 10 µm or less.
3. Fine suspended particulates means suspended particles in air with a nominal aerodynamic diameter of 2.5 µm or less.

#### Air Pollution Control (Construction Dust) Regulation

- 2.2.2 Enacted under Section 43 of the APCO, the *Air Pollution Control (Construction Dust) Regulation* defines notifiable and regulatory works for achieving the purpose of dust control for a number of activities.

- 2.2.3 The Regulation requires that any notifiable work<sup>2</sup> shall give advance notice to the Environmental Protection Department (EPD), and the contractor shall ensure that the notifiable and regulatory works are carried out in accordance with the Schedule of the Regulation. Dust control and suppression measures are also provided in the Schedule.

#### Air Pollution Control (Furnaces, Ovens and Chimneys) (Installation and Alteration) Regulations

- 2.2.4 Enacted under Section 43 of the APCO, the *Air Pollution Control (Furnaces, Ovens and Chimneys) (Installation and Alteration) Regulations* stipulate that a prior approval from EPD will be required if the total fuel consumption capacity of any fuel-burning equipment or its chimney on premises to be installed or altered exceeds (a) 25 litres (L) of conventional liquid fuel per hour; or (b) 35 kilograms (kg) of conventional solid fuel per hour; or (c) 1,150 megajoules (MJ) of any gaseous fuel per hour.

#### Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation

- 2.2.5 This Regulation takes effect on 1 June 2015 and requires Non-road Mobile Machinery (NRMM), except those exempted, to comply with the prescribed emission standards. From 1 September 2015, all regulated machines sold or leased for use in Hong Kong must be approved or exempted with a proper label in a prescribed format issued by EPD. Starting from 1 December 2015, only approved or exempted NRMMs with a proper label are allowed to be used in specified activities and locations including construction sites, container terminals and back up facilities, restricted areas of the airport, designated waste disposal facilities and specified processes.

#### Hong Kong Planning Standards and Guidelines (HKPSG)

- 2.2.6 The minimum buffer distances required between the relevant class of roads and active open spaces are recommended in Chapter 9 Environment of the *Hong Kong Planning Standards and Guidelines* (HKPSG). The relevant buffer distances of HKPSG are summarised in **Table 2.2** for ease of reference.

*Table 2.2: HKPSG Minimum Setback Distances*

	TYPE OF ROAD	BUFFER DISTANCE	PERMITTED USES
Road and Highways	Trunk Road and Primary Distributor	>20m	Active and passive recreation use
		3 - 20m	Passive recreational use
		<3m	Amenity areas
	District Distributor	>10m	Active and passive recreational use
		<10m	Passive recreational uses
	Local Distributor	>5m	Active and passive recreational use
		<5m	Passive recreational use
	Under Flyovers	-	Passive recreational use

Source: Adapted from Table 3.1 of Chapter 9 Environment of HKPSG.

<sup>2</sup> Notifiable works include site formation, reclamation, demolition of a building, work carried out in any part of a tunnel that is within 100m of any exit to the open air, construction of the foundation of a building, construction of the superstructure of a building and road construction work.

## 2.3 Background Air Quality

- 2.3.1 The Site is located at Lot Nos. 63, 296 (Part), 331 RP (Part) & 393 S.B (Part) in D. D. 185, Sheung Wo Che No. 198, Sha Tin. The Site is mainly surrounded by hillsides, trees and religious related buildings including To Fuk Shan Tsz to its north, Sin Tin Toa Home for the Aged to its south and some other village houses scattered around the surrounding area. Based on the Site visits conducted on 30 March 2022 and 21 March 2025, no chimneys were identified within 500m from the Site.
- 2.3.2 Given the above, there are no major off-site/cumulative sources of air pollution in the background concentrations at the surrounding of the site.

## 2.4 Assessment and Mitigation

### Identification of Air Sensitive Receivers (ASRs)

- 2.4.1 Based on the observations of the aforementioned site visits and the information on the survey map, representative Air Sensitive Receivers (ASRs) within an Air Quality Study Area of 500m from the first layer to Site boundary are listed in **Table 2.3** and shown on **Figure 2-1**.

*Table 2.3: Representative Air Sensitive Receivers*

ASR	LAND USE	GROUND LEVEL (MPD)	SHORTEST DISTANCE TO SITE BOUNDARY (M)
A1	To Fuk Shan Tsz	~26.4	~19.5
A2	Village House No. 189A, Sheung Wo Che	~34.7	~8.4
A3	Grand Central Plaza Tower 1	~30.3	~76.8
A4	Sin Tin Toa Home for the Aged	~15.8	~76.4
A5	Village House No. 172, Sheung Wo Che	~11.1	~49.0

### Construction Phase

- 2.4.2 No major construction work except minor works such as renovation works will be required for the Project. As such, significant fugitive dust emission during the construction phase is not anticipated.

### Operation Phase

#### Vehicle Emissions

- 2.4.3 The Site has no vehicular access and it can only be reached on foot via the footpath connecting to Sha Tin Rural Committee Road. The public roads located closest to the Site are Sha Tin Rural Committee Road, Sheung Wo Che Road and Tai Po Road – Sha Tin, which are about 90m to 125m away from the Site as shown on **Figure 2-2**. As the distances between the Site boundary and all the public roads are well within the recommended buffer distances recommended in HKPSG as summarised in **Table 2.2**, adverse vehicular emission impacts arising from the Site are not expected.

#### Emissions from Smokeless Joss Paper Furnaces

- 2.4.4 In order to reduce the potential air quality impact arising from joss paper burning, two sets of smokeless joss paper furnaces with high dust and smoke removal efficiency have been purchased and installed on Site. The exhaust outlets of the furnaces are properly located, which are away from the ASRs identified in **Table 2.3**. No comment was received from EPD on the aforementioned furnaces for the licence application under the *Private Columbaria Ordinance*. Details of these burners are provided in **Appendix B** for reference.

- 2.4.5 The Applicant is committed to follow the major considerations as well as the good operation practice and administrative measures recommended in Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places published by EPD. This includes:
1. Encourage visitors to adopt green worship, e.g. flower worshipping and fruit worshipping, etc.
  2. Try to arrange off-site burning as far as practicable, which the off-site burning facilities should be remote from air sensitive receivers with provision of proper joss paper furnaces and effective air pollution control equipment.
  3. If the above two items are not practicable and on-site joss paper burning is inevitable, the Applicant shall provide joss paper furnaces and effective air pollution control equipment to achieve no visible emissions and no environmental nuisance to nearby ASRs. Also, the following measures shall be provided and implemented:
    - (a) Provide trained staff to operate the smokeless furnaces and prohibit visitors/other people from operating the furnaces.
    - (b) Ensure that the air pollution control equipment on the furnaces has been turned on prior to use and is operating properly.
    - (c) Allow smokeless joss paper furnaces for use in memorial ceremonies upon request only.
    - (d) Prohibit joss paper burning without the use of the smokeless joss paper furnaces.
    - (e) Prohibit other usage of the smokeless joss paper furnaces.
    - (f) Advise and encourage visitors to burn joss paper to be provided by the Applicant so as to control the quantity and quality of burning materials.
    - (g) Provide guidance to visitors on minimising the quantity of burning materials and removing non-paper materials (such as plastic wrapping) before burning.
    - (h) The furnaces with air pollution control equipment should be properly operated and maintained all times.

## 2.5 Conclusions

- 2.5.1 During construction, only minor works will be carried out and so fugitive dust emissions are not anticipated. No special measures are likely to be required to control dust and no adverse air quality impact is anticipated during the construction phase of the Project.
- 2.5.2 During operation, no adverse vehicular emission impacts generated by the visitors during special festivals to the Site is anticipated. Smokeless joss paper furnaces with dust control measures have been installed and the recommendations in EPD's Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places will be followed. Therefore, no adverse air quality impact is anticipated during the operation phase of the Project.



Figure 2-1: Representative Air Sensitive Receivers

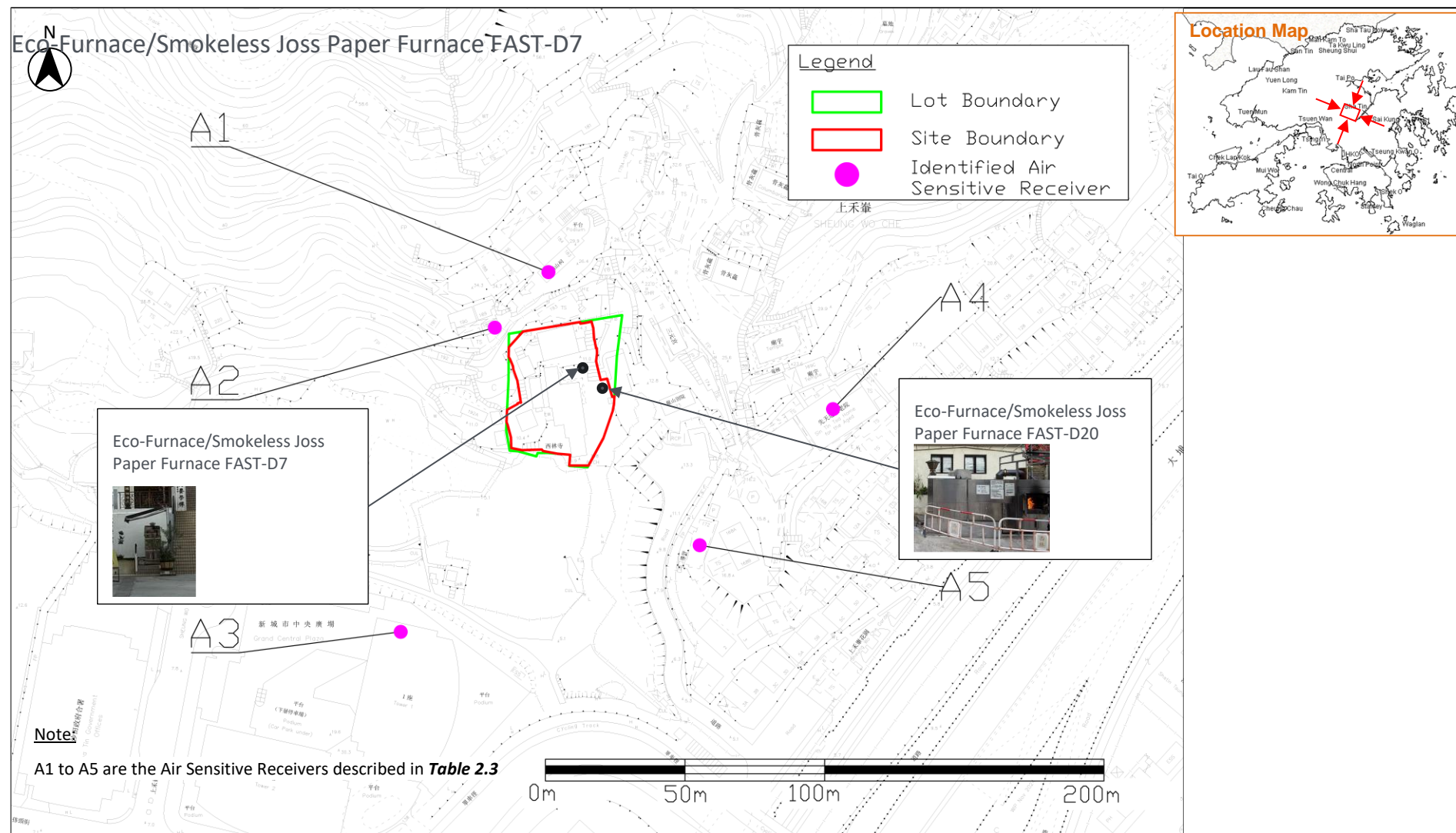
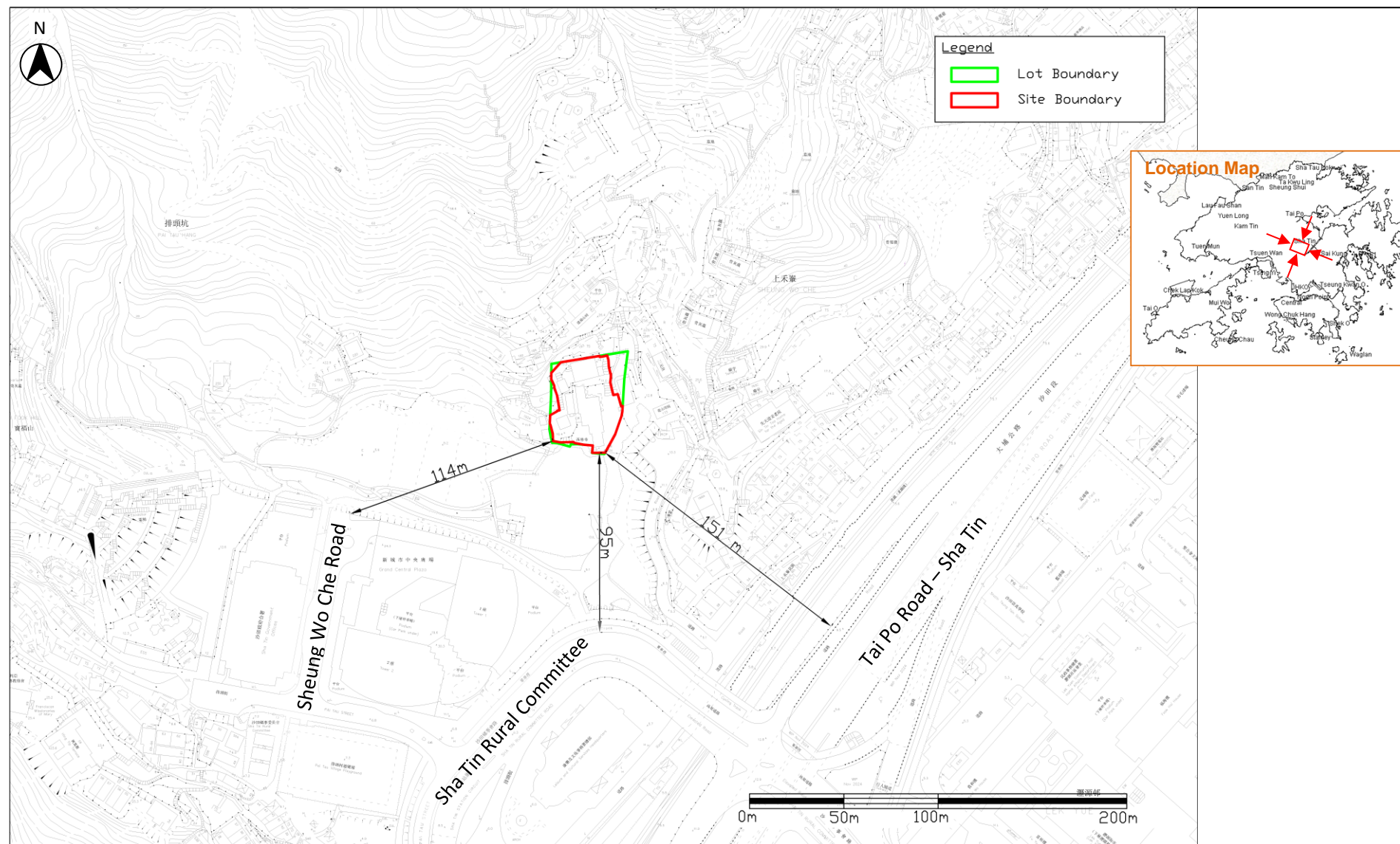


Figure 2-2: Distance between the Site and the Closest Major Roads



## 3 NOISE

### 3.1 Introduction

- 3.1.1 This section assesses the potential noise impacts generated by the Project during the construction and operation phases. Mitigation measures are recommended where necessary.

### 3.2 Environmental Legislation and Standards

#### Noise Control Ordinance (Cap. 400)

- 3.2.1 The main piece of legislation controlling environmental noise impact is the *Noise Control Ordinance* (NCO). The NCO enables regulations and Technical Memoranda (TM) to be enacted, which introduce detailed control criteria, measurement procedures and other technical matters.
- 3.2.2 Construction noise are governed under the following TMs:
- Technical Memorandum on Noise from Percussive Piling (PP-TM).
  - Technical Memorandum on Noise from Construction Work other than Percussive Piling (GW-TM).
  - Technical Memorandum on Noise from Construction Work in Designated Areas (DA-TM).
- 3.2.3 No percussive piling will be conducted for the Project and so the PP-TM is not applicable. With reference to Plan No. EPD/AN/NT-04 “Designated Areas – Sha Tin, Ma On Shan and Sai Kung”, the Site is entirely located within the Designated Area (DA). Thus, DA-TM is applicable.
- 3.2.4 In addition, there are the following requirements under the NCO:
- Hand-held breakers having a mass of above 10kg and any air compressor capable of supplying compressed air at 500kPa or above must be fitted with a Noise Emission Label issued under the Noise Control (Hand Held Percussive Breakers) Regulation and Noise Control (Air Compressors) Regulation of NCO.
  - Construction Noise Permit (CNP) must be applied by the Contractor from EPD for any percussive piling at any time or any other construction activities conducted within restricted hours (for all days 7pm to 7am the next day and at all times on Public Holidays or Sundays) as defined in NCO.
- 3.2.5 There is no statutory control for noise arising from construction activities (other than percussive piling) during normal working hours (7am to 7pm from Monday to Saturday, not including general holidays). Nevertheless, Professional Persons Environmental Consultative Committee (ProPECC) Practice Note PN 1/24 Minimizing Noise from Construction Activities (ProPECC PN 1/24) recommends a guideline to minimise the potential construction noise impact during normal hours. The construction noise levels in terms of  $L_{eq(30min)}$  as set out in ProPECC PN 1/24 shall be complied with:
- 75dB(A) for dwelling.
  - 70dB(A) for places of public worship, courts of law, hospital and medical clinics.
  - 70dB(A) for schools (65dB(A) during examination).
- 3.2.6 For fixed plant noise during operation stage, the Applicant shall comply with the requirements of the Technical Memorandum for the Assessment of Noise from Places Other Than Domestic Premises, Public Places or Construction Sites (TM-IND).
- #### Hong Kong Planning Standards & Guidelines (HKPSG)
- 3.2.7 For the noise sensitive uses near the Site, the requirements of Table 4.1 of Chapter 9 of HKPSG shall be followed:

1. 5 dB(A) below the appropriate Acceptable Noise Levels (ANLs) shown in Table 2 of the TM-IND; and
2. the prevailing background noise levels (in the case of the background being 5 dB(A) lower than the ANLs).

### 3.3 Assessment and Mitigation

#### Identification of Noise Sensitive Receivers (NSRs)

- 3.3.1 Based on the Site observations on 30 March 2022, and the information on the survey map, representative Noise Sensitive Receivers (NSRs) within a Noise Study Area of from the first layer to the boundary of the Site are listed in **Table 3.1** and shown on **Figure 3-1**.

*Table 3.1: Representative Noise Sensitive Receivers*

NSR	LAND USE	GROUND LEVEL (MPD)	SHORTEST DISTANCE TO SITE BOUNDARY (M)
N1	To Fuk Shan Tsz	~26.4	~19.5
N2	Village House No. 189A, Sheung Wo Che	~34.7	~8.4
N3	Sin Tin Toa Home for the Aged	~15.8	~78.4
N4	No. 3A, Sheung Wo Che Garden House	~5.1	~48.9
N5	Village House No. 172, Sheung Wo Che	~11.1	~98.3

#### Construction Phase

- 3.3.2 No major construction work except minor renovation works will be required for the Project. As such, noise from the construction work will be minimal.

#### Operation Phase

- 3.3.3 The operating hours of the Project will be from 9am to 6pm for non-festival periods and from 8am to 6pm for festival periods. Sources of potential noise include religious ceremonies/ activities and noise from the operation of building services (BS) equipment are discussed below:

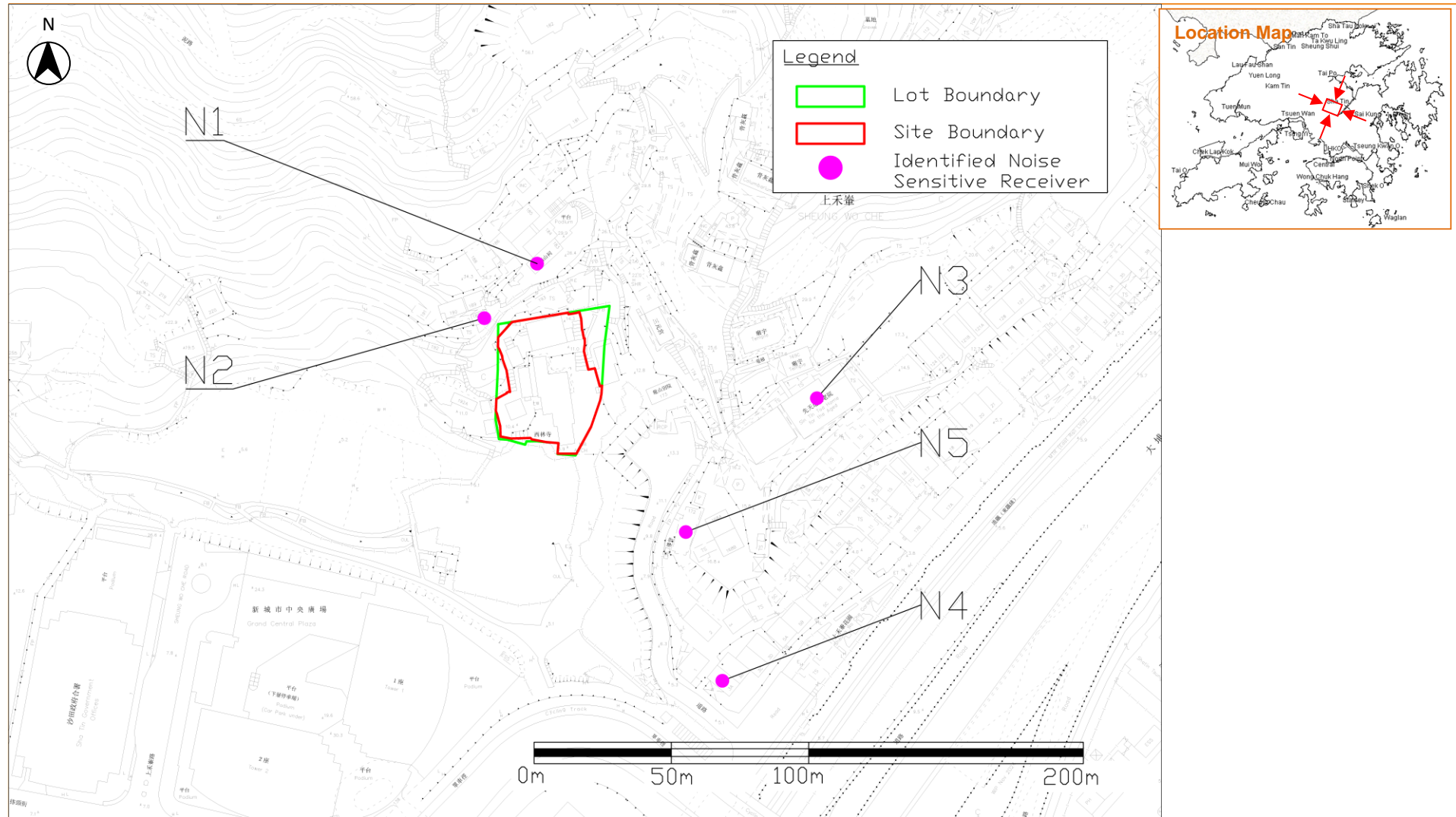
1. **Religious Ceremonies/Activities** – the Site will be used for peaceful and quiet contemplation and, upon request, only small-scale religious ceremonies/activities are allowed to be carried out during non-festival periods. As such, no adverse noise impact on the nearby NSRs is anticipated.
2. **BS Equipment** – the major BS equipment will include:
  - (a) Split-type air conditioners: they are currently installed and in use which are fully screened from NSRs by building structures within the Site and the surrounding topography. Thus, the associated noise impact will be minimal.
  - (b) Water pumps and transformers: they are currently installed inside mechanical and electrical rooms and so the associate noise impact will be minimal.
  - (c) Smokeless Joss Paper Furnaces: such furnaces have been widely used in Hong Kong. The major noise sources of such furnace include fan and water pump (for furnace installed with scrubber) only and so no significant noise is arising from smokeless joss paper furnace.



### 3.4 Conclusions

- 3.4.1 Only minor works such as renovation works will be carried out for the Site during the construction phase, when required, and so construction noise impact will be minimal.
- 3.4.2 During operation, noise impact arising from religious ceremonies/ activities or BS equipment will be minimal.

Figure 3-1: Representative Noise Sensitive Receivers



## 4 WATER QUALITY

### 4.1 Introduction

- 4.1.1 This section addresses the potential water quality impacts arising from the Project during construction and operation phases. Mitigation measures are recommended, where necessary, as part of the assessment.

### 4.2 Environmental Legislation and Standards

#### Water Pollution Control Ordinance (Cap. 358)

- 4.2.1 The Water Pollution Control Ordinance (WPCO) provides a mechanism for setting effluent standards. These are included in the Technical Memorandum Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters (WPCO Cap 358, S.21). All discharges into government sewerage systems, storm water drainage systems, marine and inland waters are required to comply with the standards stipulated in the Technical Memorandum.

#### Construction Site Drainage, ProPECC PN 2/24

- 4.2.2 Under ProPECC Practice Note PN 2/24 Construction Site Drainage (ProPECC PN 2/24), various guidelines for the handling and disposal of construction site discharges are included. The guidelines include the use of sediment traps, wheel washing facilities for vehicles leaving the site, adequate maintenance of drainage systems to prevent flooding and overflow, sewage collection and treatment, and comprehensive waste management (collection, handling, transportation, and disposal) procedures.

#### Protection of natural streams/ivers from adverse impacts arising from construction works, Environment, Transport and Works Bureau Technical Circular (Works) No. 5/2005

- 4.2.3 Environment, Transport and Works Bureau Technical Circular (Works) No. 5/2005 outlines measures to mitigate water quality impacts during construction and operation phases by enforcing strict guidelines for protecting natural streams and rivers. It mandates that project proponents assess potential impacts and consult relevant authorities, including the Agriculture, Fisheries and Conservation Department, to identify necessary mitigation strategies. The Circular emphasises environmentally responsible construction practices, such as minimising site disturbance, implementing effective sediment control measures, and ensuring proper wastewater management.

### 4.3 Water Sensitive Receiver

- 4.3.1 Desktop study on the OZP, topographic map, EPD's Hong Kong Environmental Database, and site visit were conducted, three representative water sensitive receivers (WSR) are identified within 500m from the Site boundary (Table 4.1).
- 4.3.2 The locations of WSRs are shown in Figure 4-1. Box culverts connecting WSRs are identified to the south east of the Site. During the site visit, it appears that the box culvert will connect the three identified watercourse to Shing Mun River. The connection detail is indicated in Figure 4-2.

Table 4.1: Description of Representative WSRs within 500m distance to Site Boundary

WSR	DESCRIPTION	TYPE	STATUS	SHORTEST DISTANCE TO SITE BOUNDARY (m)
W1	A watercourse that from north of SLT and intercept SLT	Natural watercourse	Active	intercepted

WSR	DESCRIPTION	TYPE	STATUS	SHORTEST DISTANCE TO SITE BOUNDARY (m)
W2	A watercourse that near Pai Tau Hang, from west of SLT	Natural watercourse	Active	~32
W3	A watercourse near Sha Tin Government Office, from west of SLT	Natural watercourse	Active	~234

4.3.3 Based on the desktop study within 500m Study Area, the followings were observed:

1. No areas of ecological or conservation values including marine conservation areas, existing or gazetted proposed marine parks and marine reserves, sites of special scientific interest, existing or gazetted proposed country parks and special areas, wetlands, mangroves and important freshwater habitats are identified within 500m from the Site.
2. The downstream of the stream and the aforementioned box culverts should not be abstracted for potable water supply.
3. The downstream of the stream and the box culverts connected to the identified WSRs should not be abstracted for irrigation and aquaculture.
4. No fish spawning grounds, fish culture zones, shellfish harvesting/culture site and brackish/freshwater fish ponds are identified within 500m from the Site.
5. No beaches and other recreational areas are identified within 500m from the Site.
6. The downstream of the stream and the aforementioned box culverts should not be abstracted for cooling, flushing and other industrial purposes.
7. No areas for navigation/shipping including typhoon shelters, marinas and boat parks are identified within 500m from the Site.

## 4.4 Identification of Water Quality Impact

### Construction Phase

4.4.1 No major construction work except minor works such as renovation works, so there is **no diversion, alteration or modification to the stream within the Project boundary**. Potential sources of pollution include construction site runoff and sewage effluent from construction workforce. With the implementation of appropriate mitigation measures mentioned in **paragraph 4.4.2**, water pollution from the construction work will be minimal.

4.4.2 The Applicant shall handle site drainage during the construction phase according to ProPECC No. PN 2/24 to minimize and properly control turbid/muddy water. The mitigation measures or good practices for dealing with site drainage and surface run-off include:

1. Any surface run-off from construction sites should be discharged into storm water drains via adequately designed sand/silt removal facilities such as sand traps (see Appendix A1 for general reference), silt traps, sedimentation tanks, and sediment basins. Channels or earth bunds or sand bag barriers should be provided on site to properly direct surface run-off to such silt removal facilities. Perimeter channels at site boundaries should be provided where necessary to intercept surface run-off from outside the site so that it will not wash across the site. Catchpits and perimeter channels should be constructed in advance of site formation works and earthworks.
2. Silt removal facilities, channels, and manholes should be maintained, and the deposited silt and grit should be removed regularly, at the onset of and after each rainstorm, to ensure that these facilities are functioning properly at all times.



3. Construction works should be programmed to minimise soil excavation works in rainy seasons (generally from April to September). If soil excavation works could not be avoided in these months or at any time of year when rainstorms are likely, for the purpose of preventing soil erosion, temporarily exposed slope surfaces should be covered (e.g. by tarpaulin), and temporary access roads should be protected by crushed stone or gravel as excavation proceeds. Intercepting channels should be provided (e.g. along the crest/edge of excavation) to prevent surface run-off from washing across exposed soil surfaces. Arrangements should always be in place to ensure that adequate surface protection measures can be safely carried out well before the arrival of a rainstorm.
4. Earthworks final surfaces should be well compacted, and the subsequent permanent works or surface protection works should be carried out immediately after the final surfaces are formed to prevent erosion caused by rainstorms. Appropriate drainage, like intercepting channels, should be provided where necessary.
5. Measures should be taken to minimise the ingress of rainwater into trenches. If excavation of trenches in the rainy season is necessary, they should be dug and backfilled in short sections of length. Rainwater pumped out from trenches or foundation excavations should be discharged into storm water drains via silt removal facilities.
6. Open stockpiles of construction materials (e.g., aggregates, sand, and fill material) on sites should be covered with tarpaulin or similar impermeable fabric during rainstorms. Measures should be taken to prevent washing away construction materials, soil, silt, or debris into any drainage system.
7. Manholes (including newly constructed ones) should always be adequately covered and temporarily sealed to prevent silt, construction materials, or debris from entering the drainage system, and to prevent surface run-off from getting into foul sewers. Discharge of surface run-off into foul sewers must always be prevented to avoid overloading the foul sewerage system.
8. Precautions to be taken at any time of year when rainstorms are likely, actions to be taken when a rainstorm is imminent or forecast, and actions to be taken during or after rainstorms are summarized in Appendix A2 of ProPECC No. PN 2/24 for easy reference.
9. Wastewater generated from building construction activities, including concreting, plastering, internal decoration, and cleaning, should not be discharged into the storm water drainage system. If the wastewater is to be discharged into foul sewers, it should undergo the removal of settleable solids in a silt removal facility and pH adjustment as necessary.

4.4.3 During construction, it is recommended that portable toilets should be provided for construction workers. These will be supplied, maintained and emptied (at a sewage treatment facility) by a **licensed** contractor.

4.4.4 As no major construction works will be involved and by implementation of the Best Management Practices and guidelines from ProPECC PN 2/24, adverse water quality impacts will not be anticipated.

### Operation Phase

4.4.5 During operation phase, sewage/wastewater generation from staff and visitor is the major source of water pollution. There is no catering service provided to the visitors or site staff. At present, no municipal sewerage system near the downstream of the Site. Sewage generated from the existing use of the Site is collected and treated by a septic tank/soakaway pit at the Site.

4.4.6 Sewage generated from peak grave sweeping days and non-peaking periods during the operation phase has been assessed in a separate Sewerage Impact Assessment Report. The average dry weather flow for peak grave sweeping days (e.g. 2 consecutive weekends/public holidays(s)) before and after Ching Ming or Chung Yeung Festival Days (including weekends and public holiday) and non-peaking periods is calculated to be 16.848m<sup>3</sup>/day and 1.655m<sup>3</sup>/day, respectively.

- 4.4.7 To address sewage arising during the operational phase of the proposed development, the Applicant has obtained consent from the owner of Lot 394 S.B RP in D.D. 185 (SLT Foundation Ltd.). This consent permits the staff and visitors of the site to utilise the existing five permanent toilets, which are connected to the downstream municipal sewerage system located adjacent to the Site within Sam Yuen Kung Temple. For the location and arrangement of the permanent toilets, please refer to the letter of toilet consent from the use of toilet facilities is attached in **Appendix C**.
- 4.4.8 In order to minimize the sewerage impact, approximately one to two portable chemical toilets will also be provided for the visitors during the peak periods (e.g. 2 consecutive weekends/public holidays(s)) before and after Ching Ming or Chung Yeung Festival Days (including weekends and public holiday). The proposed temporary chemical toilets to be provided during peak periods will be located adjoining the disabled toilet as shown on **Figure 4-2**.
- 4.4.9 During non-peak periods, the staff and visitors will use the permanent toilets connected to the municipal sewerage system as mentioned in **paragraph 4.4.5**. The wastewater stored in the smokeless joss paper furnace will be collected and tankered away by licensed contractor, when necessary, which is anticipated approximately once per week.
- 4.4.10 During peak periods, additional sewage from visitors collected in the portable chemical toilets will be tankered away off-site by a licensed collector. The sewage stored in the chemical toilets and the wastewater of the furnace are expected to be tankered approximately once per day.
- 4.4.11 Use of fertilisers and pesticides is the only major contamination source of surface runoff during the operation phase. Regarding the trees or plantings in the Site, environmental-friendly fertilisers and pesticides will be adopted for these plantings. The types of fertilisers and pesticides to be used will make reference to the guidelines published by the Agriculture, Fisheries and Conservation Department (AFCD) including “*Good Agricultural Practices – General Guidelines: Production of Local Vegetables*” and “*Good Agricultural Practices for Crop Production: Farm Operation – Use of Fertilizers*”. **Best Management Practices shall also be implemented for storm water discharge during the operation phase.** Therefore, adverse water quality impact on surface runoff from the planting areas due to the use of the aforementioned fertilisers and pesticides is not anticipated.
- 4.4.12 With the implementation of the above mitigation measures, adverse water pollution from the operation of the Site **is not anticipated.**

## 4.5 Conclusions

- 4.5.1 During construction, only minor renovation works will be carried out. With the implementation of the mitigation measures and good practice as recommended in **paragraph 4.4.2** and **paragraph 4.4.3**, water pollution associated with construction phase will be minimal.
- 4.5.2 During operation, no adverse water quality impact is anticipated from the toilets or smokeless joss paper furnaces because sewage and wastewater will be discharged to municipal sewer or collected and tankered away off-site by a licensed collector. As such, no adverse water quality impact is anticipated during the operational phase of the Project.

Figure 4-1: Locations of the Representative Water Sensitive Receivers (WSR) within 500m Study Area

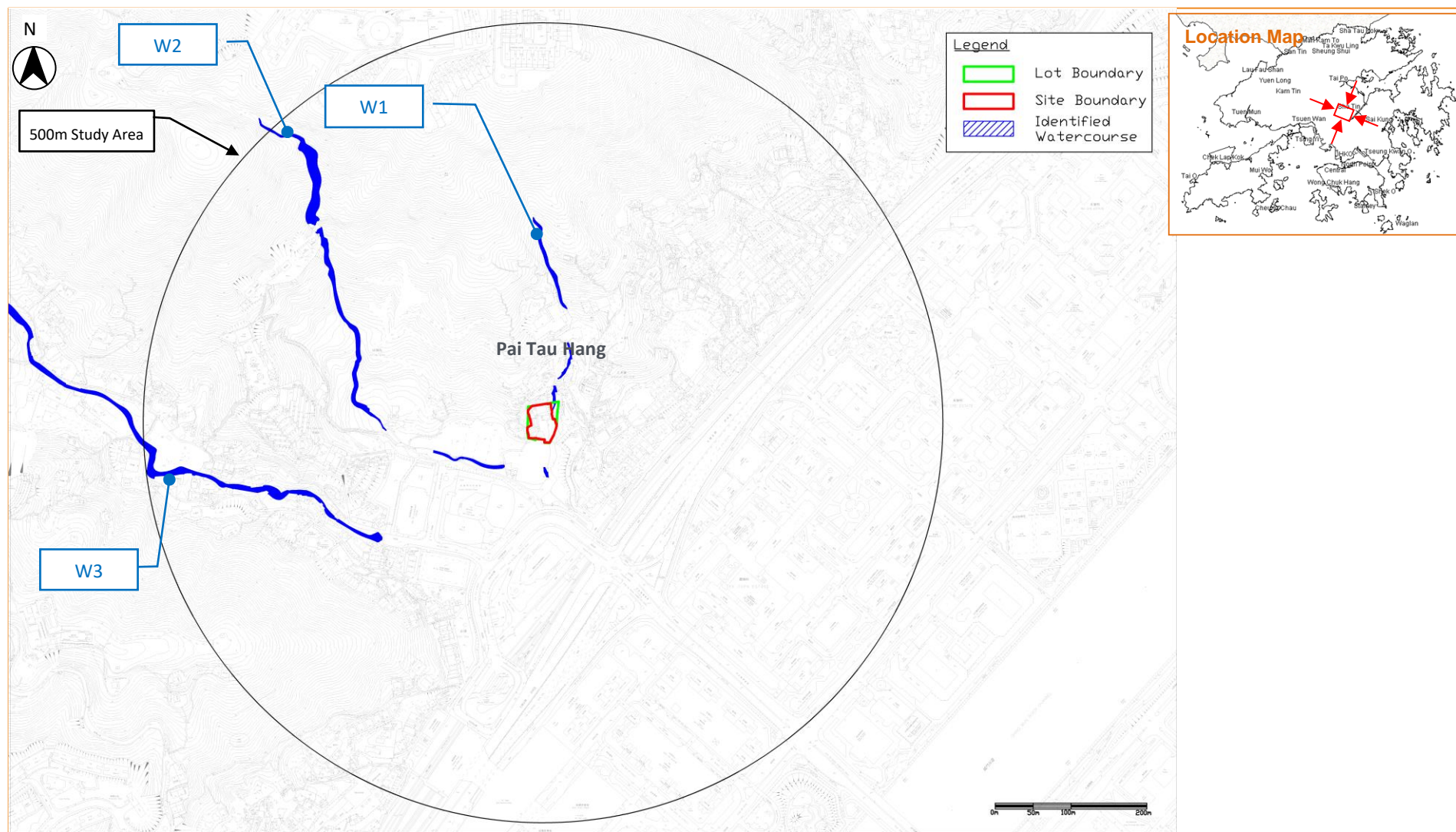




Figure 4-2: Indication of Proposed Locations of Toilets in the Future and the Identified WSR and Downstream Connection



## 5 WASTE MANAGEMENT

### 5.1 Introduction

- 5.1.1 An evaluation of the potential waste management implications associated with the construction and operation of the Project is presented in this section. Mitigation measures are recommended as part of the assessment, where necessary.

### 5.2 Environmental Legislation and Standards

- 5.2.1 In carrying out the assessment, references have been made to the following relevant legislation, documents and guidelines that are applicable to waste management and disposal in Hong Kong:
- The Waste Disposal Ordinance (Cap. 354) (WDO) and subsidiary legislation such as the Waste Disposal (Chemical Waste) (General) Regulation sets out requirements for the storage, handling and transportation of all types of wastes, and subsidiary legislation such as Waste Disposal (Charges for Disposal of Construction Waste) Regulation.
  - Building Department Practice Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers – Waste Minimisation - Provision of Fitments and Fittings in New Buildings (APP-114).
  - Building Department Practice Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers – Control of Environmental Nuisance from Construction Sites (ADV-4).
  - Building Department Practice Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers – Construction and Demolition Waste (ADV-19).
  - Building Department Practice Notes for Registered Contractors – Control of Environmental Nuisance from Construction Sites (PNRC-17).
  - Best Practice Guide for Environmental Protection on Construction Sites, Hong Kong Construction Association.
  - Environmental, Transport and Works Bureau Technical Circular (Works) No. 19/2005, Environmental Management on Construction Sites.
  - Environmental, Transport and Works Bureau Technical Circular (Works) No. 22/2003A, Additional Measures to improve Site Cleanliness and Control Mosquito Breeding on Construction Sites.
  - Development Bureau Technical Circular (Works) No. 6/2010, Trip Ticket System for Disposal of Construction & Demolition Materials.

### 5.3 Potential Waste Management Impact and Mitigation

#### Construction Phase

- 5.3.1 No major construction work except minor renovation works will be required for the Project. As such, it is anticipated that no significant amount of construction waste will be generated.

#### Operation Phase

- 5.3.2 The only major type of waste that will be generated from the operation of the Site would be municipal solid waste (MSW). This will be collected and disposed of regularly by a licensed waste collector and disposed of at an appropriate waste disposal facility. Since no catering service will be provided, no significant amount of food waste will be generated during the operation phase. In addition, different types of waste will be reused and recycled by the Applicant as far as practicable



before they are disposed. As such, no adverse waste management impact is anticipated and no special measures are likely to be required to manage MSW.

## 5.4 Conclusions

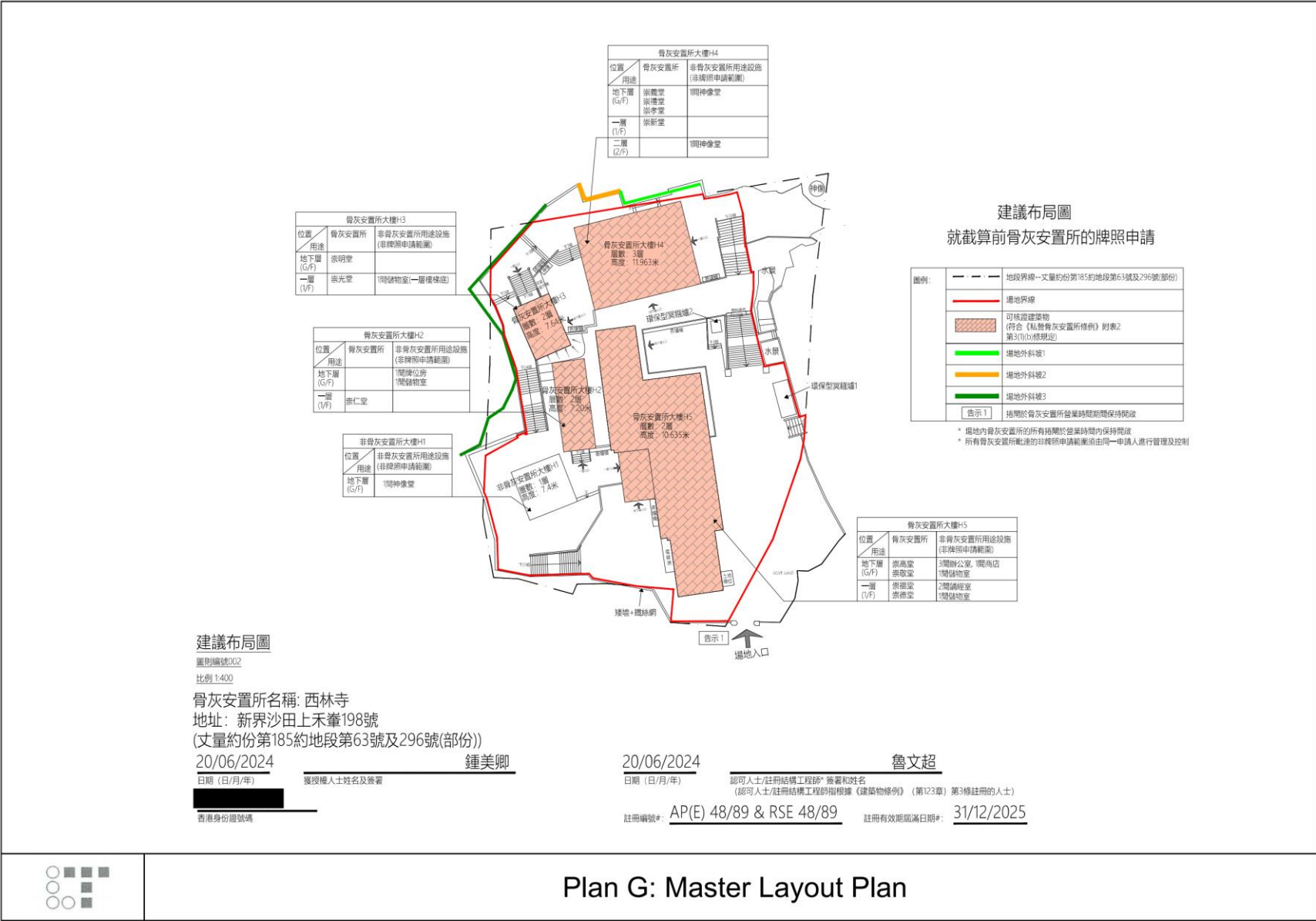
- 5.4.1 No major construction work except minor renovation works will be required for the Project. As such, it is anticipated that no significant amount of construction waste will be generated.
- 5.4.2 During operation, MSW will be the major type of waste that to be generated, and it will be collected and disposed of regularly. As such, no adverse waste management impact is anticipated.

## 6 CONCLUSIONS

- 6.1.1 The Site in Sai Lam Temple is located at Lots Nos. 63 and 296 (Part) in D.D. 185, Sheung Wo Che No. 198, Sha Tin. The Site is currently occupied by worship hall as well as columbarium use that can accommodate 10,960 niches. The Site is currently zoned “V”. In order to continue the operation of the Site, it is proposed to rezone the Site from “V” to “G/IC(1)”. The niche number to be applied for will be 10,960 sold niches (8,905 single niches and 2,055 double-urn niches). Air quality, noise, water quality and waste management have been assessed in this EA Report to support the rezoning application.
- 6.1.2 In terms of air quality, only minor renovation works will be carried out during the construction phase, impact to air quality during construction phase will be minimal. During operation phase, the Applicant shall follow the major considerations as well as good operation practice and administrative measures recommended in *Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places* published by EPD. Therefore, no adverse air quality impact is anticipated during the operational phase.
- 6.1.3 As only minor renovation works will be carried out during the construction phase, significant construction noise impact is not anticipated. During operation, no adverse noise impact is anticipated from religious ceremonies/ activities, traffic or the operation of building services equipment. Therefore, no adverse noise impact is anticipated during the operational phase of the Project.
- 6.1.4 Water quality impact during construction phase is not anticipated. The Applicant shall handle site drainage during the construction phase according to ProPECC No. PN 2/24 and no adverse water quality impacts are therefore anticipated during the construction phase. During operation, no adverse water quality impact is anticipated from the toilets or smokeless joss paper furnaces because sewage and wastewater will be discharged to municipal sewer or collected and tankered away off-site by a licensed collector. The Applicant shall seek consent from relevant departments, including EPD and DSD, relating to the discharge of sewage and wastewater from the smokeless joss paper furnaces into government sewers.
- 6.1.5 In terms of waste management, no major construction work will be required. As such, no significant construction waste is anticipated and all waste generated will be handled and disposed of in accordance with the *Waste Disposal Ordinance*. During operation, MSW is the only major type of waste that to be generated, which will be collected and disposed of regularly. Furthermore, different types of waste will be reused and recycled by the Applicant as far as practicable before they are disposed. As such, no adverse waste management impact is anticipated and no special measures are likely be required to manage MSW.
- 6.1.6 With the implementation of the recommended mitigation measures and good site practice, the findings of this Environmental Assessment study demonstrate the environmental acceptability of the Project, both during renovation and operation.

---

## Appendix A MASTER LAYOUT PLAN OF THE SITE



---

## Appendix B SMOKELESS JOSS PAPER FURNACE CATALOGUE



西佛寺  
設計、供應、安裝及保養  
乾式「寶潔科 綠化寶系統™」全功能環保化寶系統工程

參考編號： 7880/18/Q15-1718/CCLJ/L006  
日期： 2019 年 3 月 12 日

條件及條款

a. 系統規格

設計、供應、安裝及保養一台乾式「寶潔科 綠化寶系統™」型號：FAST-D7 的環保化寶系統。系統規格如下：

設備	規格	型號：FAST-D7
全系統	冥鎚燃燒量	7 公斤/小時 (約 4 條兩呎高的四方形元寶紙，適合一般寺院使用)
	總尺寸 (mm) (闊 x 深 x 高)	約 940 x 1496 x 2163
	抽風量 (於室溫時量度)	0.1 m³/s
	運行重量	約 0.35 噸
	功率	1 kW
	供電要求	220V/1ph/50Hz
	外殼用料	主要為不銹鋼 304 材料
	煙塵排放濃度	少於 30 mg/m³
	除塵效率	高於 90%
燃燒倉	爐口尺寸 (mm) (闊 x 高)	約 330 x 400
	爐內尺寸 (mm) (闊 x 深 x 高)	約 400 x 620 x 605
抽風機	數量	一台
乾式濾芯 (連自動反吹裝置)	數量	18 支
噪音值 (與系統距離為一米)	聲壓級 (dBA)	66.57

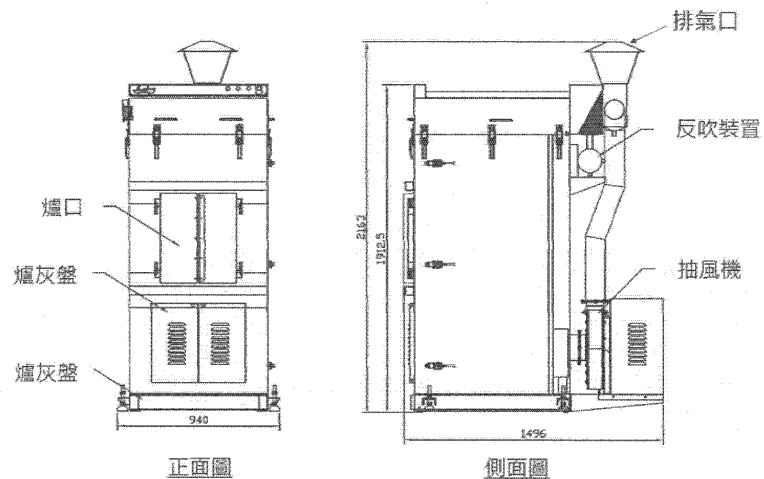
西林寺  
設計、供應、安裝及保養  
乾式「寶潔科 綠化寶系統™」全功能環保化寶系統工程

參考編號： 7880/18/Q15-1718/CCLJ/L006

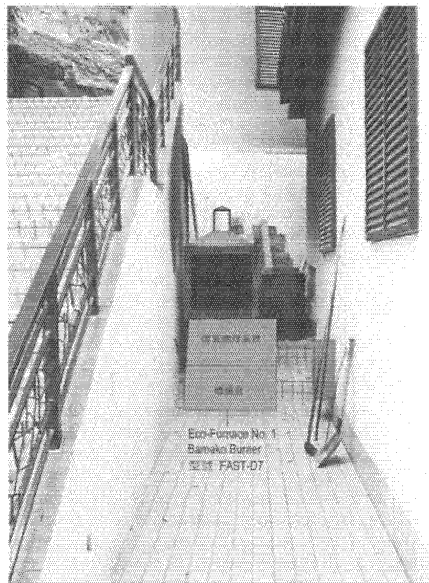
日期： 2019 年 3 月 12 日

條件及條款

b. 系統設計圖如下



c. 系統選址示意圖如下



西林寺  
設計、供應、安裝及保養  
乾式「寶潔科 綠化寶系統™」全功能環保化寶系統工程

參考編號： 7880/18/Q15-1718/CCLJ/L006  
日期： 2019 年 3 月 12 日

條件及條款

d. 系統規格

設計、供應、安裝及保養一台乾式「寶潔科 綠化寶系統™」型號：FAST-D20 的環保化寶系統。系統規格如下：

設備	規格	型號：FAST-D20
全系統	冥鎚燃燒量	20 公斤/小時 (約 10 條兩呎高的四方形元寶紙/50 個 400 克的衣包)
	總尺寸 (mm) (闊 x 深 x 高)	約 4131 x 1401 x 2780
	抽風量 (於室溫時量度)	0.25m³/s
	運行重量	約 4 噸
	功率	3.3kW
	供電要求	220V/1ph/50Hz
	外殼用料	主要為不銹鋼 304 材料
	煙塵排放濃度	少於 30 mg/m³
	除塵效率	高於 90%
燃燒倉	爐口尺寸 (mm) (闊 x 高)	約 515 x 400
	爐內尺寸 (mm) (闊 x 深 x 高)	約 750 x 600 x 765
抽風機	數量	一台
乾式濾芯 (連自動反吹裝置)	數量	45 支
噪音值 (與系統距離為一米)	聲壓級 (dBA)	65.56

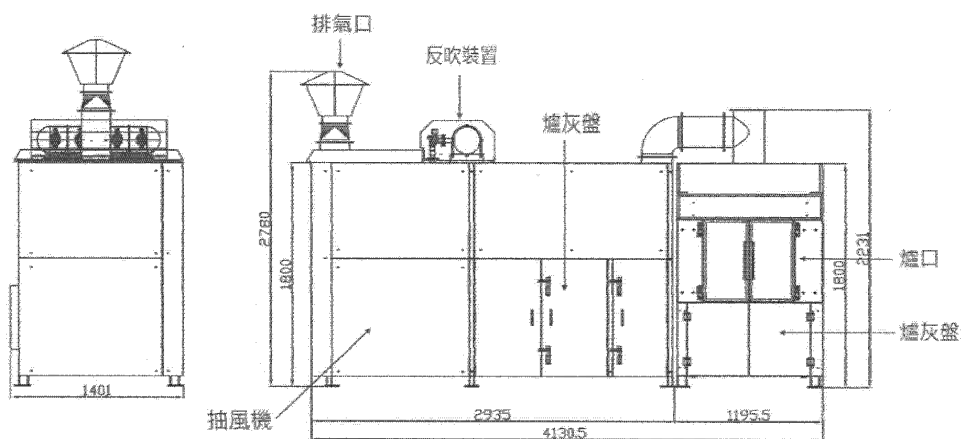
西林寺  
設計、供應、安裝及保養  
乾式「寶潔科 綠化寶系統™」全功能環保化寶系統工程

參考編號： 7880/18/Q15-1718/CCLJ/L006

日期： 2019 年 3 月 12 日

條件及條款

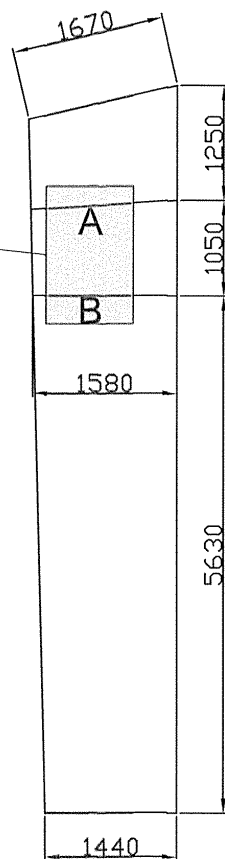
e. 系統設計圖如下



f. 系統選址示意圖如下




Eco-Furnace No. 1  
Bamako Burner  
型號: FAST-D7

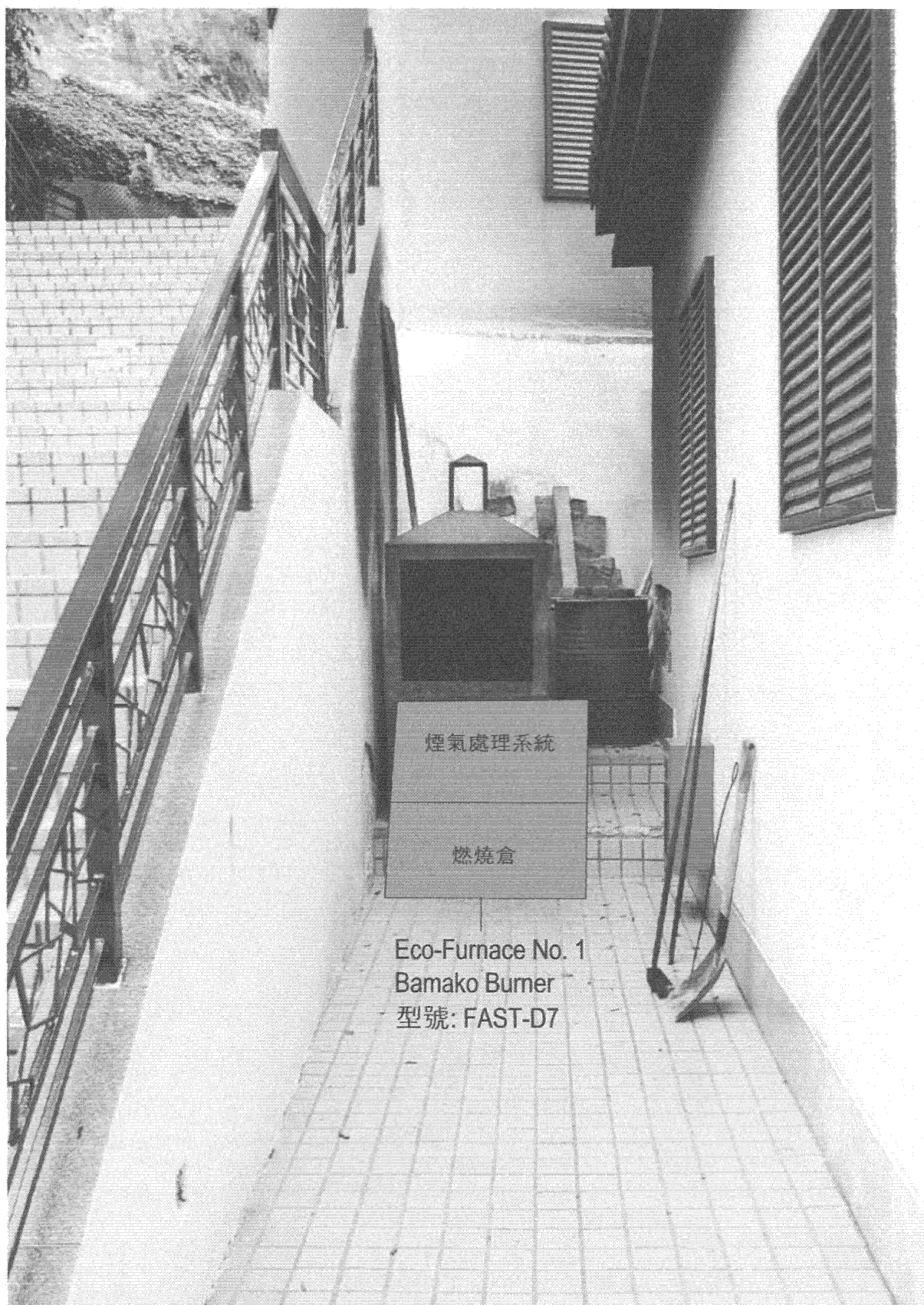


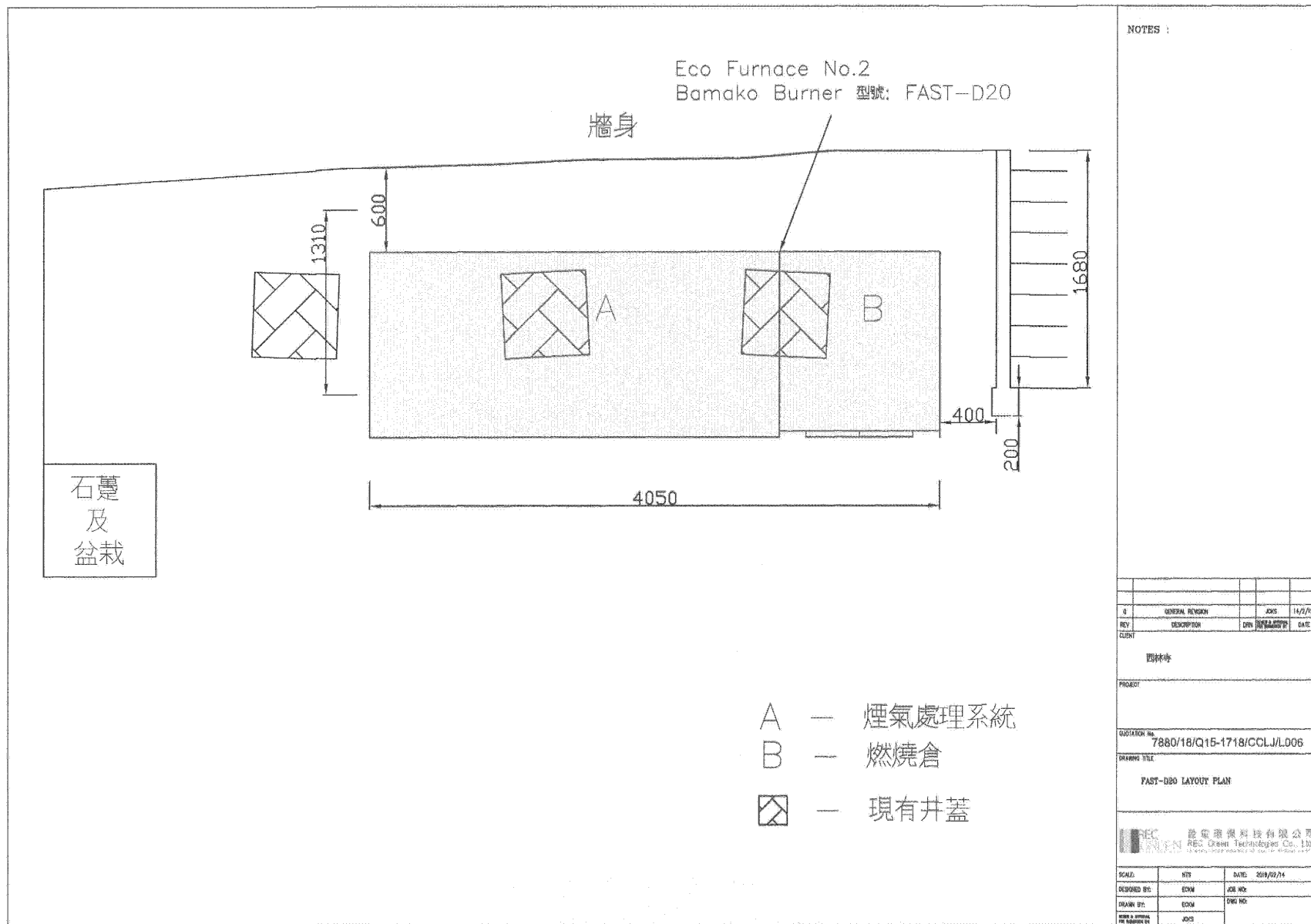
A - 煙氣處理系統  
B - 燃燒倉

NOTES :

2	GENERAL REVISION		JCS	14/2/18
REV	DESCRIPTION	DN	DATE	DATE
CLIENT	西林寺			
PROJECT				
QUOTATION NO.	7880/18/Q15-1718/CCLJ/L006			
DRAWING TITLE	FAST-D7 LAYOUT PLAN			
<div> 銳電環保科技有限公司 REC Green Technologies Co., Ltd. <small>OF QUALITY AND ENVIRONMENTAL PROTECTION</small></div>				
SCALE:	NTS	DATE: 2018/02/14		
DESIGNED BY:	EDW	JOB NO.		
DRAWN BY:	EDW	DWG NO.		
REVIEW & APPROVAL FOR SUBMITTAL BY:	JCS			









#### D01/01 ENVIRONMENTAL ASSESSMENT

S12A Rezoning Application for Regularisation of a Pre-cut-off Columbarium ancillary to Sai Lam Temple,  
 Lot Nos. 63 and 296 (Part) in D.D. 185, Sheung Wo Che No. 198, Sha Tin  
 Prepared for Sai Lam (Salvation) Foundation Ltd

SMEC Internal Ref. 7076878  
 11 April 2025

---

## Appendix C      **TOILET CONSENT FROM THE USE OF TOILET FACILITIES**

### **D01/01 ENVIRONMENTAL ASSESSMENT**

S12A Rezoning Application for Regularisation of a Pre-cut-off Columbarium ancillary to Sai Lam Temple,  
Lot Nos. 63 and 296 (Part) in D.D. 185, Sheung Wo Che No. 198, Sha Tin  
Prepared for Sai Lam (Salvation) Foundation Ltd

SMEC Internal Ref. 7076878  
11 April 2025



## Toilet Consent from the Use of Toilet Facilities

TOCO PLANNING CONSULTANTS LTD.

TOWN PLANNING, ENVIRONMENT &amp; DEVELOPMENT CONSULTANCY

Unit No. 5, 13/F., Technology Plaza,

No. 651 King's Road,

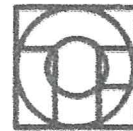
North Point, Hong Kong

Tel: 2895 0168

Fax: 2577 2862

E-mail: tocoplanning@hotmail.com

Website: http://www.tocoplanning.com


 達材都市規劃  
顧問有限公司

Secretariat of Private Columbaria Licensing Board

Private Columbaria Affairs Office

Room 501-502,

5/F, Trade Square,

681 Cheung Sha Wan Road,

Kowloon, Hong Kong

Attn. Mr. CHU Chun Hei, Andy

Your ref: ( ) in FEHD PC 72-40/62/2018/057

Dear Mr. Chu,

11 May, 2020

**Applications for "Pre-cut-off Columbarium Licence" and  
"Temporary Suspension of Liability" for Sai Lam Temple  
Lot Nos. 63, 296 (Part) in D.D. 185  
No.198 Sheung Wo Che, Sha Tin**

We refer to the phone conversation between our staff Miss Jacqueline Ho and PCLB Officer Miss Yiu recently.

Please find attached a letter from the Landowner giving consent to the Applicant about the usage of toilets within Sai Lam Temple and a certified copy of the sales contract for niche no. 02A0726D and 10B0305S as requested by Miss Yiu for your attention.

Also, please be advised that our office has been relocated. For future correspondence, please send it to the following address:-

Unit No. 5, 13/F, Technology Plaza,  
No. 651 King's Road, North Point  
Hong Kong

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan  
Managing Director



c.c. Pte Columbaria Licensing Team (Attn. Miss YIU Sze Yi)

**TED T. C. CHAN**  
MPIA, MHKIP, RPP



私營骨灰安置所事務辦事處  
九龍長沙灣道 681 號貿易廣場 5 樓 501-502 室

敬啟者，

有關沙田上禾輦村西林寺  
第 185 約 63 及 296 號(部分)地段  
就私營骨灰安置所條例申請暫免法律責任書及牌照事宜

---

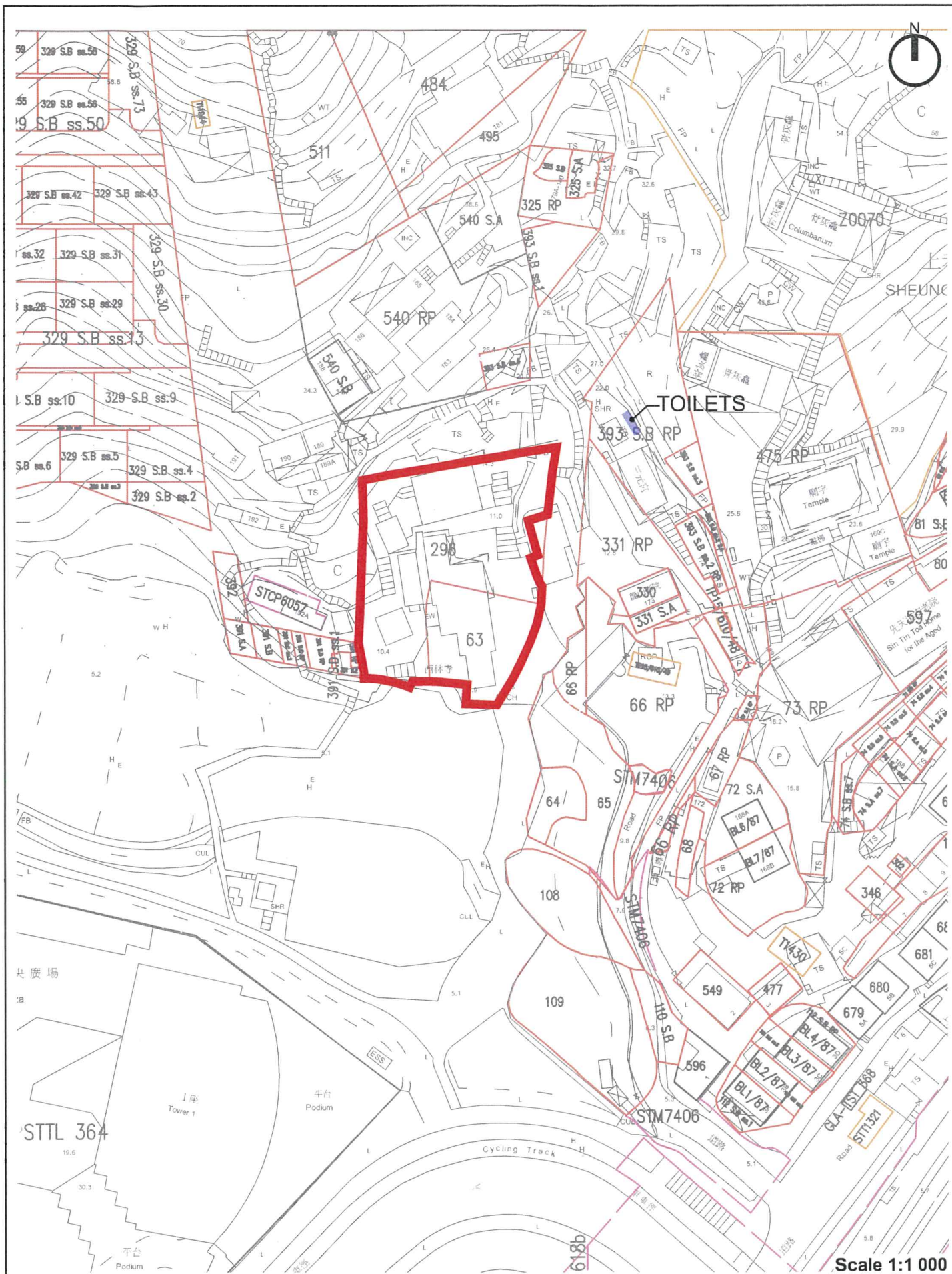
本公司(西林寺基金有限公司)是上述地段及丈量約份第 185 約地段第 393 號 B 分段餘段的土地擁有人，同意讓西林(普眾)基金會有限公司的相關人士，包括西林寺的職員、信眾、拜祭人士及遊客在開放時間內使用西林寺內位於地段第 393 號 B 分段餘段土地上的五間男女共用洗手間及五個洗手盆。所提及的廁所和洗手盆的維修工程及清潔事項由西林(普眾)基金會有限公司負責。

西林寺基金有限公司



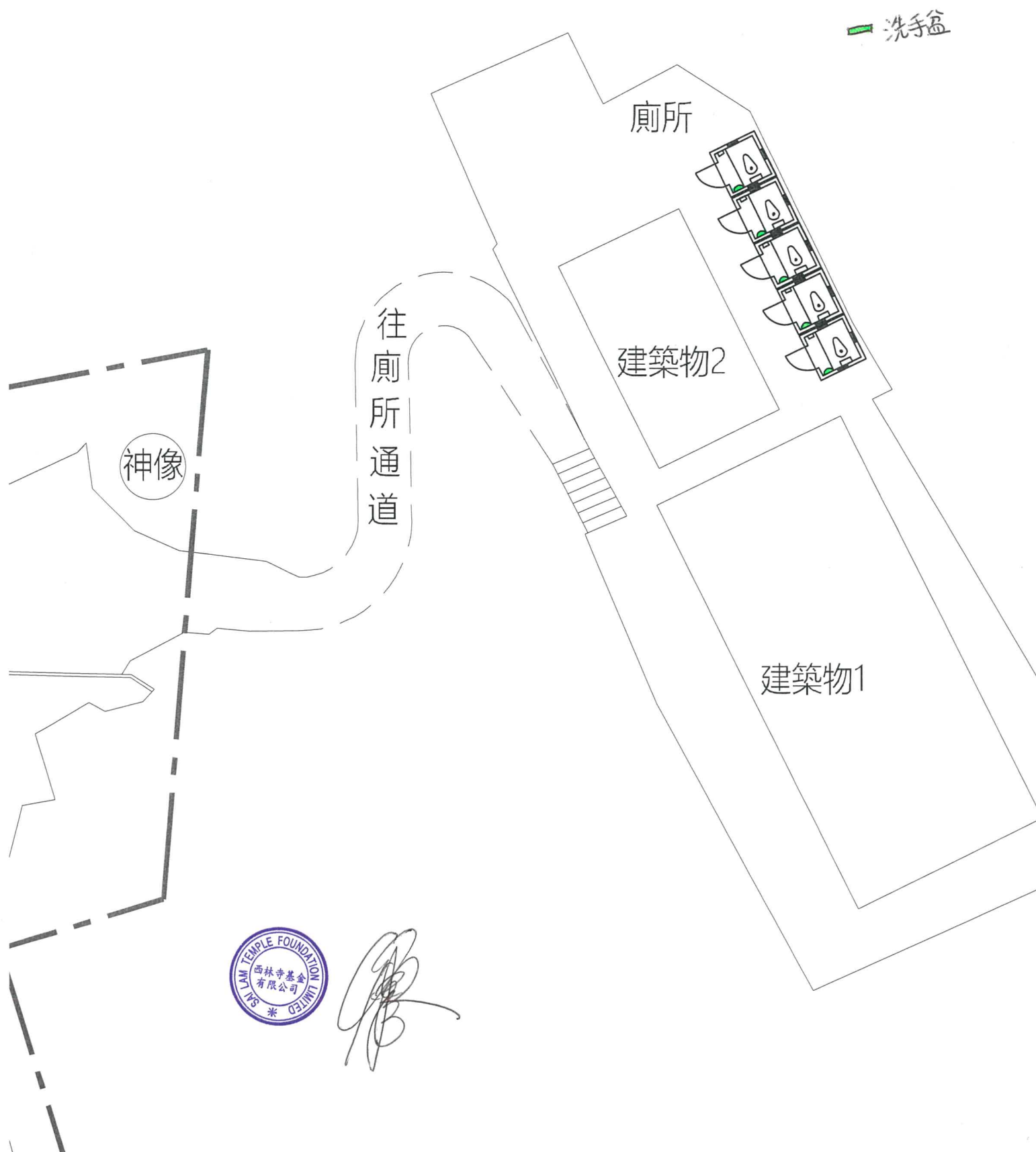
姓名：CHAN CHI KEUNG  
職位：DIRECTOR  
身份證號碼：[REDACTED]

二零二零年四月二十二日

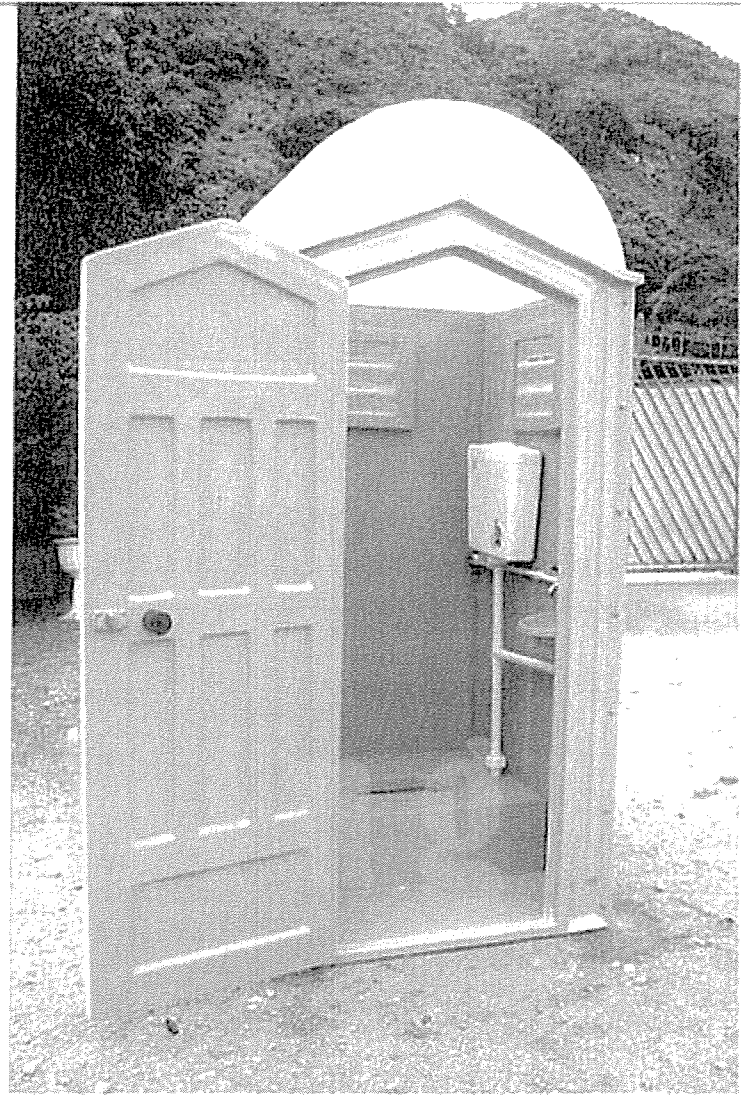


## Toilet Location Plan

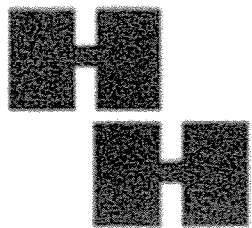
沙田西林寺廁所位置圖











# 恒興玻璃纖維製品廠有限公司

## Hang Hing Fibre Glass Products Manufacturer Co., LTD

香港荃灣沙咀道26-38號滙力工業中心18字樓8室

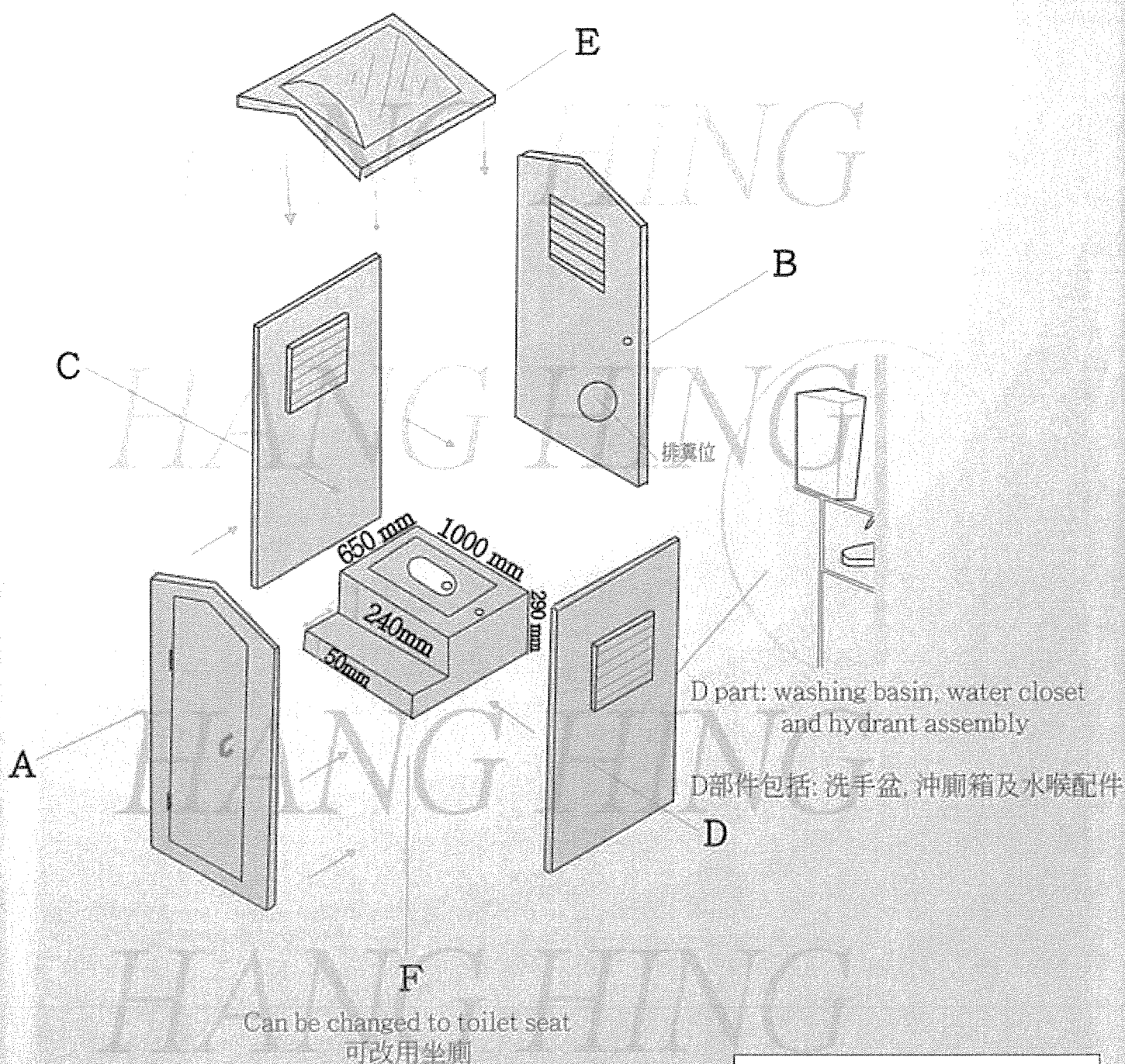
傳真: 2412 0810

E-mail: info@hang-hing.com.hk

www.hang-hing.com.hk

Flat 8, 18/F., Thriving Industrial Centre, 26-38 Sha Tsui Road, Tsuen Wan, N.T., Hong Kong.

Tel: **2490 8822**



From	Hang Hing Fibre Glass Products Manufacturer Co., Ltd
item / products	流動廁所
Date	6 June 2012
Sales	Tony Ling



local people  
global experience

---

SMEC is recognised for providing technical excellence and consultancy expertise in urban, infrastructure and management advisory. From concept to completion, our core service offering covers the life-cycle of a project and maximises value to our clients and communities. We align global expertise with local knowledge and state-of-the-art processes and systems to deliver innovative solutions to a range of industry sectors.



[www.smec.com](http://www.smec.com)