

2025年 6月 5 日

Appendix I of RNTPC
Paper No. A/YL-SK/419

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 JUN 2025.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2501207

3/6 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-SK/419
	Date Received 收到日期	- 5 JUN 2025

- 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)

Sham Shing Tong 三乘堂

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)

KTA Planning Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 1633 in D.D. 114 and Adjoining Government Land, Kwun Yam Shan, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 484 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 350 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 252 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Industrial (Group D)"
(f) Current use(s) 現時用途	Storage (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 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)".
已取得 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(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&

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Proposed Temporary Religious Institution (Zen Practice Hall)
with Ancillary Shop and Services

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 309sq.m ☒About 約Proposed covered land area 擬議有上蓋土地面積 175sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物／構築物數目 3

Proposed domestic floor area 擬議住用樓面面積 0sq.m ☐About 約Proposed non-domestic floor area 擬議非住用樓面面積 350sq.m ☒About 約Proposed gross floor area 擬議總樓面面積 350sq.m ☒About 約

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

Structure 1: 2 storeys (not more than 7.62m) for Zen Practice Hall.....

Structure 2: 2 storeys (not more than 7.62m) for Tuck Shop and Reception.....

Structure 3: 2 storeys (not more than 7.62m) for Meditation Room and Meeting Room.....

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 0

Motorcycle Parking Spaces 電單車車位 0

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0

Others (Please Specify) 其他 (請列明) 0

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 0

Coach Spaces 旅遊巴車位 0

Light Goods Vehicle Spaces 輕型貨車車位 0

Medium Goods Vehicle Spaces 中型貨車車位 0

Heavy Goods Vehicle Spaces 重型貨車車位 0

Others (Please Specify) 其他 (請列明) 0

Proposed operating hours 擬議營運時間 9:00a.m. to 5:00 p.m. daily			
(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 checked="" 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)) A local access leading from Lam Kam Road <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)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" 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 checked="" type="checkbox"/>	
(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 checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" 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/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(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 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 type="checkbox"/> year(s) 年 <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。

Please refer to the Supporting Planning Statement attached.

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

PAULINE LAM

Deputy Managing Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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 (Member No. 130)

Others 其他 R.T.P.I. RUP (PRC)

on behalf of
代表

KTA Planning Limited

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

Date 日期

2.6.2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 1633 in D.D. 114 and Adjoining Government Land, Kwun Yam Shan, Yuen Long 元朗觀音山丈量約份第114約地段第1633號和毗連政府土地
Site area 地盤面積	484 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 252 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 石崗分區計劃大綱核准圖編號 S/YL-SK/9
Zoning 地帶	"Industrial (Group D)" 「工業（丁類）」
Type of Application 申請類別	<input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input 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 type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途／發展	Proposed Temporary Religious Institution (Zen Practice Hall) with Ancillary Shop and Services 擬議臨時宗教場所（靜修室）連附屬商店及服務行業

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米	Plot Ratio 地積比率
	Non-domestic 非住用	350	0.72
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(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	7.62 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	36 % <input checked="" 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/day-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"/>
Location Plan, Lot Index Plan, Site Plan, Public Transport Services Plan, Site Photos, Safe Escape Arrangement Plan, Drainage Proposal 位置圖，地段索引圖，地盤平面圖，公共交通服務圖，實地照片，逃生路線圖，排水建議		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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。

S.16 PLANNING APPLICATION

APPROVED SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/9

**Proposed Temporary Religious Institution (Zen Practice Hall)
with Ancillary Shop and Services for a Period of 3 Years
in “Industrial (Group D)” Zone,
Lot 1633 in D.D. 114 and Adjoining Government Land,
Kwun Yam Shan, Yuen Long**

SUPPORTING PLANNING STATEMENT

June 2025

Applicant:

Sham Shing Tong

Consultant:

KTA Planning Limited



S3130_PS_V03b



PLANNING LIMITED

規 劃 顧 問 有 限 公 司

Executive Summary

The Applicant, Sham Shing Tong, seeks approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the Proposed Temporary Religious Institution (Zen Practice Hall) with Ancillary Shop and Services for a Period of 3 Years ("the Proposed Uses") at Lot 1633 in D.D. 114 and Adjoining Government Land ("GL"), Kwun Yam Shan, Yuen Long ("the Site"). The Site is situated within an area zoned "Industrial (Group D)" ("I(D)") on the Approved Shek Kong Outline Zoning Plan ("the OZP") No. S/YL-SK/9. It has an area of about 484m² including GL of about 252m². Lot 1633 in D.D. 114 is currently used as a general storage while the adjoining GL is vacant.

The Proposed Development will be supported by Ling Wan Temple ("the Temple") in the vicinity. The Temple is the landmark of Kwun Yam Shan and is one of the three oldest temples in Hong Kong. The Temple plays an important role in the history of Buddhism development. It was established during the reign of Xuande in Ming Dynasty (1426-1435), almost 600 years ago. During the last hundred years since completion of renovation, the Temple has been a platform to propagate Mahayana Buddhism, train Buddhist talents, and promote Chinese culture. It is hoped that Buddhists especially the young ones can have proper faith, hope and behaviour, as well as happiness and love to benefit the society.

The Proposed Uses comprise a temporary Zen Practice Hall and an outdoor open space for zen practice to guide sentient beings and purify their hearts. In addition, an ancillary tuck shop is included to serve the participants and residents nearby. Along this line, it is proposed to construct three 2-storey structures (not more than 7.62m in height) at Lot 1633 in D.D. 114 in the context of Building Ordinance (Application to the New Territories) Ordinance, Cap 121. The total gross floor area is about 350m².

The Proposed Uses are fully justified by the following main reasons:

- The Proposed Uses are considered compatible with the adjoining land uses in terms of scale and nature;
- Better utilisation of land resource to provide additional zen practice space for the nearby long-serving religious institution;
- Ling Wan Temple is committed to serve the community and devoted to promote Buddhism. The Proposed Uses will help alleviating the mental health issues in Hong Kong and bring a positive impact to the greater society and the local community;
- The Proposed Uses are temporary in nature and will not jeopardise the planning intention of "I(D)" zone;
- No adverse traffic impact on the local traffic network; and
- No adverse drainage, visual, landscape and environmental impact to the surroundings.

In consideration of the above, we sincerely request the TPB to support this Planning Application from planning and technical points of view.

行政摘要

(內文如有差異，應以英文版本為準)

申請人三乘堂現欲根據城市規劃條例第 16 條，向城市規劃委員會（「城規會」）在元朗觀音山丈量約份第 114 約地段第 1633 號及毗連政府土地（「申請地點」）作擬議臨時宗教場所（禪修室）連附屬商店及服務行業（「擬議用途」），為期三年。申請地點位於石崗分區計劃大綱核准圖編號 S/YL-SK/9 的「工業（丁類）」地帶內。申請地點的地盤面積約 484 平方米，包括政府土地約 252 平方米，申請地點內的私人地段現時用作貯物，而毗連的政府土地現時空置。

擬議用途將由毗鄰的凌雲寺支持。凌雲寺是觀音山地標及香港三大古剎之一，也是締造香港佛教發展史的重要一員。凌雲寺初創於明宣德（1426-1435）年間，迄今已近六百年歷史。凌雲寺重修復興至今百年，傳承漢傳佛教之正法，培育弘法僧才，推廣中國文化，令信眾特別是年輕一代，各具正信、正願、正行，利樂有情，造福社會。

是次申請的擬議臨時禪修室連戶外空間，為凌雲寺提供禪修空間，接引眾生，淨化社會人心。此外亦加入小賣部，服務修行者及附近居民。丈量約份第 114 約地段第 1633 號的地段將按第 121 章《建築物條例(新界適用)條例》內訂明的規定建造 3 個 2 層高（不高於 7.62 米）的構築物，以容納擬議用途。總樓面面積為 350 平方米。

是次擬議臨時宗教場所（禪修室）連附屬商店及服務行業的申請具充份理據，原因如下：

- 就規模和性質而言，擬議發展與周邊的土地用途相容；
- 善用土地資源，為附近植根當地的宗教場所提供多一個禪修空間；
- 凌雲寺致力服務社會及宣揚佛教，淨化社會人心及舒緩都市人壓力，其服務能為社會大眾及當地社區帶來裨益；
- 擬議發展僅為臨時性質，並不會損害「工業（丁類）」地帶的規劃意向；
- 不會對周邊道路網絡帶來負面交通影響；及
- 不會對附近造成排水、視覺、景觀及環境上的負面影響。

基於以上規劃及技術理由，申請人懇請城規會批准是次規劃申請。

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- 5.2 Better Utilisation of Land Resource to Provide Additional Zen Practice Space for the Nearby Long-serving Religious Institution
- 5.3 Committed to Serve the Community and Devoted to Promote Buddhism. Help Alleviating the Mental Health Issues in Hong Kong and Bring a Positive Impact to the Greater Society and the Local Community
- 5.4 Temporary in Nature and Will Not Jeopardise the Planning Intention of "I(D)" Zone
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S.16 PLANNING APPLICATION
APPROVED SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/9

**Proposed Temporary Religious Institution (Zen Practice Hall) with Ancillary
Shop and Services for a Period of 3 Years in “Industrial (Group D)” Zone,
Lot 1633 in D.D. 114 and Adjoining Government Land, Kwun Yam Shan, Yuen Long**

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose

- 1.1.1 This Planning Application is prepared and submitted on behalf of Sham Shing Tong (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the Proposed Temporary Religious Institution (Zen Practice Hall) with Ancillary Shop and Services for a Period of 3 years (“the Proposed Uses”) at Lot 1633 in D.D. 114 and Adjoining Government Land (“GL”), Shek Kong, Yuen Long (“the Site”). The Site falls within an area zoned “Industrial (Group D)” (“I(D)”) on the Approved Shek Kong Outline Zoning Plan (“the OZP”) No. S/YL-SK/9. This Supporting Planning Statement is to provide TPB with necessary information to facilitate consideration of this application.

1.2 Report Structure

- 1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in **Section 2**. Ling Wan Temple supporting the Proposed Uses will be introduced in **Section 3**. The temporary use proposal is included in **Section 4** followed by planning merits and justifications for the Planning Application in **Section 5**. **Section 6** concludes and summarizes this Supporting Planning Statement.

2 SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

- 2.1.1 The Site is situated at the downslope hillside of Kun Yam Shan, to the east of Kam Tin and Pat Heung. Located only at about 100m west of Ling Wan Temple (Ling Wan Monastery), the Site comprises Lot 1633 in D.D.114 and adjoining GL (**Figure 2.1 Location Plan** refers).
- 2.1.2 The Site is at present accessible from Lam Kam Road via a local access road. The Site is currently used as a general storage of Ling Wan Temple. The Site is paved and fenced off.

2.2 Land Status

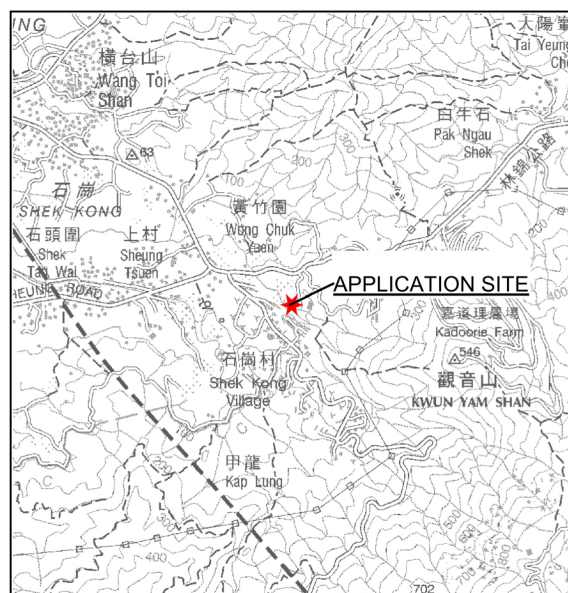
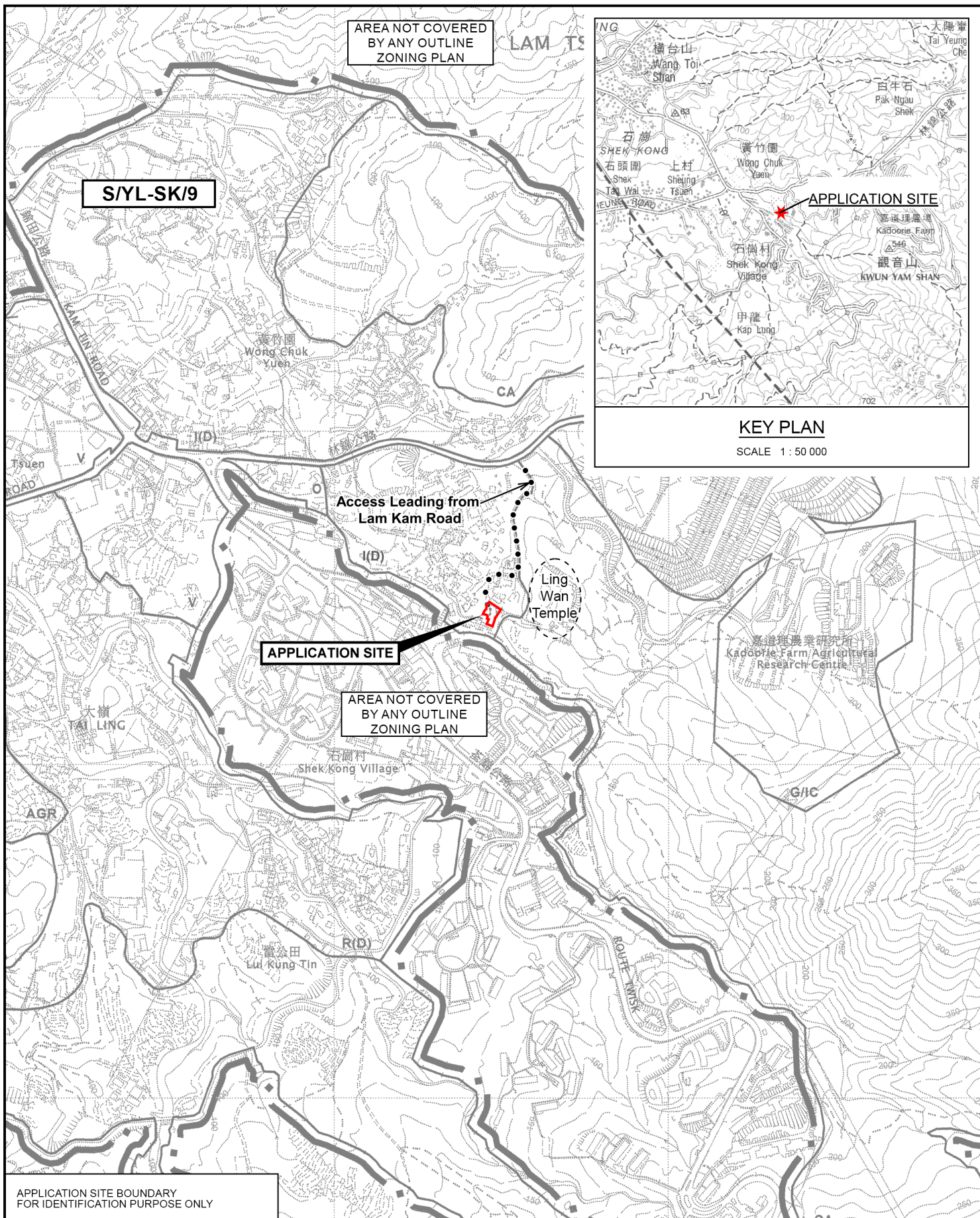
- 2.2.1 The Site has a total area of about 484m² comprising private lot (i.e. the entire Lot 1633 in D.D.114) and GL. Lot 1633 was granted under Tai Po New Grant No.2748 on 4.7.1918 (**Figure 2.2** refers). The class of the lot is "building" with an area of 2,500ft² (50ft x 50ft) (about 232.3m²). The Site is currently owned by Sham Shing Tong which is a religious "T'ong" recognised in the New Territories Ordinance. The remaining GL portion is about 251.7m².
- 2.2.2 Detailed boundary of Lot 1633 in D.D. 114 is indicated in **Figure 2.3 Lot Index Plan**.

2.3 Statutory Planning Context

- 2.3.1 The Site falls within an area zoned "Industrial (Group D)" on the prevailing OZP (**Figure 2.1**). According to the Statutory Notes of the OZP, the "I(D)" zone *'is intended primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.'*

2.4 Surrounding Land Use Pattern

- 2.4.1 The surrounding areas are predominantly occupied by village houses/residential structures (**Figure 2.4 Site Plan** refers):
- To the north, south and west are scattered residential structures;
 - To the east are Ling Wan Temple and its associated landscaping area, and a carpark; and
 - To the further south is Shek Kong Village.



APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY



PLANNING LIMITED
規劃顧問有限公司

LOCATION PLAN

PROPOSED TEMPORARY RELIGIOUS INSTITUTION
(ZEN PRACTICE HALL) WITH ANCILLARY SHOP
AND SERVICES FOR A PERIOD OF 3 YEARS
LOT 1633 IN D.D. 114 AND ADJOINING
GOVERNMENT LAND, KWUN YAM SHAN, YUEN LONG

SCALE 1:7,500

FIGURE 2.1

EXTRACT PLAN BASED ON
OUTLINE ZONING PLANS No.
S/YL-SK-9 APPROVED ON 17.10.2006

DATE: 15.5.2025

The original copy of the New Grant was lost and untraceable. The information contained in the copy of this New Grant Register is not an official land record held under the Land Registration Ordinance and is for reference only. This Land Registry does not guarantee the accuracy of the information contained in this New Grant Register.



Registry No.	D.D. No.	Lot No.	Locality	Name of Purchaser		Address	Boundary measurements				Contents in Acres	Upset Price \$	Premium Paid \$	Annual Rent \$	Whether for Building or other purpose	?
				Chinese	Transliteration		N.	S.	E.	W.						
2729	17	1791	Shek O	梁永安	Leung Wing On	Shek O	40	40	30	30	1200	12	1	150	Building	2
2730	51	4462	Wai Hop	陳有	Chan Yau	Wai Hop	as per plan deposited					150	1	1100	"	20
"	"	4463	"	Do	Do	Do	as per plan deposited				46	5	1	50	Agricultural	
2731	52	1309	Shang Shui	黃天就	Hing Tin Tsau	Shang Shui	25	25	24	24	600	12	1	200	Building	5
2732	52	1310	"	黃福星	Hing Fook Sing	Shang Shui	22	22	21	21	1100	22	2	300	Building	4
2733	52	1311	"	黃福成	Hing Fook Shing	"	50	50	10	10	500	10	1	150	"	5
2734	74	621	Kan Chung	張雙蓮	Chung Yung Lan	Kan Chung	as per plan deposited					2	1	10	Agricultural	20
"	"	622	"	Do	Do	"	as per plan deposited					2	1	10	"	
2735	189	1407	San Shan	葉大元	Yip Tai Yuen	San Shan	27	27	27	27	383	8	1	10	Shocking Floor	2
2736	216	654	San Lin	王德乾	Wing Tak Kwan	San Lin	40	40	30	30	1400	14	1	200	Building	25
2737	162	3292	San Tin	文木九	Man Mook Kau	San Tin	28	28	10	10	250	3	1	100	"	6
2738	"	3293	"	文金榮	Man Kin Hung	"	20	20	10	10	200	2	1	100	"	7
2739	107	1172	Wai Shan	尹善德	Yuen Shun Tin	Wai Shan	as per plan deposited				16	1	1	40	Agricultural	10
"	"	1173	"	尹理國	Yuen Lee Kwan	"	as per plan deposited				16	1	1	40	Agricultural	10
"	"	1177	"	"	"	"	as per plan deposited				16	1	1	40	Agricultural	10
2740	114	1633	Hap Hong	何國毅	Hoi Kwok Yip	Hap Hong	50	50	50	60	3000	30	30	350	Building	17
"	"	"	"	何國毅	Hoi Kwok Yip	"	as per plan deposited					30	30	350	Building	17
2741	123	1460	Wong Chan	黃美壽	Wong Mei Shau	Wong Chan	30	30	13	13	390	11	1	50	Building	19
2742	131	567	San Hui	曾漢田	Sang Hei Tin	San Hui	16	16	20	20	608	7	7	200	"	9
2743	"	568	Yung Sai	鍾衍波	Chung Yan Po	Yung Sai	120	120	80	80	9600	96	9	1100	"	10
2744	6	823	Wai Po	何國波	Hoi Kwok Po	Wai Po	as per plan deposited				320	27	1	1800	"	203
2745	131	546	San Hui	何國本	Hoi Kwok Bun	San Hui	as per plan deposited				2430	1160	11	2450	Orchard	12
"	132	1742	San Hui	Do	Do	"	as per plan deposited				124	5	3	1300	"	
"	"	1743	San Hui	Do	Do	"	as per plan deposited				1530	66	1	1530	"	
"	"	1744	"	Do	Do	"	as per plan deposited				330	124	1	330	"	
"	"	1745	San Hui	Do	Do	"	29	29	24	24	2175	22	22	250	Building	
2746	76	2236	Loi Hui	何國桂	Hoi Kwok Kwan	Loi Hui	21	21	9	9	189	2	1	50	"	20
2747	107	1418	Kan Tin	何國輝	Hoi Kwok Fui	Kan Tin	27	27	50	50	1350	14	1	10	Shocking Floor	39
2748	114	1633	Wai Wan	何國輝	Hoi Kwok Fui	Wai Wan	50	50	50	50	2500	25	25	300	Building	35
2749	"	1634	"	Do	Do	"	as per plan deposited				105	10	1	110	Orchard	
2749	132	1746	San Hui	何國輝	Hoi Kwok Fui	San Hui	73	73	39	39	2147	29	9	350	Building	36
"	"	1747	"	Do	Do	"	as per plan deposited				33	5	1	140	Orchard	



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NEW GRANT REGISTER

PROPOSED TEMPORARY RELIGIOUS INSTITUTION
(ZEN PRACTICE HALL) WITH ANCILLARY SHOP
AND SERVICES FOR A PERIOD OF 3 YEARS
LOT 1633 IN D.D. 114, SHEK KONG, YUEN LONG

FIGURE 2.2

EXTRACT BASED ON
NEW GRANT NO.2748 REGISTERED
IN THE TAI PO LAND REGISTRY

DATE: 12.8.2024



PLANNING LIMITED
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LOT INDEX PLAN

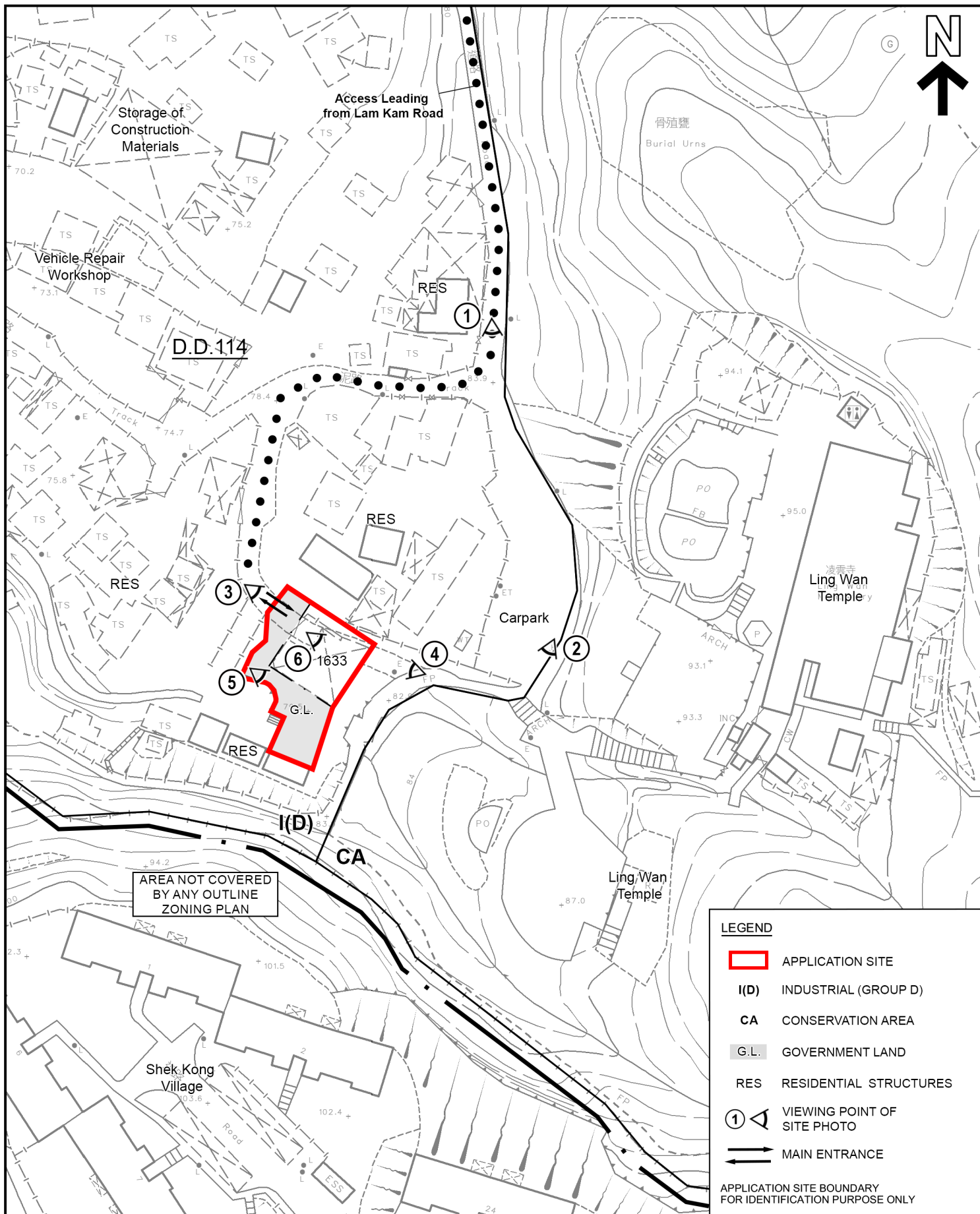
PROPOSED TEMPORARY RELIGIOUS INSTITUTION
(ZEN PRACTICE HALL) WITH ANCILLARY SHOP
AND SERVICES FOR A PERIOD OF 3 YEARS
LOT 1633 IN D.D. 114 AND ADJOINING
GOVERNMENT LAND, KWUN YAM SHAN, YUEN LONG

SCALE 1:1 000

FIGURE 2.3

EXTRACT PLAN BASED ON
LOT INDEX PLAN
No. ags_S00000133354_0001
PREPARED BY LAND INFORMATION
CENTRE ON 30.9.2024

DATE: 15.5.2025



PLANNING LIMITED
規劃顧問有限公司

SITE PLAN

PROPOSED TEMPORARY RELIGIOUS INSTITUTION
(ZEN PRACTICE HALL) WITH ANCILLARY SHOP
AND SERVICES FOR A PERIOD OF 3 YEARS
LOT 1633 IN D.D. 114 AND ADJOINING
GOVERNMENT LAND, KWUN YAM SHAN, YUEN LONG

SCALE 1:1 000

FIGURE 2.4

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 6-NE-20A & 20B

DATE: 15.5.2025

2.5 Site Accessibility

- 2.5.1 The Site is accessible from Lam Kam Road via a local access road. The "Ling Wan Temple" bus stop on Lam Kam Road is approximately 240m to the north of the Site.

2.6 Similar Planning Applications

- 2.6.1 There have been three approved applications for religious institution within the same Shek Kong OZP. There are also many approved applications in nearby OZPs of Yuen Long East. The details of the similar applications approved within Shek Kong and Kam Tin South OZP are listed in **Table 2.1** and **Table 2.2** below.

Table 2.1 Similar S.16 Applications for Religious Institution on Shek Kong OZP

	Application No.	Use(s)/Development(s)	Site Area (m ²) (about)	Zoning	Approval Date
1.	A/YL-SK/77	Redevelopment of Church & Ancillary Uses	936	Village Type Development	28.5.1999
2.	A/YL-SK/113	Redevelopment of Church & Ancillary Uses (Religious Institution)			7.3.2003
3.	A/YL-SK/133	Religious Institution (Church and Ancillary Use) (Proposed Amendments to the Scheme previously Approved under Application No. A/YL-SK/113)			24.6.2022

Table 2.2 Similar S.16 Applications for Religious Institution on Kam Tin South OZP in the Past Five Years

	Application No.	Use(s)/Development(s)	Site Area (m ²) (about)	Zoning	Approval Date
1.	A/YL-KTS/824	Proposed Religious Institution (Retreat Centre)	688	Agriculture	3.1.2020
2.	A/YL-KTS/910	Proposed Religious Institution (Mosque)	1,730		20.5.2022
3.	A/YL-KTS/979	Proposed Religious Institution (Temple) with Ancillary Facilities and Associated Filling of Land	1,800		22.12.2023

3 LING WAN TEMPLE

3.1 Background and History

- 3.1.1 The Proposed Temporary Religious Institution (Zen Practice Hall) with Ancillary Shop and Services will be operated by Ling Wan Temple 100m to the east of the Site, which is one of the three oldest temples in Hong Kong, and plays an important role in the history of Buddhism development.
- 3.1.2 Ling Wan Temple was established during the reign of Xuande in Ming Dynasty (1426-1435), almost 600 years ago. Its meditation hall was originally a practicing hall called "Ling Wan Practicing Hall". During the 1st year of Daoguang's reign (1821), the hall was renamed Ling Wan Temple. At present, it is a Bodhimanda managed by monastic persons for female pilgrims.

3.2 Value and Mission

- 3.2.1 During the last hundred years since completion of renovation, Ling Wan Temple has followed the tradition of Mahayana Buddhism to promote its beliefs and enlighten the living beings, and is an important temple for female pilgrims. Venerable Master Hin Tai, the current abbess, pursues in the Dharma of Amitabha Pure Land and the Temple upholds the spirit of compassion with wisdom practice and vows into action.
- 3.2.2 Ling Wan Temple Foundation Limited was established in 2017 as a charitable body. The founders of the charitable body, Venerable Master Hin Tai and Dr Raymond Chan, have the same beliefs using Ling Wan Temple as a platform to propagate Mahayana Buddhism, train Buddhist talents, and promote Chinese culture. It is hoped that Buddhists especially the young ones can have proper faith, hope and behaviour, as well as happiness and love to benefit the society.

3.3 Sustainable Development

- 3.3.1 With the aim to pass on Dharma of Mahayana Buddhism and educate monastic devotees, Ling Wan Temple is dedicated to promoting sustainable development of four aspects: religion, education, culture and construction. Programme details for each aspect are described in Table 3.1 below:

Table 3.1 Sustainable Development Programme Details

Aspects	Aim	Content
Religion	To promote Han Buddhism leading to Buddha's Pure Land	<ul style="list-style-type: none"> Regularly organizing religious and study sessions, including sutra chanting, confession, zen study and talks on Buddhism. Co-organizing "Monastic Ordination" with other temples and organizations.

Education	To educate monastic talents to guide sentient beings and purify their hearts	<ul style="list-style-type: none"> • <u>Monastic Education</u>: Encouraging and financially supporting monastic talents to take academic courses. • <u>Life Education</u>: In 2018, the course "Ease and Care" was organized, with scholars, professionals and senior volunteers as instructors. In October 2020, the course "Life and Death in Buddhism – Seeded Teacher Training Programme 2020-2022" was co-organized with Centre for the Study of Humanistic Buddhism, The Chinese University of Hong Kong. Starting in Fall 2025, a four-year joint collaboration with Hong Kong Chu Hai College will commence. The initiative will focus on Buddhist scripture study, women's education, and public forums, reflecting a commitment to diverse communities and promoting the Buddhist values of equality and inclusiveness. • <u>Little Seeds Education</u>: Through increasing knowledge of life education and natural ecosystems, it is hoped that children can develop healthy personality traits, good living habits in a team, and Buddhist virtues of kindness, treasuring blessings and being grateful. • <u>Education for the Elderly</u>: Targeting individuals aged 65 and above. Engaging medical professionals to educate on self-care practices. Incorporating physical exercise routines and sharing Buddhist stories to enhance mental well-being. • <u>Volunteer Training</u>: The core of the training for volunteers are discipline, attitude, thinking, as well as awareness and awakening. These should be understood by a Buddhism practitioner.
Culture	To uphold traditional Chinese culture so as to enable pilgrims, especially the young ones to possess proper faith and integrity.	<ul style="list-style-type: none"> • <u>Tea Ceremony</u>: In each season a sharing session of Pu'er Tea is organized to learn the practical use of Pu'er Tea and its relation with Buddhist thinking and practice through appreciation of this tea. • <u>Martial Arts</u>: Organized usually in autumn and winter, this session aims at developing independence, strength and health and instilling into participants a sense of being respectful to teachers. • <u>Others</u>: Guzheng, calligraphy and Chinese medicine
Construction	To protect and improve the existing facilities of the temple, and foster development projects.	<ul style="list-style-type: none"> • <u>Buddhist bell</u>: Restoration project finished in 2020. • <u>Luohan Shan Chinese Herb Garden</u>: Currently in construction, Luohan Shan Chinese Herb Garden is for education, not commercial use. This thematic

		<p>Chinese Herb Garden is designed according to Five Elements and the origin of Luohan for treating common medical cases in Hong Kong.</p> <ul style="list-style-type: none"> • <u>Meditation Centre</u> (future plan) • <u>Buddhist Home for the Aged</u> (future plan)
--	--	--

3.3.2 Currently, most monastic training and education takes places in the Meditation/Multi-functional Hall and Lecture Hall (**Appendix 1 Activity Photos of Ling Wan Temple** refers). In view of their limited size, additional space is necessary for Ling Wang Temple to further promote Buddhism and provide monastic education.

4 TEMPORARY USE PROPOSAL

4.1 Religious Institution (Zen Practice Hall) with Ancillary Shop and Services

- 4.1.1 The Site is intended to provide an additional space for conducting zen practice to guide sentient beings and purify their hearts. Meditation rooms and consultation/meeting room for monastic devotees and staff are provided on the first floor.
- 4.1.2 In view of the remoteness of the Ling Wan Temple area, an ancillary shop selling snacks, local produce or souvenirs of the temple is also included in the same structure at the Site. Practitioners of monastic activities or even residents nearby could buy from the ancillary shop without travelling far away.
- 4.1.3 The Proposed Uses will be accommodated in three 2-storey structures (not more than 7.62m in height) at the Site. The total gross floor area is about 350m². It is estimated that a maximum of 30 practitioners at different times of the day and 5 staff will be accommodated. The indicative layout is illustrated in **Figure 4.1**.
- 4.1.4 No columbarium services, worshipping of ancestor tablets and burning of joss paper/offering will take place within the Site.

Table 4.1 Details of the Structures at the Site

House No.	Building Height (m) (about)	No. of Storey(s)	GFA (m ²) (about)	Use(s)
1	7.62	2	91 x 2 = 182	Zen Practice Hall
2	7.62	2	42 x 2 = 84	Tuck Shop, Reception (with balcony)
3	7.62	2	42 x 2 = 84	Meditation Room, Meeting Room (with balcony)
Total:			350	

4.2 Operation Hour

- 4.2.1 The operation hours of the Zen Practice Hall and ancillary shop are restricted to 9:00 a.m. to 5:00 p.m. daily.
- 4.2.2 Two zen practice sessions (morning session from 9:00a.m. to 12:00noon.; afternoon session from 2:00p.m. to 5:00p.m.) will be provided in the Zen Practice Hall. Maximum 30 practitioners in total will be accommodated for the whole day (i.e. about 15 practitioners for each session). Only practitioners with prior appointment will be allowed to conduct zen practice.
- 4.2.3 No practitioner and staff will stay overnight at the Site.



LEGEND



APPLICATION SITE



PLANNING LIMITED
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LAYOUT PLAN

PROPOSED TEMPORARY RELIGIOUS INSTITUTION
(ZEN PRACTICE HALL) WITH ANCILLARY SHOP
AND SERVICES FOR A PERIOD OF 3 YEARS
LOT 1633 IN D.D. 114 AND ADJOINING
GOVERNMENT LAND, KWUN YAM SHAN, YUEN LONG

SCALE 1 : 200

FIGURE 4.1

FOR INDICATIVE PURPOSE ONLY

DATE: 4.6.2025

4.3 Access and Traffic

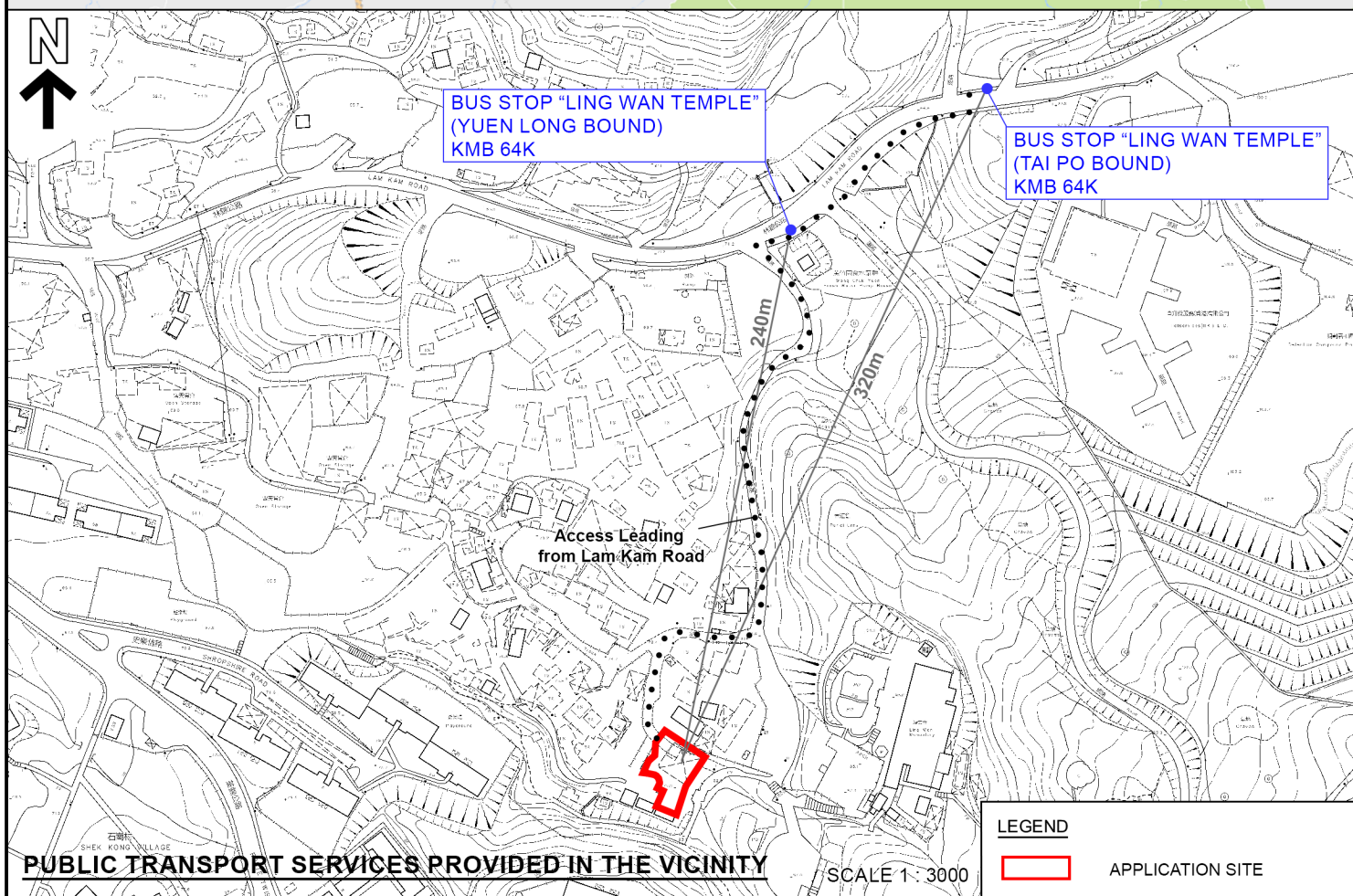
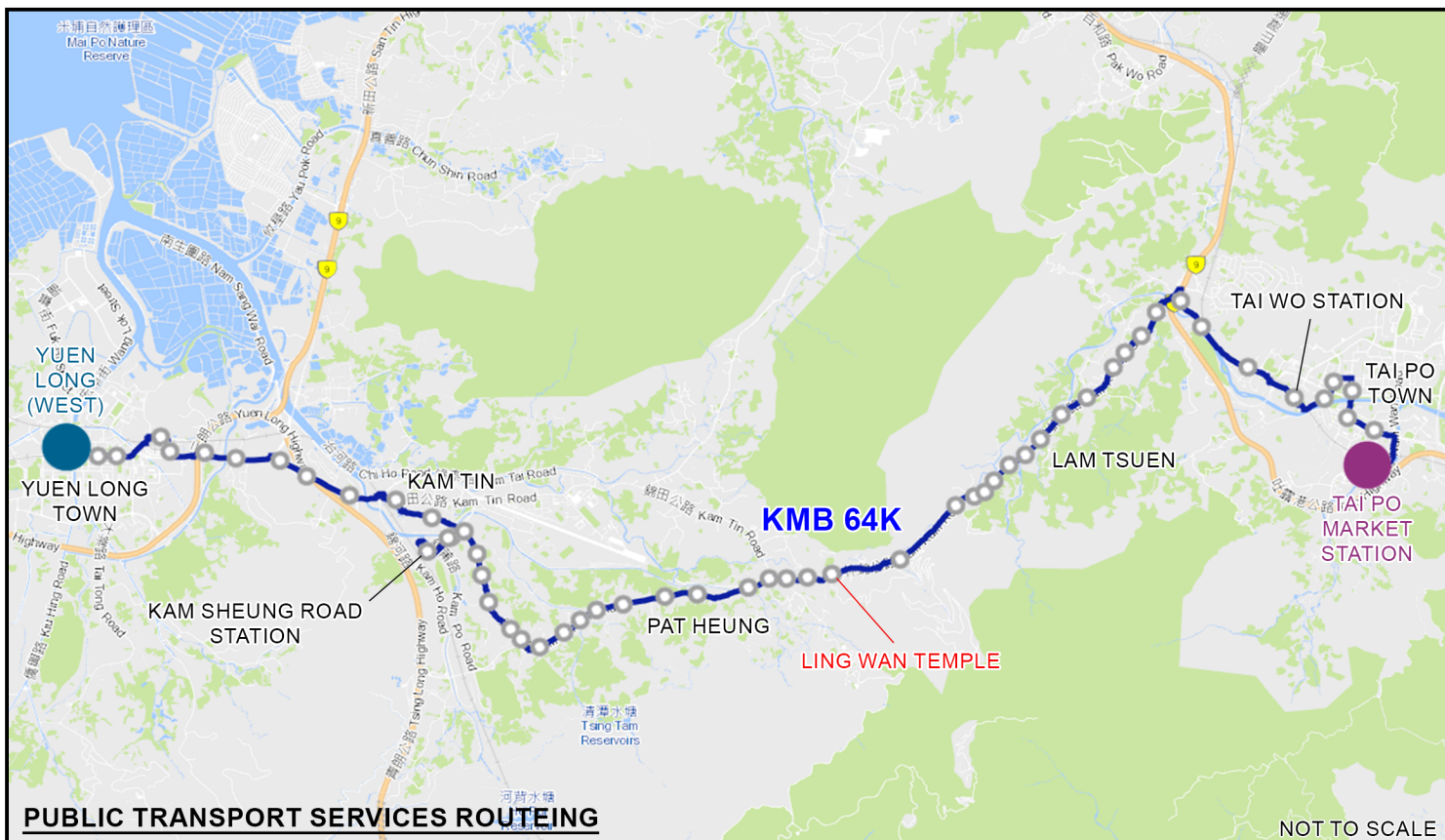
- 4.3.1 The Site is accessible from Lam Kam Road via a local access road. Since no parking spaces are provided within the Site, practitioners and staff are encouraged to take public transport accessing the Site. The "Ling Wan Temple" bus stop on Lam Kam Road is approximately 240m to the north of the Site (**Figure 4.2** refers).
- 4.3.2 Franchised bus service route 64K which runs frequently between Yuen Long and Tai Po could bring practitioners and staff from nearby towns (Yuen Long and Tai Po), nearby railway stations (Kam Sheung Road and Tai Wo) and nearby villages in Kam Tin, Pat Heung and Lam Tsuen to the Site. The distance between the nearest bus stop and the Site is approximately 240m to 320m. Details of public transport services are presented in **Table 4.1** and **Figure 4.2**.
- 4.3.3 Practitioners enrolled in the zen practice session are required to take public transport to visit the Site. They will be well informed with public transport services details, including how to travel from the nearest bus stop to the Site. Additionally, a traffic control guard will be hired by the applicant to ensure that no visitors driving private vehicles are permitted to enter the village road leading to the site. Therefore, it is anticipated that no additional traffic will be generated from the Site and potential nuisance to the surrounding villagers could be minimised.

Table 4.2 Public Transport Services Provided in the Vicinity

Route	Origin and Destination	Frequency (min)
KMB 64K	Yuen Long (West) - Tai Po Market Station	6-20

4.4 Landscape and Visual

- 4.4.1 There are no trees within the Site at the present. Landscape planting at the open area of the Site will be provided to ensure no adverse landscape impact on the surrounding areas.
- 4.4.2 The immediate surroundings of the Site have a low building height profile from 1 to 2 storeys. Also, according to the Remark (a) of the "I(D)" zone under the Statutory Notes of the OZP, *'No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.6, a maximum site coverage of 80% and a maximum building height of 13m, ...'*. The application involving construction of 3 two-storey structures complies with the above remarks. No adverse visual impact on the surrounding will be anticipated.



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PUBLIC TRANSPORT SERVICES PLAN

PROPOSED TEMPORARY RELIGIOUS INSTITUTION
(ZEN PRACTICE HALL) WITH ANCILLARY SHOP
AND SERVICES FOR A PERIOD OF 3 YEARS
LOT 1633 IN D.D. 114 AND ADJOINING
GOVERNMENT LAND, KWUN YAM SHAN, YUEN LONG

FIGURE 4.2

INFORMATION BASED ON
PUBLIC TRANSPORT
OPERATOR'S WEBSITE

DATE: 15.5.2025

4.5 Environment

- 4.5.1 The application will follow and adopt environmental mitigation measures and requirements in compliance with "*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*" issued by Environmental Protection Department to minimise any potential environmental nuisances to the surrounding.
- 4.5.2 The Applicant will provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the Proposed Uses. The design and construction of septic tank and soakaway system shall follow the requirements of the *Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department"* by the Environmental Protection Department" with certification by an Authorized Person. The Applicant is obligated to meet the statutory requirements under relevant pollution control ordinances.
- 4.5.3 No public announcement system or any form of audio amplification system will be used within the Site.

4.6 Drainage

- 4.6.1 Adequate drainage facilities including peripheral surface channel and catch pits will be installed to ensure no adverse drainage impact on the surrounding areas. Regular cleaning and maintenance will be carried out. Please refer to **Appendix 2 Drainage Proposal** for details.

4.7 Fire Safety

- 4.7.1 Adequate fire services installations (FSIs) will be provided to ensure fire safety. Regular inspection and maintenance of the FSIs will be carried out. In case of an unexpected need to evacuate, please refer to **Figure 4.4 Safe Escape Management Plan**.

4.8 Land Administration

- 4.8.1 Upon approval of this planning application, the Applicant will apply to Yuen Long District Lands Office for: (i) Re-building of the 3 proposed two-storey structures at Lot 1633 in D.D. 114 in the context of Building Ordinance (Application to the New Territories) Ordinance, Cap 121, and (ii) temporary occupation of the adjoining GL by way of Short Term Tenancy ("STT").



REMARKS: LOCATION OF SITE PHOTOS AS SHOWN IN FIGURE 2.4 SITE PLAN



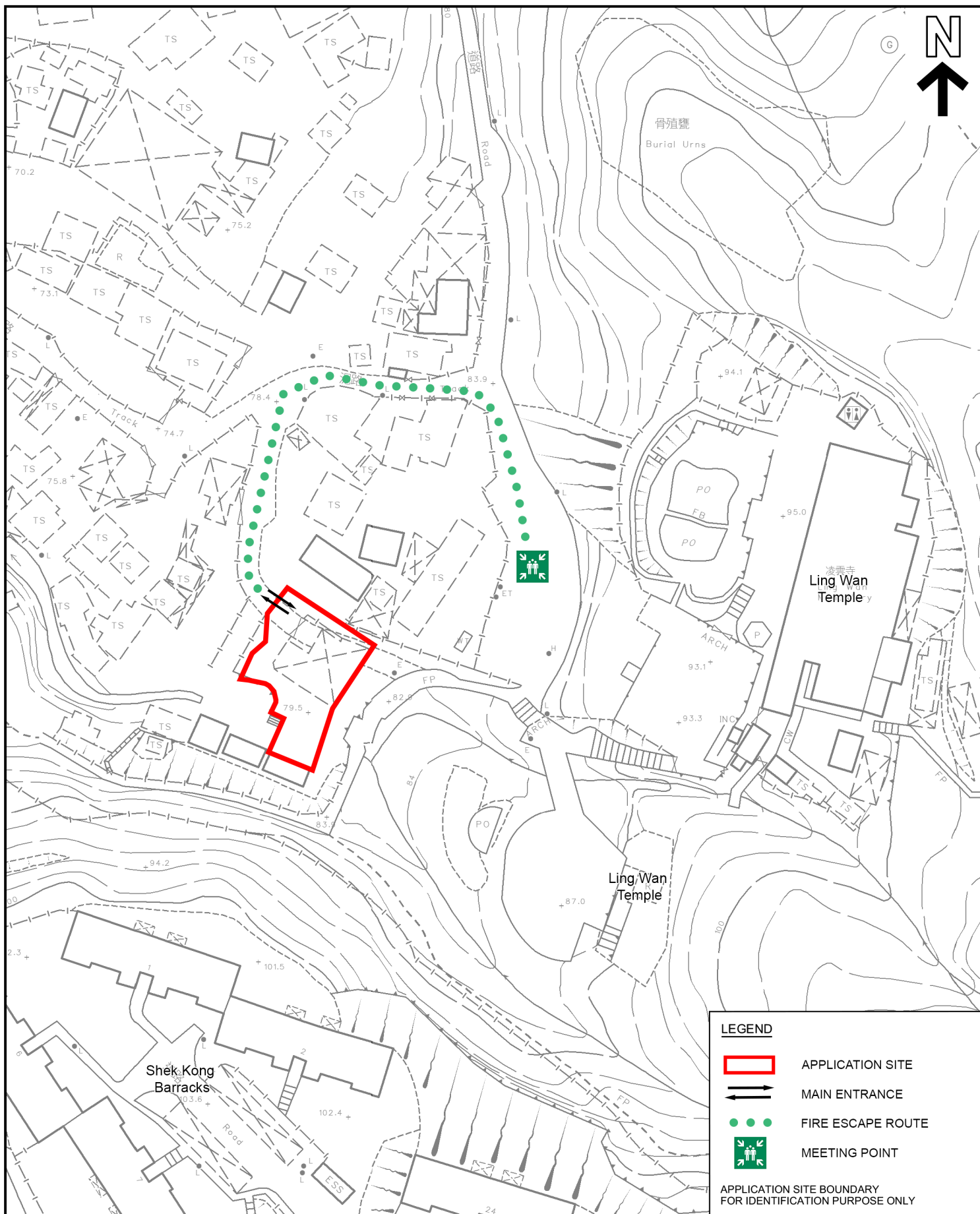
SITE PHOTOS

PROPOSED TEMPORARY RELIGIOUS INSTITUTION
(ZEN PRACTICE HALL) WITH ANCILLARY SHOP
AND SERVICES FOR A PERIOD OF 3 YEARS
LOT 1633 IN D.D. 114 AND ADJOINING
GOVERNMENT LAND, KWUN YAM SHAN, YUEN LONG

FIGURE 4.3

BASED ON SITE PHOTOS
TAKEN ON 8.7.2024

DATE: 15.5.2025



PLANNING LIMITED
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SAFE ESCAPE ARRANGEMENT PLAN

PROPOSED TEMPORARY RELIGIOUS INSTITUTION
(ZEN PRACTICE HALL) WITH ANCILLARY SHOP
AND SERVICES FOR A PERIOD OF 3 YEARS
LOT 1633 IN D.D. 114 AND ADJOINING
GOVERNMENT LAND, KWUN YAM SHAN, YUEN LONG

SCALE 1:1 000

FIGURE 4.4

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 6-NE-20A & 20B

DATE: 15.5.2025

5 PLANNING MERITS AND JUSTIFICATIONS

5.1 Compatible with the Adjoining Land Uses in Terms of Scale and Nature

- 5.1.1 As stated in **Section 2.4**, the Site is surrounded mainly by domestic structures, religious institution and military facilities. No columbarium services, worshipping of ancestor tablets and burning of joss paper/offerings will take place within the Site. In view of the small scale of the Site (site area of about 484m²), it will be fully immersed into the tranquil rural environment and compatible with the adjoining land uses in terms of scale and nature.

5.2 Better Utilisation of Land Resource to Provide Additional Zen Practice Space for the Nearby Long-serving Religious Institution

- 5.2.1 The Proposed Uses will be operated by Ling Wan Temple, which existed for almost 600 years and long-served Hong Kong. Regarding the close proximity to the existing religious institution (100m to the east of the Site), the Proposed Uses could utilise readily available land resource which is currently used as a general storage to offer additional and alternative space for zen practising. This in turn would relieve the halls of Ling Wan Temple for main worship events and monastic activities at times and provide an open environment for enjoyment, relaxation and meditation (**Section 3.3.2** refers)

5.3 Committed to Serve the Community and Devoted to Promote Buddhism. Help Alleviating the Mental Health Issues in Hong Kong and Bring a Positive Impact to the Greater Society and the Local Community

- 5.3.1 In light of the long history of Ling Wan Temple, the Proposed Uses will continuously facilitate its community service and promote Buddhism to guide sentient beings and purify their hearts. Positive impact will be brought to the greater society by directing the resent population especially youngsters to calm and healthy personalities and traits.
- 5.3.2 Besides, the ancillary shop and services could also serve the local residents, which connects the nearby religious institution and the local community.

5.4 Temporary in Nature and Will Not Jeopardise the Planning Intention of "I(D)" Zone

- 5.4.1 The Site is currently zoned "I(D)" on the approved Shek Kong OZP No. S/YL-SK/9. Although the proposed uses do not in line with the planning intention of "I(D)", the Proposed Uses are temporary in nature for a period of 3 years, it will not jeopardise the planning intention of the area. Approval of this application will not hinder future development of the Site for other purposes as the TPB can always determine the exact time period of permission based on individual merits of each application.

5.5 No Adverse Traffic Impact on the Local Traffic Network

- 5.5.1 The proposed number of practitioners and staff are small. Only practitioners with appointment will be accepted to conduct monastic training. No parking spaces are provided within the Site. All practitioners and staff are encouraged to use public transport services along Lam Kam Road. Since the vehicular and pedestrian flow are small, no adverse impact on the local traffic network is envisaged.

5.6 No Adverse Drainage, Visual, Landscape and Environmental Impact to the Surroundings

- 5.6.1 Adequate drainage facilities will be installed and well-maintained to ensure no adverse drainage impact to the surrounding uses.
- 5.6.2 Appropriate landscape planting will be provided within the Site. The building height and site coverage of the structures complies with the restriction of the "I(D)" zone. No adverse visual and landscape impact to the surroundings is envisaged.
- 5.6.3 The Applicant will follow and undertake the environmental mitigation measures set out in the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*'. The Applicant will provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the Proposed Uses. The Applicant is obligated to meet the statutory requirements under relevant pollution control ordinances. No public announcement system or any form of audio amplification system will be used within the Site. The Proposed Uses will not cause adverse environmental impact.

6 SUMMARY AND CONCLUSION

- 6.1.1 The Applicant seeks approval from the TPB for Proposed Temporary Religious Institution (Zen Practice Hall) with Ancillary Shop and Services for a Period of 3 years at Lot 1633 in D.D. 114 and Adjoining Government Land, Kwun Yam Shan, Yuen Long. The Proposed Religious Institution will be supported by Ling Wan Temple. The Site falls within an area zoned "I(D)" on the Shek Kong OZP No. S/YL-SK/9.
- 6.1.2 The area of the Site is 484m² including GL of about 252m². It is proposed to construct three 2-storey structures (not more than 7.62m in height) at Lot 1633 in D.D. 114 in the context of Building Ordinance (Application to the New Territories) Ordinance, Cap 121. The total gross floor area is about 350m².
- 6.1.3 As detailed in the Planning Statement, the Proposed Uses are well justified on the grounds that:
- The Proposed Uses are compatible with the adjoining land uses in terms of scale and nature;
 - Better utilisation of land resource to provide additional zen practice space for the nearby long-serving religious institution;
 - Ling Wan Temple is committed to serve the community and devoted to promote Buddhism. The Proposed Uses will help alleviating the mental health issues in Hong Kong and bring a positive impact to the greater society and the local community;
 - The Proposed Uses are temporary in nature and will not jeopardise the planning intention of "I(D)" zone;
 - No adverse traffic impact on the local traffic network; and
 - No adverse drainage, visual, landscape and environmental impact to the surroundings.
- 6.1.4 In light of justifications given throughout the Supporting Planning Statement, we sincerely request the TPB to give favourable consideration to this Planning Application.

Appendix 1

Activity Photos of Ling Wan Temple

活動

凌雲寺一向以弘揚佛法為宗旨，推動老中青學佛不遺餘力。活動方面開分兩大範圍，(1) 宗教性 與 (2) 老中青教育

- (1) **宗教性活動** 目的在於，透過全年舉辦的佛教宗教行為，例如：讀誦大成經典、禮懺、佛學講座、禪修營等等，淨化社會人心。而凌雲寺亦延續保留佛教傳統，僅依佛制每年舉行為期三個月的「結夏安居」，出家修行人聚集一處，精進用工。此外，寺院一百年前就是香港首個傳戒道場，百年後的今天，寺院開展傳授「在家菩薩戒」，弘揚漢傳佛教，以戒律培育在家居士，為未來香港僧才散播種子。



圖一：2020 年戶外禪修營



圖二：大雄寶殿誦經



圖三： 大雄寶殿誦經



圖四： 中國五台山普壽寺到訪參學（2018年）



圖五：佛聯會會屬小學老師到訪誦經（2022）



圖六：禪堂佛學講座



圖七：寺院開展傳授「在家菩薩戒」（2024 年）



圖八：禮懺

(2) 老中青教育 (圖 三)

「老友記念佛班」，目標是為老友記（65 歲或以上的長者）提供學會「身」「心」保健的最佳途徑之同時，在一個健康快樂、終身學習的場所學習，鼓勵建立自主與尊嚴。

2021- 2023 年老友記





「生死兩安課程」，是位成年人而設計。凌雲寺特別開設種子教師培訓計畫，透過邀請法師、學者、專家主持講座、讀經會、工作坊等一系列活動，介紹「生死兩安」的學理與實操方法，鞏固和提升學習成效；認識生死課題、面對死亡的態度及處理方法，共同積極面對生死大事，體悟「生死兩安」，學員反響熱烈。





「青苗計劃」是特別為中學生而設計，融合中國文化以至佛教概念，幫助學生發展其潛力和能力，同時有助於他們對中國文化的認識以至個人成長和社會貢獻。茶藝班是「青苗計劃」之首個活動項目。其目的在於增加學生們對中國茶文化的瞭解，減輕學習壓力以至建立並強化學生對「孝道」與「感恩」之心。



「生命．禪」小種子課程 是為小學生而設計，希望延申生命教育課題，增進對自然生態的認識，為小學生提供常規教育以外，融合科學與實踐的宗教平台。

此外，寺院全年開放，接引香港市民與不同的團體，包括小中大學、香港六大宗教等等。

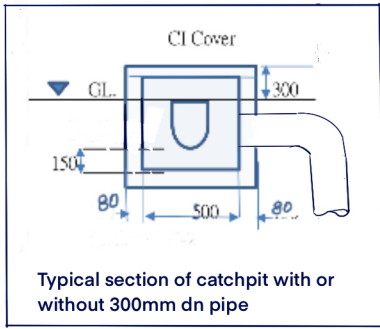






Appendix 2

Drainage Proposal



2) Proposed catchpit A (500x500 with 150 sand trap and C.I. grating cover

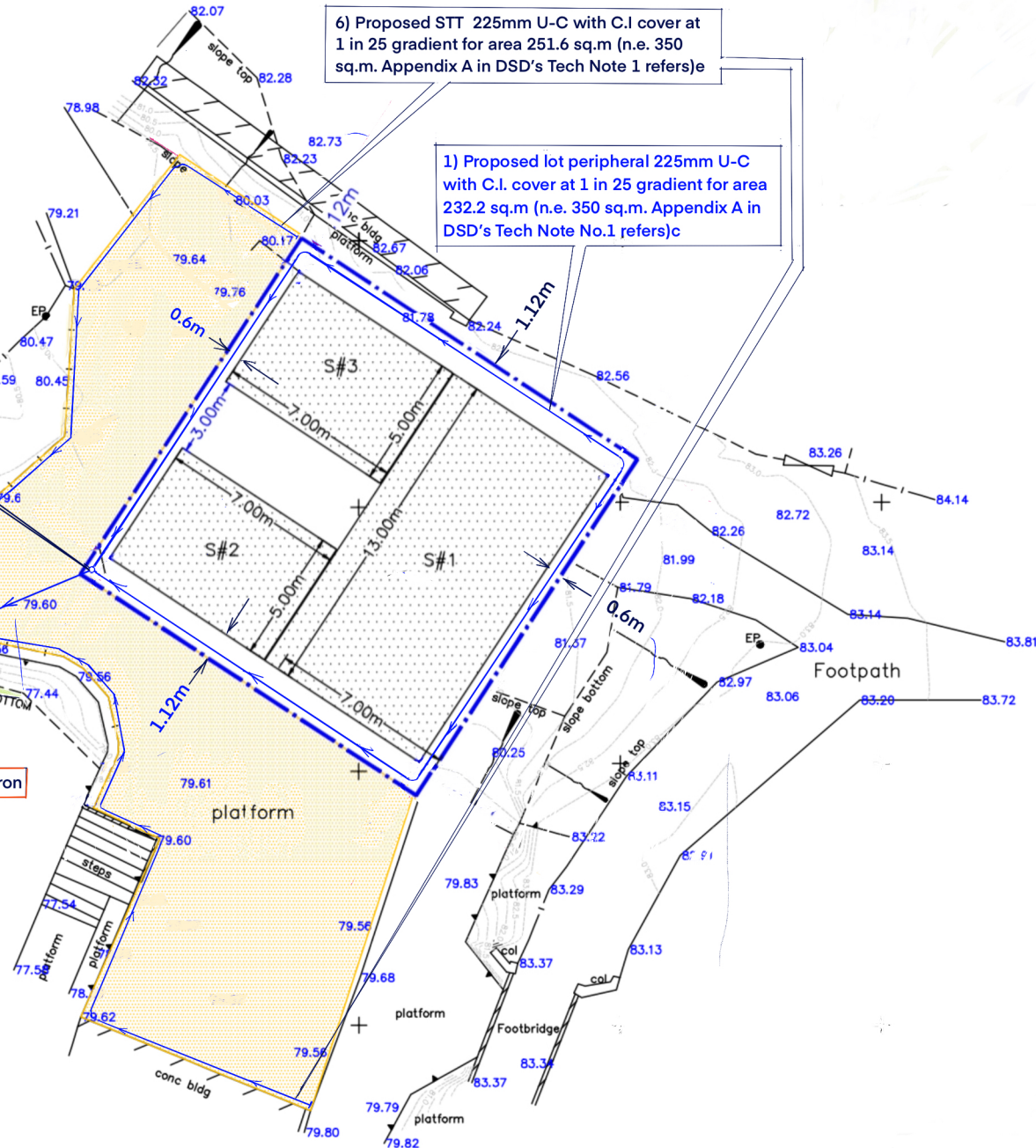
3) Proposed 225 U-C with C.I. grating cover

4) Proposed catchpit B (500x500 with 150 sand trap and C.I. grating cover

5) Proposed 300mm UPVC down pipe fixed by pipe bracket at 1.5m intervals at slope for total catchment area 484.1 sq.m (n.e. 900 sq.m. Appendix A in DSD's Tech Note 1 refers) for storm water discharge to extg drainage apron, then via extg U-C to extg open mullahY

extg drainage apron

extg U-C to open nullah



LEGEND

LOCATION



DESCRIPTION	AREA (SQ.M/SQ. FT)	PORTION
LOT 1633	232.2/2,500	
PROPOSED STT	251.6/2,708	
PROPOSED S#1	91.0/979	
PROPOSED S#2	35.0/376	
PROPOSED S#3	35.0/376	

Proposed Implementation of Drainage Proposal for Lot No.1633 and proposed STT

Drg. No.

Scale : Not to scale

Date : 20/03/20

By Email

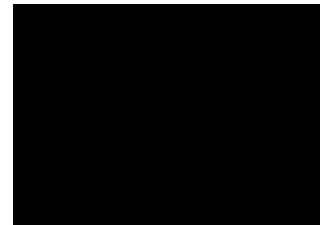
Our Ref: S3130/LWT/24/007Lg

18 July 2025

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



PLANNING LIMITED
規劃顧問有限公司



Dear Sir/ Madam,

Proposed Temporary Religious Institution (Zen Practice Hall) with Ancillary Shop and Services for a Period of 3 Years in “Industrial (Group D)” Zone, Lot 1633 in D.D. 114 and Adjoining Government Land, Kwun Yam Shan, Yuen Long (Section 16 Planning Application No. A/YL-SK/419)

- Further Information No. 1 -

Reference is made to the captioned S16 Planning Application scheduled for consideration by the Town Planning Board (“TPB”) on 1 August 2025 and the departmental comments received on 7 and 10 July 2025.

In response to the comments received, we hereby submit this Further Information (“FI”) No.1 for the TPB’s consideration. This FI submission consists of:

- 1) Response-to-Comment Table
- 2) Annex A – Revised Drainage Proposal
- 3) Annex B – Traffic Arrangement Plan

Should you have any queries in relation to the above or attached, please do not hesitate to contact the undersigned at [REDACTED].

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Benjamin TUNG

Encl.

cc. the Applicant & Team

PL/BT/vy

**Proposed Temporary Religious Institution (Zen Practice Hall) with Ancillary
 Shop and Services for a Period of 3 Years in "Industrial (Group D)" Zone,
 Lot 1633 in D.D. 114 and Adjoining Government Land, Kwun Yam Shan, Yuen Long
 (Section 16 Planning Application No. A/YL-SK/419)**

- Further Information No. 1 -

Items	Comments	Responses
1	Comments from District Lands Officer, Yuen Long, Lands Department received on 7 July 2025 (Contact Person: Mr. Y.C. WONG; Tel: 2443 3474)	
1.1	DLO(YL) objects to the application.	Noted.
1.2	The following irregularities <u>not</u> covered by the subject planning application have been detected.	The objection was mainly related to the occupation of Government Land <u>NOT</u> covered by this planning application.
1.3	<p><u>Unlawful occupation of Government land not covered by the planning application</u></p> <p>The Government land adjoining Lot Nos. 694, 1625, 1630 and 1636 all in D.D. 114 and Sheung Tsuen Lot No. 416 in D.D. 112 has been unlawfully occupied by Ling Wan Monastery with unauthorised structures without permission. The Government land being unlawfully occupied is not included in the application. Please clarify the extent of the application site with the applicant. According to the record, a Short Term Tenancy Offer Letter dated 21.9.2017 was issued to the applicant. However, the offer was not accepted. Any occupation of Government land without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice.</p>	<p>The Application Site does <u>NOT</u> cover the said Government Land adjoining Lot No. 694, 1625, 1630 and 1636 all in D.D. 114 and Lot No. Sheung Tsuen Lot No. 416 in D.D. 112. Lands Department's concern and the right to take necessary land control action against the unlawful occupation of Government Land is noted. However, DLO(YL) and the Ling Wan Temple are currently working together with a view to regularise the unauthorised occupation of Government land in question by way of a Short Term Tenancy ("STT"). For details please refer to the progress vide DLO Case File Ref. DLOYL23/YKT/2015.</p> <p>This Application only covers Lot 1633 in D.D. 114 and adjoining Government land which is 60m to the east of the aforesaid Government land. The Application Site which is owned by Sham Shing Tong (who will offer his land to Ling Wan Temple upon planning approval) shall be considered separately on a case-by-case basis and therefore should not jeopardise its development right.</p>
2	Comments from Chief Engineer/Mainland North, Drainage Services Department received on 7 July 2025 (Contact Person: Mr. CHAN Yue Lap, Kenneth; Tel: 2300 1259)	
2.1	I have reservation on the proposed application from drainage point of view. The applicant should take into account the comments below to	A revised drainage proposal (Annex A) is prepared and attached.

Items	Comments	Responses
	prepare and submit a drainage proposal to support the captioned application.	
2.2	The ground level at the eastern and southern sides of the application site are higher. The applicant should take into account the surface drain discharged from the site and the adjacent lands to design the drainage system.	The surface discharges from the eastern and southern sides of adjacent lands are included in the hydraulic calculation of Annex A .
2.3	Please advise the C.L. and I.L size and gradient of the proposed drainage facilities to be discharged from the site and/or the overload flow intercepted from the adjacent lands.	Please refer to Drg. No. Drain 01 of Annex A .
2.4	Please demonstrate with hydraulic calculation that the proposed/existing drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands.	Please refer to the hydraulic calculation of Annex A .
2.5	Cross sections at longitude direction showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Please refer to Drg. No. Drain 02 of Annex A .
2.6	Standard details should be provided to indicate the sectional details of the proposed u-channel and the catachpi.	Please refer to Drg. No. Drain 02 of Annex A .
2.7	Adequate opening should be provided at boundary walls to intercept the existing overland flow passing through the site.	No boundary wall will be erected. Thus, no opening is required.
2.8	The applicant shall resolve any conflict /disagreement with relevant owners(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the application site.	Noted.
3	Comments from Commissioner for Transport received on 10 July 2025 (Contact Person: Mr. HON Ho Ting, Louis; Tel: 2399 2427)	
3.1	Please ask the applicant to provide the following information:- (1) estimated hourly trips (including the trips for common logistic apart from visitor trips) to/from the site;	As stated in Supporting Planning Statement paragraph 4.3.3, all practitioners are required to take public transport to visit the Application Site. For common logistics, one light goods vehicle arrives and departs the loading and unloading area indicated in Annex B at 11:00a.m. and 4:00p.m. at present serving Ling Wan Temple. The proposed zen practice hall will utilise the existing logistic service serving Ling Wan Temple and will not induce additional traffic.

Items	Comments	Responses
3.2	(2) the location of the loading/unloading for common logistic; and	The location of the loading/unloading area for the Application Site is indicated in Annex B . Common goods will be transported from the L/UL area to the Application Site by hand or trolley via the route indicated.
3.3	(3) the location of the proposed traffic control guard for controlling traffic.	The location of the proposed traffic control guard is indicated in Annex B .

Encl.

Annex A – Revised Drainage Proposal

Annex B – Traffic Arrangement Plan

Complied by: KTA Planning Limited

Date: 18 July 2025

File Ref: 20250718_S3130_R-to-C

Annex A

Revised Drainage Proposal

Proposed catchpit STT-B1 with 150 sand trap C.L. 79.9, G.L.79.6, I.L. 79.46

Proposed catchpit STT-B2 with 150 sand trap C.L. 79.9, G.L.79.6, I.L. 79.41

Proposed catchpit Lot-2 with 150mm sand trap C.L.83.6, G.L. 80.6, I.L. 80.37

Proposed DN 225 UPVC down pipe connected from catchpit Lot-2 to STT-A1

Proposed catchpit STT-A1 with 150 sand trap C.L. 79.9, G.L. 79.6 I.L. 79.40

Proposed catchpit STT-Last with 150 sand trap C.L. 79.9, G.L. 79.6, I.L. 79.37

Proposed 225 UPVC down pipe (with steel brackets @ 1.5m centres fixing into slope) to discharge storm water into extg open nullah

extg 300 U-C to open nullah

Extg electricity pole



2) First start of proposed STT 225mm U-C with C.I cover at 1 in 200 gradient for area 251.6 sq.m (n.e. 350 sq.m. Appendix A in DSD's Tech Note 1 refers)

Proposed catchpit Lot-A1 with 150 sand trap C.L. 80.9, G.L. 80.6, C.L. 80.45

1) Start of proposed lot peripheral 225mm U-C with C.I. cover at 1 in 200 gradient for area 232.2 sq.m (n.e. 350 sq.m. Appendix A in DSD's Tech Note No.1 refers)

Proposed catchpit Lot-B1 with 150 sand trap C.L. 80.9, G.L. 80.6, I.L.80.44

Proposed catchpit STT-D1 with 150 sand trap C.L. 79.9, G.L.79.6 I.L. 79.47

Proposed catchpit STT-C2 with 150 sand trap C.L. 79.9, G.L.79.6, I.L. 79.52

Proposed catchpit STT-C1 with 150 sand trap C.L. 79.9, G.L.79.6, I.L. 79.56

3) Second start of proposed STT 225mm U-C with C.I. Cover at 1 in 25 gradient

LEGEND

LOCATION



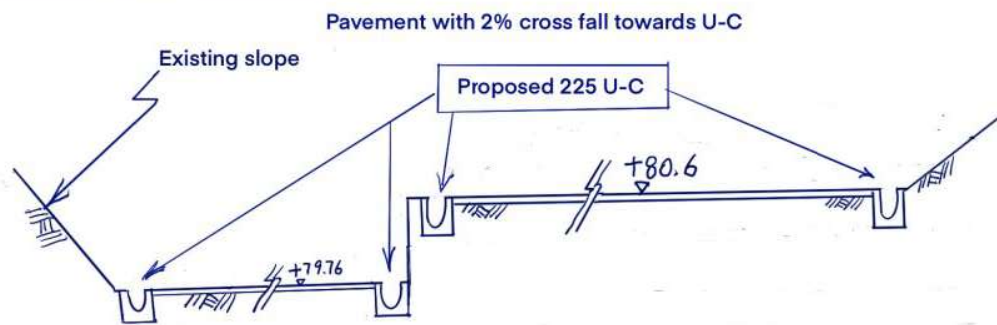
DESCRIPTION	AREA (SQ.M/SQ. FT)	PORTION
LOT 1633	232.2/2,500	
PROPOSED STT	251.6/2,708	
PROPOSED S#1	91.0/979	
PROPOSED S#2	35.0/376	
PROPOSED S#3	35.0/376	

Proposed Implementation of Drainage Proposal for Lot No.1633 and proposed STT

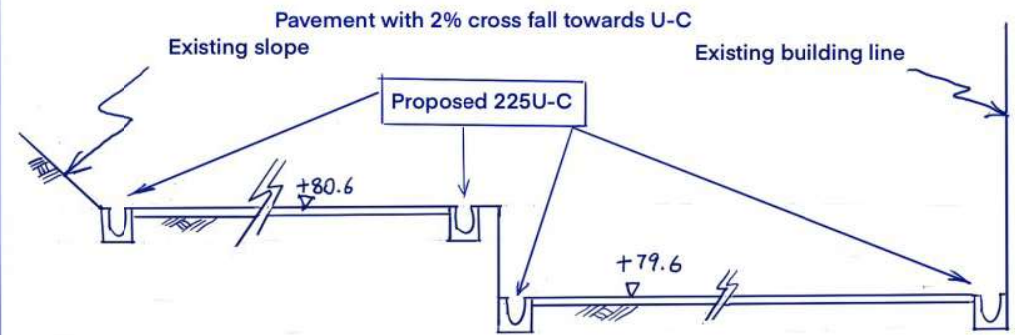
Drg. No. Drain 01

Scale : Not to scale

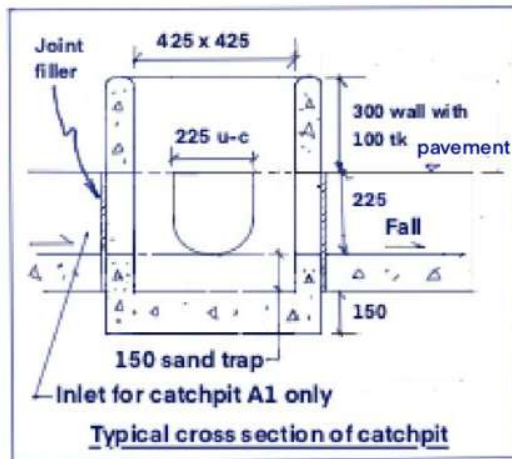
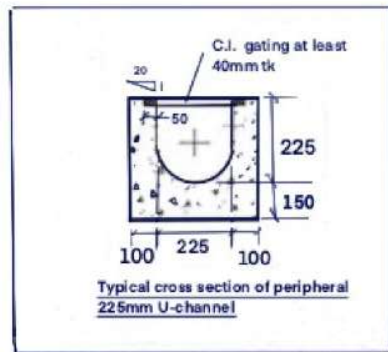
Date : 16/07/2025



Section X-X (not to scale)



Section Y-Y (not to scale)

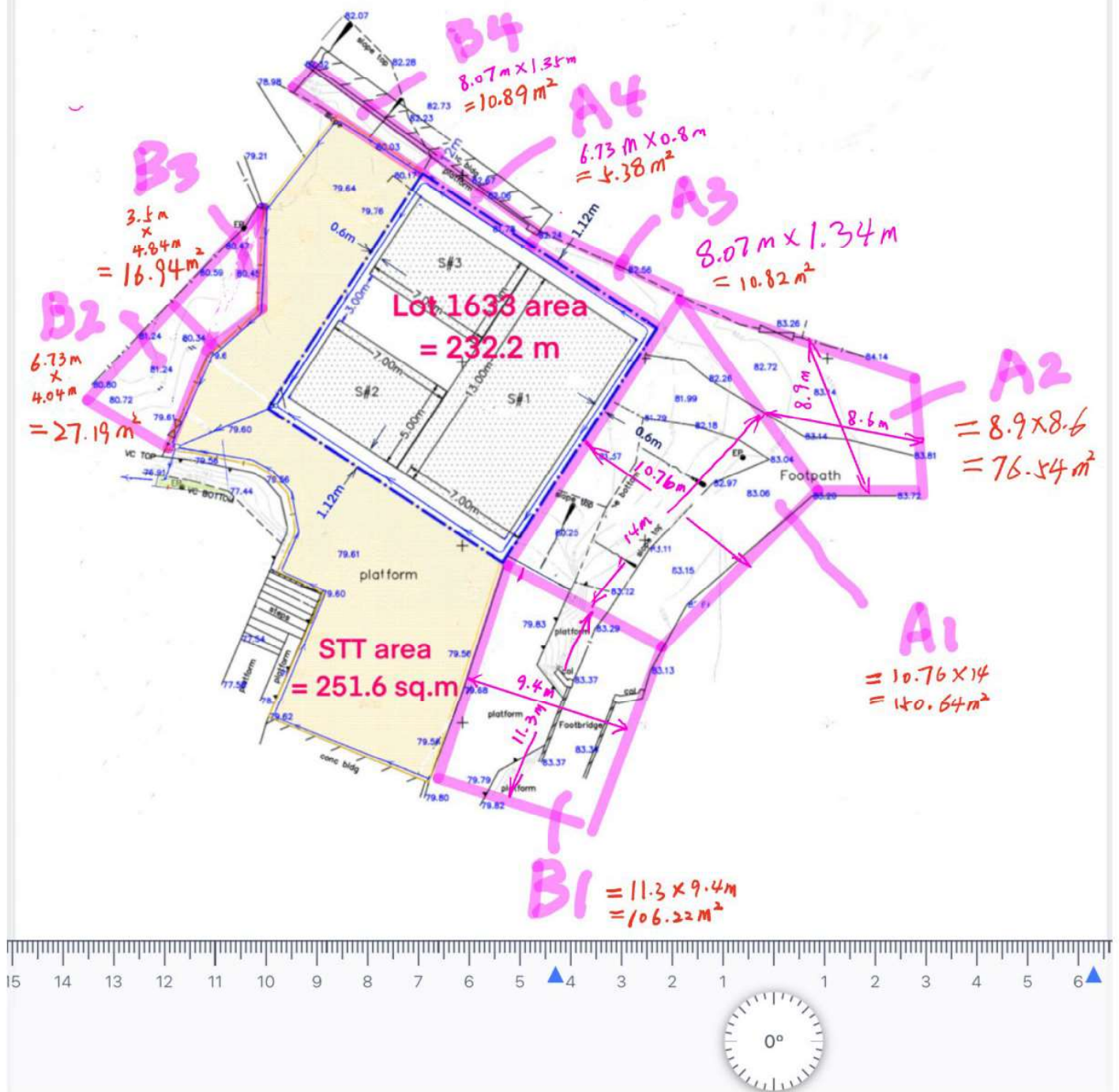


Proposed Implementation
of Drainage Proposal for
Lot No.1633 and proposed
STT

Drg. No. Drain 02

Scale : Not to scale

Date : 16/07/2025



Total area A = Lot area + STT area + A1 + A2 + A3 + A4 + B1 + B2 + B3 + B4
 $= 232.2 + 251.6 + 150.46 + 76.54 + 10.82 + 5.38 + 106.22 + 27.19 + 19.64 + 10.89$
 $= 890.94 \text{ (say 900 sq.m)}$

Hydraulic calculation

As slope of proposed dn 225 down pipe is greater than 45° , take slope 35 (0.6%) for checking.
Slope = 0.6

Criteria:

For rural area, taking the HK 500-year heavy rain return period as 158mm/hr, thus

Rain fall intensity $I = 158\text{mm/hr} = 0.158\text{m/hr}$

Runoff coefficient $C = 0.8$ (concrete pavement)

Catchment area $A = 900\text{ sq.m}$

Safety factor $f = 1.5$

i) Determine Safety Water Flow Rate

By Rational Method,

$$\begin{aligned}\text{Designed water flow rate } Q_d &= (C \cdot I \cdot A) / 3600 \text{ cu.m/s} \\ &= (0.8 \cdot 158 / 1000 \cdot 900) / 3600 \\ &= 0.0316 \text{ cu.m/s} \\ &= 31.6 \text{ L/s}\end{aligned}$$

$$\text{Safety water flow rate } Q_s = Q_d \cdot f = 31.6 \cdot 1.5 = 47.4 \text{ L/s}$$

ii) Checking of water carrying capacity of proposed dn 225 UPVC pipe

Internal diameter $d = 0.225\text{m}$, hydraulic radius $R = d/4 = 0.05625$

Cross area of pipe $a = \pi \cdot d^2 / 4 = 3.1416 \cdot 0.225^2 / 4 = 0.039 \text{ sq.m}$

Manning coefficient for UPVC pipe $n = 0.009$

Pipe gradient $S = 0.6\% = 0.006$

By Manning Formula (for water flow under gravity):

(a) Flow rate of full bore pipe Q_{full}

$$\begin{aligned}Q_{full} &= (1/n) \cdot a \cdot R^{2/3} \cdot S^{1/2} \\ &= 1/0.009 \cdot 0.039 \cdot (0.05625)^{2/3} \cdot (0.006)^{1/2} \\ &= 111.11 \cdot 0.0398 \cdot 0.149 \cdot 0.07746 \\ &= 0.051 \text{ cu.m/s} \\ &= 51 \text{ L/s}\end{aligned}$$

$$Q_{full} > Q_s \text{ (checked ok)}$$

b) Velocity of full bore flow

$$V_{full} = Q_{full} / a = 0.051 / 0.039 = 1.307 \text{ m/s}$$

Velocity of designed flow V_d

$$V_d = Q_d / a = 0.0316 / 0.039 = 0.81 \text{ m/s} \text{ (} > 0.6 \text{ m/s min flow velocity required to prevent flooding)}$$

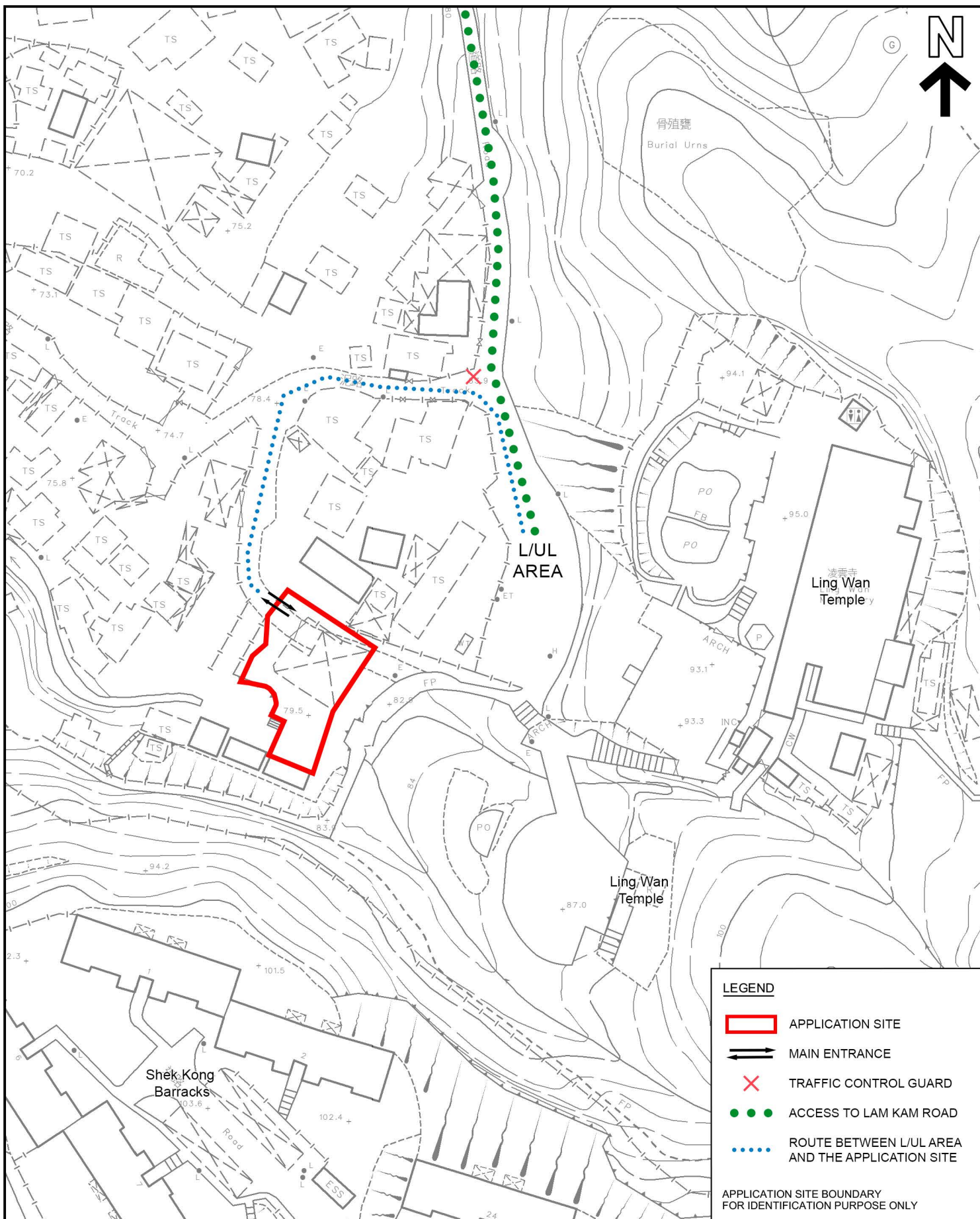
$$\text{Checking: } V_{full} > V_d \text{ --- (o.k)}$$

Conclusion :

The hydraulic calculation shows that the proposed drainage facilities are adequate enough to discharge the surface runoff from the application site and the adjacent overland areas to the existing open nullah. Therefore, the proposed drainage facilities that to discharge storm water of the 500-year heavy rain return period into the existing drainage facilities under application would be practically implemented.

Annex B

Traffic Arrangement Plan



PLANNING LIMITED
規劃顧問有限公司

TRAFFIC ARRANGEMENT PLAN

PROPOSED TEMPORARY RELIGIOUS INSTITUTION
(ZEN PRACTICE HALL) WITH ANCILLARY SHOP
AND SERVICES FOR A PERIOD OF 3 YEARS
LOT 1633 IN D.D. 114 AND ADJOINING
GOVERNMENT LAND, KWUN YAM SHAN, YUEN LONG

SCALE 1:1 000

ANNEX B

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 6-NE-20A & 20B

DATE: 11.7.2025

Comments from Relevant Government Departments

1. Traffic

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix III**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix III**.

2. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective as the proposed use would not generate traffic of heavy vehicles and not involve dusty operation. No residential buildings is present within 100m from the boundary of the Site;
- no environmental complaint was received against the Site in the past three years; and
- advisory comments are at **Appendix III**.

3. Drainage

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

- no objection in principle to the application from public drainage point of view as the drainage proposal submitted by the applicant is considered acceptable; and
- should the application be approved, a condition should be stipulated requiring implementation and maintenance of the drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- advisory comments are at **Appendix III**.

5. Landscape

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

- the Site falls within “Industrial (Group D) zone, which is non-landscape sensitive zoning and no significant landscape impact arising from the proposed use is anticipated.

6. Building Matters

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

- no objection to the application;
- advisory comments are at **Appendix III**.

7. District Office’s Comments

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

- he has not received any comments from locals upon close of consultation and has no particular comments on the application.

8. Other Departments

The following government departments have no comment/no objection to the application and their advisory comments, if any, are at **Appendix III**:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Highway Engineer/New Territories West, Highways Department (HyD);
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department;
- Director of Electrical and Mechanical Services;
- Director of Food and Environmental Hygiene; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to liaise with the Lands Department (LandsD) on the relevant land administration matter;
- (b) to note the comments of District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) the application site (the Site) comprises Building Lot No. 1633 in D.D. 114 held under Tai Po New Grant No. 2748 which contains the restriction that no house shall be more than two storeys in height and no grave shall be made on, nor shall any human remains be interred in, or deposited on the land sold either in earthenware jars; and
 - (ii) the following irregularities not covered by the subject planning application have been detected by his office:

the Government land (GL) adjoining Lot Nos. 694, 1625, 1630 and 1636 all in D.D. 114 and Sheung Tsuen Lot No. 416 in D.D. 112 has been unlawfully occupied by Ling Wan Monastery with unauthorised structures without permission. The GL being unlawfully occupied is not included in the application. According to the record, a Short Term Tenancy Offer Letter dated 21.9.2017 was issued to the applicant. However, the offer was not accepted. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with LandsD;
 - (ii) the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; and
 - (iii) no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of proposed access connecting the Site and Lam Kam Road including the local village access; and

- (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (f) to note the comments of the Director of Fire Services that:
 - (i) the applicant shall submit relevant layout plans incorporated with the proposed fire services installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) no facilities of the Food and Environmental Hygiene Department (FEHD) shall be affected;
 - (ii) proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation (Cap. 132X) (FBR), a food business licence is required for the operation of the relevant type of food business listed in the FBR (e.g. a restaurant, a food factory, etc.). The application for licence, if acceptable by FEHD, will be referred to

relevant government departments such as the Buildings Department (BD), Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

- (iii) depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a tuck shop may apply for under FBR:
 - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained; and
 - if restricted foods like milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
- (iv) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a lecture or story-telling, an exhibition of any one or more of pictures, photographs, books, manuscripts or other documents or other things, a bazaar or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- (v) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. The proposed use should not be a nuisance or be injurious or dangerous to health and surrounding environment. Also, the applicant shall properly handle any waste generated from the proposed use on their own/at their expenses; and

- (h) to note the comments of the Chief Building Surveyor/New Territories West, BD that:
- (i) it is noted that three structures are proposed under the application. 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 the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (ii) 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;
 - (iii) 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 building plan submission stage;
 - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - (v) for UBW erected on leased land, enforcement action may be taken by the BD to effect their 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;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage.

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

From: [REDACTED]
Sent: 2025-07-03 星期四 03:33:58
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-SK/419 DD 114 Shek Kong Ling Wan Temple

A/YL-SK/419 Ling Wan Temple

Lot 1633 in D.D. 114 and adjoining Government Land, Kwun Yam Shan, Shek Kong

Site area: About 484sq.m Includes Government Land of 252sq. m

Zoning: "Industrial (Group D)"

Applied use: Religious Institution / Shop and Services

Dear TPB Members,

394 was withdrawn. Back with the addition of GL.

Previous objection relative and upheld.

"The Proposed Uses will help alleviating the mental health issues in Hong Kong and bring a positive impact to the greater society and the local community"

How can encouraging people to consume more and create unnecessary waste bring a positive impact to society.

AI Overview:

Poor eating habits can negatively impact mental health, contributing to issues like depression, anxiety, and cognitive decline. A diet lacking in essential nutrients, or one **high in processed foods, sugar, and unhealthy fats**, can disrupt brain chemistry and function, exacerbating mental health conditions.

A tuck shop that promotes the consumption of processed foods is absolutely incompatible with the focus of Zen Buddhism on meditation.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 12 November 2024 3:42 AM HKT
Subject: A/YL-SK/394 DD 114 Shek Kong Ling Wan Temple

A/YL-SK/394 Ling Wan Temple

Lot 1633 in D.D. 114, Shek Kong

Site area: About 232.3sq.m

Zoning: "Industrial (Group D)"

Applied use: Religious Institution / Shop and Services

Dear TPB Members,

Strong Objections to any approval for the provision of a TUCK Shop and sale of souvenirs.

There is a lot of blurb on the lines of "Zen Practice Hall is proposed to provide additional space for zen practice to guide sentient beings and purify their hearts".

Tuck shops sell lots of sugar and salt laden snacks and bottled drinks and would generate waste in an area with no recycling facilities. No mention of how the waste will be disposed of, separation of recyclables, etc.

As for souvenirs, these are usually the sort of unnecessary tat and ornaments, mostly not recyclable, that ends up either gathering dust or in the landfills.

It is about time that all religions, but particularly Buddhists in view of the teachings and austere life style of the Buddha, stop creating so much waste and encourage their followers to reduce consumption and the impact it has on the environment.

The expectation would be that a hall devoted to the practice of Zen would be an austere facility devoid of any activities that could negatively impact nature. The facility should provide only drinking water and practitioners could bring their own food.

Members should carefully consider whether the proposed facility is commercial rather than spiritual in nature.

Mary Mulvihill

From:

Sent:

2025-07-03 星期四 18:50:13

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

關於石崗觀音山丈量約份第 114 約地段第 1633 号,申請編號 A/YL-SK/419 之申請位置
本村村民經過見到,申請圖則紅色標示範圍,原有一條用作村民出入的通道被封,附近亦有一條消防栓,如貴處未有清楚審視而批核,會構成居民的逃生安全及附近的衛生問題,所以來函敬請貴處作出審批時,留意對村民產生的問題.

2025.7.03

From:

Sent:

2025-07-03 星期四 19:07:28

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

關於石崗觀音山丈量約份第 114 約地段第 1633 号



(沒有主旨) 新增標籤



18:50



收件者：tpbpd ∨

關於石崗觀音山丈量約份第
114約地段第1633号,申請編號
A/YL-SK/419之申請位置
本村村民經過見到,申請圖則紅
色標示範圍,原有一條用作村民
出入的通道被封,附近亦有一條
消防栓,如貴處未有清楚審視而
批核,會構成居民的逃生安全及
附近的衛生問題,所以來函敬請
貴處作出審批時,留意對村民產
生的問題.

2025.7.03



敬啟者：

關於石崗觀音山丈量約份第114約地段第1633號和毗連政府土地（申請編號：A/YL-SK/419）之申請位置，特函提出反對意見，認為有關部門審批時應顧及以下情況：

- 1.圖中顯示土地發展申請的覆蓋範圍，包含一條村民現正使用的道路，若興建建築物後，道路將完全封閉，促使居民被迫繞道而行，尤其對年長居民進出村落造成極大不便。
- 2.土地的規劃申請中列明，相關土地將計劃發展成為商業及服務行業，相信對外開放招致外來人口，容易產生治安及衛生問題，很有可能對村民人身、財產甚至健康構成威脅。
- 3.規劃申請範圍附近現設有消防栓設備，若土地四周一旦遇上火警時，現有通道受新建建築物阻擋，居民的逃生通道因而受限，亦可能大大影響救援工作。

鑒於以上陳述，促請有關部門審批相關土地發展用途申請時慎重考慮對原有居民帶來的負面影響。

此致

城市規劃委員會

2025年8月7日



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From: [REDACTED]
Sent: 2025-08-10 星期日 20:14:15
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 關於反對申請編號：A /YL-SK/419 之意見及詳情

敬啟者：

關於石崗觀音山丈量約份第 114 約地段第 1633 號和毗連政府土地（申請編號：A /YL-SK/419）之申請位置，特函提出反對意見，認為有關部門審批時應顧及以下情況：

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此致
 城市規劃委員會

2025 年 8 月 10 日