

2025年 3月 18日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式
申請日期。
18 MAR 2025
The application is received on
The Planning Board will formally acknowledge
the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) Construction of “New Territories Exempted House(s)”;
興建「新界豁免管制屋宇」;**
- (ii) Temporary use/development of land and/or building not exceeding 3 years in
rural areas or Regulated Areas; and
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;及**
- (iii) 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的臨時用途或發展的許可續期**

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

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

**General Note and Annotation for the Form
填寫表格的一般指引及註解**

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/76-PH/1058
	Date Received 收到日期	18 MAR 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)

Masjid AI-Jamia tu-Sauban Limited

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)

CHIEF FORCE LIMITED 志科有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗八鄉DD111 LOT NO. 2813(部份), 2875(部份), 2876(部份), 2878(部份), 2879(部份)和毗鄰政府土地
(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 1270 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 300 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)	85 sq.m 平方米 <input checked="" 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	S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	宗教用途 (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 12/03/2025 (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 07/02/2025 (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 07/02/2025 (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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) applications 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1270 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 m 米 <input checked="" type="checkbox"/> About 約 </div> <div> <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 </div> <p>(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) (請用圖則顯示有關土地/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))</p>
(b) Intended use/development 有意進行的用途/發展	擬議宗教機構(清真寺)連附屬設施及相關填土工程

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<div> <input type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 </div> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

擬議宗教機構 (清真寺)連附屬設施及相關填土工程

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	300	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.24		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	20	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3		
Proposed no. of storeys of each block 每座建築物的擬議層數	1-2	storeys 層	
	<input type="checkbox"/> include 包括	storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括	storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上)		<input type="checkbox"/> About 約
	5-7	m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約(please specify the number of rooms
請註明房間數目)☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)☒ other(s) 其他(please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

構築物A，作儲物室用途，樓面面積約30平方米

構築物B，作更亭及儲物室用途，樓面面積約60平方米

構築物C，作宗教用途、廁所及休息室用途，樓面面積約210平方米

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地 755 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
構築物A	2	儲物室用途
構築物B	2	更亭及儲物室用途
構築物C	1	宗教用途、廁所及休息室用途
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途
休憩用地和通道。

.....

.....

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7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2025年6月

.....

.....

.....

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.....

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)) 錦田公路經鄉村道路進入。</p> <p>.....</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

9. 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。

<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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"/>																													

10. 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。


詳情請參閱附帶規劃文件。

11. 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


鄭嘉翔

☐ Applicant 申請人 ☒ Authorised Agent 獲授權代理人

文員

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他



on behalf of
代表

志科有限公司

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

Date 日期

24/02/2025

(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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	新界元朗八鄉DD111 LOT NO. 2813(部份), 2875(部份), 2876(部份), 2878(部份), 2879(部份)和毗鄰政府土地		
Site area 地盤面積	1270 sq. m 平方米	<input checked="" type="checkbox"/> About 約	
	(includes Government land of 包括政府土地	85 sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	S/YL-PH/11		
Zoning 地帶	農業		
Applied use/ development 申請用途/發展	擬議宗教機構(清真寺)連附屬設施及相關填土工程		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	300 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.24 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		

(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)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台	
	Non-domestic 非住用	7	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台	
(iv) Site coverage 上蓋面積	20 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	約755	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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) <hr/>	
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明) 場地設計圖則，消防裝置圖則，交通運輸圖則	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

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附帶規劃文件

按城市規劃條例第 16 條的規劃許可申請，現於新界元朗八鄉 DD111 LOT NO. 2813(部份)，2875(部份)，2876(部份)，2878(部份)，2879(部份)和毗鄰政府土地，進行規劃申請。

地帶：「農業」

用途：「擬議宗教機構 (清真寺)連附屬設施及相關填土工程」

場地面積：「約 1270 平方米」

行政摘要：

申請人現依據城規條例第 16 條向城市規劃委員會申請，擬在新界元朗八鄉 DD111 LOT NO. 2813(部份)，2875(部份)，2876(部份)，2878(部份)，2879(部份)和毗鄰政府土地，申請作「擬議宗教機構 (清真寺)連附屬設施及相關填土工程」用途。申請地點場地面積約 1270 平方米，其中政府土地佔約 85 平方米。

申請地點位於八鄉分區計劃大綱圖 (法定圖則編號:S/YL-PH/11)的「農業」用途地帶內，申請用途屬於大綱圖第二欄「須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途」中的「宗教機構(未另有列明者)」用途。

申請人「Masjid Al-Jamia tu-Sauban Limited」是公共性質的非牟利慈善組織，以「和平順從、慈憫博愛」為宗旨，不時舉辦可蘭經講座和關懷社區弱勢人群等活動，向市民推廣伊斯蘭教普善精神。是次申請希望可以為香港伊斯蘭教信眾提供場所，進行修行和講經，推廣穆斯林理念，同時亦可為本區居民提供一些社區服務。

申請地點不會取代該區作「農業」用途的永久規劃意向。如是次規劃申請獲得批准，申請人承諾會在期限前盡快完成所有相關的附帶條件，並符合相關政府部門的要求，並在獲得相關部門接受後馬上落實及邀請相關部門人員至申請場地檢閱，因此申請人懇請城規會可以考慮批准是次之申請。

推廣伊斯蘭教活動和進行公益社區服務之詳情，請參閱以下資料文件。

疫情期間關懷露宿者，贈送物資：



關懷露宿者，贈送物資：



經文講座：



兒童唱詩班：



場地設計

申請地點當中擬議設置有3個構築物：

- 構築物A，作儲物室用途，樓面面積約30平方米，高度不超過7米，2層。
- 構築物B，作更亭及儲物室用途，樓面面積約60平方米，高度不超過7米，2層。
- 構築物C，作宗教用途、廁所及休息室用途，樓面面積約210平方米，高度不超過5米，1層。

申請地點設有一個休憩用地，以供信眾作為休息和修行之用。

申請地點內設有化糞池作為污水處理系統，申請人會定期安排承辦商進行清理，不會影響附近環境，化糞池設置在申請地點廁所附近。

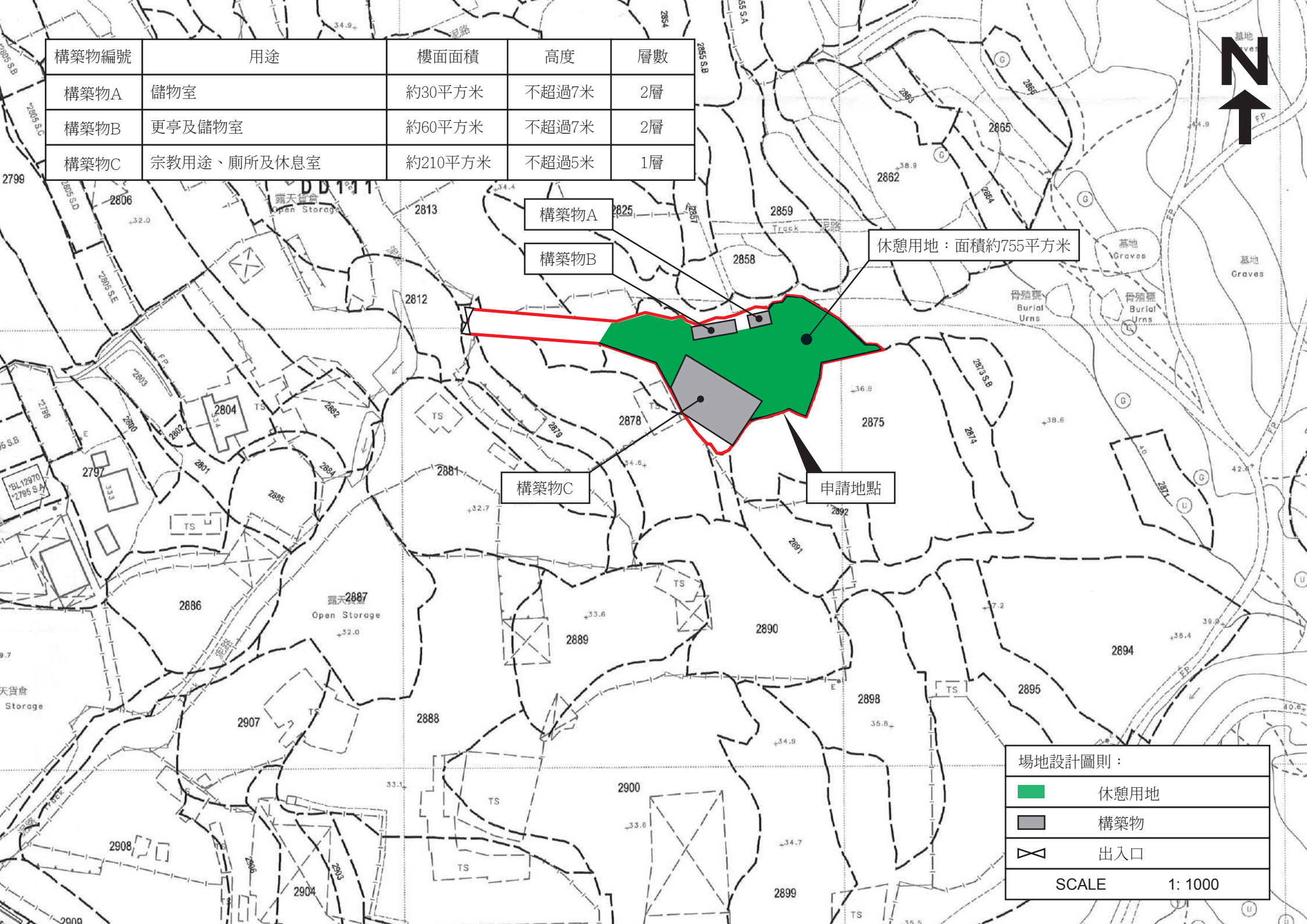
申請地點預計平均每天約有2個場地人員在場地中進行維護和清理，預計平均每星期會有大約40名訪客進入申請地點進行伊斯蘭教修行，申請地點只作講經和推廣穆斯林理念，不提供住宿服務。

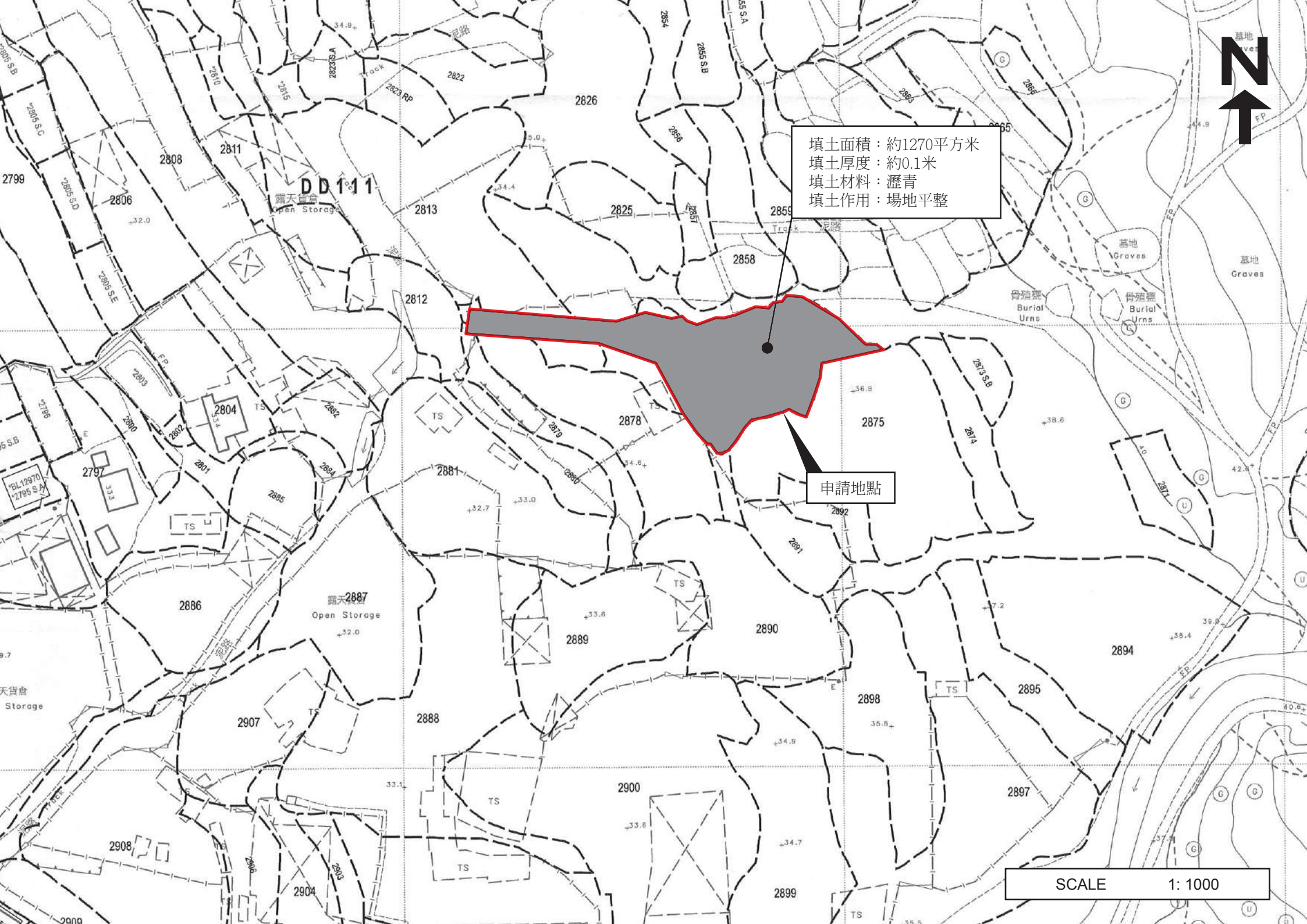
申請地點填土厚度約0.1米，填土材料為水泥，填土面積約1270 平方米，填土是為場地平整之用。

申請地點內不會停泊車輛。

詳情請參閱以下圖則。

構築物編號	用途	樓面面積	高度	層數
構築物A	儲物室	約30平方米	不超過7米	2層
構築物B	更亭及儲物室	約60平方米	不超過7米	2層
構築物C	宗教用途、廁所及休息室	約210平方米	不超過5米	1層





填土面積：約1270平方米
填土厚度：約0.1米
填土材料：瀝青
填土作用：場地平整

申請地點

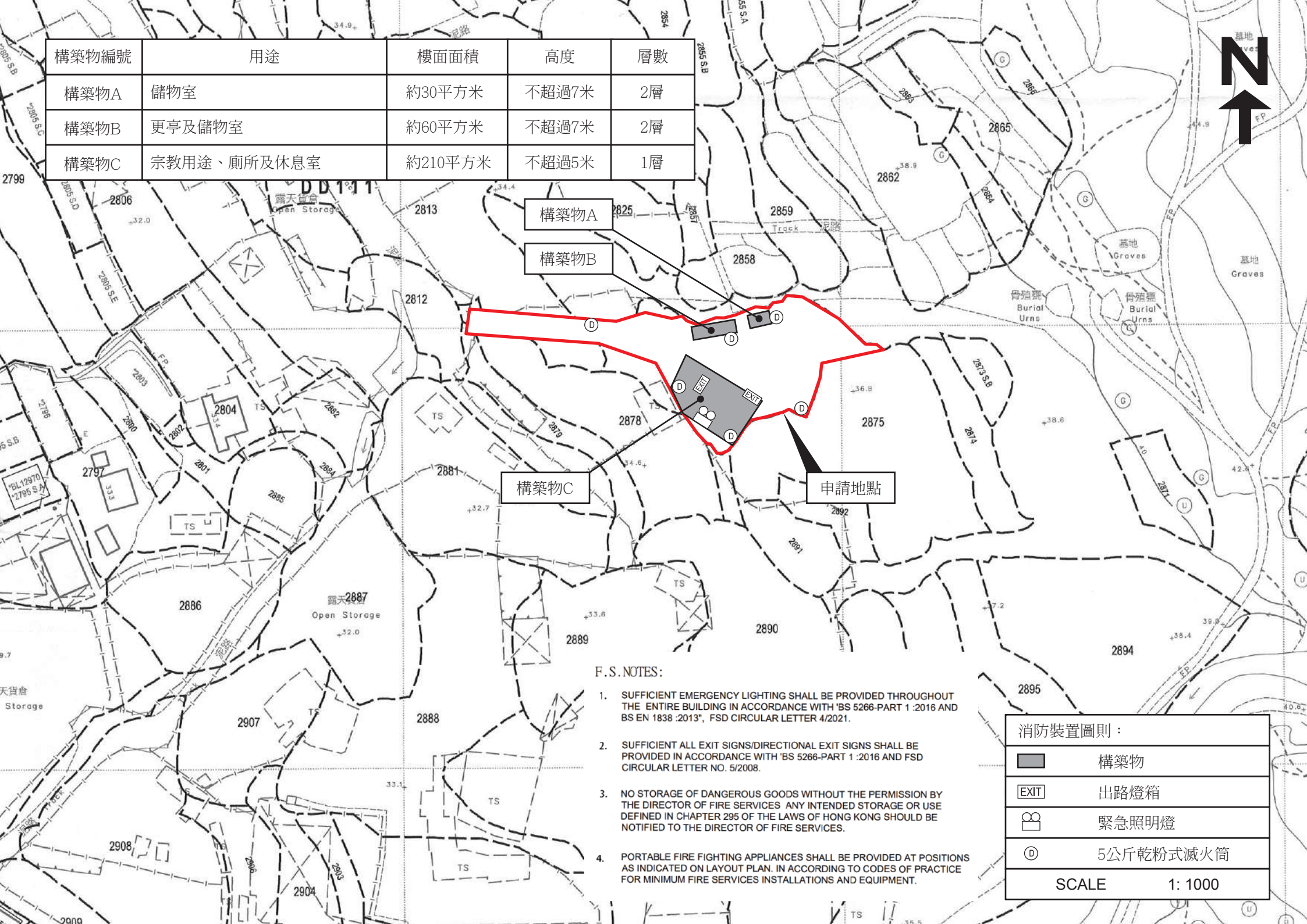
SCALE 1: 1000

消防裝置

申請人會依照消防處所提供的意見，為申請地點設置合適的消防裝置。

詳情請參閱以下圖則。

構築物編號	用途	樓面面積	高度	層數
構築物A	儲物室	約30平方米	不超過7米	2層
構築物B	更亭及儲物室	約60平方米	不超過7米	2層
構築物C	宗教用途、廁所及休息室	約210平方米	不超過5米	1層



F. S. NOTES:

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND BS EN 1838 :2013', FSD CIRCULAR LETTER 4/2021.
2. SUFFICIENT ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008.
3. NO STORAGE OF DANGEROUS GOODS WITHOUT THE PERMISSION BY THE DIRECTOR OF FIRE SERVICES. ANY INTENDED STORAGE OR USE DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.
4. PORTABLE FIRE FIGHTING APPLIANCES SHALL BE PROVIDED AT POSITIONS AS INDICATED ON LAYOUT PLAN. IN ACCORDING TO CODES OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT.

消防裝置圖則：

	構築物
	出路燈箱
	緊急照明燈
	5公斤乾粉式滅火筒
SCALE	1: 1000

交通運輸

申請地點西面有一個明確的出入口，可以直通錦田公路。

申請地點內不會停泊車輛。

申請地點西面有一個小巴士站，距離申請地點約402米；南面有一個巴士站，距離申請地點約607米，申請地點的場地人員和訪客可以透過巴士和小巴到達申請地點附近後自行步行入申請地點內。

詳情請參閱以下圖則。

利小築

義裕書室

紀園



申請地點西面的小巴士站

申請地點

橫台山遊樂場

距離約402米

距離約607米

朗月軒

橫台山河瀝背

橫台山羅屋村

錦田公路

申請地點南面的巴士站

NOT TO SCALE


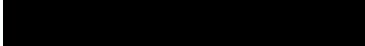

嘉龍片場

致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/1058 規劃申請補充資料

申請人現就近日政府部門人員的查詢，作出以下補充/澄清：

1. 澄清申請地點的開放時間為星期一至星期日，上午 8 時至下午 8 時，公眾假期照常開放。
2. 提供申請地點渠務排水圖則(見附件 A)。
3. 澄清申請地點預計平均每天約有 2 個場地人員在場地中進行維護和清理，預計平均每星期會有 40 名訪客進入申請地點進行伊斯蘭教修行，訪客人流主要集中在星期五。

獲授權代理人： 志科有限公司
通訊地址： 新界元朗八鄉橫台山新村 40D
傳真號碼： 
聯絡電話： 
電郵： 
日期： 2025 年 03 月 20 日

附件A

申請人提交相關的排水設施建議：

申請地點位於鄉村地區，因此採用 50 年作為評估標準。

依據渠務署提供的雨水排放系統手冊第 7.5.2(b)節：

瀝青(徑流係數：0.70-0.95)

申請地點場地(約 1270 平方米)，鋪面為瀝青，徑流係數取其中位數 0.85。

申請地點附近 20%的毗鄰地區(約 254 平方米)，鋪面為瀝青，徑流係數取其中位數 0.85。

峰值徑流： $Q_p = 0.278CiA$

Q_p = 峰值徑流 (每立方米/秒)

C = 徑流係數 (無因次量) = 0.85

i = 降雨強度 (毫米/小時) = 250 (取最大降雨量)

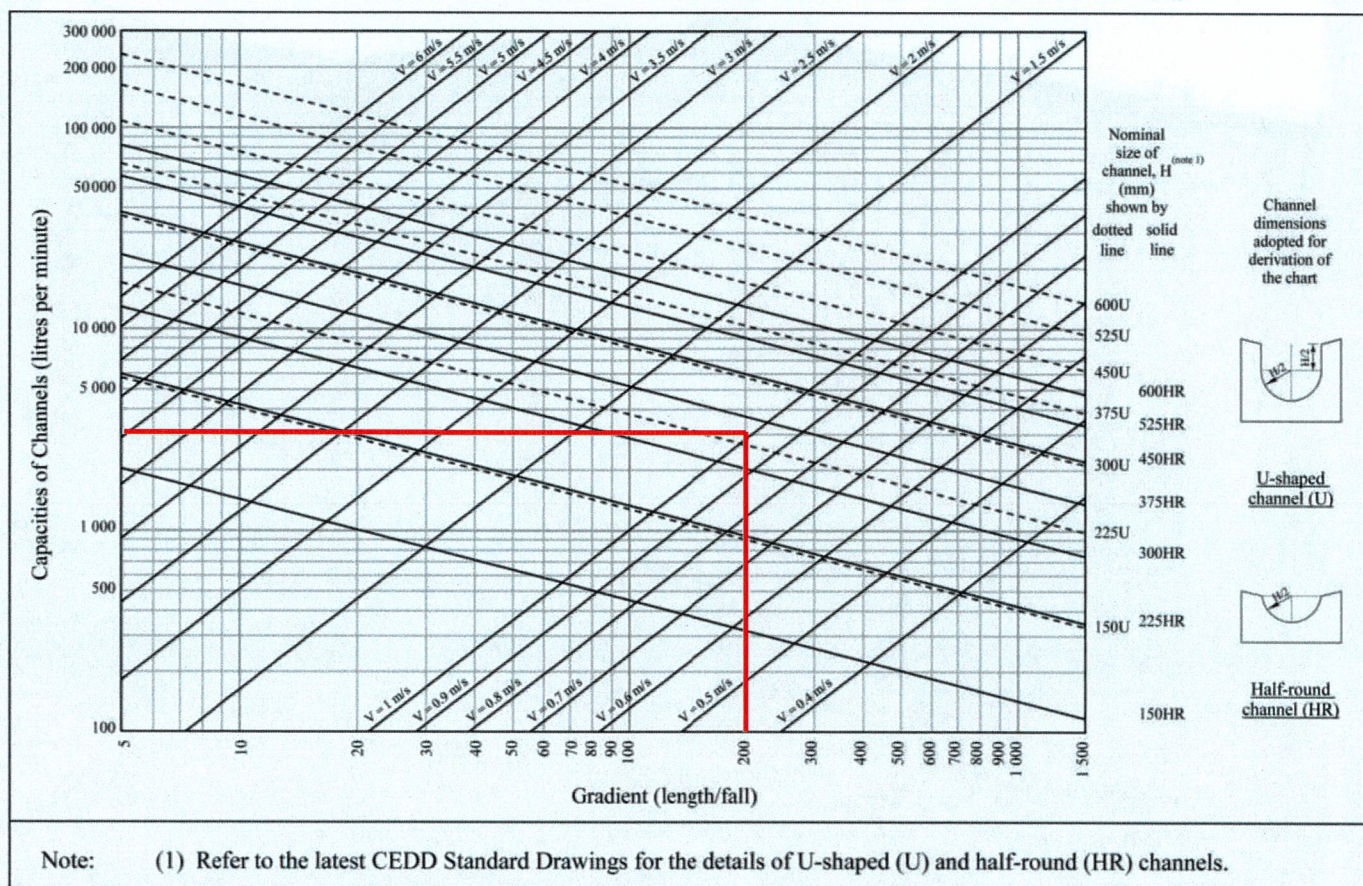
A = 申請地點集水區面積 (平方公里) = 0.00127，加上 20%的毗鄰地區面積 (平方公里) = 0.000254

$Q_p = 0.278 \times 142 \times [(0.85 \times 0.00127) + (0.85 \times 0.000254)]$

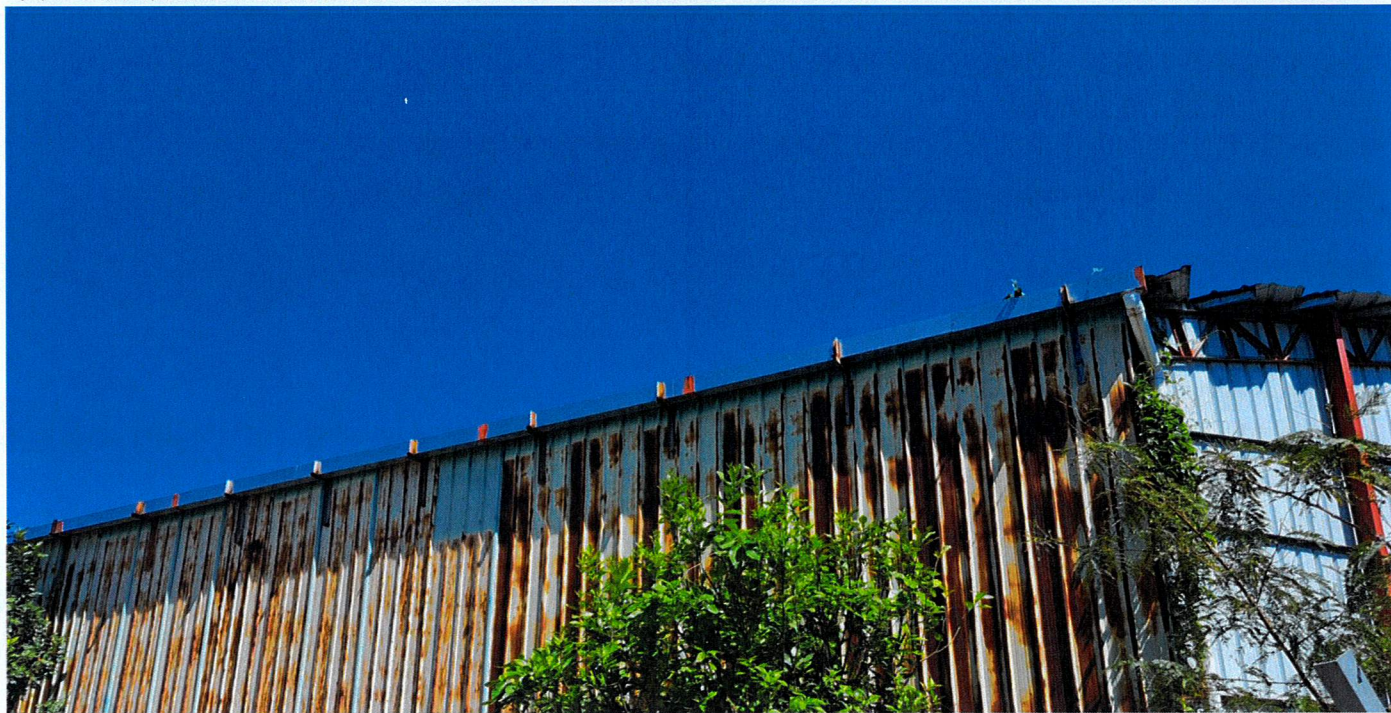
$Q_p = 0.051$ 立方米/秒 (即為 3060 升/每分鐘)

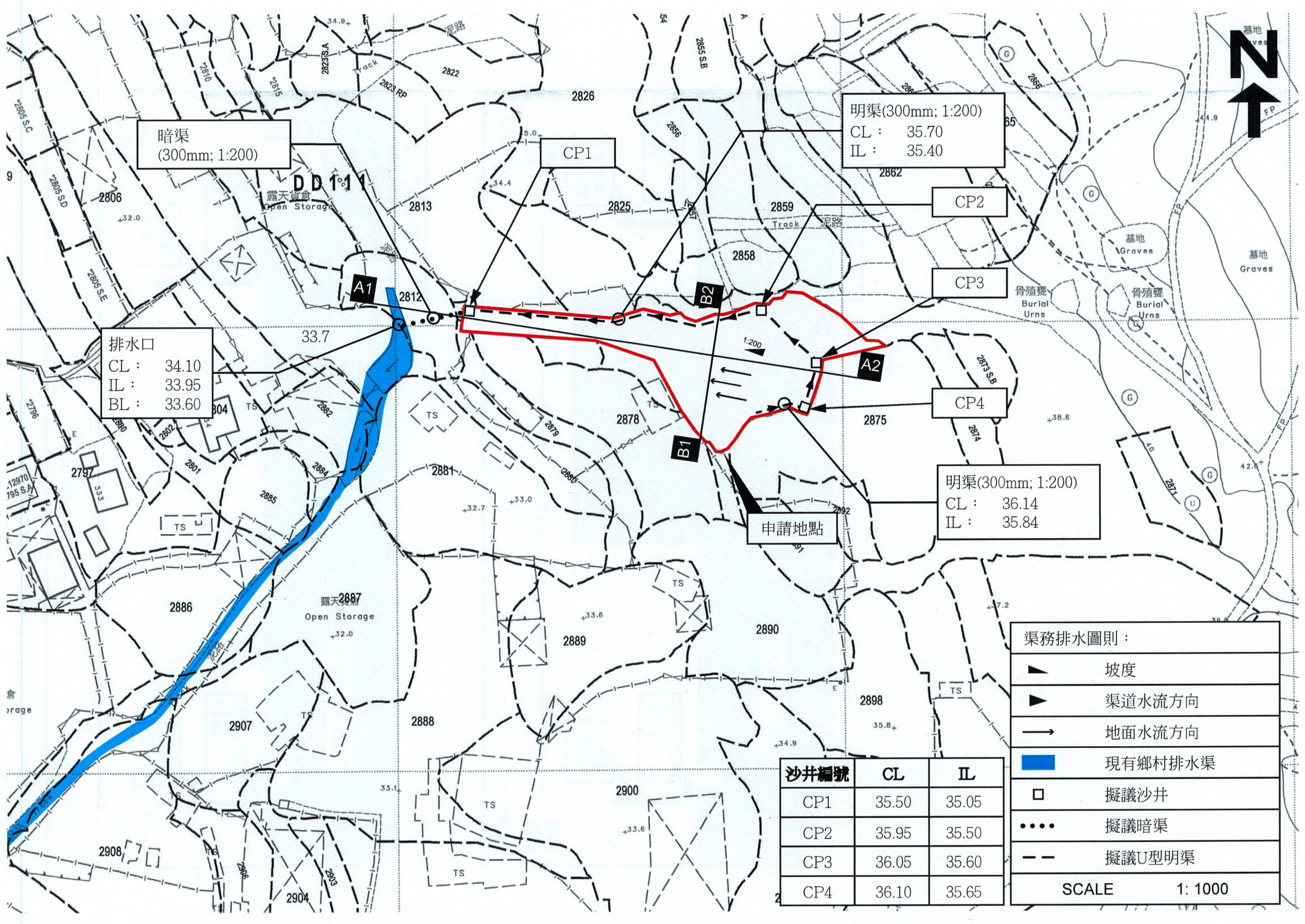
根據GEO Technical Guidance Note No. 43 (TGN 43)指引，3060升/每分鐘、坡度約1比200的場地，採用225x225mm U型明渠已足夠收集場地中和場地毗鄰地區的地面雨水，考慮到有可能出現的特大暴雨情況，因此申請地點內將會設置300x300mm U型明渠。

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



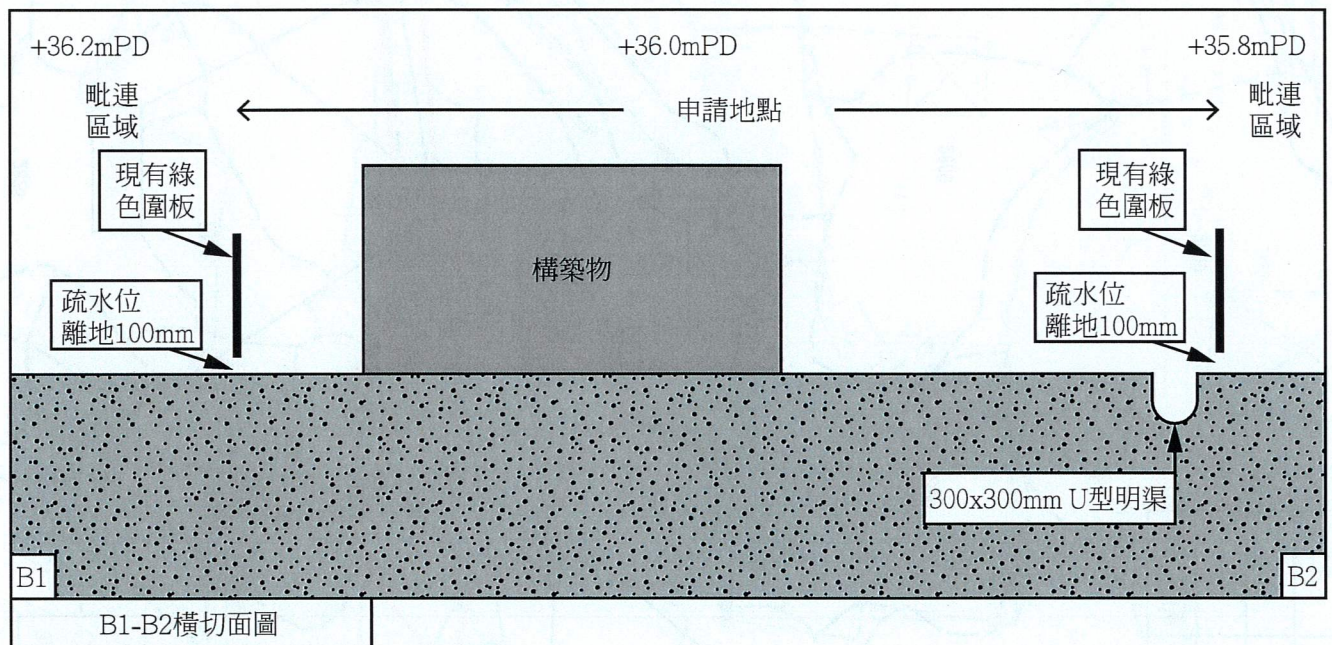
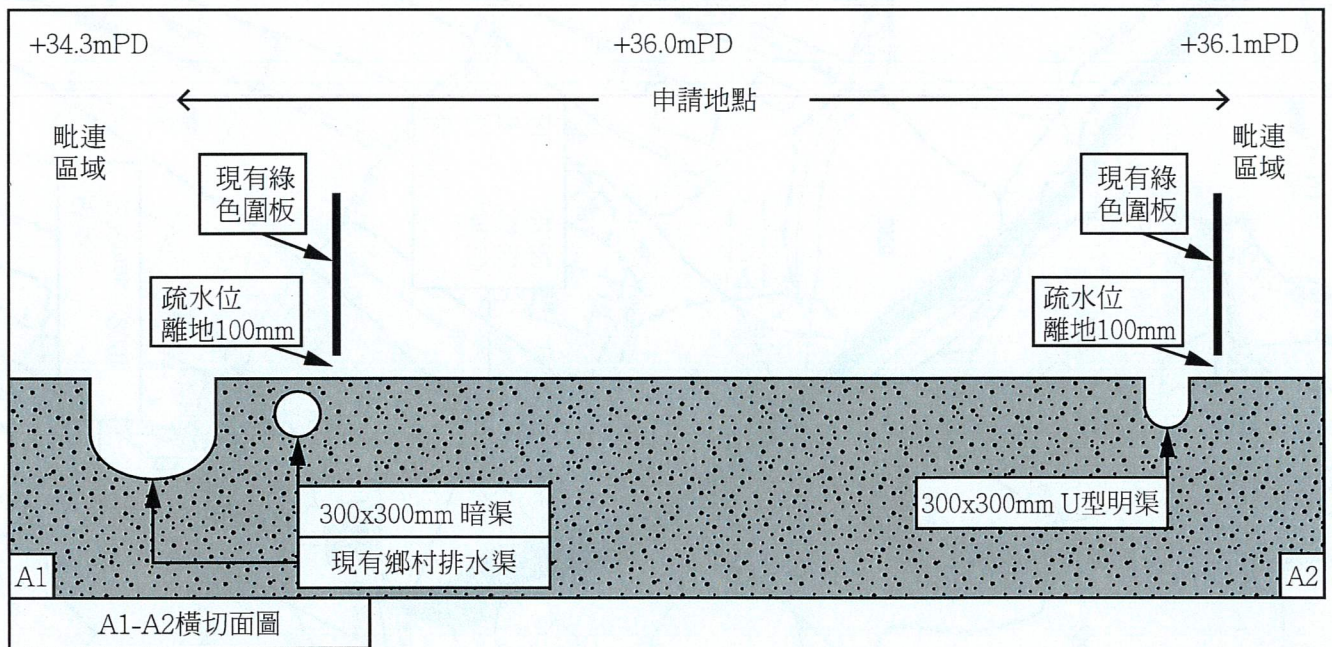
由於申請地點南面設有一個構築物，無法設置排水渠道，因此希望署方諒解。構築物頂部會設有導管，引導雨水流入排水渠，不會流出申請地點外，導管樣式可以參見以下相片中的類似類型：



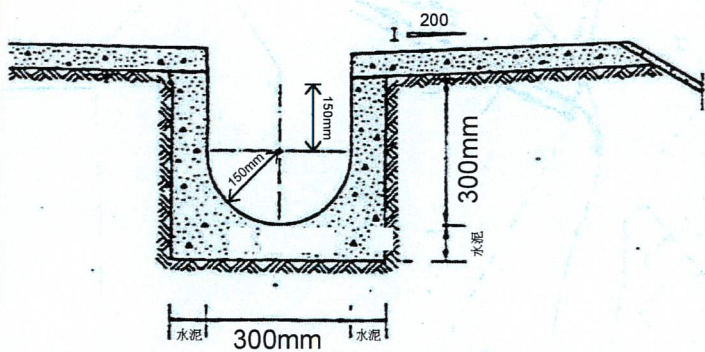


渠務排水圖則：	
	坡度
	渠道水流方向
	地面水流方向
	現有鄉村排水渠
	擬議沙井
	擬議暗渠
	擬議U型明渠
SCALE 1: 1000	

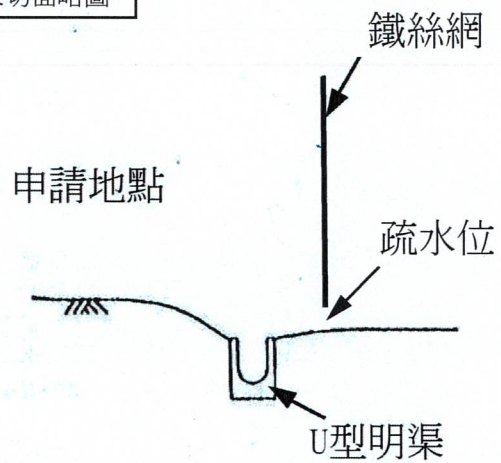
沙井編號	CL	IL
CP1	35.50	35.05
CP2	35.95	35.50
CP3	36.05	35.60
CP4	36.10	35.65



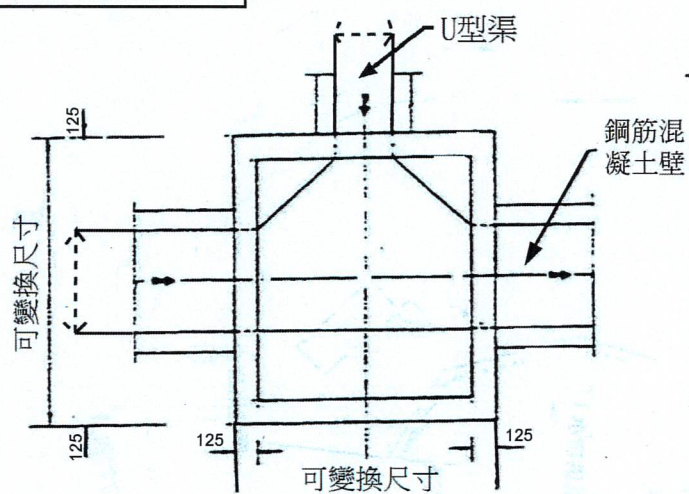
U型明渠橫切面圖



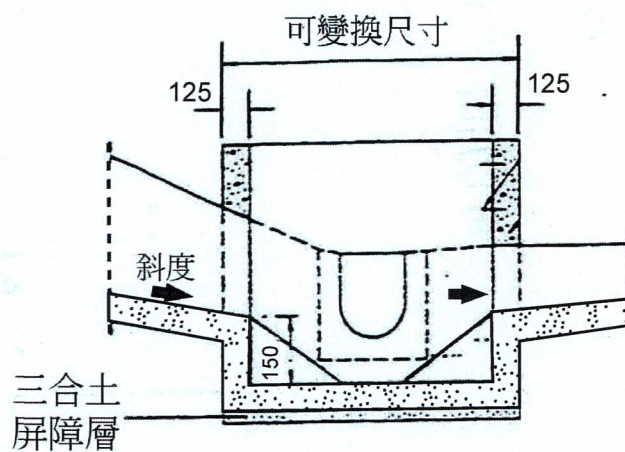
U型明渠切面略圖



沙井俯視圖



沙井切面圖



致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/1058 規劃申請補充資料

申請人現就近日政府部門人員和公眾人士的查詢和意見，作出以下補充/澄清：

獲授權代理人： 志科有限公司

通訊地址：

傳真號碼：

聯絡電話：


電郵：

日期： 2025 年 07 月 02 日

申請人現就近日政府部門人員的查詢，作出以下補充/澄清：

1. 澄清申請地點預計平均每天約有 2 個場地人員在場地中進行維護和清理，預計平均每星期會有 40 名訪客進入申請地點進行伊斯蘭教修行，訪客人流主要集中在星期五，預計最多一次可以約 120 人進入申請地點進行伊斯蘭教修行。
2. 申請地點的訪客有需要可以自行攜帶食物進入申請地點，申請地點不會進行煮食活動。如有愛心人士捐助食物，申請地點會代為派發給社區中的有需要人士。
3. 澄清如有愛心人士捐獻或贊助物資，申請地點會代為派發給社區中的有需要人士，申請地點不會主動進行購買。相關物資可以通過車輛運送到申請地點附近空地後(見附件 A)，再由義工和訪客以手推車或人手搬運等方式移入申請地點內。
4. 道路使用權在普通法及道路法例上都受保障，就算是非正式的鄉郊小路，如能證明已不受干擾使用 20 年，使用者的權利就不可以隨便剝奪或受到影響。小路若經過私人土地，受影響的業主也不可以干擾，如果使用權受到干擾，使用者可向法庭申請禁制令以維護路權。申請地點附近的 2 條現有通道早於 2003 年已經存在(見附件 B)，並持續開放予公眾使用超過 20 年。隨件附上相關法庭判決例子以供證明公眾使用超過 20 年的道路不可以干擾(見附件 C)。
5. 申請地點附近雖然主要是進行棕地活動，但相關的棕地活動主要是作除危險品以外的貯物用途，不會對申請地點構成影響或危險。相關現有棕地場所進出口大部份都不和申請地點現有通道相連，連通申請地點的現有通道也只會私家車、小型貨車和重量不超過 5.5 噸的車輛通過，不會有重型車輛通過。
6. 相關通道早年已由元朗民政處的鄉郊小工程計劃(見附件 D)進行過改善翻新，有足夠的空間供車輛和行人過路，同時相關通道的使用和運作已超過數十年，都未有發生過嚴重意外，因此可以證明不會對進出申請地點的訪客構成影響。
7. 申請人承諾會在是次規劃申請獲批後，會盡快就場地中的政府土地向相關部門進行相關的土地申請。
8. 澄清申請地點內的構築物不提供任何住宿服務。
9. 修正申請表格 S16-I 和附帶規劃文件部份內容(見附件四)。
10. 提供申請人是宗教組織的資料(見附件一)。
11. 提供申請地點相關的 88 牌文件(見附件一)，同時申請人亦正在就稅務條例(第 112 章)第 88 條進行申請確認豁免繳稅地位。加上申請人是香港回教信託基金總會承認的宗教團體，相關現有 88 牌持有者的成員都是和申請人的成員相同，因此希望相關政府部門可以繼續考慮本次申請人的規劃申請。
12. 澄清申請地點中的設施主要是為香港伊斯蘭教信眾提供場所進行修行和講經及相關輔助用途之用。

部門意見：		回覆部門意見：
1	Please provide more background information of the organization (Masjid Al Jamia Tu Sauban Limited), e.g. its affiliation with Kowloon Masjid, if any, the establishment date of the mosque at the application site (the Site), and etc.	申請人 Masjid Al Jamia Tu Sauban Limited 是宗教團體，成立於 2024 年 9 月 3 日，並提供九龍清真寺的關聯情況等資料以供參考(見附件一)。
2	The Site is surrounded by mainly brownfield uses. Please provide reasons why it is considered as a suitable location for a permanent mosque.	申請地點附近雖然主要是進行棕地活動，但同時也多為少數族裔和外籍人士聚集的地方，其普遍信仰伊斯蘭教，對穆斯林宗教場所切實需求，申請地點可以為他們提供一個合法合規範的宗教場所作宗教日常禮拜之用。申請地點作宗教用途(清真寺)用途，是由於申請地點附近存在少數族裔聚居點，其普遍信仰伊斯蘭教，對穆斯林宗教場所切實需求，但橫台山附近沒有一個正式的相關場地供他們作宗教用途，因此本次規劃申請是為他們提供一個合法合規範的宗教場所作宗教日常禮拜之用。
3	Please advise the operation details of the mosque, e.g. the number and types of events/ceremonies to be held monthly and annually, the time and duration of these events/ceremonies, the maximum number of participants and staff members for these events/ceremonies, etc..	提供申請地點的運作詳情(見附件二)。
4	The Applicant stated that the Site is accessible via a local track by foot. Since the Site is surrounded by mainly brownfield uses, please advise if the local track is safe and suitable for walking. Please provide photos showing the condition of the local track.	澄清相關進入申請地點的現有通道早前經過民政處鄉郊小工程計劃完成翻新重鋪，已經改善了道路環境及安全性，加上相關通道中、重型車輛不會出入，即使有汽車進出亦行駛速度較慢，因此安全且適合步行，並提供相關現場相片(見附件三)。
5	There will be increased pedestrian traffic on the narrow local track, please advise the mitigation measures to be implemented to address the impact. Please also provide information on any safety measures that will be implemented, as increased foot traffic may elevate the risk of accidents given the existing volume of vehicles from nearby open storage operations in the vicinity.	申請人會在申請地點當眼處設置「慢速」標誌，以警示駕駛人士需要慢速行駛。另外申請人也會在道路越狹窄的地方，加裝「小心行人」警告標誌，以警示駕駛人士注意行人。同時如有必要，申請人亦會在有需要的位置自行安裝臨時性質的減速壘，以提高道路安全性。
6	Please provide more details of the proposed filling of land, i.e. whether the Site has been filled or will be filled, the extent of land filling, filled materials used/to be used, and the site formation level in mPD before and after the proposed filling of land.	澄清申請地點的填土工作多年前已完成，現時不會再有填土。現時場地內的香港主水平基準是 +36.00mPD，填土物料為瀝青，填土工作不會對附近現有河道和水流構成負面影響。
7	Clarify what types of promotional activities would	澄清申請地點內主要進行的活動為伊斯蘭宗教儀式

	be conducted within the Site and what types of community services would be provided, and advise whether there are other types of activities (e.g., singing and burning of incense) would be conducted within the Site.	和祈禱，不會有燒香或唱歌等活動。
8	Whether portable speaker, public announcement system or any form of audio amplification system would be used at the Site;	<p>申請地點內會採用類似導遊用的普通小型便攜式無線擴音器(見下圖)，以輔助進行宗教活動之用，相關裝備不會產生太大聲浪。</p> 
9	Any environmental mitigation measures that would be adopted to control potential environmental impacts from the applied use.	申請地點邊界設有圍板，可以起到隔音屏障作用，同時場地內亦不會使用大型高分貝的音響器材，加上申請地點遠離民居，不會對附近居民構成噪音影響。

申請人現就近日公眾人士的查詢/意見，作出以下補充/澄清：

1. 澄清是次規劃申請的用途屬於大綱圖 S/YL-PH/11 的第二欄「須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途」中的「宗教機構(未另有列明者)」用途，符合相關發展用途意向。
2. 澄清申請地點邊界設有圍板，可以起到隔音作用，場地內亦不會使用大型音響器材，加上申請地點遠離民居，不會對附近居民構成噪音影響。
3. 澄清申請地點距離附近最近的民居約 100 米(見附件 E)，加上與民居之間存在其他發展場地阻隔，不會對附近居民構成影響和滋擾。
4. 澄清申請地點外存在有一條寬度約 4 米的現有通路，早年經由政府部門進行改善工程(見附件 D)，可供訪客通行，進入申請地點的人士主要採用步行方式進入，不會對附近鄉村交通構成負面影響。
5. 澄清申請地點距離最近的新界認可殯葬區邊界約 80 米(見附件 F)，不會有直接接觸，不會產生衝突。
6. 澄清申請地點主要的服務對象為申請地點附近的居民和訪客，不會增加外來人口，不會改變社區原有人口密度。
7. 澄清申請地點的用途和發展不會對附近現有樹木、土地和環境造成破壞，場地中沒有任何樹木，也不會進行砍伐活動。
8. 澄清申請地點不會進行祭品焚燒，產生的生活垃圾亦會有訪客和義工自行清理，不會堆積。
9. 提供修正的消防裝置圖則(見附件 G)。
10. 提供申請地點的運作方式和部份活動詳情(見附件二)。
11. 香港是一個多元文化共融的社會，也是一個重視平等機會的地方，特區政府一直致力建立共融社會，讓不同性別、年齡、宗教、國籍、種族的人士，在香港共融共生，在不同生活範疇都享有平等和尊重。香港政府於 1996 成立平等機會委員會，至今已做了大量立法、培訓及教育工作，以求令香港達至一個沒有偏見歧視、兼容及和諧的社會，因此希望相關人士能夠以平等公正的心態看待本次規劃申請。

附件一



稅務局
香港灣仔告士打道 5 號
稅務大樓

INLAND REVENUE DEPARTMENT

REVENUE TOWER
5 GLOUCESTER ROAD, WAN CHAI,
HONG KONG.

網址 Web site: (<http://www.ird.gov.hk>)

來函請寄「香港郵政總局信箱 132 號稅務局局長收」
ALL CORRESPONDENCE SHOULD BE ADDRESSED TO-
COMMISSIONER OF INLAND REVENUE
G.P.O. BOX 132, HONG KONG.

來函編號:

Your Ref.:

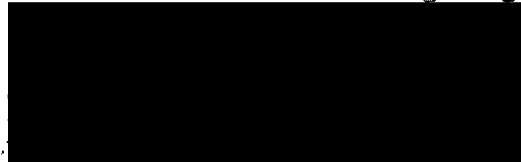
來函請註明本局檔案號碼

IN ANY COMMUNICATION PLEASE QUOTE OUR FILE NO.

檔案號碼: 91/16675

IR File No.:

Asian Welfare Foundation, Hong Kong



電話 :
Tel. No. : 2594 5300
傳真號碼 :
Fax No. : 2180 7446
電郵 :
E-mail : taxinfo@ird.gov.hk

先生/女士:

Dear Sir/Madam,

現 證 實 由 2 0 2 0 年 1 1 月 8 日 起

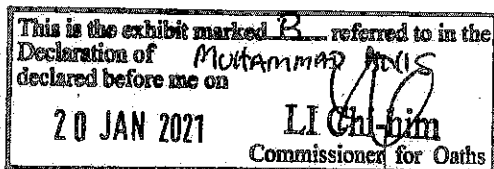
This is to confirm that with effect from 8 November 2020

ASIAN WELFARE FOUNDATION, HONG KONG

因 屬 公 共 性 質 的 慈 善 機 構 或 慈 善 信 託 ,
being a charitable institution or trust of a public character,

故 可 根 據 《 稅 務 條 例 》 第 8 8 條 獲 豁 免 繳 稅 。
is exempt from tax under section 88 of the Inland Revenue Ordinance.

2020年 12月 10日



稅務局局長 (梁潔瑩代行)

(Ms LEUNG Kit-ying)

for Commissioner of Inland Revenue

附註

1. 貴機構得自所經營的任何行業或業務的利潤，須符合《稅務條例》第 88 條但書的條件才能獲豁免繳稅。
2. 本獲豁免繳稅證明書純粹是確認貴機構的免稅地位，而不是為符合非稅務用途的要求而發出，包括申請校舍、建校用地或空置公共屋邨非住宅單位；申請於活化計劃下使用政府歷史建築；申請種子基金成立社會企業及申請文娛活動的場租資助。

Notes

1. Profits derived from any trade or business carried on by your organisation shall only be exempt from tax if the conditions in the proviso to section 88 of the Inland Revenue Ordinance are satisfied.
2. This tax exemption certificate solely serves as a confirmation of the tax exemption status of your organisation. It is not issued for fulfilling requirements of non-tax related purposes, including applications for school premises, school sites or vacant non-domestic premises in public housing estates, applications for the use of government-owned historic buildings under the revitalization scheme, applications for seed grants to set up social enterprises and applications for rental subsidy in respect of cultural activities.



SOCIETIES ORDINANCE
(SECTION 5A(1), CHAPTER 151, LAWS OF HONG KONG)

社團條例
(香港法例第 151 章第 5A(1)條)

CERTIFICATE OF REGISTRATION OF A SOCIETY
社 團 註 冊 證 明 書

It is hereby certified that the society known as
茲 證 明 名 為

ASIAN WELFARE FOUNDATION, HONG KONG

(Name of society) (社團名稱)

of

**DD 111 LOT 2876, WANG TOI SHAN VILLAGE, PAT HEUNG, ,
YUEN LONG, NEW TERRITORIES**

地址在

(Address of society) (社團地址)

之社團

is registered in accordance with the provisions of section 5A(1) of the Societies Ordinance
已 按 照 社 團 條 例 第 5A(1) 條 之 規 定 註 冊 。

On the 25th day of April, 2023

二 零 二 三 年 四 月 二 十 五 日

Society registered on 2007-07-13
社團於 2007-07-13 登記成立



(IP Ching-man)

Assistant Societies Officer
助理社團事務主任葉靜文

編號 77020994

No.



公司註冊處
COMPANIES REGISTRY

CAS CPA LIMITED
Certified True Copy by:

CHU Lai Yan, CPA (Practising)
Practising Certificate no.: P05108
Office Address: Unit 18, 10/F., One Midtown,
11 Hoi Shing Road, Tuen Wan, Hong Kong
Tel: 3103 9376 Fax: 3099 4083

Date: 16 OCT 2024

公司註冊證明書

CERTIFICATE OF INCORPORATION

本人謹此證明
I hereby certify that

Masjid Al-Jamia tu-Sauban. Limited

於本日根據香港法例第622章《公司條例》
is this day incorporated in Hong Kong under the Companies Ordinance

在香港成立為法團，此公司是一間
(Chapter 622 of the Laws of Hong Kong), and that this company is

有限公司。
a limited company.

本證明書於二〇二四年九月三日發出。

Issued on 3 September 2024.

香港特別行政區公司註冊處處長鄧婉雯

Miss Helen TANG

Registrar of Companies
Hong Kong Special Administrative Region

註 Note:

公司名稱獲公司註冊處註冊，並不表示獲授予該公司名稱或其任何部分的商標權或任何其他知識產權。

Registration of a company name with the Companies Registry does not confer any trade mark rights or any other intellectual property rights in respect of the company name or any part thereof.

請沿虛線剪下並將有效的商業/分行登記證展示在營業地點。

Please cut along the dotted line and display the valid business/branch registration certificate at business address.

正本
ORIGINAL

複本
DUPLICATE

表格 2 FORM 2
《商業登記條例》(第310章)
BUSINESS REGISTRATION ORDINANCE (Chapter 310)
《商業登記規例》
BUSINESS REGISTRATION REGULATIONS
商業 / 分行登記證 Business / Branch Registration Certificate

[第5條]
[regulation 5]

業務 / 法團所用名稱
Name of Business/
Corporation

MASJID AI-JAMIA TU-SAUBAN. LIMITED

CAS CPA LIMITED
Certified True Copy by:

業務 / 分行名稱
Business/
Branch Name

地址
Address

DD 111 LOT 2876 WANG TOI SHAN
VILLAGE PAT HEUNG YUEN LONG
HONG KONG

CHU Lai Yan, CPA (Practising)
Practising Certificate no.: P05108
Office Address: Unit 18, 10/F., One Midtown,
11 Hoi Shing Road, Tuen Wan, Hong Kong
Tel: 3163 8873 Fax: 3698 4083
Date: 16 OCT 2024

業務性質
Nature of Business

CORP

法律地位
Status

BODY CORPORATE

生效日期

Date of Commencement

03/09/2024

屆滿日期

Date of Expiry

02/09/2025

登記證號碼

Certificate No.

77020994-000-09-24-5

登記費及徵費

Fee and Levy

(APP)

請注意下列《商業登記條例》的規定：

Please note the following requirements of the Business
Registration Ordinance:

1. 第 6(6)條規定任何業務獲發商業登記證或
分行登記證，並不表示該業務或經營該業
務的人或受僱於該業務的僱員已遵從有關
的任何法律規定。

1. Section 6(6) provides that the issue of a business registration
certificate or a branch registration certificate shall not be
deemed to imply that the requirements of any law in relation
to such business or to the persons carrying on the same or
employed therein have been complied with.

2. 第 12 條規定各業務須將其有效的商業登記
證或有效的分行登記證於每一營業地點展
示。

2. Section 12 provides that valid business registration
certificate or valid branch registration certificate shall be
displayed at every address where business is carried on.

機印所示登記費及徵費收訖。 RECEIVED FEE AND LEVY HERE STATED IN PRINTED FIGURES.

08/07/2024 226369035

IRDB101B (12/2010)



(مجلس أمناء موارد جالية هونغ كونغ الإسلامية)

香港回教信託基金總會

**THE INCORPORATED TRUSTEES OF THE ISLAMIC
COMMUNITY FUND OF HONG KONG**

Email : trustees@netvigator.com

REGISTERED OFFICE: 40 OI KWAN ROAD, WANCHAI, HONG KONG
TEL: (+852) 2838 9417 FAX: (+852) 2891 9559
Website: www.islamictrusthk.org

14 April 2025

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

Dear Sir,

**PROPOSAL FOR PERMIT FOR RELIGIOUS INSTITUTION
MASJID AL-JAMIA TU-SAUBAN LIMITED (MOSQUE)
DD 111 LOT 2876, WANG TOI SHAN VILLAGE, PAT HUNG, YUEN LONG, HONG KONG
PLANNING DEPARTMENT A/YL-PH/1058**

On behalf of the Trustees of the Incorporated Trustees of the Islamic Community Fund of Hong Kong, we present our compliments to the Government of Hong Kong SAR and the Town Planning Board.

We would like to invite your kind attention to the above application submitted by Masjid Al-Jamia Tu-Sauban Ltd. under the Town Planning Ordinance.

As you know Hong Kong comprises of a diversified society representing members belonging to different religious and ethnic backgrounds. The Muslim Community of Hong Kong which is an integral part of the Ethnic Minorities is growing and in the last few years a large number of our community members have taken up residence in the New Territories. The locations of the present Mosques in Central, Wan Chai, Tsim Sha Tsui and Chai Wan are very far from New Territories, which makes it difficult for our members to reach them and offer prayers.

The Incorporated Trustees of the Islamic Community Fund of Hong Kong knows the applicant Masjid Al-Jamia Tu-Sauban Ltd. and is aware of the good work done by them to support the community. They have arranged a Mosque in Yuen Long by the name of Masjid Al-Jamia Tu-Sauban Ltd. It is the only place of worship in the area, which allows Muslims to attend their regular daily prayers, weekly Friday prayers, special prayers during the Holy Month of Ramadan (Fasting Month), organize Eid prayer congregation twice a year and celebrate Eid and other religious festivals. In addition to this it is a convenient place in Kam Tin and Yuen Long area where a religious scholar teaches the Muslim religious book Holy Quran to young children on daily basis and delivers motivational talks to the local Muslim Community guiding them to lead a peaceful life and become useful citizens of Hong Kong.



(مجلس أمناء موارد جالية هونغ كونغ الإسلامية)

香港回教信託基金總會

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Website: www.islamictrusthk.org

We strongly support the application submitted to Town Planning Board by the management of Masjid Al-Jamia Tu-Sauban Ltd. to operate and manage a Mosque, which is urgently required to meet the religious needs of the Muslim Community living in Yuen Long and nearby areas.

We request the Town Planning Board to extend favourable consideration to their application.

Yours faithfully,

Saeed Uddin, S.B.S., M.H.

Chairman

The Incorporated Trustees of the Islamic Community Fund of Hong Kong

附件二

申請地點的運作主要依從伊斯蘭教曆，伊斯蘭教曆是以公元 622 年 7 月 16 日為紀年元年 1 月 1 日，完全以月相為準。伊斯蘭曆是一種純粹陰曆，也是現今仍在使用的曆法中唯一的純陰曆。

伊斯蘭教曆以月亮圓缺一周(朔望月)為一月，單數月份即 1、3、5、7、9、11 月為「大建」即大月，有 30 天；雙數月份即 2、4、6、8、10 月為「小建」即小月，為 29 天；12 月在平年為「小建」即 29 天，在閏年為「大建」即 30 天。

伊斯蘭曆各月名稱及節日		
	伊斯蘭曆月份	節日
1	聖月(Muharram)	伊斯蘭曆新年(Islamic New Year)
2	空月(Safar)	
3	第一個春月(Rabi' al-Awwal)	聖紀節(Mawlid an-Nabi)
4	第二個春月(Rabi' al-Thani)	
5	第一個乾月(Jumada al-Awwal)	
6	第二個乾月(Jumada al-Thani)	
7	問候月(Rajab)	登霄節(Isra' and Mi'raj)
8	分配月(Sha'ban)	拜拉特夜節(Mid-Sha'ban)
9	熱月(Ramadan)	貴夜節(Night of Power)
10	獵月(Shawwal)	開齋節(Festival of Breaking the Fast)
11	休息月(Dhu al-Qadah)	
12	朝聖月(Dhu al-Hijjah)	古爾邦節(Feast of Sacrifice)

每逢星期五午間，伊斯蘭信徒們會聚集在清真寺，向聖城麥加的方向進行禮拜。預計每逢星期五最大約有 120 人進入申請地點，場地中會有 2 個場地人員進行宗教儀式帶領和祈禱，預計活動/儀式的持續時間大約為上午 8 時至下午 8 時。

伊斯蘭曆新年

伊斯蘭曆新年是每年開始的第一天，穆哈蘭姆月的第一天，伊斯蘭曆計數將在該日增加。穆斯林通過宣講或者閱讀回顧穆罕默德於公元 622 年率穆斯林由麥加遷徙到麥地那的歷史來加以紀念。

在伊斯蘭教中，伊斯蘭曆新年的重要性遠低於古爾邦節和開齋節這兩大節日，亦不像華人的元旦和新年這麼盛大，通常只通過祈禱及崇拜作紀念。

在此節日中，預計申請地點最大約有 80 人進入申請地點，場地中會有 2 個場地人員進行宗教儀式帶領和祈禱，預計活動/儀式的持續時間大約為上午 8 時至下午 8 時。

聖紀節

聖紀節是伊斯蘭教的重要節日，為紀念先知穆罕默德的誕辰，但遜尼派和什葉派紀念聖紀節的日期不同：遜尼派的聖紀節是伊斯蘭曆 3 月 12 日，什葉派是 3 月 17 日。

據說當年穆罕默德經常在自己出生的日子(星期一)進行齋戒，但現在穆斯林過聖紀節並不持齋，而是普通慶祝，並且講述穆罕默德生前的事跡等。

聖紀可以稱為節日，但它不是法定性宗教節日，而是文化性宗教節日，與開齋節、古爾邦節相比，聖紀節是穆斯林民間與外界互動較多、且具有一定開放性的公共文化空間。

在中國內地的回民亦會過聖紀節，節前清真寺裡的主持會講解過節的重要性和需要做的準備工作，節慶當天回族會聚集在清真寺誦經、讚聖、禮拜，並由主持宣講穆罕默德的生平簡歷，功績品德，以及在傳教中所受種種磨難和許多智勇、善辯、善戰的生動歷史故事，教育回群眾不忘至聖的教誨，做一個真正的穆斯林。

在此節日中，預計申請地點最大約有 60 人進入申請地點，場地中會有 2 個場地人員進行宗教儀式帶領和祈禱，預計活動/儀式的持續時間大約為上午 8 時至下午 8 時。

登霄節

登霄節是紀念穆罕默德升天，獲啟示得知穆斯林要每天禮拜五次的宗教義務的節日。

根據《古蘭經》的記載，在公元 621 年 7 月 27 日(回曆前 1 年 7 月 17 日)的夜晚，真主命令天仙哲伯勒依來帶著神獸布拉克前往麥加迎接先知穆罕默德。穆罕默德遂在哲伯勒依來的陪伴下，瞬間即乘布拉克趕到了遠寺(相傳在耶路撒冷)

按照一些聖訓的說法，穆罕默德隨後登上登霄石，從今日耶路撒冷的圓頂清真寺大約位置登上七重天。穆罕默德登上第六層時，見到了穆撒(即摩西)，穆撒向真主禮了三拜，因此現在穆斯林把這三拜作為副天命。穆罕默德遨遊到第七層時，見到了天堂和火獄等，旅程的最後，透過真主的光芒，受真主指示說今後所有穆斯林每天必須禮拜五十次。穆罕默德返回到第六層重新遇見穆撒時，穆撒提醒其五十拜遠遠超過了穆斯林的承受能力。穆罕默德於是連續九次求真主減少禮拜次數，直至減到一日五拜。旅程最後在無極林處結束。黎明時分，穆罕默德即重返麥加。是為「登霄」。

登霄節當天穆斯林會聚集在清真寺，舉行禮拜祈禱，靜聽清真寺主持講述穆罕默德登霄的經過事蹟等活動，以示紀念。

在此節日中，預計申請地點最大約有 120 人進入申請地點，場地中會有 2 個場地人員進行宗教儀式的帶領和祈禱，預計活動/儀式的持續時間大約為上午 8 時至下午 8 時。

拜拉特夜節

拜拉特夜節是伊斯蘭教紀念日之一，時間是伊斯蘭曆 8 月 15 日。

「拜拉特」意為赦免，穆斯林認為該夜安拉大開饒恕、憐憫之門，凡悔過自新者，必獲赦免。故又稱此夜為恕罪夜、超脫夜、換文卷夜 (更換每人每年的功過是非簿)。

穆斯林會在此節日念經、禮拜、祈禱、施舍、封齋，以求真主恩賜和赦免。

在此節日中，預計申請地點最大約有 120 人進入申請地點，場地中會有 2 個場地人員進行宗教儀式帶領和祈禱，預計活動/儀式的持續時間大約為上午 8 時至下午 8 時。

貴夜節

貴夜被認為是伊斯蘭教的創立之始，是先知穆罕默德接受《古蘭經》之夜，也是伊斯蘭教中一整年中最神聖的夜晚，通常於齋月末旬（後 10 天內）的單數日子中出現。伊斯蘭曆的第 9 個月是實行齋戒的月份，而貴夜被認為應在齋戒月的第 27 夜。

在穆斯林看來，貴夜無法與其他任何夜晚相比，根據傳統，即使一生都在崇拜，也不能與這個夜晚的崇拜行為所產生的祝福相提並論，節日當天穆斯林會前往清真寺舉行禮拜和念經祈禱。

在此節日中，預計申請地點最大約有 120 人進入申請地點，場地中會有 2 個場地人員進行宗教儀式帶領和祈禱，預計活動/儀式的持續時間大約為上午 8 時至下午 8 時。

開齋節

開齋節是伊斯蘭曆第 10 個月的第 1 天，節日這天穆斯林一般很早起床，早祈禱後就可以吃一些東西，象徵齋月結束。然後到清真寺去聆聽主持吟誦古蘭經，再集體朝著麥加的方向依禮敬拜。

這一天穆斯林還會拜訪親友，互相擁抱問候，恢復朋友和親友之間的聯繫。穆斯林在這一天都穿節日衣服，喜氣洋洋。開齋節不僅是齋月的結束，而且是感謝真主使他們信仰更加堅定。是和平歡樂的節日。從有伊斯蘭曆就有開齋節，第一次開齋節是先知穆罕默德和他的家人朋友親自慶祝的。

開齋節對穆斯林的重要性，常類比於華人的農曆新年。

在此節日中，預計申請地點最大約有 120 人進入申請地點，場地中會有 2 個場地人員進行宗教儀式帶領和祈禱，預計活動/儀式的持續時間大約為上午 8 時至下午 8 時。

古爾邦節

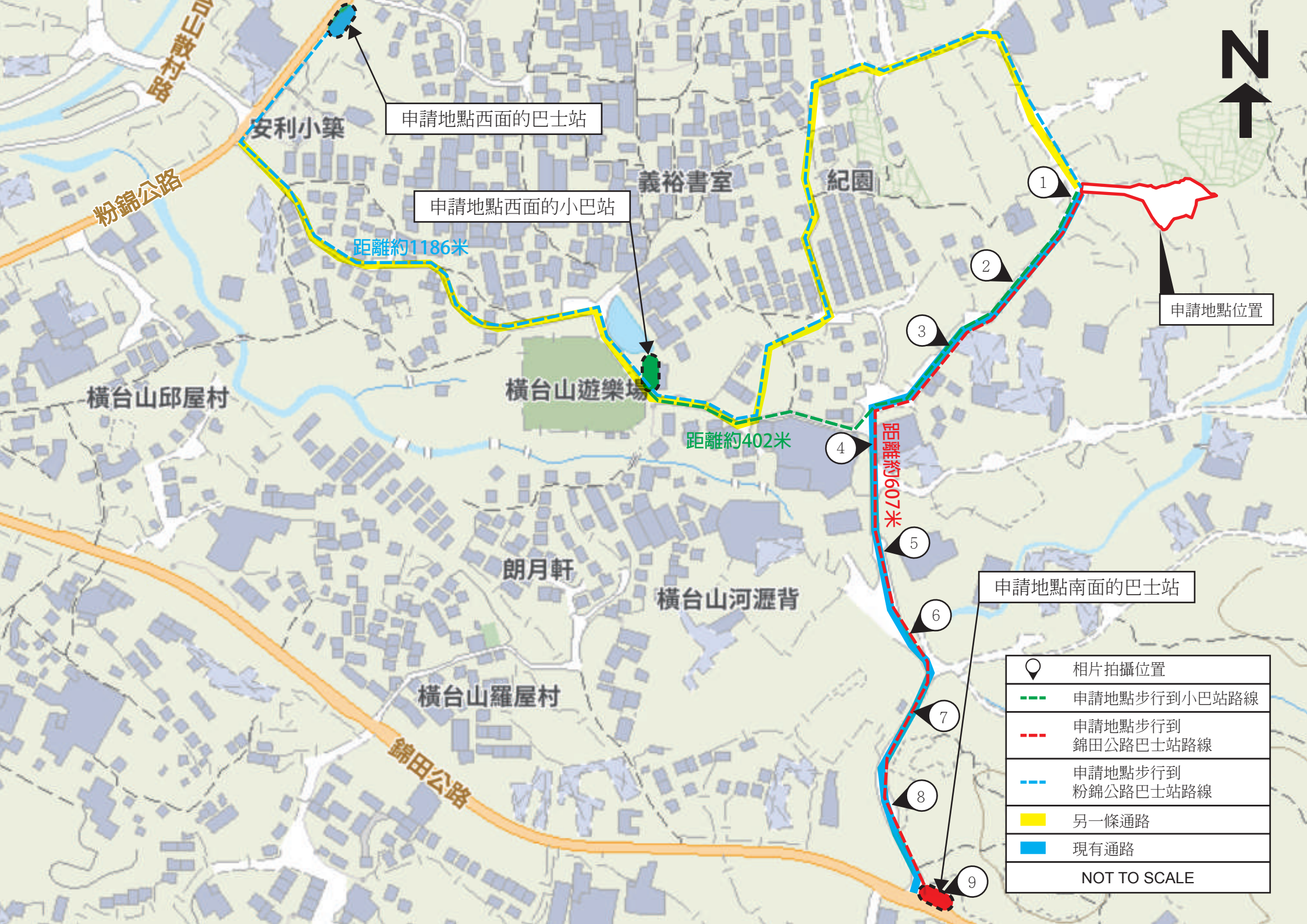
古爾邦節又稱「大節」，是伊斯蘭教的重要節日，日期是伊斯蘭曆每年第 12 個月份(朝聖月)的第 10 日，麥加朝覲過後。

該節日是為了紀念先知伊布拉欣忠實執行真主的命令，打算獻祭自己的兒子易司馬儀，在阿拉的寬免下，又用羊羔代替的這一事件。

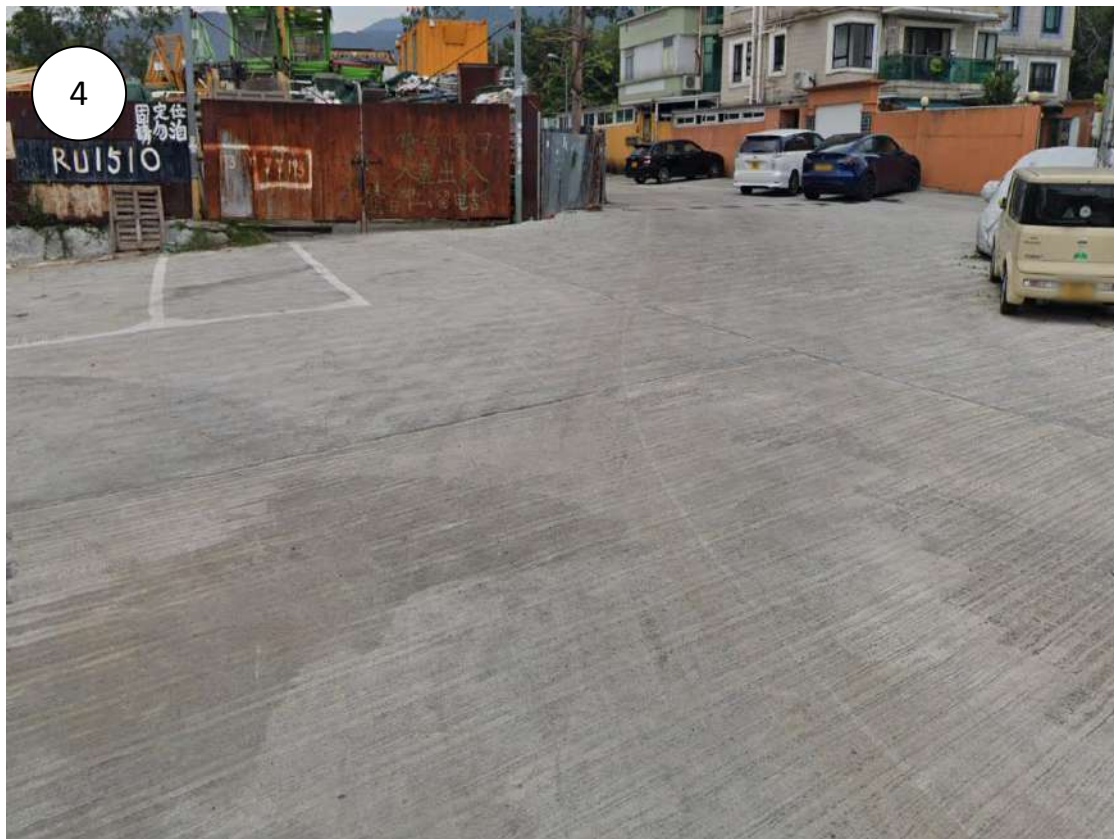
在古爾邦節這一天，穆斯林會穿新衣，屠宰牲口(牛、羊)，肉品不僅會留給自己家，而且要分發給窮人(不可以出售)，並以天課的名義給予窮人食物，金錢和衣服。

在此節日中，預計申請地點最大約有 120 人進入申請地點，場地中會有 2 個場地人員進行宗教儀式帶領和祈禱，預計活動/儀式的持續時間大約為上午 8 時至下午 8 時。

附件三











9

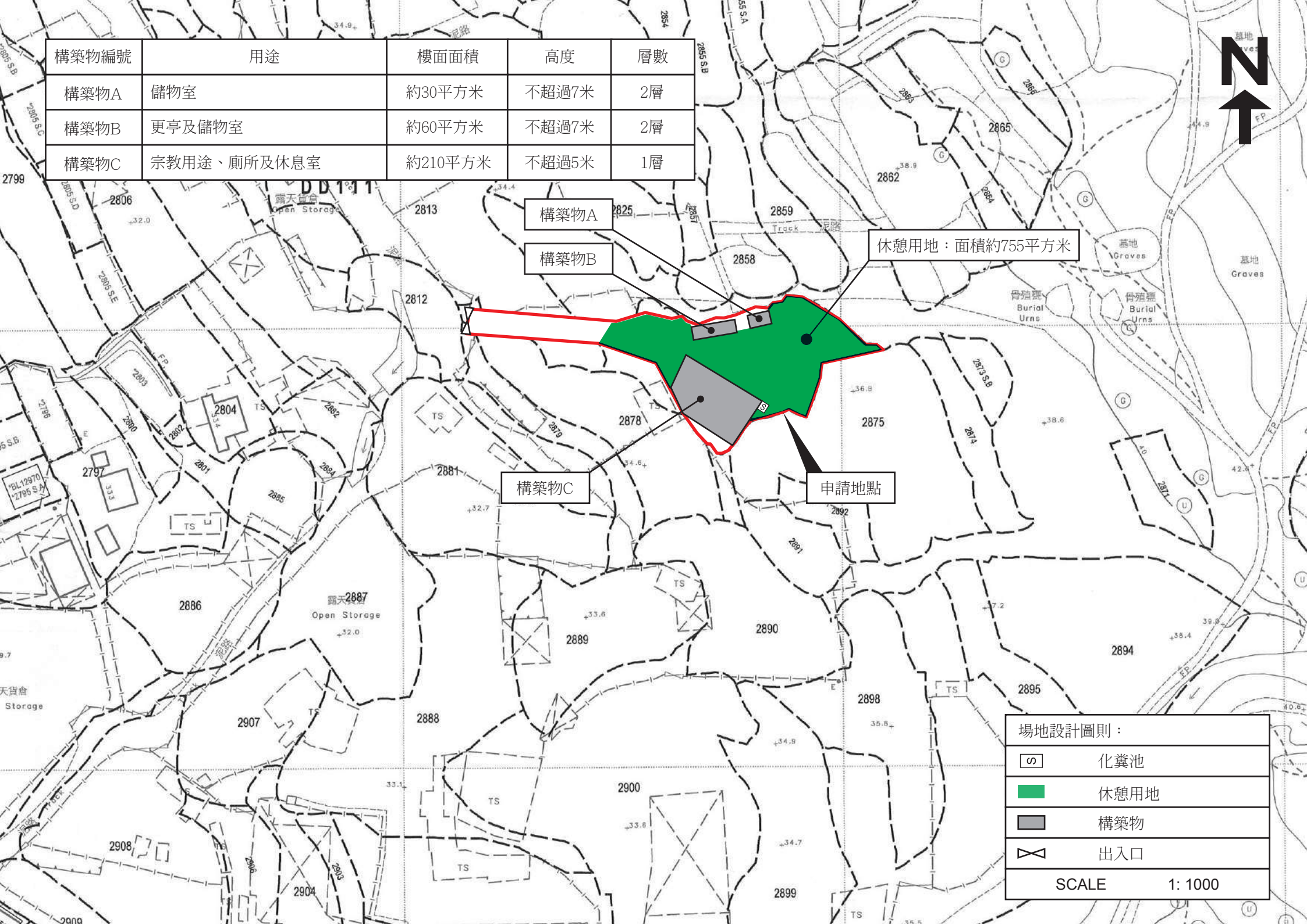


附件四

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間
Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023) 擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月) (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any)) (申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份) 2025年6月

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排		
Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input 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)) 錦田公路經鄉村道路進入。 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
	No 否	<input checked="" type="checkbox"/>

構築物編號	用途	樓面面積	高度	層數
構築物A	儲物室	約30平方米	不超過7米	2層
構築物B	更亭及儲物室	約60平方米	不超過7米	2層
構築物C	宗教用途、廁所及休息室	約210平方米	不超過5米	1層



場地設計圖則：	
	化糞池
	休憩用地
	構築物
	出入口
SCALE	1: 1000

附件A



附件B



申請地點位置

 另一條通路	相片編號：CW48293 飛行日期：01/06/2003 飛行高度：4000 呎
 現有通路	
NOT TO SCALE	

附件C

粉錦公路爭路糾紛 | 地主設金屬閘向過路車收費 高院頒令禁止

撰文：李慧娜

出版：2020-07-31 17:03 更新：2025-02-13 15:38

30



元朗八鄉下輦村一段通往粉錦公路的車路爆「爭路」糾紛，車路私人土地的新地主向途經的村民收「過路費」。村民不滿做法向法庭申請禁制令，高等法院曾拒發禁令，惟近日發現地主在路段設下金屬閘，令垃圾車及校巴等都無法進村，影響公共衛生，認為情況改變，今(31日)頒下臨時禁制令，禁地主再阻人使用該路。

耀中幼教學院 YEW CHUNG COLLEGE OF EARLY CHILDHOOD EDUCATION
2025/26 現正招生 Now Open for Admission

- 學位教師教育深造文憑 (幼兒教育) Postgraduate Diploma in Education (Early Childhood Education)
- 教育學碩士 Master of Education
- 幼兒教育與照顧文憑 Diploma in Early Childhood Education
- 幼兒教育高級文憑 Higher Diploma in Early Childhood Education
- 兒童研究與心理學士學位 Bachelor of Science in Child Study and Psychology
- 幼兒教育榮譽學士 Bachelor of Education (Early Childhood Education)

*預計在2025/26學年開辦 The programme is expected to launch in 2025/26.

熱門文章

查看更多 >

18次突擊家訪不在家 水電費偏低
小提琴導師 被收回天水圍公屋
提司法覆核指房署程序失當

附件D

業主同意書
Owner's Consent

致：元朗民政事務專員
To：District Officer (Yuen Long)

貴處檔號：
Your Ref.：HAD YLWS/16/30/634/148/2014

小型工程計劃：
Minor Public Works：

八鄉橫台山永寧里 298C 號屋附近通路及排水渠改善工程
Improvement to Access and Drainage Channel near House No. 298C
at Wing Ning Lei, Wang Toi Shan, Pat Heung

本人
I,

是元朗區
the registered owner of

第
D.D No.

111

約第
Lot No.

號地段的註冊業主。
in Yuen Long District,

現同意元朗民政事務處在本人土地上進行上述工程
hereby give consent to your office to carry out the captioned project/works and to effect
及所需維修。本人明白簽署這份同意書
all necessary repairs to the same on my land. By giving this consent, I understand that
後，本人在這幅土地的業權和管理權並不會因上述
the ownership and management of the said piece of my land will in no way be affected
工程而有所影響。
by the captioned project.



(見證人姓名)
(Name of Witness)



(見證人簽署)
(Signature of Witness)



(日期)
(Date)



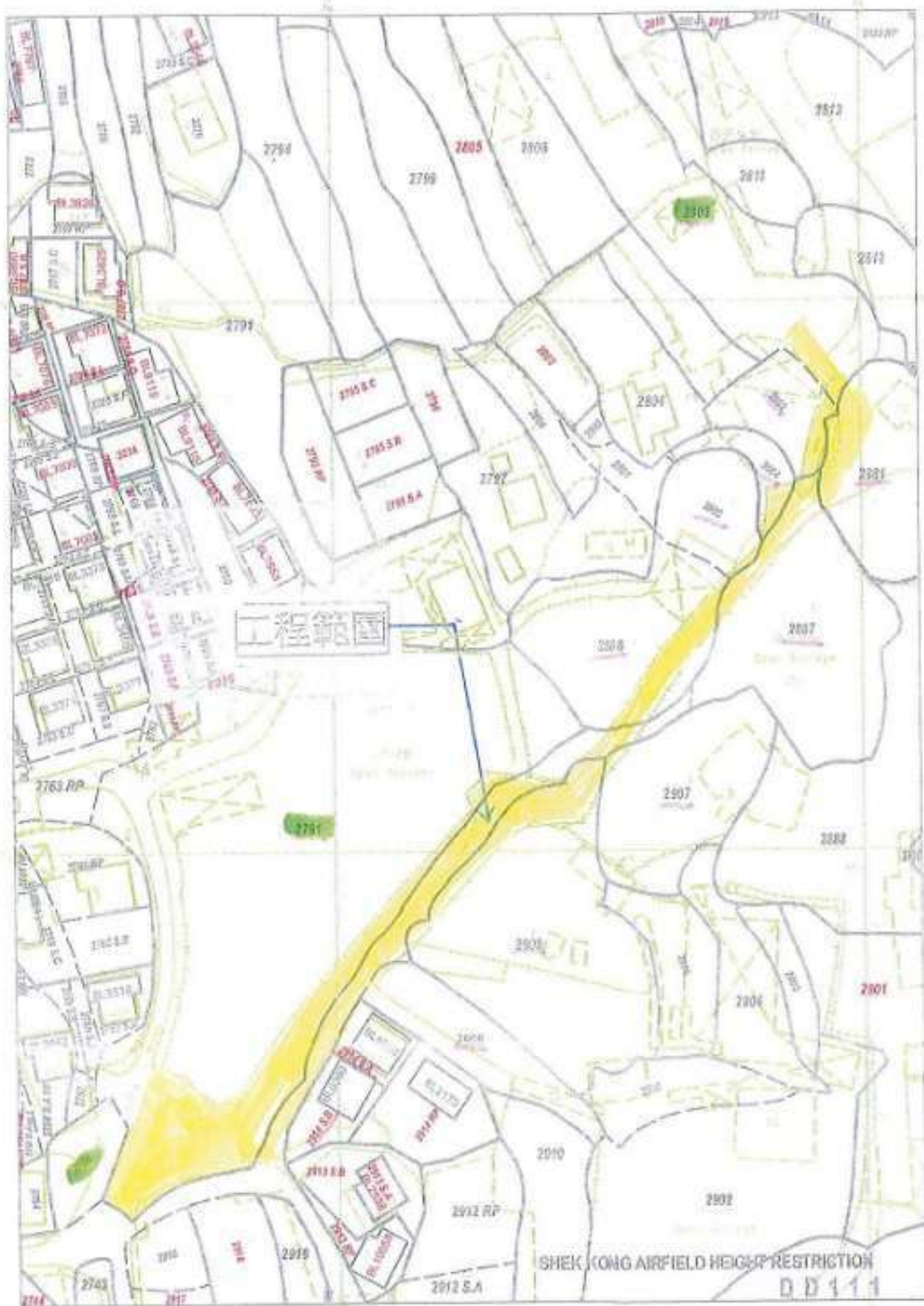
(業主姓名)
(Name of Owner)



(業主簽署)
(Signature of Owner)



(日期)
(Date)



SCALE 1:1000

Sheet Number
S-111-111
S-111-111



露天貨倉



露天貨倉

義裕書室 東園書室

紀園

約6米

橫台山永寧里

約4.5米

露天貨倉

申請地點位置

約4米

露天貨倉

民政處鄉郊小工程計劃
改善翻新範圍

橫台山村公所

橫台山永寧里

露天貨倉

露天貨倉

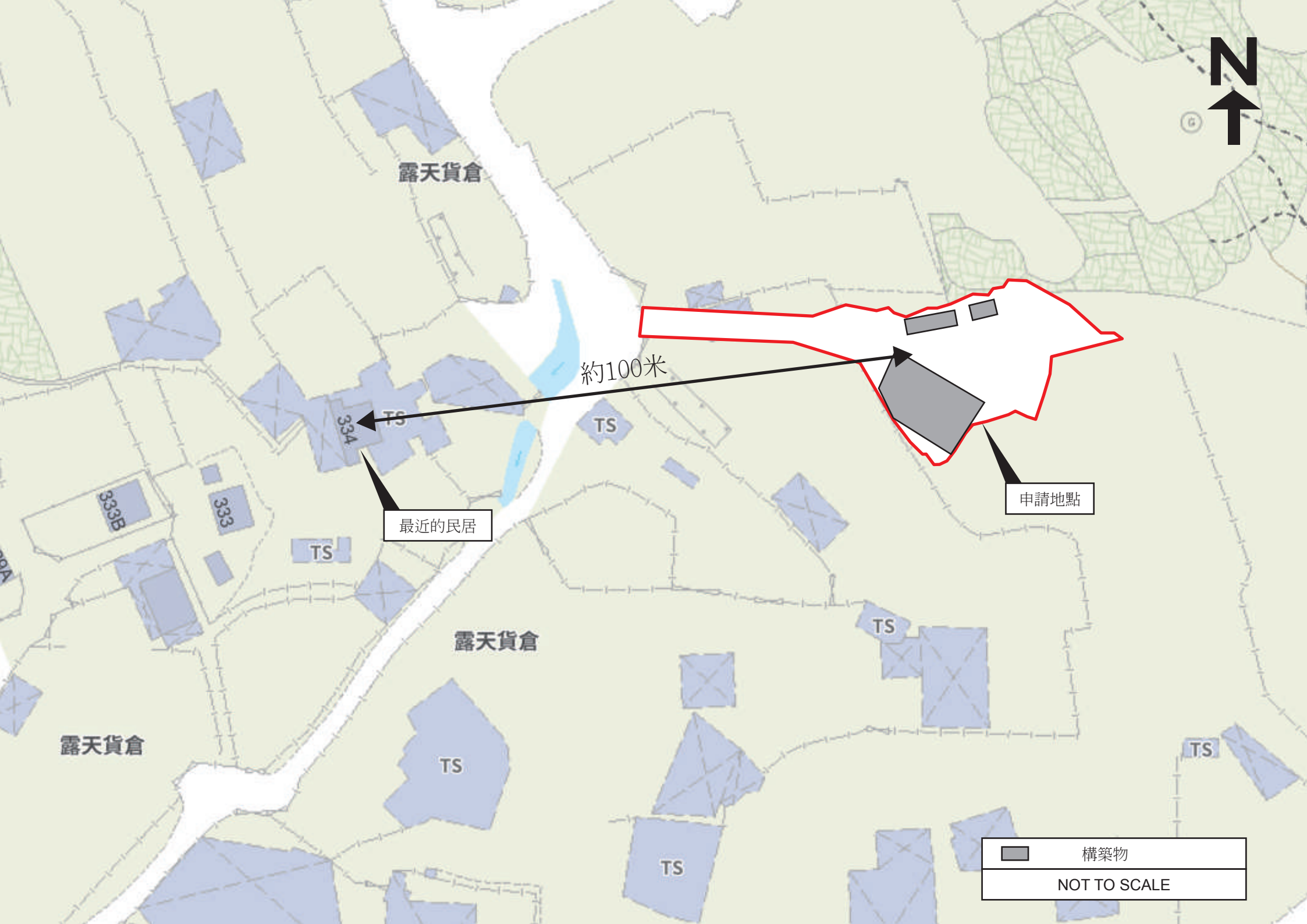
露天貨倉

工廠

NOT TO SCALE

露天貨倉

附件 E



露天貨倉

約100米

334

TS

TS

申請地點

最近的民居

TS

露天貨倉

TS

露天貨倉

TS

TS

TS



構築物

NOT TO SCALE

附件 F



申請地點

約80米

新界認可殯葬區

墓地

FP

墓地

墓地

墓地

墓地

墓地

構築物

NOT TO SCALE

天貨倉

TS
TS

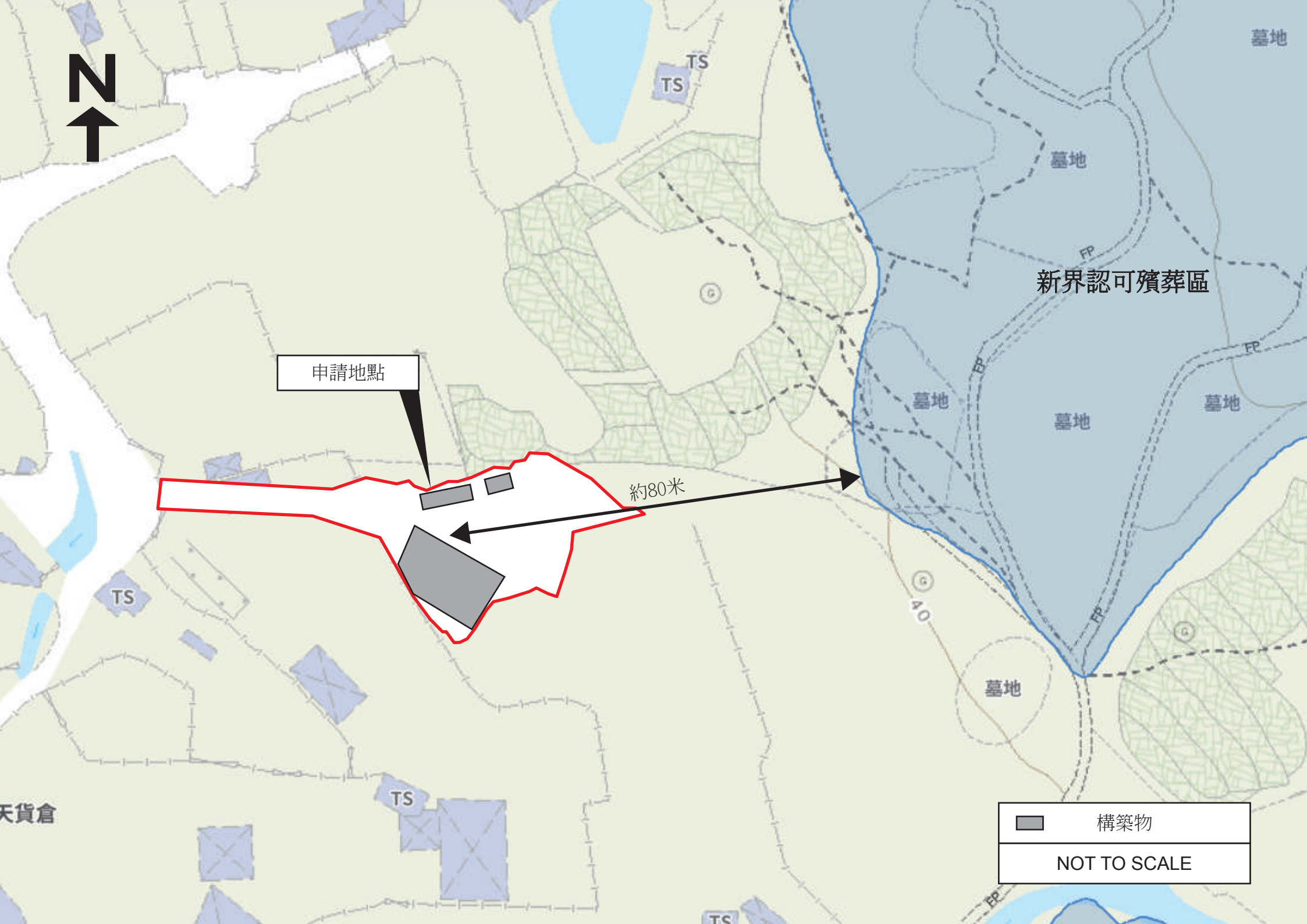
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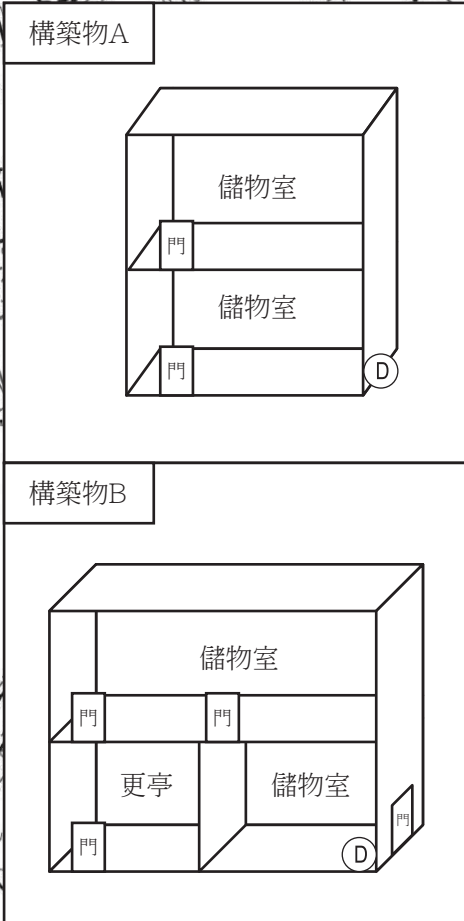
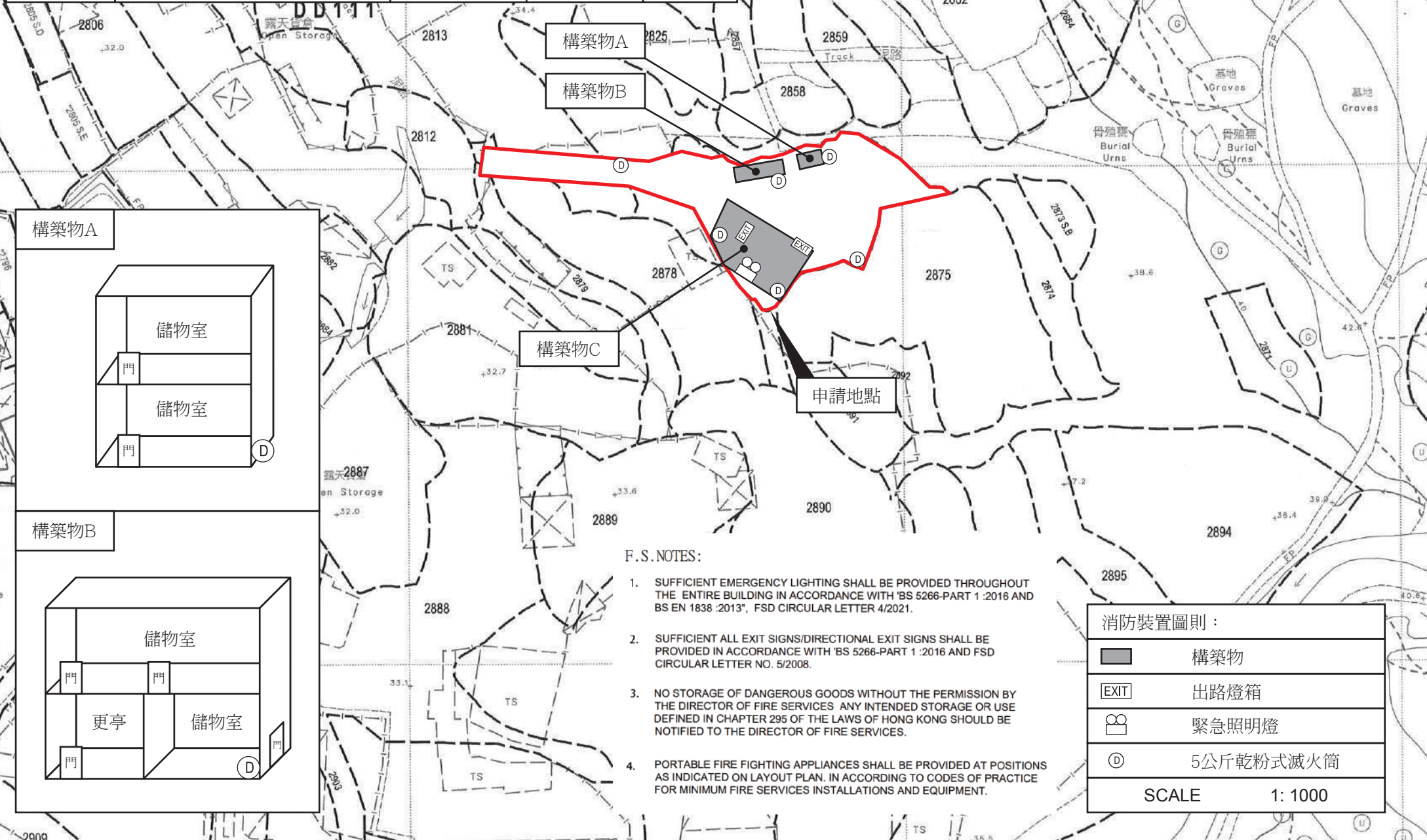
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40

G



附件 G

構築物編號	用途	樓面面積	高度	層數
構築物A	儲物室	約30平方米	不超過7米	2層
構築物B	更亭及儲物室	約60平方米	不超過7米	2層
構築物C	宗教用途、廁所及休息室	約210平方米	不超過5米	1層



F. S. NOTES:

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND BS EN 1838 :2013', FSD CIRCULAR LETTER 4/2021.
2. SUFFICIENT ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008.
3. NO STORAGE OF DANGEROUS GOODS WITHOUT THE PERMISSION BY THE DIRECTOR OF FIRE SERVICES. ANY INTENDED STORAGE OR USE DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.
4. PORTABLE FIRE FIGHTING APPLIANCES SHALL BE PROVIDED AT POSITIONS AS INDICATED ON LAYOUT PLAN. IN ACCORDANCE TO CODES OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT.

消防裝置圖則：

	構築物
	出路燈箱
	緊急照明燈
	5公斤乾粉式滅火筒
SCALE 1: 1000	

致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/1058 規劃申請補充資料

申請人現就近日政府部門人員和公眾人士的查詢和意見，作出以下補充/澄清：

1. 申請人現正進行有關《稅務條例》（第 112 章）第 88 條的豁免繳稅地位申請，加上申請人不是申請地點內包含地段的土地業權人，以上的情況需時處理，因此申請人希望將是次申請用途修改作為期不超過 5 年的臨時用途/發展。

獲授權代理人： 志科有限公司

通訊地址：

傳真號碼：

聯絡電話：

電郵：

日期： 2025 年 10 月 10 日

Previous Applications involving the Site

Approved Application

Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC/TPB)
A/YL-PH/918	Proposed Temporary War Game Centre with Ancillary Facilities for a Period of 3 Years	24.6.2022 (Revoked on 24.3.2024)

Rejected Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)	Rejection Reasons
1.	A/YL-PH/209	Temporary Open Storage of Construction Machinery and Containers for Repair for a Period of 12 Months	28.9.1998	(1) to (3)
2.	A/YL-PH/591	Temporary Open Storage of Vehicles (including Private Cars and Light Goods Vehicles) for a Period of 3 Years	21.8.2009	(1) to (4)
3.	A/YL-PH/625	Proposed Temporary Open Storage of Used Cars for Recycling with Ancillary Workshop for a Period of 3 Years	18.11.2011	(1), (2), (3), (5)
4.	A/YL-PH/879	Proposed Temporary Shop and Services (Construction Materials and Metalware Retail Shop) with Ancillary Office and Staff Rest Room for a Period of 3 Years	30.4.2021	(1), (6)

Rejection Reasons

- (1) The proposed development was not in line with the planning intention of the “Agriculture” zone which is to retain and safeguard good agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation. No strong justification has been given in the submission for departure from such planning intention, even on a temporary basis.
- (2) The proposed development did not comply with the then Town Planning Guidelines for “Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance” in that it is incompatible with the village settlements of Wang Toi Shan Shan Tsuen, Wang Toi Shan Wing Ning Lei, the nearby domestic structures and agricultural uses; or the applied use was not the subject of any previous planning approval on-site and there were local objections and adverse departmental comments against the application.

- (3) Approval of the application would set an undesirable precedent for other similar applications and the cumulative impact of approving such similar applications would result in a general degradation of the environment of the area.
- (4) There were residential dwellings in the vicinity of the site. The development would pose adverse environmental, landscape and drainage impacts to the surrounding areas, and no technical assessment had been conducted to demonstrate the applied use would not pose any adverse impacts to the surrounding areas or to propose mitigation measures to address the potential issues.
- (5) The proposed development might generate adverse environmental, landscape and drainage impacts, and no technical assessment had been submitted to demonstrate that the proposed development would not pose any adverse impacts to the surrounding areas or to propose mitigation measures to address the potential issues.
- (6) The proposed development was not compatible with the surrounding area which is mainly vacant/unused land with “Conservation Area” zone and Lam Tsuen Country Park in the vicinity.

Government Departments' General Comments

1. Traffic

(i) Comments of the Commissioner for Transport:

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

(ii) Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no in-principle objection on the application from highways maintenance perspective; and
- advisory comments are at **Appendix IV**.

2. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- no substantiated environmental complaint concerning the Site received in the past three years; and
- advisory comments are at **Appendix IV**.

3. Drainage

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

- no in-principle objection to the application from public drainage point of view;
- should the application be approved, approval conditions requiring the submission of a revised drainage proposal, and implementation and maintenance of the drainage facilities for the applied use should be included in the planning permission; and
- advisory comments are at **Appendix IV**.

4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to the satisfaction of his department; and

- advisory comments are at **Appendix IV**.

5. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective;
- with reference to the aerial photo, the Site is located in a rural inland plain landscape character comprising temporary structures, open storages, village houses and vacant lands; and
- the Site has been hard-paved with artificial grass mat cover and some temporary structures in use. Shrubs are observed along both sides of the entrance walkway within the Site. The applied use is considered not incompatible with the landscape setting in the proximity. Significant adverse landscape impact within the Site arising from the applied use is not anticipated.

6. **Building Matters**

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

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

7. **Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application:

- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, HyD;
- Project Manager (West), Civil Engineering and Development Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) there is/are unauthorized structure(s) on Lots 2813, 2876, 2878 and 2879 all in D.D.111 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;
 - (ii) the Government land (GL) covered by the application (about 85m² as mentioned in the application) has been fenced off/unlawfully occupied without any permission. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). LandsD has grave concerns to the planning application since there is unlawful occupation of GL and regularisation would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the unlawful occupation of GL as demanded by LandsD. This office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice;
 - (iii) the lots owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s) and if unlawful occupation of GL is ceased, the lot owner(s) shall apply to his office for a Short Term Tenancy (STT) to permit the occupation of GL. The application(s) for STW and/or STT will be considered by LandsD acting in the capacity as a landlord and there is no guarantee that it will be approved. The STW and/or STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee, as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iv) according to the established practice, no STW application will be considered for domestic uses. This office will reserve the right to take enforcement action against such domestic purpose structures in the Site;
- (e) to note the comments of the Commissioner for Transport that the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities

accordingly;

- (f) 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 Kam Tin Road including the local track; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (g) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the good engineering practice set out in 'Recommended Pollution Control Clauses for Construction Contracts' if construction works are required;
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN1/23 '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 applied use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal; and
 - (ii) the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on GL outside the Site.
- (i) to note the comments of the Director of Fire Services that:
 - (i) regarding the submitted fire service installations proposal, all accessible areas on 1/F are gross floor area accountable. The applicant is required to provide detailed layout plans and section drawings for further consideration; and
 - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that there are three structures and associated filling of land 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 unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator 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 captioned application;
 - (v) for UBW erected on leased land, enforcement action may be taken by 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.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250414-075455-23935

提交限期

Deadline for submission:

15/04/2025

提交日期及時間

Date and time of submission:

14/04/2025 07:54:55

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/1058

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Mohammed Danial

意見詳情

Details of the Comment :

As a regular attendee of Jamia Masjid Al Sauban joining weekly Friday prayers and daily Taraweeh during Ramadan. I strongly support its continuation and land permission approval. This mosque is more than just a place of worship; it's a lifeline for our community, offering spiritual solace, education, and unity. During Ramadan, it becomes a second home for me other families gather for Iftar, prayers, and charity. Losing this space would deeply impact countless worshippers like myself. I urge the authorities to preserve this vital institution, which fosters peace and serves all.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

250414-130129-07618

Reference Number:

提交限期

15/04/2025

Deadline for submission:

提交日期及時間

14/04/2025 13:01:29

Date and time of submission:

有關的規劃申請編號

A/YL-PH/1058

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Saeed Uddin - Chairman of the Incorporated Trustees of the Islamic Community Fund of Hong Kong

Name of person making this comment:

意見詳情

Details of the Comment :

Dear Sir,

We would like to invite your kind attention to the above application submitted by Masjid Al-Jamia Tu-Sauban Ltd. under the Town Planning Ordinance.

As you know Hong Kong comprises of a diversified society representing members belonging to different religious and ethnic backgrounds. The Muslim Community of Hong Kong which is an integral part of the Ethnic Minorities is growing and in the last few years a large number of our community members have taken up residence in the New Territories. The locations of the present Mosques in Central, Wan Chai, Tsim Sha Tsui and Chai Wan are very far from New Territories, which makes it difficult for our members to reach them and offer prayers.

The Incorporated Trustees of the Islamic Community Fund of Hong Kong knows the applicant Masjid Al-Jamia Tu-Sauban Ltd. and is aware of the good work done by them to support the community. They have arranged a Mosque in Yuen Long by the name of Masjid Al-Jamia Tu-Sauban Ltd. It is the only place of worship in the area, which allows Muslims to attend their regular daily prayers, weekly Friday prayers, special prayers during the Holy Month of Ramadan (Fasting Month), organize Eid prayer congregation twice a year and celebrate Eid and other religious festivals. In addition to this it is a convenient place in Kam Tin and Yuen Long area where a religious scholar teaches the Muslim religious book Holy Quran to young children on daily basis and delivers motivational talks to the local Muslim Community guiding them to lead a peaceful life and become useful citizens of Hong Kong.

We strongly support the application submitted to Town Planning Board by the management of Masjid Al-Jamia Tu-Sauban Ltd. to operate and manage a Mosque, which is urgently required to meet the religious needs of the Muslim Community living in Yuen Long and nearby areas.

We request the Town Planning Board to extend favourable consideration to their application.

Yours faithfully,
Saeed Uddin, S.B.S., M.H.
Chairman



(مجلس أمناء موارد جالية هونغ كونغ الإسلامية)

香港回教信託基金總會

**THE INCORPORATED TRUSTEES OF THE ISLAMIC
COMMUNITY FUND OF HONG KONG**

Email [REDACTED]

14 April 2025

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



Dear Sir,

**PROPOSAL FOR PERMIT FOR RELIGIOUS INSTITUTION
MASJID AL-JAMIA TU-SAUBAN LIMITED (MOSQUE)
DD 111 LOT 2876, WANG TOI SHAN VILLAGE, PAT HUNG, YUEN LONG, HONG KONG
PLANNING DEPARTMENT A/YL-PH/1058**

On behalf of the Trustees of the Incorporated Trustees of the Islamic Community Fund of Hong Kong, we present our compliments to the Government of Hong Kong SAR and the Town Planning Board.

We would like to invite your kind attention to the above application submitted by Masjid Al-Jamia Tu-Sauban Ltd. under the Town Planning Ordinance.

As you know Hong Kong comprises of a diversified society representing members belonging to different religious and ethnic backgrounds. The Muslim Community of Hong Kong which is an integral part of the Ethnic Minorities is growing and in the last few years a large number of our community members have taken up residence in the New Territories. The locations of the present Mosques in Central, Wan Chai, Tsim Sha Tsui and Chai Wan are very far from New Territories, which makes it difficult for our members to reach them and offer prayers.

The Incorporated Trustees of the Islamic Community Fund of Hong Kong knows the applicant Masjid Al-Jamia Tu-Sauban Ltd. and is aware of the good work done by them to support the community. They have arranged a Mosque in Yuen Long by the name of Masjid Al-Jamia Tu-Sauban Ltd. It is the only place of worship in the area, which allows Muslims to attend their regular daily prayers, weekly Friday prayers, special prayers during the Holy Month of Ramadan (Fasting Month), organize Eid prayer congregation twice a year and celebrate Eid and other religious festivals. In addition to this it is a convenient place in Kam Tin and Yuen Long area where a religious scholar teaches the Muslim religious book Holy Quran to young children on daily basis and delivers motivational talks to the local Muslim Community guiding them to lead a peaceful life and become useful citizens of Hong Kong.



(مجلس أمناء موارد جالية هونغ كونغ الإسلامية)
香港回教信託基金總會

**THE INCORPORATED TRUSTEES OF THE ISLAMIC
COMMUNITY FUND OF HONG KONG**

Email [REDACTED]

We strongly support the application submitted to Town Planning Board by the management of Masjid Al-Jamia Tu-Sauban Ltd. to operate and manage a Mosque, which is urgently required to meet the religious needs of the Muslim Community living in Yuen Long and nearby areas.

We request the Town Planning Board to extend favourable consideration to their application.

Yours faithfully,

Saeed Uddin, S.B.S., M.H.

Chairman

The Incorporated Trustees of the Islamic Community Fund of Hong Kong

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

250411-090000-15586

Reference Number:

提交限期

15/04/2025

Deadline for submission:

提交日期及時間

11/04/2025 09:00:00

Date and time of submission:

有關的規劃申請編號

A/YL-PH/1058

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Umer Ishtiaq

Name of person making this comment:

意見詳情

Details of the Comment :

Having a local place of worship would make a big difference for me and my family. It would allow us to pray safely and regularly without needing to travel far. This mosque would be a peaceful space for the community and would not cause any harm to the public or the environment. For me and my family this place of worship is more than just a building, it's a cornerstone of our community. It's where we pray learn support one another, and find peace. It's where our children grow up with values, where the elderly find companionship, and where families come together in faith.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250413-132401-55087

提交限期

Deadline for submission:

15/04/2025

提交日期及時間

Date and time of submission:

13/04/2025 13:24:01

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/1058

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Iqra

意見詳情

Details of the Comment :

I'm very grateful to the owner of this mosque, as it provides a range of different activities for kids and adults as well. For example giving Quran classes, religious studies, volunteers are provided for teaching about personal growth, tutorials are given. This place is very welcoming and provides space for worshipping and prayers.

Personally my kids go there to memorise Quran, and get knowledge about Islamic studies and they really enjoy it and are very happy about it. Just in case if you are going through a hard time they are also ready to provide counselling and guidance as well.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250413-165624-97605

提交限期

Deadline for submission:

15/04/2025

提交日期及時間

Date and time of submission:

13/04/2025 16:56:24

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/1058

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Farah

意見詳情

Details of the Comment :

"A beautiful place of worship that truly embodies the spirit of community. The warm welcome and the sense of belonging make every visit special. May Allah bless the efforts of everyone involved!"

2. ****Peaceful Atmosphere****: "This masjid is a sanctuary of peace and tranquility. Every prayer feels more profound here. Thank you for providing such a serene environment for all of us."

3. ****Welcoming Environment****: "I'm grateful for the welcoming atmosphere of this masjid. It's wonderful to see such a diverse community coming together."

4. ****Educational Programs****: "The educational programs and activities here are truly commendable. It's inspiring to see a focus on learning and growth within our community. Keep up the great work!"

5. ****Gratitude for Services****: "A heartfelt thank you to the masjid for its continuous services and support to our community. Your dedication to serving and uplifting others does not go unnoticed!"

Thank you to the HKSAR government for providing us this opportunity.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250414-071444-66596

提交限期

Deadline for submission:

15/04/2025

提交日期及時間

Date and time of submission:

14/04/2025 07:14:44

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/1058

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Anwar ul Haq

意見詳情

Details of the Comment :

Having a local place of worship would make a big difference for me and my family. I have three children, and we all attend this mosque regularly. When I'm at work, my children are able to access the mosque independently using public transport because it's nearby and easy to reach. It provides a safe, peaceful space for us to pray and connect with our faith without needing to travel far. This mosque is an important part of our community and my children gain knowledge from here without having to travel far.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250414-072304-21085

提交限期

Deadline for submission:

15/04/2025

提交日期及時間

Date and time of submission:

14/04/2025 07:23:04

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/1058

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ali Raza Ahmed

意見詳情

Details of the Comment :

As a parent of young kids who regularly attend this mosque, I know how important it is to have a place of worship close to home. When I'm at work, my children are able to travel there safely on their own using public transport, as it's local and easily accessible. The mosque provides a safe and welcoming space where they can pray, learn, and be part of a supportive community. Having this facility nearby makes a real difference to our family and many others in the area. I have been attending this mosque regularly since it opened up and is very handy being so close to home.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250414-072913-24782

提交限期

Deadline for submission:

15/04/2025

提交日期及時間

Date and time of submission:

14/04/2025 07:29:13

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/1058

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Shazad

意見詳情

Details of the Comment :

This mosque is a cornerstone of our community, providing spiritual guidance, educational programs, and charitable services that benefit everyone. It promotes peace, unity, and interfaith harmony, making our neighborhood stronger. I urge the authorities to recognise its value and grant the necessary permissions for its continued presence so that I, my friends and family can continue to come for prayers.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

250415-115850-58099

提交限期**Deadline for submission:**

15/04/2025

提交日期及時間**Date and time of submission:**

15/04/2025 11:58:50

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-PH/1058

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Faizaan

意見詳情**Details of the Comment :**

I am a Muslim man from the Kam Tin community who regularly prays at the Masjid Al Jamia Tu Sauban. This masjid has become a vital part of my daily life, and I want to express how important it is for both myself and the wider community.

The **Masjid Al Jamia Tu Sauban** is not just a place for prayer—it is a space where people come together in unity, reflect on their faith, and grow as individuals. I stop by the masjid during the week for my daily prayers and Friday congregational prayers. It provides a peaceful and welcoming environment to connect with Allah and recharge spiritually amidst the busyness of life. The masjid plays a key role in strengthening our community. It promotes not only religious development but also character-building, leadership, and mutual respect. Personally, I feel proud to be part of a space that encourages understanding, harmony, and the betterment of society.

The *Masjid Al Jamia Tu Sauban* is an invaluable resource for our community, and I fully support its efforts to serve as a center for worship, learning, and unity.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

250415-115633-32912

Reference Number:**提交限期**

15/04/2025

Deadline for submission:**提交日期及時間**

15/04/2025 11:56:33

Date and time of submission:**有關的規劃申請編號**

A/YL-PH/1058

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Sahil

Name of person making this comment:**意見詳情****Details of the Comment :**

I am a secondary school student who regularly attends Masjid Al Jamia Tu Sauban in Kam Tin. I wanted to share how important this masjid is to me and other young people in our community. It's not just a place where we pray; it's a place where we learn, grow, and feel supported in ways that go beyond religion.

The **Masjid Al Jamia Tu Sauban** is like a second home to me. It brings together people from different age groups and backgrounds, creating a supportive environment where we can study and practice our faith while also improving ourselves as individuals. For me, the masjid isn't just about attending prayers—it's about becoming a better person and learning how to contribute to my community.

One of the things I love the most about this masjid is the way it helps students like me grow both religiously and personally. Every day, there are Quran classes where we learn not only to recite but also to understand the meaning behind the verses (*Tafseer*). These lessons help me reflect on how I can apply Islamic teachings to my daily life, like being kind, honest, and respectful toward others.

There are also other classes offered by volunteers, like Chinese language lessons, which have been so helpful for me as a student. Learning Chinese in the masjid helps me improve my language skills, which is important for school and everyday life in Hong Kong. The teachers are patient and kind, and they always make sure we understand before moving on. These classes make me feel more confident, both in my studies and in communicating with others.

The masjid also helps us develop important life skills that go beyond academics. For example, there are youth programs where we learn about leadership, teamwork, and how to make good decisions in life. Recently, we had a workshop on Islamic ethics, which taught us how to stay true to our values even when facing challenges. The lessons I've learned here have helped me become more confident in my abilities and more thoughtful in how I treat others.

The masjid also organizes fun activities where we can work together as a team, which has helped me make new friends and learn how to collaborate with others. It's a place where I can share my ideas and feel like people are listening.

One of the best things about the masjid is how much support it provides to young people like me. If I ever feel stressed about school or life, there are always people here who are willing to help, whether it's an elder in the community or one of the teachers. It's a place where I feel safe and cared for, and I know I can always turn to someone for guidance.

The masjid also brings people together by organizing events where we can meet others in the community, including local Chinese residents. These events teach us the importance of understanding and respecting people from different backgrounds. It's inspiring to see how the masjid helps build bridges and encourages us to be good representatives of our faith.

The **Masjid Al Jamia Tu Sauban** does so much for young people like me. It provides:

- A welcoming space to pray and learn about Islam, including Quran memorization (*Hifz*) and understanding the Quran's teachings (*Tafseer*).
- Chinese language classes and other workshops that help us grow academically and socially, run by dedicated volunteers.
- Youth programs that teach us leadership skills, teamwork, and how to make ethical decisions.
- A place where we can meet friends, find mentors, and share ideas in a supportive environment.
- Guidance and counseling for when we face challenges in school or life.

The masjid doesn't just help us grow spiritually—it helps us grow as individuals who are confident, capable, and ready to contribute to society.

As a young person, I feel so lucky to have access to the opportunities provided by this masjid. It has taught me how to balance my faith with my education and personal development. I've learned so much about myself and my role in the community, and I know that everything I'm learning here will help me in the future.

The **Masjid Al Jamia Tu Sauban** is more than just a place of worship—it's a community that supports young people like me in becoming the best version of ourselves. It provides us with the tools we need to succeed, not just in our faith but in every aspect of our lives. I hope this masjid continues to grow so that more students like me can benefit from everything it has to offer.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

250415-115324-08910

Reference Number:

提交限期

15/04/2025

Deadline for submission:

提交日期及時間

15/04/2025 11:53:24

Date and time of submission:

有關的規劃申請編號

A/YL-PH/1058

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Saherish

Name of person making this comment:

意見詳情

Details of the Comment :

With due respect, I would like to share my thoughts as a Muslim mother whose children regularly attend the Masjid Al Jamia Tu Sauban in Kam Tin. This masjid is not just a place of worship, but a nurturing environment where children and families find opportunities for both religious and personal growth. With immense gratitude, I feel compelled to highlight the indispensable role this masjid plays in the holistic development of our children and the broader community.

The **Masjid Al Jamia Tu Sauban** is a significant institution and Islamic center, serving not only the Muslim community but also fostering positive relationships with our Chinese neighbors in Kam Tin. It brings people together to worship in harmony while promoting understanding, respect, and unity. As a mother, I have witnessed firsthand how this masjid provides an incredible platform for our children to grow into confident, well-rounded individuals who uphold Islamic values while positively contributing to society.

A Space for Religious and Personal Growth

The masjid offers a sacred and welcoming space where children are taught the Holy Quran daily by dedicated scholars. Beyond Quranic recitation and memorization (Hifz), the masjid provides additional Islamic classes, including **Tafseer** (understanding the Quran), **Hadith** studies, and practical guidance on how to live a peaceful and purposeful life in accordance with Islamic manners. These sessions are not only spiritual but are designed to encourage children to embody characteristics like kindness, patience, discipline, and respect for others.

What makes this masjid unique is the **added opportunity** for children to attend Chinese language classes and other specialized Islamic courses, provided generously by volunteers. This initiative not only helps children to integrate into the local culture but also equips them with valuable communication skills that will serve them in their personal, academic, and professional lives. The volunteers' dedication to teaching these additional skills reflects the masjid's commitment to empowering our children with knowledge that extends far beyond religious education.

Whole-Person Development Supported by the Masjid

The Masjid Al Jamia Tu Sauban takes a proactive role in fostering **whole-person development** for children and families. The programs offered here combine spiritual, social, and educational dimensions, creating a balanced approach to nurturing young minds. The masjid regularly organizes youth programs that focus on leadership, teamwork, and personal responsibility. These sessions teach children how to navigate challenges while remaining steadfast in their faith and respectful of others.

The masjid also provides immense **support to families, especially those facing difficulties.** Whether it is through counseling sessions, mediation, or additional educational programs, the masjid ensures that its community members feel cared for and supported. For my family, this has been a source of tremendous comfort, knowing that there is always a helping hand when we need guidance or assistance.

Community Engagement and Harmony

As a mother, I am particularly proud of how the masjid fosters **interfaith harmony and community engagement.** The masjid frequently collaborates with the local Chinese community and NGOs to host events that promote understanding and mutual respect. During these events, I have seen both Muslims and non-Muslims come together, sharing in the joy of collaboration and working on projects that benefit the broader Kam Tin community. This is a testament to the masjid's vision of uniting people from different backgrounds under shared values of compassion and cooperation.

Objectives and Contributions of Masjid Al Jamia Tu Sauban

The Masjid Al Jamia Tu Sauban is deeply committed to serving its community through a variety of objectives and contributions. It provides a welcoming and sacred space for *Salah* and Islamic worship, while also offering religious education for all age groups, including Quran memorization programs and the understanding of *Tafseer*. Furthermore, it organizes Chinese language classes and other workshops for personal development, generously conducted by volunteers. The masjid facilitates youth development programs such as career guidance, leadership workshops, and Islamic ethics training, empowering younger generations with essential life skills. It stands as a pillar of support for families in distress, offering counseling, mediation, and guidance whenever needed. The masjid also raises awareness about important social issues, like drug prevention, by collaborating with scholars and community leaders. In addition, it educates the community on health and other practical matters through accessible courses, while fostering interfaith dialogue and mutual respect through organized outreach programs. Finally, the masjid actively supports local festivals and events, in line with Hong Kong regulations, and provides tools, resources, and information to empower the ethnic community, working closely with government policies to ensure inclusivity and better opportunities for all.

A Mother's Perspective

As a mother, I see this masjid as a sanctuary where my children are not only learning the pillars of their faith but are also developing essential life skills. They are growing into empathetic, confident, and capable individuals who understand the importance of contributing to society as a whole. The opportunities provided by the masjid—both in religious and secular education—are unparalleled. I see my children thriving, supported by a community that values their spiritual, intellectual, and social development.

The *Masjid Al Jamia Tu Sauban* is not just a place of worship—it is a place of transformation, growth, and unity. Its contributions to the whole-person development of children and families, coupled with its unwavering support for the wider community, make it an invaluable institution in Kam Tin. As a mother and a member of this vibrant community, I wholeheartedly support its continued service and efforts to enrich the lives of all who walk through its doors.

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

From: [REDACTED]
Sent: 2025-04-09 星期三 03:20:17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PH/1058 DD 111 Pat Heung

A/YL-PH/1058

Lots 2813 (Part), 2875 (Part), 2876 (Part), 2878 (Part) and 2879 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung

Site area: About 1,270sq.m Includes Government Land of about 85sq.m

Zoning: "Agriculture"

Applied development: Mosque / ??? Vehicle Parking / **Filling of Land**

Dear TPB Members,

Objections. The location is not suitable for a facility where young people and the elderly would gather - check the images.

In Dec the board approved 1035 for warehouse development on adjoining lots.

The approval was achieved because of support from the Development Bureau.

This indicates that the area will attract other brownfield operations affected by relocation and the district will be a brownfield node for decades to come.

No parking facilities mentioned. Presumably access is only by foot on narrow rural routes?

Community facilities like this should be located in more pleasant surroundings and at locations with safe and good transport and access.

Mary Mulvihill

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

250407-191506-80686

Reference Number:**提交限期**

15/04/2025

Deadline for submission:**提交日期及時間**

07/04/2025 19:15:06

Date and time of submission:**有關的規劃申請編號**

A/YL-PH/1058

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss Mindy tang

Name of person making this comment:**意見詳情****Details of the Comment :**

本人是八鄉橫台山永寧里原居民村民，本人反對擬議宗教機構（清真寺）連附屬設施及相關的填土工程，及距離本人住址非常近，非常影響本村居民起居生活及心理影響，無法用言語形容影響幾大，希望城市規劃署及土地地政總署知道有很多村民都會反對興建清真寺，希望以上及有關部門不可審批興建清真寺。謝謝！！

3

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

250407-030424-95967

Reference Number:**提交限期**

15/04/2025

Deadline for submission:**提交日期及時間**

07/04/2025 03:04:24

Date and time of submission:**有關的規劃申請編號**

A/YL-PH/1058

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. tang yat tai

Name of person making this comment:**意見詳情****Details of the Comment :**

本人是橫台山永寧里原居民，本人反對興建清真寺，及此地離村民民居非常近，直接影響村民日常生活起居，希望城規會不可隨意批准，聽聽村民反對意見。謝謝！

八鄉鄉事委員會



PAT HEUNG RURAL COMMITTEE

致：城市規劃委員會

本會檔號：101/PHRC/2025/27/02

強烈反對新界元朗八鄉丈量約份第 111 約地段

擬議宗教機構（清真寺）發展申請

（申請編號：A/YL-PH/1058）



尊敬的委員會成員：

八鄉鄉事委員會收到規劃署關於上述地段的發展申請諮詢，經詳細審議及徵詢居民意見後，本會強烈反對該擬議清真寺及附屬設施的建設，理由如下：

（一）交通影響嚴重超出負荷

由於道路基建不足，申請地段周邊主要為鄉村道路，路面狹窄且彎位多，現有交通已飽和；再者，清真寺於週五高峰期預計吸引數千百信眾，將導致嚴重塞車，影響居民出入及緊急車輛通行。現有公共交通路線（如九巴 54、251B、77K、608 小巴）班次稀疏，無法應付額外需求，信眾可能違例泊車，加劇鄉郊道路亂象。

（二）噪音及社區環境問題

每逢宗教活動均有廣播，活動將造成持續噪音，破壞八鄉寧靜的鄉郊環境。節慶集會及夜間活動可能引進外來人口，改變社區原有低密度特色。而大量人流可能導致垃圾堆積、違例焚燒祭品等問題，增加鄉村管理壓力。

（三）選址鄰近原居民殯葬區

申請地段緊鄰橫台山原居民祖墳及風水地，興建宗教設施將嚴重抵觸本地殯葬文化，引發社區矛盾及風水與傳統衝突，犯文化禁忌根據《殯葬條例》，殯葬區周邊應避免高密度發展，以尊重傳統習俗。

（四）規劃用途與鄉郊發展不符

申請地段現屬「農業」或「鄉村式發展」地帶，若改作宗教用途，需充分證明其必要性及兼容性。毗鄰政府土地原用於自然保育或農業，突然變更用途恐開不良先例。

八鄉鄉事委員會代表區內居民，基於上述「交通、環境、文化及規劃」等重大隱患，堅決反對該發展項目，並要求城規會，否決申請編號 A/YL-PH/1058 盼 貴會慎重考慮，以維護八鄉可持續發展及社區和諧。

此致

城市規劃委員會

八鄉鄉事委員會主席：郭永昌

副主席鄧志光

黎永添

2025 年 4 月 7 日



致城市規劃委員會

知悉貴署文件編號 TPB/A/YL-PH/1058；

有關八鄉丈量約份第 111 約地段第 2813 號（部分），第 2875 號（部分），第 2876 號（部分），第 2878 號（部分）及第 2879 號（部分）和毗連政府土地擬建清真寺連附屬設施及填土工程一事。

鑑於上述申請位處本村土葬風水用地附近，及以下；

1. 嚴重影響本村風水及風土習慣。
2. 破壞周邊樹木，土地及環境。
3. 道路未能負荷汽車出入（附近未有正式道路）。
4. 恐發生宗教信仰問題，與本村居民發生宗教沖突。

因此，元朗八鄉橫台山鄧廷桂祖眾子孫強烈反對上述申請。

希望貴署能體述民情，否決以上申請。

副本送呈（1）元朗民政事務處，（2）環境保護署。

元朗八鄉鄧廷桂祖司理

鄧書光

鄧新權



2025 年 4 月 9 日

新界元朗八鄉橫台山村公所
WANG TOI SHAN VILLAGE OFFICE, PAT HEUNG, Y. L. N. T.

主題：強烈反對新界元朗八鄉丈量約份第 111 約地段
擬議宗教機構（清真寺）發展申請
（申請編號：A/YL-PH/1058）

八鄉橫台山村公所就規劃署發出規劃發展申請 A/YL-PH/1058 提出反對意見：

理由如下：

1. 交通影響嚴重超出負荷，缺乏公共交通配套；
2. 噪音及社區環境問題；
3. 集體宗教活動滋擾；
4. 衛生與治安隱患；
5. 選址鄰近原居民殯葬區，觸犯文化禁忌；
6. 規劃用途與鄉郊發展不符；

基於上述 6 項理由，反對上述規劃申請。



橫台山村公所主席：鄧少榮
副主席：羅顯宗
鄧癸榮

2025 年 4 月 9 日



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250414-130654-21733

提交限期

Deadline for submission:

15/04/2025

提交日期及時間

Date and time of submission:

14/04/2025 13:06:54

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/1058

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Teddy

意見詳情

Details of the Comment :

本人是八鄉橫台山永寧里村民，本人反對興建清真寺，原因是本村居民住屋密集，距離民居太近，如果興建或之後可能長期忍受清真寺帶來的干擾無可避免，破壞本村的寧靜及住屋居民起居生活，希望城市規劃處及政府有關部門正視村民反對意見。謝謝！！

Seq 2 1P

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251028-115711-24760

提交限期

Deadline for submission:

07/11/2025

提交日期及時間

Date and time of submission:

28/10/2025 11:57:11

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/1058

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 鄧生

意見詳情

Details of the Comment :

你好 規劃署

本人為橫台山村民亦係DD111 LOT 2813的司理。首先懇請原諒本人沒能公開姓名。因為本次規劃申請人係有黑社會背景，網上亦有該人新聞，有不少犯罪紀錄在案。

1.2813沒有同意他們使用，及納入申請範圍。

2.該地方經常有不少車輛進出，加上他們每個星期宗教儀式，影響交通。

3.他們是外國人，有不少係難民引入來港，影響本村安全問題。

八鄉鄉事委員會



PAT HEUNG RURAL COMMITTEE

致：城市規劃委員會秘書
香港北角渣華道 333 號
北角政府合署 15 樓

傳真：28770245

此信與本會於 2025 年 4 月 7 日，檔案編號：101/PHRC/2025/27/02 有關：

強烈反對新界元朗八鄉丈量約份第 111 約地段，
擬議宗教機構（清真寺）發展申請
申請編號：（A/YL-PH/1058）

執事先生/女士

本會收到八鄉橫台山鄧廷桂祖（DD111, Lot 2813 之業主）來信，信中提及該祖收到大量裔孫意見，一致反對有關上述申請，而經該祖就上述事宜進行全體裔孫會議，決定出信反對上述規劃申請。

本會就上述規劃申請的反對立場非常清晰，根據本會於 2025 年 4 月 7 日，去信 貴會之反對信中提及各項意見，包括交通、噪音、鄰近原居民殯葬區及規劃用途與鄉郊發展不符等四大理據，但申請方都未有明確的提出解決方案，因此盼 貴會慎重考慮，駁回上述申請。

此致

副本呈：

元朗民政事務處

聯絡主任-何嘉盈女士

八鄉鄉事委員會首副主席：鄧志光
副主席：黎永添

2025 年 11 月 4 日



申請編號：A/YL-PH/1058

涉及地點：新界元朗八鄉丈量約份第111約地段第2813號(部份)、2875(部份)、2876(部份)、
2878(部份)、2879(部份)和毗連政府土地

聯絡電話：[REDACTED]

致：八鄉鄉事委員會

反對規劃申請編號 A/YL-PH/1058

擬議宗教機構(清真寺)連附屬設施及相關的填土工程

鄧廷桂祖（下稱「本祖」）是八鄉丈量約份第111約地段第2813號的業主。本祖自2025年3月起便收到多名裔孫投訴規劃申請編號 A/YL-PH/1058（下稱「該申請」），故於2025年4月去信至城市規劃委員會反對該申請。近日收到元朗民政事務處通知貴會現正收集公眾對該申請的意見，因此本祖於2025年10月30日召開會議專題討論相關事項，眾裔孫們一致強烈反對在祖墓土葬用地附近興建宗教機構影響風水，理由如下：

是次規劃申請直接影響祖先墓穴的風水用地，本祖裔孫不能容忍，皆因該地附近已安葬多名本村祖先。我們家族平安、子孫昌盛，全賴祖先福蔭庇佑，每年春秋二祭均舉行大型祭祀及掃墓儀式以作紀念。祖墓所在地段於理民府時代已劃分作「風水地區」，亦得到承諾不會在該地附近動土和影響風水，因此絕不容許於此興建非本祖裔孫信仰的宗教寺廟。

本村自清朝起已在香港定居數百年，是一條擁有濃厚客家傳統文化的村落，子孫在春秋二祭及慶祝傳統節日時均會攜帶金豬祭品和客家炆豬肉祭祖，與禁食豬肉的伊斯蘭教存在一定的文化衝突。本祖完全尊重宗教自由，無意冒

犯任何宗教信仰團體，但希望盡量避免日後本村村民與其教徒發生衝突，加上該申請極大可能破壞本村土葬風水用地，其影響深遠以致村民忐忑不安，

有見及此，本祖現誠邀貴會協助去信反對該申請，盼望貴會正視本祖子孫的訴求和不滿。

鄧廷桂祖

2025年10月31日

申請編號：A/YL-PH/1058

涉及地點：新界元朗八鄉丈量約份第111約地段第2813號(部份)、2875(部份)、2876(部份)、2878(部份)、2879(部份)和毗連政府土地

聯絡電話：[REDACTED]

致：城市規劃委員會

反對規劃申請編號 A/YL-PH/1058



擬議宗教機構(清真寺)連附屬設施及相關的填土工程

鄧廷桂祖（下稱「本祖」）是八鄉丈量約份第111約地段第2813號的業主。本祖自2025年3月起便收到多名裔孫投訴規劃申請編號 A/YL-PH/1058（下稱「該申請」），故於2025年4月聯同八鄉鄉事委員會去信至貴會反對該申請。近日收到元朗民政事務處通知貴會現正收集公眾對該申請的意見，因此本祖於2025年10月30日召開會議專題討論相關事項，眾裔孫們一致強烈反對該申請，理由如下：

是次規劃申請直接影響祖先墓穴的風水用地，本祖裔孫不能容忍，皆因該地附近已安葬多名本村祖先。我們家族平安、子孫昌盛，全賴祖先福蔭庇佑，每年春秋二祭均舉行大型祭祀及掃墓儀式以作紀念。祖墓所在地段於理民府時代已劃分作「風水地區」，亦得到承諾不會在該地附近動土和影響風水，因此絕不容許於此興建非本祖裔孫信仰的宗教寺廟。

本村自清朝起已在香港定居數百年，是一條擁有濃厚客家傳統文化的村落，子孫在春秋二祭及慶祝傳統節日時均會攜帶金豬祭品和客家炆豬肉祭祖，與禁食豬肉的伊斯蘭教存在一定的文化衝突。本祖完全尊重宗教自由，無意冒

犯任何宗教信仰團體，但希望盡量避免日後本村村民與其教徒發生衝突，加上該申請極大可能破壞本村土葬風水用地，其影響深遠以致村民忐忑不安，盼望貴會考慮終止相關規劃申請。



鄧廷桂祖

2025 年 10 月 31 日

2025 年 10 月 30 日 鄧廷桂祖緊急會議 一致強烈反對規劃申請 A/YL-PH/1058

擬議宗教機構(清真寺)連附屬設施及相關填土工程，現正收集反對人士簽署：

鄧志堅 鄭定怡 鄧天武 鄧朝明
盛寶元 鍾建光 周曉雲 楊淑賢
鄧楚盈 關×× 鄧天和 吳小屏
鄧睿希 余炯雅 鄧永輝 鄧容嬌
鄧恩榮 馮黃 鄧容嬌 鄧學寧
鄧偉雄 周靜瑜 鄧容嬌 吳美蓮
陳和順 何紫 鄧弟 羅美娟
鄧國榮 鄧福玉 陳敏儀 鄧金生
鄧國區 高桂英 鄧天喜
葉俊義 鄧蓋明 蔡金蟬
曾庆娣 鄧觀連 杜卓龍
陳治中 鄧傳行 鄧運生
夏佩晴 鄧司行 鄧鎮星 鄧振祥
伍偉梅 羅燕春 鄧顯達 盧敏白子英

2025 年 10 月 30 日 鄧廷桂祖緊急會議 一致強烈反對規劃申請 A/YL-PH/1058

擬議宗教機構(清真寺)連附屬設施及相關填土工程，現正收集反對人士簽署：

許有梅
鄧天錫 鄧連興 鄧連送
鄧震熙 陳貝怡 杜曼怡 李亞珍
鄧嘉雲 陳日鴻 鄧祥龍 羅浩然
梁琬琳
鄧志明 鄧偉強 鄧啟榮
鄧偉祥 鄧曉玲 杜根強
張經輝 鄧偉美 葉慧英 杜家信
Gh 鄧偉榮 鄧春英
鄧聯弟 鄧偉榮
鄧富榮 鄧萬興 黃牛妹 Fina Chien
鄧偉行 鄧可楨 Jay
黃美容 鄧安庭 鄧家健 陳少英
鄧承俊 鄧觀容

2025 年 10 月 30 日 鄧廷桂祖緊急會議 一致強烈反對規劃申請 A/YL-PH/1058

擬議宗教機構(清真寺)連附屬設施及相關填土工程，現正收集反對人士簽署：

~~鄧廷桂~~ 鄧端珍 鄧瑞華 鄧淑儀
許淑丹 許丁泰 鄧煒傑 鄧淑婷
鄧淑芬 鄧觀華 盧月屏 鄧文詩
鄧文滔 龔沃源. *W. W. W. W.* 鄧志航
鄧浩文.

2025 年 10 月 30 日 鄧廷桂祖緊急會議 一致強烈反對規劃申請 A/YL-PH/1058

擬議宗教機構(清真寺)連附屬設施及相關填土工程，現正收集反對人士簽署：

志堅	麥潤佳	羽花	志威	
吳偉	正發	羽花	關松	
羽花	安	永備	頌	
郭雲	劍傑	永媛	永	
劍明	子文	群	玉全	
有勝	健寬	瑯文成		長恒
祖龍	唏仲明			
江瑞漢	廖倩華			
佛昌	鄧榮		若志	
益民	鄧榮			
澤民	祖祥			
偉明				
詠智				

2025 年 10 月 30 日 鄧廷桂祖緊急會議 一致強烈反對規劃申請 A/YL-PH/1058

擬議宗教機構(清真寺)連附屬設施及相關填土工程，現正收集反對人士簽署：

鄧鴻強	鄧天誠	鄧庭有
鄧連添	鄧天和	馮惠胡
鄧宏雄	鄧建泰	麥錦庭
賈娜	鄧啟仁	封偉明
鄧志忠	香珍	鄧天威
葉古	潤錦	鄧東
志文	黃惠平	鄧岸文
鄧偉邦	鄧永昌	鄧漢明
鄧德玉	鄧得永	鄧漢光
鄧仕差	鄧漢庭	林杏清
鄧力旗	鄧黃興	鄧瑞勝
鄧國基	鄧德儒	鄧志文
鄧國良	鄧劉偉	鄧張華

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擬議宗教機構(清真寺)連附屬設施及相關填土工程，現正收集反對人士簽署：

鄧志韻
鄧偉聰

趙梅莉

鄧雲開

鄧力瑜

鄧力豪

鄧文亮

鄧玉全

藍美珍

鄧文建

鄧文建

黃麗芳

鄧玉貴

鄧昊勤

關穎殷

鄧煒基

鄧煒林

鄧志峰

黃鉅成
鄧明源

2025 年 10 月 30 日 鄧廷桂祖緊急會議 一致強烈反對規劃申請 A/YL-PH/1058

擬議宗教機構(清真寺)連附屬設施及相關填土工程，現正收集反對人士簽署：

鄧貴文 鄧耀明 鄭麗芳 鄧仁才 鄧子行 鄧樹春 鄧雲賦 李仕王 鄧玉財 鄧貴昌 鄧貴武 鄧樹南 鄧樹南
鄧樹基 余炳雅 伍國強 鄧樹和 王偉雄 鄧樹觀 鄧志堅 鄧樹強 鄧樹光 鄧茂勝 詹輝嬌 鄧年香
鍾偉光 鄧觀華 鄧觀車 鄧曉璇 鄧永祥 鄧美華 鄧柏基 洪勁飛 鄧偉怡 鄧遠游 鄧求明 黃小麗

2025 年 10 月 30 日 鄧廷桂祖緊急會議 一致強烈反對規劃申請 A/YL-PH/1058

擬議宗教機構(清真寺)連附屬設施及相關填土工程，現正收集反對人士簽署：

鄧昇來 梁琴 陳虹 鄧偉成
鄧來 謝群好 李亮琪
陳燕飛 鄧家偉 鄧玉琴 鄧匪龍
鄧己瑜 鄧家馬 鄧海亮 鄧文傑
鄧作光 鄧鎮斌 鄧芷茵 鄧毒明
黃新禧 羅錫英 羅華廷 鄧希儒
張期沅 廖水西 羅少章 鄧秀仁
鄧新權 鄧浩浩 羅玉寅 鄧施華
鄧建華 鄧漢治 羅鎮培 鄧偉來
鄧鎮中 張克華 羅文健
鄧志富 羅卓希 鄧文輝
羅玉開 張嘉強 邱芷荳
羅華安 黎健鈞

2025 年 10 月 30 日 鄧廷桂祖緊急會議 一致強烈反對規劃申請 A/YL-PH/1058

擬議宗教機構(清真寺)連附屬設施及相關填土工程，現正收集反對人士簽署：

鄧貴明 鄧貴強 何柏江 鄧桂嬌

鄧子明 鄧婉儀 鄧梓謙

鄧子明 李淑卿 鄧佩怡

鄧子聰 梁韻然 鄧志明

~~李其~~ 何嘉興

李宜其

鄧新強 鄧新

鄧新

鄧新貴 鄧文遠 劉嘉利

蔡耀薇 李偉凱 振威 鄧

林綺萍

鄧仲賢 沈永智

鄧仲恩

鄧年娣 嚴志忠

嚴志文

嚴志成

鄧

蔡文林

2025 年 10 月 30 日 鄧廷桂祖緊急會議 一致強烈反對規劃申請 A/YL-PH/1058

擬議宗教機構(清真寺)連附屬設施及相關填土工程，現正收集反對人士簽署：

鄧遠和	鄧雨熙	鄧顯揚	曾文惠
鄧佩珊	鄧漢民	林杏青	鄧福財
鄧劍文	鄧志和	鄧聯輝	甘文輝
鄧銘朗	鄧偉煌	鄧煒禱	鄧子邦
黃廷和	鄧漢光	鄧詠遙	葉麗
鄧冠雲	張志英	鄧仲希	鄧芷晴
鄧滿勝	伍國至	鍾明榮	簡振達
鄧靚球	龔永龍	鍾建榮	鄧茂勝
鄧玉仁	馮世堂	鍾健榮	鄧志亮
鄧志	蘇芳	鍾健光	鄧麗東
鄧東岳	鄧志	陳亦倫	鄧志
鄧志良	鄧志	陳智強	鄧志

2025 年 10 月 30 日 鄧廷桂祖緊急會議 一致強烈反對規劃申請 A/YL-PH/1058

擬議宗教機構(清真寺)連附屬設施及相關填土工程，現正收集反對人士簽署：

鄧樂通 鄧官洋 鄧遠勝 鄧福生
鄧曼龍 鄧曼義 鄧志祥 鄧世豪
鄧孔祥 鄧兆華 李曼玲
陳發英 鄧自航 鄧勇男 鄧觀麟
鄧秋蓮 鄧耀輝 鄧連發 鄧耀昇
鄧榮球

2025 年 10 月 30 日 鄧廷桂祖緊急會議 一致強烈反對規劃申請 A/YL-PH/1058

擬議宗教機構(清真寺)連附屬設施及相關填土工程，現正收集反對人士簽署：

鄧球 鄧容金 鄧思良 鄧燕顏
黎雪鴻 陳潔儀 鄧思賢
鄧祖榮 姚咏恩 鄧建騰
鄧建輝 萬秋琬 鄧志興 鄧啟光
趙麗儀 鄧自然 鄧玉華 鄧寶琪
黃秋中 黃祖冠 鄧秋威 鄧思煌
鄧丁興 林玉嫻 鄧永發 鄧光明
鄧偉健 黃梅珠 鄧新榮 鄧俊朗
鄧嘉欣 李主慈 鄧梅儀 章曉玲
鄧康裕 陳貴如 鄧和之 蘇柏兒
蘇錦文 章香琴 鄧遠成

2025 年 10 月 30 日 鄧廷桂祖緊急會議 一致強烈反對規劃申請 A/YL-PH/1058

擬議宗教機構(清真寺)連附屬設施及相關填土工程，現正收集反對人士簽署：

吳芳 鄧永孝 鄧榮榮 李婷婷
鄧添良 黃鈺兒 許華惠
陳茂娣 鄧加希 鄧淑霖
鄧宏峰 段曾華 鄧永新
鄧書光 鄧耀康 賴少娟
張金鳳 鄧煒庭 鄧沛雅
鄧志高 鄧薇月 鄧慧君
胡美蓮 鄧慧貞 鄧志偉 鄭香芬
鄧詠豪

反對規劃申請編號 A/YL-PH/1058 的擬議宗教用途

位置／地址：新界元朗八鄉丈量約份第 111 約地段第 2813 號（部分）、第 2875 號（部分）、第 2876 號（部分）、第 2878 號（部分）及第 2879 號（部分）和毗連 政府土地

新隆圍 村民反對這項規劃申請簽署：

鄧新市 鄧紫雲 鄧雅倩 鄧健衡



此外，我方特此要求，貴委員會在處理此事時，對我們反對的村民提供的資料內容予以保密，請勿將涉及我方的任何敏感資料公開或提供予第三方，確保該事件的公平處理，避免村民被騷擾。

八鄉橫台山永寧里村

強烈反對新界元朗八鄉丈量約份第 111 約地段擬議宗教機
構（清真寺）發展申請（申請編號：A/YL-PH/1058）

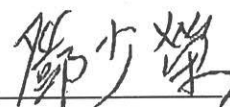
我們為八鄉橫台山永寧里村原居民代表鄧少榮，居民代表鄧偉雄，就規劃署發出規劃發展申請 A/YL-PH/1058 提出強烈反對：

理由如下：

1. 交通影響嚴重超出負荷，缺乏公共交通配套；
2. 噪音及社區環境問題；
3. 集體宗教活動滋擾；
4. 衛生與治安隱患；
5. 選址鄰近原居民殯葬區，觸犯文化禁忌；
6. 規劃用途與鄉郊發展不符；

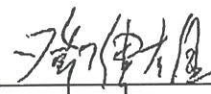
基於上述 6 項理由，反對上述規劃申請。

橫台山永寧里村原居民代表：



鄧少榮

居民代表：



鄧偉雄

2025 年 11 月 4 日

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新界元朗八鄉橫台山村公所

WANG TOI SHAN VILLAGE OFFICE, PAT HEUNG, Y. L. N. T.



主題：強烈反對新界元朗八鄉丈量約份第 111 約地段擬議宗教機構（清真寺）發展申請（申請編號：A/YL-PH/1058）

八鄉橫台山村公所就規劃署發出規劃發展申請
A/YL-PH/1058 提出反對意見：

理由如下：

1. 交通影響嚴重超出負荷，缺乏公共交通配套；
2. 噪音及社區環境問題；
3. 集體宗教活動滋擾；
4. 衛生與治安隱患；
5. 選址鄰近原居民殯葬區，觸犯文化禁忌；
6. 規劃用途與鄉郊發展不符；

基於上述 6 項理由，反對上述規劃申請。



橫台山村公所主席：鄧少榮

副主席：羅顯宗

鄧癸榮

2025 年 11 月 4 日

敬啟者：

反對申請編號：

A/YL-PH/1058

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本人鄧健寬是鄧廷桂祖子孫，亦是鄧廷桂祖 D.D. 1116/2813 土地持份者之一，亦是鄧文俊祖(子孫)土地持份者。根據本人所知上述兩處業權人(司理)至今為止從沒有同意書同意在我們的地段上興建上述建築物。

另作為橫台山村村民，為避免日後宗教衝突和紛爭。謹此

敬希 閣下謹重考慮我們村民的意見。

此致

鄧健寬

2025年11月5日

