

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

2021年4月29日

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

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" (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; and
位於鄉郊地區土地上及/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
位於鄉郊地區的臨時用途或發展的許可續期

This document is received on 29 APR 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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.info.gov.hk/tpb/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.info.gov.hk/tpb/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/TKO/122
	Date Received 收到日期	29 APR 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

Lam Tin Kwun Yam Temple 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)

KTA Planning Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼(如適用)

Government Land at Ng Kwai Shan (Black Hill),
S.D.3, Sai Kung

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 319 sq.m 平方米 ☒ About 約 not more than 85.136
☒ Gross floor area 總樓面面積 sq.m 平方米 ☐ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)

319 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Tseung Kwan O OZP No. S/TKO/27 and Draft Kwun Tong (South) OZP No. S/K14S/23
(e) Land use zone(s) involved 涉及的土地用途地帶	"Green Belt" (S/TKO/27) and "Open Space" (S/K14S/23)
(f) Current use(s) 現時用途	Temple (Shrine) and Vacant Land (upon demolition of previous temple) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on (DD/MM/YYYY)^{*}
於 (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☐ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)^{*}
於 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知^{*}
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)^{*}
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會^{*}

Others 其他

- ☐ others (please specify)
其他(請指明)

Note: May insert more than one "✓".
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

- ☐ 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處, 請填妥於附件的表格。

(i) For Type (i) application 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 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □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

(i) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 (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)
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 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 <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> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	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

'Religious Institution' (Redevelopment of Temple)

(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	Not more than 85,136... sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	Not more than 0.267...	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	Not more than 27... %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	13	
Proposed no. of storeys of each block 每座建築物的擬議層數	1..... 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	Not more than 192.3 mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	.. Not more than 3.7... m 米	<input type="checkbox"/> About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 sq. m 平方米	<input type="checkbox"/> About 約	
number of Units 單位數目		
average unit size 單位平均面積 sq. m 平方米	<input type="checkbox"/> About 約	
estimated number of residents 估計住客數目		
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
GFA 總樓面面積		
<input type="checkbox"/> eating place 食肆	sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	sq. m 平方米	<input type="checkbox"/> About 約
(please specify the number of rooms 請註明房間數目)		
<input type="checkbox"/> office 辦公室	sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業	sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> 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)	
<input checked="" type="checkbox"/> 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) Total Temple GFA: Not more than 85,136 sq.m (Proposed Redevelopment of Temple: Not more than 35,136 sq.m; Existing structures: Not more than 50 sq.m)	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地	sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	sq. m 平方米	<input type="checkbox"/> 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]
.....	Please refer to attached Supporting Planning Statement for the use of each structure.
.....
.....
.....
.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途 Landscape area and circulation area		

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)

2023.....
.....
.....
.....
.....

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)) Unnamed Road off Tseung Kwan O Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <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) _____ _____

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，請另頁表示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 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</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 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 type="checkbox"/></td> </tr> </table> <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>The existing trees on site will not be affected.....</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 type="checkbox"/>
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"/>																													
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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 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。

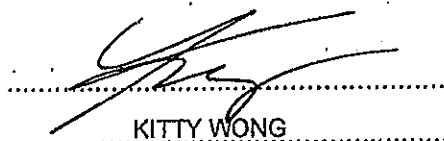
Please refer to attached Supporting Planning Statement.

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 an application to the Board 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


.....

KITTY WONG
Name in Block Letters
姓名（請以正楷填寫）

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

Director
.....

Position (if applicable)
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☒ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

KTA Planning Limited

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

Date 日期

.....23/04/2021..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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

- 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。
- 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。
- 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^②

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

② 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Government Land at Ng Kwai Shan (Black Hill), S.D.3, Sai Kung		
Site area 地盤面積	319	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	319	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Tseung Kwan O OZP No. S/TKO/27 and Draft Kwun Tong (South) OZP No. S/K14S/23		
Zoning 地帶	"Green Belt" and "Open Space"		
Applied use/ development 申請用途/發展	'Religious Institution' (Redevelopment of Temple)		
(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	85.136 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.267 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	13	
	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	3.7	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		192.3	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		1	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)
	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	Not more than 27 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	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) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

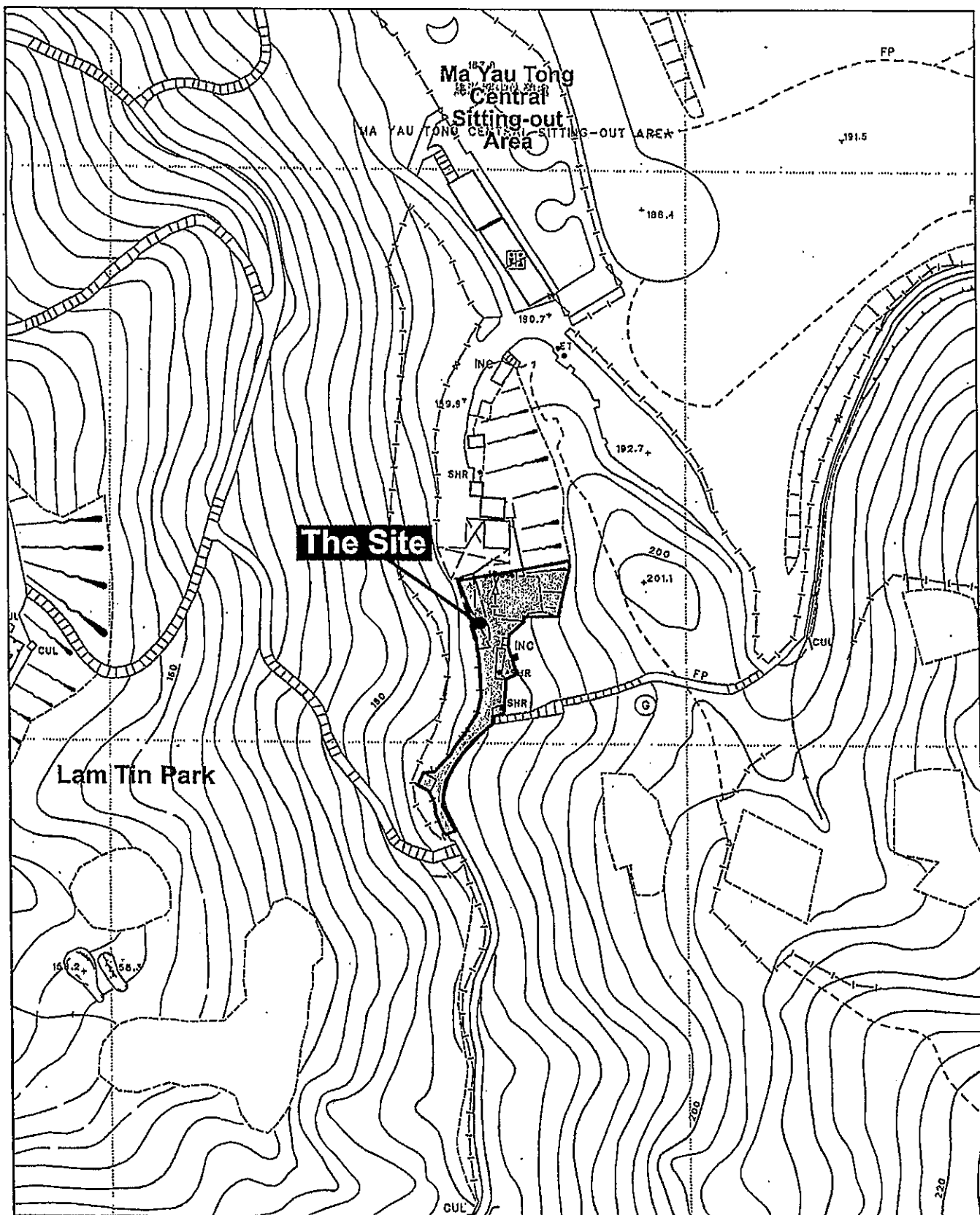
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

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

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

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PLANNING LIMITED
 城市規劃有限公司

Extract from Survey Sheet No.
 11-NE-24B

Site Location Plan

Scale: NTS

Proposed Religious Institution (Temple
 Redevelopment) in "Green Belt" and
 "Open Space" Zones, Government Land at
 Ng Kwai Shan (Black Hill),
 S.D.3, Sai Kung, New Territories
 S16 Planning Application

Date: 20 April 2021

藍田觀音古廟有限公司

KTA Planning Limited
九龍觀塘海濱道 133 號
萬兆豐中心 16 樓 K 室

專人送遞

敬啟者：

擬在劃為「綠化地帶」及「休憩用地」
的新界西貢測量約份第三約五桂山的政府土地
作「宗教機構」(廟宇重建)用途
第 16 條規劃許可申請

藍田觀音古廟有限公司現授權 貴公司為本公司的規劃顧問，按照《城市規劃條例》第 16 條代為擬備及提交上述規劃申請，並特此授權 貴公司就規劃申請與城市規劃委員會及相關政府部門聯絡及跟進。

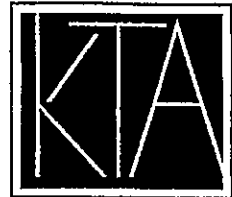
簽署：



黃仲賢

藍田觀音古廟有限公司

2021 年 4 月 20 日



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
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Our Ref: S1398/SD3/21/001Lg

23 April 2021

By Hand

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

Dear Sir/Madam,

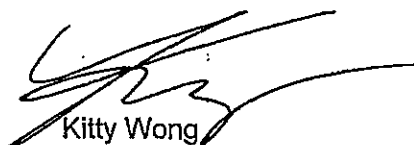
**Proposed Religious Institution (Redevelopment of Temple)
In "Green Belt" and "Open Space" Zones
Government Land at Ng Kwai Shan (Black Hill)
S.D.3, Sai Kung, New Territories
- S16 Planning Application-**

On behalf of the Applicant, Lam Tin Kwun Yam Temple Limited, we submit herewith 5 signed original copies of the Application Form No. S16-I, together with 8 copies of the Supporting Planning Statement, for the consideration of the Town Planning Board. Five copies of the Site Location Plan, an Authorization Letter, a "Completed Particulars of Applicant and Authorized Agent" and Checklist of Documents are also enclosed with this letter.

Meanwhile, should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8451.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD


Kitty Wong

Encl.

cc. the Applicant & Team

KT/KW/vy

2021年 4月 29日

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

29 APR 2021

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

**S16 PLANNING APPLICATION
DRAFT TSEUNG KWAN O OZP NO. S/TKO/27 AND DRAFT KWUN TONG
(SOUTH) OZP NO. S/K14S/23**

**Proposed Religious Institution (Redevelopment of Temple)
In “Green Belt” and “Open Space” Zones
Government Land at Ng Kwai Shan (Black Hill)
S.D.3, Sai Kung, New Territories**

SUPPORTING PLANNING STATEMENT

April 2021

Applicant:

Lam Tin Kwun Yam Temple Limited

Consultancy Team:

KTA Planning Ltd.



PLANNING LIMITED
規劃顧問有限公司



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Executive Summary

This Planning Application is prepared and submitted on behalf of Lam Tin Kwun Yam Temple Limited (the “Applicant”) to seek approval from the Town Planning Board (“TPB”) under section 16 of the Town Planning Ordinance for the Proposed ‘Religious Institution’ (Redevelopment of Temple) on a piece of Government Land at Ng Kwai Shan (Black Hill), S.D.3, Sai Kung, New Territories (“Application Site”/ “the “Site”). The Site falls within “Green Belt” (“GB”) and “Open Space” (“O”) zones on the Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/27 and Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/23 respectively.

The Site has been occupied by the Lam Tin Kwun Yum Temple for over 50 years. Since the demolition of the previous temple in 2011, there is a genuine need to redevelop the temple to properly house the statues of Kwun Yum (觀音), Goddess Kam Fa (金花娘娘) and Tai Shing Fat Cho (大聖佛祖) as well as provision of a roofed and sacred place for religious rituals and practices. The proposed redevelopment of the Lam Tin Kwun Yum Temple involves a single-storey temple building, which involves a gross floor area (“GFA”) of about 35.136 sq.m.

The proposed redevelopment of Lam Tin Kwun Yum Temple is fully justified due to the following reasons:

- The Site is a desirable location for traditional religious practices.
- The proposed scale of the temple is small and it is compatible with the surrounding natural environment.
- The proposed redevelopment complies with the TPB PG-No.10 for Development within “Green Belt” Zone.
- The proposed temple redevelopment will not lead to any adverse impacts from geotechnical and landscape point of view.

Based on the above, we sincerely request the TPB to give favourable and sympathetic consideration to the Planning Application.

行政摘要

(內文如有差異，應以英文版本為準)

申請人藍田觀音古廟有限公司擬就城市規劃條例第16條向城市規劃委員會(「城規會」)申請將位於新界西貢測量約份第三約五桂山的一幅政府土地作「宗教機構」(廟宇重建)用途。申請地點位於將軍澳分區計劃大綱草圖編號S/TK0/27(下稱「大綱圖」)的「綠化地帶」及觀塘(南部)分區計劃大綱草圖編號S/K14S/23的「休憩用地」地帶內。

藍田觀音廟在申請地點已超過50年。自從先前的觀音廟在2011年拆御後，重建觀音廟確實有實際的需要。除了可妥善安放觀音、金花娘娘及大聖佛祖等聖像，亦可為善信提供一個基本及有蓋的空間舉辦宗教活動和儀式。擬議觀音廟重建包括一幢一層高的建築物，涉及約35.136平方米樓面面積。

擬議藍田觀音廟重建是有充份理據支的，其原因如下：

- 擬議申請地點是傳承傳統宗教活動的合適地點；
- 擬議觀音廟重建的規模很小，能與周邊的自然環境相容；
- 擬議廟宇重建符合城市規劃委員會規劃指引編號10，並不會違反「綠化地帶」的規劃意向；及
- 擬議觀音廟重建不會帶來不良的土力及園境影響。

根據以上各點，申請人希望是次的規劃申請能獲城規會支持及酌情考慮。

S16 PLANNING APPLICATION
Draft Tseung Kwan O OZP No. S/TKO/27 and
Draft Kwun Tong (South) OZP No. S/K14S/23

Proposed Religious Institution (Redevelopment of Temple)
In “Green Belt” and “Open Space” Zones
Government Land at Ng Kwai Shan (Black Hill),
S.D.3, Sai Kung, New Territories

Supporting Planning Statement

1. INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of Lam Tin Kwun Yam Temple Limited (藍田觀音古廟有限公司) (the “Applicant”) to seek approval from the Town Planning Board (“TPB”) under section 16 of the Town Planning Ordinance for the Proposed ‘Religious Institution’ (Redevelopment of Temple) on a piece of Government Land at Ng Kwai Shan (Black Hill), S.D.3, Sai Kung (“Application Site”/ “the “Site”). The Site falls within “Green Belt” (“GB”) and “Open Space” zones on the Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/27 and Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/23 respectively. This Supporting Planning Statement is to provide the TPB with necessary information to facilitate consideration of this Planning Application.

1.2 Report Structure

1.2.1 Following this introductory section, the site and planning context will be briefly summarized in Section 2. The proposed redevelopment scheme is included in Section 3. The planning merits and justifications for the Proposed Temple will be explained in Section 4. The Planning Statement will be concluded in Section 5.

2. SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

2.1.1 The Application Site is located at the natural hillside of Ng Kwai Shan (Black Hill) and is currently occupied by the Lam Tin Kwun Yum Temple site. It is bounded by Lam Tin Park to its west, Mother of Earth Temple (地母元君廟) to its immediate north and Ma Yau Tong Central Sitting-out Area to its further north. The Site is connected by various footpath leading to Lam Tin Park, Wilson’s Trail Section 3 as well as O King Road in Yau Tong (**Figure 2.1** refers). The total site area is approximately 319 sq.m.

2.1.2 The Site is downward sloping from the north to south ranging from about +188.6mPD to about +186mPD. As shown in **Figure 2.2**, the Site is paved and the northern portion of the Site was previously occupied by a one storey temple which was demolished in 2011. There are numerous structures scattered within the Site which are currently used for shrines, incinerator and storage area in support of the operation of the temple. Opening hours of the temple are 6am to 6pm, Mondays to Sundays (including Public Holidays).

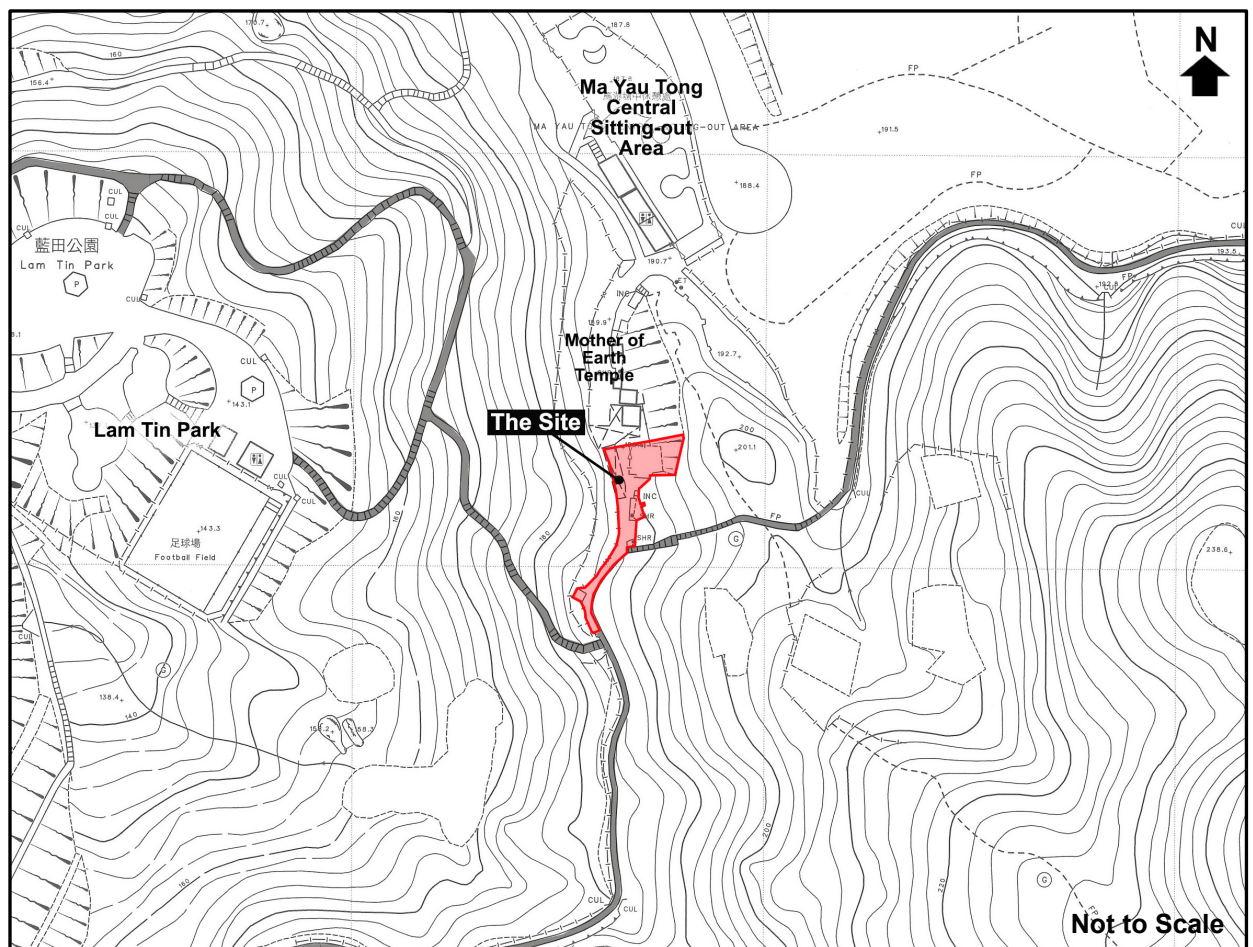


Figure 2.1 Site Location Plan



2.2 Land Status

2.2.1 The Site falls within Government Land and the Applicant has engaged a Lands Consultant to submit an Application for Short Term Tenancy (“STT”) No. SX4562 to the Lands Department (“LandsD”) in September 2020. The Applicant has confirmed that he will take up the future maintenance responsibilities of the portion of slope feature no. 11NE-D/C/C343 falling within the STT area (**Figure 2.3** refers). Upon obtaining approval of this Planning Application from the TPB, the Applicant will further liaise with Lands Department on the STT Application.

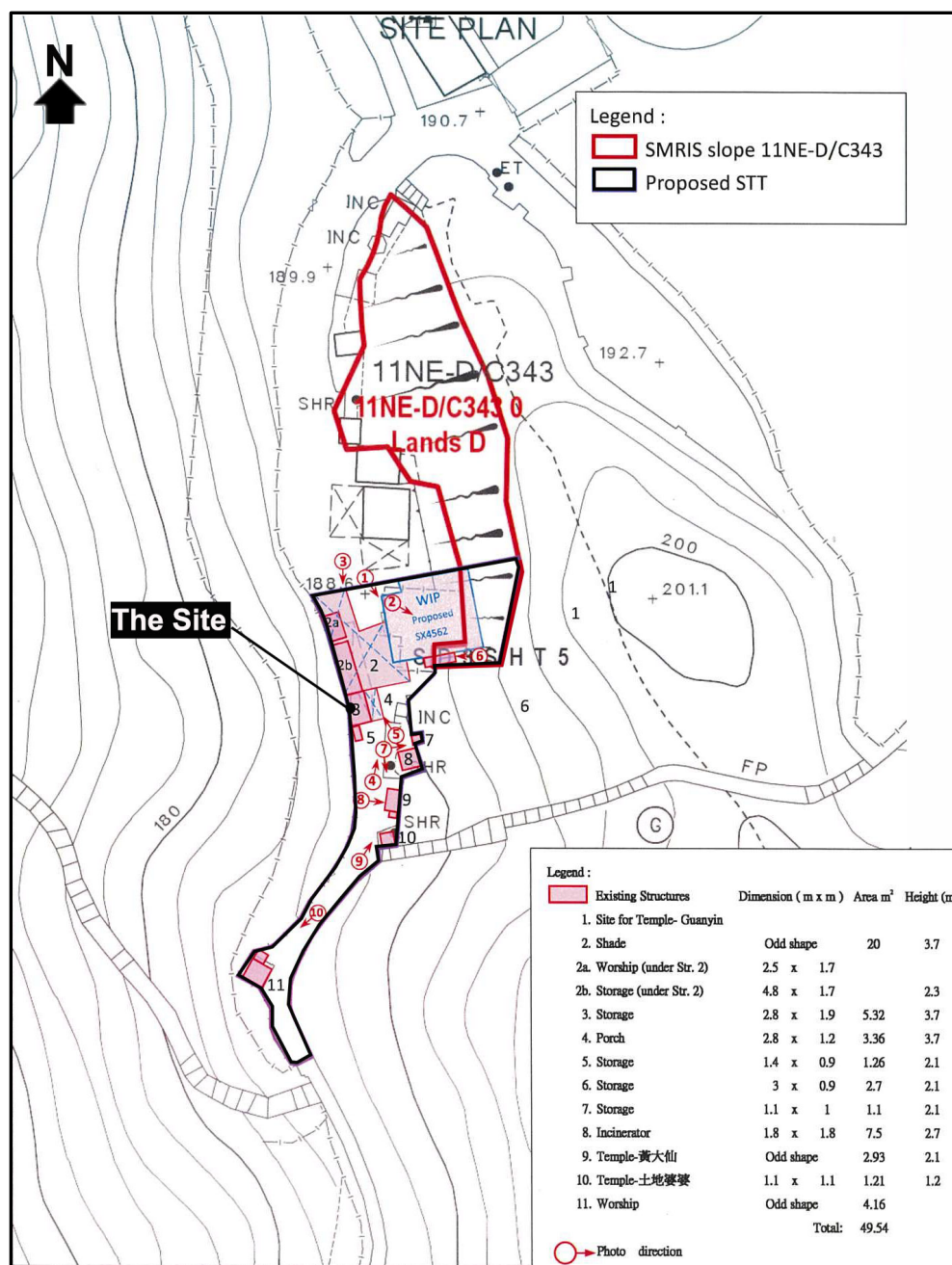


Figure 2.3 Short Term Tenancy Area and Slope Feature No. 11NE-D/C343

(Source: Land Administration Office, District Lands Office/Sai Kung)

2.3 History of Lam Tin Kwun Yum Temple

2.3.1 The previous Kwun Yum Temple with GFA of about 35.136 sq.m and height of about 3.66m was erected on Site since the 1960s (**Photos 1 to 3** refers). It was a surveyed squatter structure with squatter survey number of XAND/76/77. Due to safety reason, the temple was demolished in 2011 after the collapse of the roof structure during the course of renovation and repair works. The original location of the temple has been left vacant since then. The Kwun Yum(觀音) statue, Goddess Kam Fa (金花娘娘) statue and Tai Shing Fat Cho (大聖佛祖) statue previously housed within the temple had to relocate and place in a temporary sheltered space at the adjacent Mother of Earth Temple site (**Photo 4** refers).



Photo 1 Previous Temple on Site



Photo 3 Previous Temple on Site



Photo 2 Previous Temple on Site (Interior)



Photo 4 Temporary Sheltered Space for Kwun Yum and Various Statues

- 2.3.2 Since the demolition of the previous temple, the Applicant has been liaising with relevant Government Departments including Home Affairs Bureau, District Offices, Lands Department, Buildings Department regarding the proposed temple redevelopment. The Applicant has engaged a Lands Consultant to handle the STT Application and the Application was submitted to LandsD in September 2020 for the redevelopment of temple.

2.4 Accessibility

- 2.4.1 The Site is accessible via an existing footpath/staircase connecting to Lam Tin Park and Wilson's Trail Section 3 (**Figure 2.1** refers). Worshippers and visitors usually gain access to the Site via footpath/staircases from Lam Tin Park.

2.5 Statutory and Non-Statutory Planning Context

Statutory Planning Context

- 2.5.1 The Application Site falls within an area zoned mainly “Green Belt” (“GB”) on the Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/27 and partly falls within area zoned “Open Space” (“O”) on the Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/23 (**Figure 2.4** refers). According to the Statutory Notes of the Draft OZP No. S/TKO/27, the planning intention of “GB” zone is as follows:

“The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.”

- 2.5.2 According to the Statutory Notes of the Draft OZP No. S/K14S/23, the planning intention of “O” zone is as follows:

“This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public”

- 2.5.3 According to TPB’s “Definitions of Terms”, Temple subsumes under “Religious Institution” and “Religious Institution” is a Column 2 use under the Statutory Notes of the Draft OZPs, which requires permission from the TPB.

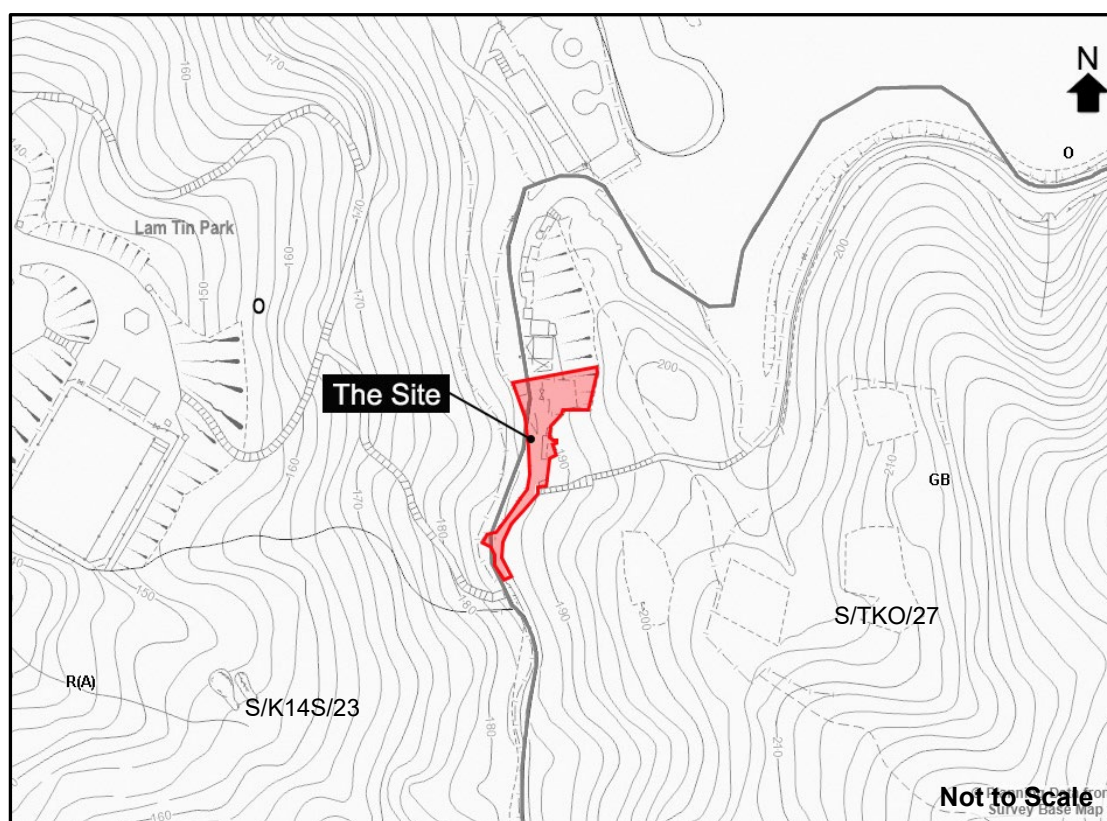


Figure 2.4 Zoning Context Plan (Extracted from OZP No. S/TKO/27 and S/K14S/23)

TPB PG-No. 10 for Development in “GB” Zone

- 2.5.4 The TPB has issued the TPB PG-No. 10 to guide application for development within “GB” zone. Whilst the planning intention of the “GB” Zone is primarily to conserve the existing natural environment and to safeguard it from encroachment by urban type developments, the TPB may grant planning permission based on its individual merits. The guidelines listed out main planning criteria to be considered by the Board as follows:

- a. *There is a general presumption against development (other than redevelopment) in a "GB" zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.*
- b. *An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.*
- c. *Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.*
- d. *Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.*
- e. *Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.*
- f. *Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.*
- g. *The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.*
- h. *The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.*
- i. *The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.*
- j. *The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.*
- k. *The proposed development should not overstrain the overall provision of G/IC facilities in the general area.*
- l. *The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.*
- m. *Any proposed development on a slope or hillside should not adversely affect slope stability.*

2.6 Surrounding Land Use Pattern

2.6.1 The Application Site is located on a natural slope of Ng Kwai Shan (Black Hill). To its immediate west is an area zoned "O" where Lam Tin Park is

located. To its immediate north is Mother of Earth Temple falling within the same “GB” zone and to its further north is Ma Yau Tong Central Sitting-out Area situated in “O” zone. To the southwest is a large “Residential (Group A)” zone where Tak Tin Estate is located.

2.7 The Need for Redevelopment

2.7.1 The Site has been used for temple use for over 50 years. The Temple attracts worshippers to seek blessings particularly on the 1st and the 15th day of every lunar month and annual events such as Kwun Yum Festival (觀音誕) and Festival of the Ghost (盂蘭節). There are four festivals in the lunar year in honour of Kwun Yum. They fall on the 19th day of the second, sixth, ninth and eleventh lunar months while the Festival of the Ghost is held in the seventh lunar month every year. According to the information provided by the Applicant, there were about 200-300 worshippers paying visits to the temple site during the festivals. Since the demolition of the Kwun Yum Temple in 2011, there is a genuine need to redevelop the temple to properly house the Kwun Yum (觀音) statue, Goddess Kam Fa (金花娘娘) statue and Tai Shing Fat Cho (大聖佛祖) statue as well as provision of a roofed and sacred place for religious rituals and practices.

2.8 Precedent Cases of Religious Institution (Temple) in “Green Belt” Zone

2.8.1 Over the past five years, 3 nos. of similar Planning Applications for ‘Religious Institution’ (Temple) in “GB” zone were approved by the TPB (Table 2.1 refers). Sympathetic consideration was given to these previously approved Planning Applications in terms of their small scale of development and compatibility with the surrounding land uses and environment.

Table 2.1 Details of Similar Approved Planning Applications in “GB” Zone

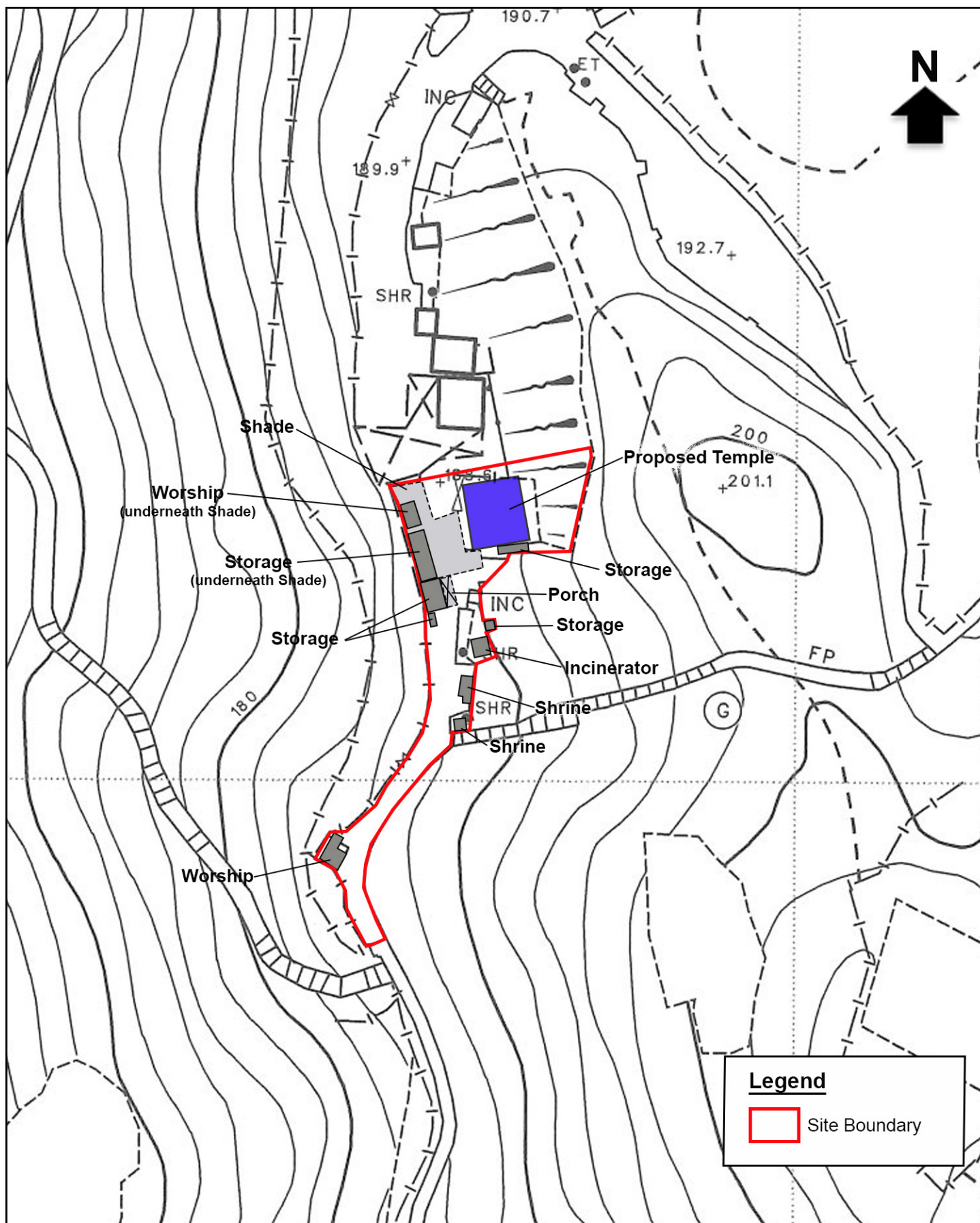
	Planning Application No.	Decision Date	Applied Use [Location]	Site Area (m ²)	Total Floor Area (m ²)
1.	A/K14/759	03/08/2018	Proposed Religious Institution (Temple) [Government land to the northeast of Lin Tak Road and southeast of Tseung Kwan O Tunnel Toll Plaza, Lam Tin]	50	22.5
2.	A/K8/48	06/07/2018	Proposed Religious Institution (Temple) [Government land to the northwest of Lion Rock Park,	110	55.62

	Planning Application No.	Decision Date	Applied Use [Location]	Site Area (m ²)	Total Floor Area (m ²)
			Wong Tai Sin, Kowloon (Pak Sin Temple)]		
3.	A/H20/190	21/12/2018	Proposed Religious Institution (Temple) [Government land at the hillside near Siu Sai Wan Sitting-out Area No. 1, Chai Wan]	165	38.5

3. THE PROPOSED REDEVELOPMENT SCHEME

3.1 The Indicative Development Scheme

3.1.1 Lam Tin Kwun Yum Temple is primarily dedicated to the worshipping of Kwun Yum (觀音). The proposed “new” temple building will be located at the footprint of previous temple. Although the Application Site has a total site area of approx. 319 sq.m, the redevelopment scheme mainly involves a single-storey temple building (with absolute building height of not more than 3.66m) on a platform at about +188.6mPD. With a GFA of about 35.136 sq.m, which is the same as the previous temple (surveyed squatter structure) on Site, the scale of the proposed redevelopment is considered small and compatible with the surroundings. The existing structures including shrines, incinerator and storage spaces as well as the public passage through the Site will remain intact. The Site Layout Plan is provided in **Figure 3.1** and the major development parameters are summarized in **Table 3.1**.



Site Layout Plan

Scale 1:500

Extract from Survey Sheet No.
11-NE-24B

Figure 3.1

Proposed Religious Institution
(Redevelopment of Temple) in "Green
Belt" and "Open Space" Zones,
Government Land at Ng Kwai Shan (Black
Hill), S.D.3, Sai Kung, New Territories
S16 Planning Application

Date: 20 April 2021

Table 3.1 Major Development Parameters

Major Development Parameters	
Total Site Area	About 319m ²
Total Plot Ratio	Not more than 0.267
Total GFA <ul style="list-style-type: none"> Proposed Temple Existing Structures 	Not more than 85.136 m ² Not more than 35.136 m ² Not more than 50 m ²
Site Coverage	Not more than 27%
No. of Structures	13
Absolute Building Height <ul style="list-style-type: none"> Proposed Temple Existing Structures 	Not more than 3.66 m Not more than 3.7 m
No. of Storey	1

- 3.1.2 Upon redevelopment, the Applicant can properly house the Kwun Yum (觀音) statue, Goddess Kam Fa (金花娘娘) statue and Tai Shing Fat Cho (大聖佛祖) statue in the proposed temple, which were originally placed in the previous temple. There will be basic and essential facilities including incense burner and offering tables within the temple and a roofed area will be provided in the front for worshipping activities. An indicative Layout Plan for the temple development has been devised and presented in **Appendix 1**.

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 Respond to the Needs of the Worshippers

4.1.1 The Site has been occupied by temple use since the 1960s and the original temple was demolished in 2011 after the collapse of the roof structure during the refurbishment works due to safety reason. The Kwun Yum, Goddess Kam Fa and Tai Shing Fat Cho statues previously placed inside the temple had to relocate to a temporary sheltered space which is not a desirable arrangement for respecting and worshipping the deity. There is a genuine need for redeveloping the temple to provide a proper and sheltered space for the faithful worshippers for daily and festive religious and practices.

4.1.2 In normal days, worshippers would pay visit to the temple for daily religious practices, in particularly on the 1st and 15th day of every lunar month. Special events will be held for Kwun Yum Festival (觀音誕) in February, June, September and November, and for the Festival of the Ghost (盂蘭節) in July on the lunar calendar. During special events, there would be about 200 visitors per day. The proposed redevelopment could provide the permanent and sheltered space for religious practices of the worshippers.

4.2 Desirable Location for the Traditional Religious Practice

4.2.1 The Applicant has been operating the Kwun Yun Temple at the Application Site for over 50 years. A tranquil location surrounded by natural environment is necessary for religious practices, particularly for temples dedicated to Kwun Yum. The Application Site is a suitable and desirable location for the proposed redevelopment as a designated and long-established space such is essential for traditional religious practice.

4.3 Appropriate Scale of Redevelopment

4.3.1 The Proposed Temple is a single-storey block, which has a GFA of about 35.136 sq.m and a building height of 3.66m. The size of the temple is the same as the previous temple which was a surveyed squatter structure on Site. The remaining site area will remain intact and be reserved for ancillary structures such as shrines, incinerator and storage uses. The proposed redevelopment of Lam Tin Kwun Yum Temple is comparable to that of the other small temples in Hong Kong, such as Fuk Tak Temple in Tai Hang, Tin Hau Temple in Shek O and Hung Shing Temple in Wan Chai based on the rough estimations (**Table 4.1** refers). The proposed temple will be much smaller than some of the well-known temples including Tin Hau Temple in Shau Kei Wan and Hung Shing Temple on Ap Lei Chau. With its small scale, the proposed scheme is considered compatible with the surrounding natural environment.

Table 4.1 Sizes of Some Temples in Hong Kong

Name of Temple (Location)	Total GFA (approx.)
Fuk Tak Temple (Tai Hang)	37 m ²
Tin Hau Temple (Shek O)	68 m ²
Hung Shing Temple (Wanchai)	77 m ²
Lo Pan Temple (Kennedy Town)	120 m ²
Hau Wong Temple (Kowloon City)	130 m ²
Lin Fa Temple (Tai Hang)	140 m ²
Tin Hau Temple (Shau Kei Wan)	220 m ²
Hung Shing Temple (Ap Lei Chau)	240 m ²

4.4 Compliance with TPB PG-No.10 for Development within “GB” Zone

4.4.1 The planning application for the Proposed Religious Institution (Redevelopment of Existing Temple) is in compliance with relevant main planning criteria set in the TPB PG-No.10 for Development within “Green Belt” Zone. **Table 4.2** below refers:

Table 4.2 Fulfilment of Main Planning Criteria in TPB PG-No.10

Main Planning Criteria	Yes/No	Fulfilment
a. “There is a general presumption against development (other than redevelopment) in a “GB” zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.”	Yes	<ul style="list-style-type: none"> The Site has been occupied by temple use since 1960s and the proposed temple redevelopment is very small in scale which is considered compatible with the surrounding context.
b. “An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.”	Yes	<ul style="list-style-type: none"> The scale of the proposed temple redevelopment has been minimized as far as practicable while meeting the operational need of the temple The proposed one-storey temple building has a maximum building height of about 3.66 m and a total GFA of not more than 36m². The proposed redevelopment scheme is considered compatible with surrounding environment.
c. “Application for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping	N/A	<ul style="list-style-type: none"> The Planning Application does not involve New Territories Exempted Houses (“NTEH”).

Main Planning Criteria		Yes/No	Fulfilment
	with the surrounding uses, and where the development is to meet the demand from indigenous villagers."		
d.	"Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development."	N/A	<ul style="list-style-type: none"> The Planning Application does not involve residential development.
e.	"Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses."	N/A	<ul style="list-style-type: none"> The Planning Application does not involve G/IC uses and public utility installations.
f.	"Passive recreation uses which are compatible with the character of surrounding areas may be given sympathetic consideration."	N/A	<ul style="list-style-type: none"> The northern portion of the Site is proposed to be converted into a public open area with provision of benches for public enjoyment.
g.	"The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment."	Yes	<ul style="list-style-type: none"> The trees on site will be retained in-situ.
h.	"The vehicular access road and parking provision proposed should be appropriate to scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided."	Yes	<ul style="list-style-type: none"> The Proposed Temple does not involve vehicular access road and parking provision.
i.	"The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage and aggravate flooding in the area."	Yes	<ul style="list-style-type: none"> The Proposed Temple will not be subject to adverse drainage and sewage impacts.
j.	"The proposed development must comply with development controls and restrictions of areas designated as water gathering grounds."	N/A	<ul style="list-style-type: none"> The Application Site does not fall within water gathering grounds.

Main Planning Criteria	Yes/No	Fulfilment
k. “The proposed development should not overstrain the overall provision of G/IC facilities in the general area.”	Yes	<ul style="list-style-type: none"> The Proposed Temple will not require any supporting G/IC facilities.
l. “The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.”	Yes	<ul style="list-style-type: none"> The Proposed Temple would not be susceptible to adverse environmental effects and cause any adverse impacts to the surrounding sensitive receivers.
m. “Any proposed development on a slope or hillside should not adversely affect slope stability.”	Yes	<ul style="list-style-type: none"> The Applicant is responsible to maintain the slope feature No. 11NE-D/C/C343 falling within the Site/STT Area. No adverse geotechnical impact is anticipated.

4.5 No Adverse Technical Impacts

Geotechnical

- 4.5.1 As mentioned earlier, the Applicant will be responsible for the future maintenance of the portion of slope feature no. 11NE-D/C/C343 within the Site/STT Area. The proposed temple redevelopment will not affect the slope feature and no adverse geotechnical impact is anticipated.

Landscape

- 4.5.2 There are some existing trees within the Site (**Figure 4.1** and **Tree Photos 1 to 3** refer). The proposed temple redevelopment will not affect the existing trees and no adverse landscape impact will be foreseen.

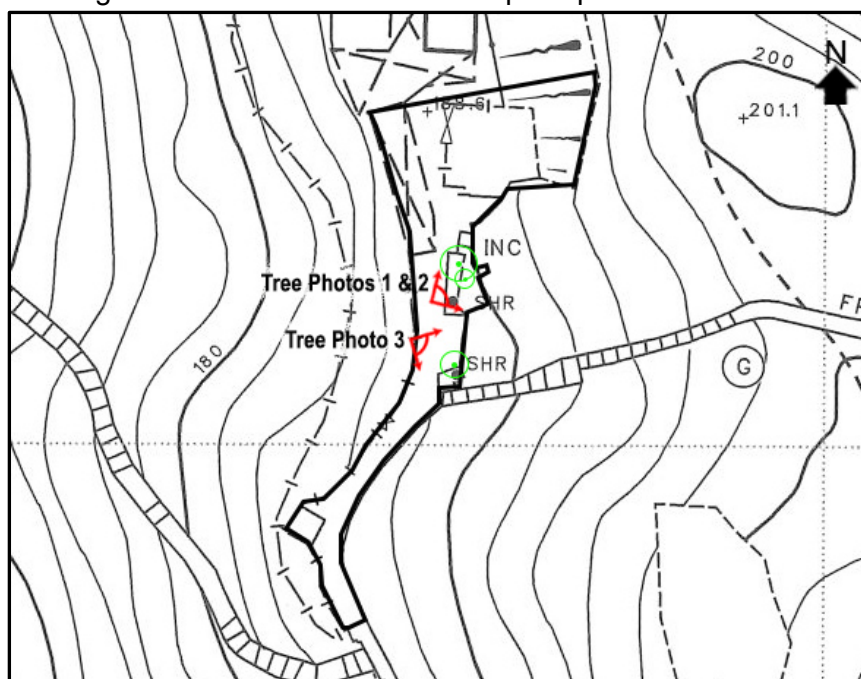


Figure 4.1 Location of Existing Trees within the Site



Tree Photo 1



Tree Photo 2



Tree Photo 3

5. CONCLUSION AND SUMMARY

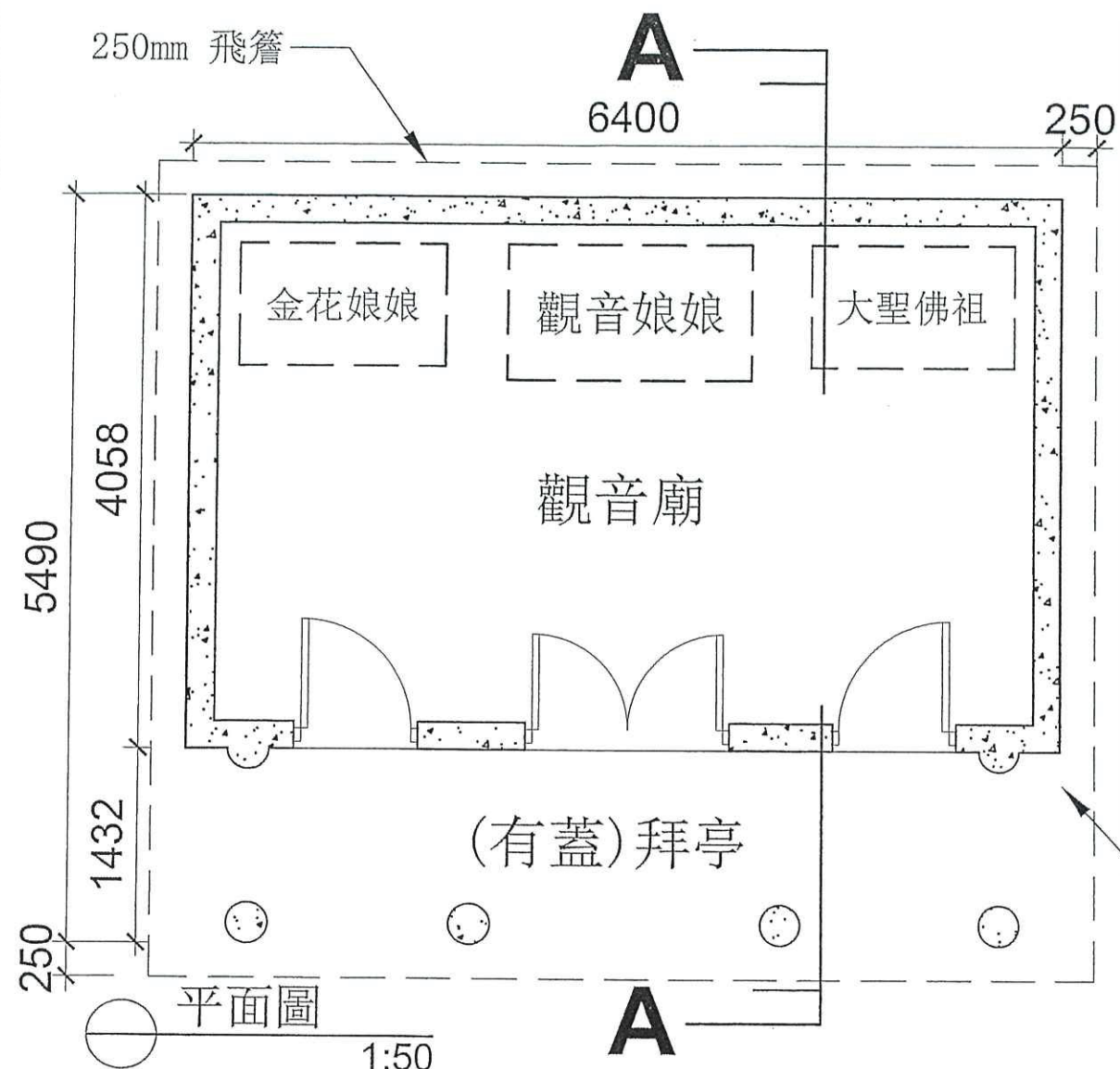
5.1 In light of the above, it is believed that the Proposed ‘Religious Institution’ (Redevelopment of Temple) at the Site should be favourably considered by the TPB from a planning point of view.

5.2 The Planning Department and Members of the TPB are respectfully requested to give favourable consideration to support the proposed redevelopment of temple on the following main reasons:

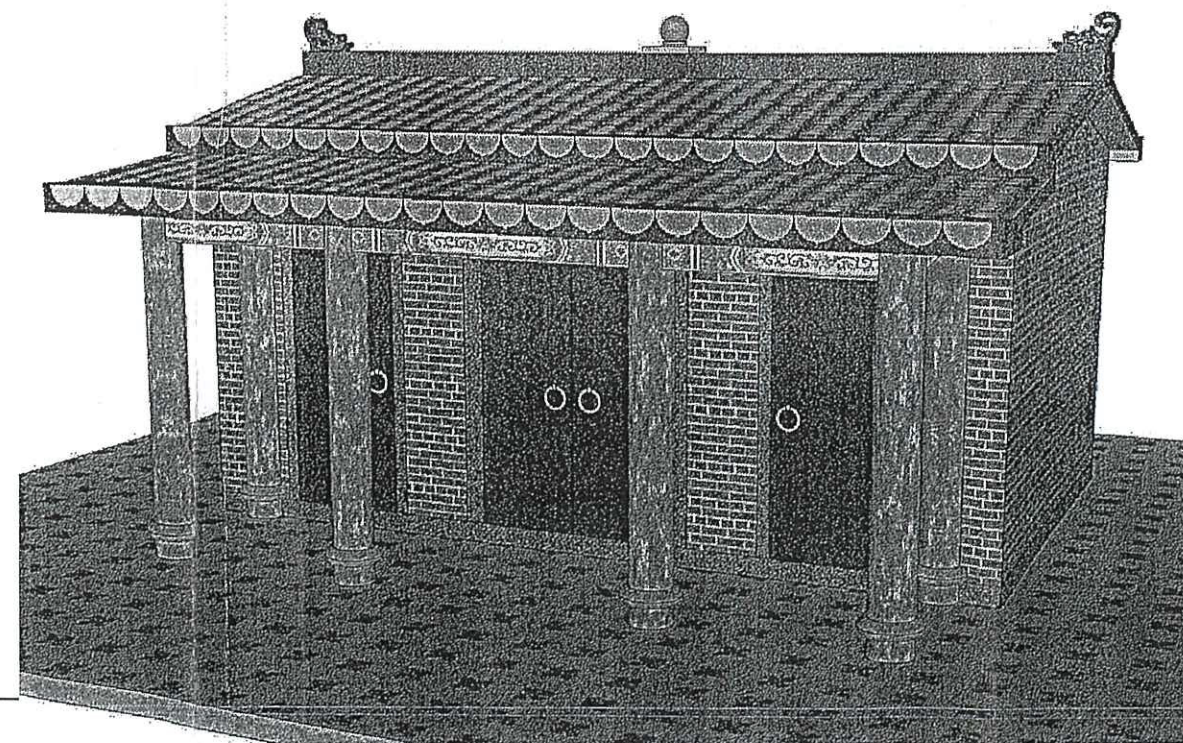
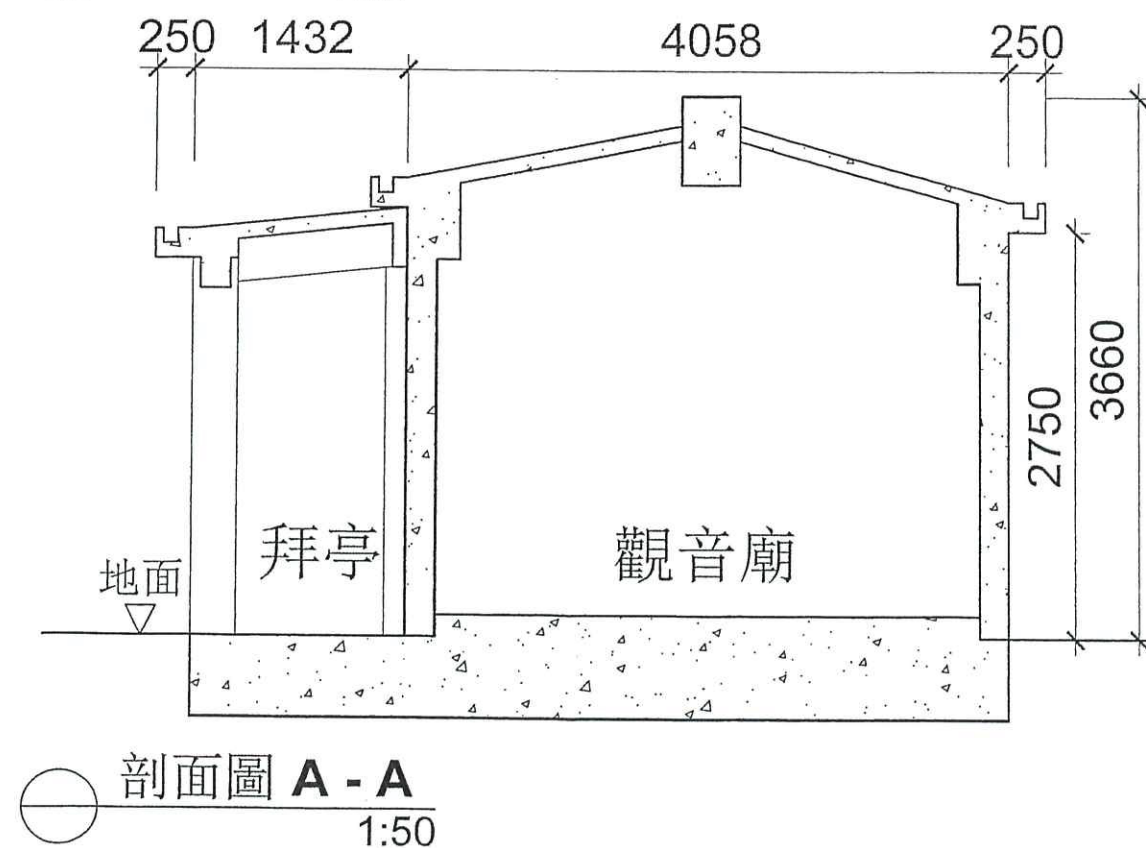
- There is a genuine need for redeveloping the temple to provide a permanent roofed religious practice space for worshippers.
- The Proposed Temple is a desirable location for traditional religious practice.
- The proposed redevelopment scale of Lam Tin Kwun Yum Temple is small and it is compatible with the surrounding natural environment.
- The proposed redevelopment complies with the TPB PG-No.10 for Development within “Green Belt” Zone.
- The proposed redevelopment of temple would not lead to any insurmountable adverse impacts from landscape and geotechnical point of view.

Appendix 1

Indicative Layout Plan



擬申請重建觀音廟佔地總面積為：
6.4米 x 5.49米 = 35.136 平方米



效果圖

註解：

1. 原有構築物觀音廟尺寸為 6.4米 (長) x 5.49米 (闊) x 3.66米 (高) 的鐵皮木屋。

項目名稱：

建議重建藍田觀音廟

項目編號：

XAND/76/77

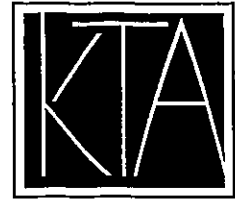
日期：

28-02-2017

圖紙編號：

HT01 (Rev.7)

備註：



PLANNING LIMITED
規劃顧問有限公司

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KOWLOON, HONG KONG

九龍觀塘海濱道133號
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電話TEL (852) 3426 8451

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電郵EMAIL kta@ktaPlanning.com

Our Ref: S1398/SD3/21/002Lg

10 June 2021

By Email

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

Dear Sir/Madam,

**Government Land to the south of
Ma Yau Tong Central Sitting-out Area, S.D.3, Sai Kung, New Territories
(Planning Application No. A/TKO/122)
-Further Information No. 1-**

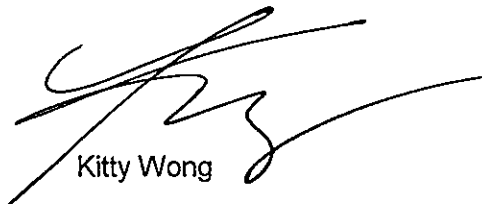
Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board ("TPB") on 25 June 2021 and the comments received from relevant Government Departments via Sai Kung and Islands District Planning Office during the period from 21 May to 8 June 2021.

We submit herewith a table containing our responses to the comments received from relevant Government Departments for the consideration of the TPB.

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8451.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD



Kitty Wong

Encl. Responses-to-Comments Table

cc. DPO/SK&I – Ms Daisy Yeung (by Email)
the Applicant & Team

KT/KW/vy



Proposed Religious Institution (Temple)
Government Land to the South of Ma Yau Tong Central Sitting-out Area
S.D. 3, Sai Kung, New Territories
(Planning Application No. ATKO/122)

Comments from Government Departments forwarded from Sai Kung and Islands District Planning Office

Comments		Our Responses
Comments from EPD (received on 21 May 2021) Contact Person: Mr. Ronan CHAN; Tel. No.: 2835-1361		
1. We note that there is no air quality impact assessment in the planning statement. The applicant should evaluate the construction phase impact from the redevelopment of the temple. Please specify relevant emission control measures to be implemented during the demolition and construction of the temple in order to minimize the potential dust impacts on nearby ASRs.		<p>During construction phase, appropriate dust control measures will be adopted as required under the Air Pollution Control (Construction Dust) Regulation to minimize potential dust impacts on the nearby ASRs. Dust impact can be effectively mitigated by regular and sufficient watering, enclosure of dusty materials, etc.</p>
2. Since furnace has been provided for on-site joss paper burning, the applicant should follow the "Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places" and elaborate the mitigation measures for minimizing joss paper burning associated emissions.		<p>Noted. In order to minimize the air quality impact and the pollutants emitted, the following practices in "Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places" would be adopted as far as possible.</p> <ul style="list-style-type: none"> ▪ The operator should ensure only offerings made with paper materials are burnt in the furnace. Other wrapping materials, in particular plastic materials, should be removed. ▪ Trained operators should be employed to control the feeding rate of joss paper to the furnaces. In case visible emissions are observed at the flue gas discharge, the feeding rate should be reduced as appropriate, and if visible emissions persist, the operator should immediately stop the burning activities. ▪ The operator should regularly clean the burning chamber and clear away ash remains inside the burning chamber, preferably at least once a day. In order to prevent emissions during ash clearing process, the ash should be wetted sufficiently by water spraying.

Comments	Our Responses
	Moreover, Best Available Technology (BAT) design would be incorporated in the configuration of the furnace, including an adaptation of water scrubber and an electrostatic precipitator.
3. The applicant should evaluate the air quality impact of induced traffic from the development of the temple. They should assess whether the road capacity at the road network nearby can absorb the additional traffic generated by the project, and thus whether traffic congestion is anticipated.	Please note that the existing vehicular access to the Site is not a public road and permission from EPD for using the vehicular access will be required. Hence, the visitors/whorshippers would usually gain access to the Site via an existing footpath/staircase connecting to Lam Tin Park and Wilson's Trail Section 3. Hence, vehicular traffic generated by the project will be minimal.
4. The applicant should be reminded to observe and comply with the relevant legislation, regulations and guidelines on waste management as appropriate.	Noted.
5. The applicant is reminded to comply with the requirements as stipulated in ProPECC PN1/94 and obtain valid discharge license for the redevelopment works as well as general construction works, if applicable.	Noted.
Comments from FSD (received on 21 May 2021) Contact Person: Mr LO Sin-tat; Tel No. 2733-5845	
1. It was noted that the distance of the site under application from the nearest fire hydrant is more than 500m. In view of this, either a street fire hydrant supplied directly from town main or a fire hydrant system with adequate flow, pressure and size of water tank is considered necessary to secure the water supplies for fire-fighting.	Noted.
2. In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points: i) The layout plans should be drawn to scale and depicted with	Noted. The Applicant is willing to accept an Approval Condition on the submission and implementation of FSI proposal to the satisfaction of Fire Services Department.

Comments		Our Responses	
<p>dimensions and nature of occupancy; and</p> <p>ii) The location of where the proposed FSI to be installed should be clearly marked on the layout plans.</p>			
<p>3. However, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.</p>		Noted.	
<p>Comments from EPD (Special Waste & Landfill Restoration) (received on 25 May 2021) Contact Person: Ms Anita CHAN; Tel. No.: 2872 1819 <i>Vehicular Access to Proposed Temple</i></p> <p>1. It is noted the proposed temple is located adjacent to the top platform of Ma Yau Tong Central Landfill (MYTCL). As the existing vehicular access to the top platform of MYTCL is not a public road, permission from EPD is required for using the vehicular access during construction of the proposed temple.</p> <p><i>Landfill Gas Hazard Assessment</i></p> <p>2. The proposed temple falls within 250m consultation zone of the MYTCL and the Landfill Gas Hazard Assessment (LFGHA) is required for the proposed development. The project proponent shall submit the LFGHA to EPD for approval before commencement of works and implement the protection measures as stipulated in the approved LFGHA at his own expense. Upon completion of the works, a competent professional person representing the project proponent shall be required to confirm in writing to EPD that the protection measures have been properly implemented.</p>		<p>Noted. Permission from EPD for using the vehicular access will be obtained during construction stage. According to the information provided by the Applicant, the transportation of materials will be carried out once every week during the construction period (about 5-6 months).</p> <p>Noted.</p>	
<p>Comments from Commissioner for Transport (received on 28 May 2021) Contact Person: Mr Donald HO Tel. No.: 2399 2502</p> <p>(a) Please advise the number of seats that would be provided and the pedestrian trip generation / attraction arising from the proposed development; and</p>		<p>Please note that the temple site has been in operation for over 50 years and this Planning Application is for the in-situ redevelopment of a temple of about 35.136 sq.m. According to information provided by the</p>	

Comments	Our Responses
	Applicant, the no. of visitors/worshippers throughout the day (6am to 6pm) is around 50-60 persons only. No additional pedestrian trip arising from the development will be resulted.
(b) Pedestrian can access Lam Tin Park via the footpath along Pik Wan Road. Please demonstrate that the additional pedestrian trip arising from the development would not cause adverse local traffic impact.	Ditto.
<p>Comments from UD&L, PlanD (received on 8 June 2021)</p> <p>Contact Person: Ms Charmaine TSANG Tel. No.: 2231 4905</p> <p>The Applicant should clarify the access for transporting materials and plants to the Site during the construction period.</p>	<p>The access for transporting materials and plants will be via the access road near Ma Yau Tong Central Sitting-out Area during construction period. According to the information provided by the Applicant, the transportation of construction materials will be carried out once every week during the construction period (about 5-6 months) and permission from EPD will be obtained for using the access road. The materials will then be carried by workers to the temple location via the existing access within the temple site.</p>
The Applicant is advised that approval of the section 16 application by the TPB does not imply approval of the trees works such as pruning, transplanting and/or felling under lease. Applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works.	Noted.

Compiled by: KTA

Date: 10 June 2021

File Ref: 20210610_A_TKO_122_FI 1_V01



PLANNING LIMITED

規劃顧問有限公司

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電郵EMAIL kta@kta-planning.com

Our Ref: S1398/SD3/21/003Lg

10 June 2021

By Email

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

Dear Sir/Madam,

**Government Land to the south of
Ma Yau Tong Central Sitting-out Area, S.D.3, Sai Kung, New Territories
(Planning Application No. A/TKO/122)
-Further Information No. 2-**

Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board ("TPB") on 25 June 2021.

We would like to supplement a letter from Inland Revenue Department dated 20 July 2011 confirming that Lam Tin Kwun Yam Temple Limited (i.e. the Applicant) is a charitable institution or trust of a public character which is exempt from tax under Section 88 of the Inland Revenue Ordinance.

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8451.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD

Kitty Wong

Encl. Letter from Inland Revenue Department dated 20 July 2011

cc. DPO/SK&I – Ms Daisy Yeung (by Email)
the Applicant & Team

KTAWW/y



稅務局
香港灣仔告士打道5號
稅務大樓

來函編號:

Your Ref:

GH/J/L164GH

來函請註明本局檔案號碼

IN ANY COMMUNICATION PLEASE QUOTE OUR FILE NO.

檔案號碼:

IR File No.: 91/11468

Lam Tin Kwun Yam Temple Limited
c/o Corning New Limited
Suite 1016 10/F
Chinachem Golden Plaza
77 Mody Road
Tsimshatsui East Kowloon

INLAND REVENUE DEPARTMENT
REVENUE TOWER
50 GORDON ROAD, WING LOK
FLOOR, HONG KONG
電話: 2594 5300
傳真: 2802 7625
E-mail: taxinfo@ir.gov.hk
ALL CORRESPONDENCE SHOULD BE ADDRESSED TO:
COMMISSIONER OF INLAND REVENUE
C/O R.O. BOX 352 HONG KONG

電話: 2594 5300
傳真: 2802 7625
E-mail: taxinfo@

先生/小姐:

Dear Sir/Madam,

現證實由 2011 年 6 月 28 日起
This is to confirm that with effect from 28 June 2011

藍田觀音古廟有限公司
LAM TIN KWUN YAM TEMPLE LIMITED

因屬公共性質的慈善機構或信託團體,
being a charitable institution or trust of a public character,
故可根據稅務條例第八十八條獲豁免繳稅。
is exempt from tax under Section 88 of the Inland Revenue Ordinance.

稅務局局長

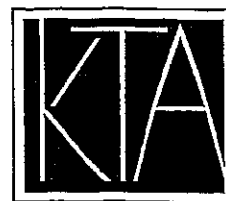
(王青平代行)

(Leonard C.P. WONG)

for Commissioner of Inland Revenue

2011年7月2日

CPW:AL:cl:B343-GB
2011 07 02
14:00



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 14/F, M6 TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG
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傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaPlanning.com

Our Ref: S1398/SD3/21/005Lg

18 June 2021

By Email

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

Dear Sir/Madam,

**Government Land to the south of
Ma Yau Tong Central Sitting-out Area, S.D.3, Sai Kung, New Territories
(Planning Application No. A/TKO/122)
-Further Information No. 3-**

This letter supersedes previous letter dated 16 June 2021 (letter ref.: S1398/SD3/21/004Lg).

Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board ("TPB") on 25 June 2021.

We would like to clarify that Kwun Yum Festival (觀音誕) (falls on the 19th day of the second, sixth, ninth and eleventh lunar months) and Festival of the Ghost (held in the seventh lunar month of the year) will attract worshippers to the Temple at the Application Site. According to the information provided by the Applicant, there would be about 200 visitors per day during the above special events.

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8451.

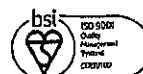
Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD

Kitty Wong

cc. DPO/SK&I – Ms Daisy Yeung (by Email)
the Applicant & Team

KT/KW/vy



Similar s.16 Application for
Religious Institution within "GB" zone on the Tseung Kwan O OZP

Approved Application

<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
A/TKO/8	Proposed Religious Institution with Ancillary Facilities	18.8.1995	(a) the submission and implementation of landscaping proposals, including tree felling and preservation proposals, to the satisfaction of the Director of Planning or of the Town Planning Board; (b) no existing trees should be removed without prior consent of the Director of Agriculture and Fisheries or of the Town Planning Board; (c) the diversion of an existing water mains within the application site to the satisfaction of the Director of Water Supplies or of the Town Planning Board; and (d) the permission shall cease to have effect on 18.8.1997 unless prior to the date either the development hereby permitted is commenced or this permission is renewed.

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

參考編號

Reference Number:

210507-231919-58446

提交限期

Deadline for submission:

28/05/2021

5-1

提交日期及時間

Date and time of submission:

07/05/2021 23:19:19

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/122

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 歐陽

意見詳情

Details of the Comment :

支持！

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

參考編號

Reference Number:

210508-075142-46752

提交限期

Deadline for submission:

28/05/2021

5-2

提交日期及時間

Date and time of submission:

08/05/2021 07:51:42

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/122

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Siuchungyin

意見詳情

Details of the Comment :

支持規劃起廟

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

參考編號

Reference Number:

210508-091716-17550

提交限期

Deadline for submission:

28/05/2021

5-3

提交日期及時間

Date and time of submission:

08/05/2021 09:17:16

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/122

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wang Ping

意見詳情

Details of the Comment:

支持起觀音廟

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

參考編號

Reference Number:

210508-113416-03273

提交限期

Deadline for submission:

28/05/2021

5-4

提交日期及時間

Date and time of submission:

08/05/2021 11:34:16

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/122

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. May Koo

意見詳情

Details of the Comment:

支持盡快起觀音廟，供善信參拜。

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

參考編號

Reference Number:

210509-103402-54202

提交限期

Deadline for submission:

28/05/2021

提交日期及時間

Date and time of submission:

09/05/2021 10:34:02

有關的規劃申請編號

The application no. to which the comment relates:

A/TKO/122

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 王明雅

意見詳情

Details of the Comment :

同意规划

5-5

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

參考編號

Reference Number:

210509-103836-66037

提交限期

Deadline for submission:

28/05/2021

5-6

提交日期及時間

Date and time of submission:

09/05/2021 10:38:36

有關的規劃申請編號

The application no. to which the comment relates: A/TKO/122

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Cheung Yuk Ling

意見詳情

Details of the Comment :

支持盡快起觀音廟，很多善信參拜。感謝

請支持藍田觀音廟有限公司

城市規劃

ALTRO/122

支持者簽名

5-7

黃文銀
張建文
吳詩朗
鄭富文
鄭少維
黃曉藍

房有記

蔡太

鄭玉霞

黎兆光

黎侍恒

蕭詠璇

黎煒恒

Wendy

Bonnie

Joan

Anna

蘇婉儀

黃天蘭

彭伙仔

葉漢英

曾曉慧

梁素貞

李碧芳

吳美玲

林翠珍

林揚明

陳少霞

李卓光

鄭志強

鄭志強

李國輝

蕭傑

Isabel Kan

Kut lung

Alida Ho

林玉珍

林玉珍

林玉珍

林玉珍



鄭志強

黃

卓卓

卓卓

卓卓

請支持藍田觀音古廟有限公司

城市規劃 AITKO/122

支持者簽名

5-7

李順平	譚守軒	李振新	陳國明
周金和	Joer	王益呈	馬水雲
陳錦榮	Jo	路	林
張嘉華	元	洪	郭少三
李	郭錦	仙	李旭光
李	丁	苗	李鍾倫
Amirah	吳	King	蘇有鳳
譚大星	如	12th	黃潤林
葉秀媚	李	張國仙	陳文文
林美倫	盧	李錫高	陳長海
王	李	黃運梅	黃以明
王子邦	李	周少娣	王
王偉亮	Chok	黃	王
王慧欣	山	李淑波	郭少三
王志堅	王	陳金杏	郭少三

請支持藍田觀音古廟有限公司

城市規劃

A/TKO/122

支持者簽名

5-7

李尚安	陳永南	王少雄	張裕龍
張裕龍	Skwork	王	盧永南
張裕龍	陳永南	梁	陳騰旦
陳憲銳	黃向科	Ric. Wuy	李偉傑
	鄭允華	王少雄	吳婉薇
Ho Fung sum	Lucas Chan	李華	李直
施彬彬	鄧嘉真	劉耀彬	李浩芳
蔣君堯	CCM	李仕金	組建
蔣偉基	阮其	李素雲	謝明
POK	吳	趙顯如	蔡惠卿
陳國材	吳	吳善軒	周建威
黃丹鳳	潘生威	吳善軒	周建威
莊玉芳	Phly Chang	黃越明	周建威
陳金利	余夜	吳少雄	周建威
李耀	張受真		

請支持藍田觀音古廟有限公司

城市規劃

A/TK0/122

支持者簽名

5-7

黃芳芳	李紹基	張裕成	Pam
丁玉芝	陳俊波	張裕龍	區騰輝
陳文時	梁志明	于月有	區文
莊碧珠	吳漢強	Manda Cherry	區特友
吳明月	洪煜浩	John Leung	麥全富
洪佳蕾	王以輝	張沈強	關天美
余香蓮	何笑明	Kimmy Leung	關天美
吳小偉	ENG	Leung Shing	Yuk
賴長航	BE	陳振盛	黃金河
梁榮	馬基	Yuk Han	黃錦榮
蔡翠萍	劉勝家	張樹金	黃錦榮
林玉蓮	謝志芳	吳志文	黃錦榮
徐曉吟	Wyl	黎德志	張志強
梁小	李思進	孔昭偉	Wok Wai Fui
林生源	張裕中	5	Shun

請支持藍田觀音古廟有限公司

城市規劃

A/TKO/122

支持者簽名

5-7

陳喬全	許炳林	王莉亞
李阿立	鍾健華	王泓霖
陳文記	鍾晞哲	朱達娜
陳文靜	許樂彤	朱達婷
雷禹騰	黃河	吳榮民
葉潤娣	王蔓華	吳榮榮
李道良	王文俊	吳雅玉
楊偉	張鉅林	吳雅婷
呂東	張煒忠	劉秋蓮
黃小娟	吳淑惠	姚國枝
練志良	王貫一	蕭浚洪
黃連	俞冰	余美娟
黃惠	拿娥米	吳柏茵
黃永基	王良義	招玉貞
黃基	王文權	吳柏奇

蕭支持藝田藝言古廟有限公司

城市規劃

A/TKO/122

支持者簽名

陳美菊 5-7

王

蕭仲賢

梁麗英

王萍 馬淑玉

梁紹堯

曾

王明雅 謝靜明

羅東發

W

王少航

蔡進

邓惠娟

KEI

王子涵

張玉玲 黃青勇

Simon

陳梅

林

東上貴

張信英

司卓高

邱林

陳杏蓮

袁雪蘭

鍾桂奎

楊啟賢

何

李桂光輝

蔡群連

顧淑萍

May

何

伟和

熊太

梁

蕭振文

伟华

曾淑卿

梁德源

何

伟鋒

蕭霍枝

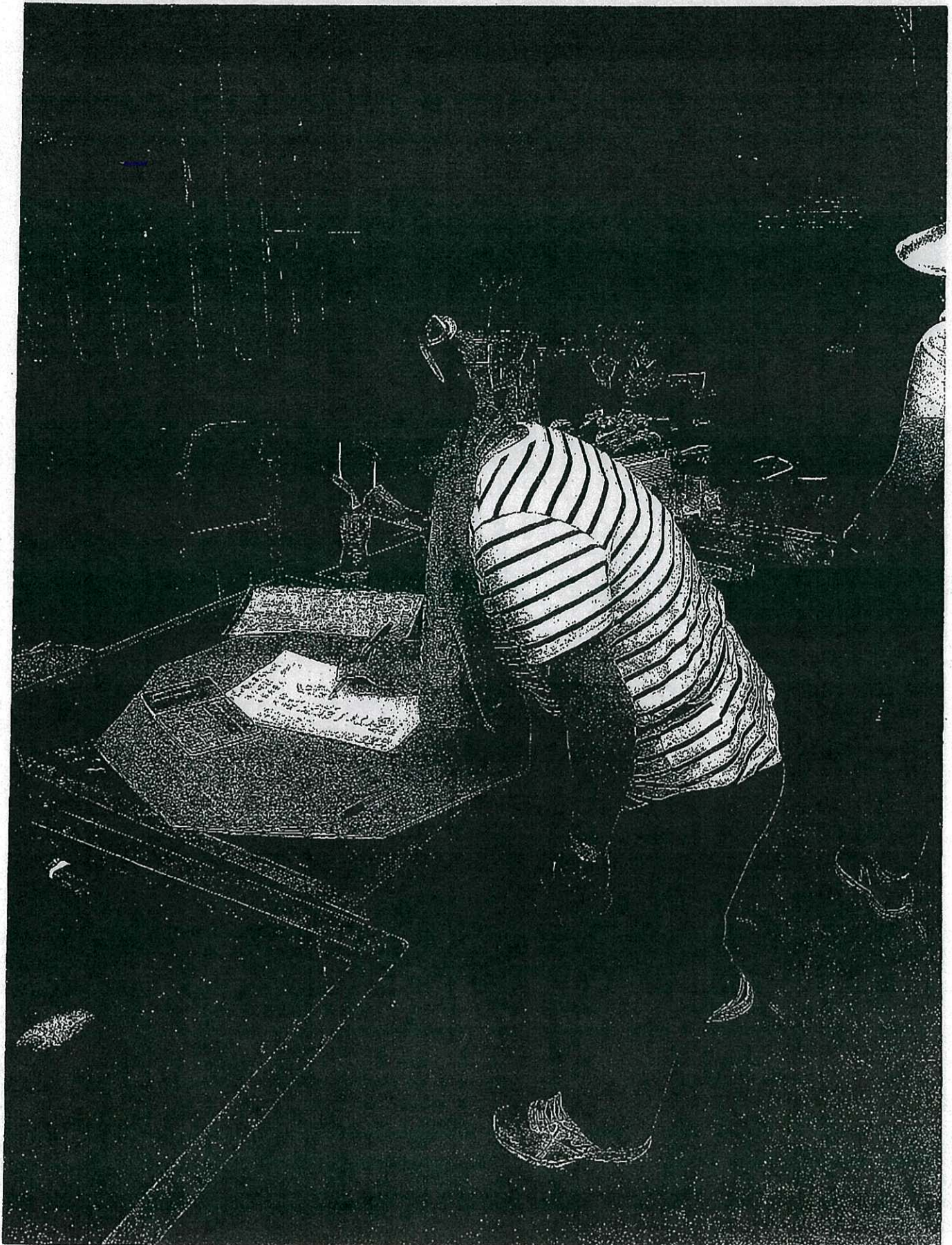
王素英

司香菊

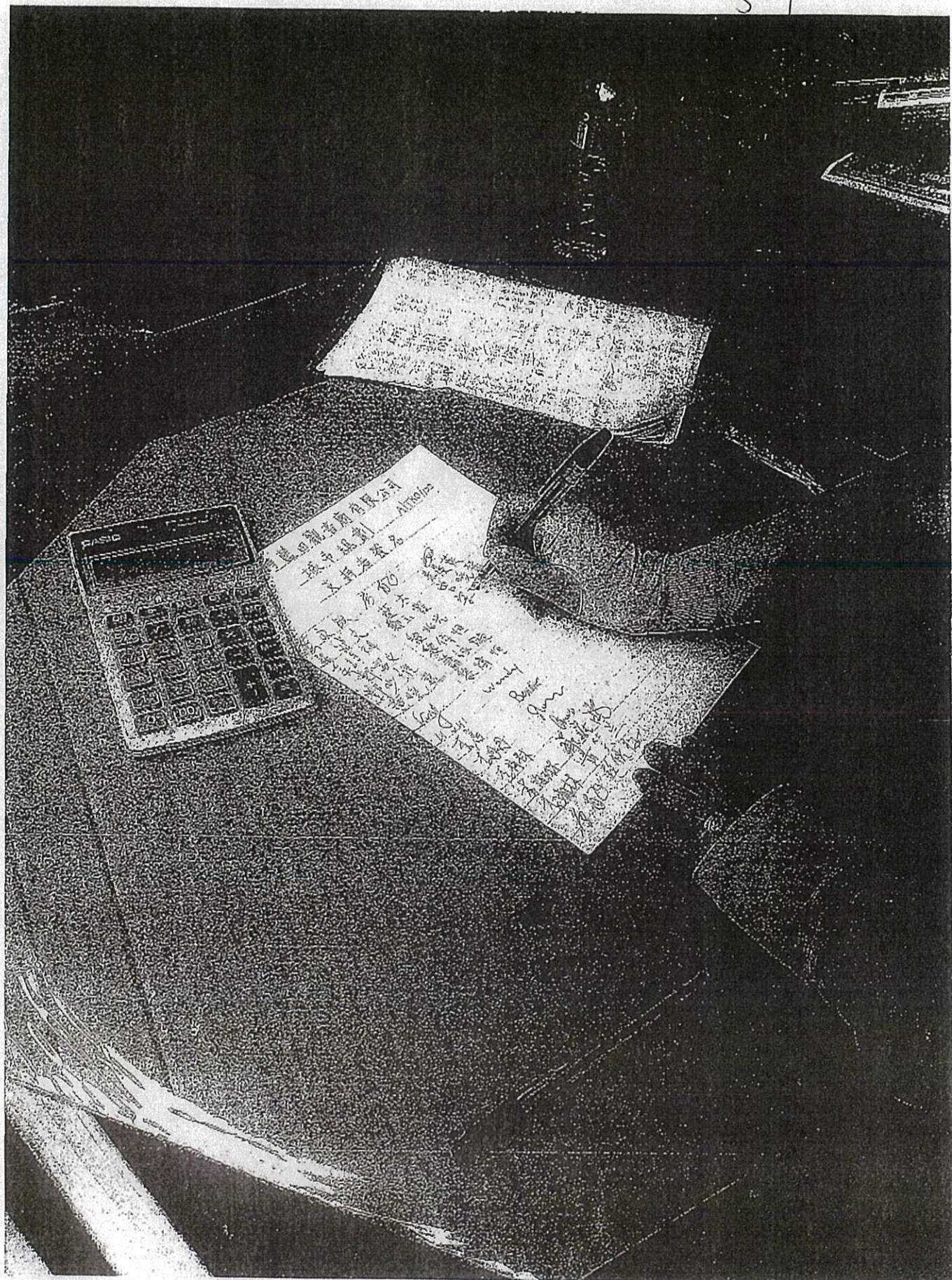
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蔡廣滿

5-7



5-7



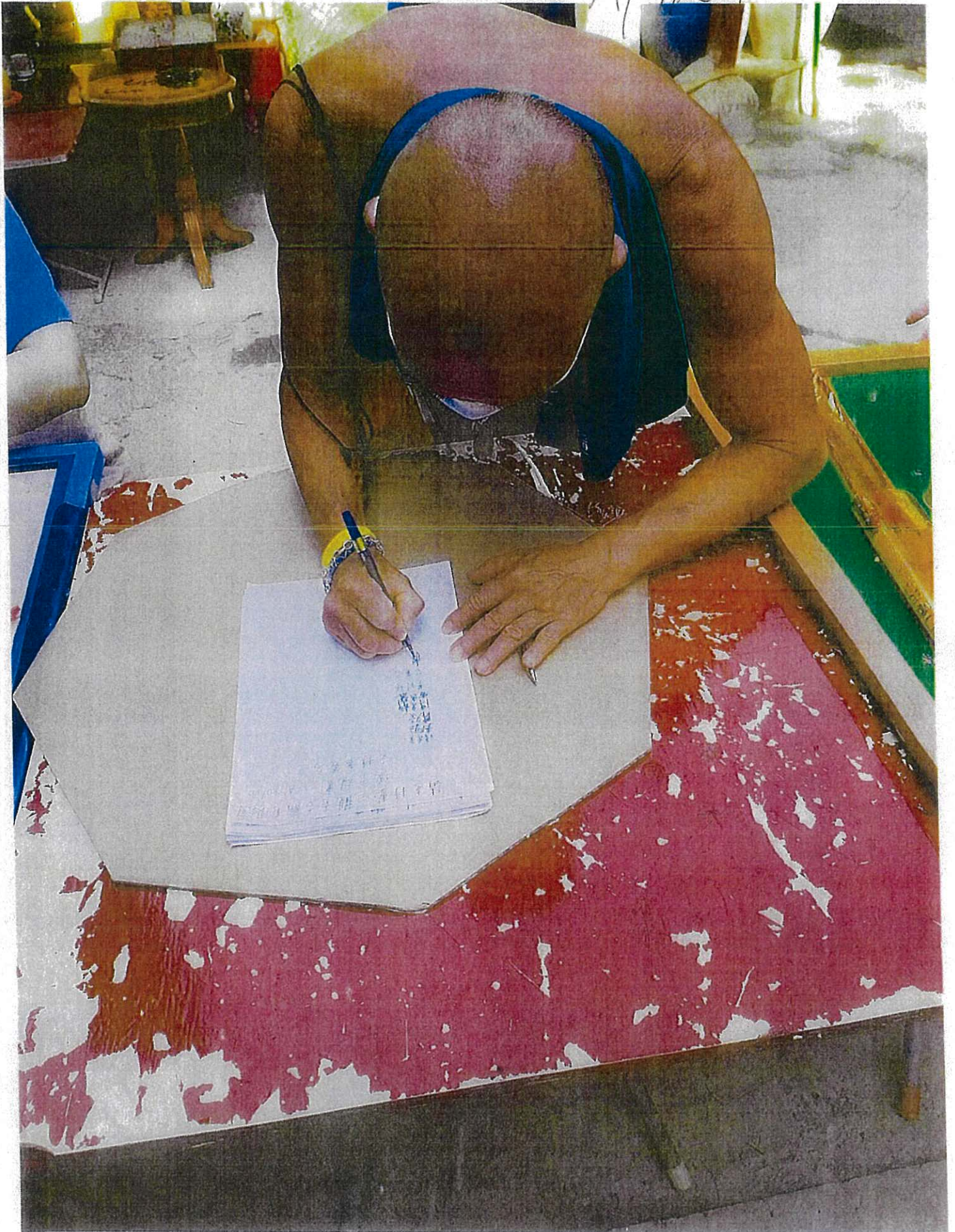
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A/TKO/122



5-7 附加

A/TRO/122



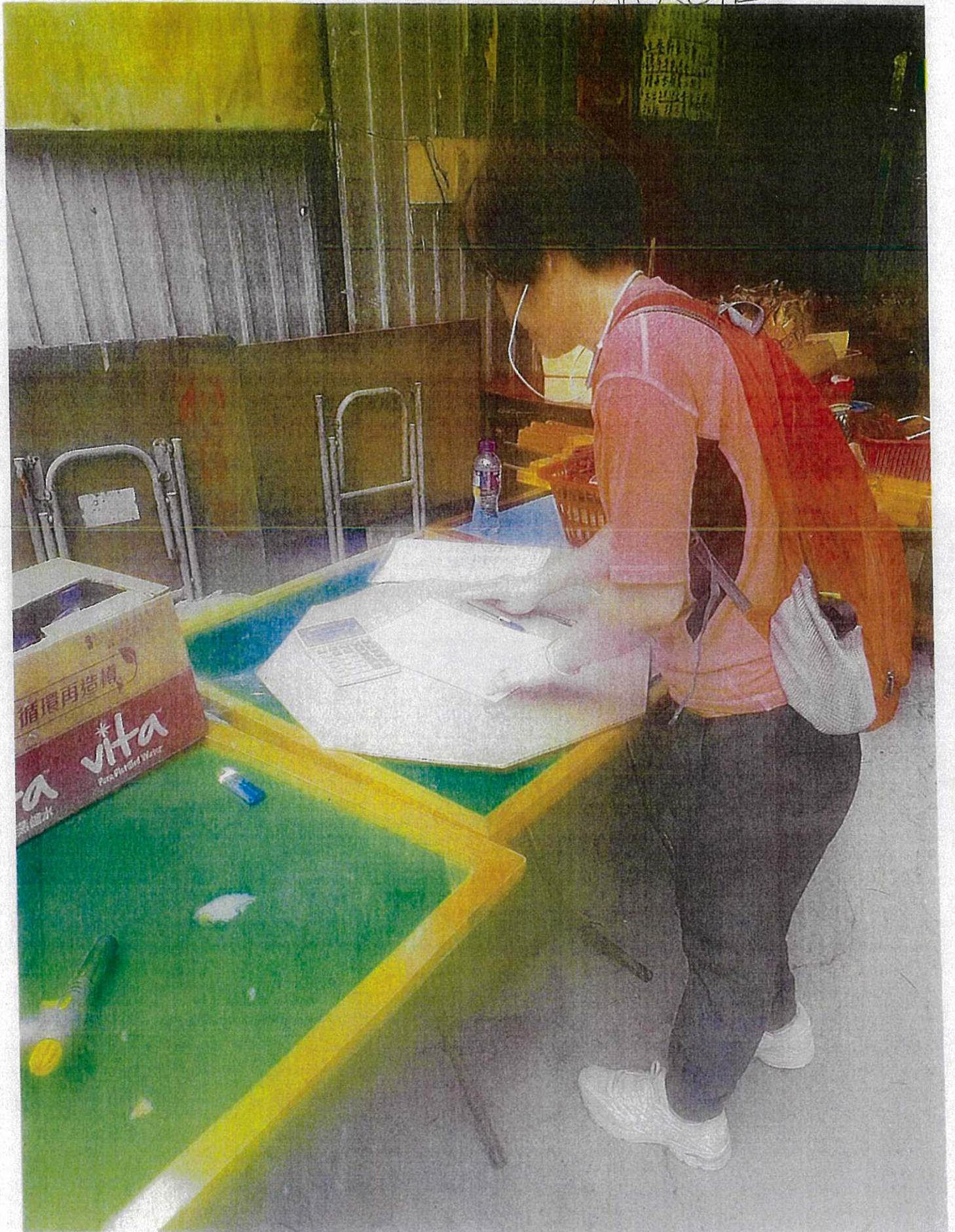
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A/KO/122

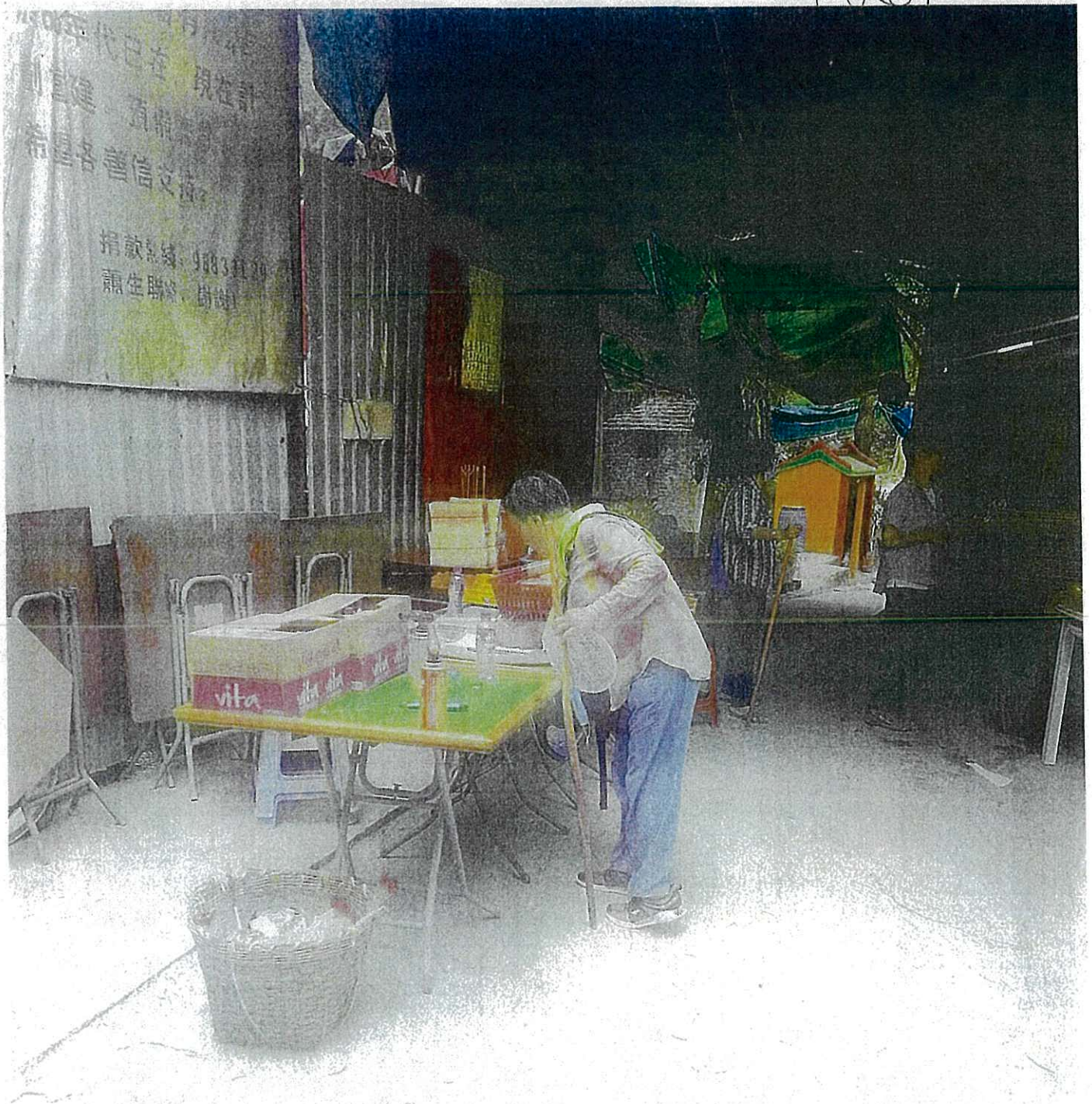


5-7 P1870

Alt R0122



A/Tk/122



5-7 附加

A/TKO/122



5-7 附加

A/HKO/122



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5-f

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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

A/TKO/122

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

同意

「提意見人」姓名/名稱 Name of person/company making this comment 莊任明 親臨中區議會主席

簽署 Signature

莊任明

日期 Date

14-5-2021



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5-9

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/TKO/122

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

該處附近已廟宇林立，各間廟宇佔用地方也不少，不應無限擴張。
此次申請位置政府應建設休憩公園，方便讓公眾人士休憩之用。

因此本人反對上述申請。

「提意見人」姓名/名稱 Name of person/company making this comment King Sui Wing

簽署 Signature

KL

日期 Date

2021-05-17



致城市規劃委員會秘書

專人送遞或郵遞:香港北角渣華道333號北角政府合署15樓

傳真: 2877 0245或2522 8426

電郵: tpbpd@pland.gov.hk

5-10

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/TKO/122

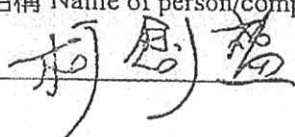
意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

藍田是為居民較多的社區, 居民們十分重視宗教信仰, 因此
維持良好的宗教機構及傳統為重要。申請的廟宇本身歷史
悠久, 香火鼎盛, 附近居民及大部份街坊, 都會經常到場參拜,
因此, 我支持將此地發展成宗教聖地, 維持街坊原有的
宗教活動, 習俗及傳統。

「提意見人」姓名/名稱 Name of person/company making this comment 柯創盛, MH

簽署 Signature



日期 Date

18/5/2021

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/TKO/122

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

關於申請編號(A/TKO/122)，鑑因政府的土地資源是非常珍貴，(該地盤面積約有319平方米，約3,432平方呎)，為何政府不建與公眾休憩公園或者其他用途，方便廣大市民，現由宗教機構(寺廟)去申請，而且該處附近已有數間寺廟，是否有必要再擴充寺廟？

故此，本人反對上述的申請。

「提意見人」姓名/名稱 Name of person/company making this comment 王水奎區議員

簽署 Signature



日期 Date 21.5.2021

請支持荃田觀音古廟有限公司

城市規劃



支持者姓名:

A/TKO/122

5-12

冼宝明

何太文嬌

鍾志卿

陳春萍

張同司
梁卓權

黃文

王紀文
諸友榮

陳妙輝

黃

Fu Ying Ho
Liu Wai Shy

梁樹生

莊浩文

張妙如

Payer Kai

李林嬌

莊義生

郭銘英

Dennis

祥

莊藝欣

詹美嫻

Angela

王

陳國榮

Annie Chan

黃梓茵

張良成

Ami Wu

彭淑儀

吳夢

陳國榮

王鉅祥

Shen

蔡友東

李華達

黃梓榮

陳啟源

郭詠詩

陳子路

[Signature]

Xam Pui

吳子龍

余基雄

劉素安

林楚雄

林育明

Ami

余宗林

林玉妹

林玉妹

盧梁嬌

請支持藍田觀音古廟有限公司

城市規劃

ALT/KO/1122



支持者簽名

5-12

陳義

曾淑英

黃笑兰

馬市

李綺華

曾淑格

胡文光

陳俊良

李嘉江 楊子健

羅翁

翁雪丹

李嘉興 楊敏怡

Ita Puspitacar

陳桂華 ALAN CHAN

高志記

馮國強

陳玉香 陳

袁志光

胡國波

陳燕紅 劉子娟

劉翠珠

石永成

陳燕忠 吳婉晴

何小屏

吳君英

陳志忠 李慧儀

殷金發

陸秋豐

陳志超 吳育平

尤輝明

張文

陳志堅 許振

陳

汪麗

李樂佳 何少玲

李海平

王世傑

陳志標 楊文怡

陳建威

王錦豪

王鳳儀

請支持藍田觀音古廟有限公司

城市規劃

AITKO/122

支持者簽名

5-17

朱安
何繼志
張慧明
翁偉民
鄭麗明
翁嘉麗
李麗娟
朱慧敏
姚文珠
蕭錦彪
蕭雅怡
林國峰
姚文珊
盧惠霞

許媛
楊慧霞
翁素心
陳穗生
陳俊杰
余錦純
鄭燕君
鍾允
莫美珍
施少也
陳玉
林倫
陸鳳儀
潘潤愛

高麗虹
張秀霞
何立新
郭志基
溫敬堂
黃麗兰
岑梅娟
李永康
林澤然
黃冬丹
Alex
林光志

彭九
李廣才
凌石民
譚友坤
蕭中智
Wang
Yu SK
孫明
黃
章師美
黃楚姬

請支持藍田觀音古廟有限公司

城市規劃

ATTK01/02

支持者簽名

5-12

丁太	楊太	呂詠珊	四哥
呂三妹	黃老森	Julie	吳楚鴻
劉明年	戶太	陳賜良	重廖
王恩德	陳生	陳卓然	黃姑娘
玲姐	李金	洪嘉敏	程生
儀	李金	陳志安	簡
陳	李金	陳志高	梅
李	李金	陳錦桃	婢姐
李	李金	呂滿家	尤生
陳	李金	陳玉玲	尤太
陳	李金	關生	蘇姐
細玲	Latte	陳應揚	李生
廷	Timmy	呂珊	重娥
文姐	Levin	萬日輝	黃妹
玉姐	港叔	陳任光	芬姐

請支轉益田觀音古廟有限公司

A/Tk0122

城市規劃

5-12

支持者簽名

杖鏡源	羅俊傑	翁香蓮	郭應強
鄭偉南	羅俊謙	黃春球	張淑儀
鄭偉豐	朱淑華	鄭麗芳	譚國良
余紫慧	朱錫江	吳	郭小玲
黎錦豪	朱小江	吳	譚
黎潔芬	朱海霞	莫松月	何雪明
黎雲敏	李強	翁香珍	何佩民
盧麗華	陳結儀	翁秀英	李碧梯
盧金帛華	張隨柳	何小明	張素梅
盧金帛開	林燕晶	彭惠芳	陳從文
蔡錦雲	何燕玲	翁永傑	楊光輝
羅德清	楊淑華	林曉澄	梁日紅
羅聰未	朱潤憲	沈家豪	鄭麗強
張世君	莫松樹	沈家進	翁偉強
張士	許昌喜	鄭美儀	廖志雄

請支持 藍田古廟(觀音古廟)有限公司

城市規劃

A/TK0/122

5-12

支持者簽名

羅	W.	LA 2A 4A	陳
唐 龍	梁	李 榮	何
梁 好	梁耀駿	梁	何
Sam	梁開基	梁	梁
Li Sui	梁麗珍	梁	莫
Xiao	謝福常	李	Ada
梁	劉永忠	李 龍	梁
Wong Shue-fung	梁	Lee	梁
梁	梁	Sui	Charles
梁	梁	梁	Connie
梁	梁	Law	何美儀
Ng NGAN 2A	Wong So Ip	梁	梁
Dai Kue	Wong So Wai	梁	梁
梁	Wong So Kam	梁	梁
梁	Wong Yee Wah	梁	梁
	梁		梁

請支持 藍田古廟(觀音古廟)有限公司

城市規劃

A/TK0/122

5-12

支持者簽名

吳海永	陳翠妹	李惠勤	
侯小惠	宋桂香	鄭國良	林錦添
黃秀霞	Madhuri Mukherjee	彭建彩	胡章城林
mui	高育己	鄧巧蓮	杜佛東
	李錦華	林太	葉
an	胡女士	吳海倫	華
	Gnyan	吳海澄	何熾華
黃	葉偉華	周洋	
黃	張素寧		琮
黃	葉錦鋒	楊志	May
黃	張志	羅碩容	
黃	心茹	李民偉	陳志
黃	耀康	楊志	叶培基
朱偉榮	陳麗	Jenny Leung	石獎嬌
鄧錦霞		胡紅林	叶应林
鄧美金	李敏儀		

請支持藍田觀音古廟有限公司

城市規劃

A/TKO/122

支持者簽名

5-12

陳超安	吳林開	梁美珍	容國權
陳燕雲	吳力生	梁雅儀	嚴毓生
石	吳力行	梁錫華	曾姑
鄧	吳翠鳳	黃耀駒	盧太
廖	吳翠霞	洪可瑩	力高
杜	金生	洪可欣	郭德成
金十	金太	Eva Wong	蕭永
陳惠萍	李玉坤	Fanny	盧生
翁玉玲	安哥	梁美珍	芳姐
梁珍	曾浩祥	David	譚小姐
明仔	劦B	梁婉兒	PETER
美玉	陸元華	梁慧儀	張趣輝
卿	朱中威	梁錫華	婁
周姐	朱中昌	梁福林	MAY
劉嘉琦	閔小姐	梁瑤榮	敏

請支持萬田親商古新有限公司

城市規劃

5-12

支持者簽名

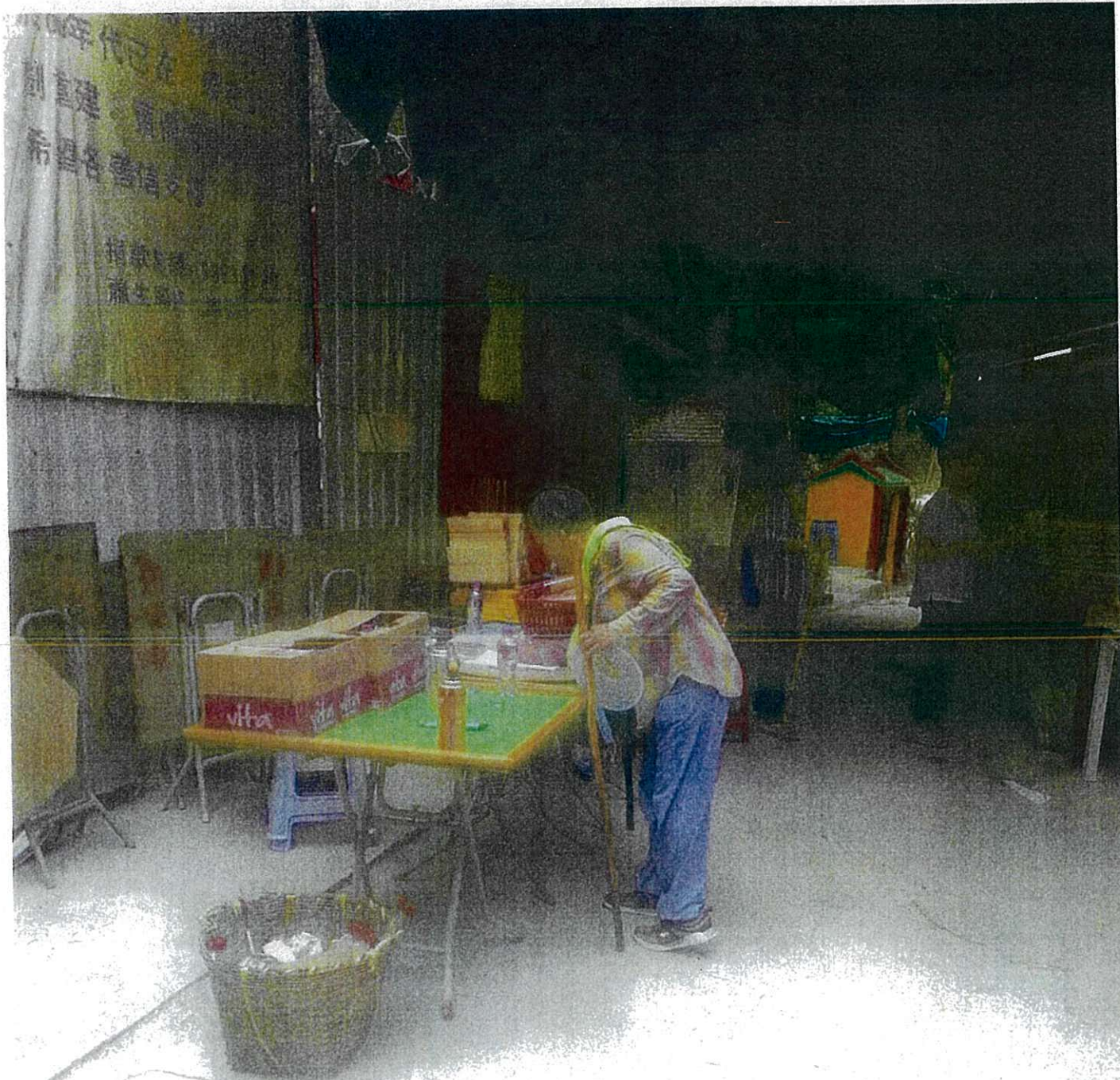
A/TKO/122

馮海波
翁雄隨
何木娣

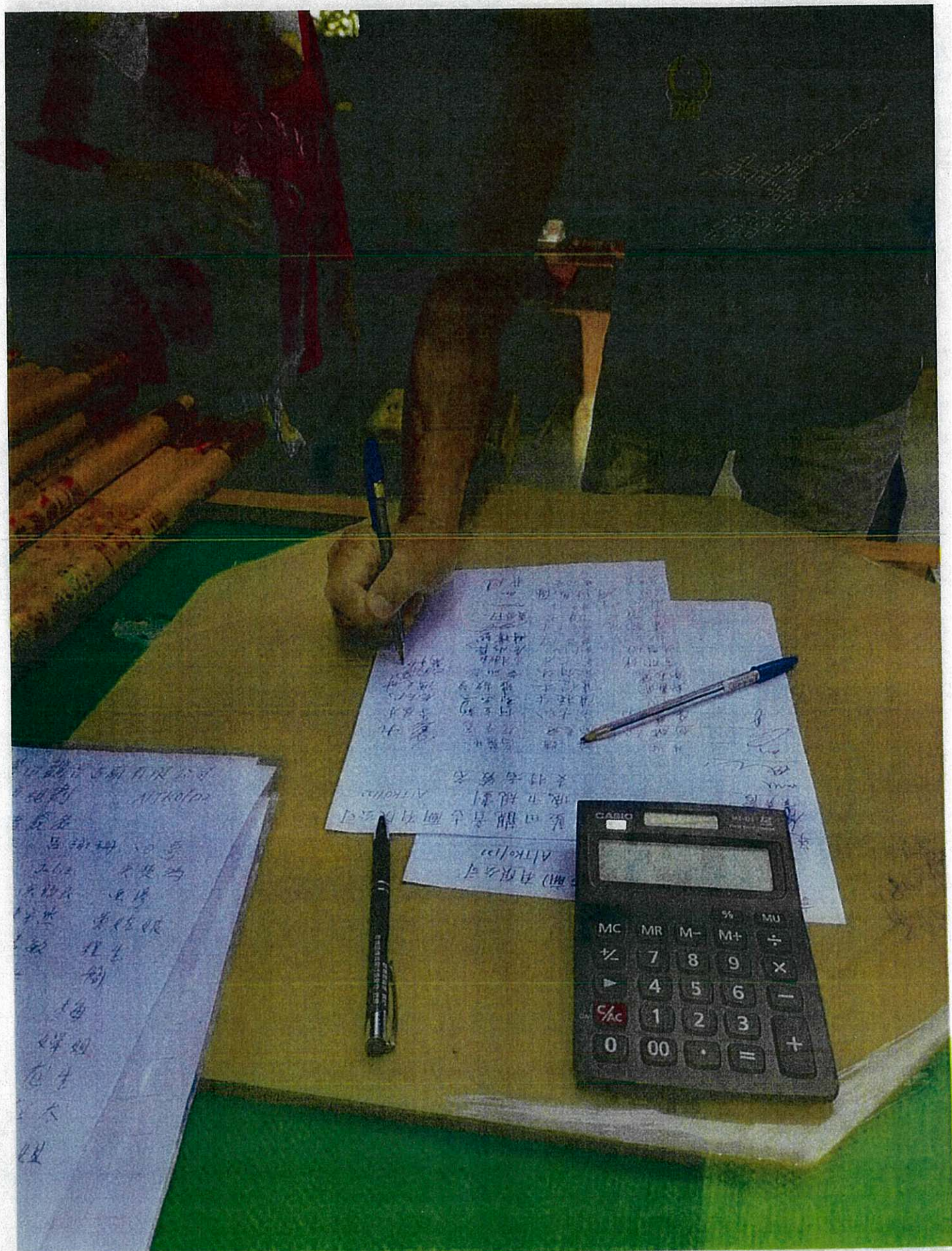
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韓月旺
洪景治
志羽瑜
鄭麗花
吳雅容
翠
惠氏

~~黃少龍~~ ~~王國強~~ ~~Wong Hong~~
林碧雅 陳劍造 張月清
何美如 李群珍 張月華
司徒進 謝友生 楊春島
方海山 謝利霞 楊振東
陳賢 謝利建 張月明
楊俊男 謝利三 梁佩鴻
黃偉民 謝美兰 張子峰
廖月好 謝子豪 張子城
楊淑娟 年美娥 ~~張子豪~~
胡頌東 弟子春意 胡健
閔素霞 黃菲亭 唐紀

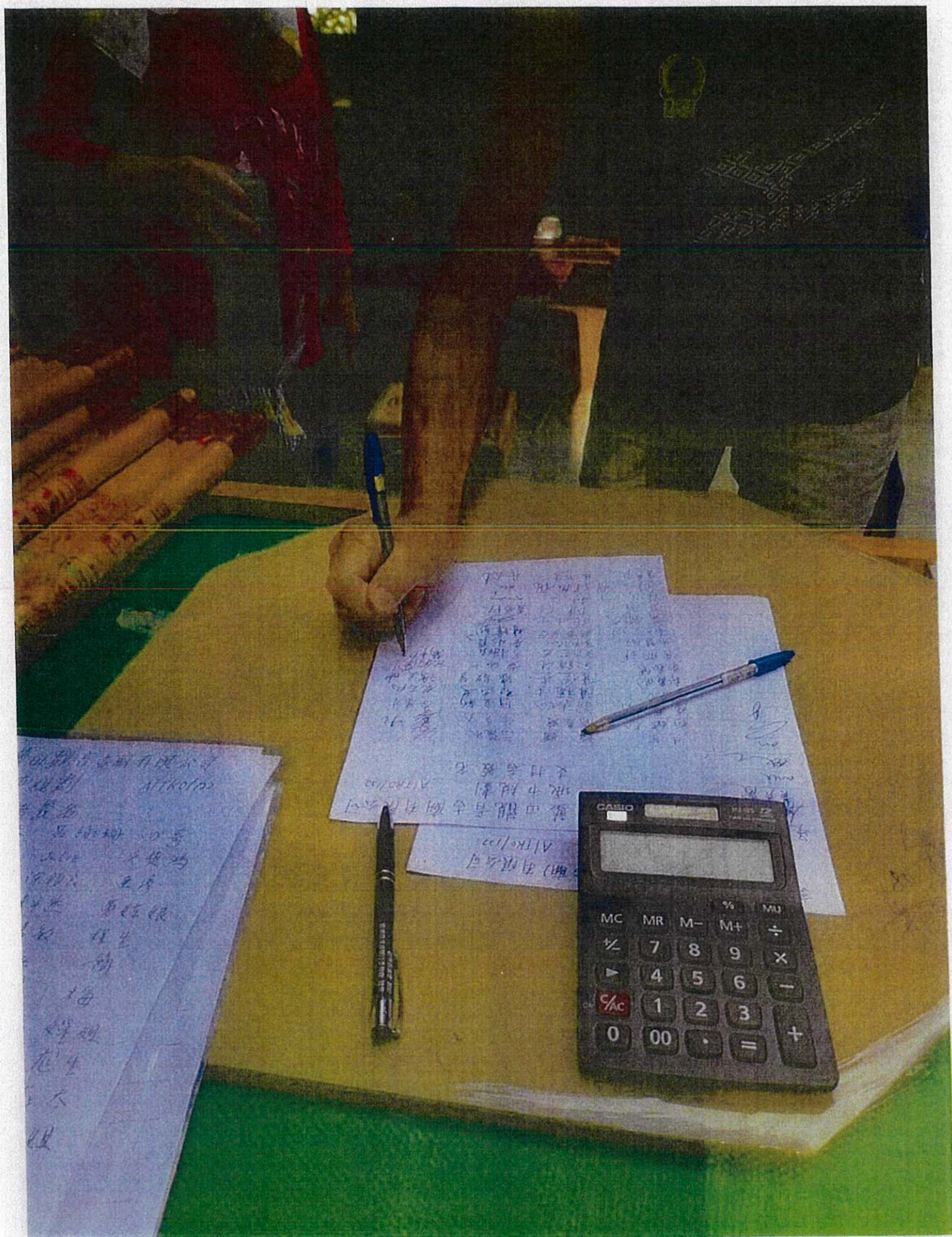
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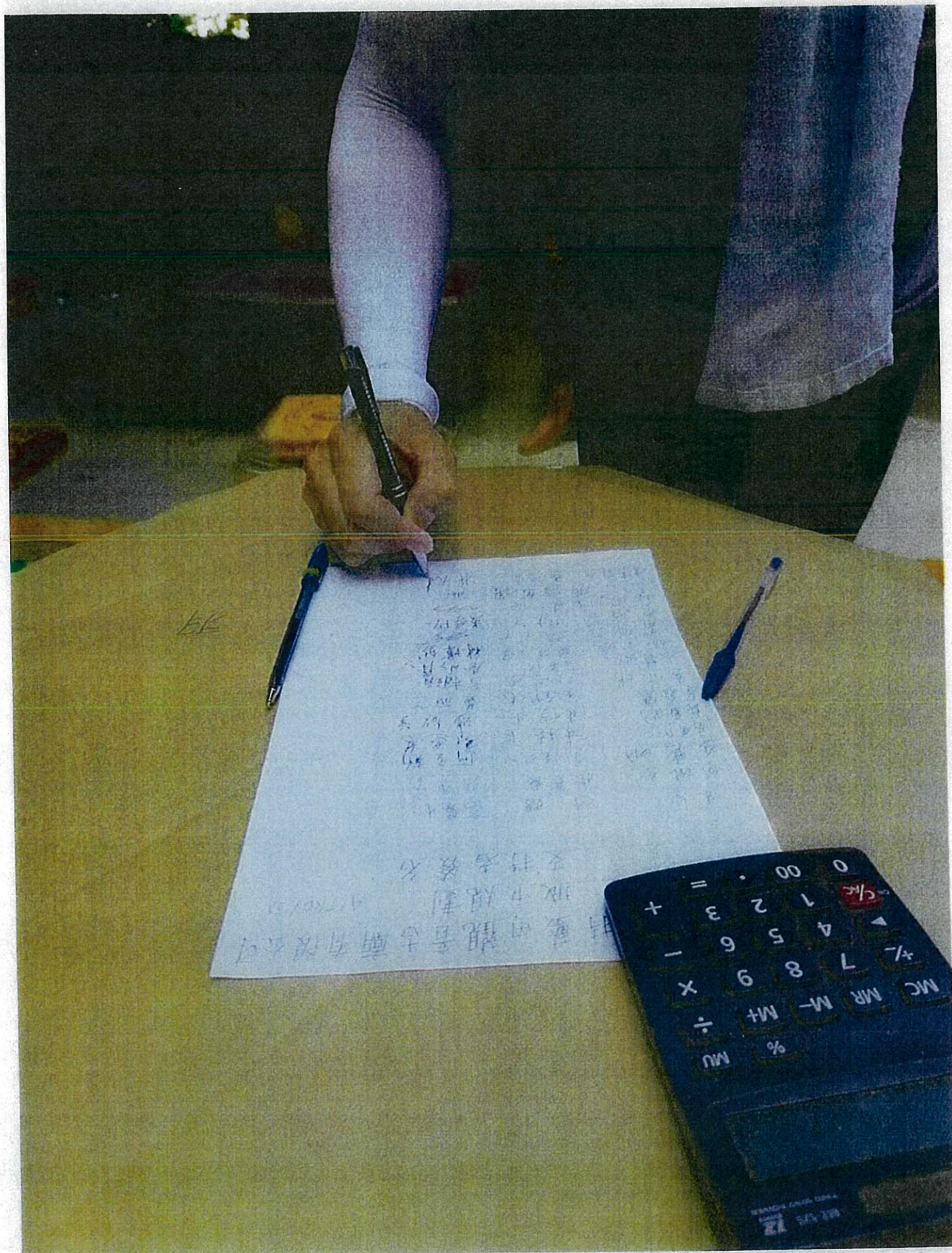
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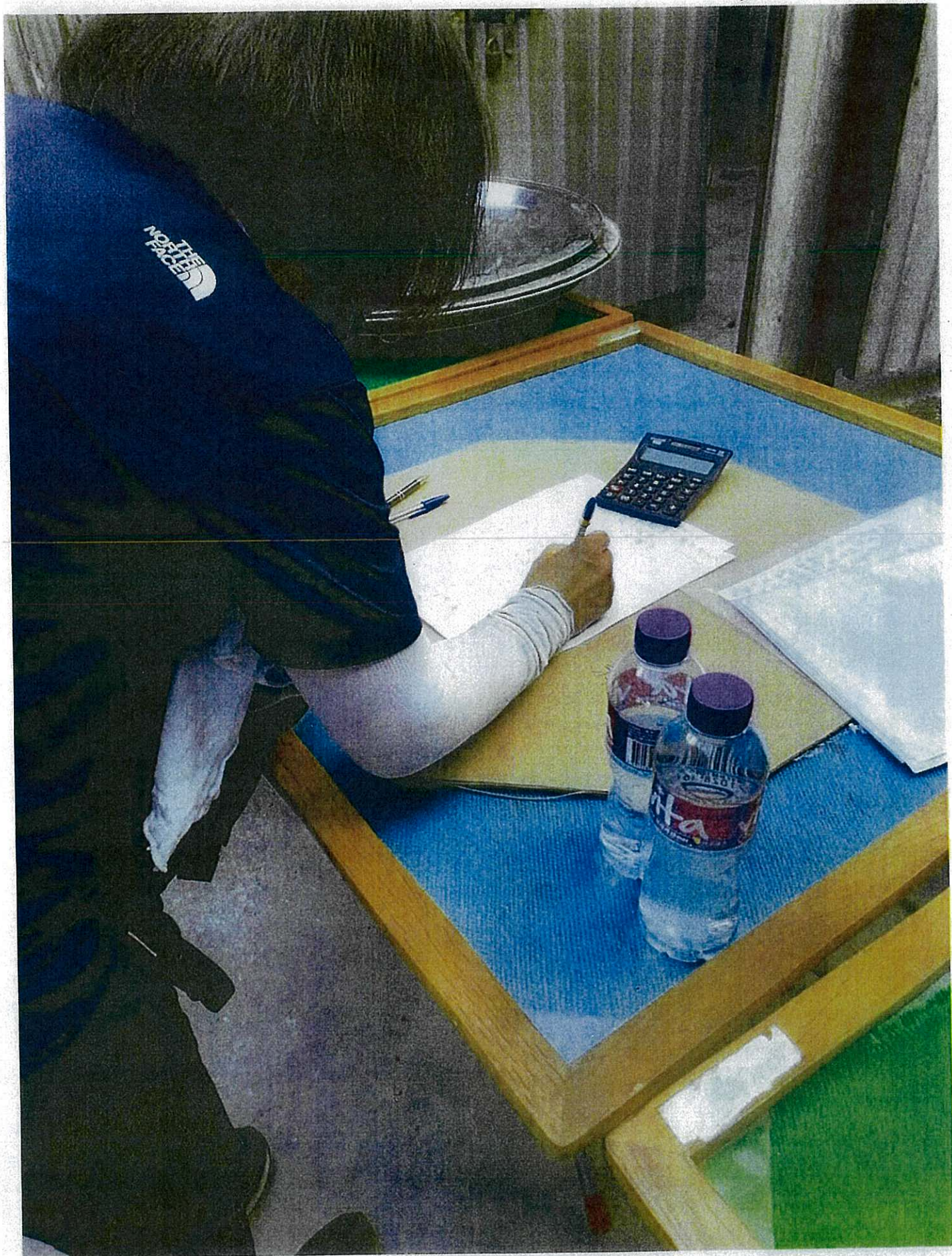
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城市規劃

A/TK0/122

支持者簽名

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陳雲超	區嘉豪	鄭國榮	LEE HING
羅發開	劉淑李	鄭懿珊	LEE DAN DA
張瑞貴	黃曼芳	鄭梓橋	LI SU1
So Kwai Y	John P	區德年	陳立泉
黃潤林	Ran Chung	黃玉玲	林欣穎
黃汝丰	何彩蓮	林碧霞	陳秀容
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何志文	仇鏡強	叶志弘	何有光
陳德芳	甘國金	叶明珠	鄭先輝
黃錦光	唐有記	艾文利	李振夏
張月芳	蘇鴻春	凌美湘	蔣明
陳香如	李偉英	蔡天漢	葉
陳香三	凌淑如	黃嘉揚	張素珍
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陳永平	鄭佩霞	LEE SO WAH	何子貴
和耀文	鄭國華	LEE SI FU	陳香如

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25 MAY 2021

Town Planning Board

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戴志偉	馬盛吟	曾岸玲	吳杏蓮
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張美琪	李基德	李玉	梁健文
蘇志偉	李燕花	陳偉強	梁永銳
曾霞	李花	張偉傑	詹龍
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Pham Thi Huyen

Ma Chun Wai

賴小浩

黃清瑜

KT

潘小英

Aiemg

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陳文芝

洋姐

琮

梅秋芳

右

天娜

文文

楊仁

李

金土

香花

麗華

翠華

棠伴

大B

杉樹

美田樓莫宅

李

梁華儀

梁少聰

梁瑞瑛

曾竹梅

陳熙仁

李歡完

李

李

李

李

李

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Uw

Ying

Kan Man Hong Leo

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Kenny

陳瑞瑛

黃偉遠

陳唐祥

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鄧梅輝	MALINA	劉小范	楊一建
陳桂香	區双平	林灶嬌	江泉珍
鄧國星	林楚雄	王少片	吳大光
鄧國良	曾素芳	吳	黃永平
謝佩英	莊銘輝	吳邱明	胡耀志
岑笑蘭	莊晴兒	子	鍾結芳
鄧愛容	曾慶義	cherry	陳來好
楊雲	Spry	小玉	梁柏櫻
黃靜	黃光風	通明	白生
黃紀	梁翠儀	Coelwyn	陳瑞
陳柳君	吳倩儀	黃彩梅	梁禮
黃國明	司徒明	阿	結育
黃逸康	劉光秀	李小媚	
林子	Am	Margie	
		曾秋金	

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年05月26日星期三 2:10
收件者: tpbpd
主旨: A/TKO/122 Ma Yau Tong Central Sitting-out Area, S.D.3, Sai Kung Lam Tin Kwun Yam Temple Redevelopment

5-14

A/TKO/122

Government Land to the south of Ma Yau Tong Central Sitting-out Area, S.D.3, Sai Kung

Site area : About 319sq.m

Zoning : "Green Belt" and "Open Space"

Applied development : Religious Institution (Temple)

Dear TPB Members,

Lam Tin Kwun Yam Temple Redevelopment

While the plans appear to be in line with the original structure, there is a need to be prudent when it comes to such facilities.

Members should include a condition that **NO NICHES BE ALLOWED ON THE SITE.**

This would protect the site from commercial exploitation.

Mary Mulvihill

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5-15

符明煥	楊子波	許振宇	林忠輝
廖麗洋	吳金華	許劍友	呂偉端
羅國干	鄭曼英	毛天娥	林卓謙
施博偉	吳綠然	張冰冰	呂金吉
Corrinah	Rebecca	馮子才	許秋梅
曾先	Eric	戴慧儀	王晴媚
譚碧林	陳紫福	馮煒霖	沈明國
郭燕儀	林曉諾	馮鑾澄	李世覺
林志輝	林嵐彤	歐泳賢	黃桂瀾
周鳳英	林知意	吳煒娟	吳振鵬
黃浩燕	卓彩玉	黃素玉	吳詩文
謝廣文	冼家敏	杜士	吳咏潼
丁笑玲	張曉紅	何志強	吳咏珊
譚智峰	曾雅如	梁思浩	李亮琴
黃達麟	許永春	方美玉	李敬欣

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城市規劃

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支持者簽名

林佩琪

Mr 陳立賢

林楚雄

Ref

林玉妹

林育明

李詠詩

林明愛

蕭偉興

黃學怡

司徒祖迪

黃志海

曾桂華

IKO MOVI

Mr. Chan

陳鏡波
陳鏡平



寄件者: [REDACTED]
寄件日期: 2021年5月22日星期六 2:05
收件者: iptszkit@dphk.org; orchongshinglegco@gmail.com;
tellme@1823.gov.hk
主旨: 有關 城市規劃委員會 申請編號 A/TKO/122 藍田公園山頂寺廟的意見
附件: DSC_1752.JPG; 20210522_012505.jpg

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執事先生:

有關此申請，本人意見如下:

1. 因為該寺廟位於郊野地區，消防設備短缺以及附近雜草叢生。該寺廟必需全面改善消防系統及設備，消防處應作巡查及建議改善，以免香火引起火災。
2. 該寺廟保安設施簡陋，屬於寺廟的雜物到處亂放，必需全面改善保安系統及設備。警方應作巡查及建議改善，以免有盜竊問題。
3. 因為該寺廟位處馬游塘中休憩處及藍田公園出入口中間，城市規劃委員會要確保上述位置可劃出安全的公眾行人通道，亦要確認哪政府部門為該行人通道負責管理維修。政府相關部門亦應該防止有人非法霸佔公眾路段放置私人物品，寺廟的物品或非法僭建的簷蓬亦不應跨越或霸佔上述公眾行人通道任何空間，請康文署、地政總署或路政署跟進。
4. 該寺廟不應如附圖中隨意在廟內上方裝上線香，以防止線香底盤簡陋鐵線意外鬆脫引致市民受傷，亦應將其設在非公眾行人通道的地方，消防處亦應該給予指引跟進。
5. 城市規劃委員會亦應確認上述寺廟保險事宜，以免有市民因寺廟或在寺廟內受傷無法作出賠償。
6. 寺廟亦應該改善附圖中本身的鐵皮結構，以免颱風或暴雨來襲時無法抵禦，房屋署以及建築署亦應給予支援。
7. 寺廟乃佛門清淨地，不應有麻雀??等賭博設施擺放，以免有人非法聚賭，警方亦應該跟進調查。
8. 寺廟範圍內的佛像或上香地點應該集中擺放，不應該再像現在的情況四處擺放，以免難以管理而引發失竊、火警等問題，消防處及警方亦應該協助跟進。
9. 寺廟中的祭品生果應定時清理，以免吸引附近野豬聚集覓食引致危險。因為野豬出現的範圍較廣，康文署、地政總署、路政署或漁護署亦應給予一定協調、支援及跟進。
10. 寺廟應跟據第208A章《郊野公園及特別地區規例》第8條對花草樹木及土壤的保護，不應縱容其他人或有關人士霸佔附近康文署藍田公園內的山頂位置及就近地政總署、路政署或漁農署管理的地方種植各式各樣的植物，以免外來物種引致該地方的野生植物無法生存。
11. 寺廟內亦應該根據第371章《吸煙(公眾?生)條例》劃分為室外非吸煙區，以免吸煙而引起火警問題，食環署控煙辦亦應該給予協助跟進。
12. 寺廟內亦應注意衛生問題，如督促善信在祭祀完後前往附近洗手間內清潔雙手、跟據第599章《預防及控制疾病條例》善信及廟祝亦應該佩戴口罩、遵守限聚令及保持社交距離，以免疫情散播，衛生署應該給予一定支援協助。
13. 該寺廟應該改善化寶設施，可了解在食環署於《私營骨灰安置所牌照及其他指明文書申請指引》內附件10中環保署建議化寶設施規定，以減少對附近環境的空氣污染，環保署也應該給予協助跟進。
14. 寺廟亦應該遵守香港法例第153章《華人廟宇條例》，妥善登記、避免管理失當以及

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公開透明處理善款，民政事務處亦應該給予協助跟進。

如不能改善上述任何問題，本人則反對該寺廟在上述地方繼續營運，但請城市規劃委員會妥善處理及協助其另覓土地安置。

城市規劃委員會亦應改善以下問題：

城市規劃委員會不應只張貼有關資料在山上，應與民政事務署等其他政府部門合作，應增加張貼有關寺廟申請的資料在山下，將有關資料給予就近的老人院、非牟利機構、德田、當區議員、分區委員會、防火委員會、滅罪委員會、地區人士、就近居民商戶，以信件或電郵主動諮詢，令更多市民知此事並作出回應。

雖然此舉會增加工作量，但做法更為穩妥，以免市民日後出意外時追究有關委員會只作假諮詢。

本人亦請1823將信中的提及的問題轉交給其他政府部門跟進，亦請議員們同心協力督促政府有關部門從速跟進。

謝謝。

祝
工作順利

居民
蘇生

[illegible]

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Detailed Comments from Relevant Government Departments

Fire Safety

Comments of the Director of Fire Services (D of FS):

- (a) the distance of the site under application from the nearest fire hydrant is more than 500 m. In view of this, either a street fire hydrant supplied directly from town main or a fire hydrant system with adequate flow, pressure and size of water tank is considered necessary to secure the water supplies for fire-fighting;
- (b) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Building Matters

Comments of the Chief Building Surveyor/Hong Kong West, Buildings Department (CBS/HKW, BD):

If the Site is leased land:

- (a) unless the Site abuts on a specific street complying with the requirements under Building (Planning) Regulation (B(P)R) 18A(3) and not less than 4.5m wide, the development intensity of the site should be determined by the Building Authority (BA) under B(P)R 19(3);
- (b) the means of obtaining access to the proposed building from a street including the land status of existing access road should be clarified to demonstrate compliance of B(P)R 5;
- (c) emergency vehicular access, where applicable, should be provided to the proposed building in compliance with the B(P)R 41D;
- (d) before any new building works are carried out on leased land, prior approval and consent from the BA should be obtained, otherwise they are unauthorised building

works. Authorized Person (AP) must be appointed to coordinate all new building works in accordance with the BO;

- (e) all unauthorised building works/structures, if any, should be removed according to the provisions of the BO;
- (f) the granting of the planning approval should not be constructed as an acceptance of the unauthorised structures on site under the BO. Enforcement action may be taken to effect the removal of all unauthorised works in the future; and
- (g) detailed comments will be given during general building plans submissions stage.

Others

Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) the applicant is advised to observe the relevant technical circulars including Development Bureau Technical Circular (Works) (DEVB TCW) No. 6/2015 & 4/2020, 5/2020, etc., for matters related to maintenance of vegetation and tree preservation;
- (b) in the event that any leisure facilities or roadside trees maintained by Leisure and Cultural Services Department (LCSD) is affected during the works, the project proponent is required to seek comment from LCSD prior to the commencement of works; and
- (c) he reserves the right to comment on the project from tree maintenance point of view until he receives the request for giving advice on the formal Tree Preservation and Removal Proposal.

Advisory Clauses

- (a) to note the comments of the Secretary for Home Affairs that should the applicant wish to apply for concessionary land premium for the proposed development at a later stage, Home Affairs Bureau stands ready to consider granting policy support along the prevailing policy and established procedures;
- (b) to note the comments of the District Lands Officer/Sai Kung, Lands Department that there is no guarantee that the Short Term Tenancy (STT) application would be approved irrespective of any approval of planning application. Should the proposed STT be approved, it would be subject to such terms and conditions including payment of rent and administrative fee as appropriate;
- (c) to note the comments of the District Lands Officer/Kowloon East, Lands Department that any approval by the Town Planning Board (the Board) shall not prejudice the Government's right to take appropriate action against any illegal occupation of government land identified at the application site (the Site);
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the section 16 application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works;
- (e) to note the comments of the Director of Fire Services that as the distance of the Site from the nearest fire hydrant is more than 500 m, either a street fire hydrant supplied directly from town main or a fire hydrant system with adequate flow, pressure and size of water tank is considered necessary to secure the water supplies for fire-fighting. Relevant layout plans incorporated with the proposed fire service installations (FSIs) should be submitted to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Chief Building Surveyor/Hong Kong West, Buildings Department that if the Site is leased land, unless the Site abuts on a specific street complying with the requirements under Building (Planning) Regulation (B(P)R) 18A(3) and not less than 4.5m wide, the development intensity of the site should be determined by the Building Authority (BA) under B(P)R 19(3). The means of obtaining access to the proposed building from a street including the land status of existing access road should be clarified to demonstrate compliance of B(P)R 5. Emergency vehicular access, where applicable, should be provided to the proposed building in compliance with the B(P)R 41D. Before any new building works are carried out on leased land, prior approval and consent from the BA should be obtained, otherwise they are unauthorised building works. Authorized Person (AP) must be appointed to coordinate all new building works in accordance with the BO.

All unauthorised building works/structures, if any, should be removed according to the provisions of the BO. The granting of the planning approval should not be constructed as an acceptance of the unauthorised structures on site under the BO. Enforcement action may be taken to effect the removal of all unauthorised works in the future. Detailed comments will be given during general building plans submissions stage; and

- (g) to note the comments of the Director of Leisure and Cultural Services to observe the relevant technical circulars including Development Bureau Technical Circular (Works) (DEVB TCW) No. 6/2015 & 4/2020, 5/2020, etc., for matters related to maintenance of vegetation and tree preservation. In the event that any leisure facilities or roadside trees maintained by Leisure and Cultural Services Department (LCSD) is affected during the works, the project proponent is required to seek comment from LCSD prior to the commencement of works.