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表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas or Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/16-KTS/1979
	Date Received 收到日期	21/01/2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Wah Kong Temple Association 華光廟宇委員會

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 900 (Part), 901 S.A, 901 S.B (Part), 902 (Part), 903 (Part), 904 (Part), 905 (Part) and 906 (Part) in D.D. 103, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,800 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 265 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Vacant and occupied by temporary structures (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 31/10/2023 (DD/MM/YYYY), this application involves a total of 4 "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 notified⁴ "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)
4	Lots 900, 901 S.A, 901 S.B, 902, 903, 904, 905 and 906 in D.D. 103	31/10/2023

(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途, 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 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	<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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 783 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 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 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	Proposed Religious Institution with Ancillary Facilities and Associated Filling of Land

(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		
	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)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(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

Proposed Religious Institution with Ancillary Facilities and Associated Filling of Land

(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	..... 265 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.15	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 15 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 9	
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	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	..... 3 - 5 m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

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

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (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)

政府、機構或社區設施

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☒ 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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RELIGIOUS USE (TEMPLE)	58 m ² (ABOUT)	58 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B2	STORE ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B3	RELIGIOUS USE (TEMPLE)	61 m ² (ABOUT)	61 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B4	GUARD ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B5	STORE ROOM	6 m ² (ABOUT)	6 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B6	GREENHOUSE	55 m ² (ABOUT)	55 m ² (ABOUT)	5 m (ABOUT)(1-STORY)
B7	WASHROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B8	WASHROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B9	GREENHOUSE	70 m ² (ABOUT)	70 m ² (ABOUT)	5 m (ABOUT)(1-STORY)

TOTAL 265 m² (ABOUT) 265 m² (ABOUT)

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RELIGIOUS USE (TEMPLE)	58 m ² (ABOUT)	58 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B2	STORE ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B3	RELIGIOUS USE (TEMPLE)	61 m ² (ABOUT)	61 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B4	GUARD ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B5	STORE ROOM	6 m ² (ABOUT)	6 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B6	GREENHOUSE	55 m ² (ABOUT)	55 m ² (ABOUT)	5 m (ABOUT)(1-STORY)
B7	WASHROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B8	WASHROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B9	GREENHOUSE	70 m ² (ABOUT)	70 m ² (ABOUT)	5 m (ABOUT)(1-STORY)
TOTAL		265 m ² (ABOUT)	265 m ² (ABOUT)	

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

open space, footpath and farm area

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

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

Jan 2024

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Kam Sheung Road MTR Station via a footpath</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木, 請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

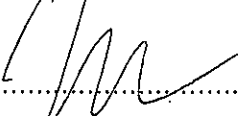
Please refer to the supplementary statement.

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 this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


.....
Michael WONG

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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-riches Property Consultants Limited



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

Date 日期

1/11/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量^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.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 900 (Part), 901 S.A, 901 S.B (Part), 902 (Part), 903 (Part), 904 (Part), 905 (Part) and 906 (Part) in D.D. 103, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	1,800	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Zoning Plan No. : S/YL-KTS/15		
Zoning 地帶	"Agriculture" Zone		
Applied use/ development 申請用途/發展	Proposed Religious Institution with Ancillary Facilities and Associated Filling of Land		
(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	265 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.15 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	/	
	Non-domestic 非住用	9	
	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 - 5 (about) 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)	
		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	15 % <input checked="" 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 type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Zoning plan, Plan showing the land status of the application site,		
Plan showing filling of land area, Fire service installations proposal		
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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Supplementary Statement

1) Background

- 1.1 The applicant seeks to use various Lots in D.D. 103, Kam Tin, Yuen Long, New Territories (the Site) for '**Proposed Religious Institution with Ancillary Facilities and Associated Filling of Land (Plan 1)**'. The applicant, *Wah Kong Temple Association*, is a non-profit charitable institution which aims at providing a venue to promote Taoism and Buddhism to the public (**Appendix I**).
- 1.2 The applied use is for a temple of 'Wah Kong Sin-si' 「華光先師」 where various religious activities involving Taoist and Buddhist text study lectures and promotion of Taoism and Buddhism will be held with the aim to bring benefits to the wider community.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture ("AGR") on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (**Plan 2**). According to the Notes of the OZP, 'Religious Institution' is a column 2 use within the "AGR" zone, which requires permission from the Board. Although the proposed development is not entirely in line with the long term planning intention of the "AGR" zone, sympathetic consideration should be given to application as the applicant is a bona fide charitable organization with the aim to serve the wider community.
- 2.2 Although there is no previous application for 'religious institution' within the same "AGR" zone, a S.16 planning application (No. A/YL-TT/579) for the same use within another "AGR" zone was approved by the Board on 17/2/2023. Approval of the current application is in line with the Board's previous decision and would not set undesirable precedent within the same "AGR" zone.
- 2.3 In addition, a large portion of the Site (i.e. 487m²) is reserved for agricultural use, i.e. greenhouses and farm land for the enjoyment of visitors, with the intention of purifying their minds through farming (**Plans 4 and 10**). As the farming activities are similar to the always permitted use within the "AGR" zone, therefore, not frustrating the planning intention of the "AGR" zone. The proposed building height and form of structures are insignificant and similar to the nearby structures within the "AGR" zone, therefore, it is considered not incompatible with the surrounding environment.

3) Development Proposal

- 3.1 The Site occupies an area of 1,800 m² (about) (**Plan 3**). 9 single-storey structures are proposed at the site for religious use (temple), store room, guard room, greenhouse and washrooms with a total GFA of 265 m² (about) (**Plans 4 to 9**). Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	1,800 m ² (about)
Covered Area	265 m ² (about)
Uncovered Area	1,535 m ² (about)
Plot Ratio	0.15 (about)
Site Coverage	15% (about)
Number of Structure	9
Total GFA	265 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	265 m ² (about)
Building Height	3 m – 5m (about)
No. of Storey	1

- 3.2 The Site involves 783 m² (about) of filling of land of not more than 0.2m (about) for site formation of structures, circulation area and footpath. The proposed filling of land is required to meet the operational need, i.e. for site formation of structures and circulation area (**Plan 10**). The number of structures and extend of land filling have been kept to minimal. The applicant will strictly follow the proposed scheme, and no further filling of land is required.
- 3.3 The Site is accessible from Kam Sheung Road MTR Station via a footpath (**Plan 1**). As the Site is not directly connected to any road network, no parking and loading/unloading space is provided at the Site. Staff and visitors are required to commute to the Site by public transport (*Kam Sheung Road MTR Station is located approximately 700m from the Site*), then walk to the Site. Regarding the logistics arrangement of the Site, goods/tools to support the daily operation of the Site will either be transported by trolleys or hand-carried by staff.
- 3.4 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will implement good practices under

ProPECC PN 5/93 when designing on-site drainage system with the Site, i.e. the use of septic tank for sewage treatment. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.

4) Operation Mode

- 4.1 The proposed development will operate from 10:00 to 17:00 daily, including public holidays. On average, 4 members of staff will be present at the Site for maintenance and cleaning and about 16 visitors will visit the Site per day (i.e. 8 in the AM section and 8 in the PM section respectively) for Taoist and Buddhist study. Visitor is required to make appointment in advance to access the Site. Details of pedestrian flow generated by the proposed development are shown at Table 2 below:

Table 2 – Pedestrian Flow Generated by the Proposed Development

Time Period	Pedestrian Flow		
	Staff (a)	Visitor (b)	Total (a+b)
10:00 – 11:00	4 (10:00 – 10:10) Entering the Site	4 (10:00 – 10:10) Entering the Site	8
11:00 – 12:00	0	4 (11:00 – 11:10) Entering the Site	4
12:00 – 13:00	0	8 (12:50 – 13:00) Leaving the Site	8
13:00 – 14:00	0	4 (13:00 – 13:10) Entering the Site	4
14:00 – 15:00	0	4 (14:00 – 14:10) Entering the Site	4
15:00 – 16:00	0	8 (15:50 – 16:00) Leaving the Site	8
16:00 – 17:00	4 (16:50 – 17:00) Leaving the Site	0	4

- 4.2 Since the pedestrian flow generated by the proposed development is minimal, adverse impacts

on the footpath should not be anticipated.

- 4.3 Various types of fruits and vegetables will be grown in the designated greenhouses and farm area (**Plans 4 and 10**). Crops from agricultural farming are free to be carried away by visitors. No public announcement system or any form of audio amplification system will be used at the Site. No columbarium services, worshipping of ancestor tablets and burning of joss paper/offerings will take place at the Site at any time during the planning approval period. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. Therefore, adverse impacts generated by the proposed development are not anticipated.

5) Conclusion

- 5.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of fire service installations proposal to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board (**Appendix II**).
- 5.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Religious Institution with Ancillary Facilities and Associated Filling of Land**'.

R-riches Property Consultants Limited
November 2023

APPENDIX

Appendix I	Letter from Inland Revenue Department confirming the applicant is a Charitable Institution or Trust of a Public Character
Appendix II	Fire Service Installations Proposal

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Layout and Elevation Plan
Plan 6	Layout and Elevation Plan
Plan 7	Layout and Elevation Plan
Plan 8	Layout and Elevation Plan
Plan 9	Layout and Elevation Plan
Plan 10	Plan showing the Land Filling Area of the Application Site



稅務局
香港灣仔告士打道 5 號
稅務大樓

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

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

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

來函編號:
Your Ref.:
來函請敘明本局檔案號碼
IN ANY COMMUNICATION PLEASE QUOTE OUR FILE NO.

檔案號碼:
IR File No.:

Wah Kong Temple (Hong Kong) Association
Company Limited

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

先生/女士:

Dear Sir/Madam,

現 證 實 由 2 0 1 9 年 2 月 1 日 起

This is to confirm that with effect from 1 February 2019

華光廟宇委員會(香港)有限公司

WAH KONG TEMPLE (HONG KONG) ASSOCIATION COMPANY LIMITED

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

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

稅務局局長 (梁建文代行)

(LEUNG Kin-man)

for Commissioner of Inland Revenue

2019年 4月 3日

附註 本獲豁免繳稅證明書純粹是確認貴機構的免稅地位，而不是為符合非稅務用途的要求而發出，包括申請校舍、建校用地或空置公共屋邨非住宅單位；申請於活化計劃下使用政府歷史建築；申請種子基金成立社會企業及申請文娛活動的場租資助。

Note This tax exemption certificate solely serves as a confirmation of the tax exemption status of your organisation. It is not issued for fulfilling requirements of non-tax related purposes, including applications for school premises, school sites or vacant non-domestic premises in public housing estates, applications for the use of government-owned historic buildings under the revitalization scheme, applications for seed grants to set up social enterprises and applications for rental subsidy in respect of cultural activities.



編號 _____
No. _____

公 司 註 冊 處
COMPANIES REGISTRY

公 司 更 改 名 稱 證 明 書
CERTIFICATE OF CHANGE OF NAME

本人謹此證明
I hereby certify that

WAH KONG TEMPLE ASSOCIATION LIMITED
華光廟宇委員會有限公司

已獲發特許證可無須加入「有限公司」一詞，並已藉
having been granted a licence to dispense with the word 'Limited' and having by
特別決議更改其名稱，該公司為有限公司，
special resolution changed its name, is a limited company and is now incorporated
其根據香港法例第622章《公司條例》註冊的
under the Companies Ordinance (Chapter 622 of the Laws of Hong Kong)

名稱現為
in the name of

WAH KONG TEMPLE ASSOCIATION
華光廟宇委員會

本證明書於二〇二〇年十一月二十七日發出。

Issued on 27 November 2020.

香港特別行政區公司註冊處處長徐麗貞

Ms Kitty TSUI

Registrar of Companies
Hong Kong Special Administrative Region

註 Note:

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

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

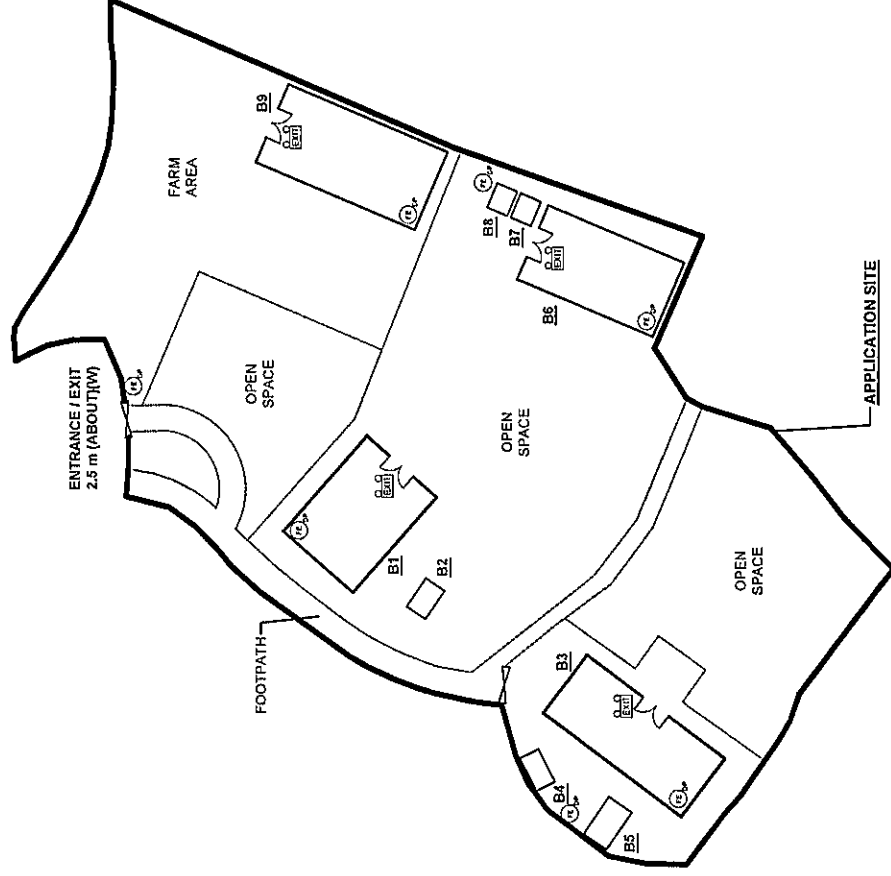
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,800 m ² (ABOUT)
COVERED AREA	: 265 m ² (ABOUT)
UNCOVERED AREA	: 1,535 m ² (ABOUT)
PLOT RATIO	: 0.15 (ABOUT)
SITE COVERAGE	: 15 % (ABOUT)
NO. OF STRUCTURE	: 9
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 265 m ² (ABOUT)
TOTAL GFA	: 265 m ² (ABOUT)
BUILDING HEIGHT	: 3 m - 5 m (ABOUT)
NO. OF STOREY	: 1

NO PARKING AND LOADING / UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

FIRE COMPARTMENT CALCULATION

STRUCTURE	USE	SQ.M	HEIGHT	CULM
B1	RELIGIOUS USE (TEMPLE)	58 m ² (ABOUT)	4 m (ABOUT)(1-STORY)	232 m ³ (ABOUT)
B2	STORE ROOM	4 m ² (ABOUT)	3 m (ABOUT)(1-STORY)	12 m ³ (ABOUT)
B3	RELIGIOUS USE (TEMPLE)	61 m ² (ABOUT)	4 m (ABOUT)(1-STORY)	244 m ³ (ABOUT)
B4	GUARD ROOM	4 m ² (ABOUT)	3 m (ABOUT)(1-STORY)	12 m ³ (ABOUT)
B5	STORE ROOM	6 m ² (ABOUT)	3 m (ABOUT)(1-STORY)	18 m ³ (ABOUT)
B6	GREENHOUSE	58 m ² (ABOUT)	5 m (ABOUT)(1-STORY)	280 m ³ (ABOUT)
B7	WASHROOM	3 m ² (ABOUT)	3 m (ABOUT)(1-STORY)	9 m ³ (ABOUT)
B8	WASHROOM	3 m ² (ABOUT)	3 m (ABOUT)(1-STORY)	9 m ³ (ABOUT)
B9	GREENHOUSE	70 m ² (ABOUT)	5 m (ABOUT)(1-STORY)	350 m ³ (ABOUT)
TOTAL		265 m ² (ABOUT)		



LEGEND

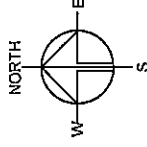
	APPLICATION SITE
	STRUCTURE
	INGRESS / EGRESS

FIRE SERVICE INSTALLATIONS

	EXIT SIGN AND EMERGENCY LIGHT
	5 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 6/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED
RELIGIOUS
INSTITUTION WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 103, KAM
TIN, YUEN
LONG, NEW
TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

DATE

29.05.2023

CHECKED BY

DATE

APPROVED BY

DATE

PAGE TITLE

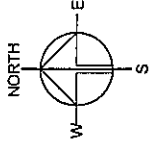
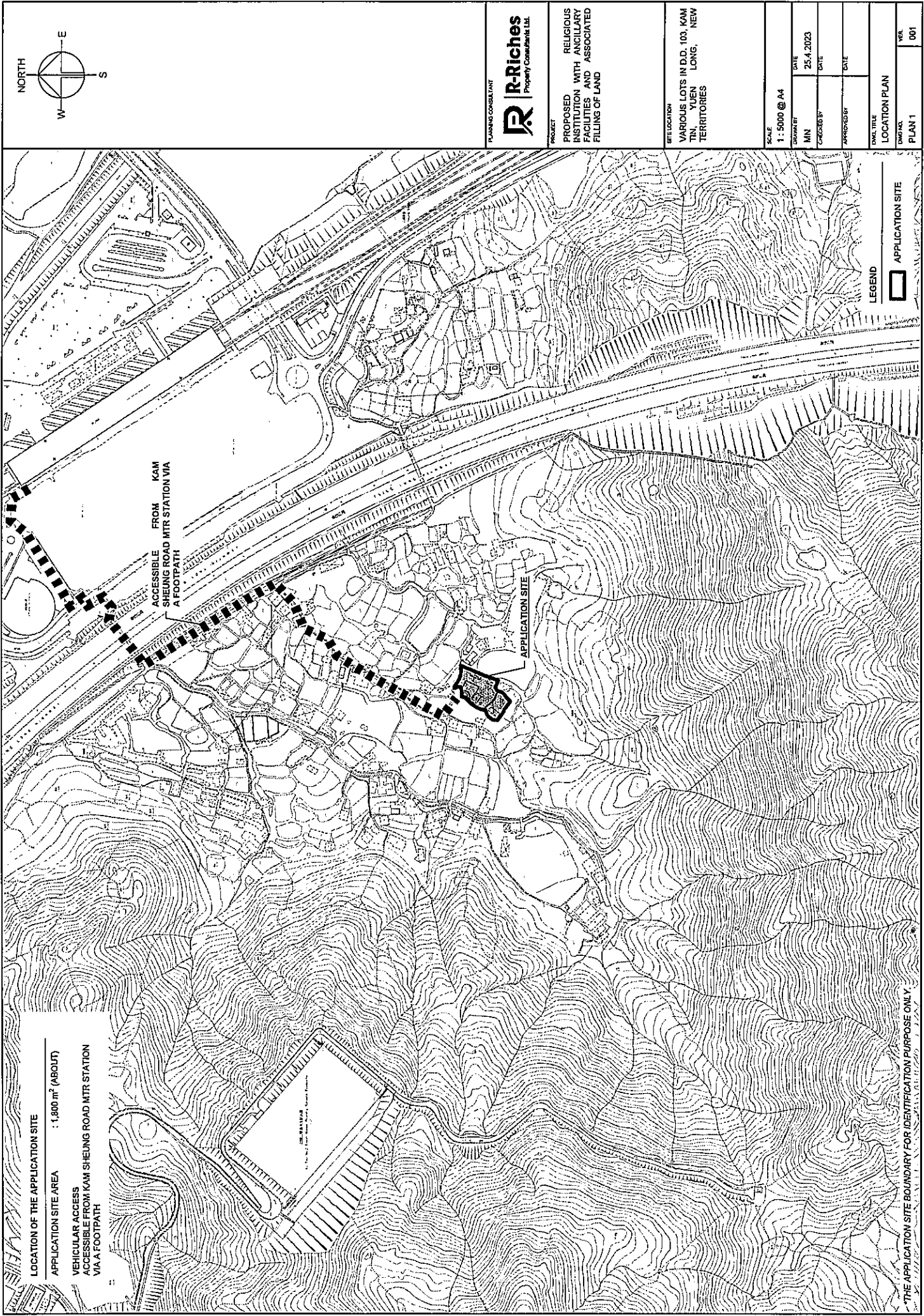
FSIS PROPOSAL

DWD NO.

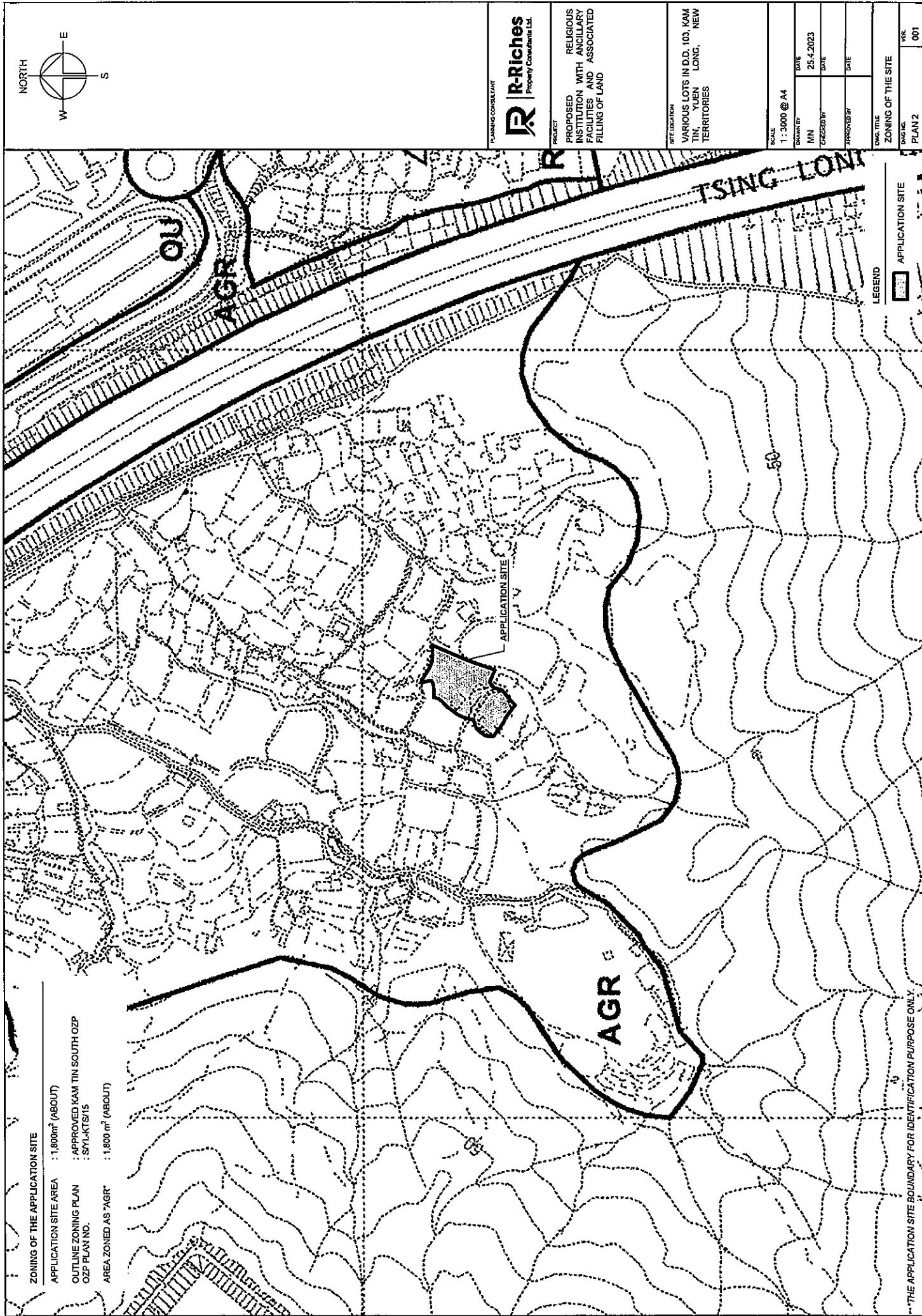
APPENDIX II

VOL.

001



PLANNING CONSULTANT	R-Riches Property Consultants Ltd.
PROJECT	PROPOSED RELIGIOUS INSTITUTION WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
SITE LOCATION	VARIOUS LOTS IN D.D. 103, KAM TIN, YUEN LONG, NEW TERRITORIES
SCALE	1 : 5000 @ A4
DRAWN BY	MIN
DATE	25.4.2023
CHECKED BY	
DATE	
APPROVED BY	
DATE	
DRAWN TITLE	LOCATION PLAN
DRAWN NO.	PLAN 1
REV.	001



R-Riches
Property Consultants Ltd.

PROJECT PROPOSED RELIGIOUS INSTITUTION WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 103, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 3000 @ A4

DATE _____

MN	25.4.2023
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LEGEND

WAG. TITLE

APPLICATION SITE

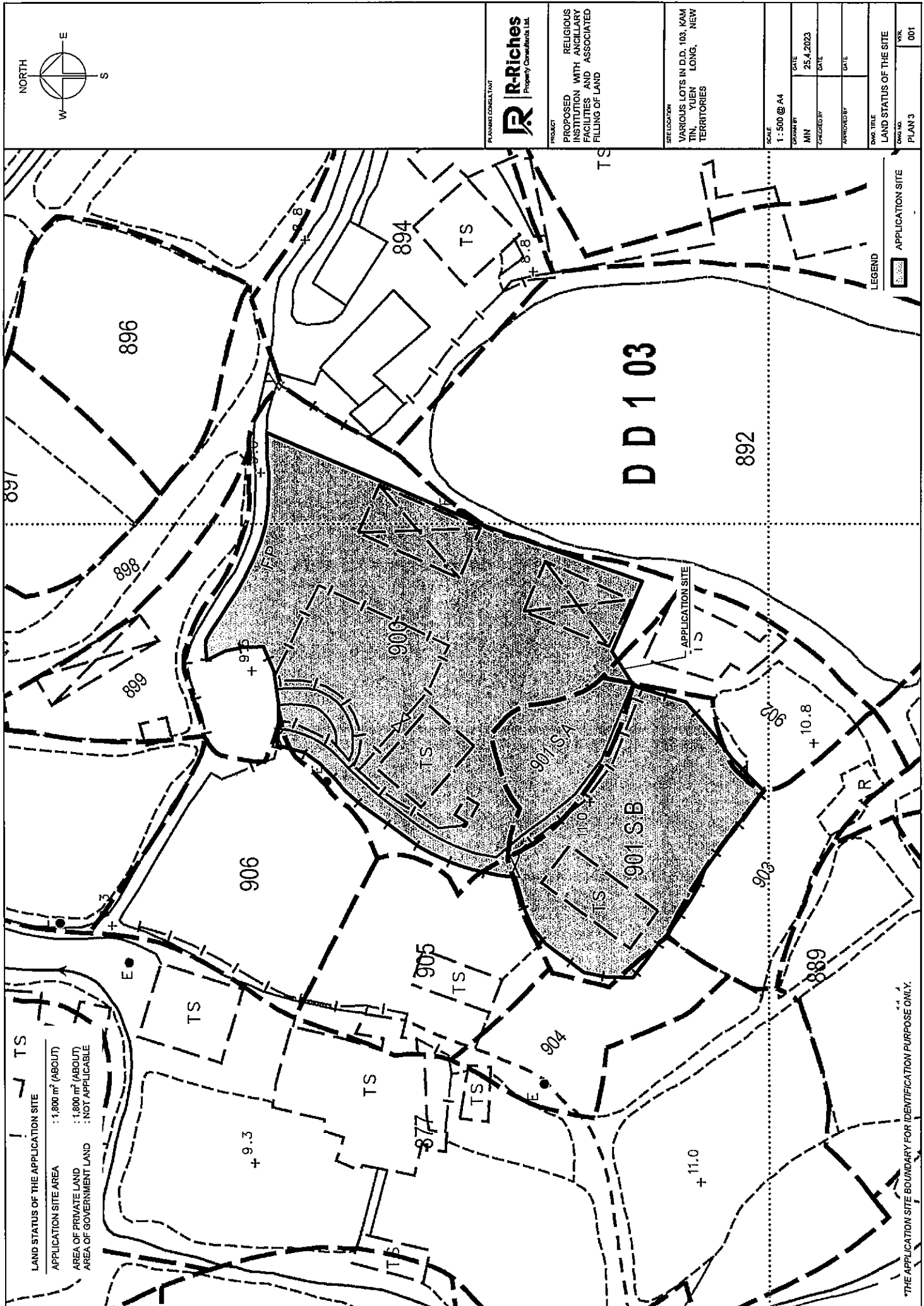
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VER.

100

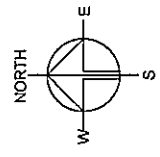
PLAN 2

•THE APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,800 m ² (ABOUT)
AREA OF PRIVATE LAND	: 1,800 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED
RELIGIOUS
INSTITUTION WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 103, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1:500 @ A4

DESIGNED BY	DATE
MIN	25.4.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG TITLE	LAND STATUS OF THE SITE
DWG NO.	PLAN 3
REV.	001

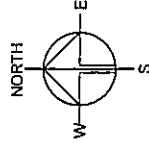
LEGEND

APPLICATION SITE

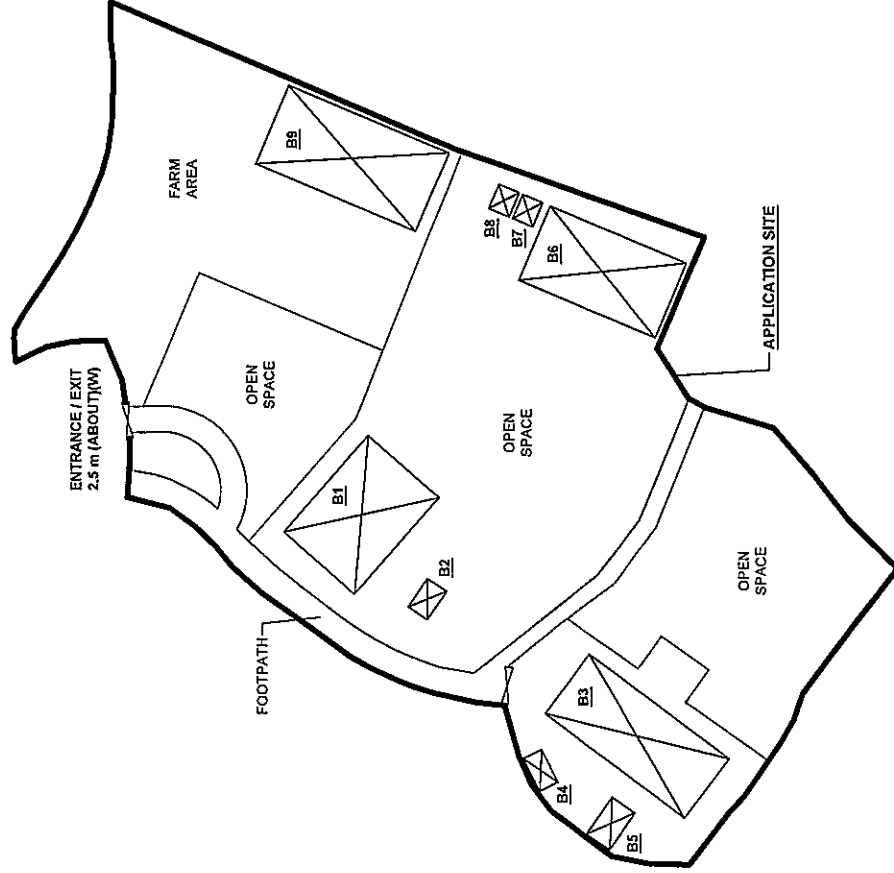
*THE APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.




APPLICATION SITE AREA	: 1,800 m ²	(ABOUT)
COVERED AREA	: 265 m ²	(ABOUT)
UNCOVERED AREA	: 1,535 m ²	(ABOUT)
PLOT RATIO	: 0.15	(ABOUT)
SITE COVERAGE	: 15 %	(ABOUT)
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 285 m ²	(ABOUT)
TOTAL GFA	: 285 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 5 m	(ABOUT)
NO. OF STOREY	: 1	

NO PARKING AND LOADING / UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RELIGIOUS USE (TEMPLE)	58 m ² (ABOUT)	58 m ² (ABOUT)	4 m (ABOUT) (1-STORY)
B2	STORE ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT) (1-STORY)
B3	RELIGIOUS USE (TEMPLE)	61 m ² (ABOUT)	61 m ² (ABOUT)	4 m (ABOUT) (1-STORY)
B4	GUARD ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT) (1-STORY)
B5	STORE ROOM	6 m ² (ABOUT)	6 m ² (ABOUT)	3 m (ABOUT) (1-STORY)
B6	GREENHOUSE	56 m ² (ABOUT)	56 m ² (ABOUT)	5 m (ABOUT) (1-STORY)
B7	WASHROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	3 m (ABOUT) (1-STORY)
B8	WASHROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	3 m (ABOUT) (1-STORY)
B9	GREENHOUSE	70 m ² (ABOUT)	70 m ² (ABOUT)	5 m (ABOUT) (1-STORY)
TOTAL		265 m ² (ABOUT)	265 m ² (ABOUT)	



APPLICATION SITE	STRUCTURE	INGRESS / EGRESS
		



R-Riches
Property Consultants Ltd.

PROJECT PROPOSED RELIGIOUS
INSTITUTION WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 103, KAM
TIN, YUEN LONG, NEW
TERRITORIES

DESIGNED BY	DATE
MIN	25.4.2023
CHECKED BY	DATE
APPROVED BY	DATE

LAYOUT PLAN	ENG. NO.	VER.
	PLAN 4	001

ENG NO.	VER.
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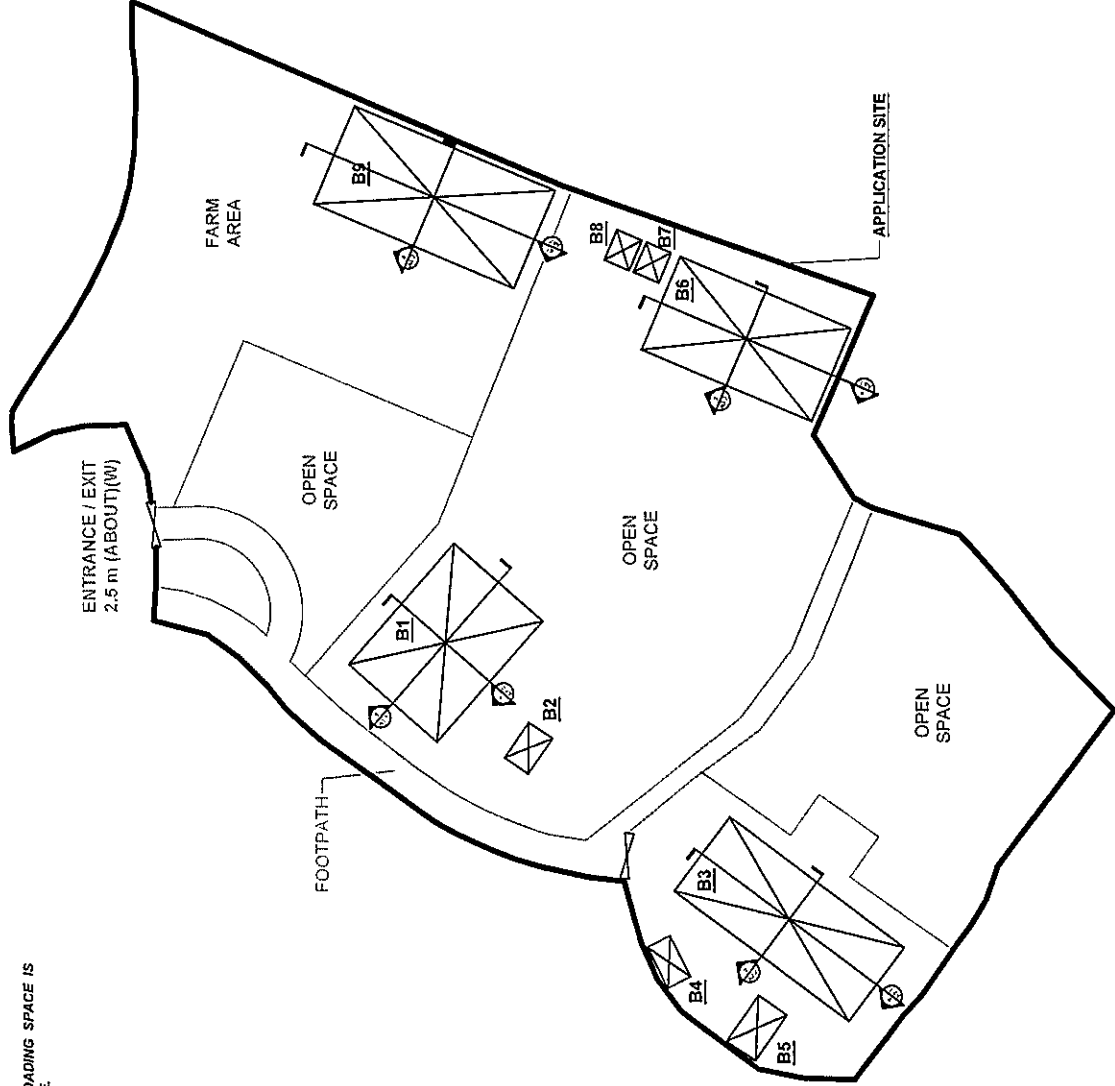
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,800 m ² (ABOUT)
COVERED AREA	: 265 m ² (ABOUT)
UNCOVERED AREA	: 1,535 m ² (ABOUT)
PLOT RATIO	: 0.15 (ABOUT)
SITE COVERAGE	: 15 % (ABOUT)
NO. OF STRUCTURE	: 9
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 265 m ² (ABOUT)
TOTAL GFA	: 265 m ² (ABOUT)
BUILDING HEIGHT	: 3 m - 5 m (ABOUT)
NO. OF STOREY	: 1

NO PARKING AND LOADING / UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

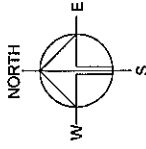
STRUCTURE USE COVERED AREA GFA BUILDING HEIGHT

B1	RELIGIOUS USE (TEMPLE)	58 m ² (ABOUT)	58 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B2	STORE ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B3	RELIGIOUS USE (TEMPLE)	61 m ² (ABOUT)	61 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B4	GUARD ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B5	STORE ROOM	6 m ² (ABOUT)	6 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B6	GREENHOUSE	58 m ² (ABOUT)	58 m ² (ABOUT)	5 m (ABOUT)(1-STORY)
B7	WASHROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B8	WASHROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B9	GREENHOUSE	70 m ² (ABOUT)	70 m ² (ABOUT)	5 m (ABOUT)(1-STORY)
TOTAL		265 m ² (ABOUT)	265 m ² (ABOUT)	



LEGEND

	APPLICATION SITE
	STRUCTURE
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT
PROPOSED
INSTITUTION WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 103, KAM
TIN YUEN LONG, NEW
TERRITORIES

SCALE

1 : 400 @ A4

DATE

02.06.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

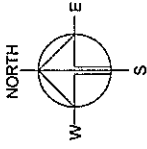
LAYOUT PLAN (ELEVATION)

DWG. NO.

PLAN 5

VER.

001



PLANNING CONSULTANT



PROJECT
PROPOSED
RELIGIOUS
INSTITUTION WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 103, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 130 @ A4

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DWG. TITLE

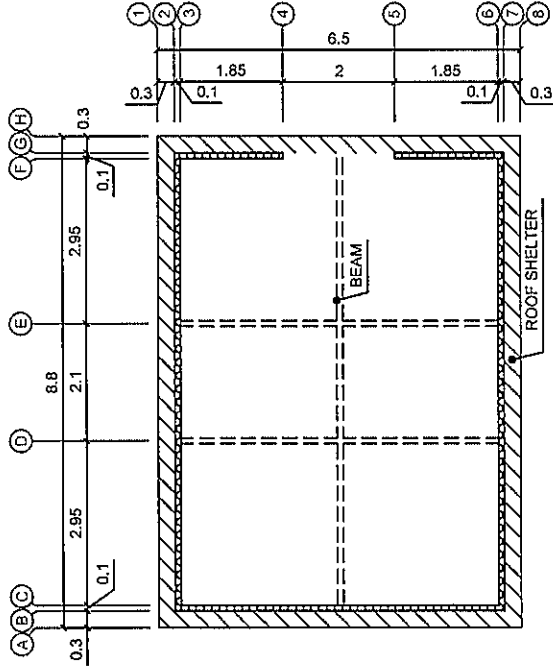
LAYOUT & ELEVATION PLAN

DWG. NO.

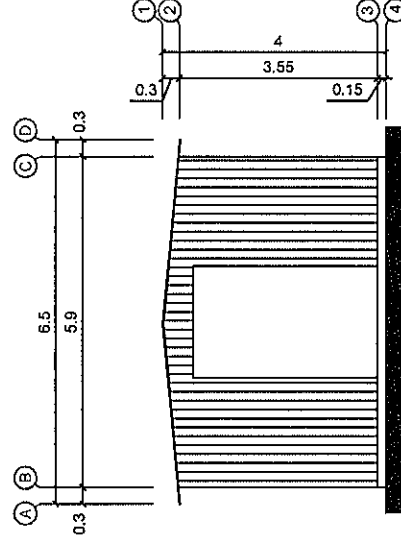
PLAN 6

VER.

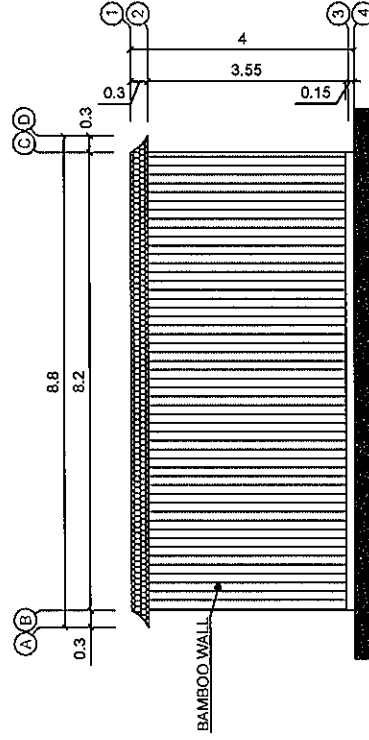
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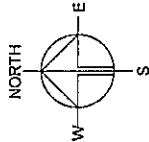
INTERNAL LAYOUT OF B1



SECTION PLAN A1.2



SECTION PLAN A1.1



PLANNING CONSULTANT



PROJECT
PROPOSED
RELIGIOUS
INSTITUTION WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 103, KAM
TIN, YUEH LONG, NEW
TERRITORIES

SCALE

1: 130 @ A4

DRAWN BY

OL

DATE

02.06.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

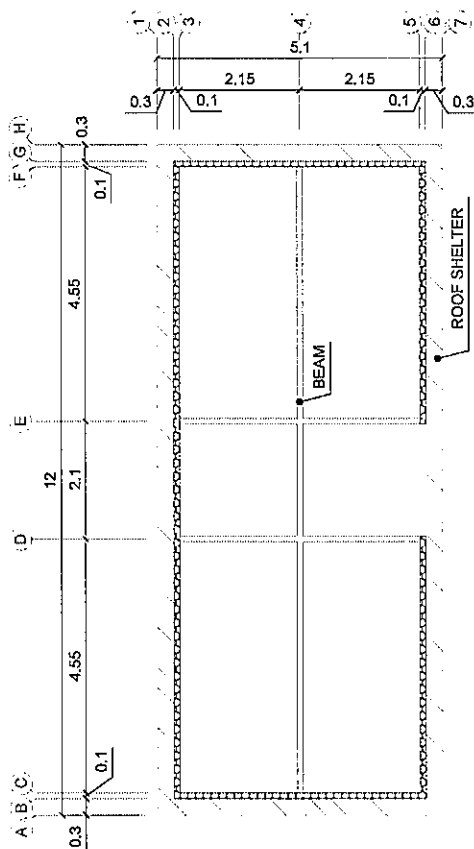
LAYOUT & ELEVATION PLAN

DWG. NO.

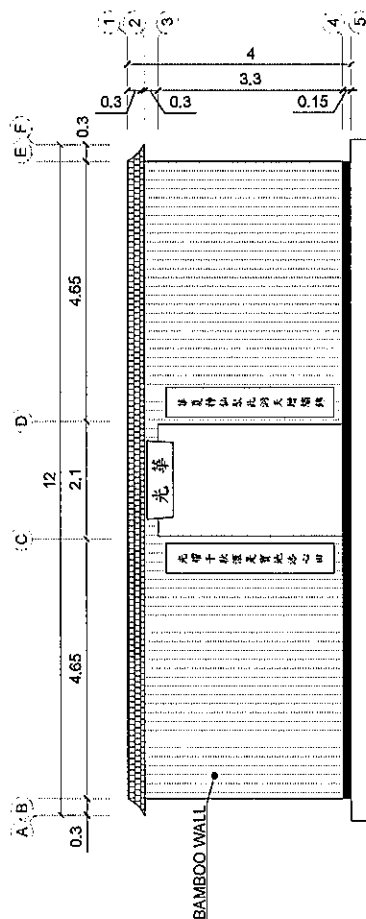
PLAN 7

VER.

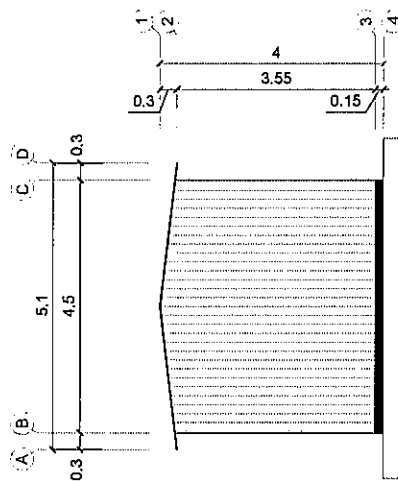
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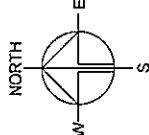
INTERNAL LAYOUT OF B3



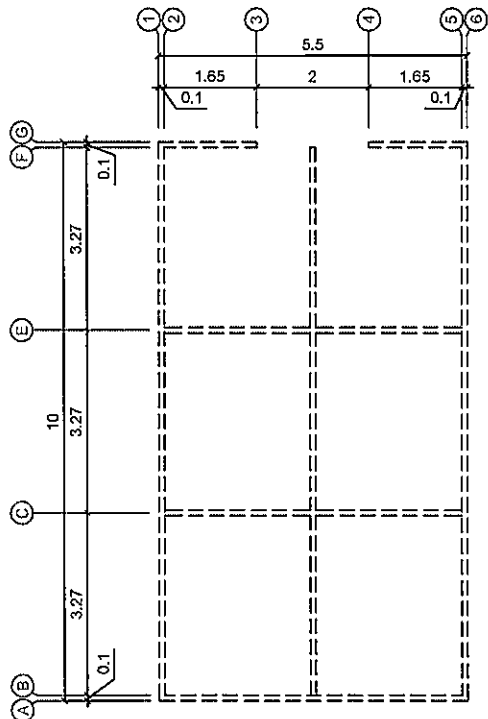
SECTION PLAN A2.1



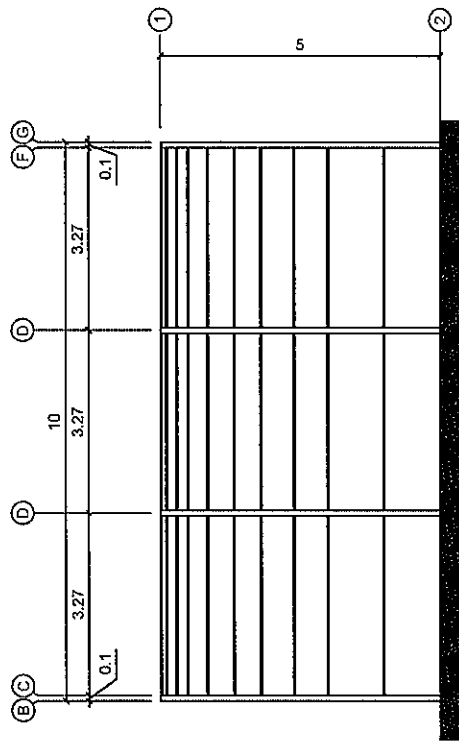
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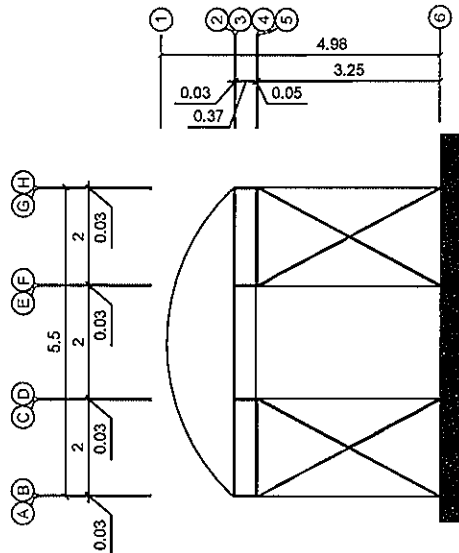
PLANNING CONSULTANT	R-Riches Property Consultants Ltd.
PROJECT	PROPOSED RELIGIOUS INSTITUTION WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
SITE LOCATION	VARIOUS LOTS IN D.D. 103, KAM TIN, YUEN LONG, NEW TERRITORIES
SCALE	1 : 130 @ A4
DRAWN BY	DATE
CHECKED BY	02.05.2023
APPROVED BY	DATE
DWG. TITLE	PLAN 8
DWG. NO.	PLAN 8
WORK	001



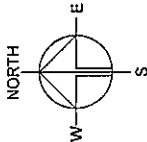
INTERNAL LAYOUT OF B6



SECTION PLAN A3.1



SECTION PLAN A3.2



PLANNING CONSULTANT



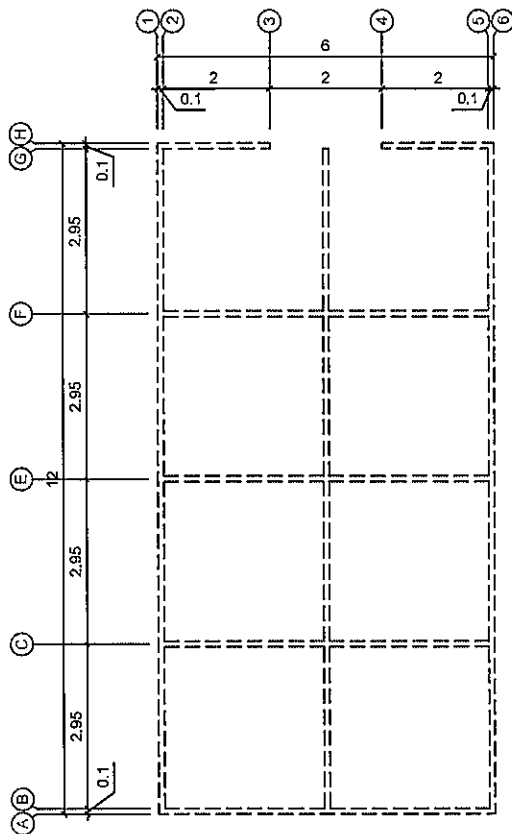
PROJECT
PROPOSED
RELIGIOUS
INSTITUTION WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 103, KAM
TIN, YUEN LONG, NEW
TERRITORIES

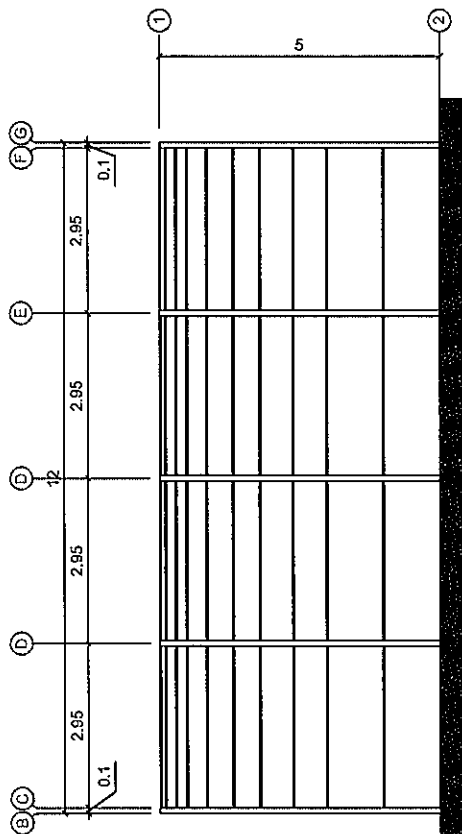
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DATE	DATE	DATE
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CHECKED BY		
APPROVED BY		

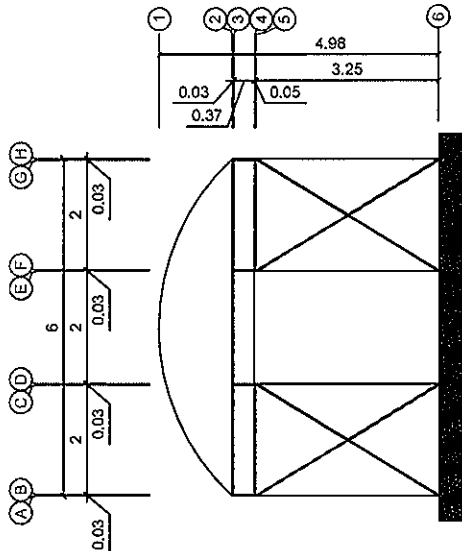
DRAWING TITLE	
LAYOUT & ELEVATION PLAN	
DWG NO.	PLAN 9
VER.	001



INTERNAL LAYOUT OF B8



SECTION PLAN A4.1



SECTION PLAN A4.2

FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,800 m ²	(ABOUT)
FILLING OF LAND AREA	: 783 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
MATERIAL OF LAND FILLING	: CONCRETE/BRICK	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE, CIRCULATION AREA AND FOOTPATH	
GRASS LAND AREA	: 530 m ²	(ABOUT)
USE	: LANDSCAPING AREA	
FARM AREA	: 487 m ²	(ABOUT)
USE	: AGRICULTURE	

BRICK FLOOR

EXISTING SITE LEVEL : +9.5 mPD (ABOUT)

CIRCULATION SPACE

EXISTING SITE LEVEL : +9.5 mPD (ABOUT)

MATERIAL OF FILLING : CONCRETE

THIS PORTION OF THE SITE HAS BEEN FILLED. NOT FURTHER FILLING OF LAND IS REQUIRED

SITE FORMATION OF STRUCTURE

EXISTING SITE LEVEL : +11.0 mPD (ABOUT)

MATERIAL OF FILLING : CONCRETE

THIS PORTION OF THE SITE HAS BEEN FILLED. NOT FURTHER FILLING OF LAND IS REQUIRED

FARM AREA

EXISTING SITE LEVEL : +9.0 mPD (ABOUT)

NO FILLING OF LAND IS REQUIRED AT THIS PORTION OF LAND

FARM AREA

EXISTING SITE LEVEL : +9.0 mPD (ABOUT)

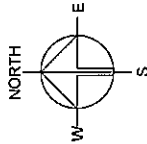
NO FILLING OF LAND IS REQUIRED AT THIS PORTION OF LAND

LAWN / GRASSLAND

EXISTING SITE LEVEL : +11.0 mPD (ABOUT)

NO FILLING OF LAND IS REQUIRED AT THIS PORTION OF LAND

APPLICATION SITE



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED RELIGIOUS INSTITUTION WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 103, KAM TIN, YUEN LONG, NEW TERRORIES

SCALE

1 : 500 @ A4

DRAWN BY

DATE

25.4.2023

CHECKED BY

DATE

31.10.2023

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND AREA

DWG. NO.

PLAN 10

VER.

001

LEGEND

☐ APPLICATION SITE



盈卓物業
顧問有限公司

Our Ref. : DD103 Lot 900 & VL
Your Ref. : TPB/A/YL-KTS/979

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

By Email

7 December 2023

Dear Sir,

1st Further Information

**Proposed Religious Institution (Temple) with Ancillary Facilities and Associated Filling of Land
in "Agriculture" Zone, Various Lots in D.D. 103, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-KTS/979)

We are writing to submit Further Information to provide clarifications for the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our
or the undersigned at your convenience. Thank
you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

A handwritten signature in black ink is placed over a circular company seal. The seal contains the text 'R-RICHES PROPERTY CONSULTANTS LIMITED' around the perimeter and '盈卓物業顧問有限公司' in the center.

Matthew NG
Planning and Development Manager

Appendix I - Clarifications for the Proposed Development

- 1) The applicant would like to provide clarifications for the proposed development, details are as follows:

Previous Application

- 1.1 The application site (the Site) is the subject of a previous S.16 planning application (No. A/YL-KTS/814) for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)', which was approved by the Town Planning Board (the Board) on a temporary basis of 5 years on 8/3/2019. According to the approved scheme of the previous application, a total of 11 single-storey structures were proposed at the Site for 2 nos. of farmer resting rooms, 4 nos. of greenhouses and plant nurseries, 3 nos. of portable toilets and 2 nos. of security kiosks with total gross floor area (GFA) of 269.3 m² (about).
- 1.2 The hobby farm has been in operation since the approval of the planning application. However, the number of visitors of the hobby farm substantially reduced due to the outbreak of COVID-19 in early-2020. The applicant considered that it is financially unfeasible to continue to operate the hobby farm at such scale, subsequently, 2 greenhouses and plant nurseries (i.e. structures B3 and B4 of the approved scheme of the previous application) were demolished in order to reduce daily operation and maintenance costs of the Site.
- 1.3 Although the previous application was submitted by a different applicant, the Site was operated by the applicant (of the current application) with the aim to promote Taoism and Buddhism through hobby farming. However, religious activities, i.e. worshipping of *Wah Kong Sin-si* activities, studying of Taoist and Buddhist texts etc. were carried out elsewhere due to the lack of funding for a proper venue and the statutory planning restrictions of the Site.

Current Application

- 1.4 Until late-2023, funding was finally obtained by the applicant to consolidate the aforesaid religious and farming activities into the Site. Therefore, the applicant seeks planning permission from the Board to convert the Site to a temple, providing a proper venue for the aforesaid religious activities for the enjoyment of the general public. The proposed scheme involves of converting the 2 existing farmer resting rooms to temples, while 2 existing greenhouses and 2 portable toilets are proposed to be remained for the current application.
- 1.5 The 2 structures proposed for temples are intended to provide indoor venue for Taoism and Buddhist text studying (**Appendix I, Plans 1 to 3**). The remaining area will be designated as open space, where worshipping activities (i.e. bathing of Buddha, worship Tai Sui, praying for good weather etc.), counselling and meditation sessions will be carried out. Furthermore, 2 existing greenhouses with farm area are provided at the Site to

promote mental purifying and healing through farming activities, forming part of the counselling and meditation sessions between staff and visitor.

- 1.6 Due to the limited number of staff working at the premises, the Site would be able to serve about 16 visitors per day (i.e. only 8 visitors in both the morning and afternoon sections). Prior reservation is required for visitors to access the Site, this is intended to restrict the amount of visitor and avoid overcrowding the Site, as well as to maintain a quiet and peaceful environment for worshipping and farming activities. According to the applicant, visitors are divided into groups (of not more than 8) and led by staff for worshipping and farming activities for each session. Individual counselling and meditation sessions are conducted at different part of the open space to ensure that each visitor has sufficient privacy, hence, large amount of open space is provided at the Site (**Plans 1 to 3**).
- 1.7 After planning permission has been obtained from the Board, the applicant will make submissions to relevant departments for building and lands matters, in order to facilitate the proposed scheme. The applicant will also strictly follow the proposed scheme and ensure that no columbarium services, worshipping of ancestor tablets and burning of joss paper/offerings will take place at the Site at any time during the planning approval period.

2) RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)		
(a)	LandsD has grave concerns given that there are unauthorized building works and/or uses on Lot No. 901 S.B in D.D. 103 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD.	The applicant will submit relevant applications to the Lands Department for the erection of structures to facilitate the proposed scheme after planning permission has been obtained from the Board.

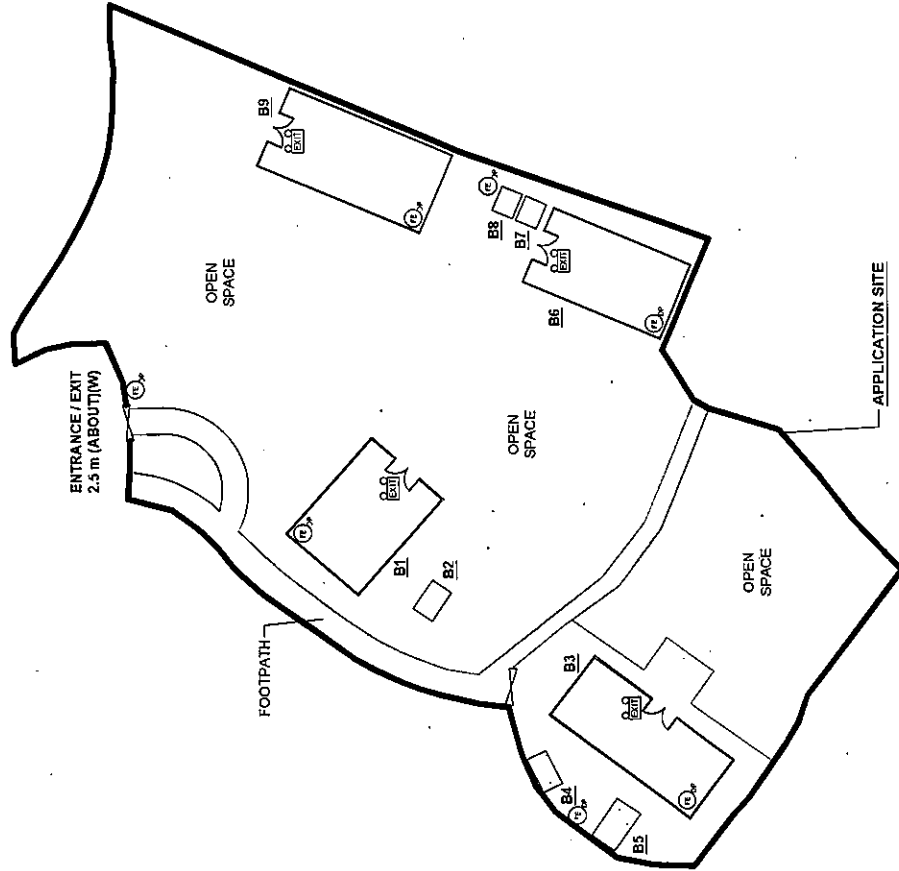
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,800 m ² (ABOUT)
COVERED AREA	: 285 m ² (ABOUT)
UNCOVERED AREA	: 1,535 m ² (ABOUT)
PLOT RATIO	: 0.15 (ABOUT)
SITE COVERAGE	: 15 % (ABOUT)
NO. OF STRUCTURE	: 9
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 285 m ² (ABOUT)
TOTAL GFA	: 285 m ² (ABOUT)
BUILDING HEIGHT	: 3 m - 5 m (ABOUT)
NO. OF STOREY	: 1

NO PARKING AND LOADING / UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

FIRE COMPARTMENT CALCULATION

STRUCTURE	USE	SQ.M	HEIGHT	C.U.M
B1	RELIGIOUS USE (TEMPLE)	58 m ² (ABOUT)	4 m (ABOUT)(1-STORY)	232 m ³ (ABOUT)
B2	STORE ROOM	4 m ² (ABOUT)	3 m (ABOUT)(1-STORY)	12 m ³ (ABOUT)
B3	RELIGIOUS USE (TEMPLE)	81 m ² (ABOUT)	4 m (ABOUT)(1-STORY)	244 m ³ (ABOUT)
B4	GUARD ROOM	4 m ² (ABOUT)	3 m (ABOUT)(1-STORY)	12 m ³ (ABOUT)
B5	STORE ROOM	6 m ² (ABOUT)	3 m (ABOUT)(1-STORY)	18 m ³ (ABOUT)
B6	GREENHOUSE	56 m ² (ABOUT)	5 m (ABOUT)(1-STORY)	280 m ³ (ABOUT)
B7	WASHROOM	3 m ² (ABOUT)	3 m (ABOUT)(1-STORY)	9 m ³ (ABOUT)
B8	WASHROOM	3 m ² (ABOUT)	3 m (ABOUT)(1-STORY)	9 m ³ (ABOUT)
B9	GREENHOUSE	70 m ² (ABOUT)	5 m (ABOUT)(1-STORY)	350 m ³ (ABOUT)
TOTAL				285 m ² (ABOUT)



LEGEND

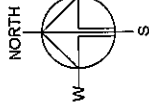
	APPLICATION SITE
	STRUCTURE
	ENTRANCE / EXIT

FIRE SERVICE INSTALLATIONS

- EXIT SIGN AND EMERGENCY LIGHT
- 5 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 6/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED
RELIGIOUS
INSTITUTION WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 103, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1:500 @ A4

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DATE

6.12.2023

CHECKED BY

DATE

APPROVED BY

DATE

DRAWING TITLE

FSIS PROPOSAL

DWG NO.

APPENDIX I

VER.

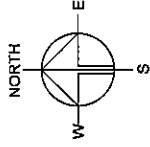
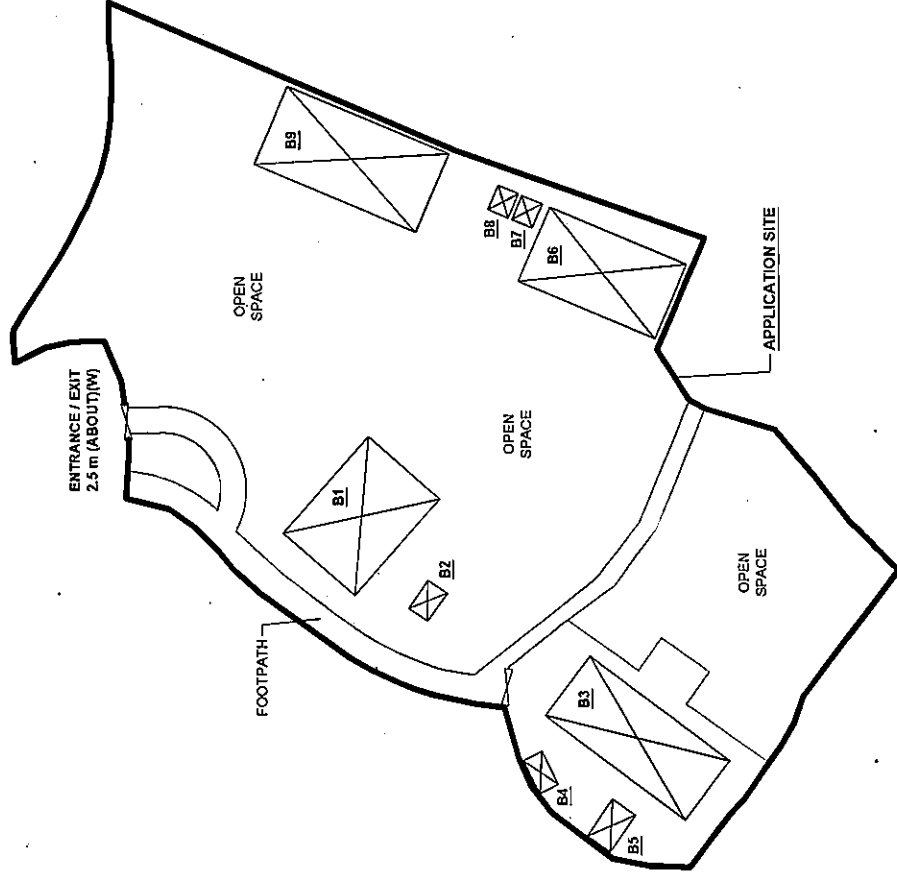
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,800 m ² (ABOUT)
COVERED AREA	: 265 m ² (ABOUT)
UNCOVERED AREA	: 1,535 m ² (ABOUT)
PLOT RATIO	: 0.15 (ABOUT)
SITE COVERAGE	: 15 % (ABOUT)
NO. OF STRUCTURE	: 9
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 265 m ² (ABOUT)
TOTAL GFA	: 265 m ² (ABOUT)
BUILDING HEIGHT	: 3 m - 5 m (ABOUT)
NO. OF STOREY	: 1

NO PARKING AND LOADING / UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RELIGIOUS USE (TEMPLE)	58 m ² (ABOUT)	58 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	STORE ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	RELIGIOUS USE (TEMPLE)	81 m ² (ABOUT)	81 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	GUARD ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	STORE ROOM	6 m ² (ABOUT)	6 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	GREENHOUSE	56 m ² (ABOUT)	56 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
B7	WASHROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B8	WASHROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B9	GREENHOUSE	70 m ² (ABOUT)	70 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
TOTAL		265 m ² (ABOUT)	265 m ² (ABOUT)	



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED RELIGIOUS INSTITUTION WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 103, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1: 500 @ A4

DATE
6.12.2023
CHECKED BY
DATE
APPROVED BY
DATE

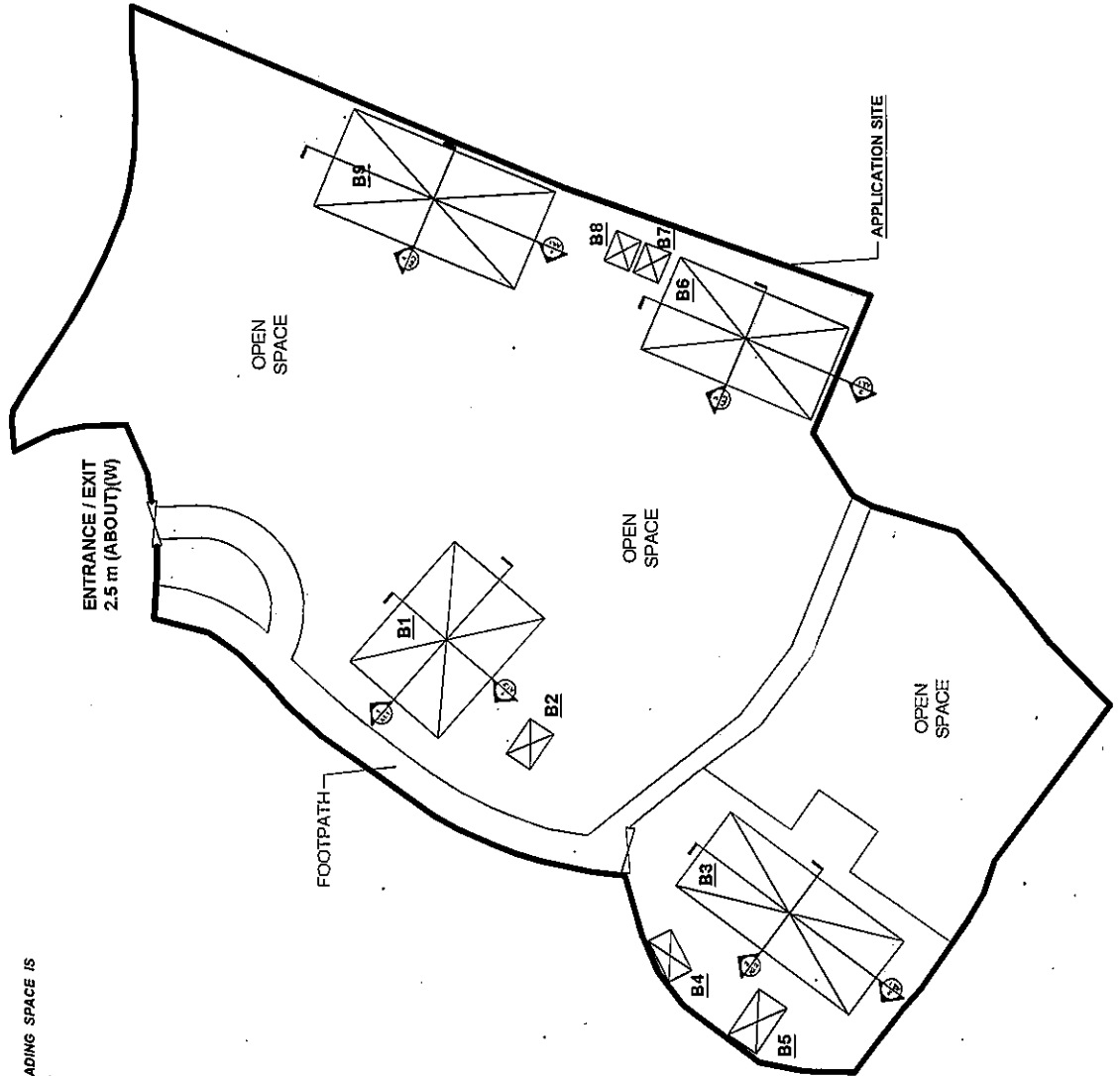
DWG TITLE
LAYOUT PLAN
DRAWING NO.
PLAN 1
VER.
003




DEVELOPMENT PARAMETERS

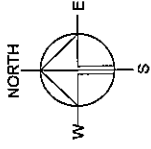
APPLICATION SITE AREA	: 1,800 m ² (ABOUT)
COVERED AREA	: 265 m ² (ABOUT)
UNCOVERED AREA	: 1,535 m ² (ABOUT)
PLOT RATIO	: 0.15 (ABOUT)
SITE COVERAGE	: 15 % (ABOUT)
NO. OF STRUCTURE	: 9
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 265 m ² (ABOUT)
TOTAL GFA	: 265 m ² (ABOUT)
BUILDING HEIGHT	: 3 m - 5 m (ABOUT)
NO. OF STOREY	: 1

NO PARKING AND LOADING / UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RELIGIOUS USE (TEMPLE)	58 m ² (ABOUT)	58 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B2	STORE ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B3	RELIGIOUS USE (TEMPLE)	61 m ² (ABOUT)	61 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B4	GUARD ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B5	STORE ROOM	6 m ² (ABOUT)	6 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B6	GREENHOUSE	58 m ² (ABOUT)	58 m ² (ABOUT)	5 m (ABOUT)(1-STORY)
B7	WASHROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B8	WASHROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B9	GREENHOUSE	70 m ² (ABOUT)	70 m ² (ABOUT)	5 m (ABOUT)(1-STORY)
TOTAL		265 m ² (ABOUT)	265 m ² (ABOUT)	



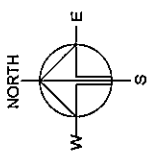
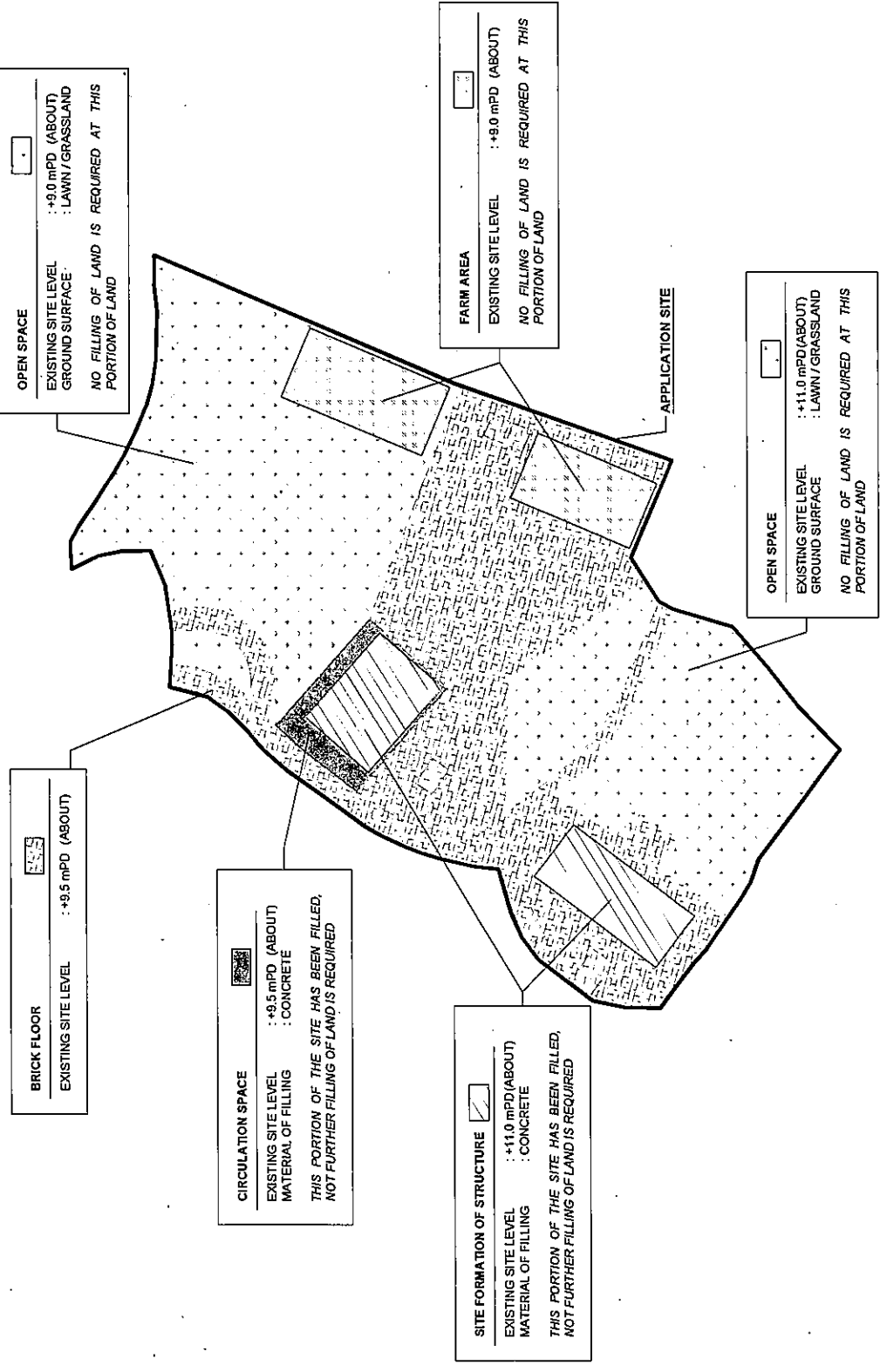
LEGEND	
	APPLICATION SITE
	STRUCTURE
	ENTRANCE / EXIT



PLANNING CONSULTANT	R-Riches Property Consultants Ltd.
PROJECT	PROPOSED RELIGIOUS INSTITUTION WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
SITE LOCATION	VARIOUS LOTS IN D.D. 103, KAM TIN, TUN LONG, NEW TERRORIES
SCALE	1:400 @ A4
DATE	6.12.2023
CHECKED BY	
APPROVED BY	
DWG TITLE	INTERNAL LAYOUT PLAN (1/8)
DWG NO.	PLAN 2
VER.	003

FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,800 m ²	(ABOUT)
FILLING OF LAND AREA	: 783 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
MATERIAL OF LAND FILLING	: CONCRETE / BRICK	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE, CIRCULATION AREA AND OPEN SPACE	
LAWN / GRASSLAND AREA	: 891 m ²	(ABOUT)
USE	: OPEN SPACE	
FARM AREA	: 126 m ²	(ABOUT)
USE	: FARMING AT GREENHOUSES	



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED
RELIGIOUS
INSTITUTION WITH
ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 103, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 500 @ A4

DATE	6.12.2023
CHECKED BY	
DATE	
APPROVED BY	
DATE	

DWG TITLE

FILLING OF LAND AREA

DWG NO

PLAN 3

VER

003

LEGEND

☐ APPLICATION SITE



顧問有限公司
盈卓物業

Our Ref. : DD103 Lot 900 & VL
Your Ref. : TPB/A/YL-KTS/979

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

By Email

13 December 2023

Dear Sir,

2nd Further Information

(S.16 Planning Application No. A/YL-KTS/979)

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our
or the undersigned at your
convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

A handwritten signature in black ink is placed over a circular official stamp. The stamp contains the text 'R-RICHES PROPERTY CONSULTANTS LIMITED' around the perimeter and '盈卓物業有限公司' in the center.

Louis TSE
Town Planner

Responses-to-Comments

**Proposed Religious Institution (Temple) with Ancillary Facilities and Associated Filling of Land
in "Agriculture" Zone, Various Lots in D.D. 103, Kam Tin, Yuen Long**

(Application No. A/YL-KTS/979)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Director of Environmental Protection (DEP)		
(a)	Would the applicant please confirm that: Whether the septic tank and soakaway system will be provided and if affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECCPN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person;	Portable toilets will be provided at the application site (the Site) during the operation of the proposed development. The applicant will implement good practices under Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) 1/23 when designing on-site sewage system within the Site.
(b)	No usage of public announcement system, portable loudspeakers or any form of audio amplification system and whistle blowing will be used at the Site; and	No public announcement system, portable loudspeakers or any form of audio amplification system will be used at the Site at any time during the planning approval period.
(c)	Whether any activities will be held on the site other than text study lectures and farming activities and whether they will generate noise nuisance to nearby residential dwellings.	The proposed development is intended to provide a venue for religious and farming activities only. No columbarium services, worshipping of ancestor tablets and burning of joss paper/offerings will take place at the Site at any time during the planning approval period. Therefore, noise nuisance to nearby residential dwellings is not anticipated.

Previous s.16 Application covering the Application Site

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTS/814	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	8.3.2019

Similar s.16 Applications within “AGR” zone on the Kam Tin South OZP in the Past 5 Years

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTS/824	Proposed Religious Institution (Retreat Centre)	3.1.2020
A/YL-KTS/910	Proposed Religious Institution (Mosque)	20.5.2022

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL-KTS/979 DD 103 Sze Pai Shek Wah Kong Temple
28/11/2023 03:19

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

962 was withdrawn. Previous objections relevant and upheld.

Why would so much land be filled in for **CIRCULATION** when there is no vehicle access?????

This application is a ruse to achieve approval for the existing brownfield operations.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 25 June 2023 3:00 AM HKT
Subject: Re: A/YL-KTS/962 DD 103 Sze Pai Shek Wah Kong Temple

A/YL-KTS/962 Lots 900 (Part), 901 S.A, 901 S.B (Part), 902 (Part), 903 (Part), 904 (Part), 905 (Part) and 906 (Part) in D.D. 103, Sze Pai Shek, Kam Tin

Site area : About 1,800²

Zoning : "Agriculture"

Applied Development: **Temple / Filling of Land** / No vehicular access

Dear TPB Members,

Members should why Application 814 was granted a whopping **FIFTEEN EXTENSIONS OF TIME SPANNING THREE YEARS**. Was this because "*The proposed development is operated by a religious organization*"

Of course religious organizations are adept at manipulating the system, this is how they grow big and wealthy. So the solution is to lodge a fresh application and good to go for another, presumably 5 years.

The operation would appear to be the Wah Kong Temple

<http://www.wahkongtemple.hk/english.html>

So next step an application for lucrative columbarium/niches operations?

Members have a duty to make inquiries into the matter and determine what is the real objective of the operation. The site has no vehicular access, temple use would attract many more visitors than the 15 mentioned in the hobby farm application.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 11 February 2019 3:15 AM CST
Subject: A/YL-KTS/814 DD 103 Sze Pai Shek

A/YL-KTS/814
Lots 900 (Part) and 901 S.B (Part) in D.D. 103, Sze Pai Shek, Kam Tin
Site area : About 1,664.4m²
Zoning : "Agriculture"
Applied Development : Hobby Farm / **5 Years**

Dear TPB Members,

Can Ag & Fish provide data on how many 'Hobby Farms' there are in the district and how many are genuine as opposed to fake applications to legitimize ongoing brownfield use?

Google maps shows that the site is already under cultivation. Is that to be ripped out to provide pseudo farming complete with unnecessary structures?

Recently a report was issued by The Hong Kong Bird Watching Society detailing the damage being done to agricultural land by fake hobby farms and clandestine camping grounds.

<http://www.thestandard.com.hk/breaking-news.php?id=111528&sid=8>

Unfortunately far too many approvals have been granted for this use without a careful examination of the current conditions of the site and the likelihood of abuse of the approval conditions.

Moreover these fake farms are depriving genuine farmers of access to agriculture land that could be used for genuine production of fresh produce for the local market.

Hopefully members will ask questions about the legitimacy of this operation.

Mary Mulvihill

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) the permission is given to the development/uses and structures under application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development/uses and remove such structures not covered by the permission;
- (c) note the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)'s comments that the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The lots owners will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, if the religious institution (temple) with ancillary facilities is temporary in nature, the applicant has to apply for a short term waiver. If the religious institution (temple) with ancillary facilities is intended for permanent use, the applicant has to apply for a land exchange. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (d) note the Commissioner for Transport (C for T)'s comments that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (e) note the Director of Environmental Protection (DEP)'s comments that the applicant is advised: (a) to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person; (b) to recruit licensed collectors to collect and dispose the sewage and waste from the portable toilets; (c) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances; (d) no public announcement system or any form of audio amplification system is allowed to be used on the Site; and (e) no columbarium services, worshipping of ancestor tablets and burning of joss paper/offerings is allowed at the Site;
- (f) note the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD)'s comments that HyD does not and will not maintain any access connecting the Site and Kam Ho Road. The applicant should be responsible for his own

access arrangement. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (g) note the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD)'s comments that before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise, they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO). If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of his department, they are unauthorized under the BO and should not be designated for any approved use under the application. For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- (h) note the Director of Fire Services (D of FS)'s comments 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. The EVA provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the B(P)R 41D which is administered by the BD. If the aforementioned requirements cannot be complied with, enhanced fire safety provisions shall be required; and
- (i) note the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)'s comments that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.