

2024年 2月 6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。

Appendix I of RNTPC
Paper No. A/YL-PN/76

This document is received on **- 6 FEB 2024**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2400271

25.1.2024

By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PN /76
	Date Received 收到日期	- 6 FEB 2024

- 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)

1 盧比基金會(香港)有限公司

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)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗下白泥丈量約份第133約政府土地(前下白泥村公立學校)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p>√ Site area 地盤面積 1000 sq.m 平方米 √ About 約</p> <p>√ Gross floor area 總樓面面積 166 sq.m 平方米 √ About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	1000 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	S/YL-PN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	農業及綠化地帶
(f) Current use(s) 現時用途	空置 (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 □ 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

(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 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 <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	

(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 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="517 1352 1465 1854"> <thead> <tr> <th data-bbox="517 1375 810 1473">Name/type of installation 裝置名稱/種類</th> <th data-bbox="810 1375 975 1473">Number of provision 數量</th> <th data-bbox="975 1375 1465 1473">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)											

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

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

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

(v) For Type (v) application 供第(v)類申請

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

擬議臨時宗教機構(佛教道場及念佛舍)(為期五年)

(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	166	sq.m 平方米	√ About 約
Proposed plot ratio 擬議地積比率	0.166		√ About 約
Proposed site coverage 擬議上蓋面積	16.6	%	√ About 約
Proposed no. of blocks 擬議座數	2		
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	3-4	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
		m 米	√ 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		
	<u>GFA 總樓面面積</u>	
<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)	
	佛教道場及念佛舍(150平方米)及 廁所(16平方米)	
	
	
<input checked="" type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input checked="" type="checkbox"/> private open space 私人休憩用地	834	<input checked="" 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]
1座	1	佛教道場及念佛舍
2座	1	廁所
.....
.....
.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
擬議擺放綠化盆栽並負責做好種植及養護。		
.....		
.....		
.....		

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)

2024年6月

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 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>.....</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>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 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 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>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></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>	

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。

緣起：

本會自成立後一直以元朗洪水橋丹桂路210號 - 西方寺念佛舍為經營處所並且正常營運多年，期間免費提供給我們的會員及十方有緣善信到來參拜禮佛，打坐靜修，誦經學佛。然而本會為配合政府在洪水橋區發展公營房屋，本會於2023年10月將上址及本念佛舍正式移交地政總署，而本會之前已將本會註冊文件及經營記錄呈交地政總署並得以確認，祈望得到合適的重置安排，好讓本會能夠繼續為香港廣大市民提供宗教信仰服務，締造和諧慈愛的社會氛圍，宣揚佛教慈悲大愛精神，亦同時促進宗教服務社會，為國家的宗教發展作出一分力。

經由地政總署職員建議及通過民政處協調，本會於2023年9月19日提交了『以短期形式使用空置政府土地作社區、團體或非牟利用途』申請表作為本佛舍的重置安排的途徑。

然而本會於2023年11月15日收到元朗地政處信函，表示本會須另行向城市規劃委員會申請有關規劃許可。

申請機構的背景和經驗：

『1盧比基金會(香港)有限公司』是香港特區政府註冊的非牟利慈善機構，註冊日期為2017年5月10日，本會成立的主要宗旨：弘揚佛陀教法，發揚慈悲精神，淨化世道人心，締造和諧社會，利國利民！多年來本會除了免費提供給我們的會員及十方有緣善信到西方寺念佛舍來參拜禮佛，打坐靜修，誦經學佛，本會亦舉辦多次佛教法事及佛學講座活動，免費給廣大善信參與。除此之外，本會亦經常參與及投入社會公益活動，如免費派送愛心飯盒、傳統節日食品、日常生活物資給予各類團體，當中包括保良局、地區慈善組織、老人院、基層人士及長者。

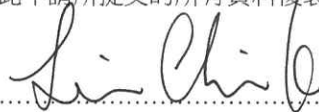
註：本會營運的佛舍不設擺放先人骨灰龕位及不提供燒元寶衣紙服務。

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


李 志 堅
Name in Block Letters
姓名（請以正楷填寫）

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

營運經理

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

1 盧比基金會(香港)有限公司

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

Date 日期

25/01/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，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	新界元朗下白泥丈量約份第133約政府土地(前下白泥村公立學校)		
Site area 地盤面積	1000	sq. m 平方米	√ About 約
	(includes Government land of 包括政府土地	sq. m 平方米	√ About 約)
Plan 圖則	S/YL-PN/9		
Zoning 地帶	農業及綠化地帶		
Applied use/ development 申請用途/發展	擬議臨時宗教機構(佛教道場及念佛舍)(為期五年)		
(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	166 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.166 <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	2	
	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	3-4 m 米 √ (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 √ (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	16.6 % √ About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	834 sq.m 平方米 √ Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>	
	Total no. of vehicle loading/unloading bays/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) <hr/>	

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

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

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

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

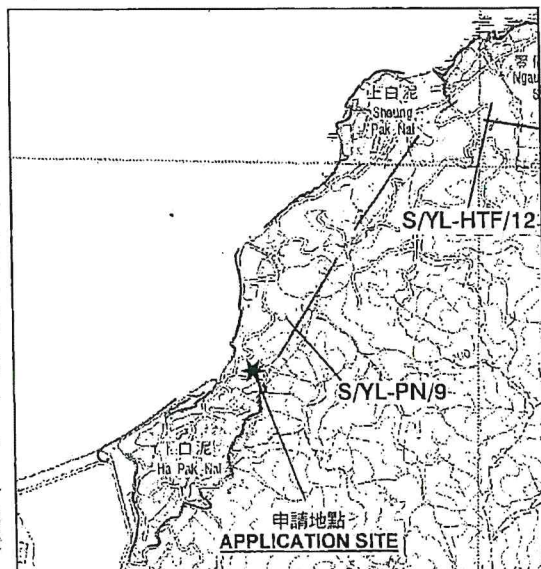
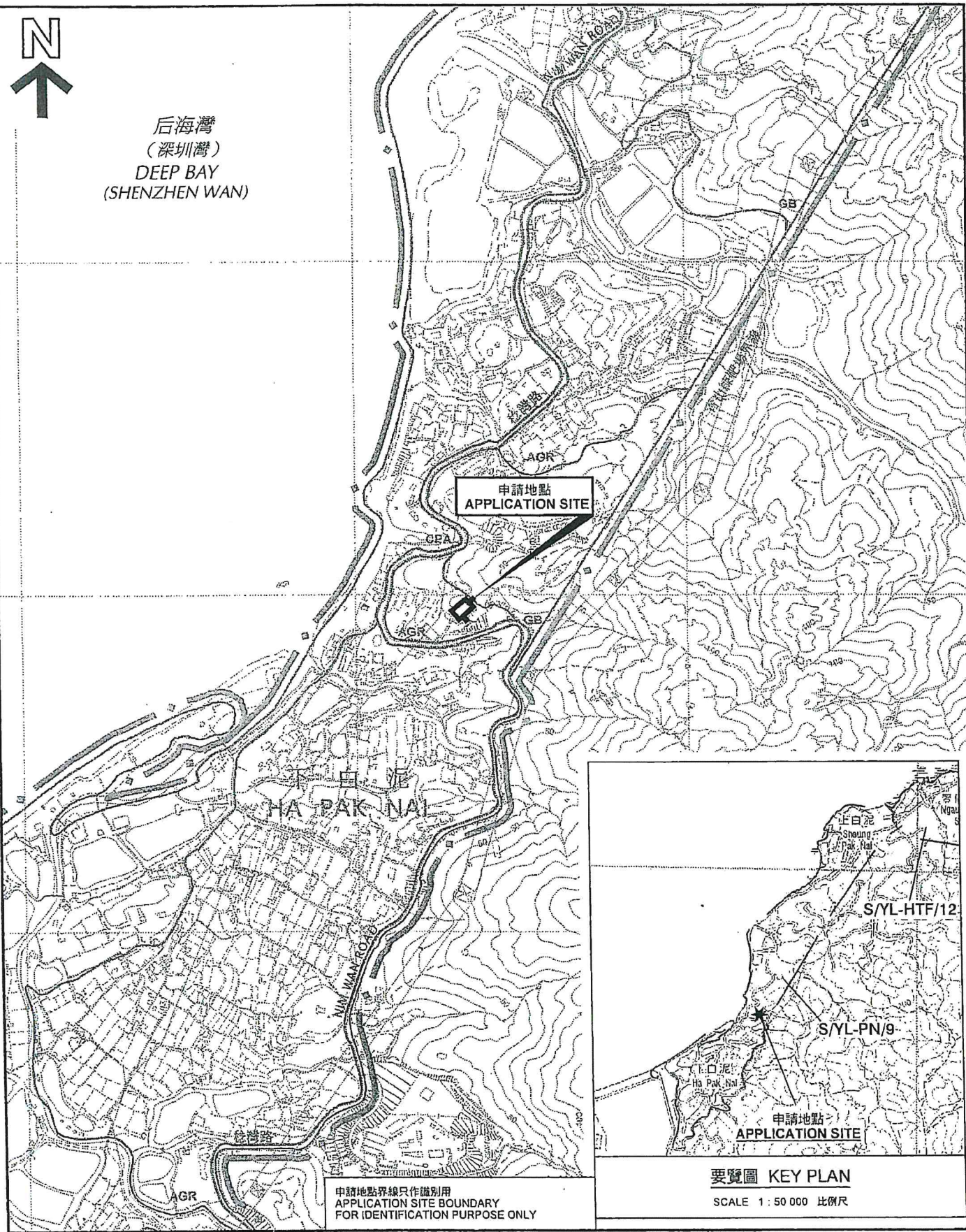
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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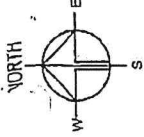
后海灣
(深圳灣)
DEEP BAY
(SHENZHEN WAN)



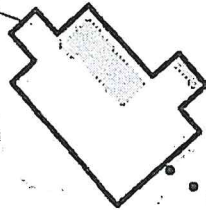
要覽圖 KEY PLAN

SCALE 1:50 000 比例尺

位置圖 LOCATION PLAN



APPLICATION SITE



PEDESTRIAN ACCESS
FROM NIM WAN ROAD

NIM WAN ROAD

Drawing No.	Vol
P01	01
Proposed Temporary Religious Institution (Buddhist Temple) For a period of 5 years	
FORMER HA PAK NAI TSUEN PUBLIC PRI. SCH. IN D.D. 133	
Drawing Title	
LOCATION PLAN	
Scale of A1	
1 : 1500	
Drawn	Date
	25 Jan 2024
Revised	Date

Development Parameters

Application Site Area: 1000m² (About)

Covered Area: 166m² (About)

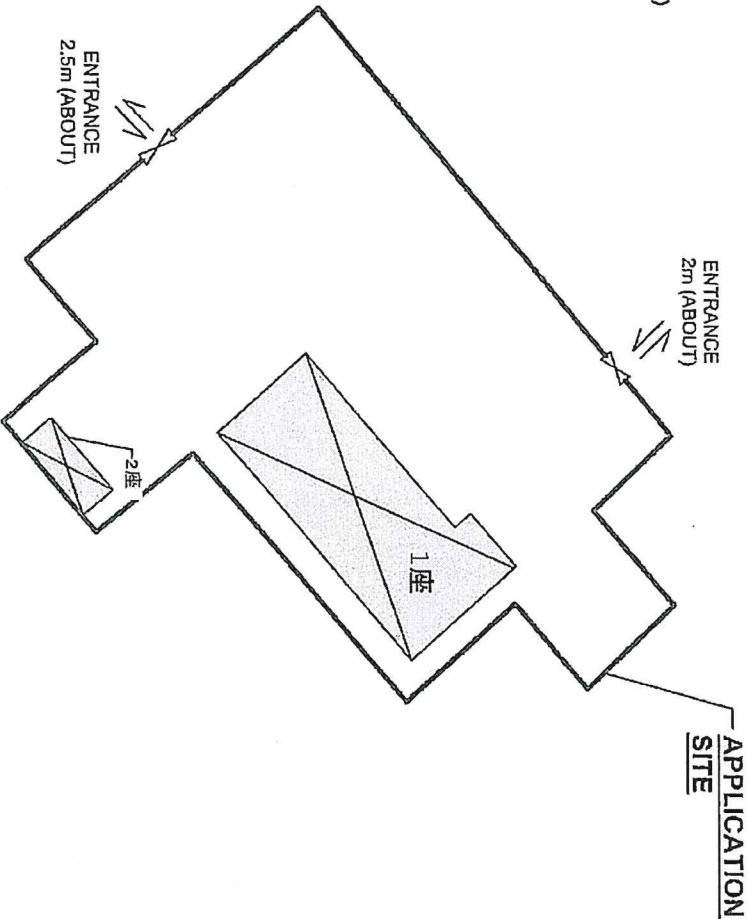
Open Space: 834m² (About)

No. of Structure: 2

Non-domestic GFA: 166m² (About)

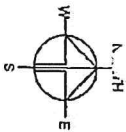
Building Height: 3-4m (About)

No. of Storey: 1



STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
1座	Temple (Buddhis)	150m ² (ABOUT)	150m ² (ABOUT)	4m (ABOUT)(1-STOREY)
2座	TOILET	16m ² (ABOUT)	16m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		166m ² (ABOUT)	166m ² (ABOUT)	

LEGEND
STRUCTURE



Drawn by:	Ver:
P02	01
Proposed Temporary Religious Institution (Buddhist Temple) For a period of 5 years	
FORMER HA PAK NAI TSUEN PUBLIC PRI. SCH. IN D.D. 133	
LAYOUT PLAN	
Scale of A1	
1 : 400	
Drawn	25 Jan 2024
Revised	Use

Keith Pok Shaan WONG/PLAND

寄件者: One Rupee Foundation (HK) <[REDACTED]>
寄件日期: 2024年02月20日星期二 17:58
收件者: Keith Pok Shaan WONG/PLAND
副本: Janet Hiu Nga FUNG/PLAND
主旨: Re: 規劃申請編號A/YL-PN/76的補充資料要求
附件: 煙供法會簡介.pdf

類別: Internet Email

黃先生:

您好! 以下是補充資料:

1. 本寺院佛舍共有四名員工, 一名營運經理(義務), 一名文書聯絡員(義務)及二名駐場打理寺院工友(義務)。
2. 本寺平常每日的訪客約為 8-10 人。
3. 訪客進入佛寺進行燃香拜佛時, 每人只允許燃點一枝香作供佛之用。
4. 當寺院有法事舉行時的當天訪客人數約為 50-70 人, 法事內容通常包括祈福法會, 延生普佛法會, 超渡先人法會, 唱誦經文, 誦念佛號, 佛學開示(講經), 供養三寶法會, 煙供法會, 供燈拜願, 浴佛法會等。
5. 除煙供法會外, 以上法會均會在室內進行, 原因是煙供法會所產生的煙會較大, 若室內抽風機設備不足夠, 都會選擇在室外進行 (註: 請看附件 - 煙供法會簡介)。
6. 本會不設及不提供燃燒香燭冥鏹衣紙服務紙。
7. 本會在舉行法會期間都會用上小型擴音器, 類似一般教師在課堂用的手携式擴音器。

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8. 法事通常舉行的時間多為元旦，除夕，新春期間，清明節，盂蘭節，佛誕等。

9. 本會當中有四名董事均為印度藉的藏傳佛教僧人(喇嘛)，他們一般每年來港 2-3 次為我們本會會員及香港廣大有緣善信主持佛教法事，亦同時為香港祈福祝福。他們每次留港期間均不超過十四日。

10. 本會沒有自己的交通工具，職員本身及本會會員/訪客一般都是搭乘公共交通工具到達後需再徒步到寺院。

11. 寺院一般開放時間為每日上午九時至下午九時，寺院免費開放給本會會員及廣大有緣善信，不需預約。

12. 本會不會改動前下白泥村公立學校的構築物及室內原有間格。

如有其他問題，請與本人聯絡。

謝謝!

李志堅

營運經理

1 盧比基金會(香港)

電話: XXXXXXXXXX



煙供是什麼？煙供施食是藏傳佛教(金剛乘)獨有的殊勝法門，在四大藏傳教派中皆有儀軌傳承，以清淨無間斷的傳承加持力與諸佛菩薩慈悲攝受力，可令冤親債主等眾生得受法益，化解冤結；亦可慈悲利益鬼道眾生，令其歡喜受益。

煙供也是對佛法僧(三寶)最上之供物，令三寶歡喜及加持攝受最佳之法。常以妙香供養，必定成就清淨戒體及功德妙用，成辦自他二利事業，最終成就菩提果位。

Keith Pok Shaan WONG/PLAND

寄件者: One Rupee Foundation (HK) <[REDACTED]>
寄件日期: 2024年03月12日星期二 14:33
收件者: Keith Pok Shaan WONG/PLAND
副本: Janet Hiu Nga FUNG/PLAND
主旨: Re: 規劃申請編號A/YL-PN/76的補充資料要求
附件: 供燈祈福.pdf; 藏香供佛.pdf; 超渡法會.pdf
類別: Internet Email

黃先生:

您好! 以下是再次補充資料:

1. 本寺院平常每日的訪客約為 8-10 人, 他們一般都是個人在佛堂內進行燃香拜佛, 打坐禪修, 誦經念佛, 做大禮拜, 供燈祈福(請參照附圖供燈)。
2. 超渡先人法會通常都在清明節及盂蘭節期間舉行, 此超渡法會完全有別於在殯儀館所做的超渡法事, 善信只需將往生的親友姓名寫在超薦蓮位上, 再由法師在法會中念經回向(請參照附圖超渡法會登記樣本)。
3. 本寺一直只允許善信在佛堂內燃點一枝『藏香』作供佛之用。本寺院一直不允許及不提供燒高香服務(請參照附圖藏香樣本)。
4. 本會當中的四名董事均為印度藉的藏傳佛教僧人(喇嘛), 他們一般每年來港 2-3 次為我們本會會員及香港廣大有緣善信主持佛教法事, 他們每次留港期間均不超過十四日, 期間他們會住宿酒店或接受善信的邀請住宿他們提供的住所或在主持法事期間需要住宿寺院。
5. 本會人員與貴署人員於 2024 年 3 月 1 日到現場進行視察, 發現構築物有多處地方如門窗, 天花, 內外牆身油漆, 室外混凝土水缸, 供水供電系統出現不同程度損壞/缺失, 本會將負責進行執修。

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6. 此外，當天未能在屬於廁所設備的構築物進行視察(因該構築物被大量倒塌的粗大樹幹遮蓋)，雖然現時不太了解廁所設備的實際情況，本會亦將按需要負責進行執修，並按照相關法規處理排污問題。

7. 煙供法會主要是在室外進行，按照過往記錄，每年舉行煙供法會一至二次，都會安排在當天下午三時開始，此煙供法會通常在除夕及春節期間舉辦，法會的基本過程是先由法師念誦經文，然後就點香供養諸佛菩薩，繼續念誦經文，法會時間約一小時完成，法會中用的也是藏香(註：藏香是藏傳佛教一直沿用，已有千年歷史，材料是採用天然植物草本，以古法手工製作，不含化學成份)。如進行煙供法會前，本會發出通告告知附近居民，歡迎他們一起參加法會，共沾法益。

如有其他問題，請與本人聯絡。

謝謝!

李志堅

營運經理

1 盧比基金會(香港)

電話: XXXXXXXXXX



善信在佛堂內供燈祈福



本寺不允許及不提供燒高香服務

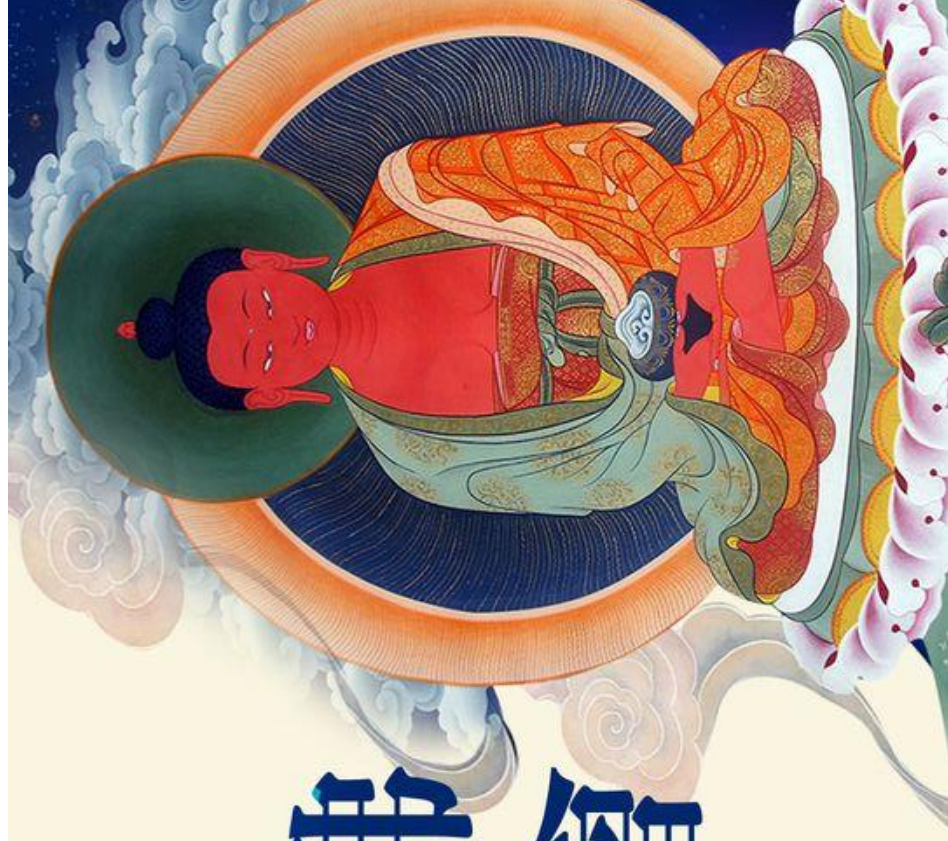


本寺只允許善信在佛堂內燃點一枝『藏香』作供佛之用。

清明節超渡法會

阿彌陀佛 超渡法會

歡迎登記超薦蓮位



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Appendix Ic of RNTPC
Paper No. A/YL-PN/76

Keith Pok Shaan WONG/PLAND

寄件者: One Rupee Foundation (HK) <[REDACTED]>
寄件日期: 2024年03月20日星期三 11:30
收件者: Keith Pok Shaan WONG/PLAND
副本: Janet Hiu Nga FUNG/PLAND
主旨: Re: 規劃申請編號A/YL-PN/76的補充資料要求

類別: Internet Email

黃先生:

您好! 以下是一些補充資料:

1. 如本會舉行煙供法會, 將在場地範圍內進行。
2. 本會不會移除現有的樹木。

如有其他問題, 請與本人聯絡。

謝謝!

李志堅

營運經理

1 盧比基金會(香港)

電話: [REDACTED]

Keith Pok Shaan WONG/PLAND

寄件者: One Rupee Foundation (HK) <[REDACTED]>
寄件日期: 2024年03月21日星期四 16:07
收件者: Keith Pok Shaan WONG/PLAND
副本: Wilson Chun Yin TSE/PLAND; Janet Hiu Nga FUNG/PLAND
主旨: Re: [Departmental comment] Planning Application No. A/YL-PN/76
類別: Internet Email

黃先生:

您好! 以下是對有關提問的回答:

1. 本會一如既往的免費開放給我們的會員及廣大有緣善信到佛寺進行參拜禮佛, 打坐靜修, 誦經學佛, 洗滌心靈, 為香港佛教善信提供的宗教服務。但西方寺念佛舍從不提供擺放先人骨灰龕位, 神主牌及焚燒冥鏹香燭元寶衣紙服務。
2. 本佛寺一般都在佛教節日舉行法事, 內容通常包括祈福法會, 延生普佛法會, 超渡先人法會, 唱誦經文, 誦念佛號, 佛學開示(講經), 供養三寶法會, 煙供法會, 供燈拜願, 浴佛法會等。這都是佛教的傳統儀式, 與在香港的各大佛寺, 佛教中心, 佛舍等所舉辦的法事無異。
3. 本會當中有四名董事均為印度藉的藏傳佛教僧人(喇嘛), 他們一般每年來港 2-3 次為我們本會會員及香港廣大有緣善信主持佛教法事, 每次留港時間均不超過 14 天, 因法事準備需時, 期間他們亦同時在寺院留宿作息, 這安排是一個寺院的附屬用途, 本寺主要用途及目標是弘揚佛教慈愛精神, 締造和諧社會氛圍, 促進宗教服務社會, 為社會的宗教發展作出貢獻。註: 本會開始營運至今從沒有僧人長期居住在西方寺念佛舍。

謝謝!

李志堅

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營運經理

1 盧比基金會(香港)

電話: 

Previous s.16 Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-PN/56	Proposed Temporary Religious Institution (Taoist Temple and Place for Taoist Education) for a Period of 5 Years	AGR	22.2.2019 (Revoked on 22.1.2023)

Government Departments' General Comments

1. Religious Policy

Comments of the Secretary for Home and Youth Affairs (SHYA):

- (a) According to the information provided by the applicant, its objective is to promote Buddhism. It operated a religious institution named 西方寺念佛舍 for years by providing a place for members to learn about Buddhism and organising various religious events, including Buddhist lectures. Having checked the official website of the Inland Revenue Department, she notes that the applicant is a charitable organization registered under section 88 of the Inland Revenue Ordinance (Cap. 112).
- (b) According to the application materials, the applicant proposes to convert the vacant school as a temporary Buddhist bodhimanda and chanting centre for organizing religious ceremonies and allowing the public for worshipping, meditation, chanting and attending lectures. As the proposed facilities appear to be religious-related, she has no objection to the proposed religious institution under the planning application, following her established practice.

2. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

He has no adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) According to the planning application and the Further Information., the proposed development is for purpose of worshipping, meditation, chanting and attending lectures. Ceremonies would generally be held indoor, except for one to two events in a year that would be held outdoor with smoke offering limited to an hour only. Nevertheless, in accordance with Environmental Protection Department's "Guideline on Air Pollution, Noise and Wastewater for Worshipping in Open Areas (Chinese version only)" (the Guideline https://www.epd.gov.hk/epd/sites/default/files/epd/english/compliance_ass/others/files/Guideline_worshipping.pdf), the applicant has undertaken in the planning application document to notify residents in the vicinity prior to such event(s). He also notes that there is no environmental-related comment nor objection received during the public inspection period of the planning application, and the smoke offering will be conducted within the proposed development boundary. In view of the above, he has no objection to the subject planning application.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (c) The applicant should note his advisory comments at **Appendix IV**.

4. Landscaping

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) She has no comment on the application from landscape planning perspective.
- (b) The Site is situated in area of rural coastal plains predominated by mangroves, ponds, temporary structures, village houses and woodland. The Site is hard paved and occupied by structures, and no significant vegetation was observed.
- (c) According to the submission, no tree felling and no landscape impact would be caused by the proposed development.

5. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Town Planning Board (the Board) consider that the application is acceptable from planning point of view, a condition should be stipulated requiring the applicant to submit a drainage proposal, and to implement and maintain the proposed drainage facilities to his satisfaction.

6. Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- (b) The applicant should note his advisory comments at **Appendix IV**.

7. Others

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- (a) He has no adverse comment on the application.
- (b) An existing registered man-made slope (feature no. 5NE-D/C48) is located in the vicinity of the Site. The slope may affect or be affected by the proposed development.
- (c) The applicant should note his advisory comments at **Appendix IV**.

8. District Officer's Comments

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

HAD):

He has not received any feedback from locals.

9. Other Departments' Comments

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

- (a) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Engineer/Land Works (CE/LW), CEDD;
- (d) Project Manager (West) (PM(W)), CEDD;
- (e) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (f) Commissioner of Police (C of P); and
- (g) Commissioner for Transport (C for T).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the applicant has to apply to LandsD for a STT to implement the proposal. However, there is no guarantee that the application must be approved and the details of the proposal to be covered in the application will be further examined and verified. Subject to relevant policy support, the application so submitted, if received by LandsD, will be considered by LandsD acting in the capacity as the Landlord at its sole discretion and any approval would be subject to such terms and conditions including, among others, payment of rent or administrative fee as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the access road connecting the application site with Nim Wan Road is not and will not be maintained by HyD;
- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation to adopt appropriate measures to avoid causing disturbance or pollution to the surrounding wooded area. Existing trees on site should also be preserved;
- (e) to note the comments of the Director of Environmental Protection (DEP) to follow other relevant recommendation in the "Guideline on Air Pollution, Noise and Wastewater for Worshipping in Open Areas (Chinese version only)" (the Guideline https://www.epd.gov.hk/epd/sites/default/files/epd/english/compliance_ass/others/files/Guideline_worshipping.pdf) for the avoidance of any potential environmental nuisance. No public sewer is available in the vicinity. If septic tank and soakaway system is used, its design and construction should follow the requirements of the ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department -Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations" and are duly certified by an Authorised Person.
- (f) to note the comments of the Director of Fire Services (D of FS) that 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 the Fire Services Department (FSD) for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSI to be installed should be clearly marked on the layout plans. If the proposed structures are 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; and
- (g) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that an existing registered man-made slope (feature no. 5NE-D/C48) is located in the vicinity of the Site. The slope may affect or be affected by the proposed development. The applicant is reminded of the requirements of making necessary site formation submission(s), including but not limited to stability assessments of the existing/proposed geotechnical features within or in the vicinity of the Site, to the Buildings Department for approval as required under the

provisions of Buildings Ordinance if found applicable

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



A/YL-PN/76 Ha Pak Nai Tsuen Public Primary School

15/03/2024 02:25

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent by: tpbpd@pland.gov.hk

File Ref:

Dear TPB Members,

Approval of 56 was revoked AFTER FOUR YEARS for failure to fulfill both Drainage and Fire conditions. The latter is particularly alarming as temples come with significant fire risks because of the nature of ceremonies and traditions. **5 YEARS**

So back again, this time as "Proposed Temporary Religious Institution (Buddhist Bodhimanda and Chanting Centre) for a Period of 5 Years"

This would appear to be a convenient change in sect in order to gain further approval.

The term of 5 years is problematic because this effectively allows for an additional two and a half years to avoid fulfilling conditions until government depts are forced to take action.

Members have a duty to inquire into the matters and restrict any approval to 3 years.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Thursday, 31 January 2019 2:27 AM HKT

Subject: A/YL-PN/56 Ha Pak Nai Tsuen Public Primary School

A/YL-PN/56

Government Land in D.D. 133 (Former Ha Pak Nai Tsuen Public Primary School),
Yuen Long

Site area : About 998m²

Zoning : "Agriculture" and "Green Belt"

Applied Use : Taoist Temple and Place for Taoist Education) 5 Years

Dear TPB Members,

The details provided do not clarify if this is use of the existing building or if the school building is to be demolished and rebuilt.

This school has been retained for GIC use so the proposed Taoist facilities would appear to be appropriate.

Mary Mulvihill