

2025年 2月 19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。

19 FEB 2025

The _____ is received on _____
The _____ board will formally acknowledge
the _____ of the application only upon receipt
of all the required information and documents.

Appendix I of RNTPC
Paper No. A/YL-SK/412

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2500 367 17/2 By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4C-SK/412
	Date Received 收到日期	19 FEB 2025

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

1. Name of Applicant 申請人姓名/名稱

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

Awareness Spiritual Growth Centre Limited (覺醒心靈成長中心有限公司)

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)

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

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 1556(Part) and 1558 in D.D.114, Shek Kong, 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 5,059 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 217.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Total Occupied Area 總上蓋面積
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	Conservation Area ("CA")
(f) Current use(s) 現時用途	Temporary Camping Ground for Meditation Use (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

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

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

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

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

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

.....

.....

.....

.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

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)

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

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)

2

	<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)</p> <p>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>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-SK</u> / <u>325</u>
(b) Date of approval 獲批給許可的日期	<u>22/04/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>22/04/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Camping Ground for Meditation Use for a Period of 3 Years
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>3</u></p> <p><input type="checkbox"/> month(s) 個月</p>

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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

Signature
簽署



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

Cannis Lee

Associate Director (Planning)

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MPIA

on behalf of
代表

Lawson David & Sung Surveyors Limited



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

Date 日期

17/2/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1556(Part) and 1558 in D.D.114, Shek Kong, Yuen Long, New Territories
Site area 地盤面積	5,059 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
Zoning 地帶	Conservation Area ("CA")
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Camping Ground for Meditation Use for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 Total Occupied Area 總上蓋面積	Domestic 住用	sq.m 平方米 NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	217.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	14	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA <input type="checkbox"/> (Not more than 不多於) m 米	
		NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	0.37 - 2.5 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	4.3 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		NA
	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) _____ _____		NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Lot Index Plan and Plan showing Access to the Application Site		
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。



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328

Ref: LDS/PLAN/7128

Section 16 Planning Application

**Renewal of Planning Approval for Temporary Camping Ground
for Meditation Use for a Period of 3 Years at
Lots 1556(Part) and 1558 in D.D.114, Shek Kong, Yuen Long, New Territories**

Planning Statement

Applicant
Awareness Spiritual Growth Centre Limited

Prepared by
Lawson David and Sung Surveyors Limited

February 2025

Executive Summary

This planning application is submitted to the Town Planning Board (the “Board”) to seek renewal of planning approval for temporary camping ground for meditation use for a period of 3 years (the “Proposed Development”) at Lots 1556 (Part) and 1558 in D.D.114, Shek Kong, Yuen Long, N.T. (the “Application Site”).

The Application Site, with an area of about 5,059 sq.m., falls within an area zoned “Conservation Area” (“CA”) on the approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9 gazetted on 27.10.2006. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission of the Board.

The Application Site is the subject of eight previous planning applications (Nos. A/YL-SK/161, 165, 176, 197, 206, 213, 250 and 325) which were all approved by the Board for the same applied use. The last planning permission (Application No. A/YL-SK/325) was approved by the Board on 22.4.2022. All approval conditions of the previous applications had been complied with.

The current valid planning permission under Application No. A/YL-SK/325 will lapse on 22.4.2025. Given the Applicant has been using the Application Site in accordance with the terms approved by the Board, in particular the approval condition that no new fixture or structure was allowed to be placed/built on the site during the planning approval period had been complied with, the Applicant therefore submits this application for renewal of the current planning approval for a further period of 3 years to continue the existing temporary camping ground for meditation use.

There will be no change in nature of use and development parameters of the proposed development from the last application. The proposed development aims to provide a remote and quiet place for meditation. Within the natural and tranquil environment, participants of the proposed development will be able to train their mind through meditation practice, which is part of the Buddhist studies. There will also be no change in the proposed site layout, which covers a total occupied area of about 217.6 m², including 11 wooden boards for sitting and 3 concrete-based/wooden boards with decoration of Buddha statue, pagoda feature and plaque atop. The heights of these fixtures range from 0.37m to 2.5m.

The operation of the proposed development will be less than 10 meditation events per year. The meditation events will be held during the weekends of semesters. It will take about 1-2 days and some meditation participants will tent overnight at the Application Site. The tents used by the participants are canvas hiking tents that will only be set up during events and will be removed after events.

The justifications of this application are:

1. The proposed development conforms to the planning intention of the “CA” zone;
2. The Application Site is suitable for the applied use;
3. The proposed development is compatible with surrounding land uses;
4. The Application Site is subject to prior planning approvals granted for the same use; and
5. The proposed development will not generate any adverse traffic, environmental and sewage impacts on the surrounding areas.

In view of the above justifications presented in this planning statement, it is hoped that members of the Board and relevant Government departments will give favourable consideration to renew the planning approval for a period of 3 years.

行政摘要

此規劃報告書向城市規劃委員會(“城規會”)呈交，旨在支持在新界元朗石崗丈量約份第 114 約地段第 1556 號(部分)及第 1558 號(“申請地點”)，作為期三年的臨時營地作禪修用途(“擬議發展”)的規劃許可續期申請。

申請地點的面積約為 5,059 平方米，座落於在 2006 年 10 月 27 日刊憲的石崗分區計劃大綱核准圖(圖則編號：S/YL-SK/9)上的「自然保育區」地帶。根據該大綱圖的註釋，不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

申請地點涉及 8 宗同樣用途的規劃許可(申請編號：A/YL-SK/161, 165, 176, 197, 206, 213, 250 及 325)。最後一次申請(申請編號：A/YL-SK/325)於 2022 年 4 月 22 日獲城規會批准用作臨時營地作禪修用途。申請人亦已全部履行各規劃許可的附帶條件。

申請地點現時批給的規劃許可(申請編號：A/YL-SK/325)期限將於 2025 年 4 月 22 日屆滿。鑑於申請人一直按照城規會批准的條款使用申請地點，尤其在規劃許可期間不准搭建其他裝置物或任何構築物，並全部履行各項規劃許可附帶條件。申請人因此遞交是項規劃許可續期申請，以繼續現時臨時營地作禪修用途。

擬議發展的用途性質及發展參數與上次獲批申請相同。擬議發展將提供一個僻靜的場所供禪修用途，在大自然的環境中，參加者可透過禪修培育思維。擬議發展的佈局與上次申請相同，申請場地共放置 11 塊木板作禪修平台，3 個木製/混凝土裝置作放置佛教禪修裝飾物，這些裝置的總覆蓋面積約 217.6 平方米及高度約 0.37 米至 2.5 米。

每年在場地內舉行的禪修活動將會少於 10 次，每次大約 40 至 50 人。每次禪修活動均在週末舉行，活動會持續一至兩天。部份參加者會在申請地點內紮營露宿，帆布帳篷會在活動完結後拆除。

這宗申請的理據為：

1. 申請用途符合「自然保育區」地帶的規劃意向；
2. 申請地點適合用作申請用途；
3. 擬議發展與鄰近土地用途協調；
4. 申請地點之前獲相同臨時營地作禪修用途的規劃許可；及
5. 擬議發展不會對鄰近地方構成不良的交通、環境及排污影響。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能從優考慮這宗規劃續期申請。

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1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement is submitted to the Town Planning Board (the “Board”) to seek renewal of planning approval for a temporary camping ground for meditation use (the “proposed development”) for a period of 3 years at Lots 1556(Part) and 1558 in D.D.114, Shek Kong, Yuen Long, New Territories (hereafter referred to as the “Application Site”). **Figure 1** shows the location of Application Site and the Lot Index Plan indicating the concerned lots is shown per **Figure 2**.

The Application Site, with a site area of about 5,059 sq.m., falls within an area zoned “Conservation Area” (“CA”) on the Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9 gazetted on 27.10.2006. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission of the Board.

The Application Site, or part of it, is the subject of eight previously approved applications (Nos. A/YL-SK/161,165,176,197, 206, 213, 250 and 325) for temporary camping ground for meditation use. The last planning permission (Application No. A/YL-SK/325) was approved by the Board on 22.4.2022 and will be expired on 22.4.2025. The Application Site is currently being used by the Applicant as a camping ground to practice meditation for educational purpose.

The Applicant is a charitable organization under section 88 of the Inland Revenue Ordinance. Ven. Sik Hin Hung, being the Director of the Awareness Spiritual Growth Centre Limited (i.e. the Applicant), is a Founding Fellow and Senior Fellow of the Centre of Buddhist Studies of the University of Hong Kong. Ven. Sik would like to create a tranquil environment to allow secondary school / university students and followers to train their mind through meditation practice as part of the Buddhist studies, in which the Application Site is considered a suitable location with its remote and quiet environment.

Given the Applicant has been using the Application Site in accordance with the terms approved by the Board, in particular the approval condition that no new fixture or structure was allowed to be placed/built on the site during the planning approval period had been complied with, the Applicant hereby would like to seek for renewal of planning approval for a further period of 3 years. There will also be no change in the proposed site layout and nature of use from the last application.

1.2 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1 Location

The Application Site is located at the mid-hill level near Tai Lam Country Park (see **Figures 1 and 2**). It is accessible on foot only via a paved footpath along the catchwater access road and a natural trail leading from Route Twisk and Lui Kung Tin to its north (see **Figure 3**).

2.2 Existing Site Condition

The Application Site covers an area of about 5,059 sq.m. It is currently used as a camping ground for secondary school/university students and followers of the Applicant to practise meditation and is for education purpose (see **Site Photos**). The fixtures on site and current condition of the Application Site generally remain the same as fourteen years ago when the Board approved the previous planning application (No. A/YL-SK/161).

2.3 Surrounding Land Uses

The areas surrounding the Application Site are mainly rural in character with natural vegetation. The Application Site is surrounded by densely-vegetated woodlands. To the north in the "Residential (Group D)" zone is the settlements of Lui Kung Tin. To its south is Tai Lam Country Park.

2.4 Land Status

According to the records of Land Registry, the subject lots are held under Block Government Lease and demised for agricultural use with a lease term for 75 years, commenced from 1.7.1898, and are renewable for a further term of 24 years.

The Applicant is the land owner of the subject lots. A Short Term Waiver (STW) No. 4489 was granted by the Lands Department to permit the temporary structures for the purpose of temporary camping ground for meditation use.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site falls within an area zoned "Conservation Area" ("CA") zone on the Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9 gazetted on 27.10.2006 (see **Figure 1**). The planning intention of the "CA" zone is "to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development."

According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission of the Board.

3.2 Previous Applications

The Application Site, or part of it, is the subject of 8 previously approved planning applications as summarized in the table below:-

Application No.	Applied Use	Decision	Date of Approval
A/YL-SK/161	Temporary Camping Ground for Meditation Use for a Period of 3 Years	Approved with conditions for 1 year	26.11.2010
A/YL-SK/165	Renewal of Planning Approval for Temporary Camping Ground for Meditation Use for a Period of 1 Year	Approved with conditions for 1 year	18.11.2011
A/YL-SK/176	Renewal of Planning Approval for Temporary Camping Ground for Meditation Use for a Period of 1 Year	Approved with conditions for 1 year	9.11.2012

A/YL-SK/197	Renewal of Planning Approval for Temporary Camping Ground for Meditation Use for a Period of 1 Year	Approved with conditions for 1 year	28.3.2014
A/YL-SK/206	Renewal of Planning Approval for Temporary Camping Ground for Meditation Use for a Period of 1 Year	Approved with conditions for 1 year	27.3.2015
A/YL-SK/213	Temporary Camping Ground for Meditation Use for a Period of 3 Years	Approved with conditions for 3 years	22.4.2016
A/YL-SK/250	Renewal of Planning Approval for Temporary Camping Ground for Meditation Use for a Period of 3 Years	Approved with conditions for 3 years	12.4.2019
A/YL-SK/325	Renewal of Planning Approval for Temporary Camping Ground for Meditation Use for a Period of 3 Years	Approved with conditions for 3 years	22.4.2022

All approval conditions of the last application (No. A/YL-SK/325), as listed below, are always complied with within the approval period:-

- (a) No new fixture or structure is allowed to be placed/built on the Application Site;
- (b) No trees within the Application Site are allowed to be interfered with by any means, felled or topped at any time;
- (c) No open burning is allowed on the Application Site at any time;
- (d) No chemicals, including fertilizers and pesticides, are allowed to be used or stored on the Application Site at any time;
- (e) No public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the Application Site at any time; and
- (f) The existing trees and landscape plantings on the Application Site shall be maintained at all time.

3.3 Similar Application

There is no similar application within the same "CA" zone under the Shek Kong OZP.

4. Development Proposal

4.1 Renewal of Planning Approval

The Applicant seeks renewal of planning approval to use the Application Site for temporary camping ground for meditation use for a period of 3 years. The proposed development is to provide a camping ground for secondary school/university students and followers of the Applicant to practice meditation and is for education purpose.

4.2 Site Layout and Design

There would be no changes in the nature of the use and the proposed site layout (see **Figure 4**) from the last application (No. A/YL-SK/325), in which 14 fixtures, with a total occupied area of about 217.6 sq.m. and heights ranging from 0.37m to 2.5m, are placed within the site. The fixtures consist of 11 wooden boards that serve as meditation seating, and 3 concrete-based/wooden board fixtures with Buddhist meditation decorations atop (including a Buddha statue, a pagoda feature and a plaque).

4.3 Site Operation

The operation of the applied use will be the same as the previous applications, in which less than 10 meditation events will be held at the Application Site per year. For each meditation event, there will be only about 40-50 participants. The meditation event will normally be conducted during weekends of semesters. It will last for about 1-2 days and some meditation participants will tent overnight at the Application Site. The tents used by the participants are canvas hiking tents that will only be set up during events and will be removed after events.

During meditation events, the participants will train their mind through meditation practice. No loudspeaker will be used in any of the events. The participants will occasionally chat during meditation. There will be no open burning on the Application Site. To keep the Application Site tidy, the participants will not eat or cook at the Application Site. They will bring their own food and eat at the public barbecue sites nearby, where rubbish bins and toilets are available. Participants will be in casual wear such as T-shirt or sportswear.

The participants will take public transport and alight at Route Twist and then walk to the Application Site. The Application Site is screened off by trees on adjoining Government land and there is no signage locating the Application Site.

4.4 Landscape Proposal

The Applicant had complied with the approval condition (f) of submission and implementation of landscape and tree preservation proposals of the previous application (No. A/YL-SK/206), in which 70 nos. of seedling of species *Sterculia lanceolata* had been provided for compensation of 19 nos. of dead trees at the Application Site. The Applicant will continue the maintenance of the existing trees and landscape plantings at all times.

4.5 Environmental Consideration

The nature of the proposed development is for passive educational meditation use only. To mitigate the possible environmental nuisance, the Applicant will continue implementing the following mitigation measures from the previous planning approvals:-

- (a) No new fixture or structure is allowed to be placed/built on the Application Site;
- (b) No trees within the Application Site are allowed to be interfered with by any means, felled or topped at any time;
- (c) No open burning is allowed on the Application Site at any time;
- (d) No chemicals, including fertilizers and pesticides, are allowed to be used or stored on the Application Site at any time;
- (e) No public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the Application Site at any time;
- (f) The existing trees and landscape plantings on the Application Site shall be maintained at all times; and
- (g) No new access road, sewers, sewage treatment facilities, earthworks and other building works will be involved in this application.

5. Planning Justifications

5.1 Conforms to the Planning Intention of the “CA” Zone

The Application Site falls within an area zoned “CA” on the Shek Kong OZP No. S/YL-SK/9. The proposed development is considered in line with the planning intention of the “CA” zone, in particular, of protecting and retaining the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes. The proposed development will be solely used as a camping ground for meditation which will only be held in less than 10 events per year. As the Applicant will help maintain the existing landscape in compliance of the approval conditions of all previous planning approvals, the proposed development is indeed complementing the planning intention of the “CA” zone of protecting and retaining the existing natural landscape, ecological or topographical features of the area.

In addition, all the fixtures on the Application Site are temporary in nature, which only occupied about 4.3% of the Application Site, so as to safeguard the natural landscape and maintain the serenity of the area. Owing to no permanent buildings/structures will be erected on the Application Site and the temporary nature of applied use, the proposed development is in line with the planning intention of the “CA” zone.

5.2 The Application Site is Suitable for the Applied Use

The Application Site is located at an inconspicuous location being screened off from the surrounding areas by dense woodland. As mentioned in para. 4.3., the applied use is held infrequently (i.e. less than 10 meditation events annually) and therefore the interference to the existing landscape character is minimal. Since the site is not identified as a site of ecological importance, the Application Site is considered suitable for camping ground use.

5.3 Compatible with Surrounding Land Uses

The purpose of the proposed development is to provide a place for meditation and it is of educational purpose. The Application Site has been in use for the proposed development and co-existed with the surrounding land uses since the first planning approval in 2010. With the ongoing maintenance of the existing trees and landscape plantings, as well as the conservation of existing natural landscape resources by the Applicant, it is not considered incompatible with the rural and tranquil character of its surrounding woodland environment. Furthermore, the proposed development will help maintain a harmonious rural environment by preserving and reinforcing the natural landscape of the area.

5.4 Prior Planning Approvals Granted for the Same Use at the Application Site

The Application Site is the subject of 8 previous planning approvals for the same camping ground use since 2010. The last approved application (No. A/YL-SK/325) for temporary camping ground was approved by the Board on 22.4.2022 with all approval conditions complied with. There is no change in the nature of use and proposed site layout from the last application. In view of the fact that the Applicant had complied with all the approval conditions of the previous approvals, the Applicant believes that they will continue using the site in accordance with the terms and conditions as imposed by the Board. The renewal of the planning approval for the proposed development is therefore considered acceptable within the subject “CA” zone and in line with the previous decision of the Board.

5.5 No Adverse Impacts on the Surrounding Areas

Owing to the nature of the proposed development, no adverse traffic, environmental and sewerage impacts are anticipated on the surrounding areas, as discussed below:

Traffic

The Application Site is accessible on foot only. The participants will take public transport, alight at Route Twisk and then walk to the Application Site. Considering that there is no vehicular access to the Application Site, the traffic induced by the proposed development will be minimal. Therefore, the proposed development would not have significant traffic impact to the surrounding areas.

Environmental

Due to the infrequent event schedule, the proposed development would not generate adverse environmental impact on the area. All temporary structures are only for sitting during meditation events. The visual impact of the proposed development would also be minimized to the surrounding area given that the site is screened off by woodland on the adjoining Government land. No loudspeaker/amplification system will be used, the potential noise impact caused by the proposed development will be minimal. Therefore, the proposed development will not generate any adverse visual and noise impacts to the surrounding areas.

Sewerage

Participants of the proposed development will not eat or cook at the Application Site and they will only eat at the nearby public barbecue areas where rubbish bins and toilets are available. Therefore, no sewerage will be discharged from the Application Site.

6. Conclusion

The Application Site falls within “CA” zone on the Approved Shek Kong OZP No. S/YL-SK/9. The last application of the Application Site (No. A/YL-SK/325) for the same camping ground for meditation use was approved by the Board on 22.4.2022.

The Application Site is the subject of 8 planning approvals for the same camping ground use and the Applicant has complied with all the approval conditions of the last application (No. A/YL-SK/325). The Applicant submits this application to renew the current planning approval to continue the current usage of camping ground for secondary/university students and the followers of the Applicant to practice meditation as part of the Buddhist studies. There will be no change in the nature of use and development parameters from the last application.

The Application Site is considered suitable for the proposed development given its inconspicuous location being screened off from the surroundings by dense woodland. Meanwhile, the Applicant will also maintain and conserve the existing natural landscape, which will help maintain the harmonious rural environment. The proposed development, which has taken place since 2010 with prior planning approvals, is therefore considered compatible with the surrounding land uses.

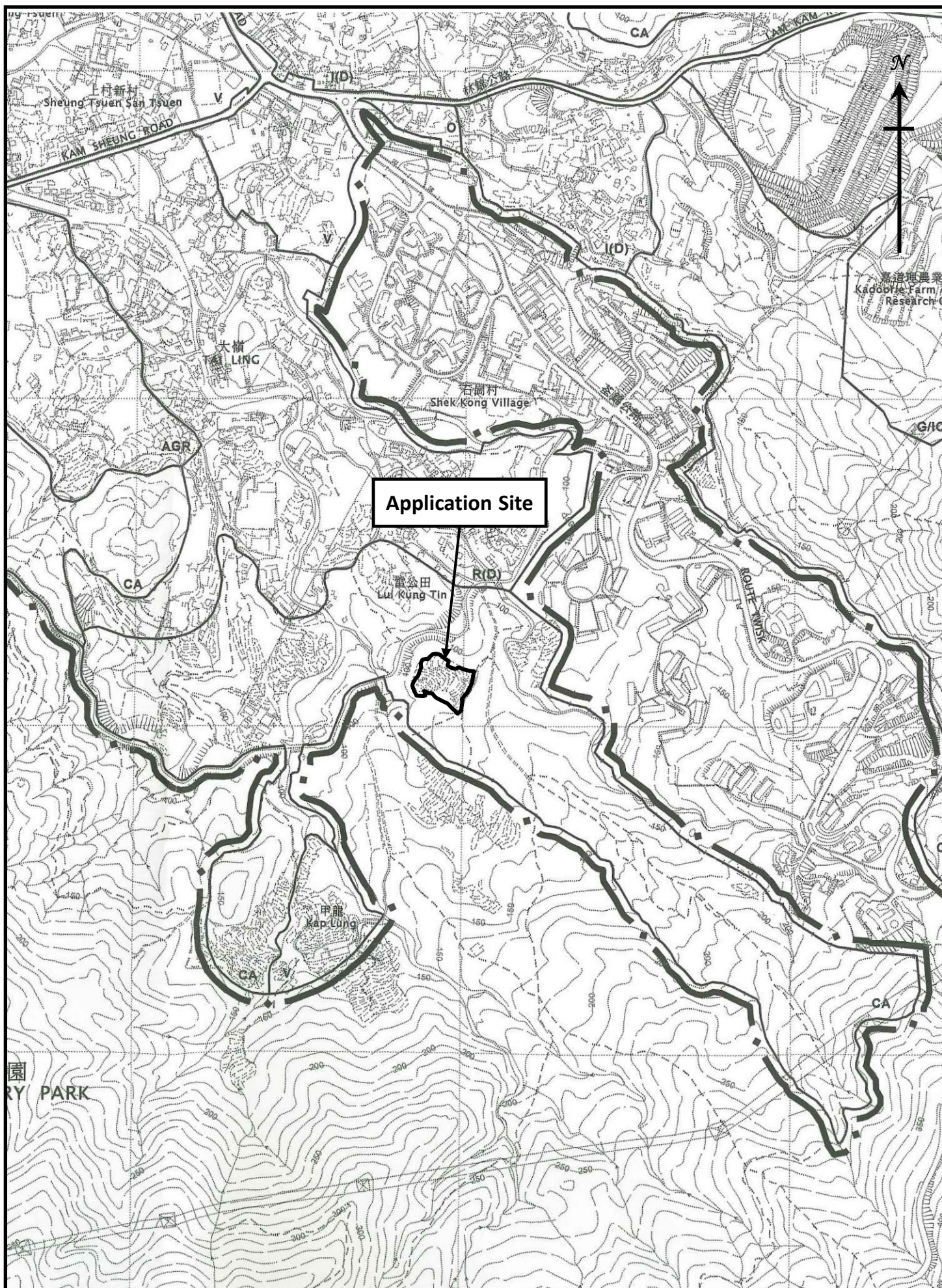
Additionally, the Applicant has been using the Application Site in accordance with the terms approved by the Board in the past for protecting and retaining the existing natural landscape, ecological or topographical features of the area. Given the temporary nature and infrequent usage of the proposed development, it will not jeopardize the long-term planning intention of the “CA” zone. Since the proposed development is for passive educational use only, no adverse traffic, environmental and sewerage impacts are anticipated on the surrounding areas.

In view of the justifications stated herein, we sincerely hope that the Board will give favourable consideration to renew the planning permission of this application for a period of 3 years.

Lawson David & Sung Surveyors Limited
February 2025

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Access to Application Site
- Figure 4 Indicative Layout Plan



Location Plan
(Extracted from Approved Shek Kong
Outline Zoning Plan No. S/YL-SK/9)

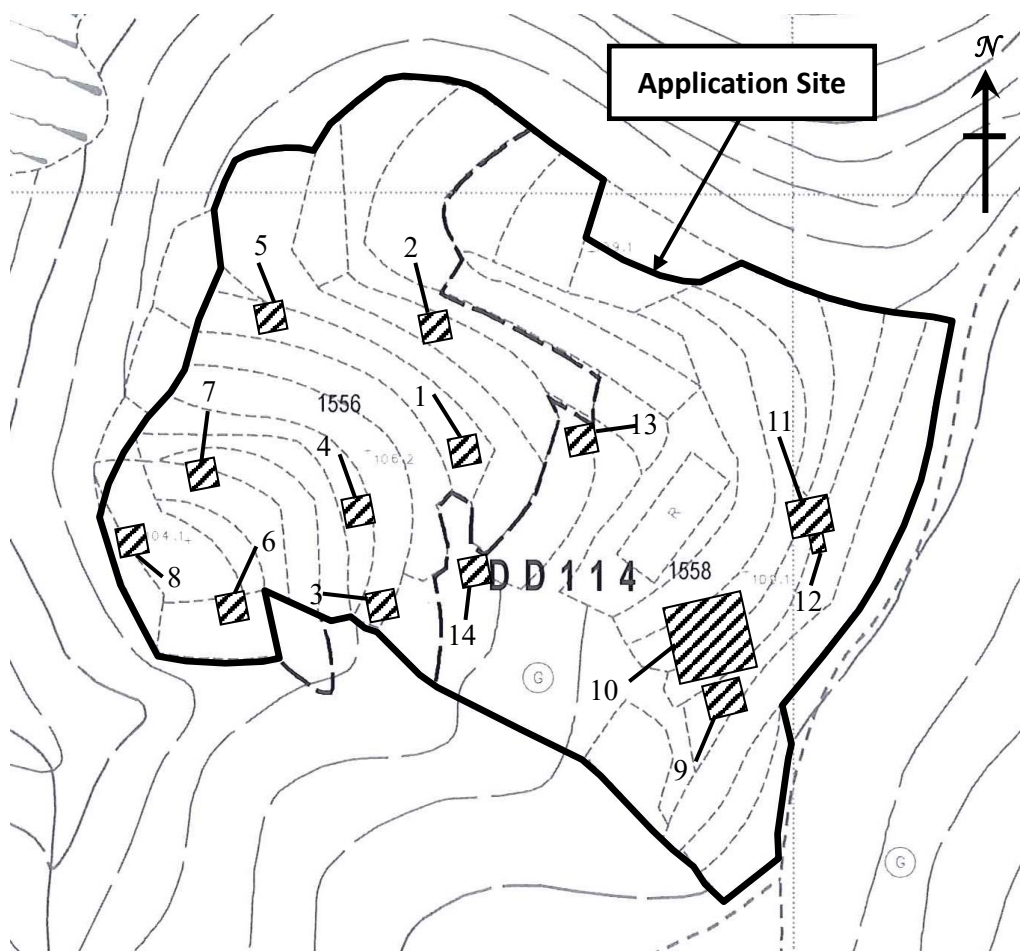
Figure 1

1 : 7500



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Fixture No.	Use	Height (Subject to Detailed Survey)	Occupied Area (in sq.m.)
1-8 and 13-14	Wooden Board for Sitting	0.37m (each)	9.6 (each) 96 (total)
9	Concrete Base with Decoration of Buddha Statue	2.5m	17
10	Wooden Board for Sitting	0.5m	81
11	Wooden Board with Pagoda Feature	2m	21
12	Concrete Base with Plaque	2m	2.6

Total: 217.6

Indicative Layout Plan

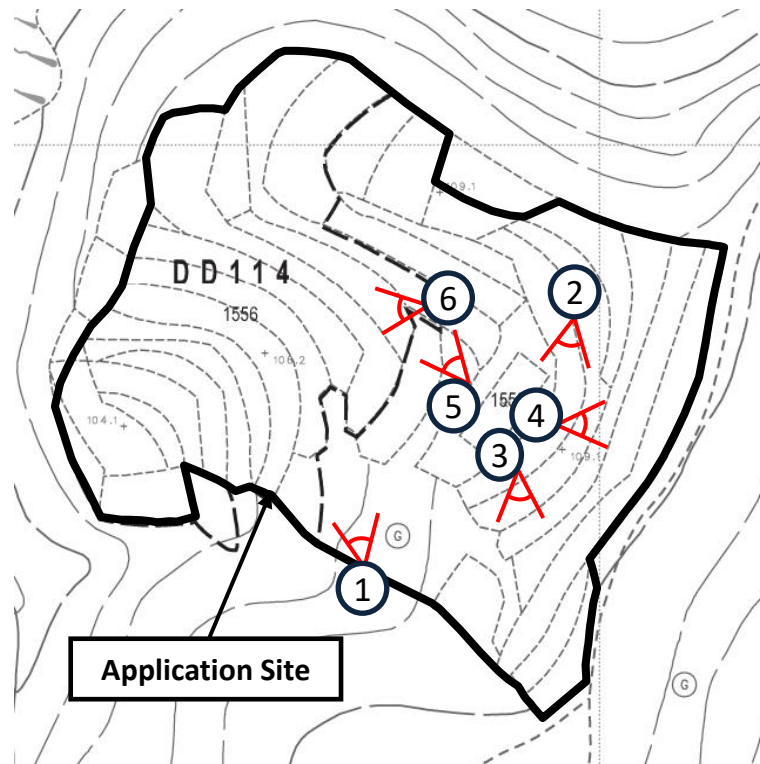
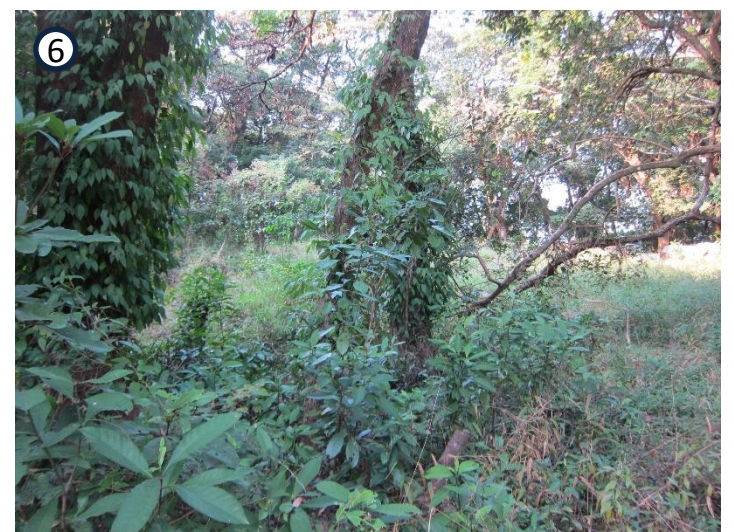
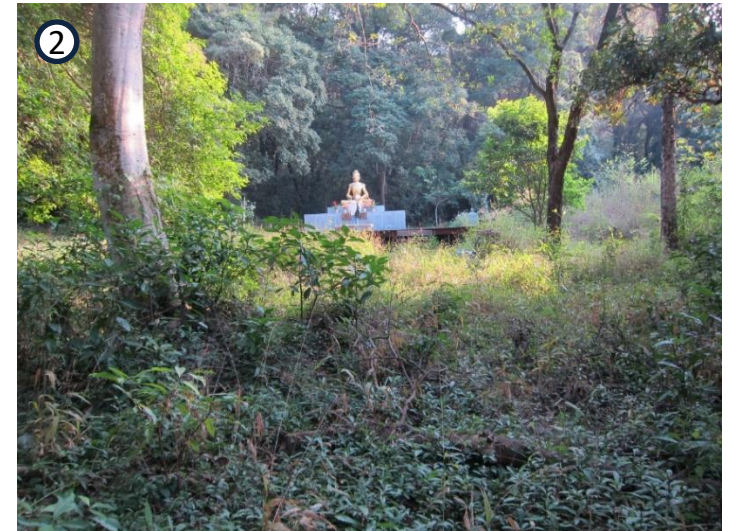
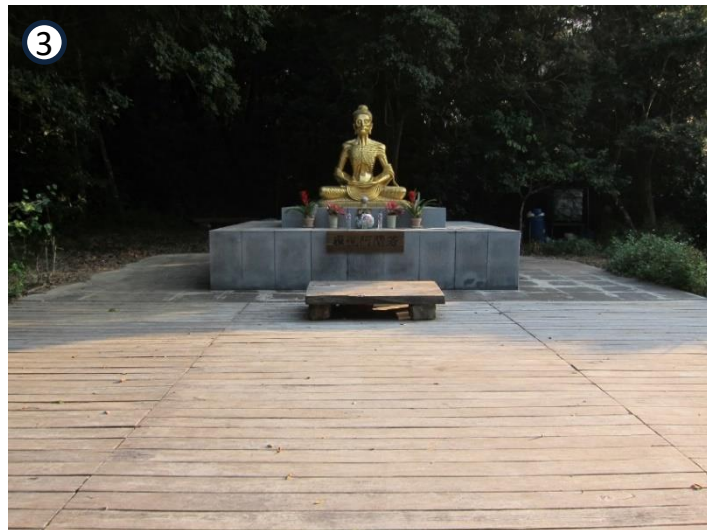
Figure 4

Not to Scale





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Site Photos



Legend:

-  Viewpoint of the Photo
-  Photo No.

Existing Condition of the Application Site

Site Photos

**Relevant Extract of Town Planning Board Guidelines on
Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Town Planning Board (the Board) is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Application covering the Application Site

Approved Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-SK/161	Temporary Camping Ground for Meditation Use for a Period of 3 Years	26.11.2010 (RNTPC)
2.	A/YL-SK/165	Renewal of Planning Approval for Temporary "Camping Ground for Meditation Use" for a Period of 1 Year	18.11.2011 (RNTPC)
3.	A/YL-SK/176	Renewal of Planning Approval for Temporary "Camping Ground for Meditation Use" for a Period of 1 Year	9.11.2012 (RNTPC)
4.	A/YL-SK/197	Renewal of Planning Approval for Temporary "Camping Ground for Meditation Use" for a Period of 1 Year	28.3.2014 (TPB)
5.	A/YL-SK/206	Renewal of Planning Approval for Temporary "Camping Ground for Meditation Use" for a Period of 1 Year	27.3.2015 (RNTPC)
6.	A/YL-SK/213	Temporary Camping Ground for Meditation Use for a Period of 3 Years	22.4.2016 (RNTPC)
7.	A/YL-SK/250	Renewal of Planning Approval for Temporary "Camping Ground for Meditation Use" for a Period of 3 Years	12.4.2019 (RNTPC)
8.	A/YL-SK/325	Renewal of Planning Approval for Temporary "Camping Ground for Meditation Use" for a Period of 3 Years	22.4.2022 (RNTPC)

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 1556 and 1558 both in D.D. 114 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;
- Lot No. 1558 in D.D. 114 within the Site is covered by Short Term Waiver (STW) No. 4489 for the purpose of Temporary Camping Ground for Meditation Use; and
- advisory comments are detailed in **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection:

- no objection to the application;
- no environmental complaints relating to the Site was recorded in the past three years; and
- advisory comments are detailed in **Appendix V**.

3. Nature Conservation and Fisheries

Comments of the Director of Agriculture, Fisheries and Conservation:

- no strong view on the renewal application from nature conservation perspective; and
- advisory comments are detailed in **Appendix V**.

4. Landscape

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

- no adverse comment on the application from the landscape planning perspective;
- based on the aerial photo of 2023, the Site is situated in an area of settled valleys landscape character composing nature woodland, some temporary structures and village houses. Comparing the aerial photo of 2023 and 2021, there is no significant change to the landscape character of the surrounding area since the last application was approved. Based on the site photos taken in February 2025 and photos provided in the application, some existing trees of common species are observed within site. There is no significant change in the proposed layout compared with the approved application. Further significant adverse landscape impact within the site arising from the continuous

use is not anticipated; and

- advisory comments are detailed in **Appendix V**.

5. Drainage

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

- no in principle objection to the application;
- the applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the applied use would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
- the applicant is required to rectify the drainage system at his own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation.

6. Traffic

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering perspective; and
- advisory comments are detailed in **Appendix V**.

7. Other Departments

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix V**:

- (a) Chief Highway Engineer/New Territories West of Highways Department (HyD);
- (b) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (c) Project Manager (West), West Development Office, Civil Engineer and Development Department (CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD;
- (e) Chief Engineer/Construction, Water Supplies Department;
- (f) Chief Building Surveyor/New Territories West, Buildings Department;
- (g) Director of Fire Services;
- (h) Commissioner of Police;
- (i) Director of Electrical and Mechanical Services;
- (j) District Officer (Yuen Long), Home Affairs Department; and
- (k) Director of Leisure and Cultural Services.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the Short Term Waiver (STW) holder(s) will need to apply for modification of the STW conditions where appropriate and the lot owner(s) of Lot No. 1556 in D.D. 114 shall apply to this office for a STW to permit the structure(s) erected within the said private lot(s). The application(s) for STW and/or Short Term Tenancy (STT) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and/or STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of the access road connecting to Route Twisk; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant shall follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
 - the applicant shall fully implement the recommendations under the “Environmental Consideration” section in the planning statement, in particular ensuring that no new fixture or structure will be placed/built on the Site and no new access road, sewers, sewage treatment facilities, earthworks and other building works will be involved;
 - the applicant shall ensure waste, if any, generated during the operation of the proposed use, will be properly collected, treated and disposed of;

- the applicant shall meet the statutory requirements under relevant environmental legislation; and
 - if any earthworks, dredging works and building works are carried out at the Site, the proposed use may become a Designated Project by virtue of Item Q.1, Part I, Schedule 2 of the Cap. 499 Environmental Impact Assessment Ordinance and an Environmental Permit may be required for the construction and/or operation of the proposed use.
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
- open burning shall not be conducted at the Site, while the trees and plantings at the Site shall be properly maintained during the planning approval period;
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
- the applicant shall not use the catchwater access road as vehicular access to the Site unless with WSD's prior approval;
 - the applicant shall comply with the "Conditions of Working within Water Gathering Ground"; and
 - no chemicals including fertilizers and pesticides are allowed to be used or stored at the Site;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- if it is proposed to erect any temporary structures not exempted under the provision of the Building Ordinance (BO), then formal building plans are to be submitted for the approval of the BD;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
- approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/YL-SK/412

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人及村民多鄰等均一直反對上述修路申請，在交通方面，有美引水道是由水務署管理，由水務署維修，車輛是有限制駛入的。該地亦位於大坑郊野公園八個區，有關修路活動亦會影響遊人及本村居民。因此，我們反對上述申請。

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

張日華

簽署 Signature

張日華

日期 Date

21/3/2025

RECEIVED

21 MAR 2025

Town Planning
Board