

此文件於 2022 年 11 月 3 日 收到，被申請人可
只會在收到此表格後，方可正式向本局申請。
申請日期：_____

This document is received on 3 NOV 2022
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
A/YL-TT/579 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; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展；及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A4L-771579
	Date Received 收到日期	- 3 NOV 2022

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

1. Name of Applicant 申請人姓名/名稱	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input checked="" type="checkbox"/> Organisation 機構	
蓮華寺有限公司	LOTUS TEMPLE LIMITED

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
志科有限公司	CHIEF FORCE LIMITED

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗大棠鄉丈量約份 DD116 LOT NO. 1445RP (部份), 1446, 1609 (部份), 1610 (部份), 1612SB.ss1, 1612SB.RP (部份) 及毗鄰政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2118 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 639 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	50 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-TT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	宗教用途 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (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 12/10/2022 (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 12/10/2022 (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用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input 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"> <thead> <tr> <th data-bbox="531 1400 810 1518">Name/type of installation 裝置名稱/種類</th> <th data-bbox="818 1400 970 1518">Number of provision 數量</th> <th data-bbox="978 1400 1437 1518">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 data-bbox="531 1518 810 1637"></td> <td data-bbox="818 1518 970 1637"></td> <td data-bbox="978 1518 1437 1637"></td> </tr> <tr> <td data-bbox="531 1637 810 1756"></td> <td data-bbox="818 1637 970 1756"></td> <td data-bbox="978 1637 1437 1756"></td> </tr> <tr> <td data-bbox="531 1756 810 1874"></td> <td data-bbox="818 1756 970 1874"></td> <td data-bbox="978 1756 1437 1874"></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										

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

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

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

(v) For Type (v) application 供第(v)類申請

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

擬議宗教機構 (佛教寺院) 連附屬設施

(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	639	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.3		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	30	%	<input checked="" type="checkbox"/> 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	5	mPD 米 (主水平基準上)	<input type="checkbox"/> About 約
	5	m 米	<input checked="" type="checkbox"/> About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....
average unit size 單位平均面積	..... sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
	<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) 總樓面面積：約639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) 565	
<input checked="" type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
構築物A	1	宗教用途、廁所、休息室及儲物室
構築物B	1	宗教用途
.....
.....
.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
草地及休憩用地		
.....		
.....		
.....		
.....		

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2023年01月

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

<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><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>友善路</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><input checked="" 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 4</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>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><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>No 否</p>	<p><input checked="" type="checkbox"/></p>

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

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

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

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?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情																													
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。)	Yes 是 No 否	<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) <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																													
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
	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)																														

10. Justifications 理由

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

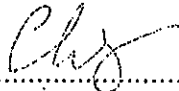
詳情請參閱附帶規劃文件。

11. Declaration 聲明

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

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

Signature
簽署



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

鄭嘉翔

文員

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表



志科有限公司

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

Date 日期

12/10/2022

(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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

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。

附帶規劃文件

按城市規劃條例第16條的規劃許可申請，現於新界元朗大棠鄉丈量約份 DD116 LOT NO. 1445RP(部份)，1446，1609(部份)，1610(部份)，1612SB.ss1，1612SB.RP(部份)及毗鄰政府土地，進行規劃申請。

地帶：「農業」
用途：「擬議宗教機構 (佛教寺院)連附屬設施」
場地面積：「約 2118 平方米」

行政摘要：

申請人現依據城規條例第 16 條向城市規劃委員會申請，擬在新界元朗大棠鄉丈量約份 DD116 LOT NO. 1445RP(部份)，1446，1609(部份)，1610(部份)，1612SB.ss1，1612SB.RP(部份)及毗鄰政府土地，申請作「擬議宗教機構 (佛教寺院) 連附屬設施」用途。

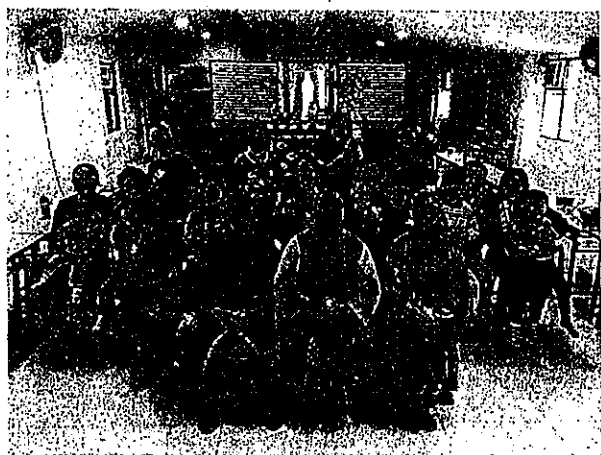
申請地點位於大棠分區計劃大綱圖 (法定圖則編號:S/YL-TT/18)的「農業」用途地帶內，申請用途屬於大綱圖第二欄「須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途」中的「宗教機構(未另有列明者)」用途。

申請人「香港蓮華寺」是公共性質的非牟利慈善組織，以「慈悲喜捨」為宗旨，不時舉辦佛學講座和體驗營等活動，向市民推廣佛教精神。是次申請希望可以為香港佛教信眾提供場所，進行佛法修行和講經，推廣佛學理念，同時亦可為本地村民提供一些社區服務。

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

推廣佛學活動之詳情，請參閱以下資料文件。

兒童佛學營



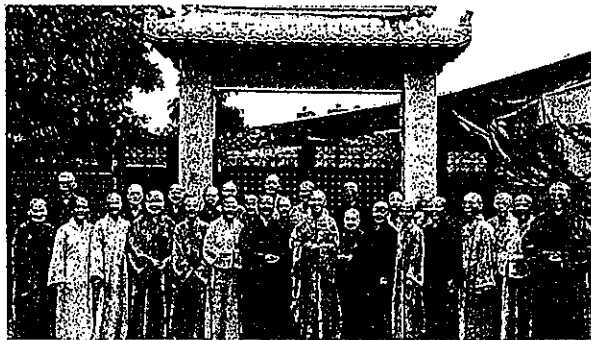
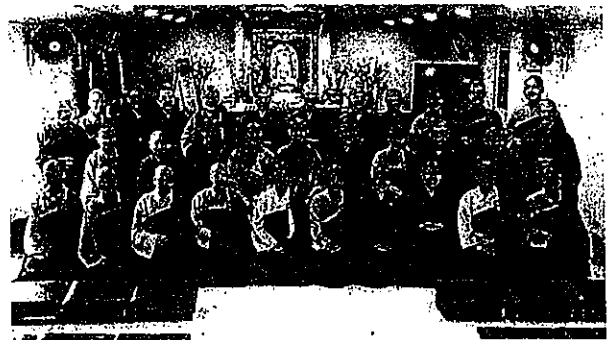
傳戒法會



疫情期間協助隔離、贈送物資、輔助老弱



兩岸三地毗尼營講座



申請位置

申請地點位於新界元朗大棠鄉丈量約份 DD116 LOT NO. 1445RP(部份)，1446，1609(部份)，1610(部份)，1612SB.s1，1612SB.RP(部份)及毗鄰政府土地，申請地點場地面積約 2118 平方米，其中政府土地佔約 50 平方米。

詳情請參閱以下圖則。



場地設計

申請地點作為佛教寺院用途，當中擬議設置有2個構築物，作宗教用途、廁所、休息室及儲物室用途。

申請地點設有一個草地及休憩用地，以供信眾作為休息和修行之用。

申請地點內只作佛法修行和講經，不會有骨灰龕或靈灰安置服務提供。

申請地點內設有私家車泊車位 4 個，每個尺寸約 5 米 x 2.5 米。

申請地點內不會停泊貨櫃車或重量超過5.5噸的車輛。

詳情請參閱以下圖則。

構築物編號	用途	樓面面積	高度	層數
構築物A	宗教用途、廁所、休息室及儲物室	約584平方米	不超過5米	1層
構築物B	宗教用途	約55平方米	不超過5米	1層

1625 1623 S.A 1622 S.A 1615 1632 1617 1613 S.A 1612 S.B RP 1611 1610 1609 1608 1607 1606 1605 1604 1603 1602 1601 1600 1599 1598 1597 1596 1595 1594 1593 1592 1591 1590 1589 1588 1587 1586 1585 1584 1583 1582 1581 1580 1579 1578 1577 1576 1575 1574 1573 1572 1571 1570 1569 1568 1567 1566 1565 1564 1563 1562 1561 1560 1559 1558 1557 1556 1555 1554 1553 1552 1551 1550 1549 1548 1547 1546 1545 1544 1543 1542 1541 1540 1539 1538 1537 1536 1535 1534 1533 1532 1531 1530 1529 1528 1527 1526 1525 1524 1523 1522 1521 1520 1519 1518 1517 1516 1515 1514 1513 1512 1511 1510 1509 1508 1507 1506 1505 1504 1503 1502 1501 1500 1499 1498 1497 1496 1495 1494 1493 1492 1491 1490 1489 1488 1487 1486 1485 1484 1483 1482 1481 1480 1479 1478 1477 1476 1475 1474 1473 1472 1471 1470 1469 1468 1467 1466 1465 1464 1463 1462 1461 1460 1459 1458 1457 1456 1455 1454 1453 1452 1451 1450 1449 1448 1447 1446 1445 1444 1443 1442 1441 1440 1439 1438 1437 1436 1435 1434 1433 1432 1431 1430 1429 1428 1427 1426 1425 1424 1423 1422 1421 1420 1419 1418 1417 1416 1415 1414 1413 1412 1411 1410 1409 1408 1407 1406 1405 1404 1403 1402 S.B 1401 S.B 1400 1399 1398 1397 1396 1395 1394 1393 1392 1391 1390 1389 1388 1387 1386 1385 1384 1383 1382 1381 1380 1379 1378 1377 1376 1375 1374 1373 1372 1371 1370 1369 1368 1367 1366 1365 1364 1363 1362 1361 1360 1359 1358 1357 1356 1355 1354 1353 1352 1351 1350 1349 1348 1347 1346 1345 1344 1343 1342 1341 1340 1339 1338 1337 1336 1335 1334 1333 1332 1331 1330 1329 1328 1327 1326 1325 1324 1323 1322 1321 1320 1319 1318 1317 1316 1315 1314 1313 1312 1311 1310 1309 1308 1307 1306 1305 1304 1303 1302 1301 1300 1299 1298 1297 1296 1295 1294 1293 1292 1291 1290 1289 1288 1287 1286 1285 1284 1283 1282 1281 1280 1279 1278 1277 1276 1275 1274 1273 1272 1271 1270 1269 1268 1267 1266 1265 1264 1263 1262 1261 1260 1259 1258 1257 1256 1255 1254 1253 1252 1251 1250 1249 1248 1247 1246 1245 1244 1243 1242 1241 1240 1239 1238 1237 1236 1235 1234 1233 1232 1231 1230 1229 1228 1227 1226 1225 1224 1223 1222 1221 1220 1219 1218 1217 1216 1215 1214 1213 1212 1211 1210 1209 1208 1207 1206 1205 1204 1203 1202 1201 1200 1199 1198 1197 1196 1195 1194 1193 1192 1191 1190 1189 1188 1187 1186 1185 1184 1183 1182 1181 1180 1179 1178 1177 1176 1175 1174 1173 1172 1171 1170 1169 1168 1167 1166 1165 1164 1163 1162 1161 1160 1159 1158 1157 1156 1155 1154 1153 1152 1151 1150 1149 1148 1147 1146 1145 1144 1143 1142 1141 1140 1139 1138 1137 1136 1135 1134 1133 1132 1131 1130 1129 1128 1127 1126 1125 1124 1123 1122 1121 1120 1119 1118 1117 1116 1115 1114 1113 1112 1111 1110 1109 1108 1107 1106 1105 1104 1103 1102 1101 1100 1099 1098 1097 1096 1095 1094 1093 1092 1091 1090 1089 1088 1087 1086 1085 1084 1083 1082 1081 1080 1079 1078 1077 1076 1075 1074 1073 1072 1071 1070 1069 1068 1067 1066 1065 1064 1063 1062 1061 1060 1059 1058 1057 1056 1055 1054 1053 1052 1051 1050 1049 1048 1047 1046 1045 1044 1043 1042 1041 1040 1039 1038 1037 1036 1035 1034 1033 1032 1031 1030 1029 1028 1027 1026 1025 1024 1023 1022 1021 1020 1019 1018 1017 1016 1015 1014 1013 1012 1011 1010 1009 1008 1007 1006 1005 1004 1003 1002 1001 1000 999 998 997 996 995 994 993 992 991 990 989 988 987 986 985 984 983 982 981 980 979 978 977 976 975 974 973 972 971 970 969 968 967 966 965 964 963 962 961 960 959 958 957 956 955 954 953 952 951 950 949 948 947 946 945 944 943 942 941 940 939 938 937 936 935 934 933 932 931 930 929 928 927 926 925 924 923 922 921 920 919 918 917 916 915 914 913 912 911 910 909 908 907 906 905 904 903 902 901 900 899 898 897 896 895 894 893 892 891 890 889 888 887 886 885 884 883 882 881 880 879 878 877 876 875 874 873 872 871 870 869 868 867 866 865 864 863 862 861 860 859 858 857 856 855 854 853 852 851 850 849 848 847 846 845 844 843 842 841 840 839 838 837 836 835 834 833 832 831 830 829 828 827 826 825 824 823 822 821 82

構築物編號	用途	樓面面積	高度	層數
構築物A	宗教用途、廁所、休息室及儲物室	約584平方米	不超過5米	1層
構築物B	宗教用途	約55平方米	不超過5米	1層

申請地點

構築物A

構築物B

私家車泊車位

SCALE 1:1000

1515

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1505

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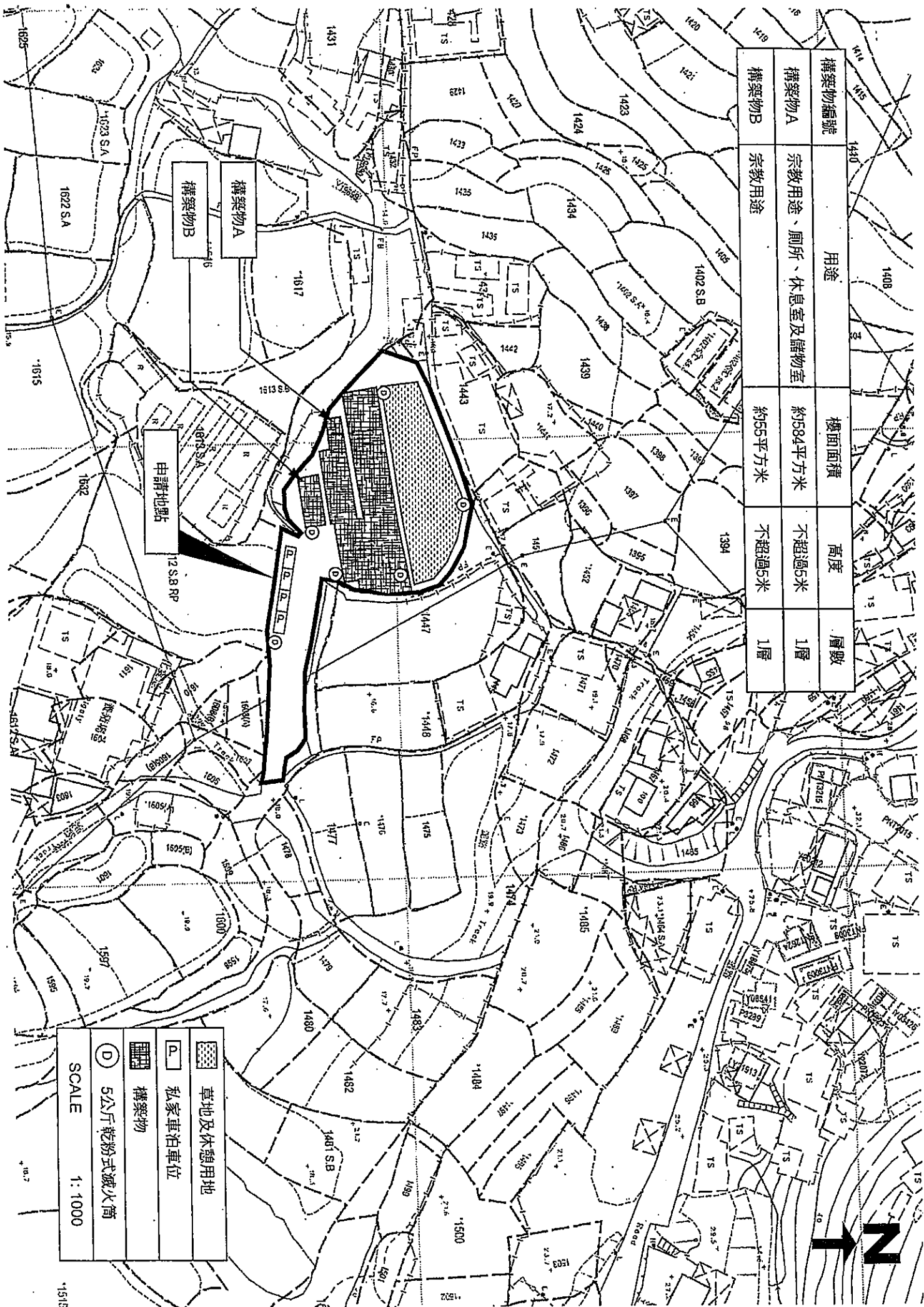
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North Arrow

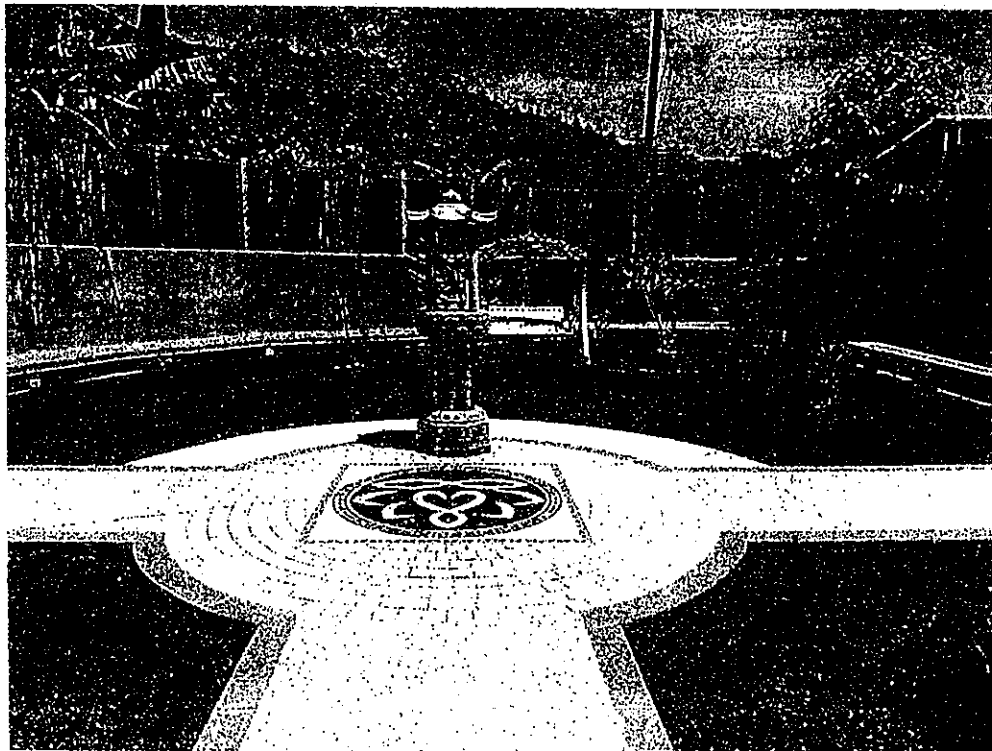
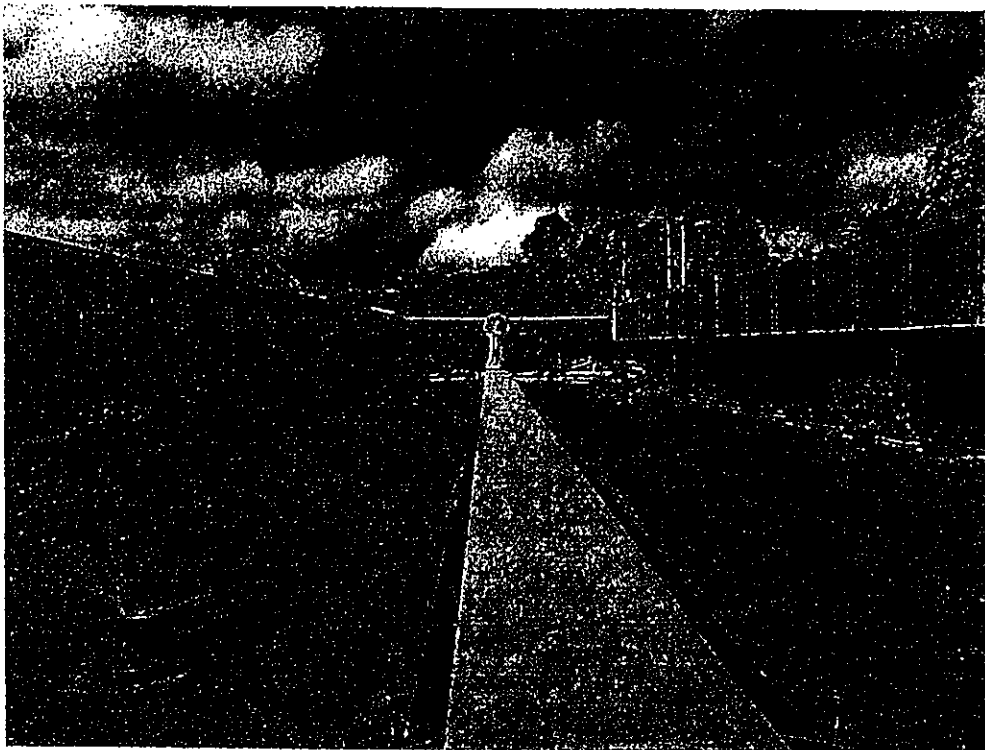


構築物編號	用途	樓面面積	高度	層數
構築物A	宗教用途、廁所、休息室及儲物室	約584平方米	不超過5米	1層
構築物B	宗教用途	約55平方米	不超過5米	1層

SCALE 1:1000

1515

草地及休憩用地現場環境相片

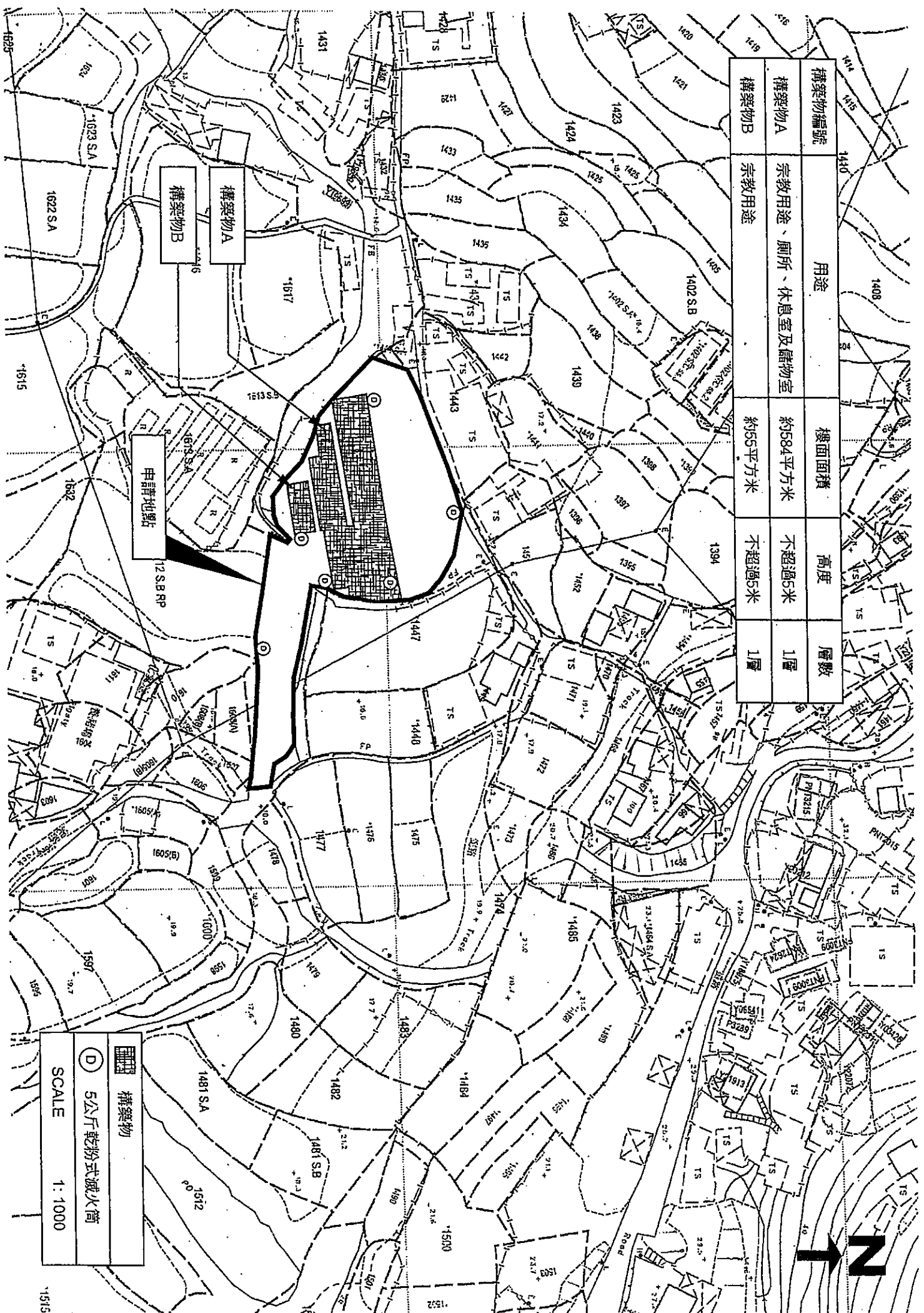


消防裝置

申請人會依照消防處所提供的意見，為申請地點設置合適的消防裝置。

詳情請參閱以下圖則。

建築物編號	用途	樓面面積	高度	層數
建築物A	宗教用途、廁所、休息室及儲物室	約584平方米	不超過5米	1層
建築物B	宗教用途	約55平方米	不超過5米	1層



建築物

D 5公斤乾粉式滅火筒

SCALE 1: 1000

交通運輸

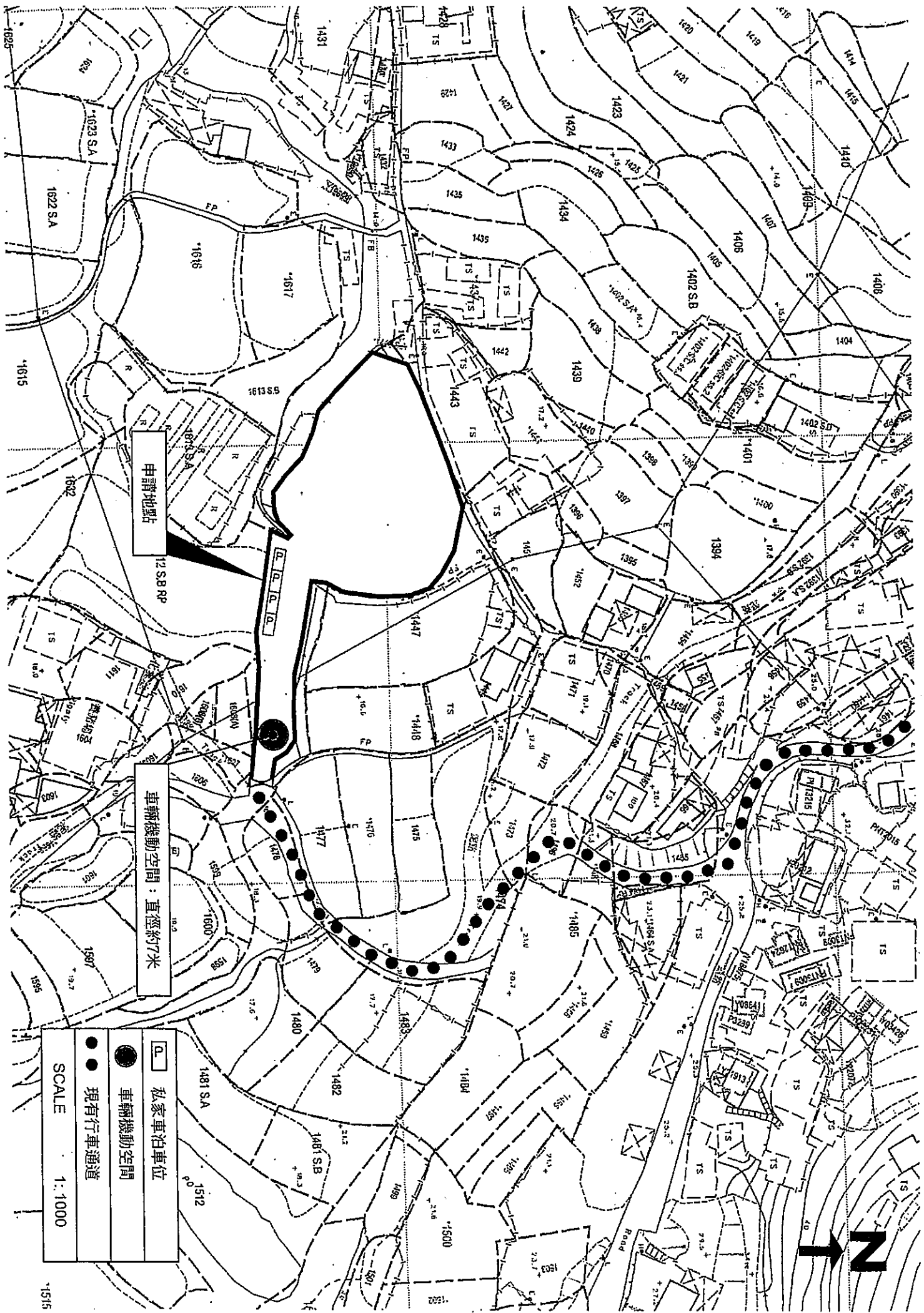
申請地點東面有一個明確的出入口，可以直通青山公路元朗段。

申請地點內有足夠的地方，供給車輛進行機動迴旋。

申請地點內不會停泊貨櫃車或重量超過5.5噸的車輛。

申請地點預計平均每星期約有 8 輛車輛進出，不會提高申請地點附近的汽車流量，就整體而言，不會對附近交通構成影響。

詳情請參閱以下圖則。

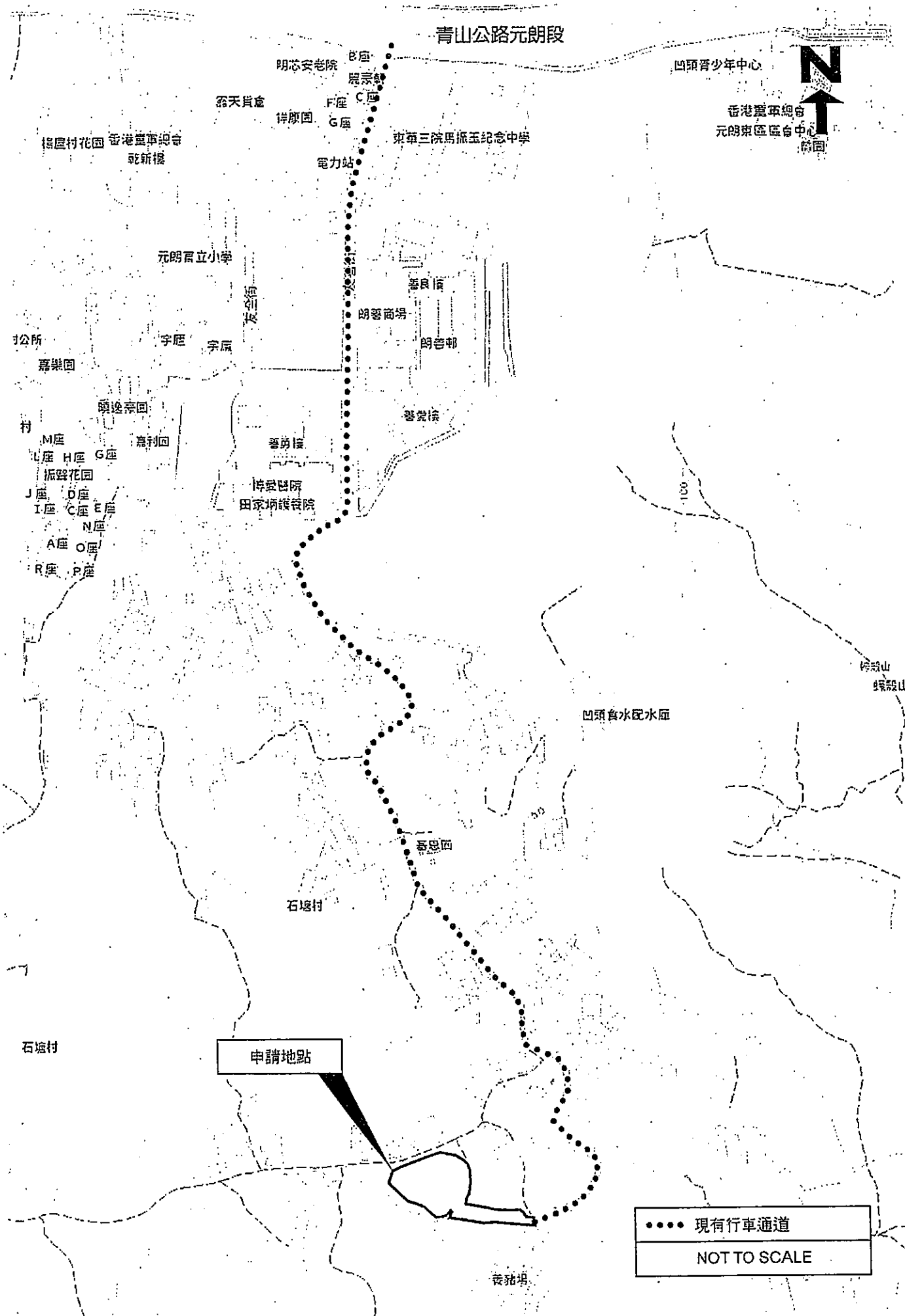


申請地點

車輛機動空間：直徑約7米

	私家車泊車位
	車輛機動空間
	現有行車通道
SCALE 1:1000	





有關規劃許可申請的通知

現特通知新界元朗大棠鄉大馬路1610(部份) DP116(DOT NO. 1445RP(部份) 1446-1609(部份) 1610(部份) 1612SB(ss) 1612SB-RP(部份) 及毗鄰政府土地的持有人

本人計劃根據城市規劃(部分)第16條，申請規劃許可，於你所擁有的以上地段，申請發展為「擬議宗教機構(佛教寺院)連附屬設施」。

申請人：元生堂有限公司
聯絡電話：9300 1037
日期：2022年10月12日

致：十八鄉鄉事委員會：

有關規劃許可申請的通知

現特通知新界元朗大棠鄉丈量約份 DD116 LOT NO. 1445RP(部份)，1446，1609(部份)，1610(部份)，1612SB.ssl，1612SB.RP(部份)及毗鄰政府土地的擁有人：

本人計劃根據城市規劃條例第 16 條，申請規劃許可，於你所擁有的以上地段，申請發展為「擬議宗教機構 (佛教寺院)連附屬設施」。

請將本通知張貼於 貴大廈／辦事處的告示板，或你認為合適的當眼處，以告知擁有人這宗申請。

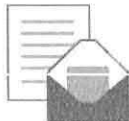


申請人：重華寺有限公司

聯絡電話：9800 1037

日期：2022 年 10 月 12 日

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



Fw: 有關規劃申請A/YL-TT/579補充資料
28/12/2022 14:02

From: tmylwdpo_pd/PLAND/HKSARG
To: Ophelia Cheuk Man WONG/PLAND/HKSARG@PLAND
Cc: Ka Lo KAN/PLAND/HKSARG@PLAND, Joyce Hiu Lam TAM/PLAND/HKSARG@PLAND
File Ref:

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 28/12/2022 14:02 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Date: 28/12/2022 11:02
Subject: FW: 有關規劃申請A/YL-TT/579補充資料

From: [REDACTED]
Sent: Wednesday, December 28, 2022 10:22 AM
To: 城規會 <tpbpd@pland.gov.hk>; ocmwong@pland.gov.hk
Subject: 有關規劃申請A/YL-TT/579補充資料



煩請閣下檢閱，謝謝。TT579補充資料(3).pdf

致： 城市規劃委員會
屯門及元朗西規劃處

有關規劃申請 A/YL-TT/579 補充資料

獲授權代理人現就日前政府部門的意見/查詢，作出以下補充/修改：

1. 澄清申請地點填土厚度約 0.15 米，填土材料為水泥。
2. S16-I 申請表格內容。

隨件附上相關文件，以作參考。

獲授權代理人： 志科有限公司
通訊地址： 新界元朗八鄉錦田公路橫台山新村 40D
電郵： [REDACTED]
傳真號碼： [REDACTED]
聯絡電話： [REDACTED]
日期： 2022 年 12 月 22 日

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

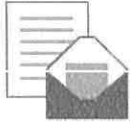
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 516 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.15 m 米 <input checked="" type="checkbox"/> About 約 </div> <div> <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 </div> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線，以及河道改道、填塘、填土及 或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	擬議宗教機構 (佛教寺院) 連附屬設施

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



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



Fw: 有關規劃申請A/YL-TT/579補充資料
30/12/2022 15:59

From: tmylwdpo_pd/PLAND/HKSARG
To: Ophelia Cheuk Man WONG/PLAND/HKSARG@PLAND
Cc: Ka Lo KAN/PLAND/HKSARG@PLAND, Joyce Hiu Lam TAM/PLAND/HKSARG@PLAND
File Ref:

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 30/12/2022 15:59 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Date: 30/12/2022 12:10
Subject: FW: 有關規劃申請A/YL-TT/579補充資料

From: Cheng Johnny <[REDACTED]>
Sent: Friday, December 30, 2022 11:20 AM
To: 城規會 <tpbpd@pland.gov.hk>; ocmwong@pland.gov.hk
Subject: 有關規劃申請A/YL-TT/579補充資料



煩請閣下檢閱，謝謝。 TT579補充資料.pdf

致： 城市規劃委員會
屯門及元朗西規劃處

有關規劃申請 A/YL-TT/579 補充資料

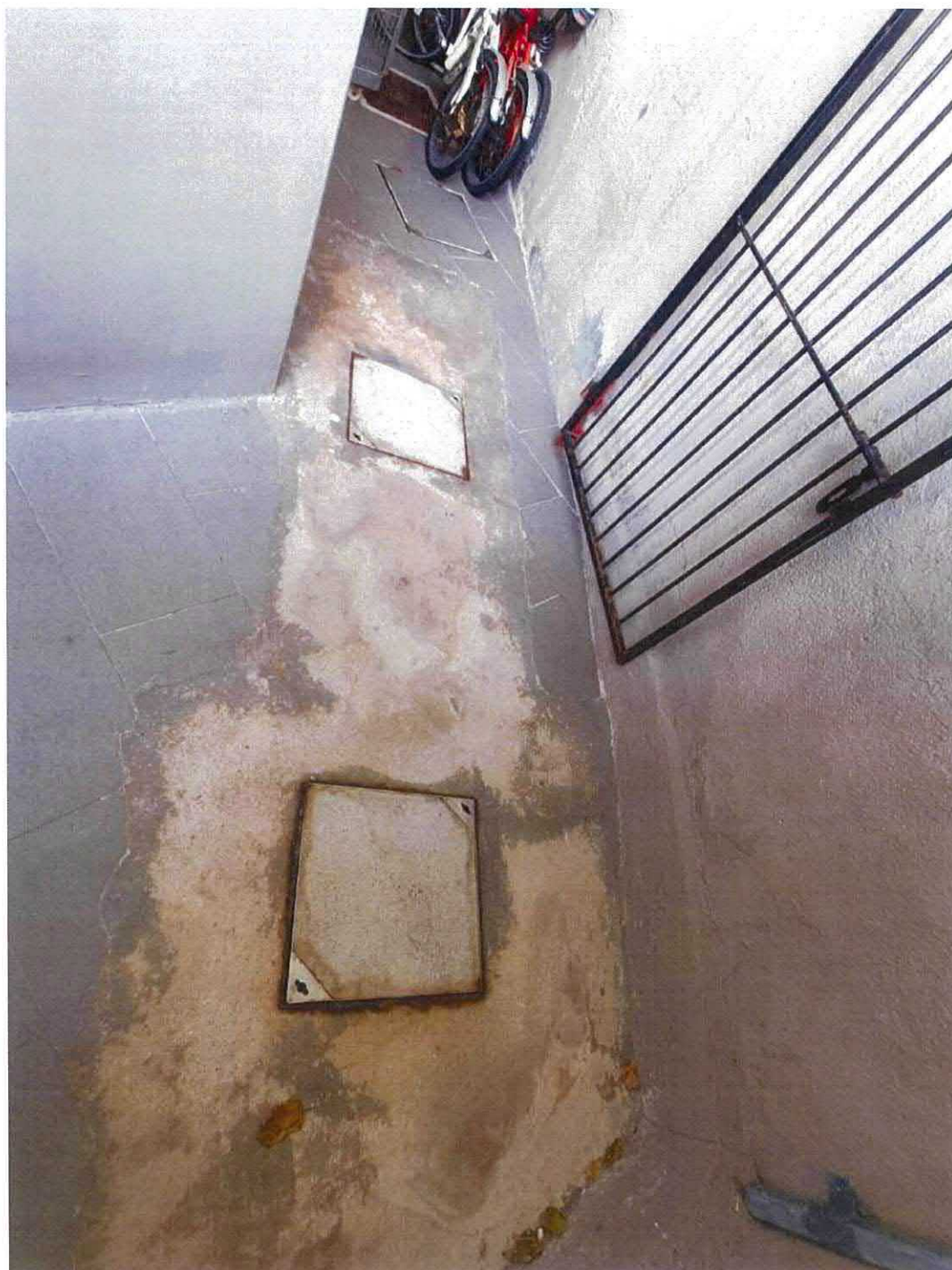
獲授權代理人現就日前政府部門的意見/查詢，作出以下補充/修改：

1. 澄清申請地點不會有焚燒紙錢的活動。
2. 澄清申請地點內不涉及有工程施工。
3. 申請地點內設有化糞池作為污水處理系統，申請人會定期安排承辦商進行清理，不會影響附近環境，化糞池設置在申請地點廁所附近。
4. 申請地點預計平均每天約有 2 個場地人員在場地中進行維護和清理，預計平均每星期會有 24 名訪客進入申請地點進行佛法修行，申請地點只作講經和推廣佛學理念，不提供住宿服務。
5. 申請地點預計平均每天有 2 輛私家車進出，在佛教節日或活動時會增至 4 輛私家車，進入申請地點的人士大多數靠公共交通工具抵達申請地點北面的巴士站後，再徒步進入申請地點。
6. 提供申請地點私家車泊車位及車輛機動空間圖則。
7. 澄清申請地點不提供安置骨灰龕位或牌位服務。

隨件附上相關文件以作參考，如造成不便，敬請原諒。

獲授權代理人： 志科有限公司
通訊地址： 新界元朗八鄉錦田公路橫台山新村 40D
電郵： [REDACTED]
傳真號碼： [REDACTED]
聯絡電話： [REDACTED]
日期： 2022 年 12 月 08 日

化糞池位置：



承辦商清理化糞池收據：

銀川環保工程有限公司
SILVER ENVIRONMENTAL ENGINEERING LIMITED
[REDACTED]
TUEN MUN, N.T.
[REDACTED]

No.: B 11356

19/ 10 / 2022
Day 日 Month 月 Year 年


收 **RECEIPT** 據

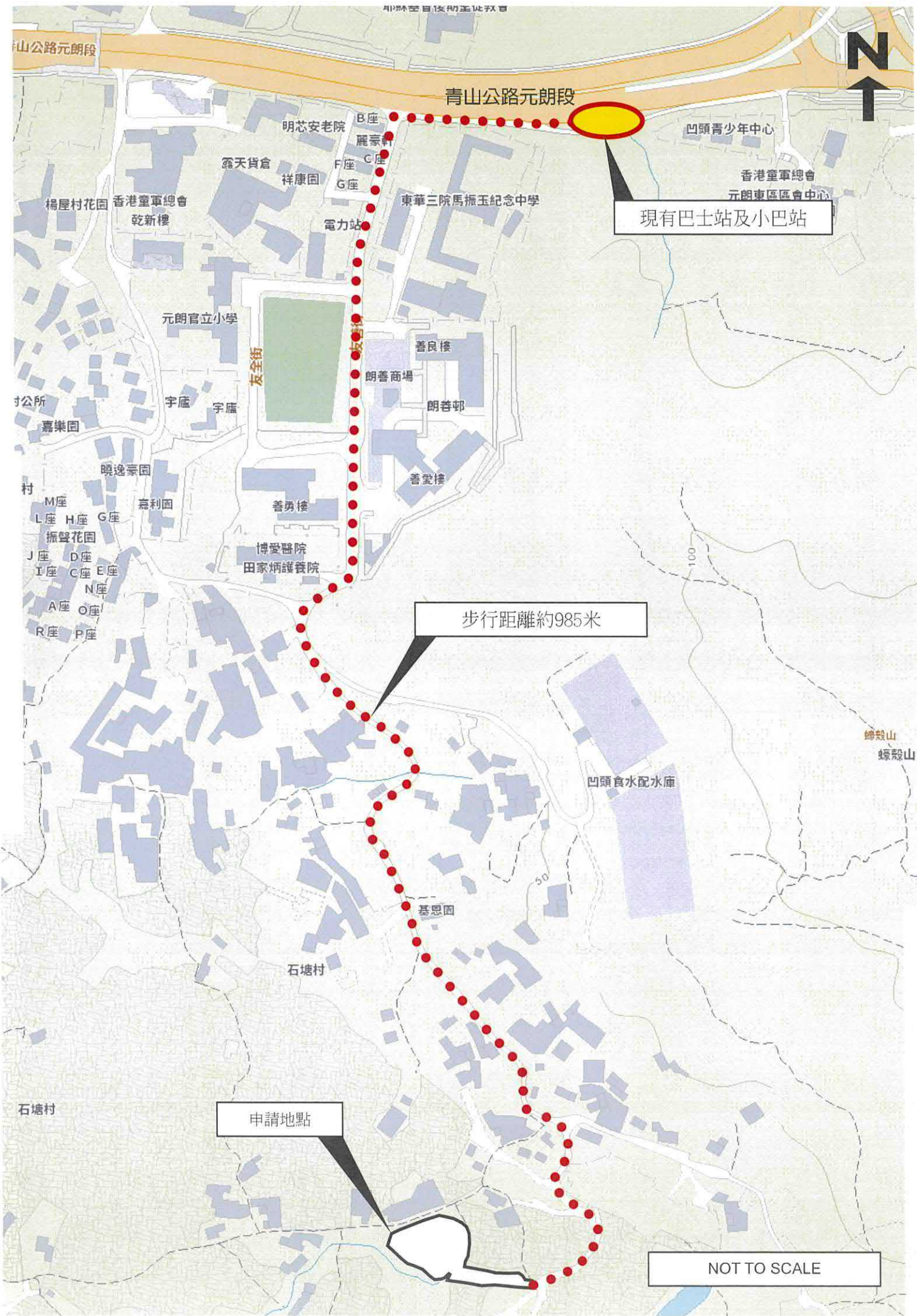
茲收到 蓮華寺
Received from
交來港幣 九佰元正
the sum of H.K. Dollars
該款係付 吸化糞池
being payment of

H.K. \$ 900-

交來 銀行支票 No. 號 年 月 日 侯收妥作實

郭





青山公路元朗段

現有巴士站及小巴站

步行距離約985米

申請地點

NOT TO SCALE

Previous Applications covering the Application Site

Rejected Applications

	<u>Application No.</u>	<u>Proposed Development</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
1	A/YL-TT/316	Religious Institution (Temple) with Ancillary Staff Quarters	4.7.2014 on Review	(1), (2), (3)
2	A/YL-TT/372	Proposed Filling of Land for Permitted Agricultural Use	4.3.2016	(1), (3)

Rejection Reasons:

- (1) not in line with the planning intention of the “Agriculture” zone
- (2) failure to demonstrate that the proposed development would not pose adverse vehicular and pedestrian traffic impacts and cause environmental nuisances
- (3) setting an undesirable precedent for other similar applications



香港佛教聯合會
THE HONG KONG BUDDHIST ASSOCIATION

A14C-TT/579

Appendix III-1 of RNTPC
Paper No. A/YL-TT/579A
1

香港灣仔駱克道三三八號 一樓 | 1/F, 338 Lockhart Road, Wanchai, Hong Kong
電話 Tel : (852) 2574 9371 | 傳真 Fax : (852) 2834 0789
網址 Website : www.hkbuddhist.org | 電郵 Email : enquiry@hkbuddhist.org



致：香港政府相關部門

執事先生

支持「香港蓮華寺」申請

將 DD116 LOT1446 元朗坳頭石塘村 105 號改變為宗教機構用地

香港佛教團體在香港發展千多年時間，秉持佛陀無私奉獻的精神，致力弘揚佛法，淨化心靈，推動慈善事業，造福大眾，並團結香港及海內外佛教團體之間的合作，促進社會和諧。

有關「香港蓮華寺有限公司」向城市規劃委員會提出改變土地用途為「宗教機構」的申請，本會鄭重表示贊成及鼎力支持。本人相信，如果政府當局能早日批准，定能為佛教團體的發展奠下良好而穩固的基石。

過去幾年，社會運動導致大眾因生活、工作壓力及社會環境等因素而感到迷失，蓮華寺不但給予大家一個綠化清幽的環境培養寧靜的心情，大眾更可透過農禪的體驗學會積極、樂觀地生活，以耕作為禪修，透過勞動培養大眾正向積極的心態，隨緣盡心地為社會建立良好風氣。作為一個寧靜修行的地方，蓮華寺亦舉辦共修法會、佛學班講座、兒童佛學生活營及兩岸三地毗尼營講座等，讓大眾心靈得以淨化，盡心為和諧社會出一分力。

據了解，香港蓮華寺只保持淨修之所，寺內不設骨灰安置所，運作奉行環保。本會得悉香港蓮華寺有限公司(蓮華寺農禪道場)因土地用途問題而需要清拆有關建築物，並面臨流離失所的情況，造成如此結果，佛教界感到非常不安。

特此專函，希望政府對「香港蓮華寺有限公司」改變土地用途為「宗教機構」的申請給予支持，利益眾生，功德無量。

香港佛教聯合會

會長

(釋寬運) 敬啟

二零二二年十月五日

A14L-TT/579



2

致 城市規劃委員會

村長楊琛華代表楊屋村及石塘村表示，一向支持志願者，在本村及社區發展，維護國家安全，利益大眾的精神為依歸。

本人代表支持“蓮華寺”位於元朗坳頭石塘村105號。負責人釋普莊法師承諾，蓮華寺永不作骨灰安置所，過去10年來，亦不會因而引起交通擠塞。蓮華寺只作農禪道場，務實地推廣佛法，以耕作為禪修，透過勞動培養大眾正向積極的心態，以此建立良好的社會風氣，對本村及社區帶來正能量，共同安定人心。

因此敬請城市規劃委員會，批准“蓮華寺”在元朗坳頭石塘村105號，是次成功申請為“宗教機構”的土地用途，給予認可。

2022年9月20日

支持者姓名:

楊琛華	楊國強	楊錦	楊煒輝
楊善榆	楊卓恩	黃瓊茵	周慧子
何肖璇	陳偉琪	周振熙	Ken
楊國強	楊國強	Keneth Yung	楊梓桓
楊國強	楊宇謙	陳耀輝	黃燕君
張天富	何詠詩	Ahara	李卓恩

[illegible]

A/YL-TT/579



3

致：城市規劃委員會

香港是個文化相當多元的國際城市，對於宗教與風俗亦是展現出極大包容性。根據《香港基本法》第 32 和 141 條，以及香港法例 383 章《香港人權法案條例》，信仰及宗教自由是香港居民享有的基本權利之一，並受到法例保障。

現有位於元朗坳頭石塘村 105 號的佛教“蓮華寺”正向貴會申請改變土地用途為“宗教機構”，並於當區展開居民意向諮詢。負責人釋普莊法師表示寺廟只作農禪道場，務實推廣佛法，並承諾永不作骨灰安置所，亦會配合當區社區規劃，期望為當區帶來正能量，建立良好社會風氣，共同安定人心。

本人亦收到蓮華寺負責人釋普莊法師的諮詢邀請，並僅以個人元朗區議員身份就意向諮詢表示支持，冀機構能服務社區，造福居民。



沈豪傑議員辦事處

2022 年 10 月 10 日



40 YEARS
OF ACTION FOR NATURE

世界自然基金會
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路 8 號
萬泰中心 15 樓
15/F, Manhattan Centre
8 Kwai Cheong Road
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011
傳真 Fax: +852 2845 2764
wwf@wwf.org.hk
wwf.org.hk

2 December 2022

**Chairman and members
Town Planning Board**

15/F North Point Government Offices,
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

**Re: Proposed Religious Institution (Temple) in "Agriculture"
in Tai Tong in Yuen Long (A/YL-TT/579)**

WWF would like to lodge an objection to the captioned proposal.

Unauthorised development and continued illegal land use

By comparing the location plan and site plan in the gist of the captioned application with satellite images retrieved from Google Earth, it seems likely that the affected areas detailed below match with the boundary of the application site.

The earliest satellite image of the application site on Google Earth shows various built structures as at 1 November 2000 (Fig 1). By April 2011, the built structures appear to have been upgraded with new roofs and previously vegetated areas to the south-east of the application site have been degraded to provide an access road from the application site to the nearby village (Fig 2). By March 2012, the access road appears to have been partly paved with concrete and the area immediately next to the application site appears to be used for vehicle parking (Fig 3). By December 2017, the northern portion of the application site which had previously been used for agriculture has been degraded to bare earth (Fig 4). The latest satellite image available (2 March 2022) shows a similar situation, with the northern portion of the application site appearing to be used as a landscaped garden (Fig 5).

together possible™

贊助人：中華人民共和國
香港特別行政區行政長官
李家超先生、大紫荊勳賢、SBS, PDSM
主席：白丹尼先生
行政總裁：黃碧茵女士

義務核數師：香港立信德豪會計師事務所有限公司
義務公司秘書：高信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable John Lee Ka-chiu, GBS, SBS, PDSM
The Chief Executive, Hong Kong Special Administrative Region
People's Republic of China
Chairman: Mr Daniel R Bradshaw
CEO: Ms Nicole Wong

Honorary Auditors: BDO Limited
Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

We note that a previous application (A/YL-TT/316) for Religious Institution (Temple) with Ancillary Staff Quarters was initially rejected by the Rural and New Town Planning Committee on 17 January 2014 and subsequently rejected on review by the Town Planning Board on 4 July 2014. The application site of A/YL-TT/316 falls within the application site of the captioned proposal. Despite this rejection, according to searches made on 28 November 2022, there was a religious institution with an online presence at the application site called “蓮華寺” (see Figs 6, 7 and 8). We query whether the applicant of the captioned proposal is the same as the applicant of A/YL-TT/316 and whether this religious institution has been illegally operated from the application site for the past eight years.

In reviewing A/YL-TT/316, it was noted that the application site was *“was an agricultural lot and both LandsD and BD had not given approval for erection of the structures on the [application site]. The religious institution use on the [application site] was subject to investigation by the Planning Authority. Warning letters against the suspected unauthorised development were issued to the concerned parties. Collection of relevant information from concerned departments was underway. Should sufficient evidence be available to demonstrate that an unauthorised development under the Ordinance occurred on the [application site], enforcement action would be taken.”*¹ We query whether sufficient evidence has since become available and the relevant enforcement actions have been taken or whether the investigation regarding the structures at the application site is still ongoing.

We suspect a “destroy first, build later” approach has been adopted by acquiring land with degraded vegetation and unauthorised structures in order to obtain planning permission. If the applicant had in fact knowingly acquired the land with its unauthorised structures, the Town Planning Board should not be seen to “legitimise” such illegal structures and continued illegal land use by approving the application.

We would ask the Town Planning Board to clarify with the relevant government authorities whether unauthorised development has occurred at the application site. If so, we would ask the Town Planning Board to proactively deter such “destroy first, build later” planning applications so as to be consistent with the Government press release on 4 July 2011 which states that *“the [Town Planning] Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and*

¹ Minutes of 1062nd Meeting of the Town Planning Board held on 4 July 2014, §95

natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”².

Planning intention of “Agriculture” (“AGR”) zoning

The application site of the captioned proposal falls within an area zoned “Agriculture” (“AGR”) under Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18, the planning intention of which is *“primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.”*

The captioned proposal is not in line with the planning intention of “AGR” zoning. We also query whether the other concerns raised by the Town Planning Board in reviewing A/YL-TT/316, namely that the proposed development would not pose adverse vehicular and pedestrian traffic impacts and cause environmental nuisance to residents in the surrounding area, have been adequately addressed by the applicant of the captioned proposal.

Undesirable precedent

Approval of this proposal would set an undesirable precedent for other similar applications, the cumulative effect of which would adversely impact the surrounding areas.

We would be grateful if our comments could be considered by the Town Planning Board and the captioned proposal rejected.

Yours faithfully,

Cynthia Tung

Policy Analyst, WWF-Hong Kong

² <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

Fig 1 Aerial view of application site and vicinity as of 1 November 2000



Image source: Google Earth (Accessed on 28 November 2022)

Fig 2 Aerial view of application site and vicinity as of 11 April 2011



Image source: Google Earth (Accessed on 28 November 2022)

Fig 3 Aerial view of application site and vicinity as of 25 March 2012



Image source: Google Earth (Accessed on 28 November 2022)

Fig 4 Aerial view of application site and vicinity as of 1 December 2017



Image source: Google Earth (Accessed on 28 November 2022)

Fig 5 Aerial view of application site and vicinity as of 2 March 2022



Image source: Google Earth (Accessed on 28 November 2022)

Fig 6 Zoomed in street view at application site as of April 2022



Image source: Google Maps (Accessed on 28 November 2022)

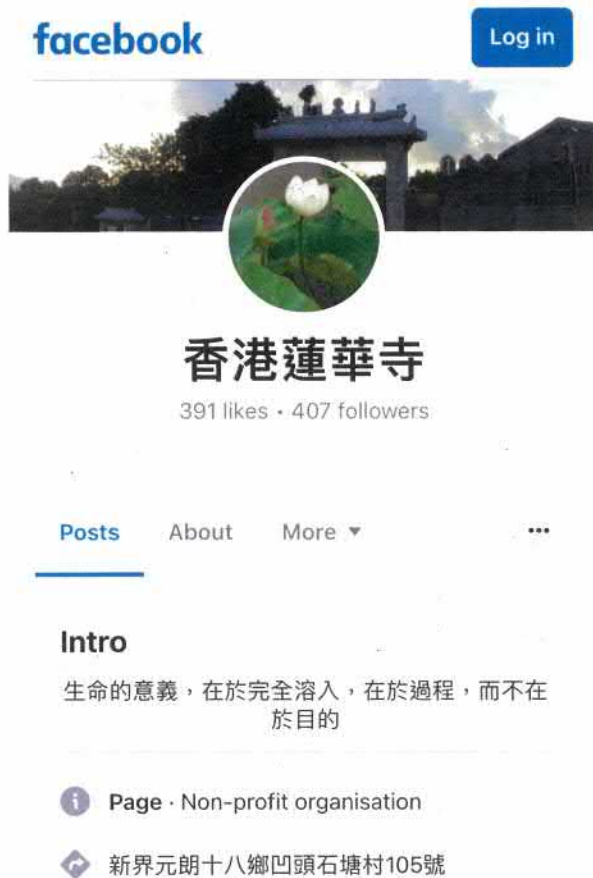


Fig 7 Facebook Page of 香港蓮華寺

Image source: Facebook (Accessed on 28 November 2022)

Fig 8 Google Maps Listing of 蓮華寺

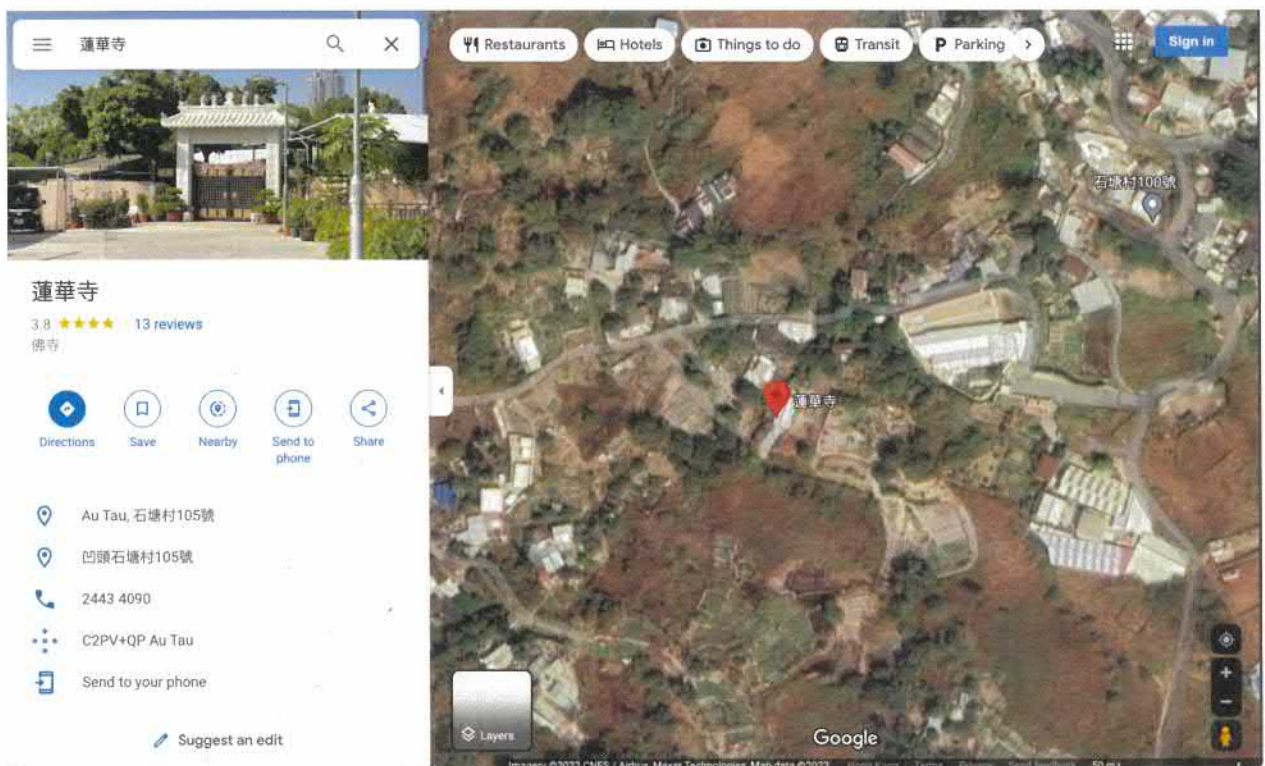


Image source: Google Maps (Accessed on 28 November 2022)

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



A/YL-TT/579 DD 116 Shek Tong Tsuen Tablets

02/12/2022 02:38

From:

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

File Ref:

A/YL-TT/579

Lots 1445 RP (Part), 1446, 1609 (Part), 1610 (Part), 1612 S.B ss.1 and 1612 S.B RP (Part) in D.D. 116 and Adjoining Government Land, Tai Tong

Site area: About 2,118sq.m

Zoning: "Agriculture"

Applied use: 2 Block Religious Institution (Temple) / 565sq.m OS / 4 Vehicle Parking

Dear TPB Members,

Clearly the application for a much larger site for the ongoing but unapproved operation is intended to expand the columbarium, rent seeking from the dead, enterprise.

No information with regard to the identity of the sect apart from references to Buddhism.

A/YL-TT/316 : Lot 1446 in D.D. 116, Shek Tong Tsuen, Site area About 824sq.m Religious Institution

1062nd TPB MEETING ON 04.07.2014 (Note lengthy discussion)

After deliberation, the Board decided to reject the application on review. Members then went through the reasons for rejection of the review application as stated in paragraph 8.1 of the Paper and considered that they were appropriate. The reasons were:

(a) the proposed development is not in line with the planning intention of the "Agriculture" ("AGR") zoning for the area which is primarily intended to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification provided in the submission to justify a departure from the planning intention;

*(b) the applicant fails to demonstrate that the **proposed development would not***

pose adverse vehicular and pedestrian traffic impacts and cause environmental nuisances to residents in the surrounding areas; and

(c) the approval of the application would set an undesirable precedent for other similar applications within the subject "AGR" zone. The cumulative impacts of approving such similar applications would result in a general degradation to the environment of the area.

The Site was currently occupied for the applied use without valid planning permission and was not subject of any previous planning application. The religious institution use currently found at the Site was subject to investigation for unauthorized development of religious institution use;

The tablets found in one of the worship halls within the Site were not ancestral/spirit tablets. They were mainly to honour the deceased in hopes for rebirth, and were not for worshipping purpose;

(v) there would be no columbarium use within the Site.

BUT

Mr Wong Sun Wo said that **they would accept any request to place a tablet in 地藏殿**

upon voluntary donations to the temple.

Ms Sik Po Jont said that she had not counted the number of tablets in details, but estimated that there might be **around 200 odd tablets**

The Member further said that it appeared that about 250 tablets could be accommodated on each of the three walls in 地藏殿, **hence a total of some 750 tablets might be accommodated therein.**

According to the applicant's submission at the s.16 application stage, **the temple would hold various religious/worshipping events with about 80 to 100 visitors/worshippers on a weekly basis.**

Application 372: 552nd RNTPC MEETING ON 04.03.2016

After deliberation, the Committee decided to reject the application. The reasons were :

(a) the proposed filling of land for construction of an access road and structures ancillary to agricultural use is not in line with the planning intention of the "Agriculture" ("AGR") zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The applicant fails to demonstrate in the submission that the proposed land filling is essential for genuine agricultural propose; and

(b) the approval of the application would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such application would result in a general degradation of the environment of the area and adverse landscape impact on the surrounding areas.

So more visitors and more Tablets (Niches?) but no parking and evidently little change with regard to the traffic issues.

Members should question what, if any, enforcement action was taken after the previous rejections and consider that the application is nothing more than an expansion of the lucrative 'columbarium' at an inappropriate location.

Mary Mulvihill

From:

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

Date: Wednesday, 10 February 2016 1:09 AM CST

Subject: A/YL-TT/372 Shek Tong Tsuen

A/YL-TT/372

Lot 1612 S.B RP (Part) in D.D. 116, Shek Tong Tsuen, Yuen Long

Site area : 480 m²

Zoning : "Agriculture"

Applied Development: Proposed Filling of Land for Permitted Agricultural Use

Dear TPB Members,

Am I missing something, arable land of 480sqmts but proposed structures of 221sqmts, as the Yanks say 'Do the Math', almost 50% of the site would be built over. No genuine farmer would devote such a high percentage of productive land to sheds. Moreover how many tools and equipment would such a small holding require? Rest area, give over, real farmers do not go to the land to rest.

The most kind description one could give this application is dodgy. It has all the appearance of the typical fill in the land, degrade it and then apply for conversion to residential development.

The proposed development is not in line with the planning intention of the "Agriculture" zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention.

Approval of the applications would set an undesirable precedent of encouraging further encroachment on Agriculture zoned land. According to the Policy Address 126: The Government proactively supports the development of local agriculture and will explore ways to optimize use of quality agricultural land through planning and land management.

TPB must reject this application.

Mary Mulvihill

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the planning permission is given to the development/uses under application. It does not condone any other development/use (i.e. staff accommodation) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department that:
 - (i) the Site comprises Government land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) no permission is given for occupation of GL (about 50m², subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed. The lot owner(s) should case/regularise the existing occupation of GL as demanded by his department; and
 - (iii) the lots owners will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on site. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the remaining GL portion from the application site or apply for a formal approval prior to the actual occupation of the GL portion with the STT. Application for any of the above will be considered by her department acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by his department;
- (d) to note the comments of the Commissioner for Transport that:

consent of the owners/managing parties of the local track should be obtained for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
 - (i) the access roads connecting the Site with Yau Shin Street is not and will not be maintained by his office; and
 - (ii) adequate drainage measures should be provided at the site access to prevent surface water running from the Site to nearby public roads or exclusive road drains;
- (f) to note the comments of the Director of Environmental Protection that:
 - (i) in the process of land filling, the land should not be filled with construction waste and it is applicant's responsibility to comply with all relevant environmental legislations during construction and operation of the project. The applicant should follow the 'Recommended Pollution Control Clauses for Construction Contracts' to minimise the

environmental impacts during the construction stage; and

- (ii) the design and construction of the septic tank and soakaway system should follow the requirements of the Professional Persons Environmental Consultative Committee Practice Note No. 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and be duly certified by an Authorised Person (AP);
- (g) to note the specific comment on the submitted fire service installation (FSI) proposal and general comments of the Director of Fire Services that:
 - (i) sprinkler system, modified hose reel system, fire alarm system, emergency lighting, exit sign and fire extinguishers shall be provided for structure with total floor area exceeding 230m²; and
 - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Licensing requirement, if any, will be formulated upon receipt of formal application via relevant licensing authority;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Building Authority (BA), they are UBW under the BO and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage.