

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site;
- (b) to apply to the District Lands Officer/Kowloon East, Lands Department (LandsD) for a short term tenancy for the religious institution (temple) use at the application site;
- (c) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department that:
 - (i) if a land grant/tenancy agreement is given to the applicant, prior approval and consent from the Building Authority (BA) should be obtained before any new building works are carried out on the Site. Otherwise they are unauthorised building works. Authorized Person (AP) must be appointed to coordinate all new building works in accordance with the Buildings Ordinance; and
 - (ii) the application site does not abut on a specified street of not less than 4.5m wide in accordance with the Building (Planning) Regulation (B(P)R) 19A. The height of building, the maximum site coverage and plot ratio permitted for new building works, if any, shall be determined by the BA under B(P)R 19(3) and pursuant to B(P)R 5, the BA may require the provision of an access road to the Site;
- (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department that the application site is outside any existing and proposed fresh water and salt water supply zones. No fresh and salt water supply would be available at the application site; and
- (e) to note the comments of the Director of Environmental Protection that in case of future replacement/upgrade of the existing joss paper burner, the applicant/operator should make reference to Environmental Protection Department's "Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places" (廟宇、火葬場及其他祭祀場所燃燒紙錢的空氣污染控制指引) on the best available technology devices of the new type of joss paper furnace, which are essential for effective emission control. E-copy of the guidelines is available on Environmental Protection Department's website at https://www.epd.gov.hk/epd/sites/default/files/epd/tc_chi/compliance_ass/others/files/EPD_Joss_Paper_TC.pdf.