

**Proposed Temporary Religious Institution (Zen Practice Hall) with Ancillary Shop and Services for a Period of 3 Years  
 Lot 1633 in D.D. 114, Shek Kong, Yuen Long  
 Pre-submission dated 9 September 2024**

| Items    | Comments  | Responses  |
|----------|---|--|
| <b>1</b> | <b>Comments from HKPF received on 11 September 2024<br/>(Contact Person: Mr. CHAN Kit Wa; Tel: 3661 4905)</b>   |  |
| 1.1      | Pat Heung Division has no comment in this stage.  | Noted with thanks.   |
| <b>2</b> | <b>Comments from CEDD received on 20 September 2024<br/>(Contact Person: Mr. TO Kai Cho, Joe; Tel: 2158 5619)</b>   |  |
| 2.1      | Please be advised that this Office has no comment on the captioned proposal.  | Noted with thanks.   |
| <b>3</b> | <b>Comments from Railway Development Office, HyD received on 23 September 2024<br/>(Contact Person: Mr. CHAN Kam Suen, Philip; Tel: 3525 0039)</b>  |  |
| 3.1      | I refer to preceding email for captioned subject, we have no comment from railway development viewpoint.  | Noted with thanks.   |
| <b>4</b> | <b>Comments from EMSD received on 26 September 2024<br/>(Contact Person: Mr. SIU Hiu Fai, Stanley; Tel: 3757 6231)</b>  |  |
| 4.1      | Please be advised that we have no particular comment on the document from electricity supply safety aspect. However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines. | Noted. CLP Power has been consulted. There is no underground cable in the application site at the moment. Related works will follow the regulations and code of practice mentioned to ensure public safety and the continuity of electricity supply. |
| 4.2      | We have no particular comment on the document as far as electricity supply safety is concerned.   | Noted with thanks.   |
| <b>5</b> | <b>Comments from WSD received on 26 September 2024<br/>(Contact Person: Mr. HO Ho Yuan, Jeffrey; Tel: 2152 5778)</b>  |  |
| 5.1      | We have no comment to the pre-submission please.  | Noted with thanks.   |

| Items    | Comments  | Responses   |
|----------|---|---|
| <b>6</b> | <b>Comments from EPD received on 27 September 2024<br/>(Contact Person: Mr. Wong Kin Wa, Kelvin; Tel: 2835 1117)</b>  |   |
| 6.1      | Please be advised we have no adverse comment on the proposed temporary religious institution (Zen practice hall) with ancillary shop and services from environmental planning perspective. Nevertheless, the applicant is advised to:   | Noted with thanks.  |
| 6.2      | i. follow "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites";  | Noted. As stated in <b>Section 4.5.1</b> of the Supporting Planning Statement (SPS), please note that the application will follow and adopt environmental mitigation measures and requirements in compliance with "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" issued by Environmental Protection Department to minimise any potential environmental nuisances to the surrounding. |
| 6.3      | ii. follow the relevant guidelines and requirements set out in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN1/23 - "Drainage Plans subject to Comment by the Environmental Protection Department";   | Noted. As stated in <b>Section 4.5.2</b> of the SPS, please note that the design and construction of septic tank and soakaway system shall follow the requirements of the Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" by the Environmental Protection Department" with certification by an Authorized Person.                            |
| 6.4      | iii. provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use; and  | Noted. As stated in <b>Section 4.5.2</b> of the SPS, please note that the Applicant will provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the Proposed Development.  |
| 6.5      | iv. meet the statutory requirements under relevant environmental legislation.   | Noted. As stated in <b>Section 4.5.2</b> of the SPS, please note that the Applicant is obligated to meet the statutory requirements under relevant pollution control ordinances.  |
| <b>7</b> | <b>Comments from BD received on 27 September 2024<br/>(Contact Person: Ms. NG Man King, Yumi; Tel: 2626 1435)</b>   |   |
| 7.1      | 2. Please find our comments on your subject pre-submission as follows:-<br>Part A: General Comments<br><br>(i) As there is no record of approval granted by the Building Authority (BA) for the existing structure at the application site, I am not in a position to offer comments on its suitability for the use proposed in the application.  | Noted.  |
| 7.2      | (ii) It is noted that 3 structures are proposed in your application. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. | Noted.  |

| Items    | Comments   | Responses   |
|----------|--|---|
| 7.3      | Part B: Advisory Comments<br><br>Your attention is drawn to the following points:<br><br>(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;  | Noted.  |
| 7.4      | (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;  | Noted.  |
| 7.5      | (iii) if the existing structure (not being a New Territories Exempted House) is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;  | Noted.  |
| 7.6      | (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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 application site under the BO;  | Noted.  |
| 7.7      | (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and  | Noted.  |
| 7.8      | (vi) detailed checking under the BO will be carried out at building plan submission stage.   | Noted.  |
| <b>8</b> | <b>Comments from FSD received on 3 October 2024<br/>(Contact Person: Mr. YUEN Tsz Fung; Tel: 2733 7781)</b>  |   |
| 8.1      | Please be informed that I have no objection in principle to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of the Director of Fire Services. In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points: | Noted with thanks. The Applicant will submit a FSIs layout plan for FSD's approval upon the approval of the planning application. |
| 8.2      | i. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and   | Noted.  |

| Items     | Comments  | Responses   |
|-----------|---|---|
| 8.3       | ii. The location of proposed FSIs to be installed should be clearly marked on the layout plans.   | Noted.  |
| 8.4       | However, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.  | Noted.  |
| <b>9</b>  | <b>Comments from New Territories Region, HyD received on 3 October 2024 (Contact Person: Mr. CHOI Kin Man, Stanley; Tel: 2762 4905)</b>   |   |
| 9.1       | 2. Please find the following comments on the captioned pre-submission from highways maintenance point of view:<br><br>(a) There is no parking space within the site according to the submission. It is therefore assumed that no vehicular access would be required. Please clarify if otherwise.   | We confirmed that no parking space within the Application Site and no vehicular access would be required. |
| 9.2       | (b) The proposed access arrangement of the application site should be commented and approved by TD.   | Noted.  |
| 9.3       | (c) Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains.  | Noted.  |
| 9.4       | (d) Please also seek comments from Railway Development Office of this Department directly.  | Noted. Please see the comments from Railway Development Office of HyD in Item 3.1.                        |
| <b>10</b> | <b>Comments from DSD received on 3 October 2024 (Contact Person: Mr. CHAN Yue Lap, Kenneth; Tel: 2300 1259)</b>   |   |
| 10.1      | I have no objection in principle to the subject application from the public drainage point of view. Should the Town Planning Board consider that the application is acceptable from the planning point of view, conditions should be stipulated in the approval letter requiring the applicant (i) the submission of a drainage proposal and (ii) the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board. | Noted with thanks.  |

Complied by: KTA Planning Limited  
 Date: 14 October 2024  
 File Ref: 20241014\_S3130\_R-to-C