

**S.16 PLANNING APPLICATION
APPROVED SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/9**


**Proposed Temporary Religious Institution (Zen Practice Hall)
with Ancillary Shop and Services for a Period of 3 Years
in “Industrial (Group D)” Zone,
Lot 1633 in D.D. 114, Shek Kong, Yuen Long**

SUPPORTING PLANNING STATEMENT

October 2024

**Applicant:
Sham Shing Tong**

**Consultant:
KTA Planning Limited**

 S3130_PS_V02a



PLANNING LIMITED
規 劃 顧 問 有 限 公 司

Executive Summary

The Applicant, Sham Shing Tong, seeks approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for Proposed Temporary Religious Institution (Zen Practice Hall) with Ancillary Shop and Services for a Period of 3 Years ("the Proposed Development") at Lot 1633 in D.D. 114, Shek Kong, Yuen Long ("the Site"). The Site is situated within an area zoned "Industrial (Group D)" ("I(D)") on the Approved Shek Kong Outline Zoning Plan ("the OZP") No. S/YL-SK/9. It has an area of about 232.3m² and is currently used as general storage.

The Proposed Development will be supported by Ling Wan Temple. Ling Wan Temple is one of the three oldest temples in Hong Kong, and plays an important role in the history of Buddhism development. Ling Wan Temple was established during the reign of Xuande in Ming Dynasty (1426-1435), almost 600 years ago. During the last hundred years since completion of renovation, Ling Wan Temple has been a platform to propagate Mahayana Buddhism, train Buddhist talents, and promote Chinese culture. It is hoped that Buddhists especially the young ones can have proper faith, hope and behaviour, as well as happiness and love to benefit the society.

A Temporary Zen Practice Hall is proposed to provide additional space for zen practice to guide sentient beings and purify their hearts. An ancillary tuck shop is also included at the Site to serve the participants and residents nearby. The Proposed Development comprises 3 structures with a building height of 2 storeys (not more than 8m). The gross floor area is 350m².

The Proposed Development is fully justified by the following main reasons:

- The Proposed Development is compatible with the adjoining land uses in terms of scale and nature;
- Better utilisation of land resource to provide additional zen practice space for the nearby long-serving religious institution;
- Ling Wan Temple is committed to serve the community and devoted to promote Buddhism. The Proposed Development will help alleviating the mental health issues in Hong Kong and bring a positive impact to the greater society and the local community;
- The Proposed Development is temporary in nature and will not jeopardise the planning intention of "I(D)" zone;
- No adverse traffic impact on the local traffic network; and
- No adverse drainage, visual, landscape and environmental impact to the surroundings.

In consideration of the above, we sincerely request the TPB to support this Planning Application from planning and technical points of view.

行政摘要

(內文如有差異，應以英文版本為準)

申請人三乘堂現欲根據城市規劃條例第 16 條，向城市規劃委員會（「城規會」）在元朗石崗丈量約份第 114 約地段第 1633 號（「申請地點」）作擬議臨時宗教場所（禪修室）連附屬商店及服務行業（「擬議發展」），為期三年。申請地點位於石崗分區計劃大綱核准圖編號 S/YL-SK/9 的「工業（丁類）」地帶內。申請地點的地盤面積約 232.3 平方米，申請地點現時用作貯物。

擬議發展將由凌雲寺支持。凌雲寺是香港三大古剎之一，也是締造香港佛教發展史的重要一員。凌雲寺初創於明宣德（1426-1435）年間，迄今已近六百年歷史。凌雲寺重修復興至今百年，傳承漢傳佛教之正法，培育弘法僧才，推廣中國文化，令信眾特別是年輕一代，各具正信、正願、正行，利樂有情，造福社會。

是次申請的擬議臨時禪修室，為凌雲寺提供禪修空間，接引眾生，淨化社會人心。此外亦加入小賣部，服務修行者及附近居民。擬議發展包括 3 個 2 層高（不高於 8 米）的構築物。總樓面面積為 350 平方米。

擬議作擬議臨時宗教場所（禪修室）連附屬商店及服務行業的申請具充份理據，原因如下：

- 就規模和性質而言，擬議發展與周邊的土地用途相容；
- 善用土地資源，為附近植根當地的宗教場所提供多一個禪修空間；
- 凌雲寺致力服務社會及宣揚佛教，淨化社會人心及舒緩都市人壓力，其服務能為社會大眾及當地社區帶來裨益；
- 擬議發展僅為臨時性質，並不會損害「工業（丁類）」地帶的規劃意向；
- 不會對周邊道路網絡帶來負面交通影響；及
- 不會對附近造成排水、視覺、景觀及環境上的負面影響。

基於以上規劃及技術理由，申請人懇請城規會批准是次規劃申請。

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S.16 Planning Application
Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9

Proposed Temporary Religious Institution (Zen Practice Hall) with Ancillary Shop and Services for a Period of 3 Years in “Industrial (Group D)” Zone, Lot 1633 in D.D. 114, Shek Kong, Yuen Long

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of Sham Shing Tong (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the Proposed Temporary Religious Institution (Zen Practice Hall) with Ancillary Shop and Services for a Period of 3 years at Lot 1633 in D.D. 114, Shek Kong, Yuen Long (“the Site”). The Site falls within an area zoned “Industrial (Group D)” (“I(D)”) on the Approved Shek Kong Outline Zoning Plan (“the OZP”) No. S/YL-SK/9. This Supporting Planning Statement is to provide TPB with necessary information to facilitate consideration of this application.

1.2 Report Structure

1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in **Section 2**. Ling Wan Temple supporting the Proposed Use will be introduced in **Section 3**. The temporary use proposal is included in **Section 4** followed by planning merits and justifications for the Planning Application in **Section 5**. **Section 6** concludes and summarizes this Supporting Planning Statement.

2 SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

2.1.1 The Site is situated at the downslope hillside of Kun Yam Shan, to the east of Kam Tin and Pat Heung. Located only at about 100m west of Ling Wan Temple (Ling Wan Monastery), the Site comprises Lot 1633 in D.D.114 (**Figure 2.1 Location Plan** refers).

2.1.2 The Site is at present accessible from Lam Kam Road via a local access road. The Site is currently used as a general storage of Ling Wan Temple. The Site is paved and fenced off.

2.2 Land Status

2.2.1 The Site has a total area of about 232.3m². The Site is solely on a private lot and comprises the entire Lot 1633 in D.D.114. Lot 1633 is an old new grant Lot and was taken up by the New Grant No. 2748 registered in the Tai Po Land Registry (**Figure 2.2** refers). The Site is currently owned by Sham Shing Tong which is a religious "T'ong" recognised in the New Territories Ordinance.

2.2.2 Detailed boundary of Lot 1633 in D.D. 114 is indicated in **Figure 2.3 Lot Index Plan**.

2.3 Statutory Planning Context

2.3.1 The Site falls within an area zoned "Industrial (Group D)" on the prevailing OZP (**Figure 2.1**). According to the Statutory Notes of the OZP, the "I(D)" zone '*is intended primarily for industrial uses that cannot be accommodated in conventional flattened factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.*'

2.4 Surrounding Land Use Pattern

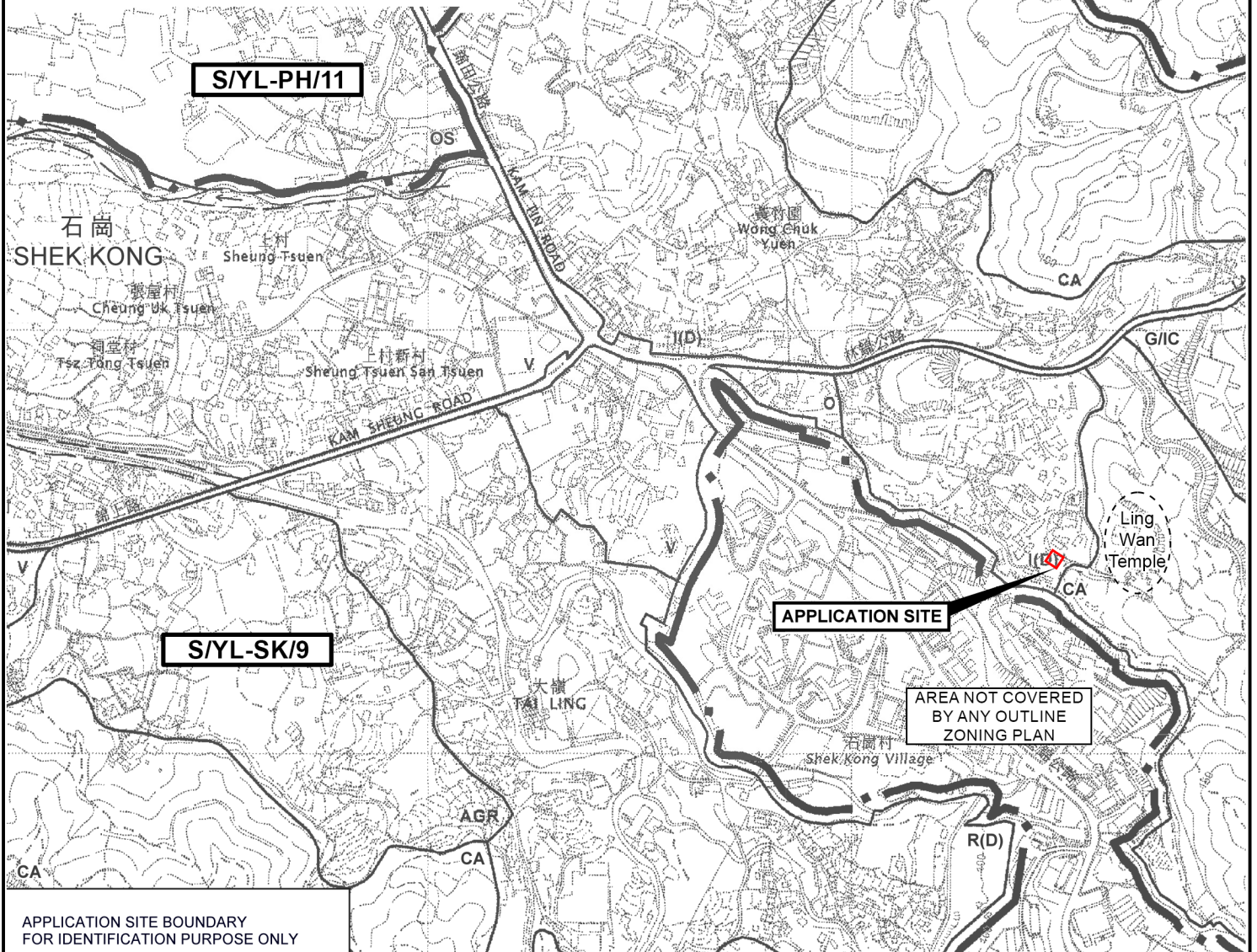
2.4.1 The Site is adjacent to Ling Wan Temple to the west, and is surrounded 3 sides by domestic structures and a barrack (**Figure 2.4 Site Plan** refers):

- To the north, south and west are scattered domestic structures;
- To the east are Ling Wan Temple and its associated landscaping area, and a carpark; and
- To the further south is Shek Kong Barracks Southern Compound.



KEY PLAN

SCALE 1 : 50 000



APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



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LOCATION PLAN

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

SCALE 1 : 7 500

FIGURE 2.1

EXTRACT PLAN BASED ON OUTLINE ZONING PLANS No. S/YL-PH/11 APPROVED ON 27.10.2006 AND S/YL-SK-9 APPROVED ON 27.10.2006

DATE: 12.8.2024

The original copy of the New Grant was lost and untraceable. The information contained in the copy of this New Grant Register is not an official land record held under the Land Registration Ordinance and is for reference only. The Land Registry does not guarantee the accuracy of the information contained in this New Grant Register.



Registry No.	D.D. No.	Lot No.	Locality	Name of Purchaser		Address	Boundary measurements				Contents in Acres	Upset Price \$	Premium Paid \$	Annual Rent \$	Whether for Building or other purposes	?
				Chinese	Transliteration		N.	S.	E.	W.						
2729	17	1791	Shek Ochi	梁永安	Kwong Wing On	Lo Ochi Tin	40	40	30	30	1200	120	150	Building	2	
2730	51	4463	Shek Ochi	梁有	Chan Yau	Hong Shek Tin	as per plan deposited					150	1100	"	20	
		4466	"	Do	Do	Do	as per plan deposited			46	50	40	Agricultural			
2731	52	1309	Shang Shan	梁天執	Leu Tin Sam	Shang Shan	25	25	24	24	600	120	200	Building	5	
2732	52	1310	"	梁福星	Leu Fook Sing	Shang Shan	22	22	31	50	1100	220	300	Building	4	
2733	52	1311	"	梁精成	Leu Sing Cheng	"	50	50	10	10	500	100	150	"	4	
2734	54	621	Han Chung	梁德建	Sheng Yung Han	Han Chung	as per plan deposited					10	10	Agricultural	20	
		622	"	Do	Do	"	as per plan deposited					10	10	"		
2735	189	1407	San Tin	梁大元	Leung Tai Yuen	Sha Tin	27	27	29	29	383	8	10	Shocking floor	2	
2736	216	654	San Tin	梁德乾	Leung Tak Kin	San Tin	40	40	31	31	1400	140	200	Building	25	
2737	162	3292	San Tin	文木九	Man Huk, Man	San Tin	28	28	10	10	250	2	100	"	6	
2738	"	3293	"	文全	Man Chun	"	20	20	10	10	200	2	100	"	7	
2739	1054	1172	Wai Shan	尹善德	Yuen Shin Tak	Wai Shan	as per plan deposited				16					
		1175	"	尹理	Yuen Lee	"	as per plan deposited				16	114	416	Agricultural	10	
		1177	"	尹理	Yuen Lee	"	as per plan deposited				16					
2740	114	1633	Shek Kong	梁國毅	Leung Kwok Yik	Han Yau Shan	50	50	50	60	3000	30	30	350	Building	17
				梁國毅	Leung Kwok Yik	"										
2741	123	1460	Wong Chai	梁美壽	Leoi Mei Shau	Wong Chai	30	30	13	13	390	11	50	Building	19	
2742	131	567	San Tin	曾浩田	Cho Chi Tin	San Tin	16	16	31	31	608	7	200	"	9	
2743	"	568	Yung Sai	曾衍波	Chung Yan Wo	Yung Sai	120	120	80	80	9,600	96	1100	"	10	
2744	6	823	Wai Po	曾衍波	Chung Yan Wo	Wai Po	as per plan deposited				227	117	1900	"	203	
2745	131	546	San Tin	梁國本	Leung Kwok Pan	Shing Hong	as per plan deposited				24.50	1168	118	2450	Orchard	12
		132	San Tin	Do	Do	"	as per plan deposited				124	55	35	1300	"	
		1743	Hong Sha	Do	Do	"	as per plan deposited				1530	667	117	1530	"	
		1744	"	Do	Do	"	as per plan deposited				330	124	124	330	"	
		1745	San Tin	Do	Do	"	29	29	31	31	2175	22	22	250	Building	
2746	76	2238	Loi Sha	梁福桂	Chang Fook Kwai	Loi Sha	21	21	9	9	189	2	40	"	20	
2747	109	4418	Han Tin	梁現輝	Leung Hin Fai	Han Tin	27	27	50	50	1350	14	110	10	Shocking floor	39
2748	114	1633	Loi Sha	梁國本	Leung Kwok Pan	Han Yau Shan	50	50	50	50	2500	25	25	300	Building	35
2749	"	1634	"	Do	Do	"	as per plan deposited				105	116	116	110	Orchard	
2749	132	1746	Loi Sha	梁國本	Chang Kwok Pan	Hong Kong	73	73	39	39	2847	29	19	350	Building	36
		1747	"	Do	Do	"	as per plan deposited				35	59	59	140	Orchard	



NEW GRANT REGISTER

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

FIGURE 2.2

EXTRACT BASED ON NEW GRANT NO.2748 REGISTERED IN THE TAI PO LAND REGISTRY

DATE: 12.8.2024



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LOT INDEX PLAN

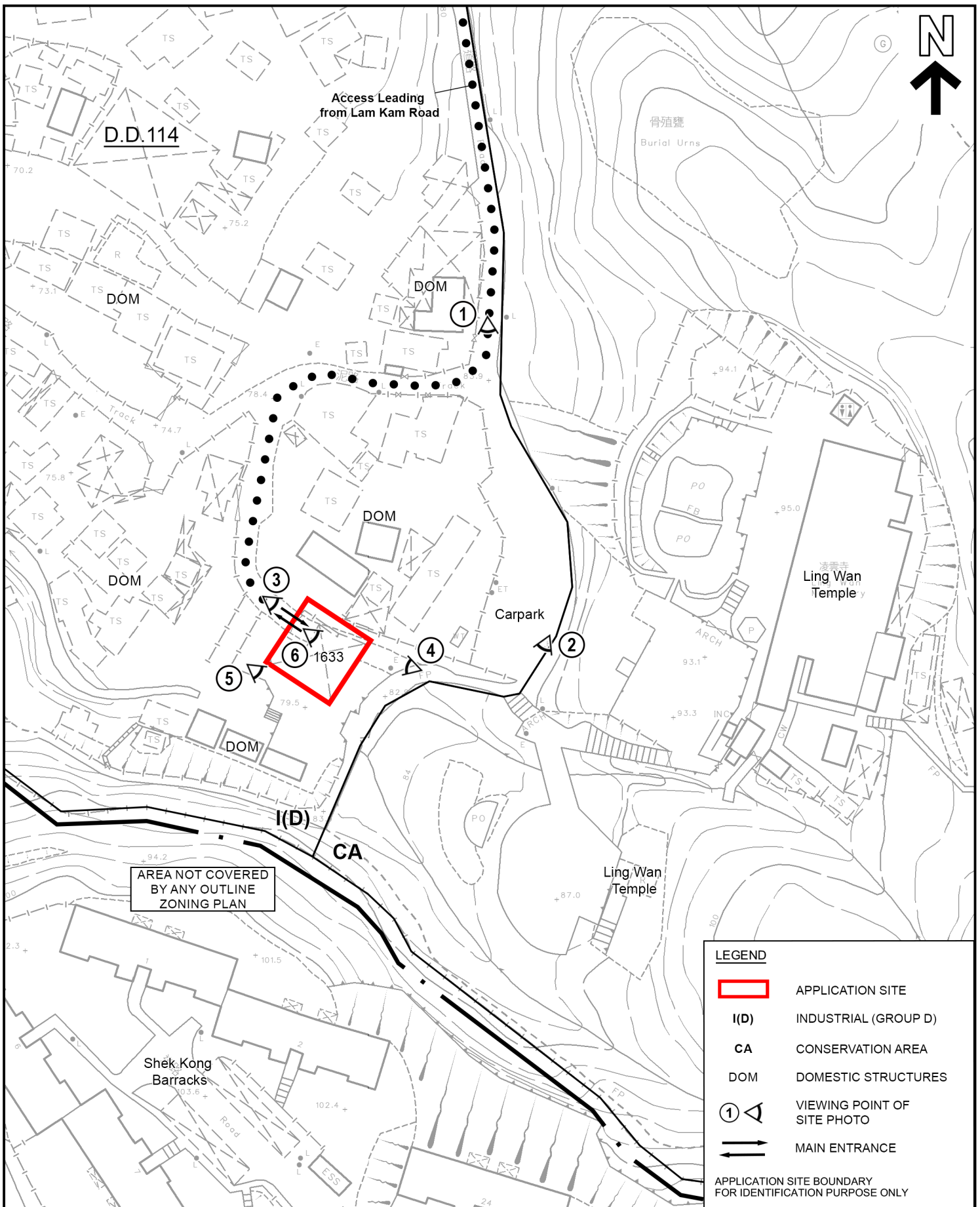
PROPOSED TEMPORARY RELIGIOUS INSTITUTION
 (ZEN PRACTICE HALL) WITH ANCILLARY SHOP
 AND SERVICES FOR A PERIOD OF 3 YEARS
 LOT 1633 IN D.D. 114, SHEK KONG, YUEN LONG

SCALE 1:1 000

FIGURE 2.3

EXTRACT PLAN BASED ON
 LOT INDEX PLAN
 No. ags_S00000133354_0001
 PREPARED BY LAND INFORMATION
 CENTRE ON 30.9.2024

DATE: 30.9.2024



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SITE PLAN

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

SCALE 1:1 000

FIGURE 2.4

EXTRACT PLAN BASED ON
 SURVEY SHEETS No. 6-NE-20A & 20B

DATE: 12.8.2024

2.5 Site Accessibility

2.5.1 The Site is accessible from Lam Kam Road via a local access road. The "Ling Wan Temple" bus stop on Lam Kam Road is approximately 240m to the north of the Site.

2.6 Similar Planning Applications

2.6.1 There have been three approved applications for religious institution within the same Shek Kong OZP. There are also many approved applications in nearby OZPs of Yuen Long East. The details of the similar applications approved within Shek Kong and Kam Tin South OZP are listed in **Table 2.1** and **Table 2.2** below.

Table 2.1 Similar S.16 Applications for Religious Institution on Shek Kong OZP

	Application No.	Use(s)/Development(s)	Site Area (m ²) (about)	Zoning	Approval Date
1.	A/YL-SK/77	Redevelopment of Church & Ancillary Uses	936	Village Type Development	28.5.1999
2.	A/YL-SK/113	Redevelopment of Church & Ancillary Uses (Religious Institution)			7.3.2003
3.	A/YL-SK/133	Religious Institution (Church and Ancillary Use) (Proposed Amendments to the Scheme previously Approved under Application No. A/YL-SK/113)			24.6.2022

Table 2.2 Similar S.16 Applications for Religious Institution on Kam Tin South OZP in the Past Five Years

	Application No.	Use(s)/Development(s)	Site Area (m ²) (about)	Zoning	Approval Date
1.	A/YL-KTS/824	Proposed Religious Institution (Retreat Centre)	688	Agriculture	3.1.2020
2.	A/YL-KTS/910	Proposed Religious Institution (Mosque)	1,730		20.5.2022
3.	A/YL-KTS/979	Proposed Religious Institution (Temple) with Ancillary Facilities and Associated Filling of Land	1,800		22.12.2023

3 LING WAN TEMPLE

3.1 Background and History

3.1.1 The Proposed Temporary Religious Institution (Zen Practice Hall) with Ancillary Shop and Services will be operated by Ling Wan Temple 100m to the east of the Site, which is one of the three oldest temples in Hong Kong, and plays an important role in the history of Buddhism development.

3.1.2 Ling Wan Temple was established during the reign of Xuande in Ming Dynasty (1426-1435), almost 600 years ago. Its meditation hall was originally a practicing hall called "Ling Wan Practicing Hall". During the 1st year of Daoguang's reign (1821), the hall was renamed Ling Wan Temple. At present, it is a Bodhimanda managed by monastic persons for female pilgrims.

3.2 Value and Mission

3.2.1 During the last hundred years since completion of renovation, Ling Wan Temple has followed the tradition of Mahayana Buddhism to promote its beliefs and enlighten the living beings, and is an important temple for female pilgrims. Venerable Master Hin Tai, the current abbess, pursues in the Dharma of Amitabha Pure Land and the Temple upholds the spirit of compassion with wisdom practice and vows into action.

3.2.2 Ling Wan Temple Foundation Limited was established in 2017 as a charitable body. The founders of the charitable body, Venerable Master Hin Tai and Dr Raymond Chan, have the same beliefs using Ling Wan Temple as a platform to propagate Mahayana Buddhism, train Buddhist talents, and promote Chinese culture. It is hoped that Buddhists especially the young ones can have proper faith, hope and behaviour, as well as happiness and love to benefit the society.

3.3 Sustainable Development

3.3.1 With the aim to pass on Dharma of Mahayana Buddhism and educate monastic devotees, Ling Wan Temple is dedicated to promoting sustainable development of four aspects: religion, education, culture and construction. Programme details for each aspect are described in Table 3.1 below:

Table 3.1 Sustainable Development Programme Details

Aspects	Aim	Content
Religion	To promote Han Buddhism leading to Buddha's Pure Land	<ul style="list-style-type: none"> Regularly organizing religious and study sessions, including sutra chanting, confession, zen study and talks on Buddhism. Co-organizing "Monastic Ordination" with other temples and organizations.

Education	To educate monastic talents to guide sentient beings and purify their hearts	<ul style="list-style-type: none"> • <u>Monastic Education</u>: Encouraging and financially supporting monastic talents to take academic courses. • <u>Life Education</u>: In 2018, the course “Ease and Care” was organized, with scholars, professionals and senior volunteers as instructors. In October 2020, the course “Life and Death in Buddhism – Seeded Teacher Training Programme 2020-2022” was co-organized with Centre for the Study of Humanistic Buddhism, The Chinese University of Hong Kong • <u>Little Seeds Education</u>: Through increasing knowledge of life education and natural ecosystems, it is hoped that children can develop healthy personality traits, good living habits in a team, and Buddhist virtues of kindness, treasuring blessings and being grateful. • <u>Education for the Elderly</u>: Targeting individuals aged 65 and above. Engaging medical professionals to educate on self-care practices. Incorporating physical exercise routines and sharing Buddhist stories to enhance mental well-being. • <u>Volunteer Training</u>: The core of the training for volunteers are discipline, attitude, thinking, as well as awareness and awakening. These should be understood by a Buddhism practitioner.
Culture	To uphold traditional Chinese culture so as to enable pilgrims, especially the young ones to possess proper faith and integrity.	<ul style="list-style-type: none"> • <u>Tea Ceremony</u>: In each season a sharing session of Pu'er Tea is organized to learn the practical use of Pu'er Tea and its relation with Buddhist thinking and practice through appreciation of this tea. • <u>Martial Arts</u>: Organized usually in autumn and winter, this session aims at developing independence, strength and health and instilling into participants a sense of being respectful to teachers. • <u>Others</u>: Guzheng, calligraphy and Chinese medicine
Construction	To protect and improve the existing facilities of the temple, and foster development projects.	<ul style="list-style-type: none"> • <u>Buddhist bell</u>: Restoration project finished in 2020. • <u>Luohan Shan Chinese Herb Garden</u>: Currently in construction, Luohan Shan Chinese Herb Garden is for education, not commercial use. This thematic Chinese Herb Garden is designed according to Five Elements and the origin of Luohan for treating common medical cases in Hong Kong. • <u>Meditation Centre</u> (future plan) • <u>Buddhist Home for the Aged</u> (future plan)

3.3.2 Currently, most monastic training and education takes places in the Meditation/Multi-functional Hall and Lecture Hall (**Appendix 3 Activity Photos of Ling Wan Temple** refers). In view of their limited size, additional space is required for Ling Wang Temple to further promote Buddhism and provide monastic education.

4 TEMPORARY DEVELOPMENT PROPOSAL

4.1 Religious Institution (Zen Practice Hall) with Ancillary Shop and Services

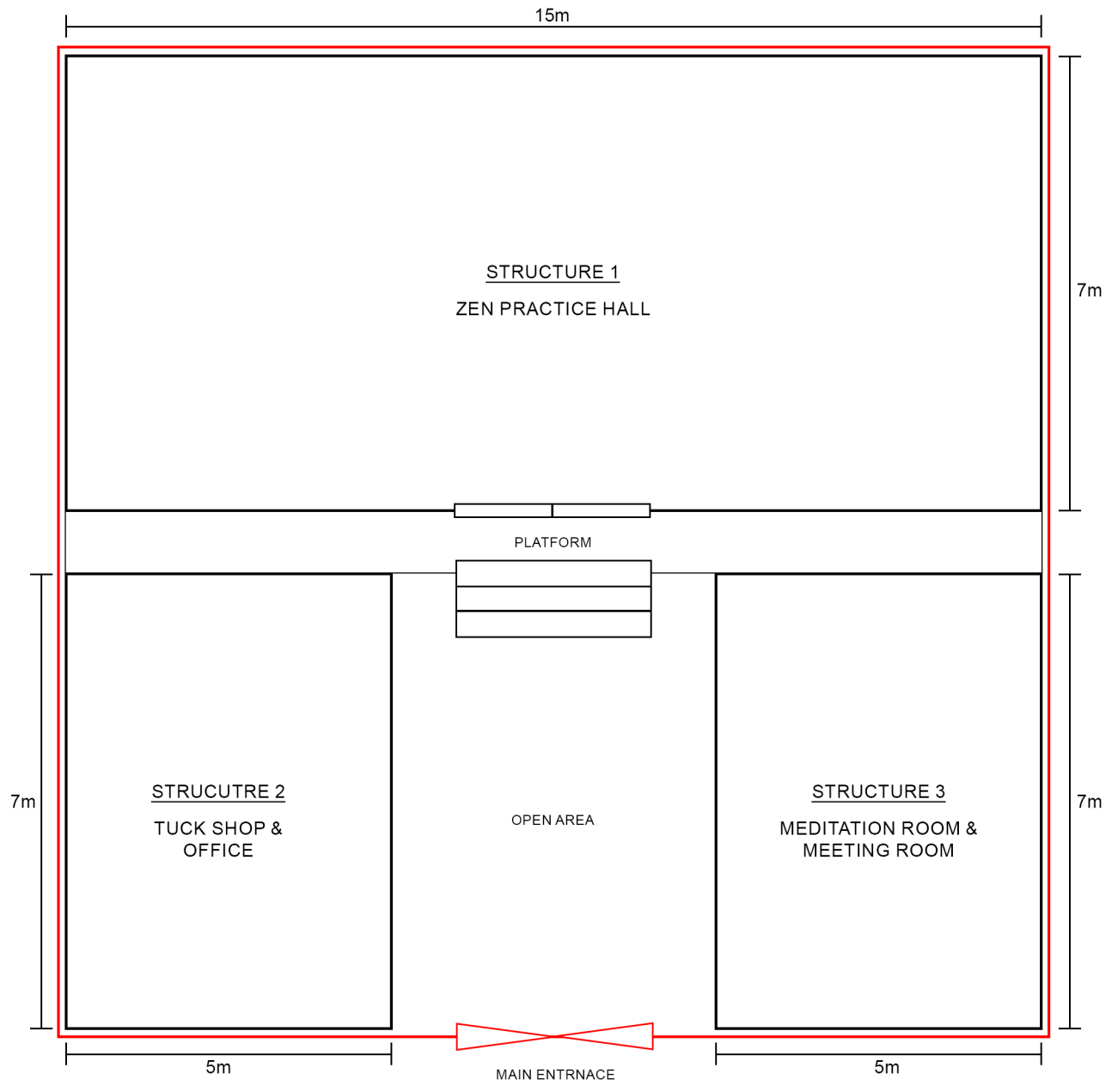
- 4.1.1 The Site is intended to provide an additional space for conducting zen practice to guide sentient beings and purify their hearts. Meditation rooms and consultation/meeting room for monastic devotees and staff are provided on the first floor.
- 4.1.2 In view of the remoteness of the Ling Wan Temple area, an ancillary shop selling snacks, local produce or souvenirs of the temple is also included in the same structure at the Site. Practitioners of monastic activities or even residents nearby could buy from the ancillary shop without travelling far away.
- 4.1.3 The Proposed Development comprises 3 structures with a building height of 2 storeys (not more than 8m). The gross floor area is about 350m². It is estimated that a maximum of 30 practitioners at different times of the day and 5 staff will be accommodated in the Proposed Development. The indicative layout of the Proposed Development is illustrated in **Figure 4.1**.
- 4.1.4 No columbarium services, worshipping of ancestor tablets and burning of joss paper/offerings will take place within the Site.

Table 4.1 Details of the Structures of the Proposed Development

Structure No.	Building Height (m) (about)	No. of Storey(s)	GFA (m ²) (about)	Use(s)
1	8	2	105 x 2 = 210	Zen Practice Hall
2	8	2	35 x 2 = 70	Tuck Shop, Office
3	8	2	35 x 2 =70	Meditation Room, Meeting Room
Total:			350	

4.2 Operation Hour

- 4.2.1 The operation hours of the Zen Practice Hall and ancillary shop are restricted to 9:00 a.m. to 5:00 p.m. daily. Only practitioners with appointment will be allowed to conduct zen practice.
- 4.2.2 No practitioner and staff will stay overnight at the Site.



LEGEND	
	APPLICATION SITE



LAYOUT PLAN

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

NOT TO SCALE

FIGURE 4.1

FOR INDICATIVE PURPOSE ONLY

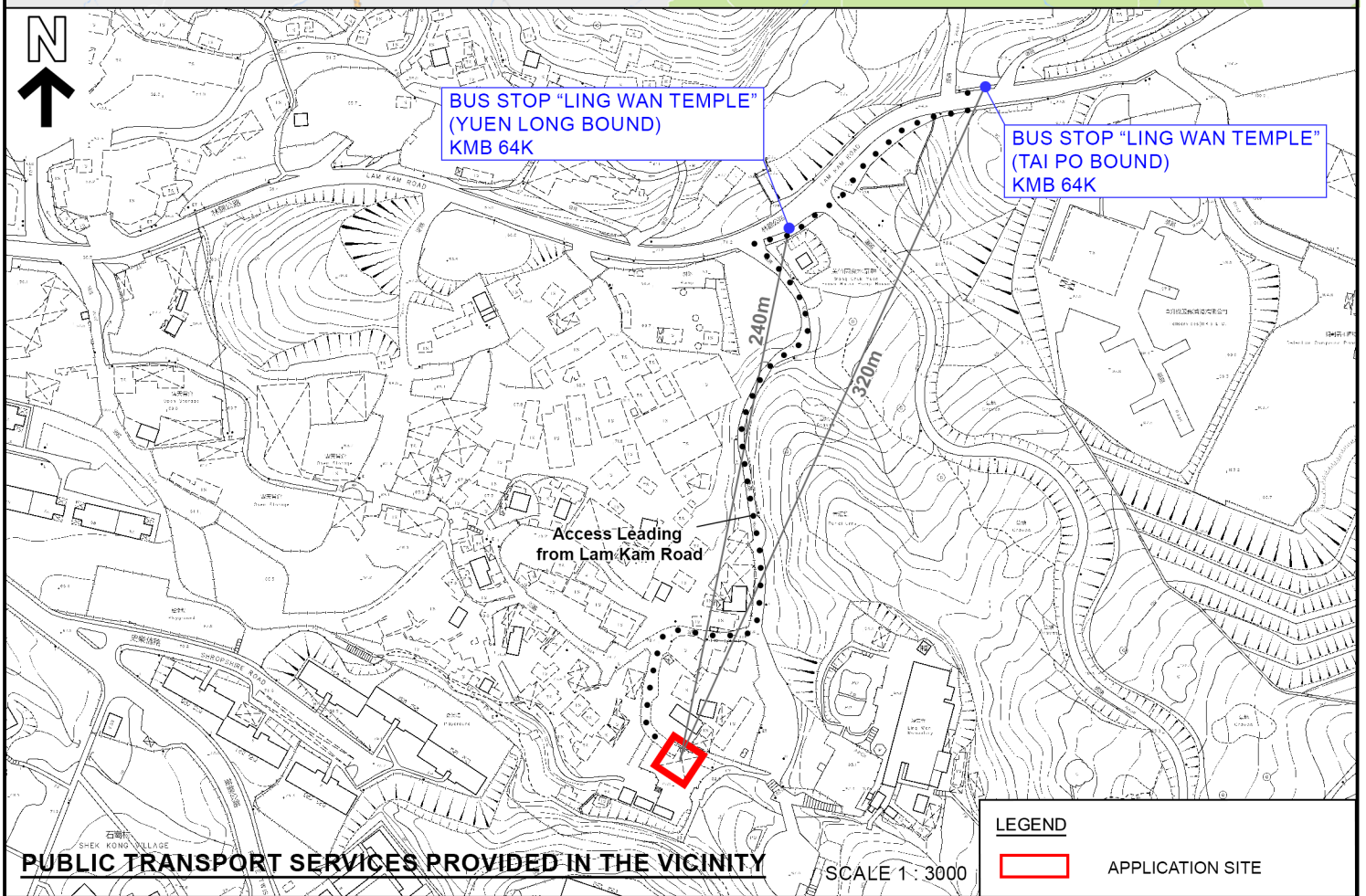
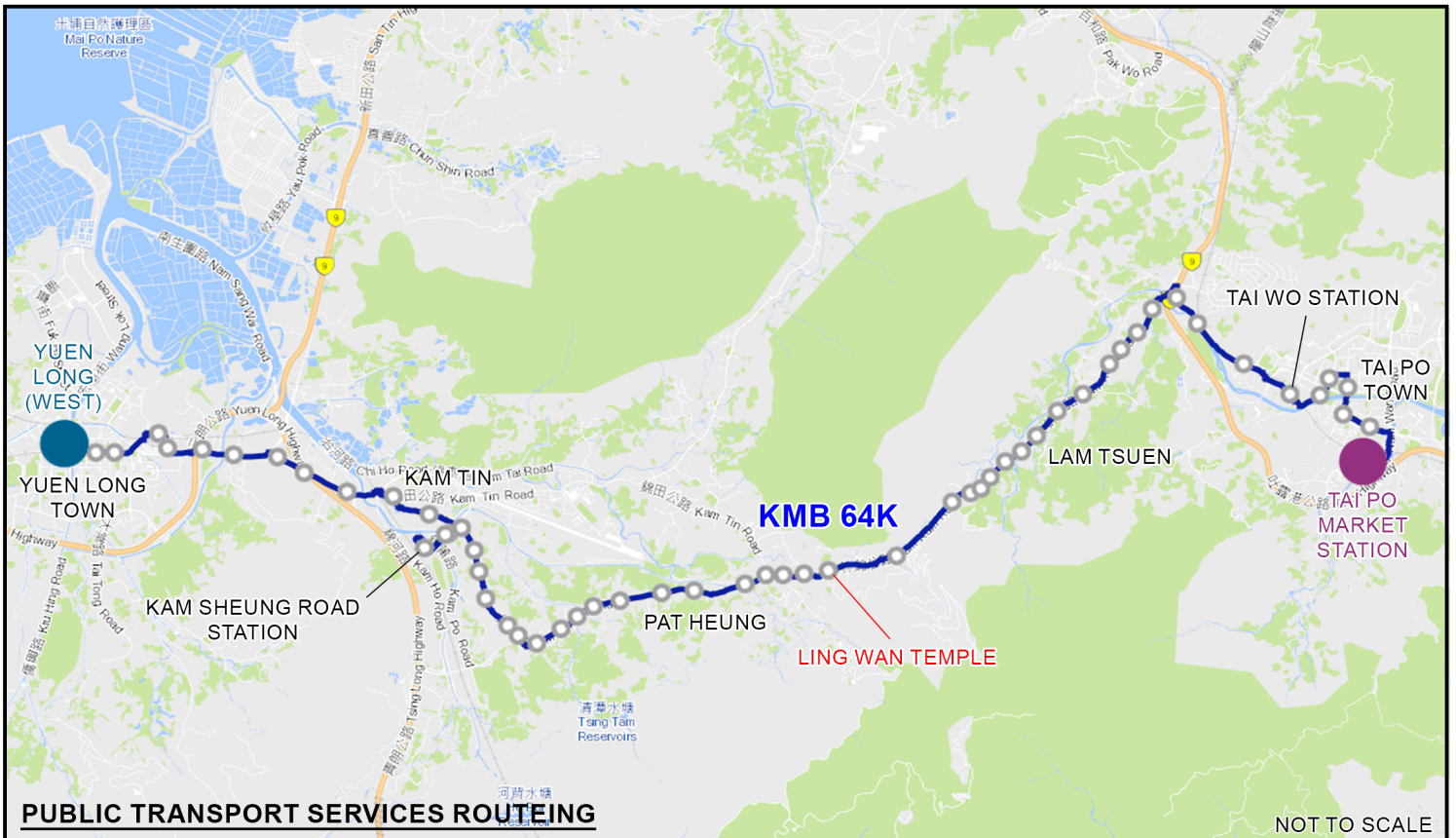
DATE: 22.8.2024

4.3 Access and Traffic

- 4.3.1 The Site is accessible from Lam Kam Road via a local access road. Since no parking spaces are provided within the Site, practitioners and staff are encouraged to take public transport accessing the Site. The "Ling Wan Temple" bus stop on Lam Kam Road is approximately 240m to the north of the Site (**Figure 4.2** refers).
- 4.3.2 Franchised bus service which runs frequently between Yuen Long and Tai Po could bring practitioners and staff from nearby towns (Yuen Long and Tai Po), nearby railway stations (Kam Sheung Road and Tai Wo) and nearby villages in Kam Tin, Pat Heung and Lam Tsuen to the Site. Details of public transport services are presented in **Table 4.1** and **Figure 4.2**.

Table 4.2 Public Transport Services Provided in the Vicinity

Route	Origin and Destination	Frequency (min)
KMB 64K	Yuen Long (West) - Tai Po Market Station	6-20



LEGEND

 APPLICATION SITE



PLANNING LIMITED
 規劃顧問有限公司

PUBLIC TRANSPORT SERVICES PLAN

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

FIGURE 4.2

INFORMATION BASED ON
 PUBLIC TRANSPORT
 OPERATOR'S WEBSITE

DATE: 12.8.2024

4.4 Landscape and Visual

- 4.4.1 There are no trees within the Site at the present. Landscape planting at the open area of the Site will be provided to ensure no adverse landscape impact on the surrounding areas.
- 4.4.2 The immediate surroundings of the Site have a low building height profile from 1 to 2 storeys. Also, according to the Remark (a) of the "I(D)" zone under the Statutory Notes of the OZP, '*No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.6, a maximum site coverage of 80% and a maximum building height of 13m, ...*'. The Proposed Development having a building height of 2 storeys not more than 8m will be compatible with the surrounding. No adverse visual impact on the surrounding will be anticipated.

4.5 Environment

- 4.5.1 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.
- 4.5.2 The Applicant will provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the Proposed Development. 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. The Applicant is obligated to meet the statutory requirements under relevant pollution control ordinances.
- 4.5.3 No public announcement system or any form of audio amplification system will be used within the Site.

4.6 Drainage

- 4.6.1 Adequate drainage facilities including peripheral surface channel and catch pits will be installed to ensure no adverse drainage impact on the surrounding areas. Regular cleaning and maintenance will be carried out.

4.7 Fire Safety

- 4.7.1 Adequate fire services installations (FSIs) will be provided to ensure fire safety. Regular inspection and maintenance of the FSIs will be carried out.



REMARKS: LOCATION OF SITE PHOTOS AS SHOWN IN FIGURE 2.4 SITE PLAN



PLANNING LIMITED
規劃顧問有限公司

SITE PHOTOS

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

FIGURE 4.3

BASED ON SITE PHOTOS
TAKEN ON 8.7.2024

DATE: 16.8.2024

5 PLANNING MERITS AND JUSTIFICATIONS

5.1 Compatible with the Adjoining Land Uses in Terms of Scale and Nature

5.1.1 As stated in **Section 2.4**, the Site is surrounded mainly by domestic structures, religious institution and military facilities. No columbarium services, worshipping of ancestor tablets and burning of joss paper/offerings will take place within the Site. In view of the small scale of the Proposed Development (site area of about 232.3m²), it will be fully immersed into the tranquil rural environment and compatible with the adjoining land uses in terms of scale and nature.

5.2 Better Utilisation of Land Resource to Provide Additional Zen Practice Space for the Nearby Long-serving Religious Institution

5.2.1 The Proposed Development will be operated by Ling Wan Temple, which existed for almost 600 years and long-served Hong Kong. Regarding the close proximity to the existing religious institution (100m to the east of the Site), the Proposed Development could utilise readily available land resource which is currently used as a general storage to offer additional and alternative space for zen practising. This in turn would relieve the halls of Ling Wan Temple for main worship events and monastic activities at times (**Section 3.3.2** refers)

5.3 Committed to Serve the Community and Devoted to Promote Buddhism. Help Alleviating the Mental Health Issues in Hong Kong and Bring a Positive Impact to the Greater Society and the Local Community

5.3.1 In light of the long history of Ling Wan Temple, the Proposed Development will continuously facilitate its community service and promote Buddhism to guide sentient beings and purify their hearts. Positive impact will be brought to the greater society by directing the resent population especially youngsters to calm and healthy personalities and traits.

5.3.2 Besides, the ancillary shop and services could also serve the local residents, which connects the nearby religious institution and the local community.

5.4 Temporary in Nature and Will Not Jeopardise the Planning Intention of "I(D)" Zone

5.4.1 The Site is currently zoned "I(D)" on the approved Shek Kong OZP No. S/YL-SK/9. Although the proposed use does not in line with the planning intention of "I(D)", the Proposed Development is temporary in nature for a period of 3 years, it will not jeopardise the planning intention of the area. Approval of this application will not hinder future development of the Site for other purposes as the TPB can always determine the exact time period of permission based on individual merits of each application.

5.5 No Adverse Traffic Impact on the Local Traffic Network

5.5.1 The proposed number of practitioners and staff are small. Only practitioners with appointment will be accepted to conduct monastic training. No parking spaces are provided within the Site. All practitioners and staff are encouraged to use public transport services along Lam Kam Road. Since the vehicular and pedestrian flow are small, no adverse impact on the local traffic network is envisaged.

5.6 No Adverse Drainage, Visual, Landscape and Environmental Impact to the Surroundings

5.6.1 Adequate drainage facilities will be installed and well-maintained to ensure no adverse drainage impact to the surrounding uses.

5.6.2 Appropriate landscape planting will be provided within the Site. The building height and site coverage of the Proposed Development is within the restriction of the "I(D)" zone. No adverse visual and landscape impact to the surroundings is envisaged.

5.6.3 The Applicant will follow and undertake the environmental mitigation measures set out in the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*'. The Applicant will provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the Proposed Development. The Applicant is obligated to meet the statutory requirements under relevant pollution control ordinances. No public announcement system or any form of audio amplification system will be used within the Site. The Proposed Development will not cause adverse environmental impact.

6 SUMMARY AND CONCLUSION

- 6.1.1 The Applicant seeks approval from the TPB for Proposed Temporary Religious Institution (Zen Practice Hall) with Ancillary Shop and Services for a Period of 3 years at Lot 1633 in D.D. 1114, Shek Kong, Yuen Long. The Proposed Religious Institution will be supported by Ling Wan Temple. The Site falls within an area zoned "I(D)" on the Shek Kong OZP No. S/YL-SK/9.
- 6.1.2 The Area of the Site is 232.3m². The Proposed Development comprises 3 structures with a building height of 2 storeys (not more than 8m). The gross floor area is 350m². As detailed in the Planning Statement, the proposed use is well justified on the grounds that:
- The Proposed Development is compatible with the adjoining land uses in terms of scale and nature;
 - Better utilisation of land resource to provide additional zen practice space for the nearby long-serving religious institution;
 - Ling Wan Temple is committed to serve the community and devoted to promote Buddhism. The Proposed Development will help alleviating the mental health issues in Hong Kong and bring a positive impact to the greater society and the local community;
 - The Proposed Development is temporary in nature and will not jeopardise the planning intention of "I(D)" zone;
 - No adverse traffic impact on the local traffic network; and
 - No adverse drainage, visual, landscape and environmental impact to the surroundings.
- 6.1.3 In light of justifications given throughout the Supporting Planning Statement, we sincerely request the TPB to give favourable consideration to this Planning Application.

Appendix 1

Activity Photos of Ling Wan Temple

活動

凌雲寺一向以弘揚佛法為宗旨，推動老中青學佛不遺餘力。活動方面開分兩大範圍，(1) 宗教性 與 (2) 老中青教育

- (1) **宗教性活動** 目的在於，透過全年舉辦的佛教宗教行為，例如：讀誦大成經典、禮懺、佛學講座、禪修營等等，淨化社會人心。而凌雲寺亦延續保留佛教傳統，僅依佛制每年舉行為期三個月的「結夏安居」，出家修行人聚集一處，精進用工。此外，寺院一百年前就是香港首個傳戒道場，百年後的今天，寺院開展傳授「在家菩薩戒」，弘揚漢傳佛教，以戒律培育在家居士，為未來香港僧才散播種子。



圖一：2020年戶外禪修營



圖二：大雄寶殿誦經



圖三： 大雄寶殿誦經



圖四： 中國五台山普壽寺到訪參學（2018年）



圖五：佛聯會會屬小學老師到訪誦經（2022）



圖六：禪堂佛學講座



圖七：寺院開展傳授「在家菩薩戒」 (2024年)



圖八：禮懺

(2) 老中青教育 (圖 三)

「老友記念佛班」，目標是為老友記（65 歲或以上的長者）提供學會「身」「心」保健的最佳途徑之同時，在一個健康快樂、終身學習的場所學習，鼓勵建立自主與尊嚴。

2021- 2023 年老友記





「生死兩安課程」，是位成年人而設計。凌雲寺特別開設種子教師培訓計畫，透過邀請法師、學者、專家主持講座、讀經會、工作坊等一系列活動，介紹「生死兩安」的學理與實操方法，鞏固和提升學習成效；認識生死課題、面對死亡的態度及處理方法，共同積極面對生死大事，體悟「生死兩安」，學員反響熱烈。





「青苗計劃」是特別為中學生而設計，融合中國文化以至佛教概念，幫助學生發展其潛力和能力，同時有助於他們對中國文化的認識以至個人成長和社會貢獻。茶藝班是「青苗計劃」之首個活動項目。其目的在於增加學生們對中國茶文化的瞭解，減輕學習壓力以至建立並強化學生對「孝道」與「感恩」之心。



「生命·禪」小種子課程 是為小學生而設計，希望延申生命教育課題，增進對自然生態的認識，為小學生提供常規教育以外，融合科學與實踐的宗教平台。

此外，寺院全年開放，接引香港市民與不同的團體，包括小中大學、香港六大宗教等等。





