

**Section 16 Planning Application for
Proposed Religious Institution and Columbarium
(Partial Redevelopment of Prajna Dhyana Temple)
Lot Nos. 112, 113 RP (Part), 114, 116, 117, 118,
in D.D. 2 Tung Chung, Shek Mun Kap,
Tung Chung, Lantau Island**

PLANNING STATEMENT



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Executive Summary

This section 16 (s.16) planning application is submitted by Toco Planning Consultants Limited on behalf of Buddhist Navigation Vihara Ltd. (the Applicant), which is the operator of Prajna Dhyana Temple (the Temple) in No. 100 Shek Mun Kap, Tung Chung, Lantau Island (the application site). The Applicant seeks planning permission from the Town Planning Board (TPB) for proposed partial redevelopment of the Temple and ancillary columbarium with 7,500 niches (i.e. 4,606 single niches and 2,894 double niches). With a total area of about 3,434.6m², the application site covers Lot Nos. 112, 113 RP (part), 114, 116, 117 and 118 in D.D. 2 Tung Chung, and currently falls within the “Government, Institution or Community” (“G/IC”) zone and “Green Belt” (“GB”) zone on the Approved Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/24.

Prajna Dhyana Temple is affiliated with Buddhist Navigation Vihara, which is a popular non-profit making Buddhist religious institution that has been established by Master Chuan Ban in 2000. As the number of disciples and members continue to increase steadily, the Master hoped to have a permanent ground-based temple to accommodate the monks, disciples and members. Finally in 2009, the Master found the application site as an most ideal temple site, which was occupied by an existing temple with ancillary columbarium named “法林分院” with a history of more than half a century. The monks, disciples and members of Buddhist Navigation Vihara worked together to renovate the existing temple. Within approximately two years of renovation works, the application site eventually established the current Prajna Dhyana Temple.

Subsequently in response to the requirements of Private Columbaria Ordinance enacted on 30.6.2017, the Applicant had submitted a private columbarium licensing application to the Private Columbaria Licensing Board for the purpose of applying an Exemption for the Pre-cut-off Columbarium with 872 niches (i.e. 606 single niches and 266 double niches) ancillary to the Temple. The Applicant had fulfilled a series of specified licensing requirements and obtained the Approval-in-principle Exemption on 30.8.2024.

After the establishment of the Temple, Buddhist Navigation Vihara has been actively organised a series of religious and public welfare services at the application site. The number of monks, disciples and members has increased significantly over the past 14 years. In order to cater for the need of increasing number of monks, disciples and members and to cope with its popularity as a religious centre, this s.16 planning application is submitted to facilitate the proposed partial redevelopment of the Temple. The development proposal comprises the retention of the main temple and the Ksitigarbha Bodhisattva Hall (ancillary columbarium). The existing religious corridor fronting the main temple and the Ksitigarbha Bodhisattva Hall will be converted into the extension part of the main temple and the Ksitigarbha Bodhisattva Hall. The existing kitchen structure will be converted into a religious room. For the proposed new structures, the development proposal involves a new 3-storey amenity block over 1-storey of basement, which provides a series religious facilities such as multi-function purpose religious hall, classroom/canteen, office, meditation/ training rooms, religious chamber room, staff quarters, etc.. Furthermore, a 2-storey religious cum columbarium block over 1-storey of basement, which

aims at providing religious facilities and accommodating the additional 6,628 niches (i.e. 4,000 single niches and 2,628 double niches), is proposed at a secluded location of the site in response to the pressing need of the members. In order to ensure the proposed partial redevelopment of the Temple to be compatible with the existing rural landscape character, a series of landscape features and meaningful religious decorations such as memorial garden, religious bell tower, religious wall, etc., are proposed to be provided around the open-air area of the site.

Planning and technical assessments have shown that this s.16 planning application is well justified. The application site is suitable for religious and columbarium uses as it is located in an inconspicuous area that mainly surrounded by slope with mature trees. The existing and proposed religious and columbarium buildings, after partial redevelopment, will be low-rise in nature and far away from the major residential developments and village core. It is in line with the planning intention of “G/IC” zone and TPB Guidelines No. 16 in that the provision of Government, Institution or Community facilities within the religious institution would not be jeopardised, and the use and scale of the proposed partial redevelopment are not incompatible with the religious use. Moreover, it will not be incompatible with the planning intention of “GB” zone and TPB Guidelines No. 10 because the application site has been occupied by religious and columbarium uses well before it has firstly been covered by the Tung Chung Town Centre Area OZP on 8.1.2016. With the implementation of the proposed mitigation measures, the small scale development will not result in any significant impact on the land use, traffic, environmental, drainage, sewerage, visual, landscape and geotechnical aspects of the locality. In view of its long religious history and background, unique location and appropriate scale of development, approval of this s.16 planning application will not set an undesirable precedent for similar applications within the same “G/IC” zone and “GB” zone.

行政摘要

(內容如有差異，應以英文版本為準)

佛教導航精舍有限公司 (申請人) 是大嶼山東涌石門甲道 100 號 (申請地點) 般若禪寺 (禪寺) 的經營者，現透過達材都市規劃顧問有限公司，根據城市規劃條例第 16 條向城市規劃委員會 (城規會) 遞交規劃申請，以准許對申請地點內的禪寺進行部分重建，以改善宗教用途及附屬靈灰安置所共 7,500 個靈灰位 (當中包括 4,606 單人龕位及 2,894 雙人龕位)。申請地點面積約有 3,434.6 平方米，位於東涌丈量約份第 2 約地段第 112 號、第 113 號餘段 (部分)、第 114 號、第 116 號、第 117 號及第 118 號，現時在東涌市中心地區分區計劃大綱核准圖編號 S/I-TCTC/24 上被訂為「政府、機構或社區」地帶及「綠化地帶」地帶。

般若禪寺是佛教導航精舍的附屬廟宇，佛教導航精舍是一所著名的非牟利佛教宗教機構，由釋傳般法師於 2000 年創辦。由於僧侶、弟子及會眾不斷增加，故法師希望籌建一所永久的落地寺院，以安頓僧團。法師最終在 2009 年覓得申請地點為最理想的寺院地，而當

時申請地點是一所成立了逾半世紀、名為法林分院的宗教機構及附屬靈灰安置所。佛教導航精舍的眾僧侶、弟子及會眾合力對廟宇進行約兩年的復修，申請地點終於成為現時的般若禪寺。

其後申請人因應 2017 年 6 月 30 日成立的私營骨灰安置所條例之要求，就禪寺內的截算前骨灰安置所的 872 個靈灰位（當中包括 606 單人龕位及 266 雙人龕位）申請豁免書一事，向私營骨灰安置所發牌委員會提交了私營骨灰安置所牌照申請。申請人已經符合了一系列牌照申請的指定要求，並於 2024 年 8 月 30 日獲得了原則上同意豁免書。

自般若禪寺成立以來，佛教導航精舍積極地在申請地點舉辦一系列宗教及公益活動，而僧侶、弟子及會眾的數目在過去十四年來有顯著增加。為了滿足日益增長的僧侶、弟子及會眾數目及他們的需求，並提升其作為宗教中心的知名度，現透過是次規劃申請以促成擬議禪寺的局部重建項目。發展方案包括將主殿和地藏殿（附屬靈灰安置所）保留，原先在主殿和地藏殿前的宗教走廊將會改建為主殿和地藏殿的延伸部分，原來的廚房構築物則改建為宗教室。至於新增的建築物，發展方案包括了一棟三層高及一層地庫的新建宗教配套樓宇，以提供一系列宗教設施，例如多功能宗教堂、課室／食堂、辦公室、閉關／修行室、宗教人士接待室、員工休息室等等。此外，為滿足會眾的迫切需要，發展方案建議在申請地點內較隱蔽的地方興建一座兩層高及一層地庫的宗教及靈灰安置所樓宇，以提供宗教設施及容納新增的 6,628 個靈灰位（當中包括 4,000 單人龕位及 2,628 雙人龕位）。為使擬議寺廟的部分重建完成後能與現有的鄉村景觀特色互相協調，發展方案建議在申請地點的露天部分一帶提供一系列的園景元素和別具意思的宗教裝飾，例如紀念花園、宗教鐘樓、宗教牆等等。

規劃及工程研究指出是次申請理據充分，申請地點隱蔽，四周被樹木和山坡所包圍，所以很適合用作宗教及靈灰安置所用途。當禪寺完成部分重建後，現有及擬議的宗教及靈灰安置所建築物將會是低矮性質，並且會遠離主要住宅發展及鄉村核心位置。擬議部分重建符合「政府、機構或社區」地帶的規劃意向及城規會規劃指引編號 16，因為不會影響宗教機構內的「政府、機構或社區」設施，而擬議部分重建後的用途及規模亦不會與宗教用途有所抵觸。此外，由於申請地點於 2016 年 1 月 8 日首次被納入東涌市中心地區分區計劃大綱圖之前，已長期用作宗教及靈灰安置所用途，因此擬議部分重建亦不會與「綠化地帶」的規劃意向及城規會規劃指引編號 10 有所抵觸。由於本計劃規模細小，因此在實施緩解措施後不會對本區及附近的土地利用、交通、環境、排水、排污、視覺景觀、園景及岩土等方面造成任何顯著的不良影響。鑑於其悠久的宗教歷史及背景、位置的獨特性、以及合理的發展規模，本申請不會對同一「政府、機構或社區」地帶及「綠化地帶」地帶內的類似申請構成不良先例。

PART I- MAIN REPORT



1. INTRODUCTION

1.1 Purpose of Submission

This section 16 (s.16) planning application is submitted by Toco Planning Consultants Limited on behalf of Buddhist Navigation Vihara Limited (the Applicant), which is the operator of Prajna Dhyana Temple (the Temple) in Shek Mun Kap, Tung Chung, Lantau Island. The Applicant seeks planning permission from the Town Planning Board (the Board / TPB) for proposed partial redevelopment of the Temple and ancillary columbarium with 7,500 niches (i.e. 4,606 single niches and 2,894 double niches). With a total area of about 3,434.58m², the application site covers Lot Nos. 112, 113 RP (part), 114, 116, 117, and 118, in D.D. 2 Tung Chung, and currently falls within the “Government, Institution or Community” (“G/IC”) zone and “Green Belt” (“GB”) zone on the Approved Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/24 (see **Plan A**).

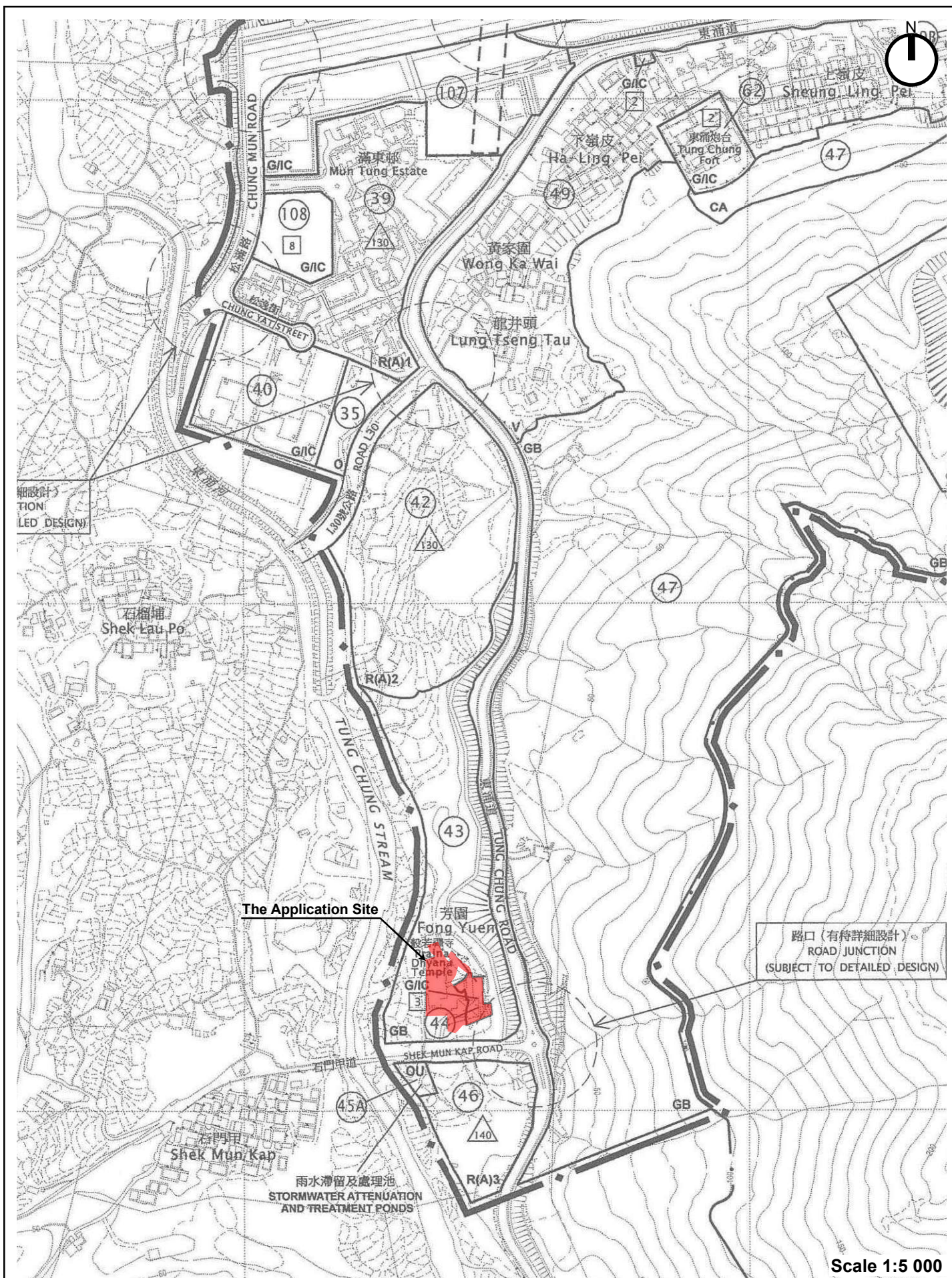
1.2 The Application’s Background

Prajna Dhyana Temple (般若禪寺) was established at the application site by Master Chuan Ban (釋傳般法師) and his disciples in 2009. The Temple is affiliated with Buddhist Navigation Vihara (佛教導航精舍) which is a popular non-profit making Buddhist religious institution since 2000. As the number of disciples and members continue to increase steadily, the Master hoped to have a permanent ground-based temple to accommodate the monks, disciples and members. Finally in the early 2009, the Master found the application site as an most ideal temple site, which was occupied by an existing temple with ancillary columbarium named “法林分院” with a history of more than half a century. The monks, disciples and members of Buddhist Navigation Vihara worked together to renovate the existing temple. Within approximately two years of renovation works, the application site eventually established the current Prajna Dhyana Temple. A detailed pamphlet introducing the background of the Applicant and the Temple could be found in **Appendix I**.

In 2025, the Master has decided to lounge a redevelopment programme for the Temple in response to the pressing need of Buddhist Navigation Vihara for the following reasons:

(a) The Need of Expansion to Cater the Needs of a Growing Congregation

After the establishment of the Temple, Buddhist Navigation Vihara has been actively organised a series of religious and public welfare services at the application site. The number of monks, disciples and members has increased significantly over the past 14 years. However, due to the limited indoor space the current premises provide, many events had to be held outdoors. Moreover, many religious facilities such as religious hall, classroom/canteen, office, scripture room,



Plan A: Zoning and Location Plan

Extract of Approved Tung Chung Town Centre Area Outline Zoning Plan

No. S/I-TCTC/24

(Prepared on 17.10.2025)

religious chamber room, etc. are currently provided within the temporary structures or small containers. Deterioration of those structures (i.e. leakage) has been accelerated by extreme weather. In view of the above, the religious worshipping experience and the operation of the Temple have been seriously affected.

In order to cater for the need of increasing number of monks, disciples and members and to cope with its popularity as a religious centre, this s.16 planning application is submitted to facilitate the proposed partial redevelopment of the Temple. The development proposal comprises the retention of the main temple and the Ksitigarbha Bodhisattva Hall (ancillary columbarium). The existing religious corridor fronting the main temple and the Ksitigarbha Bodhisattva Hall will be converted into the extension part of the main temple and the Ksitigarbha Bodhisattva Hall. The existing kitchen structure will be converted into a religious room. For the proposed new structures, the development proposal involves a new 3-storey amenity block over 1-storey of basement, which provides a series religious facilities such as multi-function purpose religious hall, classroom, office, training rooms, religious chamber room, staff quarters, etc.. The goal is to create a more comfortable and functional space that can handle increased foot traffic, cater to the needs of a growing congregation and enhancing the overall worship experience, and ensuring the Temple is inclusive and welcoming to all.

(b) The Need of Improving the Current Columbarium Service within the Temple

In view of the religious principle of the Temple that is highly respecting the value of life, the application site has long been providing columbarium service. Currently the Temple has a total of 872 niches (i.e. 606 single niches and 266 double niches) within the Ksitigarbha Bodhisattva Hall. On 30.6.2017, the Private Columbaria Ordinance (PCO) came into effect to resolve properly the historic problems which have accumulated over the years regarding consumers who purchased niches from private columbaria. In response to the requirement of the PCO, the Applicant had submitted a private columbarium licensing (PCL) application to the Private Columbaria Board (PCLB) on 6.3.2018 for the purpose of applying an Exemption¹ for the Pre-cut-off Columbarium for the Temple. The Applicant had fulfilled a series of licensing requirements and obtained the Approval-in-principle (AIP) Exemption on 30.8.2024 (see **Appendix II**).

In fact, the Temple stopped selling the columbarium niches in 2014. Many members have consulted the Master their wish to have their cremated ashes to be placed within the Temple in the future once they depart from this world. Hence, the proposed partial redevelopment also includes the extension of the existing ancillary columbarium by providing a new religious cum columbarium block to accommodate the additional 6,628 niches (i.e. 4,000 single niches and 2,628 double niches)

¹ A pre-cut-off columbarium is applicable to apply for Exemption if it was in operation (with at least one set of ashes interred in any niche or an interment right for any niche sold) before 1.1.1990; it has not sold or newly let out any niches since 8 a.m. on 18.6.2014; it will not sell or newly let out niches in the future.

within the site. It is proposed that the niches are only available to members and their relatives and priority to be given to members who have significantly contributed to the Temple for free or at a nominal price.

(c) The Need of Enhancing the Religious Atmosphere for the Temple

In order to ensure the proposed partial redevelopment of the Temple to be compatible with the existing rural landscape character, as well as to enhance the religious atmosphere for the Temple, a series of landscape features and meaningful religious decorations such as memorial garden, religious bell tower, religious wall, etc., are proposed to be provided around the open-air area of the site.

1.3 The Present Scheme

In view of the above, the proposed partial redevelopment comprises 7 structures, including the main temple (with proposed extension), the Ksitigarbha Bodhisattva Hall (with proposed extension), the existing kitchen structure which will be converted into a religious room, a proposed 3-storey amenity block over 1-storey of basement, a proposed 2-storey religious cum columbarium block over 1-storey of basement, a proposed eco-furnace and supporting facilities block, and a proposed religious bell tower. The proposed planning parameters of the redevelopment scheme are summarised below:

- (i) Plot Ratio: Not more than 0.841
- (ii) Total GFA: not exceeding 2,889.19m²
- (iii) Site coverage: 33.5%
- (iv) Maximum building height (BH): 3-storey over 1-storey of basement
- (v) Number of Block(s): 7

In order to ensure the redevelopment scheme can be technically feasible, a pre-submission was submitted to the Planning Department (PlanD) on 22.7.2025. This Planning Statement has already been updated accordingly by taking into account the departmental comments received from the pre-submission stage (see **Appendix III**). The improvement measures as proposed under this s.16 planning application are summarised as follows:

(a) Site Boundary and Development Parameters

The application site boundary only comprises of the Applicant's private lots. The proposed development parameters (i.e. Gross Floor Area (GFA), plot ratio, site coverage, BH) of the partial redevelopment of the existing Temple are in line with the planning intention and development scale of "G/IC" zone and "GB" zone stipulated on the OZP. The site coverage on "GB" zone of the redevelopment scheme will be less than the current existing site coverage on the "GB" zone.

(b) Landscape Improvement Measures

A Tree Survey and Tree Preservation Proposal report has been prepared for the development scheme (see **Appendix IV**). The existing vegetation along the edges outside the scheme boundary will not be disturbed as they will help create a soft planted edge to the religious buildings along its interface with the natural context to blend in with the more naturalistic vegetation. Owing the requirements for the construction and site formation proposals, some affected trees within the site are proposed to be transplanted back into the new landscape, while some affected trees, which have a low suitability for transplantation or are deemed to be unsuited to the future landscape, are proposed to be removed. The new tree planting proposal shall compensate for the affected trees within planting of a minimum 18 nos. of good quality heavy standard trees of species native to Hong Kong representing a replanting ratio of 3:1 (new trees planted : trees felled) within the site.

(c) Traffic and Crowd Management Plan (TCMP)

Regarding the operation of the Temple, to ensure any festive events can be run in a safe, orderly and smooth fashion without creating any crisis, a Traffic Impact Assessment (TIA) with a TCMP has been prepared (i.e. shuttle bus service, visit-by-appointment system, etc.) so as to minimise the traffic impact arising from the subject development (see **Appendix V**).

(d) Environmental Mitigation Measures

An eco-furnace has been proposed will be provided and located away from the potential Air Sensitive Receivers (ASR). Sufficient drainage, sewerage and water supply facilities will be provided on-site (see **Appendices VI - VIII**).

(e) Geotechnical Consideration

There are basements proposed under the proposed scheme. After careful design consideration, the location of the basements under the Amenity Block and the Religious cum Columbarium Block would not have geotechnical problems during design and construction stages (see **Appendix IX**).

(f) Good Religious Reputation with Supports on the Scheme

The Applicant is popular non-profit making Buddhist religious institution in Hong Kong. The Applicant has received conducted a consultation exercise and has received a number of support letters from the locals, reputable individuals and organisations in relation to the proposed scheme (see **Appendix X**).

Planning and technical assessments prepared by the consultants have indicated that the development proposal is well justified based on the following reasons:

- (a) the Temple with ancillary columbarium is a popular non-profit making Buddhist religious institution which has long been in existence at the application site before the incorporation into the Tung Chung Town Centre OZP;

- (b) the application is aimed at redevelopment of the Temple to meet the demand and wish of the increasing number of monks, disciples and members of the Temple for their future need and to support their financial situation;
- (c) the proposed additional niches is aimed at meeting the wish of the members to pray for their ancestors in their own religious institution; it is also in line with the Government's intention to relieve part of the urgent demand for columbarium niche spaces in Hong Kong;
- (d) the application site is suitable for religious and columbarium uses as it is located in an inconspicuous area, and is far away and segregated from the major residential developments and village core by slopes, mature trees, access roads and Tung Chung Stream;
- (e) the existing and proposed religious and columbarium buildings, after partial redevelopment, will be low-rise in nature and they are compatible with the current land uses where a number of traditional temples in the vicinity;
- (f) the proposed partial redevelopment of the Temple has taken into account the future Tung Chung New Town developments within the area and adequate technical mitigation measures, architectural and landscape design have been proposed to facilitate land use integration with future developments in the vicinity;
- (g) it is in line with the planning intention of "G/IC" zone and TPB Guidelines No. 16 in that the provision of GIC facilities within the religious institution would not be jeopardized, and the use and scale of the proposed development are not incompatible with the religious use and the adjacent landscape setting;
- (h) it is also in line with the planning intention of "GB" zone and TPB Guidelines No. 10 since it only involves the redevelopment of an existing religious institution and ancillary columbarium;
- (i) the small scale development will not result in any significant impact on the land use, traffic, environmental, drainage, sewerage, visual, landscape and geotechnical aspects of the locality; and
- (j) in view of its long religious history and background, unique location and appropriate scale of development, approval of this s.16 planning application will not set an undesirable precedent for similar applications within the same "G/IC" zone and "GB" zone.

The development proposal and planning justifications above will be explained in detail in the following sections. Various technical assessments are attached in **Appendices IV to IX**.

2. PLANNING BACKGROUND

The location, accessibility, site condition, adjacent land uses, planning history and land status of the application site will be presented in this section.

2.1 Site Location and its Surrounding Area

The application site is located at the south-western part of Tung Chung New Town. The site is located within a rural area with a mixture of uses including cultivated/ fallow agricultural land, open storages, warehouses and residential dwellings. It is surrounded by Tung Chung Road which is a rural road to the east, Shek Mun Kap Road which is currently a feeder road is expected to be a local road to the south, and Tung Chung Stream to the west. To the north and east of the application site is a series of vegetated mountainous slopes; to the south across Shek Mun Kap Road is currently vacant, but is a site (i.e. Area 46) approved for a proposed public housing development by the Hong Kong Housing Authority; further west across buffered by the Tung Chung Stream is Tung Chung Valley mainly occupied by low-density villages including Shek Mun Kap and other vegetated/ formed land. Other temples such as Yuen Tan Temple (玄壇廟) and Lo Hon Monastery (羅漢寺) are located further west and southwest of the application site respectively.

2.2 Site Accessibility

The Temple is accessible via Shek Mun Kap Road, and its entrance is located southwest of the application site (**Photo A**). A series of buses serve the area and a bus stop is located along Tung Chung Road, which is within 250m walking distance to the Temple. Tung Chung Road is a rural road and its southern section (to the south of Shek Mun Kap Road) is within the South Lantau closed road network, i.e. only accessible by vehicle with valid permit. Visitors to the Temple mainly use public transport facilities to reach Tung Chung Station to take the bus and then walk up to the Temple via the footpaths in the area.

The vicinity of the application site is currently undergoing major engineering infrastructure works, including the road widening of the Shek Mun Kap Road and site formation and infrastructure works at Tung Chung Valley by the Civil Engineering and Development Department (CEDD).

2.3 Existing Site Condition

With a total application site area of about 3,434.58m², the Temple is a traditional religious institution with ancillary facilities which has been in existence before the application site was incorporated into the Tung Chung Town Centre Area OZP no. S/I-TCTC/21 gazetted on 8.1.2016. The main temple, the Ksitigarbha Bodhisattva Hall (ancillary columbarium)

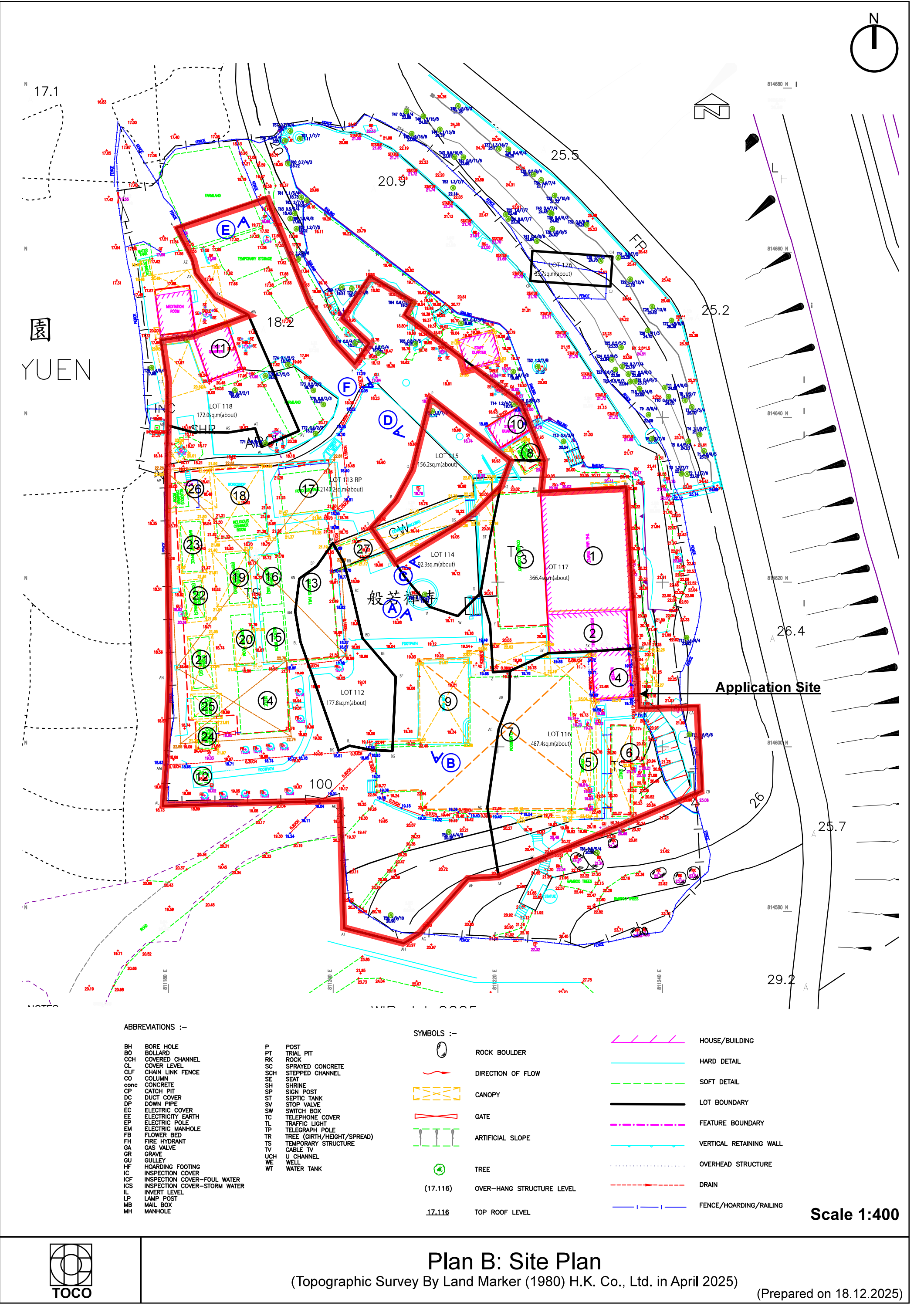




Photo A: Site entrance.



Photo B: Central part of the site.



Photo C: The main temple building.



Photo D: Northeastern corner of the site.



Photo E: Southwestern corner of the site.

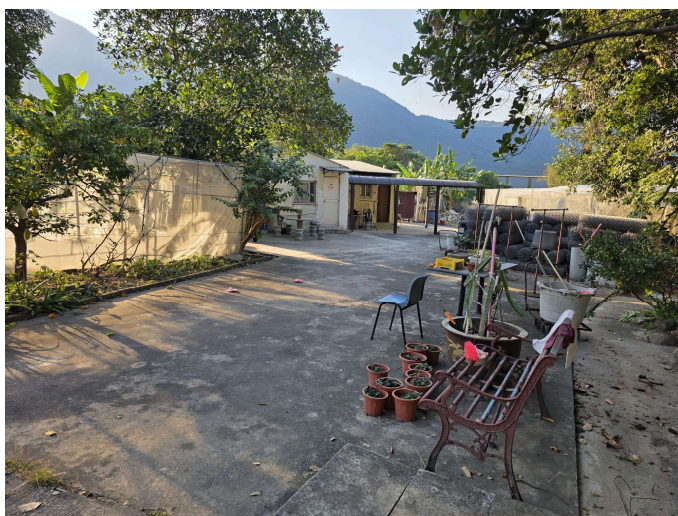


Photo F: Northwestern corner of the site.



TOCO

Site Photos
(See Plan B for Visual Points) (Prepared on 18.12.2025)

and the kitchen structure are located east of the application site (**Photo C**). Toilets, storage and a classroom/canteen are located southeast of the site. West of the site is currently occupied by a series of temporary structures and small containers which are used as an office, storages of food, religious use and repair materials, medical room, a religious hall and religious chamber rooms and a religious bell (**Photo E**). Religious chamber rooms (宗教人士接待室) are resting area for Buddhist who temporarily visit the Temple for a short stay/meditation activities. North of the site is a garden with some staff quarters (**Photo D** and **Photo F**). An open courtyard with landscape features, which serves as a visitor's gathering area and a small area for staff parking spaces are located near the central part of the application site (**Photo B**).

According to Master Chuan Ban, the current religious facilities were built at the application site before 8.1.2016. Due to the extreme weather occurred over the past several years, a canopy was later built on top of the temporary structures west of the site. The development parameters of the existing development with the breakdown of gross floor area (GFA) of the buildings, which reflects the previous site condition right before 8.1.2016, are summarised in **Plan B** and **Table 2.1** respectively. Latest niche count for the Temple, which was submitted as part of the PCL applications to the PCLB is shown in **Table 2.2**.

Table 2.1: Development Parameters of the Existing Development

		Application Site			
Site Area (m ²)		About 3,434.58m ²			
Plot Ratio		0.381 (approximate)			
Current GFA (m ²)		About 1,308.29m ²			
Site Coverage		About 33.57%			
No. of Structure(s)		27			
Building Height		2 storeys max.			
No. of Niches		872 existing niches			
Structure	The Present Use of the Existing Buildings	No. of Storey	Zoning	Total BOA* (in m ²)	Total GFA* (in m ²)
1	Main Temple	2	G/IC	155.13	310.26
2	Ksitigarbha Bodhisattva Hall (Ancillary Columbarium)	1	G/IC	49	49
3	Religious corridor fronting the Main Temple	1	G/IC	95.38	95.38
4	Kitchen	1	G/IC	31.83	31.83
5	Storage (Food)	1	G/IC	26.95	26.95
6	Toilet	1	G/IC	26.57	26.57
7	Classroom / Canteen	1	G/IC	144.05	144.05
			GB	131.66	131.66
8	Religious Chamber Room	1	G/IC	2.43	2.43
			GB	4.61	4.61
9	Staff Car park	1	GB	58.98	58.98

Structure	The Present Use of the Existing Buildings	No. of Storey	Zoning	Total BOA* (in m ²)	Total GFA* (in m ²)
10	Staff Quarter	1	GB	12.92	12.92
11	Staff Quarter	1	GB	26.17	26.17
12	Religious Decoration (Bell)	1	GB	2.35	2.35
13	Religious Hall (功德堂)	1	GB	95.36	95.36
14	Office	1	GB	45.10	45.10
15	Medical Room	1	GB	14.59	14.59
16	Storage (Religious Use)	1	GB	14.71	14.71
17	Storage (Food)	1	GB	29.40	29.40
18	Religious Chamber Room and Canopy for Workshop area	1	GB	57.31	57.31
19	Storage (Repair Materials)	1	GB	14.67	14.67
20	Scripture Room	1	GB	14.61	14.61
21	Storage (Religious Use)	1	GB	14.20	14.20
22	Storage (Religious Use)	1	GB	9.26	9.26
23	Maintenance Office	1	GB	14.62	14.62
24	Religious Chamber Room	1	GB	6.29	6.29
25	Religious Chamber Room	1	GB	7.48	7.48
26	Religious Chamber Room & Canopy (Part)	1	GB	27.20	27.20
27	Covered Walkway	1	GB	20.33	20.33
Total				1,153.16	1,308.29

* The BOA and GFA excludes canopy area as shown on the topographic survey except the ones mentioned above.

Table 2.2: Existing Niche Count

Classification	Single Niche	Double Niche	Total
No. of Sold & Occupied Niches	472	195	667
No. of Sold but Not Yet Occupied Niches	134	71	205
No. of Niches Available for Sale	-	-	-
Total	606	266	872

Remarks: As at the issuance of the 'AIP Exemption' on 30.8.2024

2.4 Planning Context

The application site falls within the "G/IC" zone and "GB" zone on the Approved Tung Chung Town Centre Area OZP No. S/I-TCTC/24. According to the Notes of the OZP, the planning intention of the "G/IC" zone is generally for the provision of G/IC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs and other institutional establishments. A maximum BH restriction of 3 storeys is stipulated on the said "G/IC" zone.

As for the planning intention of the “GB” zone, it is primarily for defining the limits of urban and sub-urban development areas by natural features and to preserve the existing topography and natural vegetation at the fringe of the new town as well as to provide passive recreational outlets. Although there is a general presumption against development within this zone, it should be highlighted that the existing religious facilities and ancillary columbarium as detailed in **Table 2.1**, as well as the religious open-air area which has been regularly used for holding religious activities, were established in the application site before the site was firstly covered by the Draft Tung Chung Town Centre Area OZP No. S/I-TCTC/21 on 8.1.2016. Since then, the existing facilities/uses on the site have not been demolished or discontinued.

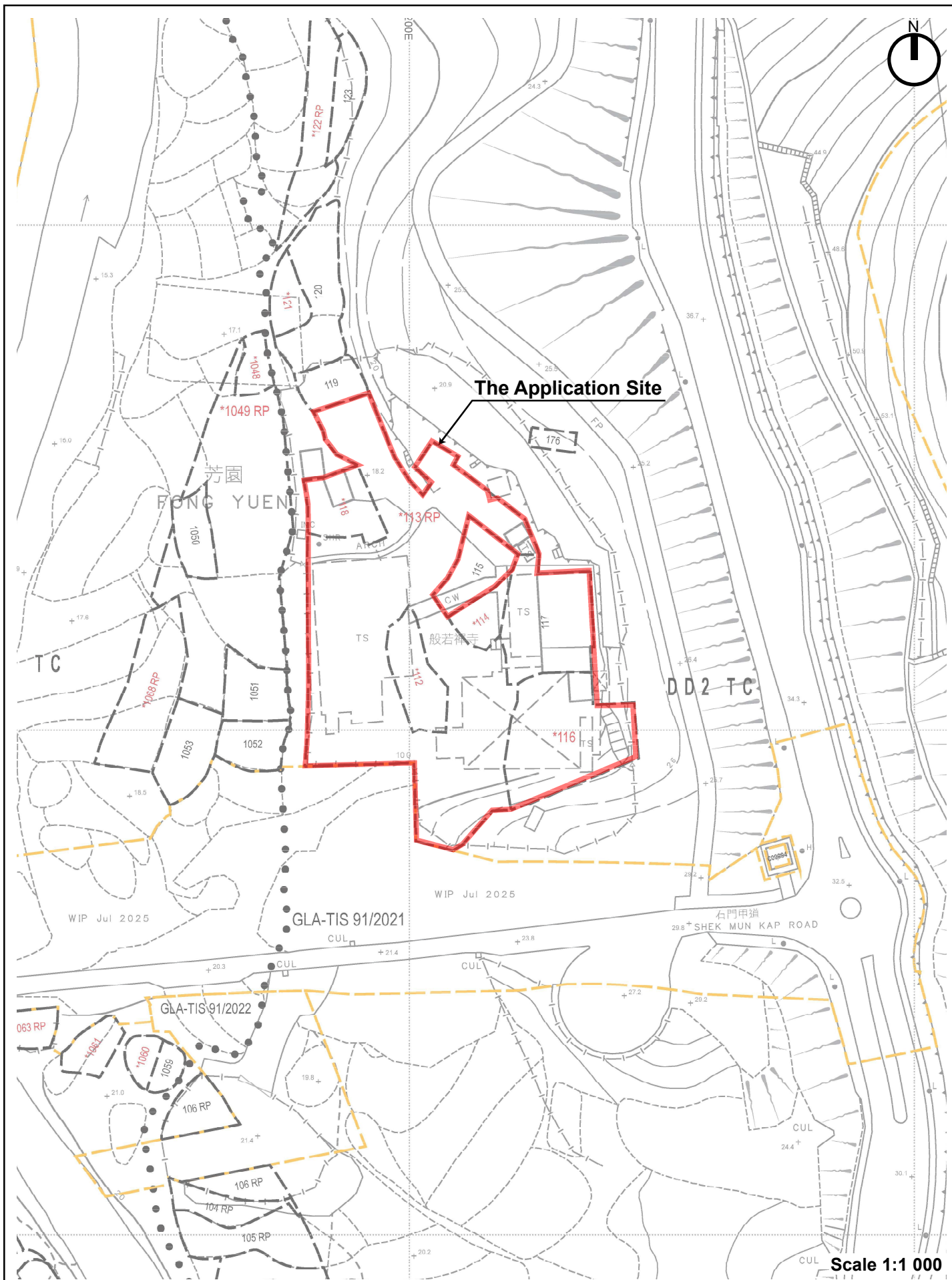
According to the TPB Guidelines No. 24D, no action is required to make the “existing use of any land or building” conform to a statutory plan until there is a material change of use or the building is redeveloped. The existing use of any land or building” means a use in existence before the publication of the first statutory plan covering the land or building and it has continued since it came into existence. Therefore, the existing religious facilities and ancillary columbarium at the application site could be regarded as “existing uses”.

In view that this s.16 planning application involves the redevelopment of an existing religious institution and ancillary columbarium, action is required to make the proposed redevelopment scheme conforms to a statutory plan. For “G/IC” zone, while ‘Religious Institution’ use is a Column 1 use which is always permitted, ‘Columbarium’ use is a Column 2 use requiring planning permission from the Board. For “GB” zone, ‘Religious Institution’ use and ‘Columbarium (within a Religious Institution or extension of the existing Columbarium only)’ use are both Column 2 requiring planning permission from the Board. Currently, there is no previous application covering the application site.

2.5 Land Status

The application site comprises six private lots, i.e. Lot Nos. 112, 113 RP (part), 114, 116, 117 and 118, that are old scheduled lots all in D.D. 2 Tung Chung Lot held under Block Government Lease (**Plan C**). The subject private lots are respectively owned by the Applicant, Yu Shuk-ching, Wong Miu-ling and Lin Pui-shan. The Applicant has already signed the power of attorney with the other said owners to guarantee the right to apply for the change of use within the subject lots.

Lot Nos. 112 and 114 are demised for “agricultural” use while Lot Nos. 113RP, 116, 117 and 118 are mixed for “agricultural” and “house” uses. Lot 117 is currently subject to a Short Term Waiver (“STW”) for the purpose of a columbarium. After this s.16 planning application is approved by the Board, a land application (i.e. land exchange) covering the subject private lots will be submitted to the Lands Department in order to allow the provision of building(s)/ structure(s) on the said private lot(s). The area, boundary and permitted built-over-area of the lots under the s.16 planning application will be verified at the land application stage.



Plan C: Site and Land Status Plan

(Prepared on 18.12.2025)

3. DEVELOPMENT PROPOSAL

3.1 The Applicant - Buddhist Navigation Vihara Limited

Buddhist Navigation Vihara is a Buddhist religious institution established by Master Chuan Ban in 2000. It is a charitable religious institution under section 88 of the Inland Revenue Ordinance. Brandy Yuen Chun-Yeung (袁振洋), the original name of Master Chuan Ban, was born in a famous film family with Simon Yuen Siu-tien (袁小田) is his uncle, and Yuen Woo-ping (袁和平) is his cousin. He made his debut as a film director for a famous film "The Champions" (波牛), which was nominated for the Best Action Choreography at the 3rd Hong Kong Film Awards.

After many years in the film industry, when Master Chuan Ban had completed the filming of "Master of Zen" in 1994, he suddenly decided to put down his film career and take refuge in religious life (遁入空門). Subsequently, he went to Miaotong Temple in Taiwan and officially becomes a Buddhist monk. Until 1997, his disciples in Hong Kong invited Master Chuan Ban to move back to Hong Kong.

In 2000, Master Chuan Ban established Buddhist Navigation Vihara in Hong Kong. The philosophy of the non-profit making organisation is apart from spreading the teachings from Buddhism, it also actively promotes public welfare services and charity activities. Under the careful leadership and selfless dedication of Master Chuan Ban, the number of monks, disciples and members continued to increase. Master Chuan Ban hoped to have a permanent ground-based temple to accommodate the monks and members.

Finally in the early 2009, Master Chuan Ban found the ideal temple site in Tung Chung (i.e. application site), which the site was occupied by an existing temple named “法林分院” with a history of more than half a century. The monks, disciples and members of Buddhist Navigation Vihara worked together and were responsible for the renovation of the existing temple. Within approximately two years of renovation works, the site established the current Prajna Dhyana Temple. Since then, Buddhist Navigation Vihara regularly organises a series of religious activities and ceremonies at the temple. A detailed pamphlet introducing the background of Buddhist Navigation Vihara and Prajna Dhyana Temple could be found in **Appendix I**.

After the establishment of the Temple, the number of monks, disciples and members has increased significantly over the past 14 years. Hence, Master Chuan Ban has decided to redevelop the Temple in order to cater for the pressing need of increasing number of monks, disciples and members, and also cope with its popularity as a religious centre in the area. The provision of additional columbarium niches is intended to meet the wish of the members to memorise and to worship their ancestors under a religious and tranquil setting. Master Chuan Ban is committed that any donations received through the redevelopment of the Temple will be fully contributed back to organising religious and charity events/ activities and the maintenance and management of the Temple.

3.2 Planning Principles of the Proposed Redevelopment

The proposed partial redevelopment of Prajna Dhyana Temple in Tung Chung is aimed to achieve the following objectives:-

- i. to modernise the outlook of the Temple, to foster and to strengthen its religious character, ensuring the Temple is inclusive and welcoming to all;
- ii. to maximise utilisation of the existing land, building and space use of the Temple so as to enhance its appearance and to make it more compatible with the existing and future adjacent land uses;
- iii. to increase the greenery of the site so as to enhance the existing character of the site;
- iv. to minimise potential impact of the future adjacent developments.

A site analysis reveals both opportunities and constraints that impact the design of the proposed partial redevelopment, and specifically considering topography, views, landscape and geotechnical features and existing access and connectivity. The proposed redevelopment should seek to maximise the benefits afforded by the site opportunities and retain those features that best enhance the site. It should also seek to overcome the site constraints and minimise the impact that these constraints have on the future development. The development parameters and design of the proposed redevelopment will be determined based on the following criteria and aspects:-

(a) Fully Utilise the Maximum GFA within the “G/IC” Zone

The application site currently falls within the “G/IC” zone (about 946.1m²) and “GB” zone (about 2,488.5m²) on the current Approved Tung Chung Town Centre Area OZP. A maximum BH restriction of 3 storeys is stipulated on the said “G/IC” zone. Although there is no maximum GFA restriction on the said “G/IC” zone within the site, it could be assumed that the GFA for a notional scheme within the said “G/IC” site is not more than about **2,838m²**, which is based on the total site area of “G/IC” site (i.e. 946m²) times the maximum number of storeys (i.e. 3-storey).

(b) Respect the Existing Built-over Area within the “GB” Zone

However, the “G/IC” zone within the application site is irregular in shape. Besides, the main temple and the Ksitigarbha Bodhisattva Hall have been established at the site for more than half a century. They are worth to be preserved, or to be modified. Hence, it is not possible for the Applicant to fully utilise the entire “G/IC” site for the proposed redevelopment. Instead, it is suggested that part of the “GB” zone within the site can be utilised to form part of the proposed partial redevelopment scheme.

According to the main planning criteria (a) for TPB Guidelines TPB PG-No. 10 (i.e. s.16 planning application for development within “GB” zone), it states that there is a general presumption against development (other than redevelopment). In fact, the existing religious facilities and ancillary columbarium as detailed in **Table 2.1**, as well as the religious open-air area which has been regularly used for holding

religious activities, could be regarded as “existing uses”, since they were already in existence at the application site before the site was firstly covered by the Draft Tung Chung Town Centre Area OZP No. S/I-TCTC/21 on 8.1.2016. Since then, the existing facilities/uses on the site have not been demolished or discontinued.

By excluding the large canopy on top of several structures which were built after the Draft Tung Chung Town Centre Area OZP gazetted on 8.1.2016, the total built-over area for the existing religious facilities within the “GB” zone are about **621.82m²**. Hence, it is suggested that the total built-over area within the “GB” zone for the proposed partial redevelopment scheme shall not be more than the total built-over area for the existing uses as at 8.1.2016.

(c) In response to the Existing Facilities, Landscape Features and Access

Despite the above, the proposed partial redevelopment scheme may involve:

- Demolish all the existing containers and temporary structures, and consolidate all the existing religious facilities that are intended to maintain into the new religious / religious cum columbarium buildings;
- Minimise the impact of the planned developments to the proposed partial redevelopment nearby by providing noise attenuation and introducing screen planting to reduce its visual impact;
- Retain or transplant existing trees that are in good as far as practicable to minimise the impact on the existing landscape features within the site. For those trees in conflict with the proposed scheme that are unavoidably required to be felled, new trees will be introduced for compensation purpose;
- Retain existing vehicular access and footpath connectivity with the Tung Chung New Town and create opportunities for improved connectivity within the site.

3.3 Master Layout Plan and Development Schedule

In response to the above planning principles, a Master Layout Plan for the proposed partial redevelopment scheme has been prepared and attached in **Plan D**. Floor Plans, Sections, Elevations and Internal Layouts of the existing and proposed buildings are attached at **Plan E** to **Plan O**. The redevelopment proposal in support of this planning application is presented as follows:

(a) Redevelopment Scheme

The Temple existed at the application site for more than half a century. The existing buildings are old and other structures are built with temporary materials, therefore require redevelopment proposal for its continuous operation, as well as to cater for the need of increasing number of monks, disciples and members, and cope with its popularity as a religious centre in the area. The major facilities of the redevelopment proposal are as follows:

(i) Main Temple and Ksitigarbha Bodhisattva Hall (Plan E to Plan G)

In view that the main temple and the Ksitigarbha Bodhisattva Hall (i.e. ancillary columbarium) have been established at the application site for a long time, they are proposed to be preserved. However, the upper platform inside the main temple is proposed to be demolished as it can only be accessed by the not-up-to-standard staircases. Due to geotechnical constraint, it is difficult to provide a basement under the main temple. Instead, it is proposed to provide a 1-storey basement under the new religious cum columbarium block in order to provide additional religious space for the temple. Furthermore, the existing religious corridor fronting the main temple and the Ksitigarbha Bodhisattva Hall will be converted into the extension part of the main temple and the Ksitigarbha Bodhisattva Hall. The existing kitchen structure next to the Ksitigarbha Bodhisattva Hall will be converted into a religious room.

The location of the main temple, the Ksitigarbha Bodhisattva Hall and the existing kitchen structure will be remaining the same in the future. However, to improve the visibility of the statues within the main temple, glass roof has been proposed to allow natural lighting into the temple.

(ii) Amenity Block (Plan H to Plan K)

A new Amenity Block for religious purpose has been proposed southwest of the application site. Due to geotechnical constraint, it can only provide 4/5 of the basement area under the Amenity Block. The Amenity Block has multi-functional rooms, and Electrical and mechanical (E&M) room on the basement floor, a canteen, kitchen and toilets on the ground floor; chamber rooms and E&M rooms on the first floor and second floor.

(iii) Religious cum Columbarium (Plan L and Plan M)

A new religious cum columbarium block of two storeys has been proposed east of the site. A storey of basement for religious purpose will be provided under the religious cum columbarium block. This building will be screen-off from public view by the adjacent buildings and substantial amount of well-planned buffering vegetation. Natural and earthy colours and a modern design have been incorporated to give a humble presence.

(iv) Religious Bell Tower, Eco-furnace Block and Religious Courtyard

A new religious bell tower of 13.8m height has been proposed north of the site. Bell tower and the drum are traditional features of a Chinese Buddhist temple. Since the bell creates a unique peaceful sound of Buddha and the drum can awaken those who have lost themselves in the chase of fame and fortune, “the morning bell and evening drum” have become one of the important Buddhist symbols for people to know about Buddhism.

A new 1-storey eco-furnace and supporting facilities block will be located away from the potential ASR.

At the central part of the site, a large courtyard has been created to form the central focus of the Temple. All religious facilities within the site will be connected with walkways. Over 20% of the site area is landscaped with various types of plants. This courtyard is not only for pedestrian circulation and landscape screening propose, but also an important space that could be used for passive recreational uses such as Buddhist talks.

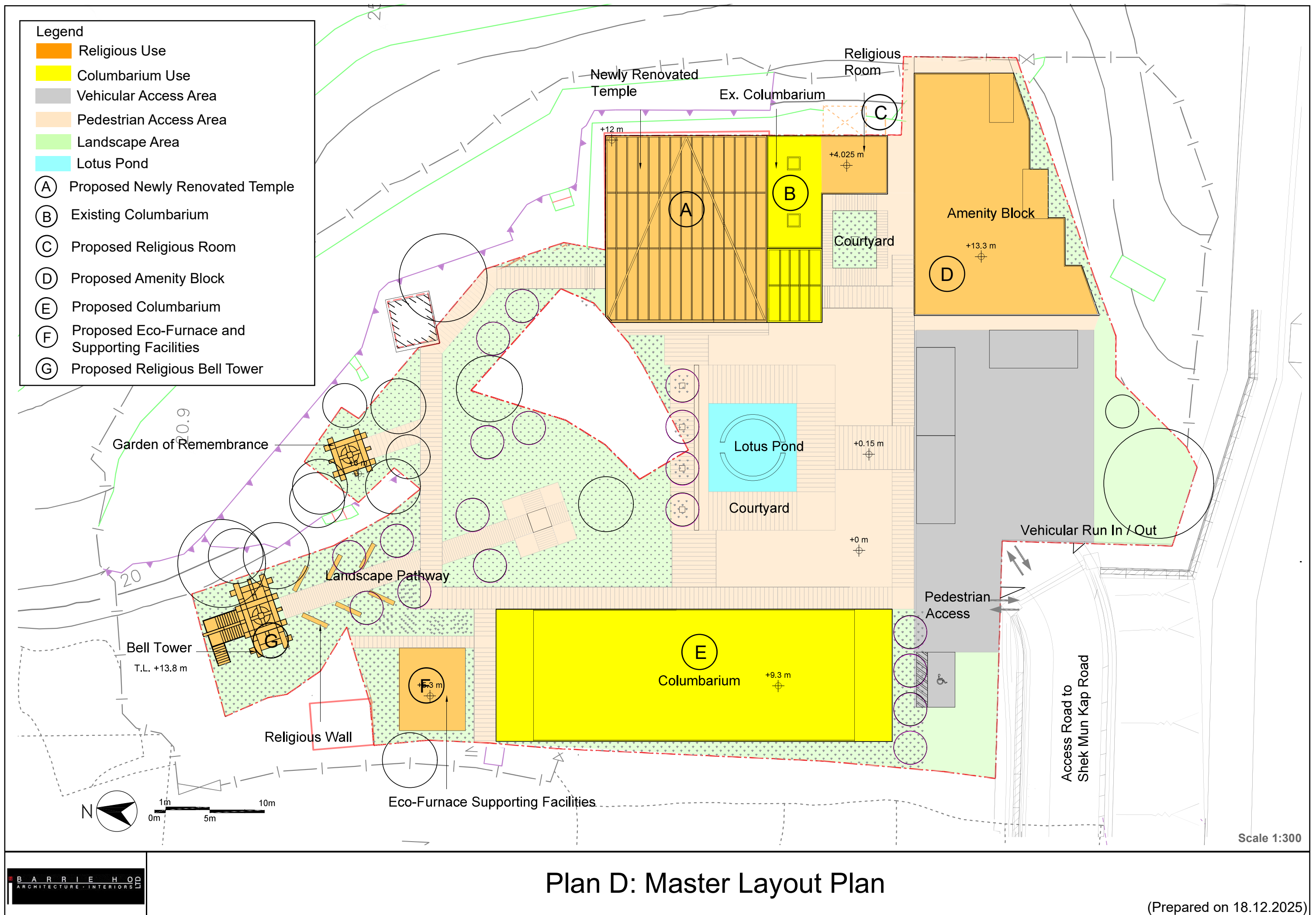
The design, layout, colour and materials of the proposed redevelopment have been carefully considered to blend in with the surrounding environment. The architectural concept of this redevelopment proposal is when visitors visit the Temple to be enclosed by a sense of calmness, both in the natural environment and in the atmosphere of the Temple.

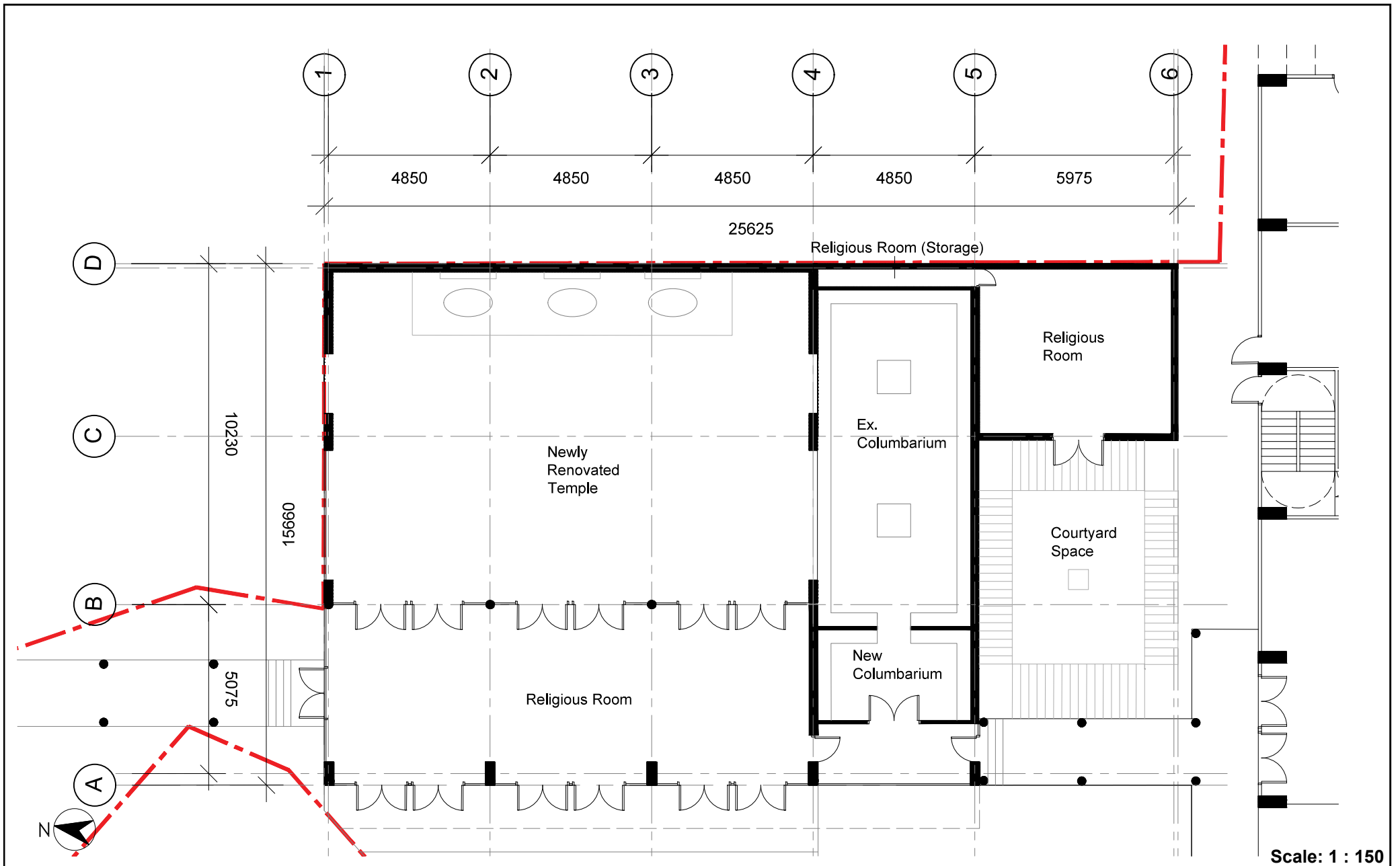
(b) Development Schedule

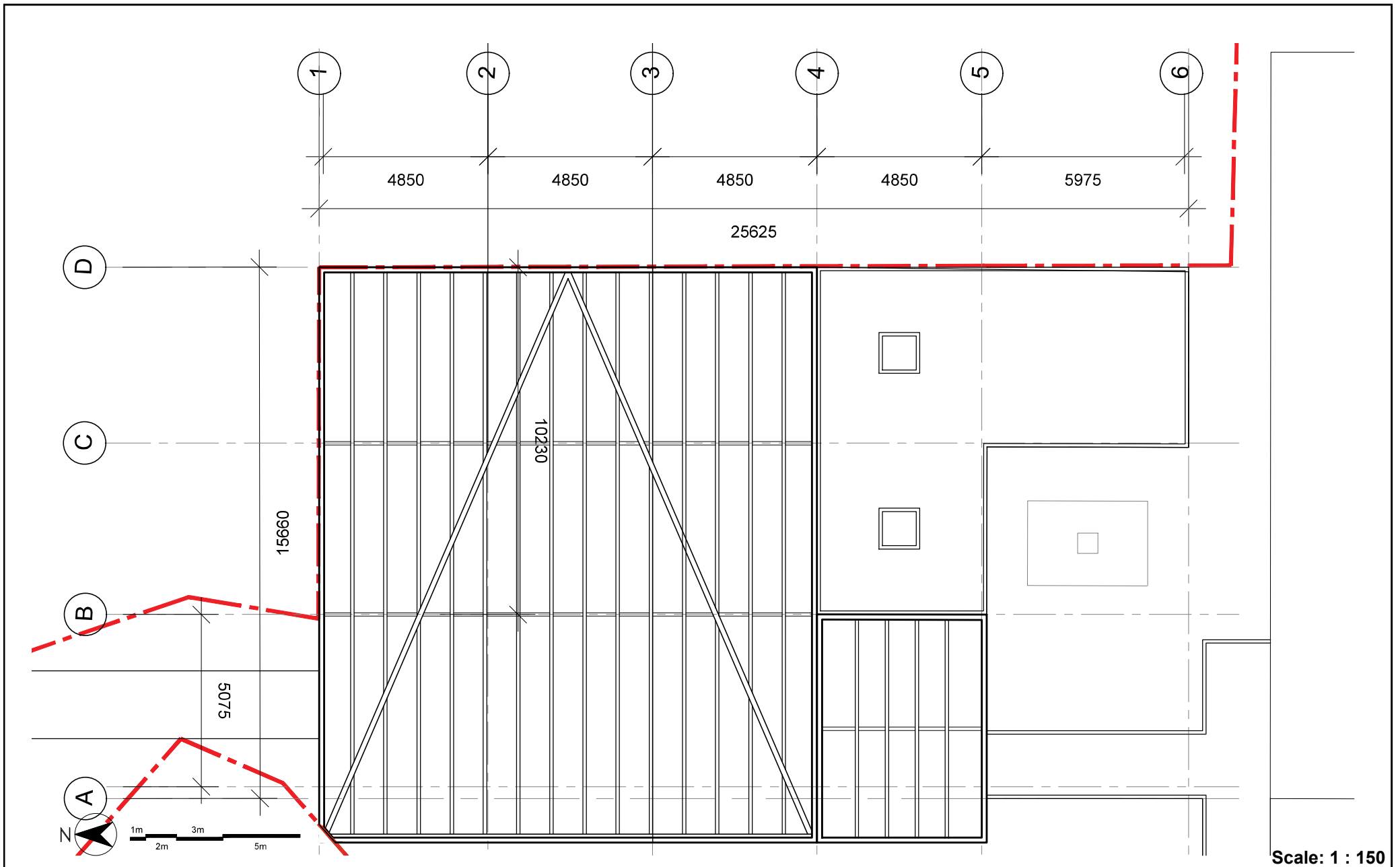
Table 3.1 shows the major planning parameters and the proposed new buildings for the redevelopment. It is noted that with a site area of 3,434.58m² and a total GFA of not exceeding 2,889.19m², the proposed plot ratio is only 0.841 which is relatively low compared to other existing institution and religious development in “GB” zone. The proposed site coverage of about 33.5% is also very low because majority of the site will be devoted to planting and landscaped area, and access and pedestrian spaces.

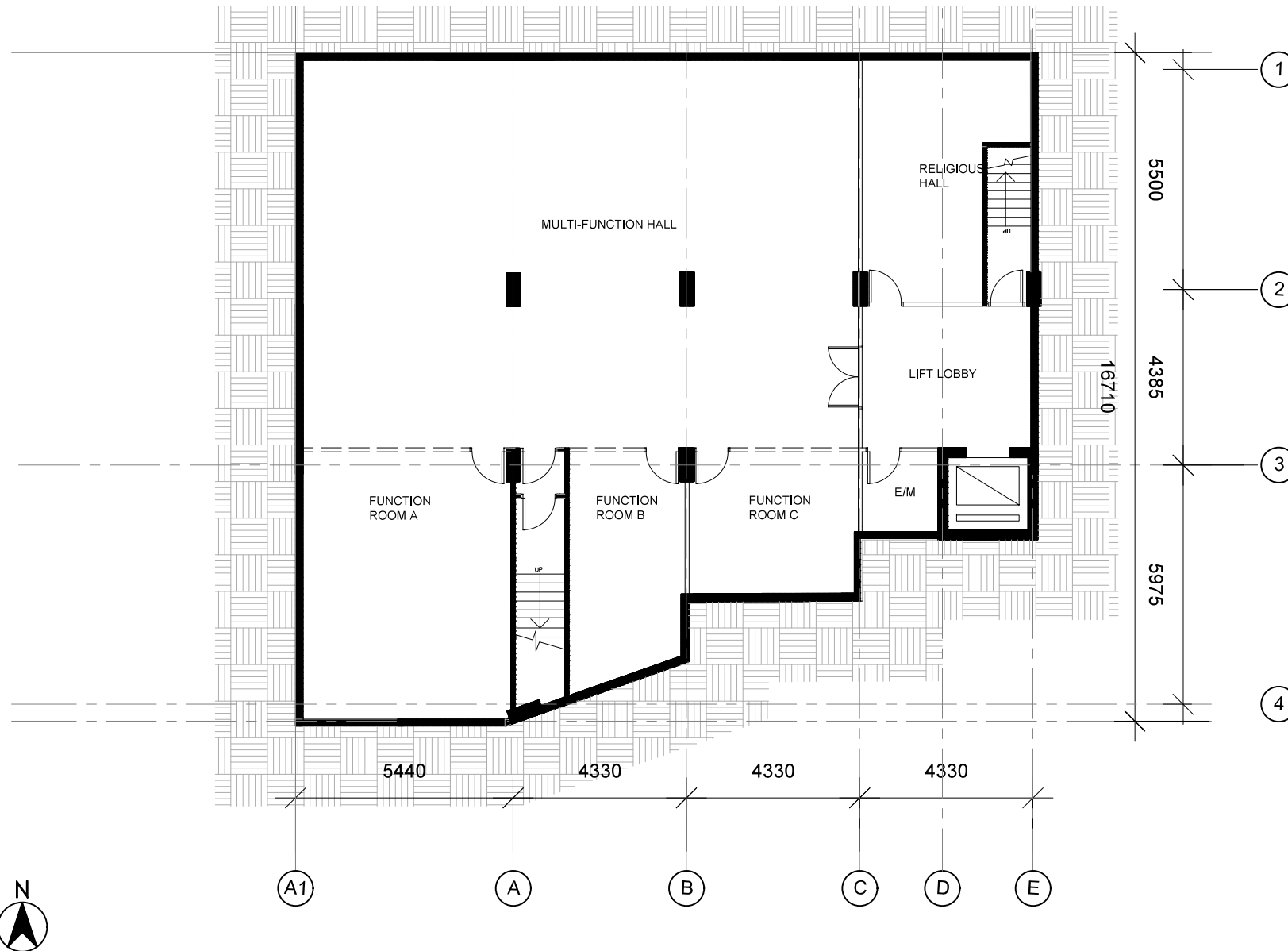
Table 3.1: Development Schedule of the Proposed Development

	Application Site			
Site Area (m ²)	About 3,434.58m ²			
	Within “G/IC” Zone: 946.1m ² (approximate)		Within “GB” Zone: 2,488.48m ² (approximate)	
Plot Ratio	0.841 (approximate)			
	Within “GIC” Zone: 1.592 (approximate)		Within “GB” Zone: 0.556 (approximate)	
Proposed GFA (m ²)	Not exceeding 2,889.19m ²			
	Within “G/IC” Zone: 1,506.19m ² (approximate)		Within “GB” Zone: 1,383m ² (approximate)	
Site Coverage	33.5% (approximate)			
	Within “GIC” Zone: 652.68m ² 68.99% (approximate)		Within “GB” Zone: 498m ² 20.01%(approximate)	
No. of Blocks	7			
Building Height	3 storeys max. (Not exceeding 13.8m)			
Maximum No. of Niches	7,500 Niches (872 Existing Niches + 6,628 Niches Available for Sale)			
	Existing Columbarium		New Columbarium	
	Occupied	Unoccupied	Single Niches	Double Niches
	667 Niches	205 Niches	4,000 Niches	2,628 Niches
Landscaped Area (m ²)	About 813m ² (about 23.67%)			
Parking Spaces for Private Vehicles	1 accessible parking space			
Loading/unloading Bays	3 Shuttle Bus Lay-by			





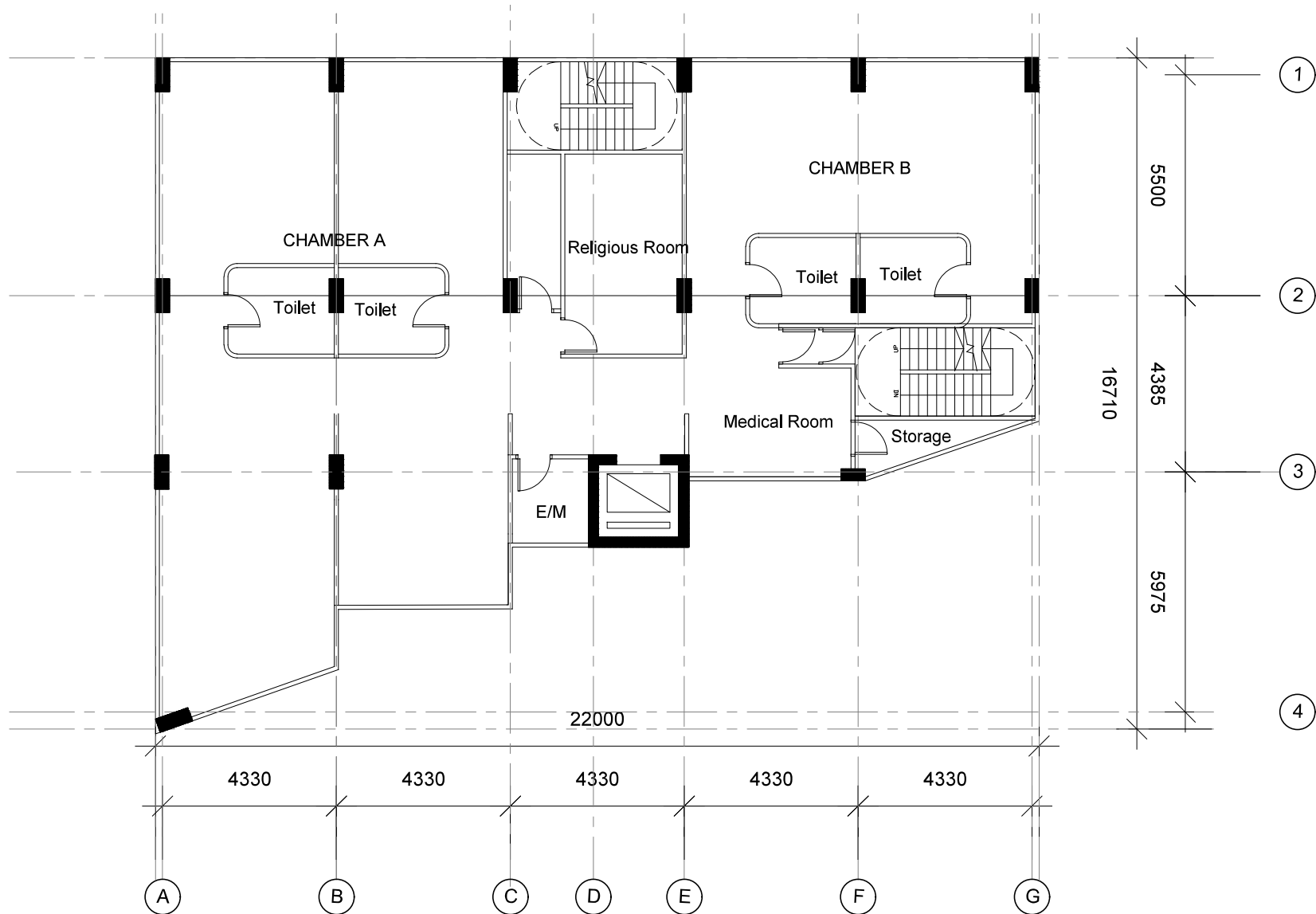




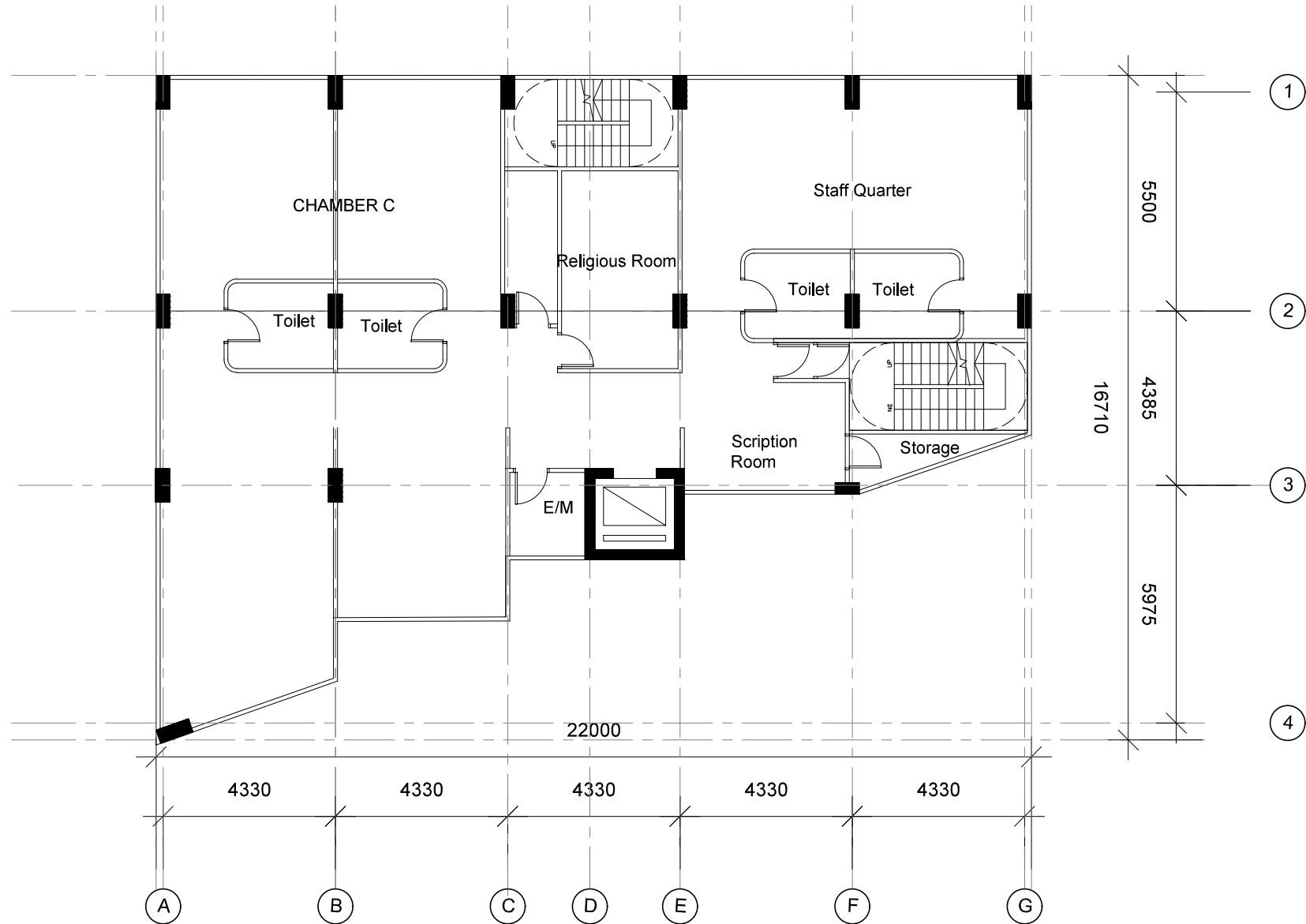
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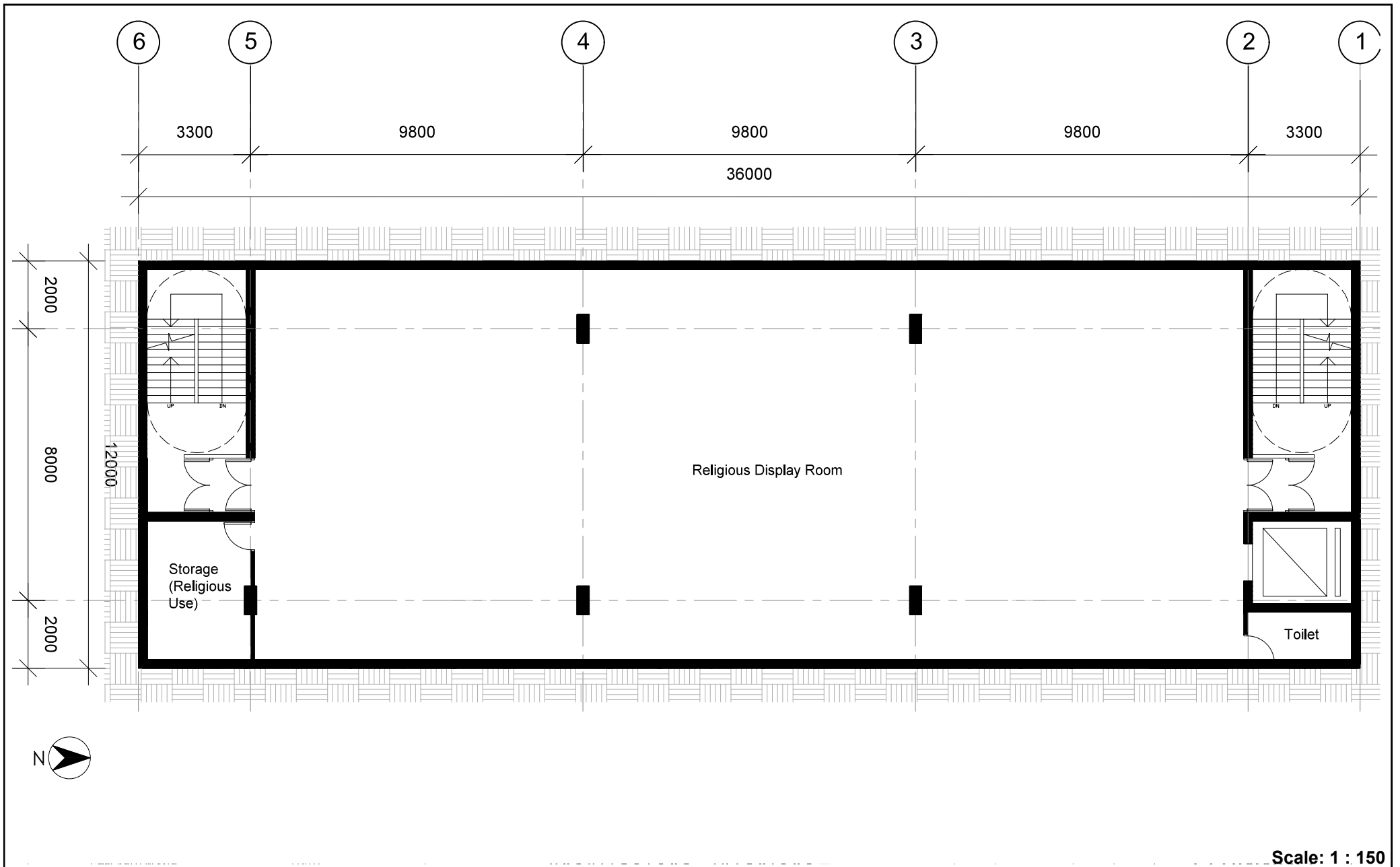
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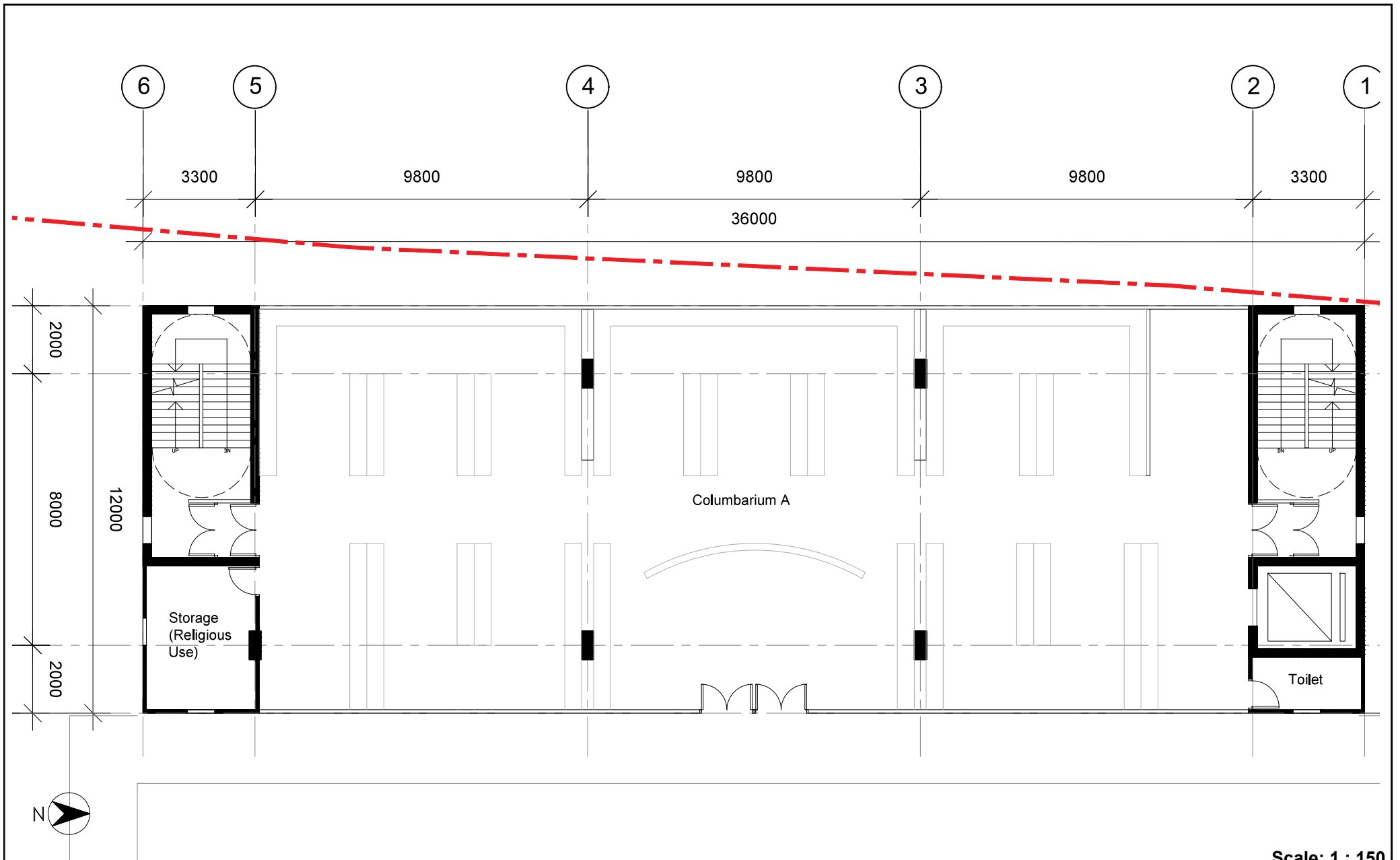


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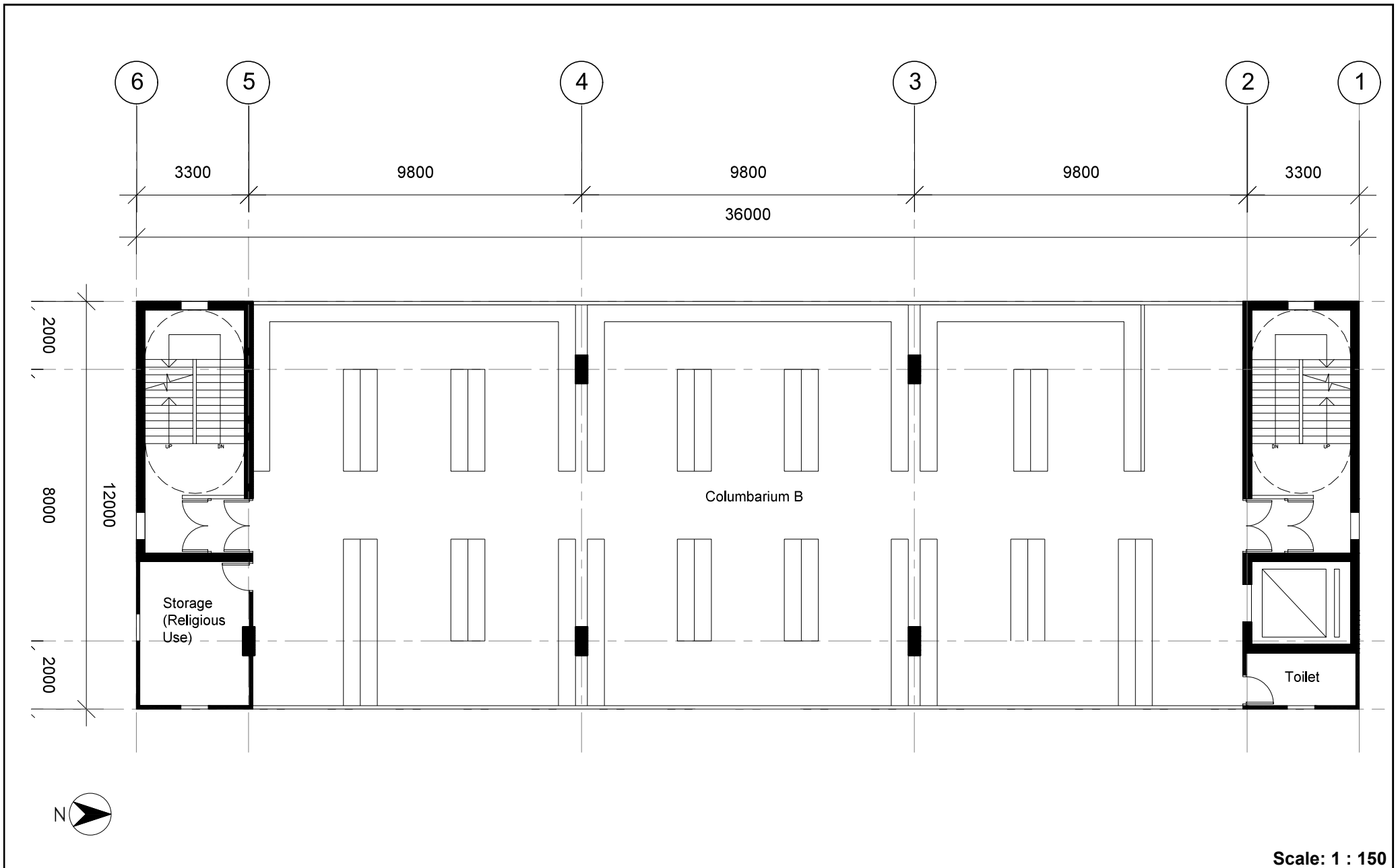


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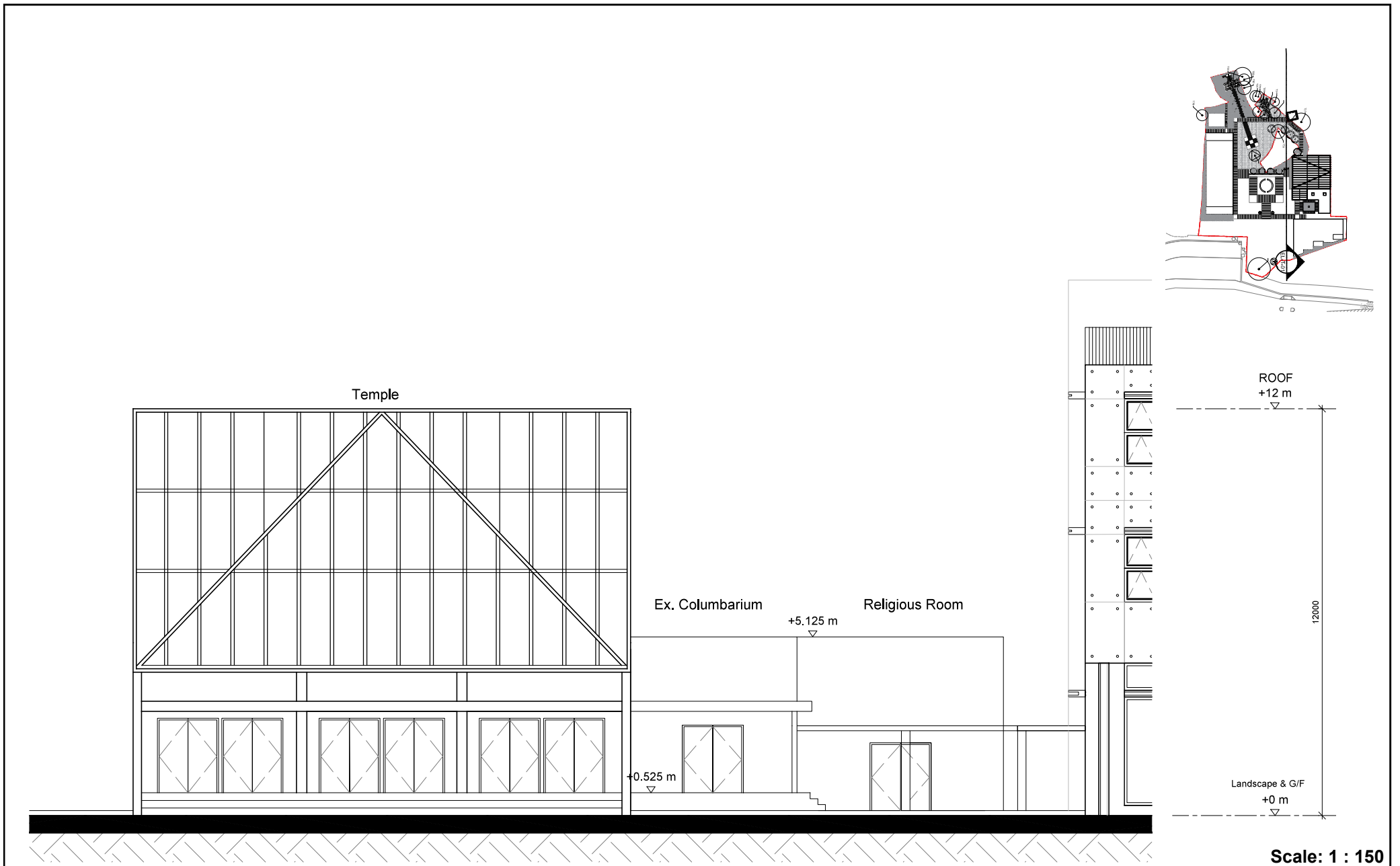


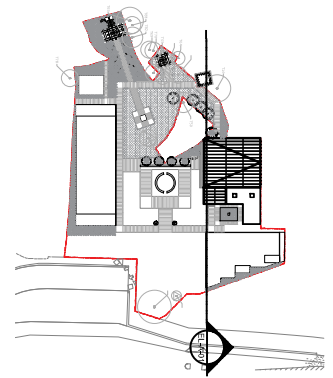
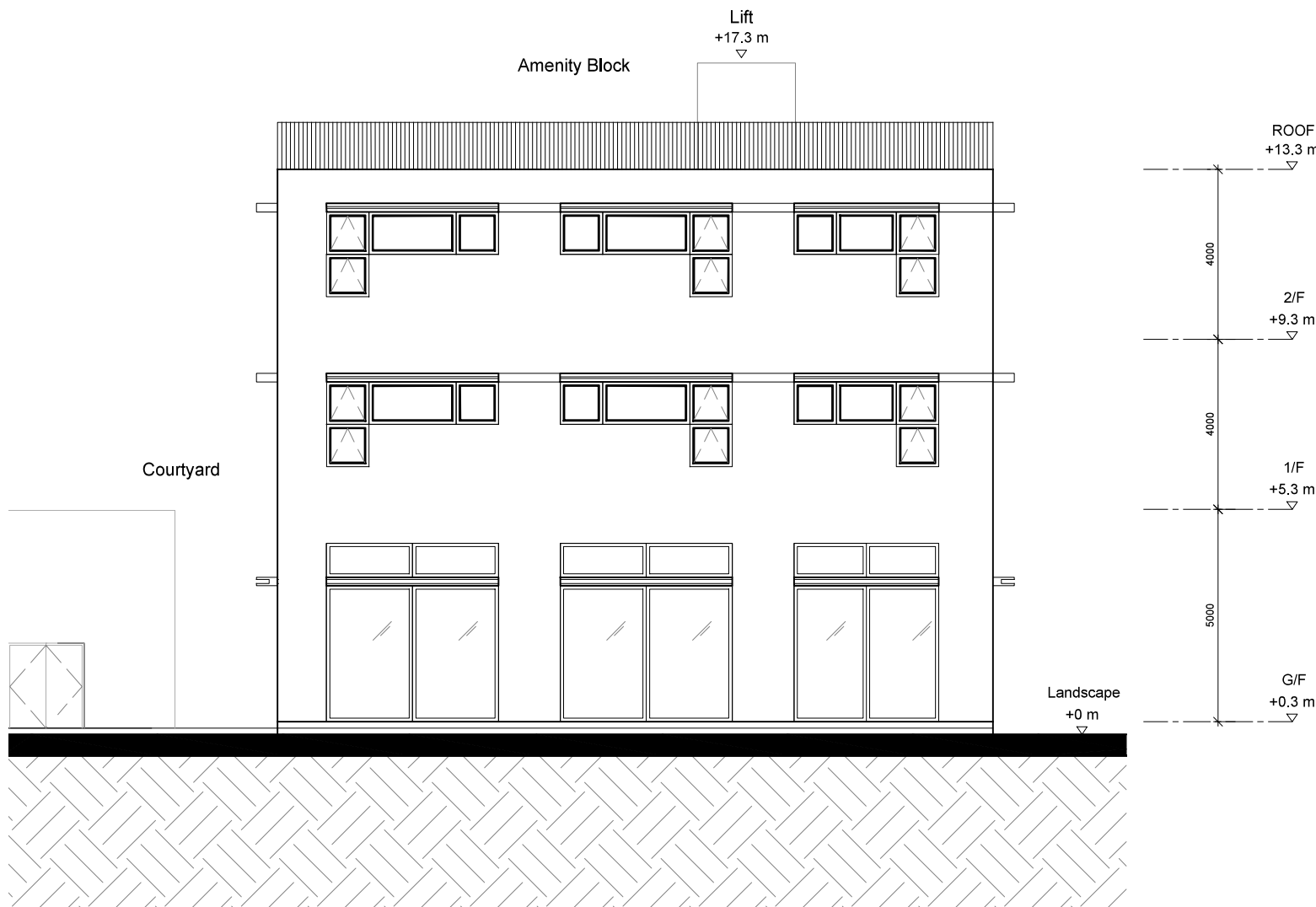


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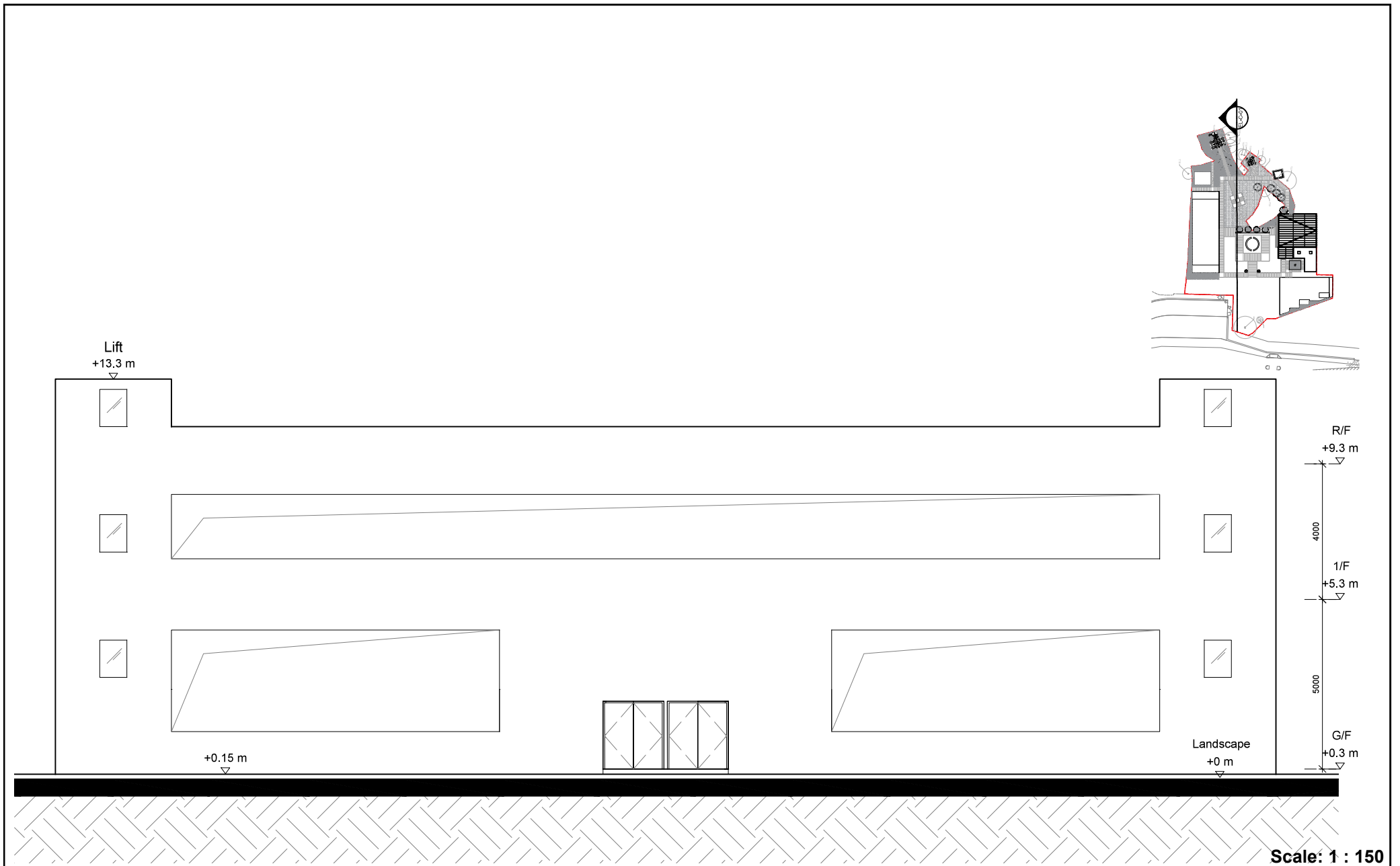


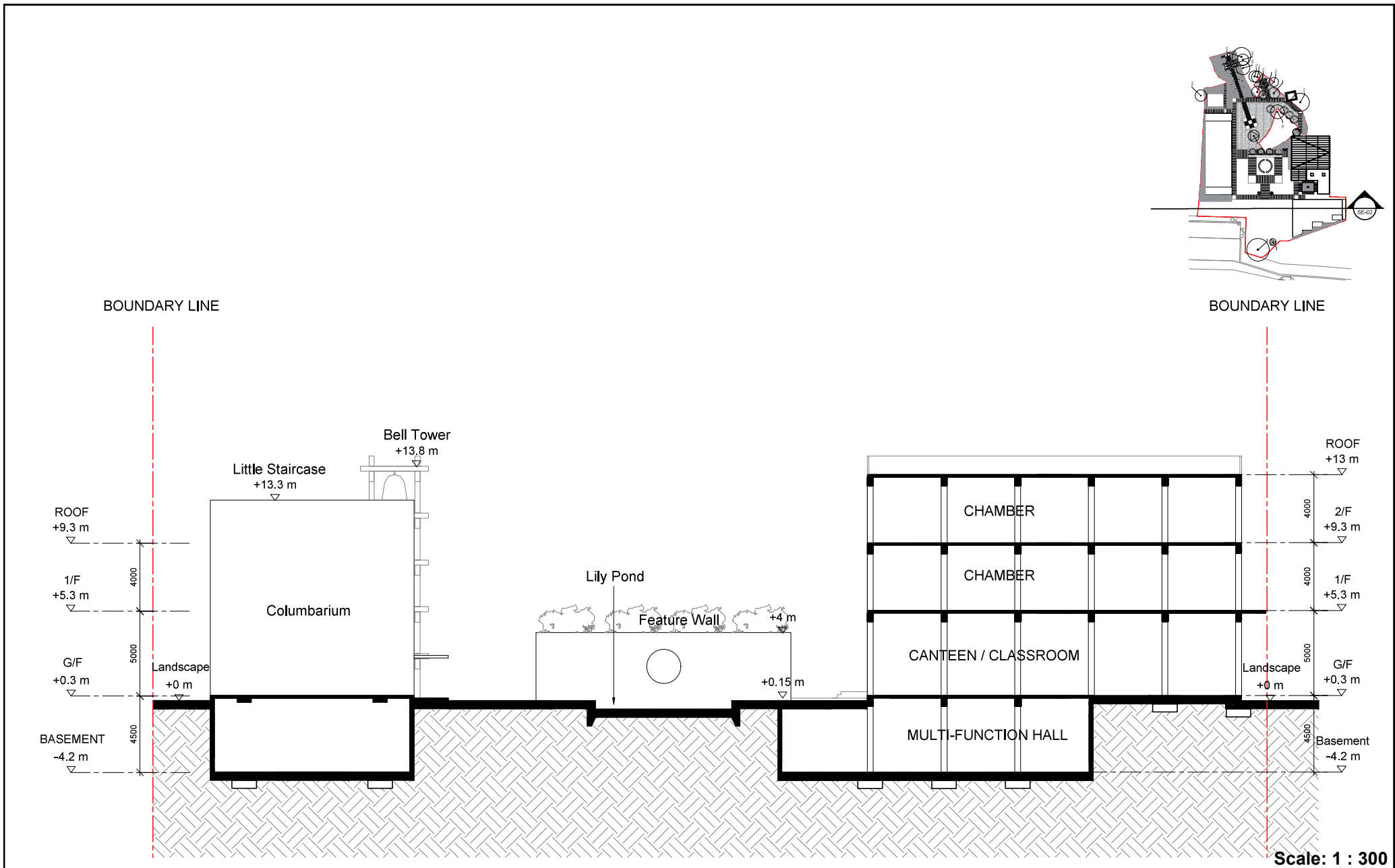
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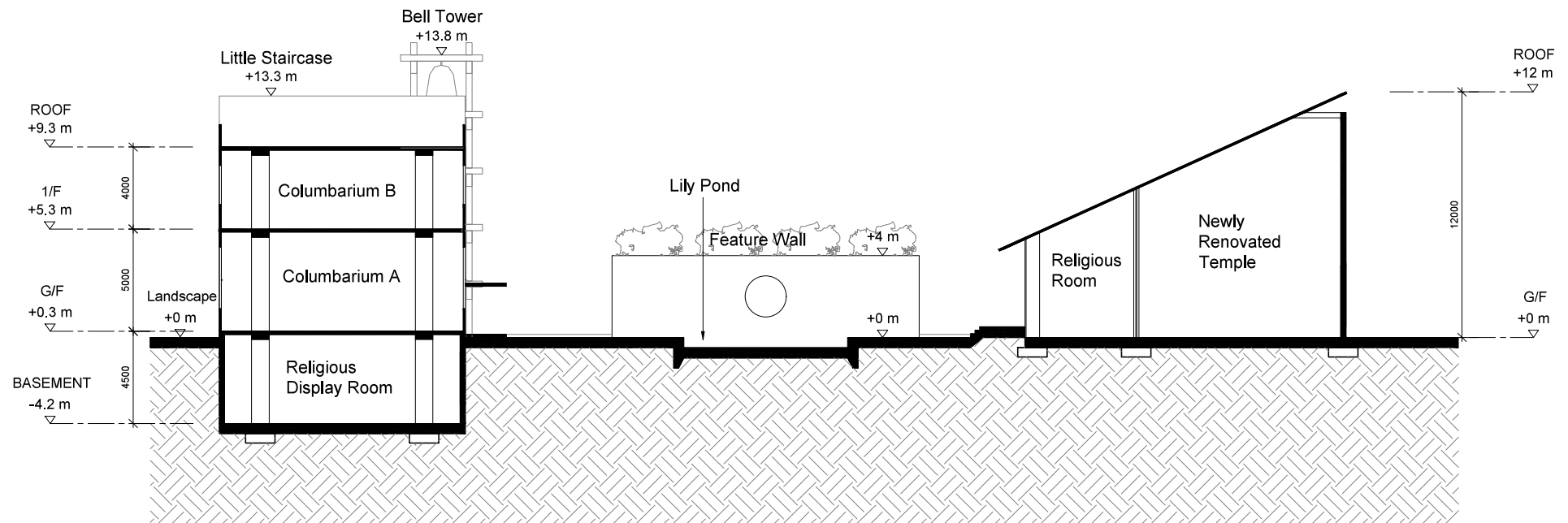
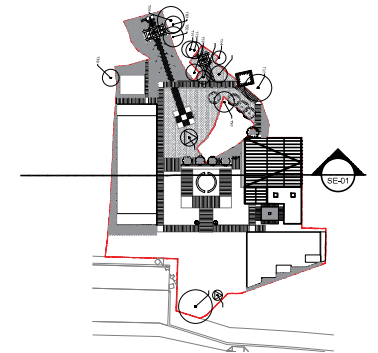




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Table 3.2: Development Parameters of the Proposed Facilities

Block	Building Height	Facilities	Floor	GFA	
A	12m	(Existing) Main Temple	G/F	161.68m ²	242.79m ²
		Religious Room fronting the Main Temple		81.11m ²	
B	3.8m	(Existing) Ksitigarbha Bodhisattva Hall - Ancillary Columbarium	G/F	49m ²	75.13m ²
		Ancillary Columbarium		26.13m ²	
C	3.8m	Religious Room	G/F	31.83m ²	31.83m ²
D	13.3m	Multi-functional Hall with Function Rooms	B/F	220.68m ²	1,156.44m ²
		Religious Hall (功德堂)		28.67m ²	
		Lobby		15.37m ²	
		Other Facilities (i.e. Lift, Staircase, E&M, etc.)		9.99m ²	
		Classroom / Canteen	G/F	132.44m ²	
		Kitchen		27.54m ²	
		Storage (Food)		16.17m ²	
		Toilet Facilities		26.44m ²	
		Other Facilities (i.e. Lift, Staircase, E&M, etc.)		98.44m ²	
		Religious Chamber Room A	1/F	117.75m ²	
		Religious Chamber Room B		57.02m ²	
		Toilet Facilities		26.7m ²	
		Medical Centre		10.97m ²	
		Religious Room	2/F	15.76m ²	
		Other Facilities (i.e. Lift, Staircase, E&M, etc.)		62.15m ²	
		Religious Chamber Room C		117.75m ²	
		Staff Quarter		57.02m ²	
		Toilet Facilities		26.7m ²	
		Scripture Room		10.97m ²	
		Religious Room		15.76m ²	
		Other Facilities (i.e. Lift, Staircase, E&M, etc.)		62.15m ²	
E	9.3m	Religious Display Room	B/F	351.3m ²	1296m ²
		Storage (Religious use)		14.86m ²	
		Other Facilities (i.e. Lift, Staircase, E&M, etc.)		65.84m ²	
		Ancillary Columbarium	G/F	351.3m ²	
		Storage (Religious Use)		14.86m ²	
		Other Facilities (i.e. Lift, Staircase, E&M, etc.)		65.84m ²	
		Ancillary Columbarium	1/F	351.3m ²	
		Storage (Religious Use)		14.86m ²	
		Other Facilities (i.e. Lift, Staircase, E&M, etc.)		65.84m ²	
F	4m	Eco-Furnace	G/F	20m ²	45m ²
		Storage (Religious Use)		25m ²	
G	13.8m	Bell Tower (Religious Decoration)	G/F	36m ²	36m ²
-	3.5m	Religious Wall (Religious Decoration)	-	6m ²	6m ²
Total GFA				2,889.19m²	

3.4 Landscape Proposal

In support of this s.16 planning application, a preliminary Landscape Proposal for the proposed redevelopment has been prepared based on the following assessments:

(a) Existing Vegetation

At present, the application site is occupied by the main temple, the Ksitigarbha Bodhisattva Hall (ancillary columbarium) and several structures (religious supporting facilities). There are informal garden areas between the buildings supporting a range of trees.

A Tree Preservation Proposal has been prepared and attached in **Appendix IV**. It outlines the findings of the tree survey and describes the type, number and condition of the existing trees found within the site. The proposal also identifies the trees found in conflict with the proposed development and makes recommendations for their proposed treatment and provides detailed compensatory planting proposals to compensate for the loss of these trees.

A total of 16 nos. trees were originally identified within the planning application. Of these 5 nos. trees have been checked on site and found to be marginally undersized specimens (Diameter at Breast Height < 95mm at 1300mm above ground level). A further large tree just outside the site, but at a central location within the proposed development (T50) has also been surveyed, for context. As such a total of 12 trees are surveyed, as well as the 5 nos. undersized trees. The survey identified several fruit tree species and common native tree species. A small specimen of *Aquilaria Chinensis* (T59) which is generally protected in Hong Kong under Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586) and an uncommon species; *Cornus wilsoniana* (T49) are also identified within the site area.

(b) Greenery Assessment

According to the topographic survey conducted by the Land Surveyor – Land Marker (1980) HK. Co. Limited on 18.3.2025, an assessment on the green coverage of the application site has been assessed. According to **Plan P**, the total green coverage ratio is approximately **10.37%**.

(c) Landscape Design

The proposed scheme comprises for proposed partial redevelopment of the Temple and ancillary columbarium. It comprises the retention of the main temple and the Ksitigarbha Bodhisattva Hall and connected modifications and conversion to adjacent buildings. The development proposal also involves a new 3-storey amenity block over 1-storey of basement and a 2-storey religious cum columbarium block over 1-storey of basement, a religious bell tower and an eco-furnace block.

A preliminary landscape proposal is shown in **Plan Q**. It aims at responding to the site conditions, building form and function and to provide a quality landscape scheme. The Applicant hopes to redevelop the existing Temple and the goal is to create a more comfortable and functional space to cater the needs of a growing

congregation and enhancing the overall worship experience, and ensuring the Temple is inclusive and welcoming to all. In order to enhance the proposed development to be compatible to the existing rural landscape character, the following landscape design concepts are adhered to:-

(i) Temple Courtyard Landscape

The area is an open space where typical Chinese temple setting is embraced and most worship activities will take place in there. A lotus pond located at the central part of the site which welcomes the visitors and creates a calm and relax environment. While water in the Pond keeps flowing, it looks like a mirror from afar, signifying the contemplation of wisdom.

(ii) Memorial Garden

The memorial garden comprises the landscape pathway towards the bell tower and the garden of remembrance. The bell tower will be a major religious element for the Temple. The careful integration of the landscape elements in this area will create a serene harmonious religious environment.

(iii) Vegetative Buffering Landscape

The area surrounding the site is characterised by vegetated local slopes with trees and shrub planting. It aims to alleviate the visual intrusion of the proposed development from short to medium views. Mature trees will be provided to mix up with existing plantation to bound as a whole greenery effect.

(iv) Open-air Car Park Landscape

The open-air area for internal transport facilities may cause disturbances to the landscape character. Thus, avenue of trees are proposed along the car park area edge to serves as a green buffering and backdrop to the car park area. Also, permeable pavement and grasscrete can be considered within the car park area to help minimising the potential visual impact to the locality.

(d) Recommendations

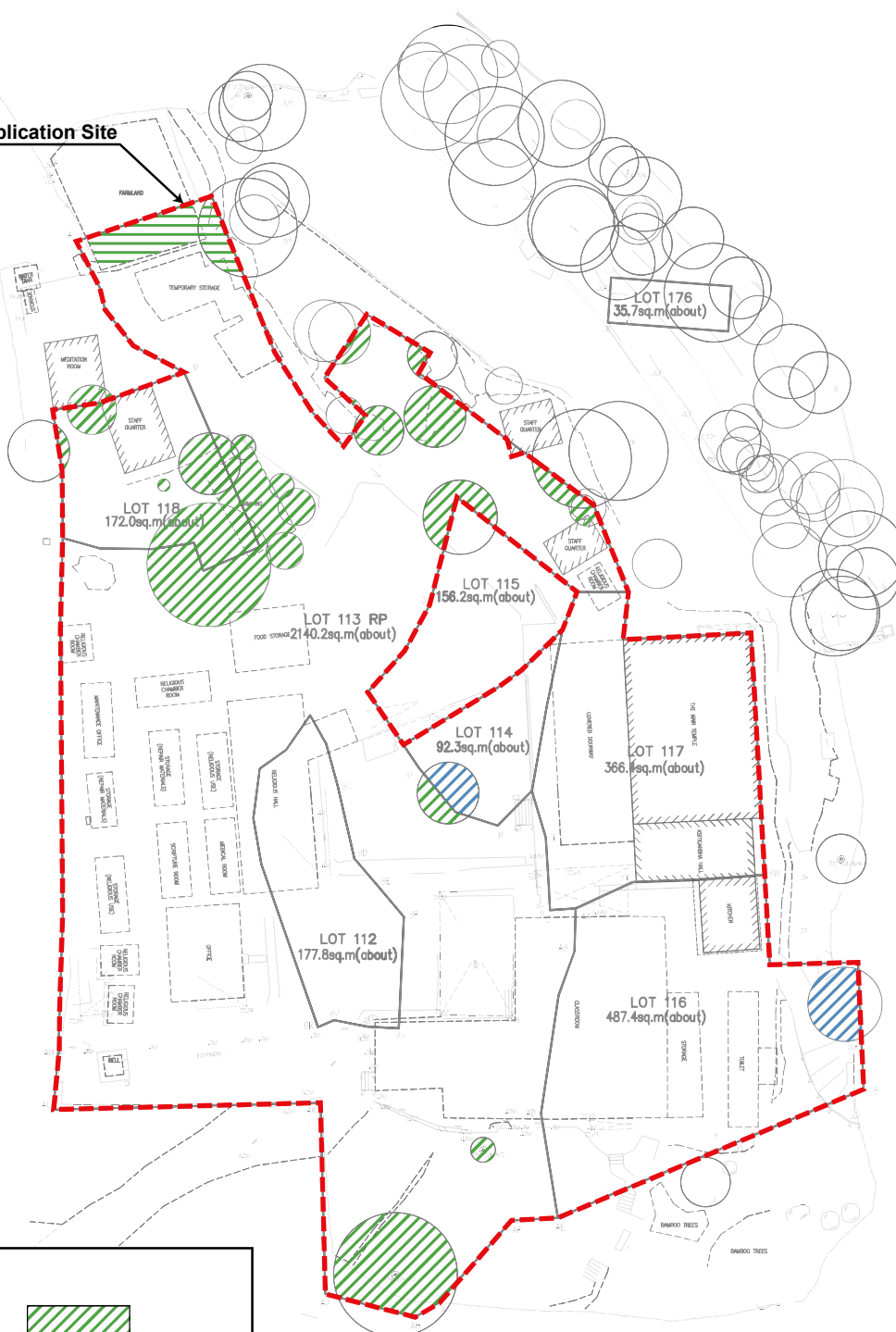
The proposed scheme fully utilise the site to create a connected and functional built form, whilst also responding to the existing landscapes and developments neighbouring the site. Impacts on the existing trees have been avoided wherever possible. Unfortunately owing the requirements for the construction and site formation proposals, 6 of the surveyed trees shall need to be removed. All the affected trees recommended for removal have a low suitability for transplantation or are deemed to be unsuited to the future landscape. Of the surveyed trees within the site, 3 nos. are proposed to be retained and 2 nos. transplanted back into the new landscape.

The new tree planting proposal shall compensate for the trees affected by the proposal with the planting of a minimum 18 nos. of good quality heavy standard trees of species native to Hong Kong, representing a replanting ratio of 3:1 (new trees planted : trees felled) inside the site.

The green coverage for the proposed redevelopment can achieve to **23.67%**. The site situation will be carefully monitored throughout the construction period.



The Application Site



Legend

Greeneries on GB



Greeneries on G/IC



Green Coverage of GB	323.55 m ²
Green Coverage Ratio of GB	13 % (323.55/2488.48)
Green Coverage of G/IC	32.77 m ²
Green Coverage Ratio of G/IC	3.46 % (32.77/946.1)
Total Green Coverage	356.31m ²
Total Green Coverage Ratio	10.37 % (356.31/3434)

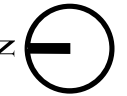
Scale 1:500



Plan P: Greenery Ratio of the Existing Site
(Based on Topographic Survey By Land Marker (1980) H.K. Co., Ltd. in April 2025)
(Prepared on 12.12.2025)

Legend

- Application Site Boundry
- Building Blocks
- Greenery
- Pedestrian Access
- Lotus Pond
- Car Park
- New Tree Planting
- Existing Tree



Water Area (100m²)
Capacity: 83 People with LOS A

Remembrance

C.U.2

Landscape Pathway

Religious Wall

Eco-Furnace Supporting Facilities

0m 5m 10m

Newly Renovated Temple
Ex. Columbarium
Religious Room

Amenity Block

Courtyard

Lotus Pond

Courtyard

Columbarium

Pedestrian Access

Vehicular Run In / Out

Access Road to
Shek Mun Kap Road

Scale 1:300



Plan Q: Preliminary Landscape Plan

(Prepared on 22.12.2025)

3.5 Access Arrangement and Internal Transport Facilities Provision

A TIA with traffic arrangement proposal has been prepared as attached in **Appendix V**. The traffic improvement measures are as follows:-

(a) Opening Hours

The columbarium operates daily from 09:00 to 18:00 during both grave-sweeping and non-grave-sweeping festival periods. To minimise the traffic impact to the vicinity, crowd management plans are proposed to be implemented. Expecting large volume of visitors during the grave sweeping festival periods, special crowd control would be implemented on Ching Ming/ Chung Yeung Festival Day, two weekends before and two weekends after the Festival Day and other public holidays within the abovementioned period.

(b) Admission Control

Admission control will be performed at the entrance. The advanced booking procedures are mandatory. Only visitors with the valid booking confirmations will be allowed to admit the columbarium buildings. Only niche owners and their family members with proofs of memberships are allowed to enter the columbarium. Other visitors will only be allowed to access the columbarium when leaded and permitted by the niches owners and their family members of the columbarium. Niche purchasers are required to accept a set of sale agreement at time of purchase, which will include house rules. These house rules are legally binding on the purchasers in their use of the niches and effective in controlling their conduct. The house rules regulates visitors of the columbarium must use the visit by appointment system. It also includes special management measures such as visitors must take the free shuttle bus (30-seater light bus) on peak grave sweeping days (Shuttle Bus Only Policy).

(c) Visit by Appointment System

During the peak grave sweeping days, "Visit-By-Appointment" system will be implemented to control the number of visitors entering the application site. Only visitors with the valid booking confirmations will be allowed to admit the columbarium buildings. The admission time will be 60-minute. Visitors will be guided to wait in the waiting areas within the application site as shown in **Plan R**. When some visitors leave the columbarium building, certain number of visitors will be allowed to enter the columbarium building. A limit of 250 visitors per each 60-minute session will be allowed to enter the columbarium building, i.e., 2,250 visitors per day during peak grave sweeping days.

(d) Shuttle Bus Service

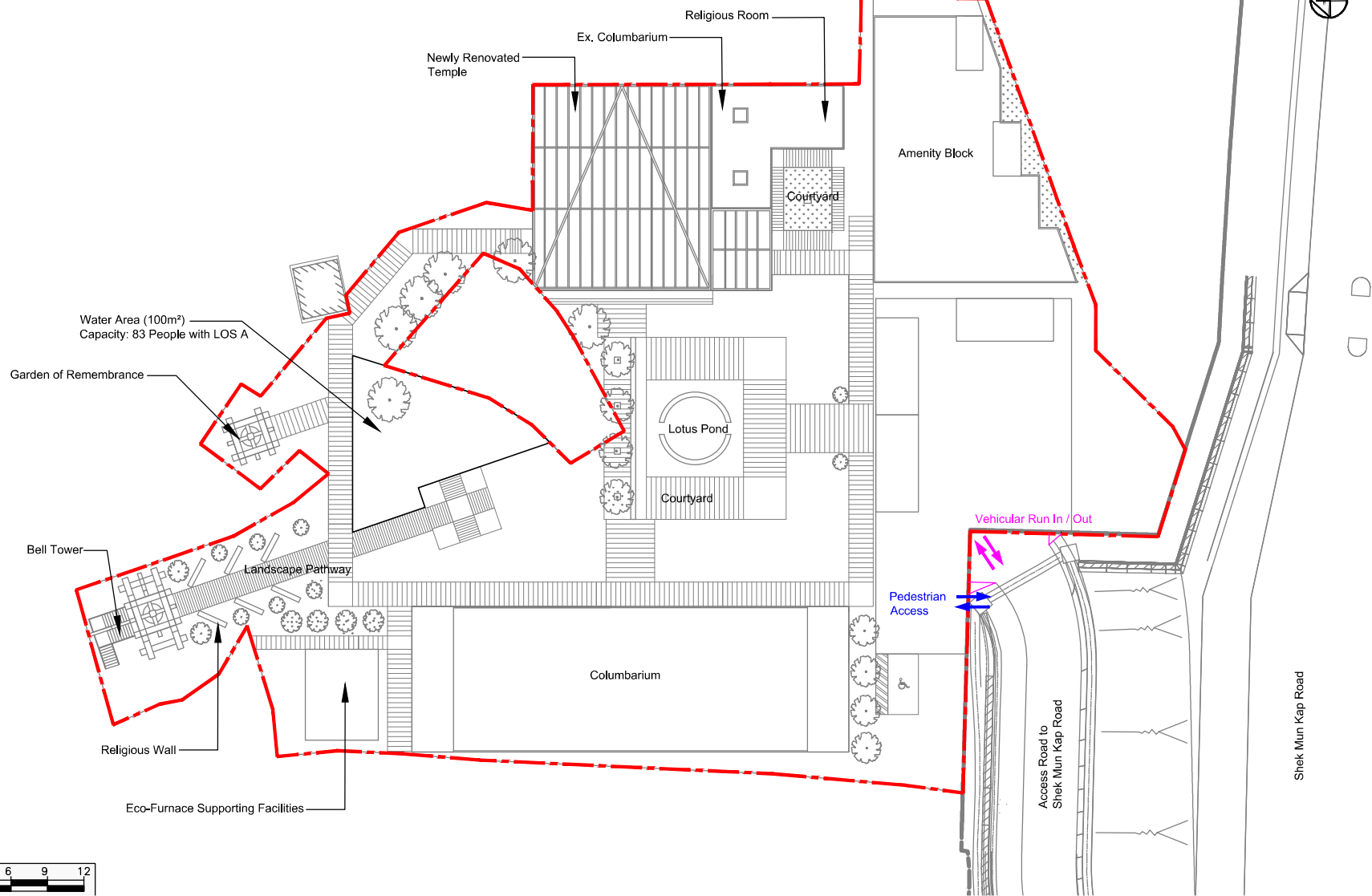
3 nos. of shuttle bus loading and unloading space are provided within the application site. To minimize the traffic impact to the vicinity of the proposed development, and to minimize the amount of vehicular traffic and in line with the

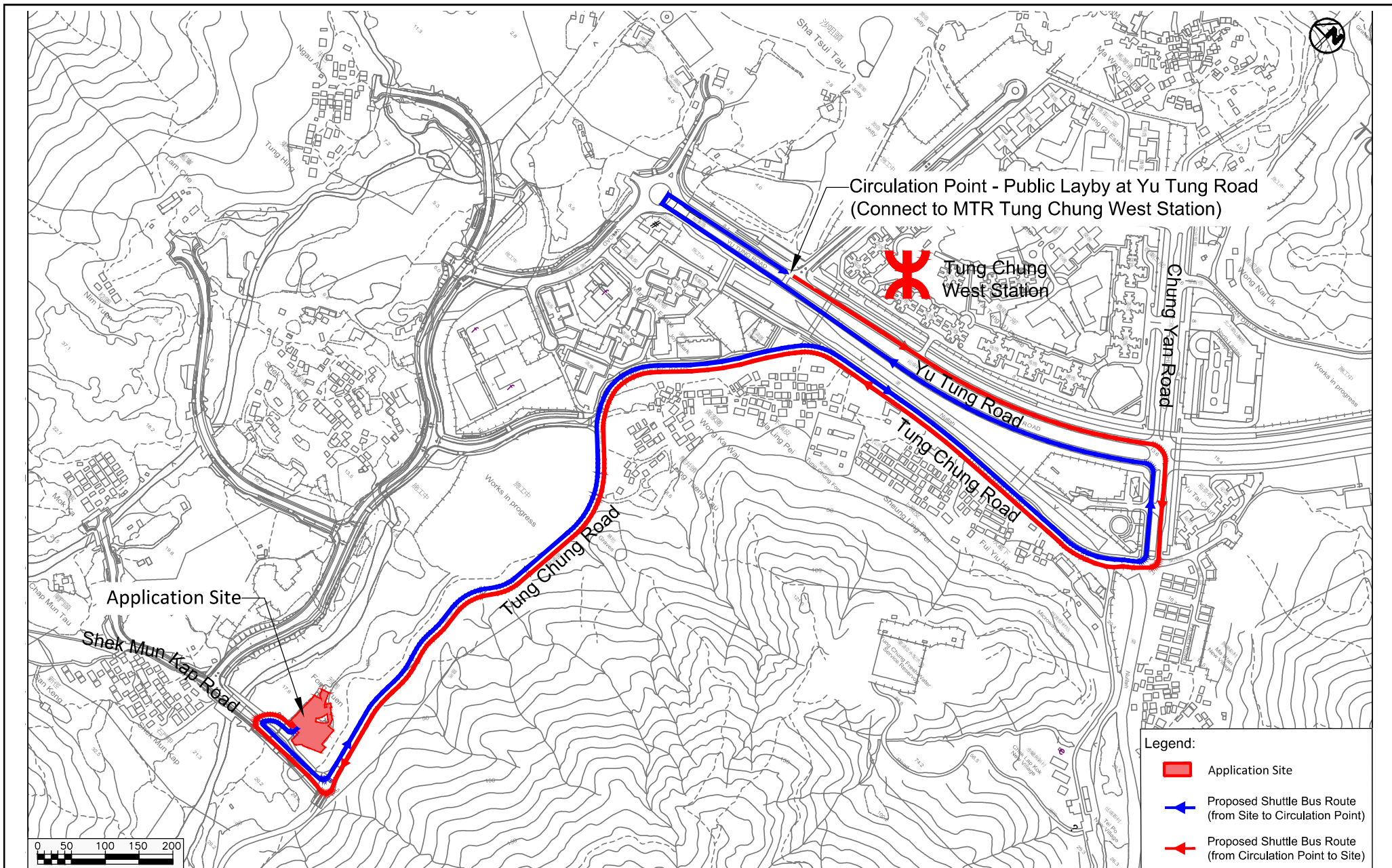
Government Policy to encourage public transport use with railway as the backbone, the Applicant proposes to provide free shuttle bus services for visitors between the application site and MTR Tung Chung West Station. Advance booking for the shuttle bus service is always required before a visit. The proposed routing of the free shuttle bus is shown in **Plan S-1**. Free shuttle bus operation details are summarized in **Table 3.3** below.

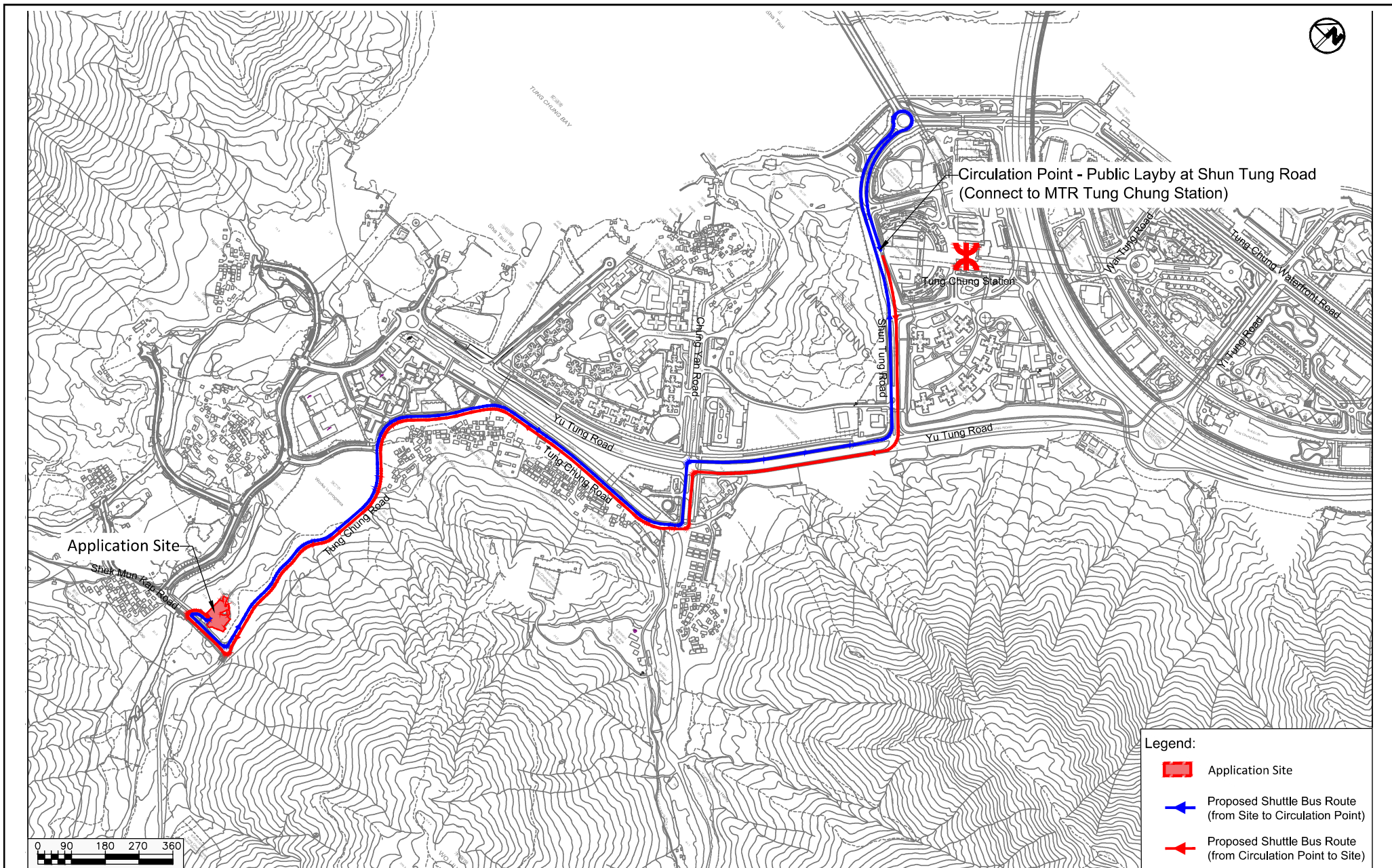
Table 3.3: Free Shuttle Bus Operation Details

Proposed Free Shuttle Bus Schedules	Peak Grave Sweeping Days
Origins and Destinations	Between a) Prajna Dhyana Temple b) Public Lay-by at Yu Tung Road, connecting to MTR Tung Chung West Station (circulating point for pick-up and drop-off)
Journey Time	Approx. 10 mins for one-way (Travel distance approx. 5km and average speed 30km/hr)
Operation Time	08:50 – 18:00
Frequencies	Departure every 6-7 mins, 9 Departures per hour
Vehicle Details	30-seat light bus
Fleet Size	3 vehicles

As Tung Chung West Station is scheduled to be completed in 2029, the proposed shuttle bus services will be connecting the application site to MTR Tung Chung Station instead of Tung Chung West Station before its commencement. The temporary shuttle bus route is presented in **Plan S-2**, with the pick-up/drop-off point at the bus lay-by at Shun Tung Road Southbound. The round-trip journey time and travelling distance would be approx. 13 minutes and 7km respectively, with a fleet size of 5 vehicles. An alternative shuttle bus pick-up/drop-off point other than bus lay-by at Shun Tung Road for connecting Tung Chung Station would be at Citygate North drop off area.







Plan S-2: Proposed Route Of Shuttle Bus Service
 (before completion of MTR Tung Chung West Station) (Prepared on 12.12.2025)

3.6 Environmental, Drainage, Sewage and Water Supply Arrangements

The Applicant will adopt the following environmental proposals which are mainly aim to address the potential environmental impact of the ancillary columbarium:

(a) Environmental Arrangement

Adequate dust suppression mitigation measures will be implemented during demolition/construction phase of the development and significant air quality impact is not anticipated.

Potential air quality impact during the operation of the columbarium could be related to the furnaces. In order to minimise any adverse impact in air quality, the operation of the application site will follow the “Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places” published by Environmental Protection Department (EPD).

Furthermore, emissions control equipment such as fabric filter and water scrubbers would be provided to minimise the emissions of flue gas. It is also proposed to adopt the smokeless joss paper furnace with built-in electrostatic precipitator. Both ritual papers and joss sticks will be burnt using the joss paper furnace. The shortest distance between the Eco-furnace Supporting Facilities Block and the nearest ASR is 127m, which could be considered the air quality impact is insignificant due to the long separation distance.

Waste generated during construction phase can be minimised through careful planning during the detailed design and with good site practice during construction. During the operation phase, recycling bin will be provided onsite for collection and sorting of recyclable wastes (paper, glass, metal, plastic).

(b) Drainage Arrangement

It is proposed to discharge the stormwater runoff from the site to the existing stream to the west of the site. A series of perimeter surface drains with sand trap/catchpit will be proposed to collect the cumulative runoff of the site, which will finally connect to a proposed discharge point at the stream to the west of the site via a stormwater drainage pipe. A drainage proposal for the proposed redevelopment will be provided in the detail design stage. The Applicant will pay attention to the risk of flooding and take precautionary measures in case of heavy rainfall.

(c) Sewage Arrangement

There is no existing sewerage connection in the vicinity of the application site. It is proposed to adopt a septic tank system to handle the development sewage. The septic tank system will be located at least 18m away from the Tung Chung River. The design and construction of septic tank system shall follow “Guidance Notes on

Discharges from Village Houses” published by EPD. The Applicant will be responsible for construction and future property management for the operation and maintenance of the septic tank system.

Appropriate mitigation measures from Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs) 2/24 and 1/23 under Construction and Operation Phases should be implemented to avoid, prevent and minimise the potential water quality impacts. Best Management Practices for stormwater discharge will also be adopted to minimise stormwater pollution arising from the development.

(d) Water Supply Arrangement

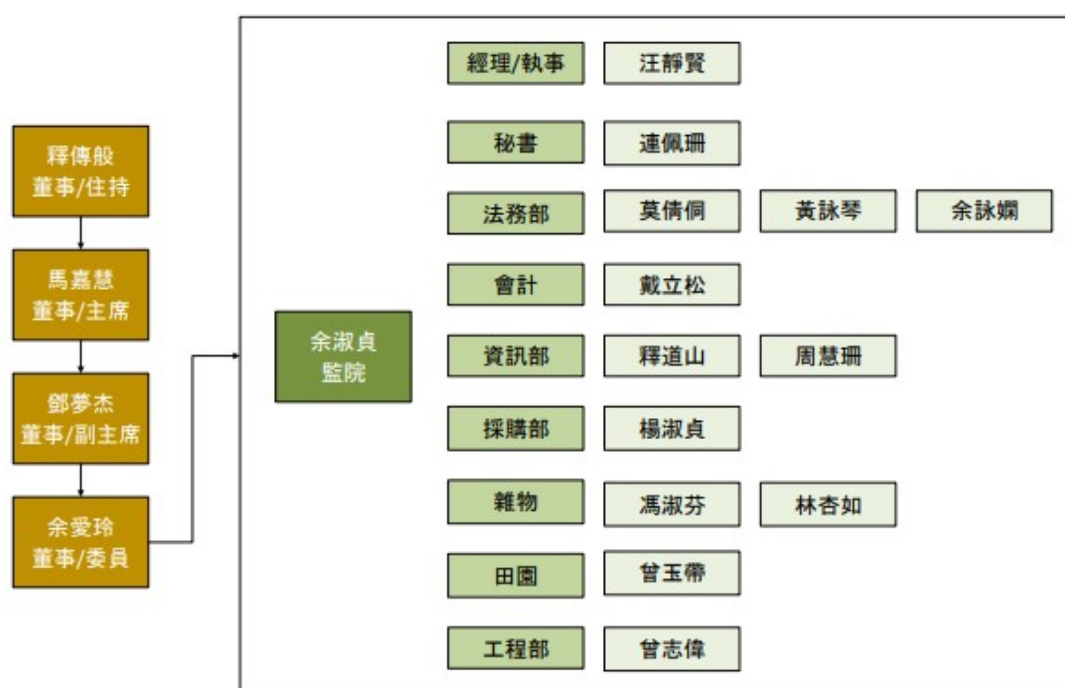
100mm freshwater mains are proposed to connect the proposed development and the existing freshwater main for freshwater and flushing water supply. The Applicant will take up the design and construction cost for the future water main connection. The detailed design stage and assessment will be submitted for comments/approval at detailed design stage. The responsibility for operation and maintenance of the proposed waterworks will be discussed and agreed with Water Supplies Department and relevant departments during detailed design stage.

3.7 Operation and Management of Prajna Dhyana Temple

Prajna Dhyana Temple is affiliated with Buddhist Navigation Vihara which is a popular non-profit making Buddhist religious institution since 2000. It was established at the application site by Master Chuan Ban and his disciples in 2009. The opening hour of the Temple is generally 09:00 to 18:00 daily. Visitors to the Temple are mainly concentrated at Ching Ming and Chung Yeung Festivals during daytime. For normal days, the number of visitors per day is generally less than 10 persons. The visitors usually stay at the site for about 15 - 30 minutes.

Buddhist Navigation Vihara has its own management team to undertake the maintenance and management of the Temple. Up to the present moment, the management team has demonstrated that the smooth operation of the Temple and the facilities at the site are always up to satisfactory standard. The organisation chart of Buddhist Navigation Vihara is provided below:

Table 3.4: The Organisation Chart of Buddhist Navigation Vihara



After this s.16 planning application is approved by the Board, the Applicant will prepare a Management Plan, which is based on the TCMP as proposed in the final TIA report, and will submit to the PCLB for approval.

3.8 Implementation

The proposed redevelopment is anticipated to be completed by end of 2027, taking into account the time for fulfilment of planning approval conditions, building plan submission stage, and construction stage, etc.

4. TECHNICAL ASSESSMENTS

4.1 Minimum Traffic Impact

A TIA has been conducted as attached in **Appendix V**. It has the following conclusions:

- (a) The assessment year is set as 2030, i.e., 3 years from the licensing year in 2027.
- (b) In order to minimise the amount of vehicular traffic in the area, the Applicant proposes to provide free shuttle bus services for visitors between the proposed development and MTR Tung Chung West Station. Also, a maximum of 250 visitors per hour would be allowed to access the proposed columbarium and visitors are required to make appointment via Visit-by-Appointment system before their visits.
- (c) It is estimated that around 28 pcu's (14 in and 14 out) are to be induced by the proposed development during the peak hour during the festival day.
- (d) The 2030 Peak Hour Reference Traffic Flows (i.e., without the proposed columbarium) are estimated taking into account the planned and committed developments, as well as the future population and employment in Islands District.
- (e) The additional traffic to be induced by the proposed development is added to the 2030 Reference Flows to obtain the 2030 Design Flows (i.e. with the proposed development).
- (f) Junction capacity assessments are carried out for all the key junctions within the study area. The results indicated that the key junctions in the study area would perform satisfactorily in the design year of 2030 with the proposed management plans by the proposed development. The traffic impact to be induced by the proposed development would be acceptable without creating adverse impact on the nearby road network with the proposed management plans.

The results of the assessment indicate that, with the provision of free shuttle bus services to be provided by the Applicant, the amount of traffic to be induced by the proposed redevelopment would be small and hence the potential traffic impact to be induced by the proposed columbarium would not pose adverse traffic impacts to the road network in the vicinity of the application site.

4.2 Minimum Environmental Impact

In support of this s.16 planning application, an Environmental Assessment (EA), a Sewerage Impact Assessment (SIA) and a Water Supply Impact Assessment (WSIA) have been conducted as presented in **Appendix VI**, **Appendix VII** and **Appendix VIII** respectively. Key findings of the assessments are summarised as follow:

(a) Environmental Aspect

The key environmental issues associated with both operation and construction phase of the proposed partial redevelopment are qualitatively discusses in the EA.

i) Air Quality

With the implementation of all recommended mitigation measures and good site practices, no adverse cumulative air quality impacts are anticipated during the construction stage of this project.

With sufficient buffer distance from the surrounding proposed road network, limited induced traffic flow from shuttle bus service, the air sensitive uses of the proposed redevelopment and the existing ASRs will not be subject to adverse vehicular emission impact during operational phase.

As the proposed redevelopment is surrounded by residential zone and open space after occupation, and currently no available detail information on air and odour emission source and industrial chimney, it is expected that the proposed redevelopment will not be affected by air and odour emission source and industrial chimney.

The application of eco-furnace are employed, with long separation distances and air quality mitigation measures installed in eco-furnace, the operation of eco-furnace to the surrounding ASRs is minimised.

ii) Noise

Noise mitigation measures are suggested to minimise construction noise impact due to the proposed redevelopment.

With the comparison of induced traffic under scenario of with and without proposed redevelopment, and the “shuttle bus only” and “visit-by-appointment” system adopted, it can be concluded that insignificant amount of traffic flow increase in surrounding road network and the road traffic noise for surrounding Noise Sensitive Receivers (NSRs) due to proposed redevelopment are neglectable. Centralised ventilation is adopted in office and temple itself, no adverse road traffic noise impact bought to NSRs in the proposed redevelopment by the surrounding road network.

Maximum allowable sound power level (SWL) at site boundary are calculated. The planned fixed noise sources will comply with Hong Kong Planning Standards and Guidelines (HKPSG). There is no adverse noise impact from planned fixed noise sources of proposed redevelopment to surrounding NSRs.

iii) Land Contamination

Desktop studies, site visit and information provided by the Applicant identified there is no potential land contamination land use from the application site. Further studies and reporting (Contamination Assessment Plan, Environmental Site Investigation and Contamination Assessment Report) are not required.

iv) Waste Management

The types of wastes which may be generated from the construction and operation of the proposed redevelopment have been identified. The storage, handling and disposal of the identified wastes shall follow relevant guidelines in order to minimise potential environmental nuisance to the nearby sensitive receivers. With the proposed waste managements in place, there will be no adverse residual impacts associated with the handling, storage, transportation or disposal of the waste generated by the proposed redevelopment during the operational and construction phases.

The EA study confirms the accessibility of proposed redevelopment from environmental point of view in air quality, road traffic noise, fixed noise sources, land contamination and waste management aspects.

(b) Sewerage

The SIA has been carried out to assess the impact on the existing sewerage system due to the proposed partial redevelopment. The estimated Average Dry Weather Flow (ADWF) from the development is about 30.9m³/day. As there is no existing public sewerage system in the vicinity of the proposed development, septic tank system is suggested. "Guidance Notes on Discharges from Village Houses" published by EPD shall also be followed.

As the ADWF is small and septic tank system is adopted, it is concluded that no adverse sewerage impact is anticipated.

(c) Water Supply

The WSIA has been carried out for the proposed partial redevelopment. The assessment results show that the peak water demand from the development are 1,338.4m³/day which only accounts for the existing Tung Chung No. 2 Fresh Water Service Reservoirs of 3.3%.

Given that the contribution is not significant, the proposed redevelopment would unlikely pose any adverse impact to existing freshwater supply system.

(d) Drainage

The Master Layout Plan of the proposed redevelopment shows that a significant portion of the site will be covered by soft landscape. The current surface characteristics of the site were found to be ~90% concrete-paved and ~10% flat grassland (heavy soil). After completion of the development proposal, the surface characteristics of the site will be ~80% concrete-paved and ~20% flat grassland. Due to the reduction in concrete-paved area and substantial increase in grassland area to allow a significant amount of water to percolate into the soil, the peak runoff after development should be much lower than those before development under all return periods. Hence, significant drainage impact to the site and its locality is not anticipated after the project is constructed.

After the redevelopment, it is proposed to discharge the stormwater runoff from the site to the existing stream to the west of the site. A series of perimeter surface drains with sand trap/ catchpit will be proposed to collect the cumulative runoff of the site, which will finally connect to a proposed discharge point at the stream to the west of the site via a stormwater drainage pipe. A drainage proposal for the proposed redevelopment will be provided in the detail design stage.

4.3 Minimum Geotechnical Impact

A Geotechnical Planning Review Report (GPRR) has been carried out as presented in **Appendix IX**. It has the following conclusions and recommendations:

- (a) There is no Registered Slope Feature within the application site. However, there is one Registered Feature 9SE-C/C48 which lies within 10m plan area outside the application site. All proposed geotechnical works will ensure that there will be no adverse effect or be affected by this Feature. Stability check shall be carried out to this Feature, and Specific Ground Investigation is required. It will be upgraded to meet current Factor of Safety if found necessary. Proposed upgrading works shall be submitted to relevant Government departments for approval.
- (b) There are basements proposed under the Amenity Block and Religious cum Columbarium respectively. The location of these basements shall not pose geotechnical problems during design and construction stages. Specific Ground Investigation will be required to determine geotechnical design perimeters. Excavation and lateral support (ELS) works plans if necessary will be submitted to the relevant Government departments for approval.
- (c) Under Geotechnical Engineering Office report 138, Alert Criteria in Fig.2.5, Natural Terrain Hazard Study (NTHS) is required to the East side of the site. The proposed NTHS study area is attached in the GPRR.

Further to the review of the GPRR, the proposed partial redevelopment of Prajna Dhyana Temple is considered geotechnically feasible.

4.4 Minimum Landscape and Visual Impacts

The proposed redevelopment of the Temple will not result in any significant landscape and visual impacts based on the following considerations:

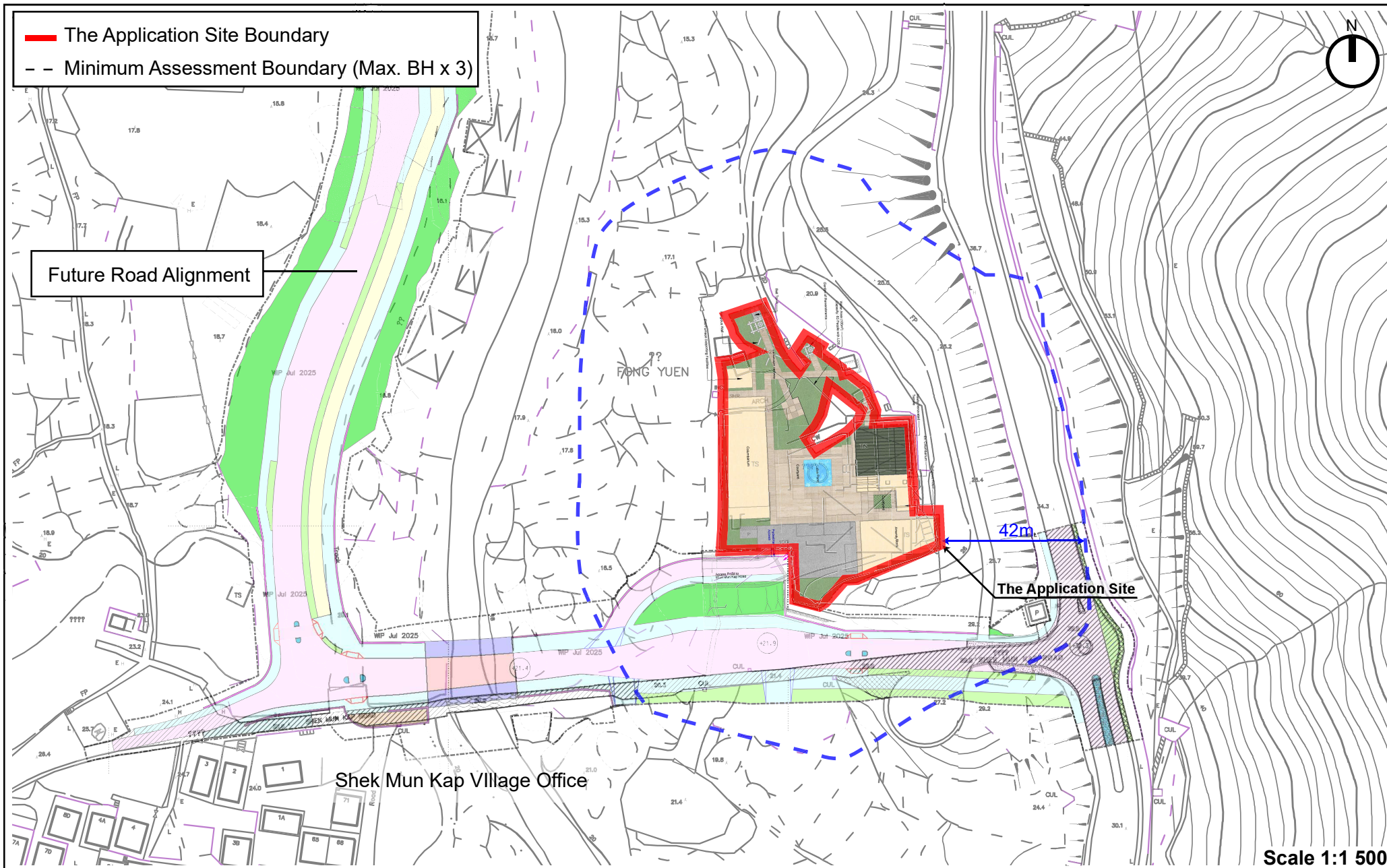
(a) Landscape Consideration

- i) The application site has been occupied by an existing Temple and a number of temporary structures which are ancillary uses to the Temple for a very long time. The site is in operation, no significant sensitive landscape resources are observed within the site.
- ii) A Tree Preservation Proposal has been prepared and attached in **Appendix IV**. The tree survey identified some 10 nos. trees and 5 nos. undersized trees within the application site boundary. A further 1 no. tree outside the site boundary but at a prominent central position has also been surveyed. The survey identified several fruit tree species and common native tree species. A small specimen of *Aquilaria chinensis* (protected under Cap. 586) and an uncommon species; *Cornus wilsoniana* are also identified within the site area.
- iii) Unfortunately owing the requirements for the construction and site formation proposals six of the surveyed trees shall need to be removed. All the affected trees recommended for removal have a low suitability for transplantation or are deemed to be unsuited to the future landscape. Of the surveyed trees within the site 3 nos. are proposed to be retained and 2 nos. transplanted back into the new landscape.
- iv) The new tree planting proposal shall compensate for the trees affected by the proposal with the planting of a minimum. 18 nos. of good quality heavy standard trees of species native to Hong Kong, representing a replanting ratio of 3 : 1 (new trees planted : trees felled) inside the application site.
- v) A total of 23.67% greenery ratio can achieve with the proposed redevelopment which is a significant increase compared to the existing condition of about 10.37%. With proper design and good practices, no insurmountable landscape impact should be anticipated.

(b) Visual Consideration

- i) This s.16 planning application is for the redevelopment of an existing Temple which has been established at the application site for a very long period of time. As the maximum BH of the proposed development will be similar to the existing low-rise built form, adverse visual impact generated from the subject development is not anticipated.

- ii) The subject development is currently surrounded by Tung Chung Road which is a rural road to the east, Shek Mun Kap Road which is currently a feeder road to the south, and Tung Chung Stream to the west. To the north and east of the application site is a series of vegetated mountainous slopes; to the south across Shek Mun Kap Road is currently vacant, and further west across buffered by the Tung Chung Stream.
- iii) Under the proposed scheme, the tallest building at the application site will be the Bell Tower (Religious Decoration). It is a small scale building with a BOA of not more than 36m², and a BH of not more than 13.8m. With reference to the TPB Guidelines No. 41, the boundary for visual assessment should be set at least 42m away from the application site (3 x maximum BH = 3 x 14m). **Plan T** shows that there are no major public viewing points within or in the immediate surrounding of the site.
- iv) Even though an approved public housing development in Area 46 will be located further south of the application site in the future, it is separated by the Shek Mun Kap Road which is currently under road widening works. In fact, the design of the public housing development is still in the earlier stage and may be subject to design review. Nevertheless, the proposed redevelopment has already taken into account of the future public housing development to ensure visual impact will be minimal. Detailed design considerations are as follows:-
- The application site is surrounded by mature trees and on average they range between 2m to 16m in height, which can act as a screening against developments within the vicinity in the future;
 - The proposed 2-storey Religious cum Columbarium Block has been oriented east-west axis so it can minimise the visibility of buildings to the north and south (i.e. the public housing development in Area 46). It will be visually blocked by the proposed 3-storey Amenity Block, an existing large tree (No. T58) and a strip of the proposed trees near the site entrance; and
 - A modernise design of the Amenity Block and Religious cum Columbarium Block has been proposed, to foster and to strengthen its religious character, ensuring the Temple is inclusive and welcoming to all.
- v) Given the small scale of the proposed buildings located in a secluded location, local concerns regarding visual impacts associated with the existing columbarium would not be anticipated.



Plan T: Minimum Visual Impact

(Prepared on 22.12.2025)

5. PLANNING JUSTIFICATIONS

Prajna Dhyana Temple is a religious institution which the building that has been in existence at the application site since 1938. Planning and technical assessments have indicated that the present application is well justified based on the reasons presented in this section.

5.1 Prajna Dhyana Temple as a Religious and Non-profit Making Organisation

As described in **Section 3.1**, Prajna Dhyana Temple was established at the application site by Master Chuan Ban and his disciples in 2009. The Temple is affiliated with a Buddhist religious institution, namely Buddhist Navigation Vihara, which is a registered Charitable Organisation under Section 88 of the Inland Revenue Ordinance since 2000. A detailed pamphlet introducing the background of the Applicant and the Temple could be found in **Appendix I**. The background in relation to the establishment of the Temple are summarised as follows:-

(a) Prajna Dhyana Temple and the Application Site

Buddhist Navigation Vihara provides a series of religious services to the public in religious worship. The philosophy of Buddhist Navigation Vihara is apart from spreading the teachings from Buddhism, it also actively promotes public welfare services and charity activities. It has actively participated in public welfare and charity activities including giving out mooncakes during Mid-autumn Festival, rice donation to elderly, constructing a school in Guizhou, etc., since the establishment of the Buddhist Navigation Vihara in 2000 (see **Plan U**). One of their services is to provide urn storage spaces for their members and their relatives.

As the number of monks, disciples and members continue to increase steadily, Master Chuan Ban hoped to have a permanent ground-based temple to accommodate the monks and members. Finally in the early 2009, he found the ideal temple site in Tung Chung (i.e. application site), which the site was occupied by an existing temple named “法林分院” with a history of more than half a century. The monks, disciples and members of Buddhist Navigation Vihara worked together and were responsible for the renovation of the existing temple. Within approximately two years of renovation works, the site established the current Prajna Dhyana Temple.

The application site is only covered by the Tung Chung Town Centre OZP since 8.1.2016. According to the historical aerial photo in **Plan V**, most of the facilities have been built at the application site before the publication of the draft OZP No. S/I-TCTC/21 on 8.1.2016, thus it could be considered as existing use. Due to the extreme weather occurred over the past several years, a canopy was later built on top of the temporary structures west of the site. Discussions on the BOA within the “G/IC” zone and the “GB” zone will be detailed in **Section 5.4** below.

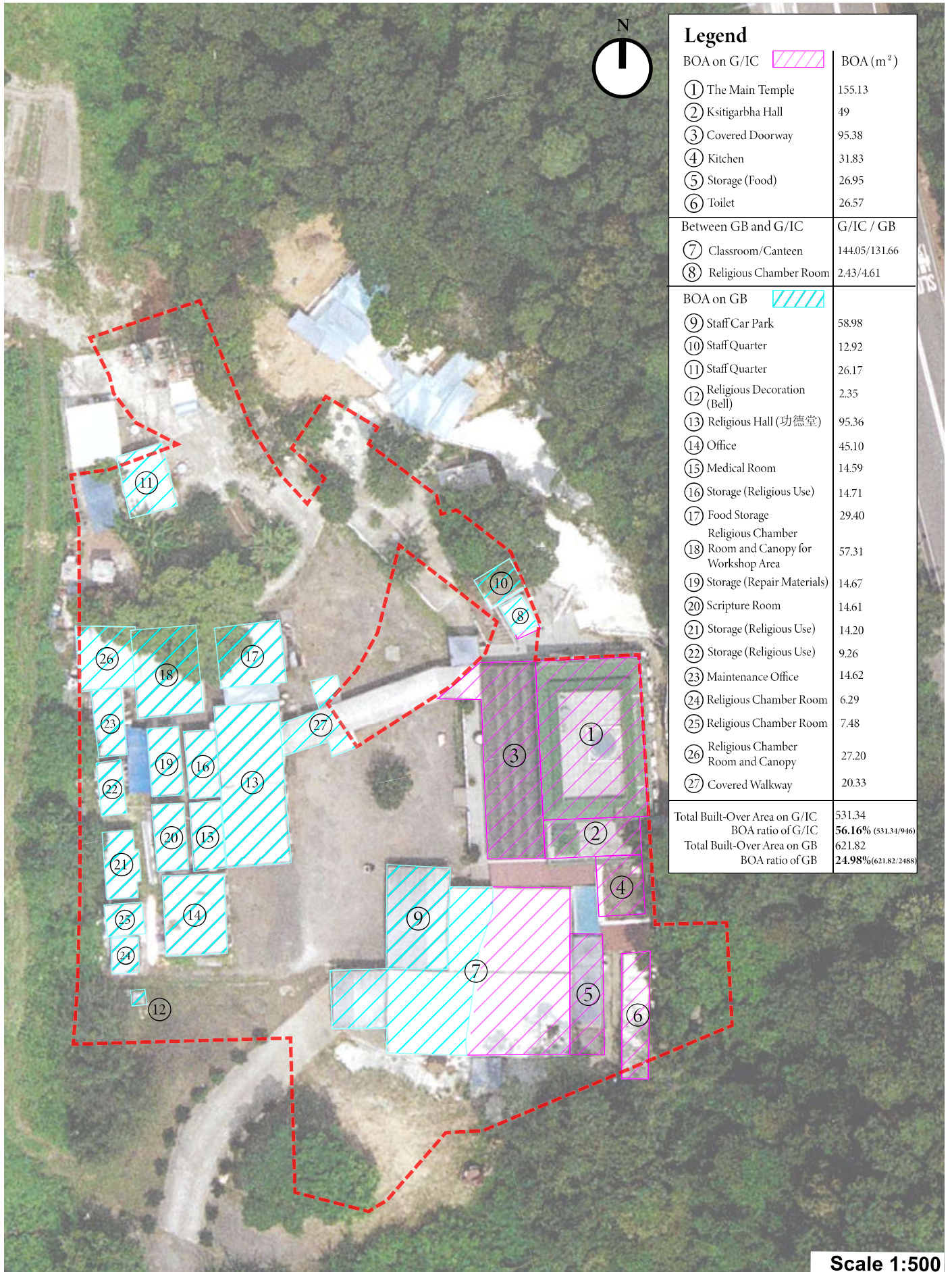
公益慈善及佛教活動





Legend

BOA on G/IC		BOA (m ²)
① The Main Temple		155.13
② Ksitigarbha Hall		49
③ Covered Doorway		95.38
④ Kitchen		31.83
⑤ Storage (Food)		26.95
⑥ Toilet		26.57
Between GB and G/IC		G/IC / GB
⑦ Classroom/Canteen		144.05/131.66
⑧ Religious Chamber Room		2.43/4.61
BOA on GB		
⑨ Staff Car Park		58.98
⑩ Staff Quarter		12.92
⑪ Staff Quarter		26.17
⑫ Religious Decoration (Bell)		2.35
⑬ Religious Hall (功德堂)		95.36
⑭ Office		45.10
⑮ Medical Room		14.59
⑯ Storage (Religious Use)		14.71
⑰ Food Storage		29.40
⑱ Religious Chamber Room and Canopy for Workshop Area		57.31
⑲ Storage (Repair Materials)		14.67
⑳ Scripture Room		14.61
㉑ Storage (Religious Use)		14.20
㉒ Storage (Religious Use)		9.26
㉓ Maintenance Office		14.62
㉔ Religious Chamber Room		6.29
㉕ Religious Chamber Room		7.48
㉖ Religious Chamber Room and Canopy		27.20
㉗ Covered Walkway		20.33
Total Built-Over Area on G/IC		531.34
BOA ratio of G/IC		56.16% (531.34/946)
Total Built-Over Area on GB		621.82
BOA ratio of GB		24.98% (621.82/2488)



Scale 1:500



Plan V: Aerial Photo of the Application Site

Aerial Photo dated 2015.8.24

(Prepared on 12.12.2025)

(b) The Ancillary Columbarium

Over the past decade many well-established temples, such as Yuen Yuen Institute and Lung Shan Temple, play an important role in the provision of columbarium facilities. A consultation document on review of columbarium policy published by the Government on 6.7.2010 had acknowledged that the public are relatively less concerned about the columbarium facilities managed by Chinese Permanent Cemeteries, Tung Wah Group of Hospitals or religious bodies.

The application site has long been providing columbarium service for the general public. According to the Annex 14 (i.e. Proposed Site Plan, Layout Plan and Floor Plan (Including Niche Information) for Pre-cut-off Columbarium Exemption and Temporary Suspension of Liability under the PCO) for the PCL application submitted to the PCLB, the date of first interment of ashes in a niche at the application site was 1955. As of today, there are a total of 872 niches located within the Ksitigarbha Bodhisattva Hall adjoining the main temple, and they are all sold before the cut-off time (i.e. 8 a.m. on 18.6.2014). The scale of the existing ancillary columbarium is not substantial and it is similar or smaller scale than many legal/ approved columbaria in the traditional religious institutions in Hong Kong.

On 30.6.2017, the PCO came into effect to resolve properly the historic problems which have accumulated over the years regarding consumers who purchased niches from private columbaria. In response to the requirement of the PCO, the Applicant had submitted a PCL application to the PCLB on 6.3.2018 to apply for an Exemption for the Pre-cut-off Columbarium for the Temple. It should be highlighted that only a Pre-cut-off Columbarium with at least one set of ashes interred in any niche or an interment right for any niche sold **before 1.1.1990** is applicable to apply for an Exemption. The Applicant had fulfilled a series of specified requirements and obtained the AIP-Exemption on 30.8.2024 (see **Appendix II**). For the subject columbarium to obtain AIP-Exemption implies that the relevant departments acknowledge that it is an existing use, as mentioned in **Section 5.1(a)** the application site is only covered by the Tung Chung Town Centre OZP since 8.1.2016.

5.2 The Need for Expansion and Re-planning

The Temple is in need to expand in size to accommodate the growing congregation, support increased religious activities, or reflect the community's growing importance. Detailed justifications are as follows:-

(a) Structures in Dilapidated Condition

The Temple and temporary structures have been in existence for a very long time. Especially the temporary structures, which are inherently prone to deterioration due to factors like their lighter-weight materials, often have shorter lifespans compared to permanent buildings. Deterioration of some existing temporary structures within the site have been accelerated by extreme weather (i.e. typhoons and rainstorm weathers) which cause leakages in some temporary structures which are for storage and religious chamber rooms for visiting Buddhists, which

cause inconvenience to the Temple and visitors.

The Master of the Temple hopes to expand the Temple so that the existing uses inside the temporary structures could be relocated into permanent buildings for longevity and lower maintenance requirements in the future.

(b) Most Activities to Confine Indoors

Since the establishment of the Temple, as detailed in **Appendix I**, the Temple has been actively organising different religious and charity events within the premises, Hong Kong and overseas. Due to the limited indoor space the current premises provide, many religious and charity events had to be held outdoors (see **Plan W**). If bad weather occurs, the religious and charity events may have to be cancelled.

Moreover, these events may cause potential noise impact to the surroundings. In view of the development of the Tung Chung New Town Extension and the future public housing development in Area 46, the proposed expansion of the Temple with an amenity block could allow their existing activities to be confined indoors, which subsequently reduce the noise impact it may cause to the residents of the future public housing development in Area 46.

(c) To Accommodate the Disciples and Member's Wishes

Currently the Temple consists of approximately a minimum of 8,000 members. As the number of disciples and members continue to increase, many have consulted the Master their wish to have their cremated ashes to be placed within the Temple in the future once they depart from this world. Therefore, the proposed redevelopment also includes the extension of the existing ancillary columbarium to provide a total of 7,500 niches (including the existing 872 niches) within the application site.

Subject to the approval of the current s.16 planning application, the Applicant will subsequently submit a columbarium license application for the new columbarium niches to the PCLB. **It is proposed that the niches are only available to members and their relatives and priority to be given to members who have significantly contributed to the Temple for free or at a nominal price.**

(d) Symbolic Significance

The Temple is constantly growing in popularity where many local celebrities had also visited. Expanding the size of a temple can enhance its grandeur and symbolic power, reinforcing its spiritual significance and to symbolize its importance and stature.

Therefore, the proposed redevelopment will meet the demand and wish of the increasing number of monks, disciples and members of the Temple for their future need and to support their financial situation. The Applicant has conducted a consultation exercise and has received a number of support letters from the locals, reputable individuals and organisations in relation to the proposed scheme (see **Appendix X**).



Photo G: Activity under the Existing Covered Walkway



Photo H: Grand opening for the Temple (Outside)



在東涌般若禪寺後的步行小徑三步一拜

Photo I: Activity Northeast of the Application Site (Outside)



由法師帶領各信徒練「昆盧功」。

Photo J: Activity within the Application Site in the Courtyard



般若禪寺舉辦的敬老素宴共有 28 席。

Photo K: Activity outside the Temple



法會完結時大灑金露，把炎熱天氣降溫。

Photo L: Activity within the Application Site in the Open Area



Plan W: Religious Activities Held Outside the Temple in the Open Area

(Prepared on 12.12.2025)

5.3 Conforming Government's Intention

The proposed redevelopment is in line with the Government policy's objectives and the general planning intention for the following reasons:

(a) **Promote Chinese Culture**

The 2024 Policy Address in Hong Kong emphasises promoting Chinese culture and fostering cultural exchange through various initiatives, positioning Hong Kong as a key center for this. For many years, as detailed in **Section 5.1 (a)**, Buddhist Navigation Vihara have been constantly arranging different charity events and Buddhism seminars to promote Buddhist practice and learnings within the Prajna Dhyana Temple, around Hong Kong and also overseas. The Master's intention to redevelop the Temple as an institute of Buddhist practice and learning, to provide a place for quiet contemplation and purification, and to foster a culture of sharing is in line with the Government's intention.

(b) **Meeting the Strong Demand for Columbarium Niche Spaces in Hong Kong**

In accordance with an Executive Council decision, the Government has stopped processing applications for private cemeteries where permanent earth burials may be permitted since 1976. The number and percentage of cremations have risen substantially in the past 40 years. According to the Census and Statistics Department, Hong Kong has an annual death rate of about 7.1% (see **Table 5.1**). The numbers indicate a steady increase in annual demand for niche spaces. The demand for niche spaces will continue to increase due to the ageing population and other factors. With a growing ageing population in Hong Kong, the number of deaths and cremations have been gradually rising annually, resulting in an increasing public demand for columbarium facilities.

Table 5.1: No. of Death and Death Rate in Hong Kong (2018 - 2023)

	2018	2019	2020	2021	2022	2023
No. of Death	47,400	48,957	50,666	51,354	63,692	54,731
Death Rate	6.4	6.5	6.8	6.9	8.7	7.3

Source: Census and Statistics Department

Although columbaria are essential facilities for the community, it is not easy to develop given the small geographical size and the large population as well as strong local resistance against such facilities to be provided in their area. This s.16 planning application is in line with the Government's intention to relieve part of the urgent demand for columbarium niche spaces in Hong Kong. At present, there are at least 8,000 members in Buddhist Navigation Vihara. Assuming each member has one immediate elderly family member, the potential demand of niches will be substantial. Moreover, members of Buddhist Navigation Vihara have been increasing over the past 20 years. The demand for niches places will only be increased.

Apart from meeting the demand of the existing members and their immediate family members, the cremated ashes of deceased members which are placed elsewhere or still waiting for a permanent space will be relocated to the new columbarium building. Buddhist Navigation Vihara expects that about 2,000 of these urns will be relocated from public and private operated columbaria elsewhere in Hong Kong. This will help mitigating the keen demand for niche spaces in Hong Kong.

(c) In Line with the Planning Intention of the “G/IC” Zone and “GB” Zone

The application site is zoned “G/IC” and “GB” on the Approved Tung Chung Town Centre Area OZP. Religious and columbarium uses are in line with the planning intention of “G/IC” zone which is intended primarily for the provision of G/IC facilities serving the needs of the local residents and/or a wider district, region or the territory. The proposed redevelopment with a maximum BH of not more than 3-storey conforms to the Notes of the OZP.

All the religious and columbarium uses have long been in existence at the application site before the site was firstly covered by the Tung Chung Town Centre Area OZP on 8.1.2016. Therefore, the proposed redevelopment of the Temple is also in line with the planning intention of “GB” zone since it only involves the redevelopment of an existing religious institution and the provision of additional niches ancillary the existing columbarium.

5.4 Comply with the Relevant TPB Guidelines

Planning assessment has shown that the proposed partial redevelopment of the Temple is considered compatible with the relevant TPB Guidelines for the following reasons:

(a) Town Planning Board Guidelines for Development within “G/IC” zone

The proposed redevelopment of the religious institution and ancillary columbarium does not contravene the planning intention of “G/IC” zone and complies within TPB PG-No. 16 (i.e. s.16 planning application for development/ redevelopment within “G/IC” zone for uses other than government/institution/ community (GIC) uses) in that the provision of GIC facilities within the religious institution would not be jeopardized, and the use and scale of the development are not incompatible with the religious use and the adjacent setting in the Temple. It is intended mainly to serve the monks, disciples and members of Temple. Planning and technical assessments have demonstrated that there would be no adverse impact on the proposed scheme on traffic, environmental, drainage, sewerage, visual, landscape and geotechnical aspects. The proposed redevelopment at the application site is low-rise and small-scale in nature, which are compatible with the rural character of the locality.

(b) Town Planning Board Guidelines for Development within “GB” zone

Part of the application site falls within the area zoned “GB”, which is primarily intended to promote the conservation of the natural environment and to safeguard it from encroachment by urban-type developments. However, TPB Guidelines No. 10

(i.e. s.16 planning application for development within “GB” zone) states that uses such as G/IC will require planning permission from the Board and each proposal will be assessed on its individual merits. Applications for development will be considered by the Board according to the criteria set out in the TPB Guidelines No. 10.

Planning assessment has shown that the proposed redevelopment of the religious institution with ancillary columbarium is considered compatible with the relevant criteria (except for Criterion C, D and J which are not applicable to this case) based on the following reasons:

i) Planning Intention Compliance (Criteria A)

It is noticed from the Notes of the OZP that there is general presumption against development (other than redevelopment) in the “GB” zone. The application site comprises the existing Temple with ancillary columbarium was covered by the Tung Chung Town Centre Area OZP in 2016. As shown in the historical aerial photo in 2015, there are existing religious structures adjoining the Temple which are located on the “GB” zone, therefore it could be considered as existing use.

In view that this s.16 planning application involves the redevelopment of an existing religious institution with ancillary columbarium, thus Criteria A in relation to “general presumption against new development in the “GB” zone” is not applicable to this case.

ii) Strong Planning Grounds (Criteria B)

The proposed redevelopment is strongly justified since it has unique features and characteristics. They are:-

- The site does not involve “destroy first, build later” activities.
- The subject “GB” zone has never been functioned as a buffer between existing developments as the application site has been occupied by the religious institution and its ancillary facilities since its incorporation into the statutory OZP of the Tung Chung Town Centre Area.
- The proposed redevelopment and scale of the redevelopment conforms to the Notes of the OZP.
- The design, layout, colour and materials of the proposed redevelopment have been carefully considered to be blend in with the surrounding environment.
- A landscape proposal has been prepared to provide abundant greenery and landscape features to blend in with the surrounding natural landscape.
- The proposed redevelopment will unlikely result in any significant traffic, environmental, ecological, sewerage, drainage, land use, visual, landscape and geotechnical impacts to the locality.

iii) Essential Facility & No Alternative Sites Available (Criteria E)

The subject s.16 planning application is for the redevelopment of an existing Temple which has been existed within the application site for a long period of time. Hence, the site has a long history of religious use and it is an essential site and Temple for the Master and the members of Prajna Dhyana Temple.

The TPB Guideline states that the plot ratio of development site may exceed 0.4 for application for G/IC uses. Although the proposed redevelopment of the Temple will be entirely for G/IC use in the future, the proposed plot ratio within the “GB” zone of the application site is only about 0.556 in order to respect the local environment in the area.

iv) Compatible with the Character of Adjacent Area (Criteria F)

The proposed redevelopment is compatible with the character of surrounding area for the following reasons:-

- Part of application site is zoned “G/IC” which means the Government has acknowledged the religious use and character of the existing Temple.
- The site is located within a rural area with a mixture of uses including cultivated/ fallow agricultural land, open storages, warehouses and residential dwellings. Other temples such as Yuen Tan Temple and Lo Hon Monastery are located further west and southwest of the application site respectively.
- As mentioned in **Section 5.4(b)(ii)** above, the design, layout, colour and materials of the proposed redevelopment blends in with its surrounding environment. A landscape proposal has been prepared to provide abundant greenery and landscape features to blend in with the surrounding natural landscape.

v) Minimum Impact on Landscape & Visual Aspects (Criteria G)

The proposed Temple has respected the existing, well-planned open space and proper landscape treatment to blend in with the surrounding area and help enhance the visual amenity of the locality. With the total site area of about 3,434.58m², whereby the site coverage of greenery shall be not less than 20%. A minimum 18 nos. of good quality heavy standard trees of species native to Hong Kong will be planted within the site. Landscape and visual considerations for the project are elaborated in **Section 4.3**. A Tree Preservation Proposal has been prepared and attached in **Appendix IV**.

vi) Proper Transport Provision (Criteria H)

A total of 1 accessible parking space and 3 shuttle bus loading and unloading space has been proposed. The design of the vehicular access for the proposed development is in accordance with the HKPSG.

vii) No Impact on Traffic, Sewerage & Drainage Aspects (Criteria I)

A TIA has been prepared as presented in **Appendix V** and indicated that the proposed redevelopment would not generate unacceptable traffic impact to the surrounding road network. Besides, a SIA has been conducted as presented in **Appendix VII** and demonstrated that no adverse sewage impact from the proposed redevelopment is anticipated, given that the mitigation measures are implemented. A WSIA has also been conducted as presented in **Appendix VIII** and concluded that the proposed redevelopment would unlikely pose any adverse impact to existing freshwater supply system. Hence, the proposed redevelopment would not overstrain the capacity of the existing and planned infrastructure such as sewerage, roads and water supply.

The existing drainage facilities within the application site will be improved to ensure that no adverse drainage impact is anticipated after the project is developed. Thus, the proposed use would not adversely affect drainage or aggravate flooding in the area.

viii) Not Overstrain the Provision of G/IC Facilities (Criteria K)

The proposed redevelopment of an existing Temple is an institutional use and it will not overstrain the overall provision of G/IC facilities in the area.

ix) No Impact on Environmental Aspect (Criteria L)

An EA has been conducted as presented in **Appendix VI** and demonstrated that no adverse environmental impact from the proposed redevelopment is anticipated, given that the mitigation measures are implemented.

x) No Impact on Slope Stability (Criteria M)

While the application site is located with sufficient distance away from any existing slopes, a GPRR has been prepared in **Appendix IX** to ensure the proposed redevelopment would not affect slope stability.

In view of the unique characteristics of the application site, and taking into account the TPB Guidelines, it is considered that the proposed redevelopment (rather than a new development) has discharged its burden of showing this redevelopment as an exceptional case which warrants a departure from the planning intention of the “GB” zone. The proposed redevelopment will also bring about improvement to the physical, visual and intangible condition of the local community.

5.5 Land Use Compatibility

A land use assessment on the site background, existing site condition and adjacent land uses has shown that the proposed redevelopment is compatible with the surrounding land uses in the vicinity based on the following reasons:-

(a) The Site has Never Been Functioned as “GB” Zone

As shown in **Plan V**, majority of the area in “GB” zone had already been hard-paved.

As mentioned in **Section 5.1 (a)**, a number of permanent and temporary structures have been in place for the use of the religious institution and most of the facilities have been in existence at the site before the publication of the draft OZP No. S/I-TCTC/21 on 8.1.2016, therefore it could be considered as existing use. The application site has long been used for religious development and ancillary facilities use, and the Government has zoned part of the application site to “G/IC” on the OZP to reflect its religious and institutional character and use. **Plan W** shows different religious activities had been held outside the Temple in the courtyard.

According to **Plan V**, the site coverage of the existing condition within “GB” zone is approximately 24.99%. To better conform to the planning intention of the “GB” zone, the design of the redevelopment had mainly focused in “G/IC” area. The site coverage within the “GB” zone will be reduced to about 20%. A comparison table of the BOA between the existing condition and the proposed scheme is shown below:-

Table 5.2: Comparison Table of the Built-over Area within G/IC and GB Zone

Zoning	Existing Condition	Proposed Redevelopment Scheme
G/IC Zone	531.34m ² (56.16%)	652.68m ² (68.99%)
GB Zone	621.82m ² (24.99%)	498m ² (20.01%)

With the topographic survey conducted in April 2025 overlaid on the aerial photo, it can be seen that some additional canopies have been placed on top of some structures. According to the information provided by the Applicant, the additional covers were erected to shelter rainy and extreme weathers (such as Black rainstorm and typhoons).

Due to the long existing religious use and hard-paved land condition in the application site, the area zoned “GB” has never been functioned as a buffer between existing developments. The entire site (both within the “GB” zone and “G/IC” zone) has been occupied by the religious institution and for religious use since its incorporation into the statutory OZP of the Tung Chung Town Centre Area.

(b) Compatible with the Surrounding Land Uses

The present application is mainly to redevelop the existing Temple, which is an important ancillary facility to serve the monks, disciples and members of Buddhist Navigation Vihara, and to facilitate the continual operation of Prajna Dhyana Temple and as a means to promote charity work. Those religious facilities that have been in operation at the site before the introduction of the site into the Tung Chung Town Centre Area OZP. Having been occupied by a religious institution for more than half a century, the application site has a strong religious character and is consider compatible with the surrounding land use.

Prajna Dhyana Temple is located at a rural location and is mostly surrounded by slope and currently infrastructure works. It is surrounded by Tung Chung Road to

the east, Shek Mun Kap Road to the south and Tung Chung Stream to the west. To the north and east of the site is a series of vegetated mountainous slopes; to the south across Shek Mun Kap Road is currently vacant, but is a site approved for a proposed public housing development by the Hong Kong Housing Authority; further west across buffered by the Tung Chung Stream is Tung Chung Valley mainly occupied by low-density villages including Shek Mun Kap and other vegetated/formed land. Other temples such as Yuen Tan Temple and Lo Hon Monastery are located further west and southwest of the application site respectively.

Even though an approved public housing development in Area 46 will be located south of the application site in the future, it is separated by the Shek Mun Kap Road which is currently under road widening works. Even though the design of the public housing development is still in the earlier stage and may be subject to design review, the proposed redevelopment has taken into account of the future public housing development to ensure visual impact will be minimal. Detail design considerations have been elaborated in **Section 4.3**.

(c) Proximity to Public Transport Facilities and Existing Road Improvements

Although the Temple is situated in rural setting, it is located within 500m walking distance from public transport facilities including public light buses. Current major infrastructure works including road widening of the Shek Mun Kap Road is currently in progress adjoining the application site. It is anticipated that the nearby future new developments will be using L29 Road for major access. In order to reduce the traffic impact, it is proposed that to access the application site, vehicles to use the existing Tung Chung Road as the major access (see **Plan R**).

(d) Compatible Development Intensity

The application site boundary only comprises of the Applicant's private lots. The proposed development parameters (i.e. GFA, plot ratio, site coverage, BH) of the redevelopment of the existing Temple are in line with the planning intention and development scale of "G/IC" zone and "GB" zone stipulated on the OZP.

Within the "GB" zone, redevelopment will generally be permitted up to the intensity of the existing development. Therefore, it is suggested that the site coverage of the proposed redevelopment within the "GB" zone to be about 20% (Compared to the existing about 25%). The proposed site coverage on "GB" zone of the redevelopment scheme will be less than the current existing site coverage on the "GB" zone, which means better conformity to the planning intention of the "GB" zone.

Due to the geotechnical constraint east of the site, the basement of the new Amenity Block shifted westward away from the registered slope, towards the Tung Chung Stream direction. Some of the GFA which was determined based on the planning intention and development scale of "G/IC" zone could not be accommodated within the "G/IC" zone due to its restrictive size, thus is consolidated as a basement floor of the Religious and Columbarium Block. The Applicant had proposed the

additional GFA to be consolidated as a basement floor instead of an additional floor above ground is to keep the visual impact within the “GB” zone to a minimum.

5.6 Appropriate Form of Development

The form of proposed redevelopment is appropriate for the application site in the following aspects:-

(a) Design of the Proposed Religious Institution

Building form and design of the buildings have been carefully screened to minimise possible negative visual impact to the surrounding environment. The outlook of the religious and columbarium buildings have been proposed with modernistic style and glass rooftop to be visually compatible with the surrounding setting. The columbarium block has been purposefully oriented in east-west axis so that it could minimise visibility from future public housing development located south of the application site. Soft colours have been chosen for construction of the building for producing a peaceful environment on surrounding. The buildings reflect a low-rise and low-density scheme with intention to maintain the existing local land use character and landscaping features.

(b) Additional Landscape Treatment

Most of the existing trees are located at the periphery of the site and will be retained. Substantial landscape features have been proposed such as lotus pond, garden of remembrance to enhance the landscape value of the site and to help minimising the potential visual impact to the locality. In the traditional Chinese philosophy and belief, ‘Harmony with Nature’ is an important element and this is also an important concept in the proposed scheme.

(c) Good Management over the Past Years

Prajna Dhyana Temple is a charitable oriented religious institution and it has been established in the site since 2009. The Temple, which is managed by the Applicant has demonstrated its smooth operation without inducing any significant traffic and environmental impacts to the locality over the past years. No complaints have been received from the general public.

To ensure the festive event to be operated in the Temple can be run in a safe, orderly and smooth fashion without creating any crisis for the operation of the columbarium, a TIA with a TCMP has been prepared so as to minimise the traffic impact arising from the subject development.

(d) No Insurmountable Technical Problems

Section 4 and technical assessment(s) have demonstrated that the proposed redevelopment is technically feasible, and appropriate mitigation measures will be put in place, where necessary. Therefore, the small scale development will not result in any significant traffic, environmental, drainage, sewerage, landscape, and visual impacts on the locality.

5.7 Unlikely to Set an Undesirable Precedent

The approval of this s.16 application will not set an undesirable precedent for other similar applications within the same “G/IC” zone and “GB” zone for the following reasons:

(a) Desirable Precedent to Serve the Community

The Temple is a popular non-profit making Buddhist religious institution in the area for organising religious and charitable activities. The proposed redevelopment scheme comprising quality architectural design, landscaping features and ancillary religious facilities could improve the physical, visual and intangible condition of the local community. With appropriate building form and design as mentioned in **Section 3.3** and **Section 5.6**, the proposed redevelopment will match with the adjacent land uses and environment and to enhance the local townscape. It could potentially become the dominant feature or focal point of the area.

Burial arrangement is a necessary element to allow family, relatives and friends pay respect to their ancestors and loved ones, which is an important matter for both the departed and the living. The wish of deceased to have their cremated ashes to be properly placed should be respected. The proposed additional niches are aimed at meeting the wish of the members to pray for their ancestors in their own religious institution. With the adoption of appropriate mitigation measures, the proposed redevelopment will not pose significant adverse land use, traffic, landscape, environmental, visual, drainage, sewerage and geotechnical impacts on the neighbourhood. The ancillary columbarium is also an essential commercial facility for the society and therefore it should not be regarded as an “Undesirable Use”.

The Applicant has conducted a consultation exercise and has received a number of support letters from the locals, reputable individuals and organisations in relation to the proposed scheme (see **Appendix X**).

(b) Study on Similar Cases of Pre-cut-off Columbarium in Tung Chung Area

In response to the requirement of the PCO, the Applicant had submitted the PCL application to the PCLB on 6.3.2018 for the purpose of applying an Exemption for the Pre-cut-off Columbarium for the Temple. The Applicant had fulfilled a series of licensing requirements and obtained the AIP Exemption on 30.8.2024.

Since the establishment of the Temple, the number of monks, disciples and members continue to increase, thus there is a need to expand to provide more facilities such as eating place, resting quarters, multi-function purpose rooms and ancillary columbarium halls to cater the growing community. In addition, many have consulted the Master their wish to also have their cremated ashes to be placed within the Temple once it is time. In view of the strong demand and wishes from the disciples and members, the Applicant hopes to redevelop the existing Temple to provide the abovementioned facilities within the premises.

A comprehensive site study has been conducted to identify any sites of similar characteristics within the Tung Chung Area. The following site characteristics and development criteria need to be met in order to classify as similar cases for the present application:

- They must be a Pre-cut-off Columbarium– A “Pre-cut-off Columbarium” means a columbarium that was in operation, and in which ashes were interred in niches, immediately before the cut-off time (i.e. 8 a.m. on 18.6.2014).
- They have submitted the PCL application to apply for either a Columbarium Licence or Exemption to the PCLB before the expiry date on 29.3.2018.
- They are located within the same “G/IC” zone or “GB” zone on the Tung Chung Town Centre Area OZP and they are ancillary use to the religious institution and have been in existence at the sites for a long time.
- The proposed use would not cause unacceptable visual, landscape, traffic, environmental and geotechnical impacts on the locality.

Table 5.3 below are the columbaria that have applied for PCL applications in the Tung Chung Area. Given the unique background, location and characteristics of the sites, **Plan X** and **Table 5.3** shows that **no similar case** could be found **within the same “G/IC” zone or even within the same OZP**. Hence, the risk of creating a precedent is not substantial. Each application should be assessed on its own merit.

Table 5.3: Cases of Pre-cut-off Columbarium Development in Tung Chung Area

Columbarium	Location, Zoning and Outline Zoning Plan	Ash Interment Capacity Applied	PCL Application Type
Prajna Dhyana Temple Ksitigarbha Bodhisattva Hall (Applicant)	Ground Floor, Prajna Dhyana Temple Ksitigarbha Bodhisattva Hall, No.100 Shek Mun Kap, Tung Chung, Lantau Island, Islands (Lot No. 117 (part) in D.D. 2 Tung Chung) “G/IC” Zone and “GB” Zone in S/I-TCTC/24 - Tung Chung Town Centre Area OZP	1,138	Exemption and TSOL
Sincerity Park	Sincerity Park, Shek Mun Kap Village, Tung Chung, Lantau Island, Islands (Portion of Lot No. 2902 in D.D.1 Tung Chung) “V” Zone in S/I-TCV/2 - Tung Chung Valley OZP	5,797	Licence and TSOL
Po Tung Tower, Lo Hon Monastery	G/F, Po Tung Tower, Lo Hon Monastery, Shek Mun Kap, Tung Chung, Lantau Island, Islands (Lot No.3003 in DD1 TC) “G/IC” Zone in S/I-TCV/2 - Tung Chung Valley OZP	2,748	Licence and TSOL
Po Lam Po Tung Pagoda	Tei Tong Tsai, Tung Chung, Lantau Island, Islands (Government Land adjacent to Lot No. 229 in DD Tei Tong Tsai) Not covered by any OZP	334	Exemption and TSOL
Tung Chung Nim Yuen* (Non Pre-cut-off Columbarium)	Block C – H, 1 Nim Yuen Village, Tung Chung, Lantau Island, Islands (D.D.1, Tung Chung, Lot Nos. 2756, 2757, 2758, 2760 & 2761) “V” Zone in S/I-TCV/2 - Tung Chung Valley OZP	32,580	Licence

Source: Private Columbaria Licensing Board Website

(c) Similar Cases in New Town Areas

For similar cases of columbarium developments in “G/IC” and “GB” zone, there are a number of approved s.16 planning applications after 2017 as shown in **Table 5.4** and **Table 5.5** respectively below. It suggests that these precedent cases are mostly located in the New Territories. Among the approved applications, majority of the columbarium are located within the existing religious establishments. All these applications had received favourable consideration by the Board. It is hoped that TPB would give sympathetic consideration to this similar application.

Table 5.4: Similar Cases of Columbarium Development in “G/IC” Zone

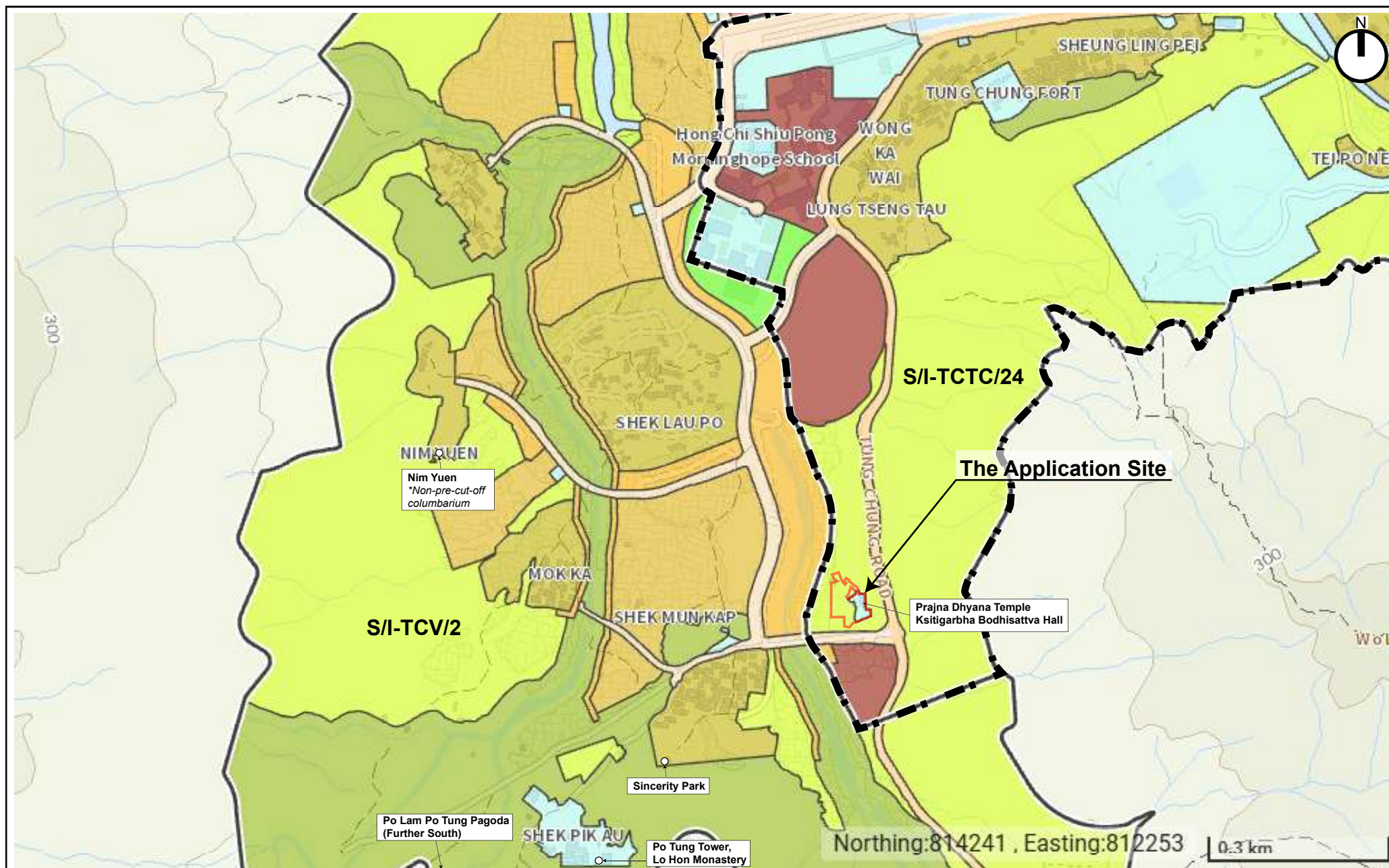
Application No.	Location	No. of Niches	Approval Date
A/TW/543	Wing Shing Yuen, Lo Wai Road, Tsuen Wan	4,250	28.3.2025
A/I-TOF/5	Lung Ngam Monastery, No. 47 Wang Hang Village, Tai O*	901	10.1.2025
A/K5/869	Hong Kong & Kowloon Fuk Tak Buddhist Association, Ching Cheung Road, Sham Shui Po	2,518	20.12.2024
A/TW/535	Tung Lum Nien Fah Tong, 29 Tung Lam Terrace, Tsuen Wan	6,052	26.1.2024
A/TM/530	Gig Lok Monastery, Tuen On Lane, Tuen Mun	1,567	30.9.2023
A/TW/530	Si Fong Che (Western Monastery) Lo Wai, Tsuen Wan	11,046	6.5.2022
A/TM/541	Lin Chi Ching Yuen, 180 Tsing Shan Tsuen, Tuen Mun	1,210	30.4.2021
A/TP/537	Sha Law Ching Shea, 150 Tsing Shan Tsuen, Tuen Mun	4,444	29.5.2020
A/TP/657	Poh Yea Ching Shea, 2 Mui Shue Hang Village, Tai Po	5,304	29.11.2019
A/TM/527	Filial Park, 25 Yeung Road, Tsing Shan Tsuen	6,265	19.7.2019

* Lung Ngam Monastery had applied for licence / TSOL under PCO for the existing private columbarium which involves G/F and 1/F of Building 1. On 21.9.2020, PCLB refused the application as the applicant failed to submit documents to prove to the satisfaction of the PCLB on land-related, planning related, building-related, fire safety, environmental protection and other requirements under the PCO. The appeal submitted by Lung Ngam Monastery was also dismissed on 11.11.2021 by the Private Columbaria Appeal Board. The existing private columbarium is not under any specified instrument of PCO.

Table 5.5: Similar Cases of Columbarium Development in “GB” Zone

Application No.	Location	No. of Niches	Approval Date
A/FSS/290	Tak Wo To Tong, Wong Kong Shan, Fanling	300	28.7.2023
A/TP/681	Pun Chun Yuen, Shek Lin Road, Tai Po	3,834	26.9.2022
A/TP/652	Ling Hin Fat Yuen, Shek Lin Road, Shek Kwu Lung, Tai Po	757	19.7.2019
A/TM/497	Hau Shi Tong, Sam Shing Temple, Tuen Mun	1176	28.7.2017

In conclusion, the Temple is a traditional religious institution has been engaging in a wide range of charitable activities, reflecting the Buddhist emphasis on compassion and social responsibility. Due to their teachings and activities, they have attracted and continuing to attract many disciples and members. The proposal only involves the redevelopment of an existing Temple which involves expanding facilities, improving accessibility, enhancing the overall worship experience, and ensuring the Temple is inclusive and welcoming to all. The goal is to create a more comfortable and functional spaces that can handle increased foot traffic and cater to the needs of a growing congregation. In view of its long religious history and background, unique location and appropriate scale of development, approval of this s.16 planning application will not set an undesirable precedent for similar applications.



Plan X: Cases of Pre-Cut Off Columbarium Development in Tung Chung Area
 (Prepared on 12.12.2025)

6. CONCLUSION

The Applicant – Buddhist Navigation Vihara Ltd. was established in 2000 and is a bona fide religious institution as well as a charitable organisation under section 88 of the Inland Revenue Ordinance. They have devoted great efforts in promoting religious culture. After the establishment of Prajna Dhyana Temple in Tung Chung, Buddhist Navigation Vihara has been actively organised a series of religious and public welfare services at the application site. One of their services is to provide urn storage spaces for their members and their relatives. The number of monks, disciples and members has increased significantly over the past 14 years.

In order to cater for the need of increasing number of monks, disciples and members and to cope with its popularity as a religious centre, this s.16 planning application is submitted to facilitate the proposed partial redevelopment of the Temple. Apart from the retention and modification of the main temple and the Ksitigarbha Bodhisattva Hall (ancillary columbarium), the development proposal involves a new 3-storey Amenity Block over 1-storey of basement and a 2-storey Religious cum Columbarium Block to provide a series religious facilities as well as to accommodate the newly 6,628 niches. The existing kitchen structure will also be converted into a religious room. A series of landscape features and meaningful religious decorations are also proposed to ensure the proposed partial redevelopment of the Temple to be compatible with the existing rural landscape character.

Planning and technical assessments prepared by the consultants have indicated that the redevelopment proposal is well justified based on the following reasons:

- (a) the Temple with ancillary columbarium is a popular non-profit making Buddhist religious institution which has long been in existence at the application site before the incorporation into the Tung Chung Town Centre OZP;
- (b) the application is aimed at redevelopment of the Temple to meet the demand and wish of the increasing number of monks, disciples and members of the Temple for their future need and to support their financial situation;
- (c) the proposed additional niches is aimed at meeting the wish of the members to pray for their ancestors in their own religious institution; it is also in line with the Government's intention to relieve part of the urgent demand for columbarium niche spaces in Hong Kong;
- (d) the application site is suitable for religious and columbarium uses as it is located in an inconspicuous area, and is far away and segregated from the major residential developments and village core by slopes, mature trees, access roads and Tung Chung Stream;
- (e) the existing and proposed religious and columbarium buildings, after partial redevelopment, will be low-rise in nature and they are compatible with the current land uses where a number of traditional temples in the vicinity;

- (f) the proposed partial redevelopment of the Temple has taken into account the future Tung Chung New Town developments within the area and adequate technical mitigation measures, architectural and landscape design have been proposed to facilitate land use integration with future developments in the vicinity;
- (g) it is in line with the planning intention of “G/IC” zone and TPB Guidelines No. 16 in that the provision of GIC facilities within the religious institution would not be jeopardized, and the use and scale of the proposed development are not incompatible with the religious use and the adjacent landscape setting;
- (h) it is also in line with the planning intention of “GB” zone and TPB Guidelines No. 10 since it only involves the redevelopment of an existing religious institution and ancillary columbarium;
- (i) the small scale development will not result in any significant impact on the land use, traffic, environmental, drainage, sewerage, visual, landscape and geotechnical aspects of the locality; and
- (j) in view of its long religious history and background, unique location and appropriate scale of development, approval of this s.16 planning application will not set an undesirable precedent for similar applications within the same “G/IC” zone and “GB” zone.

In light of the merits of the redevelopment proposal and the planning justifications presented in this Planning Statement, honourable members of the TPB are requested to approve this application.

PART II- LIST OF APPENDICES

<i>Appendix I</i>	<i>Temple Introduction</i>
<i>Appendix II</i>	<i>Approval-in-Principle Exemption Document</i>
<i>Appendix III</i>	<i>Departmental Comments Received during the Pre-submission Stage</i>
<i>Appendix IV</i>	<i>Tree Survey and Tree Preservation Proposal</i>
<i>Appendix V</i>	<i>Traffic Impact Assessment</i>
<i>Appendix VI</i>	<i>Environmental Assessment</i>
<i>Appendix VII</i>	<i>Sewerage Impact Assessment</i>
<i>Appendix VIII</i>	<i>Water Supply Impact Assessment</i>
<i>Appendix IX</i>	<i>Geotechnical Planning Review Report</i>
<i>Appendix X</i>	<i>Support Letters from the Locals, Reputable Individuals and Organisations</i>