

**S16 PLANNING APPLICATION
APPROVED TSEUNG KWAN O OZP NO. S/TKO/32 AND
DRAFT KWUN TONG (SOUTH) OZP NO. S/K14S/27**

**Proposed Religious Institution (Redevelopment of Temple)
In “Green Belt” and “Open Space” Zones
Government Land at Ng Kwai Shan (Black Hill)
S.D.3, Sai Kung, New Territories**

SUPPORTING PLANNING STATEMENT


January 2026

Applicant:

Lam Tin Kwun Yam Temple Limited

Consultancy Team:

KTA Planning Ltd.

 S3170/PS/V01



PLANNING LIMITED
規 劃 顧 問 有 限 公 司

TABLE OF CONTENTS

- 1. INTRODUCTION**
 - 1.1 Purpose
 - 1.2 Report Structure

- 2. SITE AND PLANNING CONTEXT**
 - 2.1 Site Location and Existing Condition
 - 2.2 Land Status
 - 2.3 Lam Tin Kwun Yum Temple
 - 2.4 Accessibility
 - 2.5 Statutory and Non-statutory Planning Context
 - 2.6 Surrounding Land Use Pattern
 - 2.7 The Need for Redevelopment
 - 2.8 Precedent Cases of Religious Institution (Temple) in “Green Belt” Zone

- 3. THE PROPOSED REDEVELOPMENT SCHEME**
 - 3.1 The Indicative Development Scheme

- 4. PLANNING MERITS AND JUSTIFICATIONS**
 - 4.1 No Change in Planning Circumstances
 - 4.2 Respond to the Needs of the Worshippers
 - 4.3 Desirable Location for Traditional Religious Practice
 - 4.4 Appropriate Scale of Redevelopment
 - 4.5 Compliance with TPB PG-No.10 for Development within “GB” Zone
 - 4.6 No Adverse Technical Impacts

- 5. CONCLUSION AND SUMMARY**

List of Figures

- Figure 2.1 Site Location Plan
Figure 2.2 Existing Condition of the Application Site
Figure 2.3 Short Term Tenancy Area and Slope Feature No. 11NE-D/C343
Figure 2.4 Zoning Context Plan (Extracted from OZP No. S/TKO/32 and S/K14S/27)
Figure 3.1 Site Layout Plan
Figure 4.1 Location of Existing Trees within the Site

List of Tables

- Table 2.1 Details of Similar Approved Planning Applications in “GB” Zone
Table 3.1 Major Development Parameters
Table 4.1 Scale of Some Temples in Hong Kong
Table 4.2 Fulfilment of Main Planning Criteria in TPB PG-No.10

List of Photos

- Photos 1 to 3 Previous Temple on Site
Photo 4 Temporary Sheltered Space for Kwun Yum and Various Statues
Tree Photos 1 to 3

List of Appendices

Appendix 1 Indicative Layout Plan

Executive Summary

This Planning Application is prepared and submitted on behalf of Lam Tin Kwun Yam Temple Limited (the “Applicant”) to seek approval from the Town Planning Board (“TPB”) under section 16 of the Town Planning Ordinance for the Proposed ‘Religious Institution’ (Redevelopment of Temple) on a piece of Government Land at Ng Kwai Shan (Black Hill), S.D.3, Sai Kung, New Territories (“Application Site”/ “the “Site”). The Site falls within “Green Belt” (“GB”) and “Open Space” (“O”) zones on the Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/32 and Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/27 respectively.

The Site has been occupied by the Lam Tin Kwun Yum Temple for over 50 years. Since the demolition of the previous temple in 2011, there is a genuine need to redevelop the temple to properly house the statues of Kwun Yum (觀音), Goddess Kam Fa (金花娘娘) and Tai Shing Fat Cho (大聖佛祖) as well as provision of a roofed and sacred place for religious rituals and practices. The proposed redevelopment of the Lam Tin Kwun Yum Temple involves a single-storey temple building only, which equivalent to the gross floor area (“GFA”) of about 35.136 sq.m. The Site is the subject of a previous Planning Application No. A/TKO/122 approved by the TPB and the Planning Approval was expired on 25 June 2025.

The proposed redevelopment of Lam Tin Kwun Yum Temple is fully justified due to the following reasons:

- There is no change in planning circumstances since the approval of previous Planning Application.
- The Site is a desirable location for traditional religious practices.
- The proposed scale of the temple is small and it is compatible with the surrounding natural environment.
- The proposed redevelopment complies with the TPB PG-No.10 for Development within “Green Belt” Zone.
- The proposed temple redevelopment will not lead to any adverse impacts from geotechnical, landscape, environmental and traffic point of view.

Based on the above, we sincerely request the TPB to give favourable and sympathetic consideration to the Planning Application.

行政摘要

(內文如有差異，應以英文版本為準)

申請人藍田觀音古廟有限公司擬根據《城市規劃條例》第 16 條向城市規劃委員會（下稱「城規會」）申請在位於新界西貢測量約份第三約五桂山的一幅政府土地（下稱「申請地點」）作「宗教機構」（廟宇重建）用途。申請地點位於將軍澳分區計劃大綱核准圖編號 S/TKO/32 的「綠化地帶」及觀塘（南部）分區計劃大綱草圖編號 S/K14S/27 的「休憩用地」地帶內。

藍田觀音廟在申請地點已超過 50 年。自 2011 年觀音廟拆卸後，確實存在重建廟宇之迫切需要，以妥善安置觀音、金花娘娘及大聖佛祖等聖像。擬議發展亦可為善信提供一個有蓋的空間舉辦宗教活動和儀式。擬議觀音廟重建包括一幢一層高的構築物，涉及約 35.136 平方米樓面面積。申請地點曾獲城規會批准作「宗教機構」用途（規劃申請編號 A/TKO/122），規劃許可已於 2025 年 6 月 25 日到期。

申請人提出是次規劃申請是基於以下理據：

- 自上次申請獲城規會批准後，規劃情況並沒有任何重大改變；
- 擬議申請地點是傳承傳統宗教活動的合適地點；
- 擬議觀音廟重建的規模很小，與周邊的自然環境相容；
- 擬議廟宇重建符合城規會規劃指引編號 10，並不會違反「綠化地帶」的規劃意向；以及
- 擬議觀音廟重建不會帶來不良的土力、園境、環境及交通影響。

根據以上各點，申請人希望是次的規劃申請能在規劃及技術層面上繼續獲城規會支持。

S16 PLANNING APPLICATION
Approved Tseung Kwan O OZP No. S/TKO/32 and
Draft Kwun Tong (South) OZP No. S/K14S/27

Proposed Religious Institution (Redevelopment of Temple)
In “Green Belt” and “Open Space” Zones
Government Land at Ng Kwai Shan (Black Hill),
S.D.3, Sai Kung, New Territories

Supporting Planning Statement

1. INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of Lam Tin Kwun Yam Temple Limited¹ (藍田觀音古廟有限公司) (the “Applicant”) to seek approval from the Town Planning Board (“TPB”) under section 16 of the Town Planning Ordinance for the Proposed ‘Religious Institution’ (Redevelopment of Temple) on a piece of Government Land at Ng Kwai Shan (Black Hill), S.D.3, Sai Kung (“Application Site”/ “the “Site”). The Site falls within “Green Belt” (“GB”) and “Open Space” zones on the Approved Tseung Kwan O Outline Zoning Plan No. S/TKO/32 and Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/27 respectively.

1.1.2 The Site is the subject of a previous Planning Application No. A/TKO/122 approved with conditions by the TPB for ‘Religious Institution’ use on 25 June 2021. However, the Proposed Temple Redevelopment was not commenced before the expiry date and planning approval was expired. A new Planning Application is thus required to enable the redevelopment of the temple on Site. This Supporting Planning Statement is to provide the TPB with necessary information to facilitate consideration of this Planning Application.

1.2 Report Structure

1.2.1 Following this introductory section, the site and planning context will be briefly summarized in Section 2. The proposed redevelopment scheme is

¹ A charitable institution or trust of a public character which is exempted from tax under Section 88 of the Inland Revenue Ordinance.

included in Section 3. The planning merits and justifications for the Proposed Development will be explained in Section 4. The Planning Statement will be concluded in Section 5.

2. SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

2.1.1 The Application Site is located at the natural hillside of Ng Kwai Shan (Black Hill) and is currently occupied by the Lam Tin Kwun Yum Temple site. It is bounded by Lam Tin Park to its west, Mother of Earth Temple (地母元君廟) to its immediate north and Ma Yau Tong Central Sitting-out Area to its further north. The Site is connected by various footpath leading to Lam Tin Park, Wilson’s Trail Section 3 as well as O King Road in Yau Tong (**Figure 2.1** refers). The total site area is approximately 319 sq.m.

2.1.2 The Site is downward sloping from the north to south ranging from about +188.6mPD to about +186mPD. As shown in **Figure 2.2**, the Site is paved and the northern portion of the Site was previously occupied by a one storey temple which was demolished in 2011. There are numerous structures scattered within the Site which are currently used for shrines, incinerator and storage area in support of the operation of the temple. Opening hours of the temple are 6am to 6pm, Mondays to Sundays (including Public Holidays).

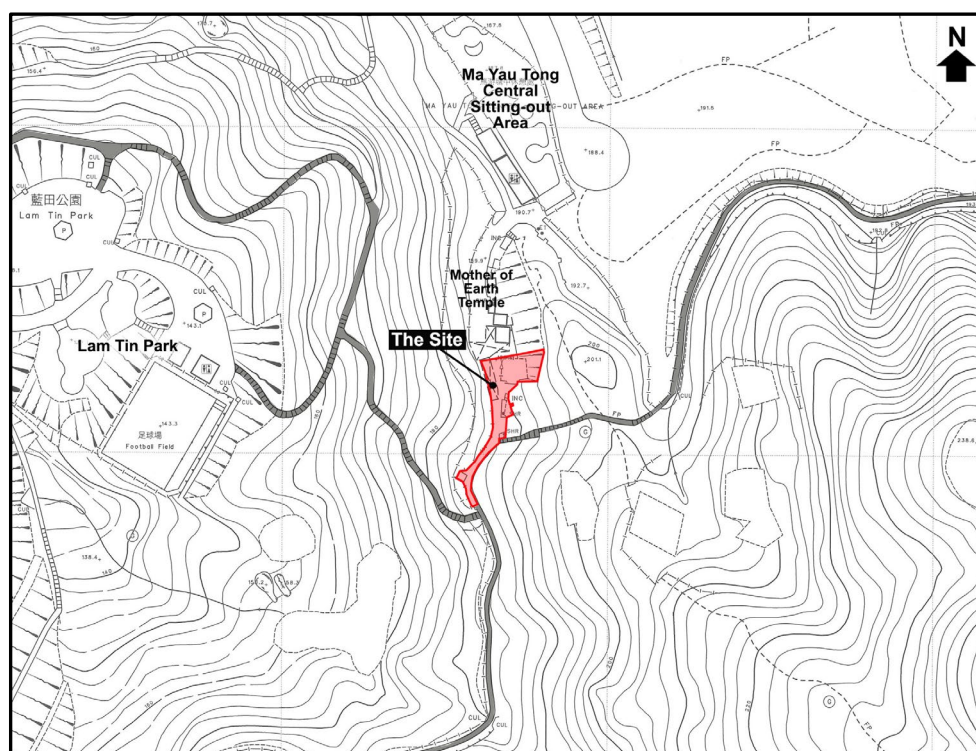
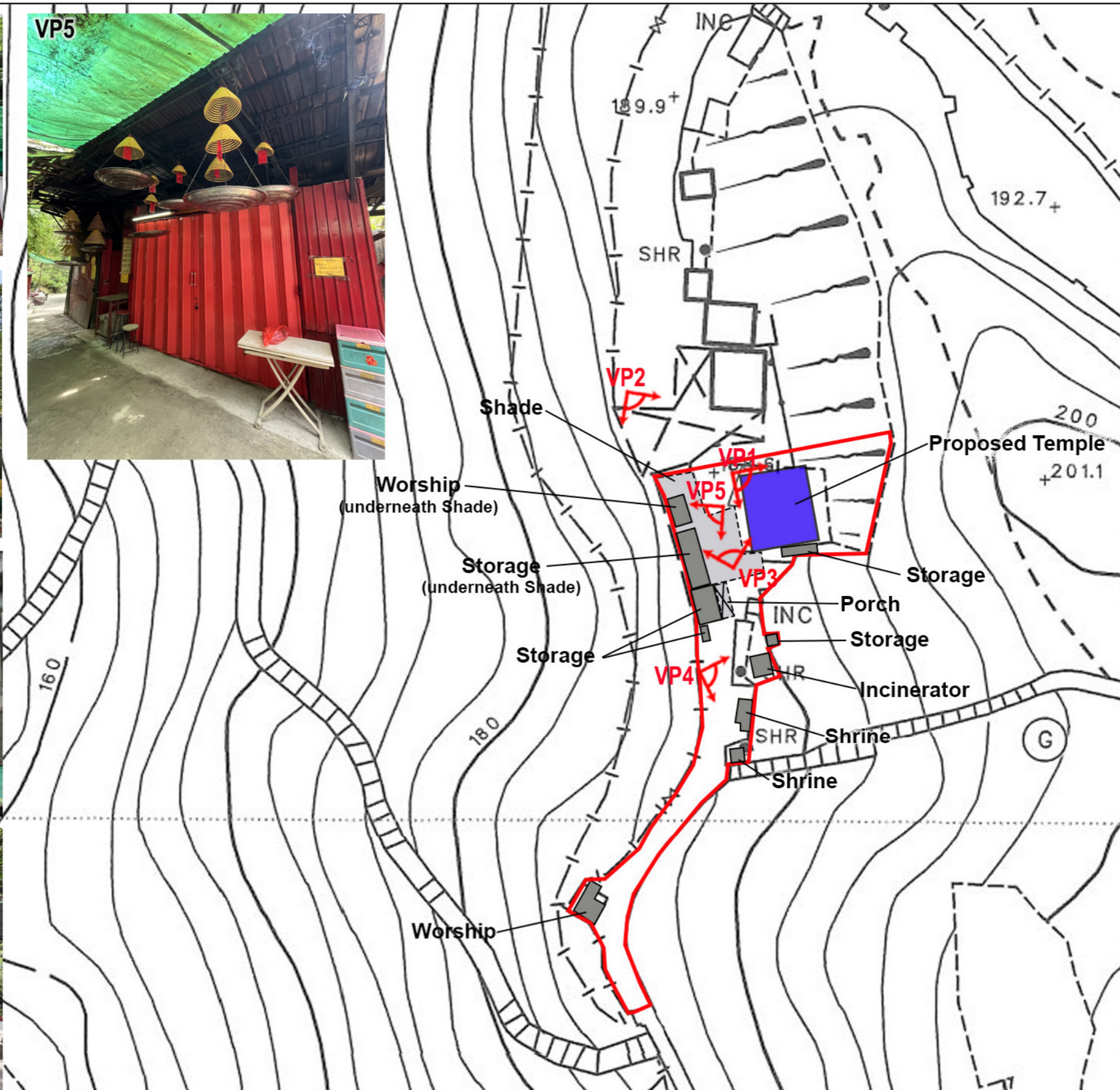


Figure 2.1 Site Location Plan

2.2 Land Status

2.2.1 The Site falls within Government Land and the Applicant has engaged a Lands Consultant to submit an Application for Short Term Tenancy (“STT”) No. SX4562 to the Lands Department (“LandsD”) in September 2020. The Applicant has confirmed that he will take up the future maintenance responsibilities of the portion of slope feature no. 11NE-D/C/C343 falling



Existing Condition of the Site

Proposed Religious Institution
(Redevelopment of Temple)
In "Green Belt" and "Open Space" Zones
Government Land at Ng Kwai Shan (Black Hill),
S.D.3, Sai Kung, New Territories

Figure 2.2

Scale: 1:500

S16 Planning Application

Date: 30 October 2025

within the STT area (**Figure 2.3** refers). Upon obtaining approval of this Planning Application from the TPB, the Applicant will further liaise with Lands Department on the STT Application.

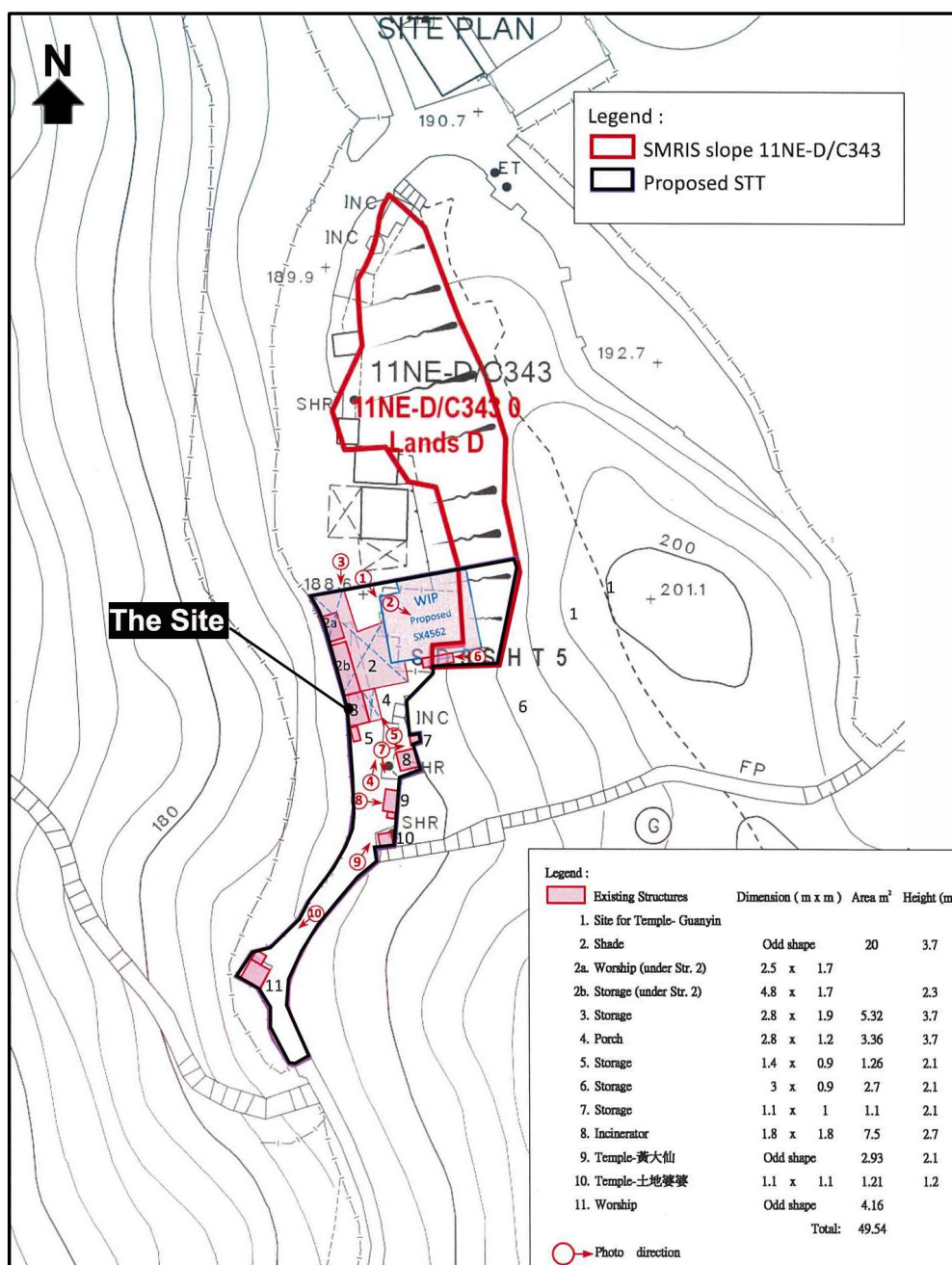


Figure 2.3 Short Term Tenancy Area and Slope Feature No. 11NE-D/C343
(Source: Land Administration Office, District Lands Office/Sai Kung)

2.3 Lam Tin Kwun Yum Temple

2.3.1 The previous Kwun Yum Temple with GFA of about 35.136 sq.m and height of about 3.66m was erected on Site since the 1960s (**Photos 1 to 3** refers). It was a surveyed squatter structure with squatter survey number of XAND/76/77. Due to safety reason, the temple was demolished

in 2011 after the collapse of the roof structure during the course of renovation and repair works. The original location of the temple has been left vacant since then. The Kwun Yum(觀音) statue, Goddess Kam Fa (金花娘娘) statue and Tai Shing Fat Cho (大聖佛祖) statue previously housed within the temple had to be relocated and placed in a temporary sheltered space within the Site (**Photo 4** refers).



Photo 1 Previous Temple on Site



Photo 3 Previous Temple on Site



Photo 2 Previous Temple on Site (Interior)



Photo 4 Temporary Sheltered Space for Kwun Yum and Various Statues

2.3.2 Since the demolition of the previous temple, the Applicant has been liaising with relevant Government Departments including Home Affairs Bureau, District Offices, Lands Department, Buildings Department regarding the proposed temple redevelopment. The Applicant has engaged a Lands Consultant to handle the STT Application and the Application was submitted to LandsD in September 2020 for the redevelopment of the temple. A planning application (No. A/TKO/122) for the proposed Religious Institution was subsequently submitted and approved by the TPB on 25 June 2021.

2.3.3 Over the past few years, the Applicant has been liaising with LandsD (through the appointed Lands Consultant) on the STT Application to enable the redevelopment of the temple on Site. As the Applicant is responsible for the future maintenance responsibilities of the portion of the slope feature no. 11NE-D/C/C343 falling within the STT area, the submission of a Structural Safety Report and a Geotechnical Assessment Report are required. The reports are under preparation by relevant professionals and yet to be submitted to LandsD for further processing of the STT Application. As the STT Application is still under processing thus the Proposed Development cannot be commenced before the expiry date of the Planning Approval.

2.4 Accessibility

2.4.1 The Site is accessible via an existing footpath/staircase connecting to Lam Tin Park and Wilson’s Trail Section 3 (**Figure 2.1** refers). Worshippers and

visitors usually gain access to the Site via footpath/staircases from Lam Tin Park.

2.5 Statutory and Non-Statutory Planning Context

Statutory Planning Context

2.5.1 The Application Site falls within an area zoned mainly “Green Belt” (“GB”) on the Approved Tseung Kwan O Outline Zoning Plan No. S/TKO/32 and partly falls within area zoned “Open Space” (“O”) on the Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/27 (**Figure 2.4** refers). According to the Statutory Notes of the Approved OZP No. S/TKO/32, the planning intention of “GB” zone is as follows:

“The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.”

2.5.2 According to the Statutory Notes of the Draft OZP No. S/K14S/27, the planning intention of “O” zone is as follows:

“This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public”

2.5.3 According to TPB’s “Definitions of Terms”, Temple subsumes under “Religious Institution” and “Religious Institution” is a Column 2 use under the Statutory Notes of the Draft OZPs, which requires permission from the TPB.

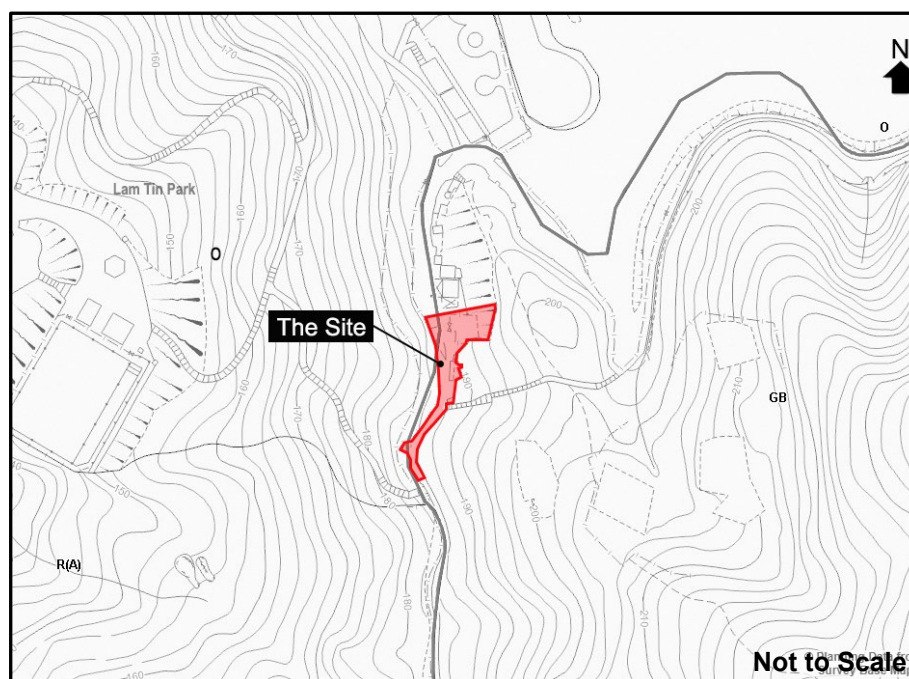


Figure 2.4 Zoning Context Plan (Extracted from Approved OZP No. S/TKO/32 and Draft OZP No. S/K14S/27)

2.5.4 TPB PG-No. 10 for Development in “GB” Zone
The Town Planning Board Guidelines for Application for Development Within Green Belt Zone under Section 16 of the Town Planning Ordinance (“TPB PG-No. 10”) (dated in July 1991) is of relevance. Whilst the planning intention of the “GB” Zone is primarily to conserve the existing natural environment and to safeguard it from encroachment by urban type developments, the TPB may grant planning permission based on its individual merits. The guidelines listed out main planning criteria to be considered by the TPB and shown as below:

- a. *There is a general presumption against development (other than redevelopment) in a “GB” zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.*
- b. *An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.*
- c. *Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with*

the surrounding uses, and where the development is to meet the demand from indigenous villagers.

- d. Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.*
- e. Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.*
- f. Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.*
- g. The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.*
- h. The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.*
- i. The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.*
- j. The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.*
- k. The proposed development should not overstrain the overall provision of G/IC facilities in the general area.*
- l. The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.*
- m. Any proposed development on a slope or hillside should not adversely affect slope stability.*

2.6 Surrounding Land Use Pattern

2.6.1 The Application Site is located on a natural slope of Ng Kwai Shan (Black Hill). To its immediate west is an area zoned “O” where Lam Tin Park is located. To its immediate north is Mother of Earth Temple falling within the same “GB” zone and to its further north is Ma Yau Tong Central Sitting-

out Area situated in “O” zone. To the southwest is a large “Residential (Group A)” zone where Tak Tin Estate is located.

2.7 The Need for Redevelopment

2.7.1 The Site has been used for temple use for over 50 years. The Temple attracts worshippers to seek blessings particularly on the 1st and the 15th day of every lunar month and annual events such as Kwun Yum Festival (觀音誕) and Festival of the Ghost (盂蘭節). There are four festivals in the lunar year in honour of Kwun Yum. They fall on the 19th day of the second, sixth, ninth and eleventh lunar months while the Festival of the Ghost is held in the seventh lunar month every year. According to the information provided by the Applicant, there were about 200 worshippers paying visits to the temple site per day during the festivals. Since the demolition of the Kwun Yum Temple in 2011, there is a genuine need to redevelop the temple to properly house the Kwun Yum (觀音) statue, Goddess Kam Fa (金花娘娘) statue and Tai Shing Fat Cho (大聖佛祖) statue as well as provision of a roofed and sacred place for religious rituals and practices.

2.8 Precedent Cases of Religious Institution (Temple) in “Green Belt” Zone

2.8.1 Over the past ten years, 5 nos. of similar Planning Applications for ‘Religious Institution’ (Temple) in “GB” zone were approved by the TPB (Table 2.1 refers) including the previous Planning Application no. A/TKO/122 at the subject Site. Sympathetic consideration was given to these previously approved Planning Applications in terms of their small scale of development and compatibility with the surrounding land uses and environment.

Table 2.1 Details of Similar Approved Planning Applications in “GB” Zone

	Planning Application No.	Decision Date	Applied Use [Location]	Site Area (m ²)	Total Floor Area (m ²)
1.	A/K14/759	03/08/2018	Proposed Religious Institution (Temple) [Government land to the northeast of Lin Tak Road and southeast of Tseung Kwan O Tunnel Toll Plaza, Lam Tin]	50	22.5
2.	A/K8/48	06/07/2018	Proposed Religious Institution (Temple) [Government land to the northwest of Lion Rock Park, Wong Tai Sin, Kowloon (Pak Sin Temple)]	110	55.62
3.	A/H20/190	21/12/2018	Proposed Religious Institution (Temple)	165	38.5

Proposed Religious Institution (Redevelopment of Temple) in “Green Belt” and “Open Space” Zones, Government Land at Ng Kwai Shan (Black Hill), S.D.3, Sai Kung, New Territories - S16 Planning Application

	Planning Application No.	Decision Date	Applied Use [Location]	Site Area (m ²)	Total Floor Area (m ²)
			[Government land at the hillside near Siu Sai Wan Sitting-out Area No. 1, Chai Wan]		
4.	A/TKO/122	25/06/2021	Proposed Religious Institution (Temple) [Government Land at Ng Kwai Shan (Black Hill), S.D.3, Sai Kung, New Territories]	319	Not more than 85.136
5.	A/SK-TLS/60	14/10/2022	Proposed Religious Institution (Existing Temple and Proposed Ancillary Quarters and Facilities) Lot 542 in D.D. 401 and Adjoining Government Land (GL), Ma Yau Tong, Sai Kung, New Territories	994.6	735

3. THE PROPOSED REDEVELOPMENT SCHEME

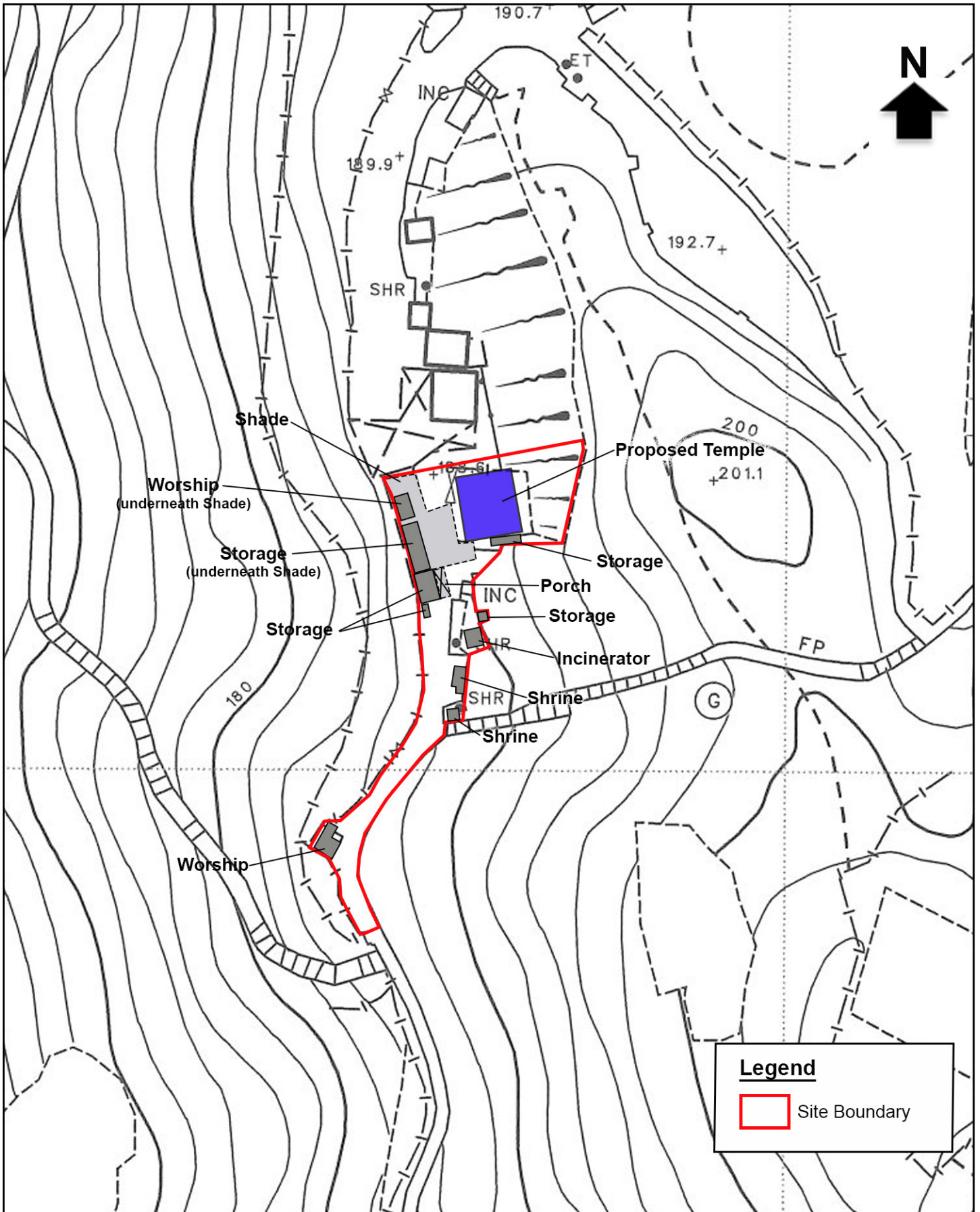
3.1 The Indicative Development Scheme

3.1.1 Lam Tin Kwun Yum Temple is primarily dedicated to the worshipping of Kwun Yum (觀音). The proposed “new” temple building will be located at the footprint of previous temple. Although the Application Site has a total site area of about 319 sq.m, the redevelopment scheme mainly involves a single-storey temple building (with absolute building height of not more than 3.66m) on a platform at about +188.6mPD. With a GFA of about 35.136 sq.m which is the same as the previous temple (surveyed squatter structure) on Site, the scale of the proposed redevelopment is considered small and compatible with the surroundings. The existing structures including shrines, incinerator and storage spaces as well as the public passage through the Site will remain intact. The Site Layout Plan is provided in **Figure 3.1** and the major development parameters are summarized in **Table 3.1**.

Table 3.1 Major Development Parameters

Major Development Parameters	
Total Site Area	About 319m ²
Total Plot Ratio	Not more than 0.267
Total GFA <ul style="list-style-type: none"> • Proposed Temple • Existing Structures 	Not more than 85.136 m ² Not more than 35.136 m ² Not more than 50 m ²
Site Coverage	Not more than 27%
No. of Structures	Proposed Temple: 1 no. Existing Structures: 12 nos.
Absolute Building Height <ul style="list-style-type: none"> • Proposed Temple • Existing Structures 	Not more than 3.66 m Not more than 3.7 m
No. of Storey	1

3.1.2 Upon redevelopment, the Applicant can properly house the Kwun Yum (觀音) statue, Goddess Kam Fa (金花娘娘) statue and Tai Shing Fat Cho (大聖佛祖) statue in the proposed temple, which were originally placed in the previous temple. There will be basic and essential facilities including incense burner and offering tables within the temple and a roofed area will be provided in the front for worshipping activities. An indicative Layout Plan for the temple development has been devised and presented in **Appendix 1**.



Legend

 Site Boundary



Site Layout Plan

Scale 1:500

Figure 3.1

Proposed Religious Institution (Redevelopment of Temple) in "Green Belt" and "Open Space" Zones, Government Land at Ng Kwai Shan (Black Hill), S.D.3, Sai Kung, New Territories S16 Planning Application

Extract from Survey Sheet No. 11-NE-24B

Date: 29 January 2026

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 No Change in Planning Circumstances

4.1.1 Since obtaining approval of the previous Planning Application by the TPB in June 2021, the Applicant has been liaising with LandsD through the appointed Lands Consultant on the STT Application to enable the redevelopment of the temple on Site. As the Applicant is responsible for the future maintenance responsibilities of the portion of the slope feature no. 11NE-D/C/C343 falling within the STT area, the submission of a Structural Safety Report and a Geotechnical Assessment Report is required. The reports are still under preparation by relevant professionals and would require more time to complete and submit to LandsD for further processing of the STT Application.

4.1.2 There has not been any material change in the planning circumstances in the area since the previous permission was granted. The proposed temple is small in scale and will continue to comply with TPB PG-No.10 for Development within “GB” Zone. Hence, there will not be any adverse planning implications arising from this Planning Application.

4.2 Respond to the Needs of the Worshippers

4.2.1 The Site has been occupied by temple use since the 1960s and the original temple was demolished in 2011 after the collapse of the roof structure during the refurbishment works due to safety reason. The Kwun Yum, Goddess Kam Fa and Tai Shing Fat Cho statues previously placed inside the temple had to relocate to a temporary sheltered space which is not a desirable arrangement for respecting and worshipping the deity. There is a genuine need for redeveloping the temple to provide a proper and sheltered space for the faithful worshippers for daily and festive religious and practices.

4.2.2 In normal days, worshippers would pay visit to the temple for daily religious practices, in particularly on the 1st and 15th day of every lunar month. Special events will be held for Kwun Yum Festival (觀音誕) in February, June, September and November, and for the Festival of the Ghost (盂蘭節) in July on the lunar calendar. During special events, there would be about 200 visitors per day. The proposed redevelopment could provide the permanent and sheltered space for religious practices of the worshippers.

4.3 Desirable Location for the Traditional Religious Practice

4.3.1 The Applicant has been operating the Kwun Yun Temple at the Application Site for over 50 years. A tranquil location surrounded by natural environment is necessary for religious practices, particularly for temples dedicated to Kwun Yum. The Application Site is a suitable and desirable

location for the proposed redevelopment as a designated and long-established space such is essential for traditional religious practice.

4.4 Appropriate Scale of Redevelopment

4.4.1 The Proposed Temple is a single-storey block, which has a GFA of about 35.136 sq.m and a building height of 3.66m. The size of the temple is the same as the previous temple which was a surveyed squatter structure on Site. The remaining site area will remain intact and be reserved for ancillary structures such as shrines, incinerator and storage uses. The proposed redevelopment of Lam Tin Kwun Yum Temple is comparable to that of the other small temples in Hong Kong, such as Fuk Tak Temple in Tai Hang, Tin Hau Temple in Shek O and Hung Shing Temple in Wan Chai based on the rough estimations (**Table 4.1** refers). The proposed temple will be much smaller than some of the well-known temples including Tin Hau Temple in Shau Kei Wan and Hung Shing Temple on Ap Lei Chau. With its small scale, the proposed scheme is considered compatible with the surrounding natural environment.

Table 4.1 Sizes of Some Temples in Hong Kong

Name of Temple (Location)	Total GFA (approx.)
Fuk Tak Temple (Tai Hang)	37 m ²
Tin Hau Temple (Shek O)	68 m ²
Hung Shing Temple (Wanchai)	77 m ²
Lo Pan Temple (Kennedy Town)	120 m ²
Hau Wong Temple (Kowloon City)	130 m ²
Lin Fa Temple (Tai Hang)	140 m ²
Tin Hau Temple (Shau Kei Wan)	220 m ²
Hung Shing Temple (Ap Lei Chau)	240 m ²

4.5 Compliance with TPB PG-No.10 for Development within “GB” Zone

4.5.1 The planning application for the Proposed Religious Institution (Redevelopment of Existing Temple) is in compliance with relevant main planning criteria set in the TPB PG-No.10 for Development within “Green Belt” Zone. **Table 4.2** below refers:

Table 4.2 Fulfilment of Main Planning Criteria in TPB PG-No.10

Main Planning Criteria	Yes/No	Fulfilment
b. “An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height	Yes	<ul style="list-style-type: none"> The scale of the proposed temple redevelopment has been minimized as far as practicable while meeting the operational need of the temple The proposed one-storey temple building has a maximum building height of about 3.66 m and a total GFA of not more than 36m².

Main Planning Criteria	Yes/No	Fulfilment
should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.”		<ul style="list-style-type: none"> The proposed redevelopment scheme is considered compatible with surrounding environment.
c. “Application for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.”	N/A	<ul style="list-style-type: none"> The Planning Application does not involve any New Territories Exempted Houses (“NTEH”).
d. “Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.”	N/A	<ul style="list-style-type: none"> The Planning Application does not involve any residential development.
e. “Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.”	N/A	<ul style="list-style-type: none"> The Planning Application does not involve any G/IC uses and public utility installations.
f. “Passive recreation uses which are compatible with the character of surrounding areas may be given sympathetic consideration.”	N/A	N/A
g. “The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.”	Yes	<ul style="list-style-type: none"> The trees on site will be retained in-situ.
h. “The vehicular access road and parking provision proposed should be appropriate to scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.”	Yes	<ul style="list-style-type: none"> The Proposed Temple does not involve vehicular access road and parking provision.

Main Planning Criteria	Yes/No	Fulfilment
i. “The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage and aggravate flooding in the area.”	Yes	<ul style="list-style-type: none"> The Proposed Temple will not be subject to adverse drainage and sewage impacts.
j. “The proposed development must comply with development controls and restrictions of areas designated as water gathering grounds.”	N/A	<ul style="list-style-type: none"> The Application Site does not fall within water gathering grounds.
k. “The proposed development should not overstrain the overall provision of G/IC facilities in the general area.”	Yes	<ul style="list-style-type: none"> The Proposed Temple will not require any supporting G/IC facilities.
l. “The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.”	Yes	<ul style="list-style-type: none"> The Proposed Temple would not be susceptible to adverse environmental effects and cause any adverse impacts to the surrounding sensitive receivers.
m. “Any proposed development on a slope or hillside should not adversely affect slope stability.”	Yes	<ul style="list-style-type: none"> The Applicant is responsible to maintain the slope feature No. 11NE-D/C/C343 falling within the Site/STT Area. No adverse geotechnical impact is anticipated.

4.6 No Adverse Technical Impacts

Geotechnical

4.6.1 As mentioned earlier, the Applicant will be responsible for the future maintenance of the portion of slope feature no. 11NE-D/C/C343 within the Site/STT Area. The proposed temple redevelopment will not affect the slope feature and no adverse geotechnical impact is anticipated.

Landscape

4.6.2 There are some existing trees within the Site (**Figure 4.1** and **Tree Photos 1 to 3** refer). The Proposed Development will not affect the existing trees and no adverse landscape impact will be foreseen.

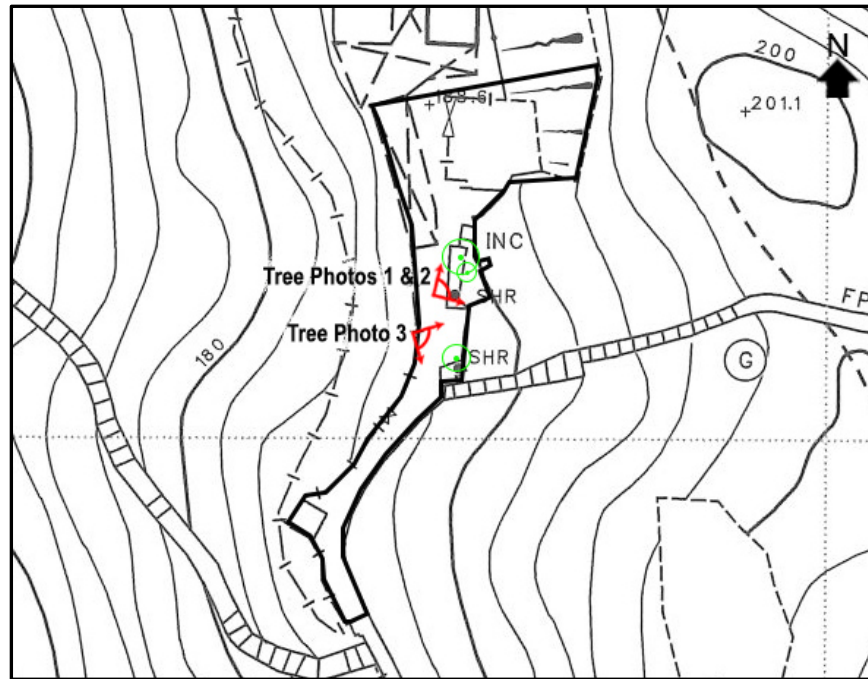


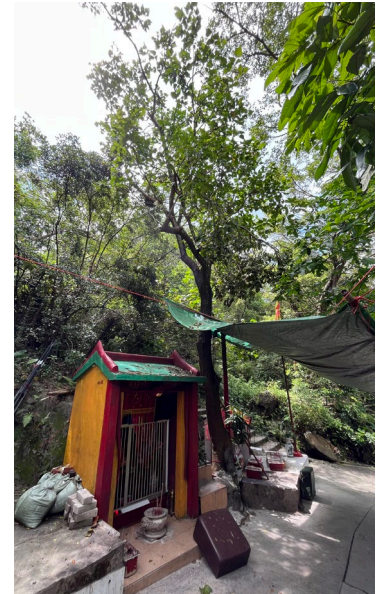
Figure 4.1 Location of Existing Trees within the Site



Tree Photo 1



Tree Photo 2



Tree Photo 3

Environmental – Air Quality

4.6.3 During construction phase, appropriate dust control measures will be adopted as required under the Air Pollution Control (Construction Dust) Regulation to minimize potential dust impacts on the nearby ASRs. Dust impact can be effectively mitigated by regular and sufficient watering, enclosure of dusty materials, etc.

4.6.4 Furnace has been provided on-site for joss paper burning. In order to minimize any air quality impact and the pollutants emitted, the following

practices in “Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places” would be adopted as far as practicable.

- The operator should ensure only offerings made with paper materials are burnt in the furnace. Other wrapping materials, in particular plastic materials, should be removed.
- Trained operators should be employed to control the feeding rate of joss paper to the furnaces. In case visible emissions are observed at the flue gas discharge, the feeding rate should be reduced as appropriate, and if visible emissions persist, the operator should immediately stop the burning activities.
- The operator should regularly clean the burning chamber and clear away ash remains inside the burning chamber, preferably at least once a day. In order to prevent emissions during ash clearing process, the ash should be wetted sufficiently by water spraying.

4.6.5 Moreover, Best Available Technology (BAT) design would be incorporated in the configuration of the furnace, including an adaptation of water scrubber and an electrostatic precipitator.

Traffic

4.6.6 The existing vehicular access to the Site is not a public road and permission from Environmental Protection Department for the use of the vehicular access will be required. Hence, the visitors/whorshippers would usually gain access to the Site via an existing footpath/staircase connecting to Lam Tin Park and Wilson’s Trail Section 3. Hence, vehicular traffic generated by the Proposed Development will be minimal.

4.6.7 The temple site has been in operation for more than 50 years. According to the information provided by the Applicant, the number of visitors/worshippers throughout the day (from 6am to 6pm) is around 50 to 60 persons only. No additional pedestrian trip arising from the Proposed Development will be resulted.

5. CONCLUSION AND SUMMARY

5.1 In light of the above, it is believed that the Proposed ‘Religious Institution’ (Redevelopment of Temple) at the Site should be favourably considered by the TPB from a planning point of view.

5.2 The Planning Department and Members of the TPB are respectfully requested to give favourable consideration to support the proposed redevelopment of temple on the following main reasons:

- There is no change in planning circumstances since the approval of previous Planning Application.
- There is a genuine need for redeveloping the temple to provide a permanent roofed religious practice space for worshippers.
- The Proposed Temple is a desirable location for traditional religious practice.
- The proposed redevelopment scale of Lam Tin Kwun Yum Temple is small and it is compatible with the surrounding natural environment.
- The proposed redevelopment complies with the TPB PG-No.10 for Development within “Green Belt” Zone.
- The proposed redevelopment of temple would not lead to any insurmountable adverse impacts from geotechnical, landscape, environmental and traffic point of view.