

Appendix IV
**Consolidated Responses to Departmental and
Public Comments Received in the Pre-submission Stage
and the Previous Formal Submission Stage**

1. INTRODUCTION

Kwan Ti Culture Charity Foundation Ltd. (the Applicant/ KTCCF/ the Organisation) is a charitable religious institution under section 88 of the Inland Revenue Ordinance established in 2015, and they devoted great efforts in promoting traditional Chinese culture. The 2023 Policy Address has placed strong emphasis on enhancing national identity and appreciation of the richness and beauty of the traditional Chinese culture amongst the people of Hong Kong, laying a good foundation for our national unity and solidarity. However, the Organisation noticed that there is no prominent Kwan Ti Temple of similar scale and space as Buddhist Temples such as Chi Lin Nunnery and Po Lin Monastery in Hong Kong. In order to pay respect and broaden the significance of the spirit of Kwan Ti, as well as enhance national identity and appreciation of the richness and beauty of the traditional Chinese culture amongst the people of Hong Kong, KTCCF proposes to develop a notable Supreme Kwan Ti Temple (the Temple) at the application site which could also potentially become one of the many prominent religious and cultural landmarks in Hong Kong.

(a) Approaching the Home and Youth Affairs Bureau

In August 2023, the Organisation submitted a Project Booklet to the Home and Youth Affairs Bureau (HYAB) with details on the vision and objective of providing the Temple, as well as a tentative design scheme with site details. Subsequently on 20.10.2023, they received a letter from HYAB with positive response that the proposal has met the HYAB's basic requirements for policy support (see **Annex A** of **Appendix I**). Local representatives have also been consulted and they showed support for the project (see **Appendix III**).

(b) First Round of Pre-submission to the Planning Department

In the said letter, HYAB recommended the Applicant to discuss with Planning Department (PlanD) and Lands Department (LandsD) on the technical aspects of the project. Hence, KTCCF engaged a comprehensive consultant team and prepared a Technical Planning Letter (TPL) which incorporated the updated design scheme of the Temple and Technical Statements for each technical aspect, and summarises the preliminary technical findings, methodology for the technical assessments and the proposed mitigation measures. The TPL was submitted to PlanD and LandsD on 18.4.2024 in order to seek initial comments from the relevant Government departments.

(c) Second Round of Pre-submission to the Planning Department

Departmental comments from HYAB, District Office (DO) of Home Affairs Department (HAD), Food and Environmental Hygiene Department (FEHD), LandsD, Architectural Services Department (ASD), Buildings Department (BD), Electrical and Mechanical Services Department (EMSD), Fire Services Department (FSD), Water Supplies Department (WSD), Civil Engineering and Development Department (CEDD), Leisure and Cultural Services Department (LCSD),

Landscape Unit (LU) of PlanD, Urban Design Unit (UD) of PlanD, Transport Department (TD), Highways Department (HyD), Drainage Services Department (DSD), Environmental Protection Department (EPD), Agriculture, Fisheries and Conservation Department (AFCD) and Geotechnical Engineering Office (GEO) of CEDD and were received between 30.5.2024 and 5.7.2024 responding to the TPL.

HYAB was satisfied that the Applicant is a bona fide religious and charitable organisation. As the Temple appears to be religious-related, HYAB have no objection to the proposed religious institution, following their established practice (see **Annex B of Appendix I**). By taking into account the departmental comments received during the first pre-submission stage, the consultant team had revised the development proposal accordingly and prepared a Planning Statement with a set of full technical assessments. In view of the complexity of the project, the Planning Statement was submitted to PlanD on 26.7.2024 in the form of Formal Pre-submission in order to seek detailed comments from the relevant Government departments.

The consolidated responses to departmental comments received during two rounds of pre-submission could be found in **Table 2.1** to **Table 2.20** below.

(d) Formal Section 16 Planning Application

Subsequently, departmental comments from DO of HAD, FEHD, LandsD, ASD, BD, EMSD, FSD, WSD, CEDD, LCSD, LU of PlanD, UD of PlanD, TD, HyD, DSD, EPD, AFCD and GEO of CEDD on the Planning Statement were received between 9.9.2024 and 22.10.2024. The consultant team had revised the Planning Statement, development proposal and technical assessments accordingly. On 15.11.2024, the Applicant formally submitted a section 16 (s.16) planning application to the Town Planning Board (TPB/ the Board) for the provision of the Temple with ancillary facilities and associated excavation and filling of land at the application site (Application No. A/YL-TT/685). In support of the Temple's scheme, the development proposal also involves the improvement of Tai Tong Kwan Ti Square and the associated existing access road to the Temple.

(e) Further Information I (F.I. (I)) in Support of the S.16 Planning Application

After the submission of the s.16 planning application, departmental comments from HYAB, WSD, LU of PlanD, UD of PlanD, TD, EPD, AFCD, GEO of CEDD and Slope Maintenance Section of LandsD were received between 10.1.2025 and 10.3.2025 respectively. A total of 425 public comments (i.e. 423 nos. supported the application, 1 no. objected the application and 1 no. raised concerns) were also received during the public inspection period. **HYAB supports the captioned application from the religious perspective**, subject to other comments from Bureaux and departments that may have (see **Annex C of Appendix I**).

On 24.3.2025, the Applicant had submitted **F.I. (I)**, which included the Applicant's detailed responses with revised technical assessments to the Board in order to address departmental and public concerns.

(f) Further Information I (F.I. (I)) in Support of the S.16 Planning Application

After the submission of the F.I. (I), further departmental comments from UD of PlanD, LU of PlanD, EPD, DSD and WSD were received between 8.5.2025 and 17.6.2025. A total of 61 public comments (i.e. 60 nos. supported the application and 1 no. objected the application). Furthermore, the Applicant had submitted a letter with the latest Project Booklet to Mr. John Lee Ka-chiu – the Chief Executive of Hong Kong on 9.5.2025. The Office of the Chief Executive of Hong Kong replied via a letter dated 21.5.2025 that the case has been passed to HAB to follow up. Subsequently on 13.6.2025, HAB replied via a letter that they reiterated their policy support the captioned application from the religious perspective (see **Annex D** of **Appendix I**).

On 16.7.2025, the Applicant had submitted **F.I. (II)**, which included a Consolidated Planning Report with a revised development scheme and consolidated responses to departmental and public comments received after the submission of s.16 planning application to the Board.

The consolidated responses to departmental comments received after the submission of the previous s.16 planning application could be found in **Table 3.1** to **Table 3.10** below. Furthermore, the consolidated responses to public comments could be found in **Section 4** below.

(g) New S.16 Planning Application

On 29.7.2025, the Secretary of the TPB decided not to accept the F.I. (II) as the further information resulted in a material change of the nature of the application that involving a major change in design and layout of the proposed scheme and increased extent of excavation works. Therefore, the Applicant has decided to withdraw the previous s.16 planning application and this new s.16 planning application with the same revised development scheme is submitted for TPB's consideration.

2. Consolidated Response to Departmental Comments (Pre-submission Stage)

In view of the complexity of the project, the Applicant had made two rounds of pre-submission with planning and technical assessments to PlanD for departmental consultation purpose. Departmental comments from HYAB, DO of HAD, FEHD, LandsD, ASD, BD, EMSD, FSD, WSD, CEDD, LCSD, LU of PlanD, UD of PlanD, TD, HyD, DSD, EPD, AFCD and GEO of CEDD and were received. Subsequently, the proposed scheme has been further revised based on the departmental comments recently received during the pre-submission stage and the latest special religious requirements as recommended by the Fung Shui expert. Major revisions to the development scheme are as follows:-

(a) Rotation of Ceremonial Axis of the Proposed Development

As a prominent religious institution (the Supreme Kwan Ti Temple), feng shui is an integral part of the cultural heritage of ancient Chinese society and used to design buildings and spaces to achieve harmony and balance with the environment. The Applicant has invited the Master of Shun Fung Temple (淳風仙觀) to assist in determining the direction the proposed temple development should face. Thus, the proposed development has been slightly adjusted to face at the direction towards west “子午線坐東向西偏北 273.88 度”.

(b) Minor Adjustment in the Proposed Gross Floor Area (GFA)

The following aspects have impacted the GFA calculation, i.e.

- The previous arithmetic calculation of the proposed GFA during the pre-submission included the proposed GFA concessions (i.e. GFA concession for covered walkway, eaves and E&M facilities). After detailed consideration, it is considered at the planning stage to demonstrate the BD calculation format. The GFA concession will be further negotiated after planning approval with relevant Government departments (i.e. LandsD and BD). Nevertheless, the scale, design, and facilities of the proposed scheme is very similar to the scheme that submitted during the pre-submission stage;
- The above-mentioned rotation of ceremonial axis of the development has led to the slight increase; and
- A covered area to the swords and arts arena area (演武壇場及戲台) has been included to address local adverse weather.

A consolidated table of the Applicant's previous responses (as at 15.11.2024) to the departmental comments received in the two rounds of pre-submission has been provided in **Table 2.1** to **Table 2.20** in the following sections, including:-

- Table 2.1: Responses to Comments from HYAB (P.6)

- Table 2.2: Responses to Comments from DO of HAD (P.6)
- Table 2.3: Responses to Comments from ASD (P.7)
- Table 2.4: Responses to Comments from UD of PlanD (P.7)
- Table 2.5: Responses to Comments from LandsD (P.10)
- Table 2.6: Responses to Comments from BD (P.15)
- Table 2.7: Responses to Comments from LCSD (P.18)
- Table 2.8: Responses to Comments from SWD (P.18)
- Table 2.9: Responses to Comments from FSD (P.18)
- Table 2.10: Responses to Comments from EMSD (P.19)
- Table 2.11: Responses to Comments from WSD (P.19)
- Table 2.12: Responses to Comments from LU of PlanD (P.20)
- Table 2.13: Responses to Comments from AFCD (P.23)
- Table 2.14: Responses to Comments from DSD (P.25)
- Table 2.15: Responses to Comments from EPD (P.27)
- Table 2.16: Responses to Comments from CEDD (P.37)
- Table 2.17: Responses to Comments from GEO of CEDD (P.37)
- Table 2.15: Responses to Comments from HyD (P.39)
- Table 2.15: Responses to Comments from TD (P.40)
- Table 2.15: Responses to Comments from FEHD (P.41)

2.1 Responses to Comments from Home and Youth Affairs Bureau

Items	Departmental Comments	The Applicant's Responses
Comments Received on 30.5.2024		
HYAB (A1)	According to the information provided by the Applicant, we note that the Applicant was established in 2015 and promotes Kwan Tai culture by organising various religious activities regularly, including worshipping activities (e.g. 關帝春祭, 關帝秋祭, 關帝誕), talks, seminars and workshops. In view of above, we are satisfied that the Applicant is a bona fide religious organization. Having checked the official website of the Inland Revenue Department, we note that the Applicant is a charitable organization registered under section 88 of the Inland Revenue Ordinance (Cap. 112).	Noted.
HYAB (A2)	According to the application material, the proposed temple intends to fulfil the mission of Kwan Ti's philosophy and to promote the idea of the integration of three religions of Confucianism, Buddhism and Taoism. It aims to create a strong environment for religious worship and religious activities, and will be mainly reserved for religious and cultural activities in relation to paying respect to the spirit of Kwan Ti. It appears that the proposed temple is religious-related. As the proposed temple appears to be religious-related, we have no objection to the proposed religious institution in the captioned planning application, following our established practice.	Noted.

2.2 Responses to Comments from District Officer of Home Affairs Department

Items	Departmental Comments	The Applicant's Responses
DO (A1)	Having considered the nature and scale of the proposed development, you are advised to consider conducting a local consultation on the proposed development to collect the views of concerned stakeholders.	A local consultation on the proposed development to collect the views of concerned stakeholders had been conducted in July 2024. A meeting record with photos has been attached in Appendix III for your attention.

2.3 Responses to Comments from Architectural Services Department

Items	Departmental Comments	The Applicant's Responses
ASD (A1)	Based on the information provided, it is noted that the number of one to three-storey building blocks of the proposed development has been increased to 9 instead of 8 from last pre-submission and the building height (BH) remains unchanged. Based on the submitted VIA, it appears that the proposed development is visually compatible with the existing environment. We have no particular comment from the architectural and visual impact point of view, subject to PlanD's view.	The number of one to three-storey building blocks of the proposed development is 9 (nine) and the building height (BH) remained unchanged. Based on the submitted VIA, ASD opined that it appears the proposed development is visually compatible with the existing environment. The Applicant noted that ASD had no particular comment from the architectural and visual impact point of view, subject to PlanD's view.

2.4 Responses to Comments from Urban Design Unit of Planning Department

Items	Departmental Comments	The Applicant's Responses
UD (A1)	<u>Urban Design and Visual Impact</u> The proposed development, which is taller than existing low-rural settlements/ temporary structures, is not fully in keeping with the existing rural character and natural topography in its immediate surroundings.	Noted. The relationship between the proposed development and surrounding natural topography and existing adjacent settlements is further described in the updated Visual Impact Assessment in Appendix VIII (refer to new Figure 3.2).
UD (A2)	To substantiate the application, it would be advisable to provide more justifications for the proposed BH and explore more effective design measures e.g. stepped BH and building separations/ setbacks to make appropriate response to the surrounding rural setting. As per the consultant's responses in the R-to-C Table (Item No. UD(4) refers), please not the followings: (a) For ease of reference, please indicate the dimensions (e.g. widths) of the proposed building setbacks on Figure 3.1 of the visual impact assessment (VIA) (Appendix VIII refers). (b) BHs (in mPD) of some of the above-ground structures are found missing in Figure 3.1 of the VIA. Please supplement to illustrate the stepped BH as stated in the R-to-C Table.	Noted. (a) The dimensions of the proposed building setback on Figure 3.1 have been indicated. (b) All BHs of the above ground structures have been indicated on Figure 3.1.

Items	Departmental Comments	The Applicant's Responses
UD (A3)	Detailed Comments Planning Statement (Appendix IV): Table 4.1 - Our previous comments have not been fully addressed. The building structures/blocks under the proposed development as stated in this table seem still inconsistent with those as annotated in P.139. For instance, there are three structures (i.e. G1-G3) in P.139 which are not specified in this table. Also, please clarify if "Other Ancillary Facilities" are also standalone structure(s). If yes, please also annotate in P.139.	The building structures/ blocks under the proposed development as stated in Table 4.1, 4.2a and 4.2b of the Planning Statement and P.139 of the Design Statement in Appendix V are consistent in this submission. "Other Ancillary Facilities" are not standalone structures, they are facilities such as facilities connecting other floors such as functional elevators, staircases, corridors, inner walls, bathrooms and some exterior walls connected to other floors.
UD (A4)	Visual Impact Assessment (VIA) (Appendix VIII): General - As stated in the VIA (Para. 1.3. refers), the VIA is prepared in accordance to the Town Planning Board Planning Guidelines on Submission of VIA for Planning Applications to the Town Planning Board (TPBPG-No. 41). Notwithstanding, it seems that some of the analyses/discussions seems not following the	As noted above further figures and description are added to support the analysis and discussions on the VIA for the proposed temple project. Discussion on Construction Stage Mitigation Measures have also been removed from the assessment.
UD (A5)	Selection of VPs: (a) VP1 - Please consider if VP1 can replaced by VP12 which represent view from northeast of the Site in similar distance.	(a) Whist these two views are from a similar direction and distance, we do consider that they are of a different nature. The requested additional view (VP12) is from the entrance of a holiday camp, with access is restricted to patrons of this facility. This view would also be experienced by similar receivers as VP5. It is at an elevation where there are no views out beyond the wooded road corridor. VP1 is from a large BBQ and open space with elevated views out towards the site. At the northern edge of this area, there is a public viewing point (with interpretation panel), where this hilltop site offers panoramic views across the Yeun Long Valley. As a well-used public space within a country park, it would seem a sensitive receiver which should be included in the assessment. As VP12 was an additional

Items	Departmental Comments	The Applicant's Responses
	(b) VPs 2 & 3 – Our previous comments have not been duly addressed, please consider selecting either VP2 <u>or</u> VP3 for assessment which both represent view from the northwest of the Site in similar distance. (c) VPs 5 to 8 – Our previous comments have not been duly responded, please specify the sensitive receivers (public viewers) of VPs 5, 6 and 7 and clarify why VP8 cannot represent these three VPs.	request, we assume this should also be retained. (b) Noted, however the two VP do help illustrate important aspects of the visual impact which we have generally tried to demonstrate in the overall assessment. VP2 looks across the urban settlement on the valley floor from a relatively low elevation and illustrates the compatibility in scale and composition with this urban foreground setting, where the temple is largely screened by intervening wooded ridges. VP3 is from a much higher elevation where the screening effect of such ridges is largely negated. However, VP3 demonstrated that the development visually forms part of the developed valley floor area, and its massing is compatible with some of the larger warehouse type structures within this view. As such we would suggest that retaining both views does have value in illustrating these different aspects of the relationship between the proposed development and its visual context. (c) VP8 is a pedestrian roadside view in the vicinity of Tai Tong Shan Road; a well wooded section of rural road where transient views for drivers and leisure pedestrians are fully blocked by trees and landform. This would seem different to views from the developed area of the valley floor, where local residents are likely to be the primary sensitive receivers. VP 5 is a view from a local open space within the urban area, where the screening effect of dense village development is demonstrated. VP 6 is from a well-used footpath within the river corridor where the more open urban structure allows views towards the proposed temple through intervening existing development. VP7 is a rural footpath for a few residents at the less densely development edges of the urban area, where views across the rural

Items	Departmental Comments	The Applicant's Responses
		landscape towards the proposed temple are illustrated. The purpose of providing these views is to demonstrate variations in the relationship between the different parts of the publicly accessible urban area and the proposed temple development and provide a fuller picture of how the presence of intervening structures, vegetation and landform function to help minimise visibility of the proposals. It does not seem that VP5 alone would be representative.
UD (A6)	Photomontages (General): Our previous comments have not been duly addressed. With reference to the TPB PG-No. 41, Please be reminded that VPs should be at human eye level for a realistic presentation of views. Notwithstanding, it is noted that <u>most</u> of the site photos/photomontages seem involve <u>distortion and wide angle (i.e. panoramic view)</u> . In this regard, please consider retaking the site photos for preparation of VIA.	Noted and the photomontage have been further reviewed in this regard. We confirm that all photographic views are taken at human eye level.

2.5 Responses to Comments from Lands Department

Items	Departmental Comments	The Applicant's Responses
LandsD (A1)	Part A : General Comments a) According to our desking checking, the Applicant Site area comprises various private lots including 1475 (part), 1591 9part), 1594 (part), 1595 (part), 1600 s.A (part), 1600s.B (part) 1602 (part),1622, 1624, 1629, 1630 s.A (part), 1630 s.B, 1630 s.C, 1630 s.D, 1631, 1632, 1633, 1634, 1635 and 1636 (part) and adjoining Government Land in D.D.117. Tai Tong, Yuen Long. Our comments given under Part A of the memo dated 3.6.2024 remain valid.	Noted.

Items	Departmental Comments	The Applicant's Responses
LandsD (A2)	Part B : Advisory Comments for the Applicant a) Regarding the issue of the right-of way to the Application Site, the applicant claimed that they have secured consent from Tai Tong Organic Ecopark Company Limited (TTOEC) for access rights pertaining to the access road. The said "consent" of the access right would be subject to verification at the land application stage, if applied. The applicant should be reminded to ensure availability of proper access right	Noted.
LandsD (A3)	b) The applicant should be responsible for the costs and ensure technical feasibility of all necessary infrastructure works such as water connections, drainage, sewage, etc..	Noted.
LandsD (A4)	c) According of Planning Statement provided by the Applicant, there will be no new building/structures erected on any private lots other than DD117 Lot 1629. However, in the Master Layout Plan of the same document, It appeared that the proposed development boundary would slightly encroach onto DD117 Lot 1628. Furthermore, it is unclear whether any structure would be erected on DD117 Lot 1629, as it is labelled as "Cultural Art Gallery Facilities" with two storeys in the MLP, while it is found labelled as "Contemplative Cultural Garden" in the Landscape Garden Plan at Appendix V. The applicant should clarify.	Lot 1629 in D.D. 117 is proposed to be a garden. The Master Layout Plan and the Landscape Master Plan have been updated.
LandsD (A5)	(d) Further to para.(b), the Master Layout Plan shows that there will be structures erected over DD117 Lot 1622 and 1624, which appeared to contradict with the previous statement made in the Planning Statement. Please clarify	The Applicant would like to clarify there will be structures over Lots 1622 and 1624 in D.D. 117. Relevant paragraphs in the Planning Statement have been revised.

Items	Departmental Comments	The Applicant's Responses
LandsD (A6)	(e) The Applicant also advised that <i>"the Organization will submit an application for a private treaty grant (PTG) covering the government land within the development area... and submit application(s) for short term waiver to allow provision of building(s)/ structure(s) on private lot(s).</i> That said, the potential PTG will cover the Temple development only. In the event that the planning application is approved by TPB, the applicant should be reminded that comment in the memo dated 3.6.2024, in particular para (e), remain valid.	Noted.
<u>LandsD's previous comments dated 3.6.2024</u>		
LandsD (B1)	<u>Part A : General Comments</u> a) According to our desking checking, the Applicant Site falls within private lots including 1475 (part), 1591 (part), 1594 (part), 1595 (part), 1600 s.A (part), 1600s.B (part), 1602 (part), 1622, 1624, 1629, 1630 s.A (part), 1630 s.B, 1630 s.C, 1630 s.D, 1631, 1632, 1633, 1634, 1635 and 1636 (part) and adjoining Government Land in D.D.117. The Private lots are old scheduled agricultural lots held under Block Government Lease. No structures is allowed to be erected on the Lots without prior approval of the Government.	Noted.
LandsD (B2)	b) The Application Site includes substantial are as of private land not in the applicant's ownership as revealed from Land Registry records. The private lots are held under different owners. With reference to the Technical Planning Letter, the area of Application Site is 31,0168m ² , including about 22,415m ² of Government land (i.e. about 72% of the site area of Development Site).	Noted.
LandsD (B3)	c) The actual site area, site boundary and lease details, etc. of the Application Site involved will be subject to survey and verification at the land application stage, if applied.	Noted.

Items	Departmental Comments	The Applicant's Responses
LandsD (B4)	d) In the event that the planning application for the proposal is approved by TPB, the Applicant is reminded that they should obtain the necessary policy support from HYAB and apply to LandsD for land application to implement to proposal. Subject to policy support being given, LandsD will consider the application in its private capacity as landlord. However, there is no guarantee that the land application, including the grant of additional Government land (if any), for the proposed development will eventually be approved by LandsD, in particular taking in to account the substantial areas of Government land involved. If the land application is approved by LandsD, it will be subject to such terms and conditions as many be imposed by LandsD at its absolute discretion, including payment of premium and administrative fee(s).	Noted. At the present stage, we have received "no objection" from HYAB.
LandsD (B5)	e) It is noted that the Applicant claimed that a private treaty grant (PTG) application would be submitted to LandsD after the s.16 planning application has been approved by the TPB. The Applicant is reminded that LandsD will determine the appropriate type of land application to be processed in its private capacity as landlord and subject to para.(d) above.	Noted and agreed.
LandsD (B6)	f) The Application Site Boundary, which included the proposed access road, the temple site and Tai Tong Kwan Ti Square, involves private lots not held by the Applicant (as shown from Land Registry), STT and STW. The Applicant shall clarify the ownership particulars and status of those private lots involved, and how to implement the whole development, in particular the access road arrangement to ensure availability of proper access right.	In regards to the right of way to the Temple site, the Tai Tong Organic Ecopark Company Limited (TTOEC) is the tenant who has benefit rights of the private lots involving the access road. The Applicant has already obtained consent for access right from TTOEC. According to the Applicant's legal advisors, the consent obtained is valid. The Applicant will be responsible for resolving any land issues arising from the proposed development.

Items	Departmental Comments	The Applicant's Responses
LandsD (B7)	g) The Applicant claimed that in the proposed land application (if applied), Tai Tong Kwan Ti Square and the proposed access road will be excluded from the land application boundary. The Applicant should note that in processing land application, LandsD would, in general, consider the land application boundary in conjunction with the associated planning approval.	Noted.
LandsD (B8)	h) There are existing Short Term Tenancy ("STT") and Short Term Waiver ("STW") found within the Application Site but outside the Development Area. Details are to be examined at the land application stage (if applied). In the event that the planning application is approved, the STT tenant(s)/STW holder(s) will need to apply for modification of the STT/STW conditions where appropriate to implement the proposal, which is not covered by the PTG application. The Application(s) for STT/STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STT/STW, if approved, will be subject to such terms and conditions including the payment of rental/waiver fee and administrative fee as considered appropriate by LandsD. Beside, given the STT/STW are temporary in nature, only erection of temporary structure(s) will be considered.	Noted.
LandsD (B9)	i) Tai Tong Kwan Ti Square, which is expected to be excluded from the potential land application boundary, comprises various private agricultural lots. The applicant should provide more details on the improvement works of Tai Tong Kwan Ti Square and clarify whether any structure is to be built thereon.	Topographic Survey for Tai Tong Kwan Ti Square is incorporated into relevant drawings.

2.6 Responses to Comments from Buildings Department

Items	Departmental Comments	The Applicant's Responses
BD (A1)	Please also note that our previous comments on the captioned pre-submission as stipulated in paragraphs 2(i) and 3 of my memo dated 17 May 2024 under reference no.(4) in B.C.Y.L MISC 1723 are still applicable. Copies of which are attached for your information.	Noted.
BD (A2)	It is noted that 9 structures are proposed in your application. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.	The Applicant note that before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the application site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). The Applicant noted that an Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
<i>BD's previous comments dated 17.5.2024</i>		
BD (B1)	2. Base on the limited information in the pre-application submitted, I have the following comments under the Buildings Ordinance (BO): (i) Existing structures are identified within the application site. According to our records, there are building works approved by the Building Authority (BA) and are being undertaken only on the lot 1635 in D.D.117. Please be advised that I am not in position on offer comments on the suitability of other existing structures identified within the application site for the use proposed in the application; and	The Applicant noted that according to the records of Buildings Department (BD file number 2/9230/18), there are building works approved by the Building Authority (BA) and are being undertaken only on Lot 1635 in D.D.117.
BD(B2)	(ii) It is noted that 8 structures are proposed in your application. Before any new building works (including containers / open temporary buildings, demolition and land filling, etc.) are to be carried out on application sit, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works	The Applicant noted that before any new building works (including containers / open temporary buildings, demolition and land filling, etc.) are to be carried out on the application site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO).

Items	Departmental Comments	The Applicant's Responses
	(UBW) under the building Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.	The Applicant also noted that an Authorized Person will be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance.
BD(B3)	3. The applicant's attention is drawn to the following points: (i) The site shall be provided with means of obtaining access thereto from a street from and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;	The Applicant noted that the site shall be provided with means of obtaining access thereto from a street in accordance with Regulation 5 of the Building (Planning) Regulations. The tentative means of the obtaining access thereto from a street is indicated on page 124 of the Design Statement attached in Appendix V . The Applicant noted that the site shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations. The tentative emergency vehicular access layout is indicated on page 140 of Design Statement attached in Appendix V .
BD(B4)	(ii) the site abuts on a specified street (Tai Tong Shan Road) of not less than 4.5m wide and shall be classified as class A site. The Maximum plot ratio (P.R.) and site coverage (S.C.) of a site shall follow the First Schedule of Building (Planning) Regulations [B(P)R] at building plan submission stage;	The Applicant noted that the site abuts on a specified street (Tai Tong Shan Road) of not less than 4.5m wide and shall be classified as class A site. In the proposed development, it is proposed that for Non-Domestic Buildings with height of Building over 49m but not exceeding 55m, the maximum Plot Ratio (PR) shall be 11.5 and the site coverage (S.C.) shall be 64% following the First Schedule of Building (Planning) Regulations [B(P)R], subject to approval at building plan submission stage.
BD(B5)	(iii) if the proposed plot ratio is based on the assumption that Gross Floor Area (GFA) concession will be granted, the pre-requisites for GFA concession in Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) App-151 and the Sustainable Building Design guideline stipulated in PNAP APP-152 should be complied with;	The Applicant noted that if the proposed plot ratio is based on the assumption that Gross Floor Area (GFA) concession will be granted, the pre-requisites for GFA concession in Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151 and the Sustainable Building Design guideline stipulated in PNAP APP-152 should be complied with.

Items	Departmental Comments	The Applicant's Responses
BD(B6)	(iv) If the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;	The Applicant noted that if the existing structures are erected on leased land without the approval of the Building Authority, such structures are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application.
BD(B7)	(v) Carparking, loading and unloading areas if intend to be excluded from GFA calculation under B.O. shall comply with the criteria set out in PNAP App-2 and APP-111 during the building plan submission stage;	The Applicant noted that if carparking, loading and unloading areas are intended to be excluded from GFA calculation under the Buildings Ordinance, the criteria set out in PNAP APP-2 and APP-111 shall be complied with during the building plan submission stage.
BD(B8)	(vi) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO.	The Applicant noted that for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against unauthorized building works (UBW) as and when necessary. The Applicant noted that the granting of any planning approval should not be construed as an acceptance of any existing building works or unauthorized building works (UBW) on the application site under the Buildings Ordinance.
BD(B9)	(vii) Details checking under the BO will be carried out at building plan submission stage.	The Applicant noted that detailed checking under the Buildings Ordinance will be carried out at building plan submission stage.

2.7 Responses to Comments from Leisure and Cultural Services Department

Items	Departmental Comments	The Applicant's Responses
LCSD (A1)	Nil Return.	Noted.

2.8 Responses to Comments from Social Welfare Development

Items	Departmental Comments	The Applicant's Responses
SWD (A1)	Since the proposal is not related to welfare services, SWD is not in a position to comment and defer to other related departments for comment. Thank you.	Noted.

2.9 Responses to Comments from Fire Services Department

Items	Departmental Comments	The Applicant's Responses
FSD (A1)	Should the application be confirmed to fall under the regulatory regimes, i.e. lands, buildings, licensing and other control regimes, or be referred by Independent Checking Unit for consultation on FS requirements, we have no objection to removing the relevant approval conditions without the need for further consultation from FSD.	The Applicant noted that the design, installation, and commissioning of the fire services installations for the concerned Development will comply with the "Code of Practice of the Fire Services Installation and Equipment and Testing" and the relevant Fire Services Circulars, and other necessary FSD requirements
FSD (A2)	Nevertheless, the following advisory clauses shall be delivered to the applicant: Detailed fire safety requirements will be formulated upon receipt of a formal submission of STT/STW, general building plans or referral of application via relevant licensing authority. Furthermore, the EVA provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department.	The Applicant noted that detailed fire safety requirements will be formulated upon receipt of a formal submission of STT/STW, general building plans or referral of application via relevant licensing authority. The Applicant noted that the EVA provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department.

2.10 Responses to Comments from Electrical and Mechanical Services Department

Items	Departmental Comments	The Applicant's Responses
EMSD (A1)	<u>Electricity Safety:</u> Please be advised that we have no particular comment on the document from electricity supply safety aspect. However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.	The Applicant noted that the parties concerned with the planning, design, organizing and supervising any activity near the underground cables or overhead lined under the mentioned document should approach CLP Power for the requisition of underground cable plans and overhead line alignment drawings, where applicable, to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the development site. The applicant will observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" when carrying out works in the vicinity of the electricity supply lines.

2.11 Responses to Comments from Water Supplies Department

Items	Departmental Comments	The Applicant's Responses
WSD (A1)	Please provide the water supply proposal including the proposed connection from the existing distribution network.	Please find attached Water Supply Proposal in Appendix XII for your attention. Based on the Fresh Water Mains Record Plans received from WSD, it is proposed that a 100 mm diam water supply pipe will be constructed by the Applicant from the existing 150 mm diam fresh water main (at more than 1 km away from the Development Site) to the water storage tanks in the pump and tank rooms on G/F of the Development Site. Pumps with associated pneumatic tanks for the inside plumbing services, and fire services pumps will be installed to deliver water to the respective systems.

2.12 Responses to Comments from Landscape Unit of Planning Department

Items	Departmental Comments	The Applicant's Responses
LU (A1)	<u>Preliminary Comments on the Planning Statement</u> According to the planning statement, the application site comprises 3 portions, the development area (the Temple site), the Tai Tong Kwan Ti Square area, and the access road improvement area. In Table 8.1 of the Appendix V, a total 573 existing trees within the application site boundary (including 484 trees within the development area and/or the Tai Tong Kwan Ti Square area and 89 trees within access road improvement area) are identified, of which 56 trees are proposed to be retained, 7 trees (i.e. T535, T543, T842 (<i>Aquilaria sinensis</i> which is protected under Cap.586) and 4 trees without Tree ID no. information) are proposed to be transplanted, and 510 trees including 10 trees of undesirable species (i.e. <i>Leucaena leucocephala</i>), 16 dead trees and the remaining 484 trees of common species are proposed to be felled. No Old and Valuable Trees (OVTs) identified within the application site was reported. The applicant should provide the above-mentioned tree information in table format (i.e. total existing trees <u>within the application site boundary</u>, nos. of retained trees, nos. of transplanted trees with Tree ID no., nos. of trees to be felled) in Section 4.4 of the planning statement. Trees information located outside the application site boundary are not required. Moreover, please provide the Tree ID nos. and their receptor locations for the 4 trees (which are missing Tree ID no. information) proposed to be transplanted in the planning statement.	Noted, and the Planning Statement has been revised. Tree ID nos. of the 4 proposed transplanted trees are T063, T331, T603 and T620. Receptor locations are shown on the new tree planting plans at Appendix VI).
LU (A2)	In Section 4.4 (a) and (b) of the planning statement, please clarify the meaning of "<i>the proposals within their future landscape and visual context</i>", would the future landscape deviate from the proposed LMP, please explain.	The Applicant does not propose or anticipate changes to the surrounding landscape and visual context in the future, although such areas are outside the application site and so not under the applicant's control. Landscape areas inside the application site boundary would not be intended to deviate from the LMP proposals.

Items	Departmental Comments	The Applicant's Responses
LU (A3)	According to Section 5.9 of the planning statement, Table 8.1 and Figures 4.1 to 4.4 of the Appendix V, a total 604 new trees (i.e. 530 new trees of heavy standard, light standard and whips at G/F, 1/F and 2/F of the development area and G/F of the Kwan Ti Square area, 74 new trees of lighted standard within and/or the vicinity of the access road) are proposed to compensate the loss of removal of existing trees within the application site boundary. Moreover, shrubs, groundcovers, bamboo and lawn planting at landscape areas at the development area and Kwan Ti Square area are proposed. In Figure 4.1, the landscape design and layout at the Kwan Ti Square area was included in the Landscape Master Plan (All Levels), however, the landscape layout of the Kwan Ti Square area is found missing in either Figure 4.2 / 4.3 / 4.4. Please review and rectify. Moreover, the discrepancy of the new trees nos. for development area and access road found in Table 8.1 in Appendix V, please rectify.	Noted, Kwan Ti Square area has been added to Figure 4.4 (2/F plan) (see attached Landscape Proposal in Appendix VI), which is the commensurate level to this existing area. Noted, Table 8.1 has been revised.
LU (A4)	In Table 10.1, please review the spacing (i.e. 4,000mm) for the tree species with large canopy size such as <i>Ficus microcarpa</i> , <i>Cinnamomum camphora</i> , and the spacing (i.e. 1,500) for the tree species <i>Terminalia mantaly</i> whether can provide their future sustainable growth.	Noted, and the spacing is amended to 5000mm for these larger canopy trees. The spacing of 1500mm for <i>Terminalia mantaly</i> is a typo and has been revised to 4000mm.
LU (A5)	In Section 5.7 (e) of the planning statement, noting " <i>with the total area of development area is about 17,393m², whereby the site coverage of greenery shall be not less than 3,478.6m² (20%)</i> ", which is not tallied with the total area of about 31,068m ² mentioned in para. 1.1 of the planning statement. Please consult the relevant government department on the matter of site coverage of greening calculation.	The site coverage of greenery is illustrated in the LMP with reference to the Development Area, which will be the subject of a future GB, and stipulations on green coverage as per PNAP-152. The application site area also includes the access road and Kwan Ti Square, where the lower density of development and preponderance of greenery allow a 20% minimum green coverage to also be achieved.
LU (A6)	We would reserve our comment upon receipt of the required landscape technical information in the formal s.16 submission	Noted.

Items	Departmental Comments	The Applicant's Responses
LU (A7)	<u>Advisory Remarks to the applicant</u> To facilitate the s.16 application and make reference to relevant Guidance Notes for the permission under section 16 of the TPO, the applicant is required to provide required information on existing trees, including broad brush tree survey, assessment, tree photos showing the existing conditions, proposed tree treatments. In this connection, please be reminded that the attached "Tree Preservation Proposal (Development Area)" of Appendix VI and "Tree Preservation Proposal (Access Area)" of Appendix VII submitted by the consultant are not required in connection with planning application under s.16 of TPO. Moreover, the Figures 2.1 and 2.2 related to information of landscape resources outside the application site boundary are not required in connection with planning application under s.16 of TPO.	Noted, that the tree aspects may be dealt with on a broadbrush survey basis. The survey information for the development area has been simplified to reflect this requirement. Whilst it is noted that tree related considerations are part and parcel of the Landscape Proposal, it is preferred to document the tree aspects separately, for clarity of presentation. Noted and Figure 2.1 and Figure 2.2 have been removed.

2.13 Responses to Comments from Agriculture, Fisheries and Conservation Department

Items	Departmental Comments	The Applicant's Responses
AFCD (A1)	<u>General comment</u> It is noted from S.4.1.1 of the EcolA that the shortest distance between the application Site and Tai Lam Country Park (TLCP) is only 30m. The potential impacts to TLCP should be carefully assessed and mitigated with appropriate measures.	Noted.
AFCD (A2)	<u>Specific comments</u> <u>S.4.1.6 & 6.3.5</u> "Tai Tong Country Park" should be read "Tai Lam Country Park". Please revise.	Noted and amended and attached in Appendix XIII .
AFCD (A3)	<u>Table 5.7</u> While the overall ecological value of mixed woodland is rated as "low to medium" but "potentially higher" for that in TLCP, Please clarify the ecological value of the latter with reference to the ecological baseline data. It seems TLCP constitutes most of the woodland in the study area and most faunal species of conservation importance recovered.	Noted and amended. The potential value of overall mixed woodland is considered as low to medium. Potentially be higher for mixed woodlands within TLCP, acknowledging the protection status of those flora species within TLCP but limited by the absence of shade-tolerant tree species indicative of more mature woodlands in Hong Kong. Moreover, when comparing to the mixed woodlands outside of TLCP which link with disturbed and urbanized areas, most of the fauna of conservation importance are recorded inside the mixed woodlands of TLCP. The diversity and abundance of fauna of conservation importance increase as locating closer to the inner part of TLCP.
AFCD (A4)	<u>Table 5.9</u> Regarding "potential value" of nature watercourses within TLCP, the statement "no obvious sign suggesting that a higher diversity of freshwater-associated fauna, including amphibian, odonate and freshwater fauna species" is unsubstantiated given at least 10 faunal species of conversation importance were recorded. Please review.	Noted and amended.

Items	Departmental Comments	The Applicant's Responses
AFCD (A5)	<u>S.6.3.1</u> Please clarify that direct encroachment of works and hence direct impact on TLCP have been avoided.	Since no direct construction works will be done within the TLCP, direct impacts on TLCP have been avoided.
AFCD (A6)	<u>S6.6.3.5 -6.3.11, Fig 5.2</u> - It seems the statement "the surrounding habitats of the Application Site have relatively low ecological value" does not tally with the habitat evaluation in Section 5, especially considering the habitats within TLCP in the close proximity. - According to S6.3.5 and Fig 5.2, the rural plantation of the proposed project site is serving the buffer area between the developed area in the vicinity and the mixed woodland. Please advise whether the loss of the rural plantation and thus the buffer area resulted by the proposed project has been taken into account for the impact evaluation process and revise accordingly. - The proposed project site largely falls within Green Belt and in a very close proximity to the TLCP. Please elaborate the statement "the loss of a small area of Green Belt, compared with the total area of Green Belt around TLCP" in S6.3.11 to support the conclusion in impact assessment by clarifying the area of Green Belt to be lost.	Noted. "The surrounding habitats of the Application Site have relatively low ecological value" will be amended to "The surround habitat of Developed Area (Other Urban Area) and rural plantation have relatively low ecological value". The buffer area between developed area (other urban area) and rural plantation would have similar buffer capacity and effectiveness after the construction. The worship activities would change from outdoor and to be held indoor. The compensation planting of 1.2:1 ratio, would help to contribute buffer zone between the existing developed area and relative higher value habitats. Under the current Outline Zoning Plan S/YL-TT/20, part of the proposed development is located within Green Belt (GB), which potentially serves as a physical and ecological buffer for TLCP. However, some of the Green Belt area within the Application Site is already degraded as developed area (other urban area), remaining affected GB area is rural plantation is in relatively small size about 1.41ha compared to overall GB area near TLCP about 54.5ha. The Green Belt buffer capacity is considered as no change. Further details of minimizations refer to Section 7.3. In view that the TLCP is avoided, and the only small area of Green Belt is being affected, potential impact to Green Belt compared with the total area of Green Belt around TLCP is considered to have Minor adverse impact if not mitigated.

Items	Departmental Comments	The Applicant's Responses
AFCD (A7)	<u>S6.4.6.</u> Please elaborate with reference to results of baseline ecological surveys to support "minor indirect glare impacts on the habitats/wildlife within TLCP"	Noted. The indirect glare impact is considered as minor as the Ecological Study Area has existing light disturbance from streetlights and light from village. The proposed development has limited light sources and restricted angle and will not point towards TLCP. In addition, no firefly species and scare abundance of nocturnal species was recorded. The abundance of sensory receivers is limited. Thus, minor light impact is expected.
AFCD (A8)	<u>Fig 5.2.</u> Boundary of TLCP is slightly deviated from our record. Please refer to the attached figure for rectification	Noted and amended.

2.14 Responses to Comments from Drainage Services Department

Items	Departmental Comments	The Applicant's Responses
DSD (A1)	<u>DIA</u> Section 3.2.12 and Appendix A: According to Section 6.8 of SDM Corrigendum No. 1/2022, unless there are practically unsolvable site/technical constraints, projection year up to the end of 21st century for rainfall increase and extreme sea level rise plus design allowance should be considered as far as practicable. As there will be increase in peak runoff due to the proposed site, please advise for the drainage impact to the downstream drainage system.	Rainfall increases of 16% for end of 21 st Century has been adopted for runoff calculation. Para. 3.2.12, Table 3-4, Table 3-5, Table 3-6, Appendix A and Appendix B have been updated accordingly. DIA is attached in Appendix XI .
DSD (A2)	Section 3.2.8: Please indicate the size and the alignment of the existing slope drain on the drainage plan and provide photos showing the existence and condition for reference. According to the topography, the ground to the east of the application site is significantly higher, please critically review if some of the overland flow from catchment areas D & E cannot be intercepted by the existing slope drain and should be collected by the proposed drainage system inside the application site.	According to the topographic survey, the elevation of the middle of the road between Catchment D and E and the site is higher compared to the slope toe. Hence, the runoff from catchment D and E are not expected to flow into the site. A photo showing the road condition has been added to Figure 2-1, and Para. 3.2.8 has been amended for better clarification.
DSD (A3)	According to Section 9.3 of DSD's Stormwater Drainage Manual, suitable allowance should be	A 10% reduction in flow area was already adopted to consider sedimentation reduction in

Items	Departmental Comments	The Applicant's Responses
	made in the design for the deposition of sediment in stormwater channels and pipes. Please review.	accordance with Section 9.3 of SDM. Note 4 has been added for better clarification. Please refer to the revised Appendix B for details.
DSD (A4)	Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.	The terminal manhole will be provided with sand trap. Para. 3.3.1 has been amended accordingly. The legend of Figure 3-2 has also been amended to include terminal manhole with sand trap.
DSD (A5)	Please confirm if any walls or hoarding are/to be erected or laid along the site boundary. If affirmative, adequate opening should be provided to intercept the existing overland flow passing through the site and please provide its details for comments.	The design of hoarding is pending, if affirmative of hoarding design, adequate opening will be provided. A new para. 4.1.6 has been provided that adequate opening shall be provided in the design of the Site boundary fencing during the detailed design stage.
DSD (A6)	The existing stream, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant(s) shall resolve any conflict/disagreement arisen for discharging the runoff from the application site(s) to the proposed discharge point(s). In the case that it is a local village drains, DO/YL should be consulted. Moreover, the applicant(s) should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the application site(s). Regular maintenance should be carried out by the applicant(s) to avoid blockage of the system.	Noted.
DSD (A7)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	The same as Response to Comment DSD(5), adequate opening shall be provided to allow any overland flow passing through the site walls/hoarding. Please refer to para. 4.1.6 for details.
DSD (A8)	The applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from DLO/YL for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land, where required, outside the application site(s).	Noted.

Items	Departmental Comments	The Applicant's Responses
DSD (A9)	<u>SIA</u> Section 3.1.1 - Please clarify the sewage disposal scheme of the anticipated visitors. Please elaborate the sewage estimation and disposal method.	The sewage generated by the visitors including wastewater from flushing, hand washing and micturition has been considered in the SIA report (see attached Appendix X). Detailed calculations and assumptions have been provided in Appendix A. Due to the absence of municipal sewerage system for connection in the vicinity of the Proposed Development, the sewage generation from the Proposed Development is proposed to be temporarily stored in on-site sewage storage tanks and then will be tankered away for off-site disposal in a Sewage Treatment Facility. Please refer to the revised para. 3.1.1 and Appendix A for details.
DSD (A10)	Section 3.2.3 - Please indicate that the project proponent will be responsible for the operation and maintenance of the proposed sewage holding tanks.	Para 3.2.3 has been amended accordingly.
DSD (A11)	Comments from SIG/EPD, the planning authority of sewerage infrastructure, should be sought.	Please refer to the Responses to EPD's Comments EPD(2) to EPD(4).

2.15 Responses to Comments from Environmental Protection Department

Items	Departmental Comments	The Applicant's Responses
EPD (A1)	<u>Water quality Perspective</u> <i>S4.3.1 and Figure 4.1</i> Please tabulate the WSR(s). The table shall include the WSR ID, description, type (natural watercourse, modified watercourse, channelized, pond etc.) status (active, inactive) and estimated distance to the site. <i>S4.4.4</i> This paragraph is related the mitigation measures. Please consider to move under "Mitigation Measures".	WSRs have been tabulated in Table 4-1. Figure 4-1 has been amended to include labels for WSR ID. EA Report has been attached in Appendix XI . Para. 4.4.4 has been moved under "Mitigation Measures".
EPD (A2)	<u>Sewerage Perspective</u> In view of the huge amount of visitors during	As a conservative approach, sewage generated

Items	Departmental Comments	The Applicant's Responses
	event date, please estimate separately the sewage generated by visitor for the worse case scenario.	by the visitors has been considered to represent the worst-case scenario. Table 3-1, Para. 3.1.1, 3.2.1, 3.2.3, 4.1.2 and 4.1.4 and Appendix A have been revised.
EPD (A3)	It is noted from the planning statement section 4.1 that there is canteen for staff (宗教員工食堂及廚房), UFF of J10 restaurant should be applied.	“及廚房” in the Planning Statement is typo. The Applicant has confirmed no kitchen will be provided for the Proposed Development. Therefore, UFF of J10 restaurant is not applied. Para. 2.2.1 of the SIA Report has been amended. The relevant sections of the Planning Statement have been amended to delete “及廚房”.
EPD (A4)	It is noted that sewage holding tank/tanker away is proposed, please seek DSD's comment on such arrangement.	With reference to the comments DSD(9) to DSD(11) from DSD, no comment on sewage holding tank/tanker away from DSD has been received. Please refer to the Responses to Comments DSD(9) to DSD(11) for details.
EPD (A5)	<u>Air Quality Perspective</u> <u>Section 1.3.1</u> Please review if the 3 rd bullet is relevant to the subject application and update/remove is necessary.	Typo, the third bullet point has been removed.
EPD (A6)	<u>Section 2.2.5 and Table 2-2</u> Please add a table of bullet distances to open space sited for the industrial areas (chimneys) as referred to table 3.1 of Chapter 9 of HKPSC since it has been in the later part of the report.	Para. 2.2.6 and Table 2-3 of the minimum setback distances for industrial areas (chimneys) have been added.
EPD (A7)	<u>Section 2.3.1 and Table 2-3</u> Since there will be improvement works of local access road leading to the Site as referring to the Planning Statement. Please clarify if the identification of ASRs has included the 500m assessment area of the widen/improved local access road and update Table 2-3 and Figure 2-1 if necessary.	Para. 2.3.1 and the table (renamed as Table 2-4) has been revised.
EPD (A8)	<u>Section 2.4.2 and 2.4.3</u> Please also provide the estimated no. of machinery to be used on site at a time in Section 2.4.2 and justify if it will give rise to any air quality impacts arising from the gaseous and PM	Para. 2.4.2 has been revised to supplement the estimated no. of machinery to be used on site. Para. 2.4.3 has been revised accordingly.

Items	Departmental Comments	The Applicant's Responses
	emissions. Since the air quality impact should not be limited to fugitive dust but also the gaseous and PM emissions from machinery and vehicles during the construction stage, please supplement Section 2.4.2 and 2.4.3 with the appropriate measures and practices accordingly.	
EPD (A9)	Section 2.4.4 Please delete "dust" in line 1 and revise "dust" in line 2 to "air quality" Please add "Higher hoarding of >3m shall be erected at the work boundary close to ASRs in close proximity (e.g. AASR1)." Section 2.4.5 Suggest to state that the Air Pollution Control (Fuel Restriction) shall also be fully complied with for the machinery to be used during the construction stage to minimize any aerial emissions. Please add "PM" before "NO2" in line 2. Suggest to add the following mitigation measures: 1. Exempted NRMMS shall be avoided. 2. Electric power supply shall be provided for on-site machinery as far as possible	Noted and amended accordingly. Bullet point has been added under Para. 2.4.4 accordingly. Para. 2.4.5 has been amended accordingly. Noted and amended accordingly. Bullet point has been added under Para. 2.4.6 accordingly.
EPD (A10)	Section 2.5.1 Please note that it should be the responsibility of the applicant / consultant to ensure the validity of the chimney data by their own site survey. Should the information of industrial chimneys be subsequently found to be incorrect, the assessment result as presented in the report would be invalidated.	Noted.
EPD (A11)	Section 2.5.2 and Figure 2-2 Please note that a 5m buffer distance might not be allowed for rural road since some rural roads are considered as district distributions. Please justify if the buffer distance of 5m can be applied for the widened/improved local access road by providing supportive information such as peak traffic flow demonstrate that the traffic flow is	As advised by the traffic consultant and confirmed by TD, the access road is considered as Local Distributor (LD). TD's endorsement has been provided in Appendix A for information. Figure 2-2 has been amended to show all sections of the widened/improved local access road.

Items	Departmental Comments	The Applicant's Responses
	very limited or seek TD's endorsement for the widen/improved local access road to be considered as a local distributor. Otherwise, please allow 10m buffer distance between the kerbside of the road and any air-sensitive uses of the proposed development. Also, please revise Figure 2-2 if necessary and adjust the scale of the figure in order to show all concerned sections of the widened/improved local access road to demonstrate clearly if there is nay ASR within the buffer zone.	
EPD (A12)	Section 2.5.3 Our previous comment in R-t-C item (3)(c) on the vehicular emission impact due to additional traffic induced by the operation of the proposed development has not been addressed. Please provide supportive information to justify the additional traffic trips generated by operating the proposed development and whether it can be absorbed by te capacity of the road networks and hence no adverse traffic congestion problem leading worsening of vehicular emission impact is expected. Also, please incorporate the administrative measures proposed in R-t-c item (3)(c) in the assessment report. istrative measures proposed in R-t-c item (3)(c) in the assessment report. Please add an additional bullet to specify if there shall be no recreational use in open space for the proposed development within the buffer zone from all nearby roads.	The separate TIA has concluded that the additional traffic trips generated by the Proposed Development can be absorbed by the nearby road network. Para. 2.5.4 has been added for details. There is no recreational use in open space for the proposed development within the buffer zone from all nearby roads. Additional bullet point has been added accordingly.
EPD (A13)	Section 2.5.4 More information about the scale of incense burning based on the estimated no. of visitors and duration of burning activities, etc, should be provided in order to justify the proposed measure (i.e. no more than three incense sticks for each visitor) shall not give rise to the adverse air quality impacts to the nearby ASRs. As revealed in R-t-C item (i), please also supplement in the assessment report if such measure has been successfully implemented by other temples and specify the location of the	To minimise the impact from burning activity on the surrounding ASRs, the burning activity will be allowed in the Ceremonial Main Court of the Proposed Development only, which is located no less than 20m from the closest ASR, as shown in Figure 2-3. Moreover, a smokeless incense/joss paper furnace will be provided for the Proposed Development to further mitigate the smoke generated from burning activity. Details

Items	Departmental Comments	The Applicant's Responses
	temple where incense burning activities will take place as far as possible from the nearby ASRs in a map. In addition, please consider to adopt further measures and practice to reduce the emissions as far as practicable (e.g. promotion on the wider use of electric incense sticks and smokeless incense, use of control equipment to treat the emissions, etc). Please supplement.	mitigation measures have been supplemented in Para 2.5.5 and 2.5.6. With the implementation of proposed mitigation measures, no adverse air quality impact is anticipated from the burning activity.
EPD (A14)	Section 2.6.1 and 2.6.2 Please add "air quality" after "adverse" in line 2 of Section 2.6.1. Please add "air quality" after "adverse" in line 2 and 5 of Section 2.6.2. Please revise the 2nd sentence of Section 2.6.2 by specifying if the buffer distance of HKPSG can be fulfilled and there will be any adverse vehicular emission impact arising from the additional induced traffic during the operation of the proposed development, as mentioned in the comment #10 above.	Noted and amended accordingly. Noted and amended accordingly. For vehicular emission, no air sensitive use/fresh air intake will be located within the 5m buffer zone of the access road as stipulated in Chapter 9 of HKPSG. Besides, a separate TIA has concluded that the additional traffic trips generated by the Proposed Development can be absorbed by the nearby road network. Hence, adverse traffic congestion problem leading worsening of vehicular emission impact is expected. Para 2.6.2 has been updated accordingly.
EPD (A15)	Please note that some responses in R-t-C have not been incorporated in the assessment report, e.g. administrative measures in item (3), no concurrent project within 500m assessment area in item (6), EM&A programme in item (7) and treatment for on-site sewage holding tank in item (9), etc. For item (10) of R-t-C, it is stated that there is no kitchen in the temple but according to the Planning Statement, there will be a Staff Canteen in the proposed development. Please confirm if there shall be no kitchen in the proposed development and hence no associated air quality impact is anticipated. Please supplement. In addition, our comment item (9) on handling and disposal of sewage is not fully addressed and is recapped below:	(3): Details of administrative measures have been supplemented in Para. 2.5.4. (6): As discussed in Para 2.4.3, no concurrent project within 500m of the assessment area is observed. (7): As mentioned in Para 2.4.7, with the provision of EPD's Recommended Pollution Control Clauses for Construction Contracts, no adverse air quality impact during construction stage is anticipated. Nevertheless, a dust monitoring and audit programme would be further reviewed and considered in the detailed design stage. (9): Item (9) has been further supplemented in Para. 2.5.8. Activated carbon will be used for

Items	Departmental Comments	The Applicant's Responses
	“According to Page 4 of Appendix VIII, it is noted that on-site sewage holding tanks/cesspool will be provided within the proposed Religious Institution. Please clarify whether there is any exhaust and deodorizer from the storage tanks/cesspool. Please also address in details how the sewage is handled and disposed of and whether any mitigation measures will be implemented to minimize the odour impact. In addition, please specify the odour removal efficiency of the activated carbon filter for the on-site sewage holding tank	odour treatment of sewage before odour gas emits. Reference to other site with similar mitigation measures, a removal efficiency of approximate 90% is expected. Thus, no adverse odour impact is expected. (10): There will be a staff canteen, but no kitchen. Staff will bring food from outside and there will be no cooking within the Proposed Development. Thus, no air quality impact is anticipated due to the staff canteen.
EPD (A16)	Waste Perspective Heading of Chapter 5 – Please remove “AND LAND CONTAMINATION” and please update the CONTENTS.	Noted and amended accordingly.
EPD (A17)	Section 5.2.1 (i) The requirement of the circular FTWB TC(W) No.19/2005 shall be applicable to public works contracts, while ADV-19 shall be applicable for private project. Therefore, Please remove ETWB TC(W) No.19/2005 as appropriate. (ii) DEVB TC(W) No.6/2010 is mentioned in Section 5.3.4.1. Please supplement in this section.	(i) ETWB TC(W) No. 19/2005 has been removed. (ii) DEVB TC(W) No.6/2010 has already been mentioned in 8th bullet point under Para. 5.2.1.
EPD (A18)	Section 5.3.7 It is noted that the reference Guide was published in 2001. Please review its current relevance and determine if there are any updated figures to be adopted for the estimation.	This reference Guide published in 2001 is the most relevant to the building waste management in Hong Kong. Considering the improvement of construction technique and waste management strategy over the past 20 years, there should be some improvement on the “waste index” as well (i.e. smaller “waste index”). Due to absence of updated figures, the “waste index” in 2001 was adopted in the EA report as a conservative approach.

Items	Departmental Comments	The Applicant's Responses
EPD (A19)	Section 5.3.8 Please specify the similarities in the nature of the Proposed Project and the Commercial Office Project. Otherwise, please explain why the GFA of Private Housing Projects is not utilized for a more conservative approach.	For a more conservative approach, the GFA of Private Housing Projects has been adopted.
EPD (A20)	Section 5.3.15 Please clarify if the reuse of inert C&D materials will be further explored in the later project stage.	The reuse of inert C&D materials will be further explored in the later project stage. Para. 5.3.15 has been amended accordingly.
EPD (A21)	Section 5.3.18 Please review whether timber or woody materials generated from tree felling works will be sent to the Yard Waste Recycling Centre in Y-Park for recycling prior to disposal at the designated landfill site, to minimize the quantity for off-site disposal.	Timber and woody materials generated from tree felling works will be sent to the Yard Waste Recycling Centre in Y-Park for recycling prior to disposal at the designated landfill site. Please refer to the updated Para. 5.3.24 for details.
EPD (A22)	Table 5-3 For INERT C & D MATERIAL, since surplus C&D materials will be delivered to Public Fill Reception Facilities for beneficial reuse in other projects, please avoid using the terms "disposed of" in this connection. Please review and update all relevant sections in the report.	Noted and amended accordingly.
EPD (A23)	Section 5.3.39 (last sentence) and Section 5.3.42 Please revise "public fill" as "public fill reception facilities" as appropriate.	Noted and amended accordingly.
EPD (A24)	Section 5.3.41, 5.3.46 and relevant sections Please revise "public filling facilities" as "public fill reception facilities" as appropriate.	Noted and amended accordingly.
EPD (A25)	Section 5.3.44 Please elaborate if any on-site facilities and detailed collection arrangement for the recycle of food waste generated during construction and operational phases.	Considering the available closest Smart Food Waste Bin in Yuen Long is far from the site, para. 5.3.44 has been deleted.
EPD (A26)	Section 6.3.1 Please clarify what was the building observed since Year 2006, and whether any potential land contamination was involved.	It is a suspected residential unit. Para. 6.3.1 has been revised accordingly.

Items	Departmental Comments	The Applicant's Responses
EPD (A27)	Noise Perspective Since a significant amount of important information is missed or unsubstantiated, the applicant/consultant should provide further details on the following before we can determine whether any particular noise concerns or requirements would be associated in relation to the proposed development:	Noted.
EPD (A28)	S1.3.1 It stated that "proposed measures for compliance with the List of Guidance Notes on Best Practicable Means (BPM) for Specified Processes for Cement Works (Concrete Batch Plant)" which implies that there is a concrete batching plant (CBP) to be proposed under the project. However, no further information, neither qualitative nor quantitative, is provided in the noise section. Please supplement the relevant information in the relevant sections of the EA report.	Typo. There is no CBP proposed under the Project. Thus, this bullet point has been removed from Para. 1.3.1.
EPD (A29)	S3.1.1 HKPSG and relevant ProPECC PNs should also be included for completeness. Please revise.	For a better presentation, the following amendments have been made: 1. A new para. 3.1.1 listing HKPSG and ProPECC PNs related to environmental noise has been provided between Section 3.1 Environmental Legislation and Standards and Sub-Section NCO. 2. Since the Proposed Development will not provide residential uses, ProPECC PN 2/23, ProPECC PN 4/23 and ProPECC PN 5/23 for residential uses have been mentioned not related to the Proposed Development in a new para. 3.1.2 of the revised EA Report. 3. The first sentence of para. 3.1.3 previously numbered para. 3.1.1 has been deleted. 4. Para. 3.1.4 including Table 3-1 regarding ProPECC PN 1/24 has been renumbered to para. 3.1.9 before Section 3.2. In addition, Sub-Section <i>ProPECC PN 1/24 – Minimizing Noise from Construction Activities</i> has been provided before para. 3.1.9.

Items	Departmental Comments	The Applicant's Responses
EPD (A30)	S3.2 The consultant did not advise whether or not the noise sensitive uses at the Taoist Cultural Centre would be provided with central air-conditioning system and would not rely on openable window for ventilation, if negative, they may be considered as a potential NSR if the application is so approved by TPB. Please advise and supplement the relevant information in the EA report.	For the noise sensitive uses at the proposed Taoist Cultural Centre within the Site, it would be provided with central air-conditioning system and would not rely on openable window for ventilation. This information has been supplemented in Para. 3.2.2.
EPD (A31)	S3.3.2 For completeness, the 2 nd sentence should be read as "...The mitigation measures and sample contractual specifications recommended..." 2 nd bullet should be read as "...quieter construction methods/equipment..."	Noted and amended accordingly.
EPD (A32)	S3.4 Among the operation of the proposal, based on our experience in other similar projects, presence of night-time operation, public address or loudspeaker system, or any religious activities in the open area of the site would be essential to noise consideration. Please supplement such information in the EA report.	According to the Planning Statement, the operation hours of the Proposed Development is from 7:30am to 5:30pm. Thus, there will be no night time operation. Tours, exhibitions and performances will be kept at 1-2 hours per session and the 4,000 expected visitors during event days will be divided into 500 visitors per hour, to minimise the noise generation. Please refer to Para. 3.4.4 for details.
EPD (A33)	S3.4 There is no information or assessment associated with the proposed road improvement and the traffic noise impact associated with the proposal. The consultant should confirm whether the traffic generated by the project would fall within the night time or early morning. If affirmative, the induced traffic noise impact assessment associated with the road traffic noise induced by the operation of the project is required.	According to the Planning Statement, the operation time of the shuttle service is from 7:30am to 5:30pm. Hence, the traffic generated by the Proposed Development does not fall within the night time or early morning. Please refer to the new para. 3.4.3 for details.
EPD (A34)	S3.4.3 For completeness, please supplement in the beginning: "To ensure the fixed plant noise generated by the Proposed Development would not cause excessive impact to nearby noise sensitive receivers, potential fixed noise sources within the Proposed Development shall	Noted and para. 3.4.3 previously numbered para. 3.4.3 has been amended accordingly.

Items	Departmental Comments	The Applicant's Responses
	be properly designed to meet the relevant noise criteria as stipulated in Chapter 9 of the HKPSG and NCO. Provisions shall be made to control the fixed noise sources by suitable at source noise control measures such a quieter plant, silencers and acoustic linings when necessary. As such, it is anticipated that the fixed plant noise impact on the surrounding NSRs due to the operation of the Proposed Development will not exceed the relevant noise criteris under the HKPSG and NCO."	
EPD (A35)	<u>Other comments</u> <i>Figure 3-1</i> Please review whether "ASR 1" be read as "NSR 1". We would like to remind the consultant that one of the key element of the proposed Project is the "Improvement to the Existing Access Road", and the proposed road improvement is missed. Please revise the figure with the proposed road improvement, and the "Study Area" should also be adjusted accordingly.	Figure 3-1 has been revised.

2.16 Responses to Comments from Civil Engineering and Development Department

Items	Departmental Comments	The Applicant's Responses
CEDD (A1)	No Comment.	Noted.

2.17 Responses to Comments from Geotechnical Engineering Office of Civil Engineering and Development Department

Items	Departmental Comments	The Applicant's Responses
GEO (A1)	The applicant shall amend the GPRR according to the revised information submitted by the representative of the AP/RSE/RGE (Mr. Felix Cheng of Greg Wong & Associates Ltd.) of the applicant to this Office via emails dated 21.8.2024 and 22.8.2024 (copy of the revision as attached). The major amendments to the GPRR are as below: (i) Table 6.1 Treatment of slopes that may be affected by the proposed development; and (ii) Section 6.4. Maintenance manual shall be provided with slope registration if the slopes formed by the proposed development meet the criteria as stated in PNAP-168 (ADV-8).	The following amendment is revised with red underlined in the GPRR Page 7 & 8 and attached in Appendix XIV .
GEO (A2)	In addition, this Office has the following comments on the GPRR as listed below: (i) Section 5.2. The applicant should refer to the updated 1:20,000-scale geological map sheet 6 (2nd Edition; GEO, 2019) for latest geological information. According to the updated geological map, the site is underlain by fine-grained and fine to medium-grained granite of the Tai Lam Granite. Please also review whether 'Grade III or above Volcanic' should read 'Grade III or above Granite'	The section 5.2 of Grad III or above Volcanic is a typo and revised with red underlined to Grad III or above Granite in the GPRR Page 6.
GEO (A3)	Please remind the applicant that our geotechnical comments in para. 4 to 8 of memo ref. PLN-50-2005-7-YL-TT dated 24.5.2024 remain pertinent to the pre-submission of the captioned proposed application.	Noted.

Items	Departmental Comments	The Applicant's Responses
<i>GEO's previous comments dated 24.5.2024</i>		
GEO (B1)	Several existing registered man-made slopes (features no. 6NW-D/C196, 6NW-D/C165, 6NW-D/F96, 6SW-B/C57, 6SW-B/C56 and 6SW-B/C273) and a number of unregistered man-made slopes (approximate extents as shown in Appendix A) are present within or in vicinity of the proposed site. The existing slopes are not fully listed in Appendix X of the pre-submission documents. These slopes may affect or be affected by the proposed development and their geotechnical stabilities are uncertain. The applicant is required to identify, investigate, study and carry out any necessary slope upgrading works for all the registered and unregistered man-made slopes that may affect or be affected by the proposed development.	Details of several existing registered and unregistered man-made slopes will be discussed in the Geotechnical Planning Review Report.
GEO (B2)	In view of paragraph 2 above, the applicant is also required to submit a Geotechnical Planning Review Report (GPRR) in support of the planning application. The GPRR should include a preliminary geotechnical review of all the man-made features that may affect or be affected by the proposed development. The GPRR should also include an assessment of the geotechnical feasibility of the proposed development, and address the scope of geotechnical investigation of the existing registered and unregistered slopes and any associated remedial/slope upgrading works that may be required. Other essential contents of a GPRR are given in the attached GEO Advice Note (Appendix B).	A geotechnical planning review report will be submitted for the planning application. In the GPRR, the assessment will mention the man-made features that may affect or be affected by the proposed development. The remedial or upgrading works shall be proposed and carried out if found necessary.
GEO (B3)	The subject site boundary would encroach into Feature No. 6SW-B/C56 and part of Feature No. 6NW-D/C196. You are recommended to circulate the proposed application to parties / Government departments responsible for the maintenance of these slopes for comments.	Noted.

Items	Departmental Comments	The Applicant's Responses
GEO (B4)	Further to paragraphs No. 2 and 4 above, you are advised to seek advice from CGE/SMS, LandsD for their comments.	Noted.
GEO (B5)	Please be advised that there were a number of suspected unauthorized slope works (USW) in the vicinity of the subject site. Our geotechnical advice on these cases was provided to DLO/YL via memo ref. in GCMW 2/E1/6NW-D dated 27.8.2014 and 30.10.2014 and to CTP/CE&F, PlanD via memo ref. in GCMW 4/16/22 dated 08.03.2002 (Appendix C). Please take these cases into considerations when processing the proposed application.	Noted.
GEO (B6)	Please be advise that the Office is not the responsible Government department for control of land fill. You may wish to seek comments from the relevant Government department on the proposed land filling for paving works on the road widening proposal.	Noted.
GEO (B7)	Please remind the applicant that they should submit the proposed building works to the Building Department for approval as required under the provisions of the Buildings Ordinance.	Noted.

2.18 Responses to Comments from Highways Department

Items	Departmental Comments	The Applicant's Responses
HyD (A1)	According to Section 2.2 of the planning statement, the access to the application site is proposed to be connecting Tai Tong Shan Road via an existing village track with proposed improvement works. The proposed access arrangement and improvement works should be commented and approved by TD;	Noted. Comment from TD has been sought.
HyD (A2)	The access roads connecting the application site and Tai Tong Shan Road mentioned in (a) are not and will not be maintained by HyD. Presumably, the relevant department will provided comments to you , if any.	Noted.

2.19 Responses to Comments from Transport Department

Items	Departmental Comments	The Applicant's Responses
TD (A1)	i) The proposed boundary of the subject development includes the local track road which connecting Tai Tong Shan Road and the subject development. Please note that the local access road is serving various lots in the vicinity of the subject development. The applicant shall clarify the responsible party for the management and maintenance for the concerned access road after improvement in future and relevant lease clauses/ special conditions shall be allowed.	Noted and the Applicant will liaise with LandsD to review the boundary of the subject development accordingly. The Applicant will be responsible for the management and maintenance for the concerned access road after improvement in future and relevant lease clauses/ special conditions shall be allowed.
TD (A2)	ii) The local track road between Tai Tong Shan Road and the subject site is not under TD's purview. The proposed road works at the said road may pose constraints to maneuvering of long vehicles. The applicant should consult the management and maintenance authorities regarding the proposed road works.	Noted and the Applicant will consult the management and maintenance authorities for the captioned proposed no spacing extents of the planning application accordingly.
TD (A3)	iii) The applicant should further coordinate with our transport officers regarding the provision of shuttle services for the subject development.	Please note that comments from Transport Operations Division have been received and duly addressed (see TD(A1) to (A3) below).
Comments of Transport Operations (NT) Division, Transport Department (TONT/TD) dated 29.10.2024 which was sent to Traffic Consultant direct		
TONT (B1)	1. Please provide the estimated public transport demand (e.g. in terms of no. of passengers during the peak hours) to be generated from the proposed development.	The walking distance between the proposed development and the bus stop is ~1.1km. In view of the remote location of the proposed development, the operator would provide 60-seater coaches with stop near Long Ping Station for staff and visitors. Therefore it is anticipated that the proposed development will not generate public transport demand.
TONT (B2)	2. Subject to the confirmation of the above demand, please ascertain if the proposed public transport services would be sufficient to cope with the demand.	In view of the remote location of the proposed development, the operator would provide 60-seater coaches with stop near Long Ping Station for staff and visitors. It is anticipated that staff and visitors of the proposed development would take coaches to arrive at the proposed development, it is confirmed that the proposed

Items	Departmental Comments	The Applicant's Responses
		coaches would be sufficient to cope with the demand.
TONT (B3)	3. Please indicate the location of the bus/GMB stops of the existing public transport services and advise the actual walking distance between the proposed development and the stops.	Please refer to the attached Figure 2.2 of the Traffic Impact Assessment in Appendix VIII for the location of the bus/GMB stops of the existing public transport services and the approximate walking distance between the proposed development and the stops.

2.20 Responses to Comments from Food and Environmental Hygiene Department

Items	Departmental Comments	The Applicant's Responses
FEHD (A1)	Please be informed that FEHD has no adverse comment on the subject planning application. Our advisory comments are offered as follows: (a) No Food and Environmental Hygiene Department's (FEHD) facilities will be affected.	Noted.
FEHD (A2)	(b) Proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction. In accordance with Section 4 of Food Business Regulation, Cap. 132X, the expression "food business" means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. <u>But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place.</u> As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from this department. <u>However, if the said canteen provided foods to the outsiders with payment, a</u>	We would like to clarify no canteen provided foods to the outsiders with payment will be provided within the proposed development.

Items	Departmental Comments	The Applicant's Responses
	<u>food business licence is required.</u> Furthermore, pursuant to section 4 of the Food Business Regulation (Cap. 132X) (FBR), the expression of "food business" does not include any club.	
FEHD(3)	(c) Proper licence issued by this Department is required <u>if related place of entertainment is involved</u>. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.	We would like to clarify no place of entertainment to visitors with payment will be provided within the proposed development.
FEHD(4)	(d) There should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses.	Noted.

3. Consolidated Response to Departmental Comments (Formal Submission Stage)

After the submission of the s.16 planning application, departmental comments from HYAB, WSD, LU of PlanD, UD of PlanD, TD, EPD, AFCD, GEO of CEDD and Slope Maintenance Section of LandsD were received between 10.1.2025 and 10.3.2025 respectively. A total of 425 public comments (i.e. 423 nos. supported the application, 1 no. objected the application and 1 no. raised concerns) were also received during the public inspection period. On 24.3.2025, the Applicant had submitted **F.I. (I)**, which included the Applicant's detailed responses with revised technical assessments to the Board in order to address departmental and public concerns.

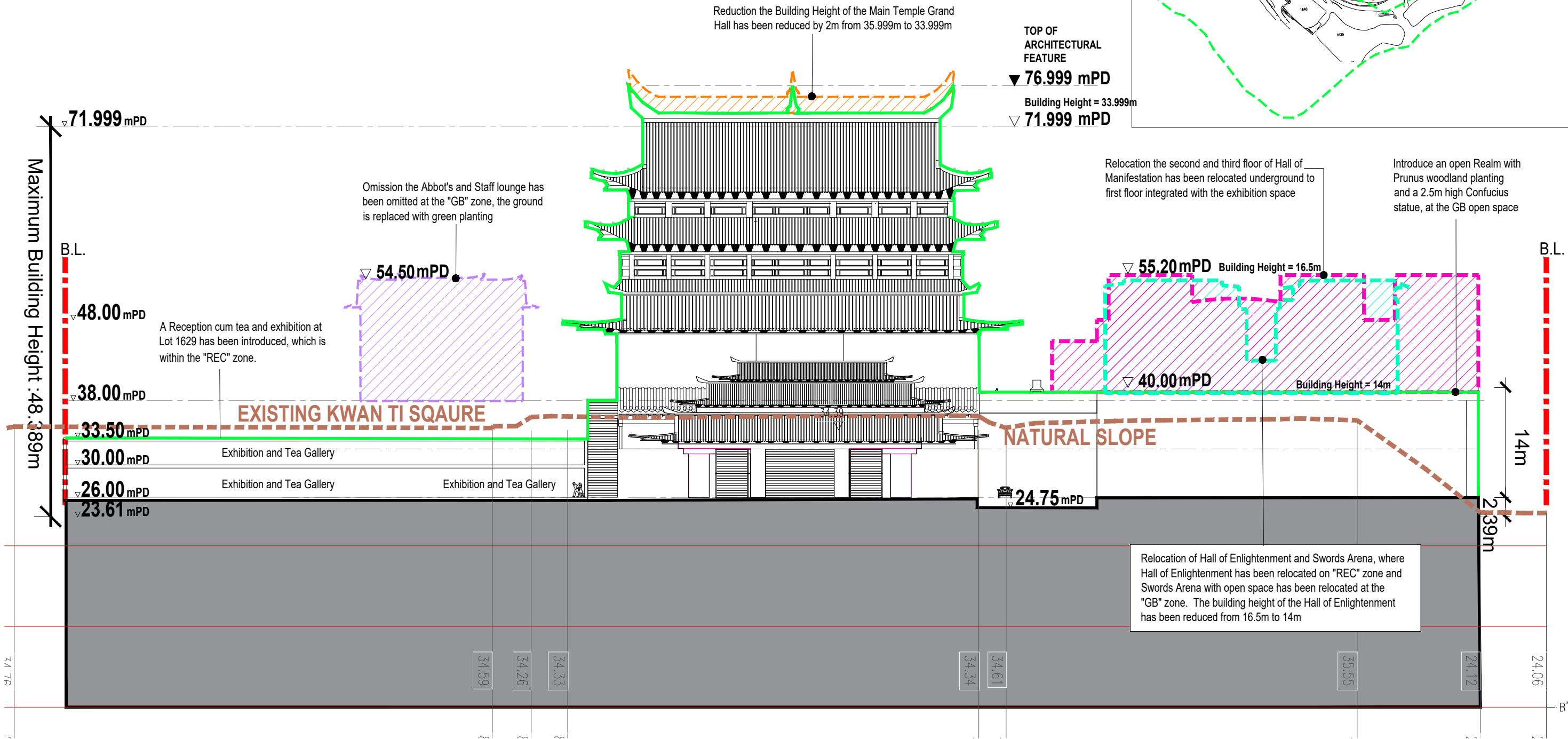
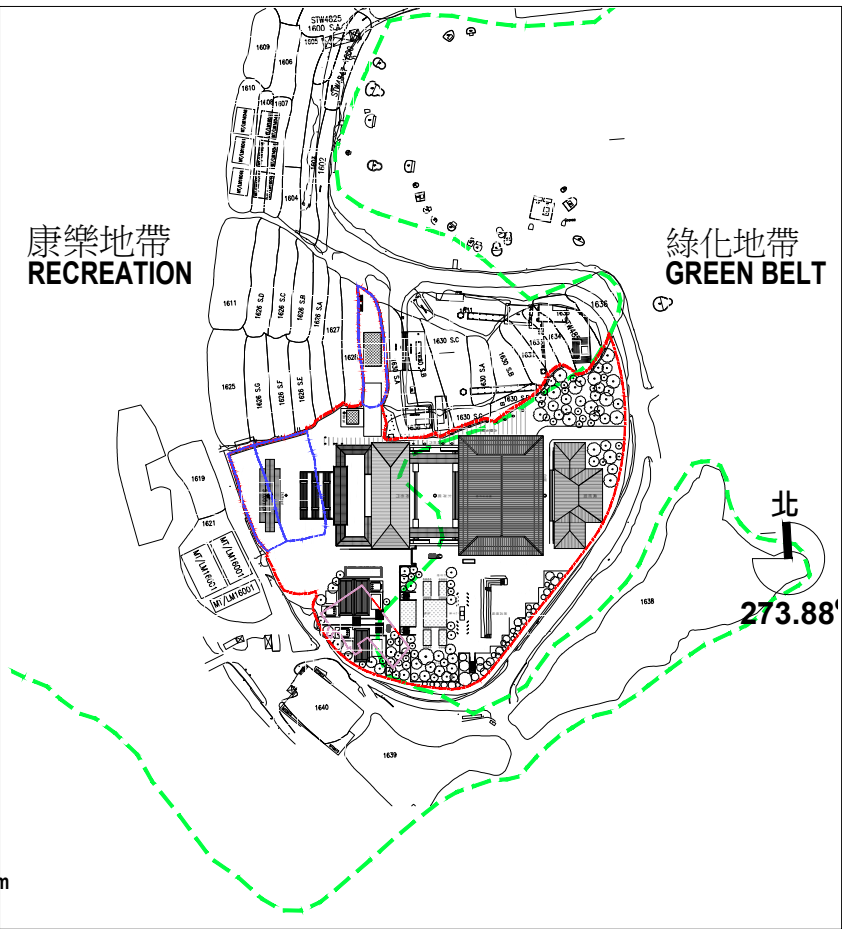
After the submission of the F.I. (I), further departmental comments from UD of PlanD, LU of PlanD, EPD, DSD and WSD were received between 8.5.2025 and 17.6.2025. A total of 61 public comments (i.e. 60 nos. supported the application and 1 no. objected the application). On 16.7.2025, the Applicant had submitted **F.I. (II)**, which included a Consolidated Planning Report with a revised development scheme and consolidated responses to departmental and public comments received after the submission of s.16 planning application to the Board. In response to the latest departmental and public comments, the following improvements have been proposed and summarised as follows:-

(a) Omission of above ground buildings within the "GB" zone and relocating them either underground or at "Recreation" ("REC") zone:

- The second and third floor of Hall of Manifestation has been relocated underground to first floor integrated with the exhibition space;
- The location of the Hall of Enlightenment and Swords Arena are interchanged, where Hall of Enlightenment has been relocated on "Recreation" ("REC") zone and Swords Arena with open space has been relocated at the "Green Belt" ("GB") zone. The building height of the Hall of Enlightenment has been reduced from 16.5m to 14m; and
- A Reception cum tea and exhibition at Lot 1629 has been introduced, which is within the "REC" zone.

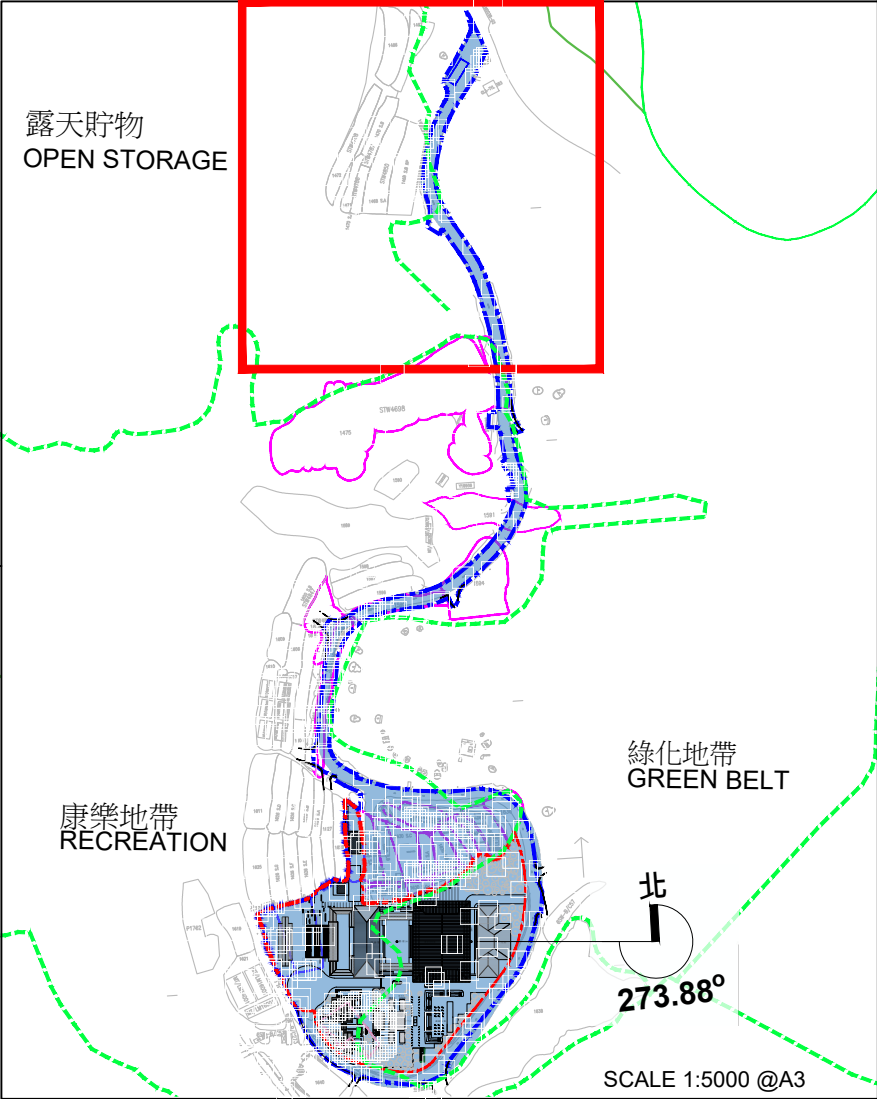
(b) Increased planting and open spaces within the "GB" zone"

- Introduce an open Realm with Prunus woodland planting and a 2.5m high Confucius statue, at the GB open space;
- The Abbot's and Staff lounge has been omitted at the "GB" zone, the ground is replaced with green planting;
- The building height of the Main Temple Grand Hall has been reduced by 2m from 35.999m to 33.999m (see **following page**); and
- The size of the Development Area has been reduced by about 4% by adopting an updated road layout in May 2025 following the existing site topographic survey. Due to the updated road layout, many existing trees along the access road could be remaining in-situ. A comparison of the alignment of the access road between the latest scheme and the first submission scheme are attached on the **following page**.



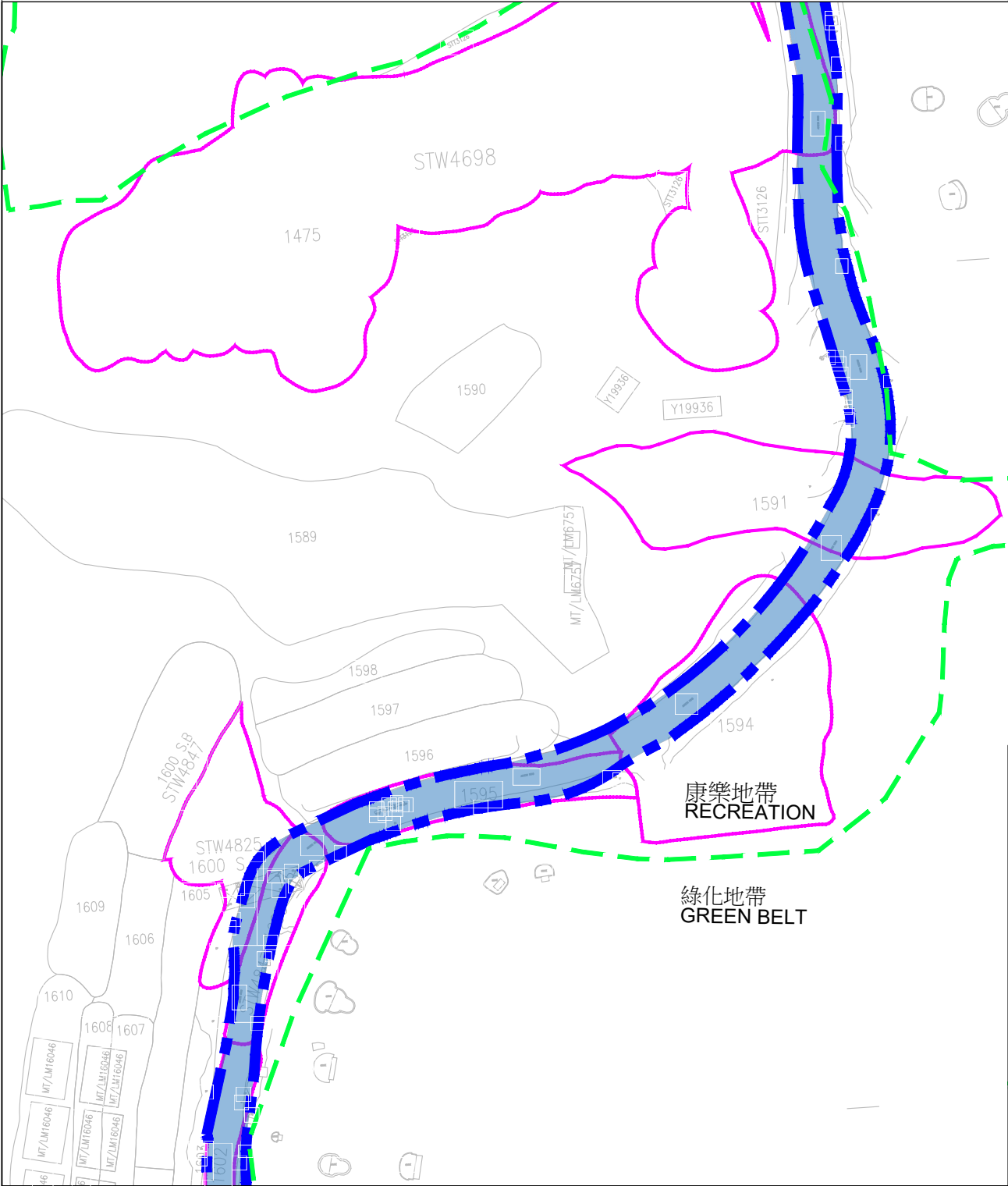


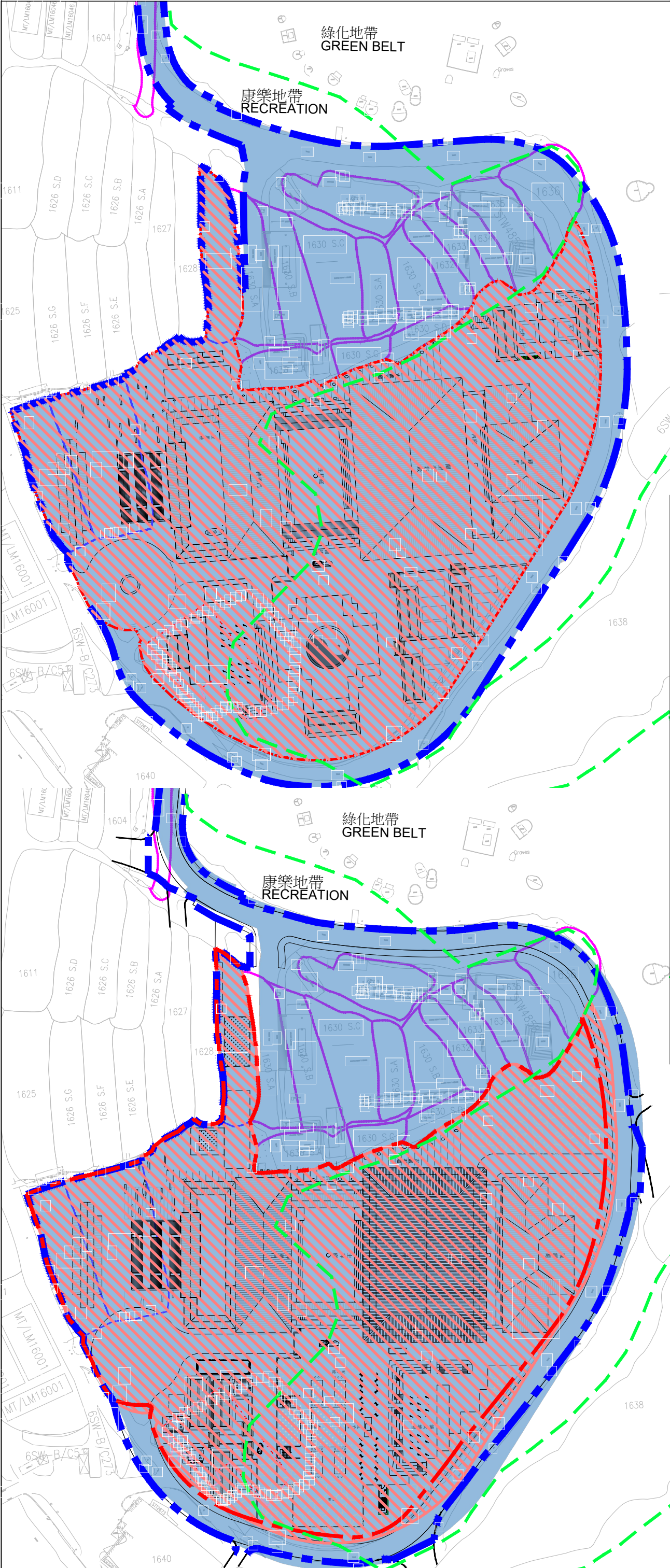
- 2024 年 11月 (NOV 2024)
- 2024 年 11月的申請地塊面積
Application Site Area in November 2024
- 申請地塊面積 : 31068 平方米
Application Site Area : 31068 s.m.
- 發展地塊面積 : 17393 平方米
Development Site Area : 17393 s.m.
- 規劃申請中包含的私人地段邊界
Private LOT Boundary included in
Planning Application



- 2025 年 6月 (JUNE 2025)
- 2024 年 11月的申請地塊面積
Application Site Area in November 2024
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Application Site Area : 31068 s.m.
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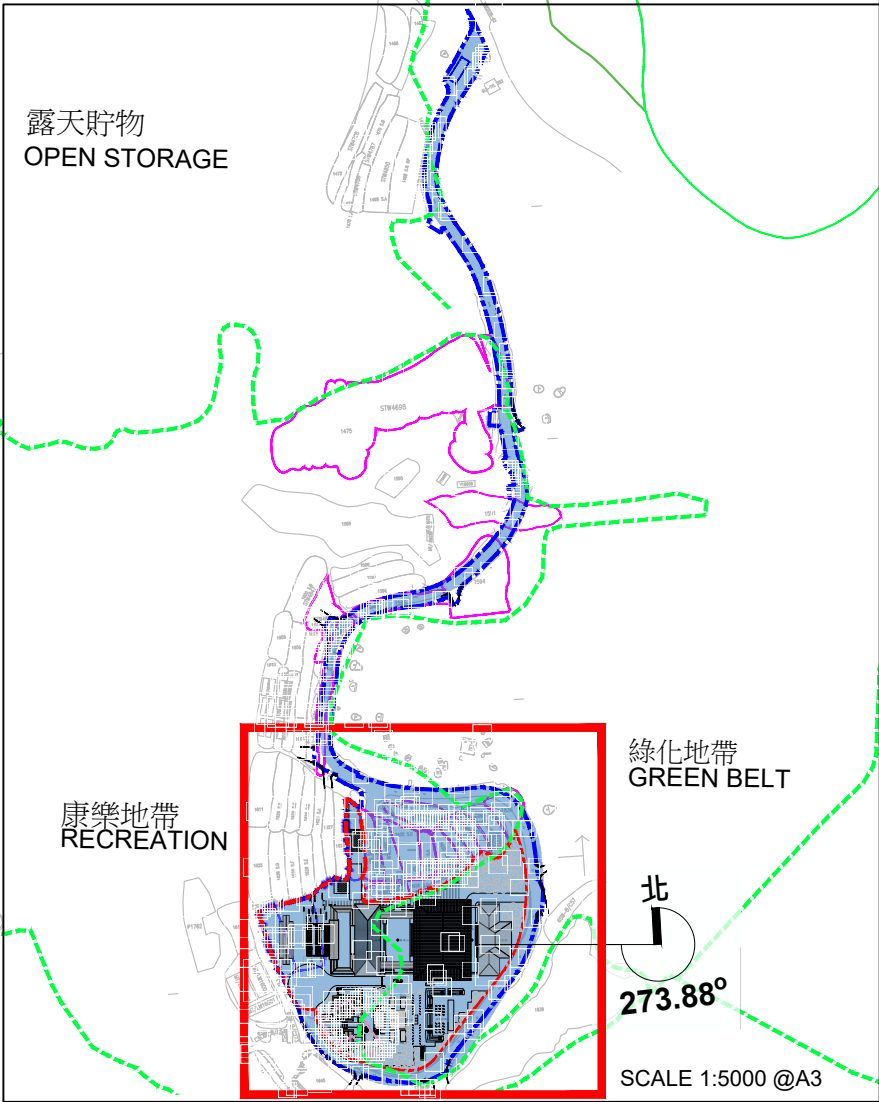
Based on :
CTA drawing FIG 2.1- PROPOSED ACCESS ROAD
dated 24 JUNE 2025
Land Marker (1980)Surveyors drawing 6717 - update
dated 17 JULY 2024





2024 年 11月 (NOV 2024)

- 2024 年 11月的申請地塊面積
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2025 年 6月 (JUNE 2025)

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Private LOT Boundary included in Planning Application

Based on :
CTA drawing FIG 2.1- PROPOSED ACCESS ROAD
dated 24 JUNE 2025
Land Marker (1980)Surveyors drawing 6717 - update
dated 17 JULY 2024

(c) Improvement to the Visual Aspect:

Repositioning and lowering of major built elements on the southern side of the site plus a reduction in the height of the main hall by 2m has been proposed. With reference to the assessed visual impacts of the scheme from close vantage points (VP)s the following visual enhancements are noted:

- The removal of the Hall of Manifestations above podium level has reduced the perceived bulkiness of the development (see VP 06);
- The removal of the Hall of Manifestations above podium level has reduced the perceived bulkiness of the development. (see VP 09);
- The reduction in height of the Main Hall and removal of the Hall of Manifestations above podium level has reduced the visual portion of the building by at least 50%. A re-rating of the impact from Slightly/ Moderately Adverse to Slightly Adverse may be appropriate (see VP 10);
- The 3 above mentioned views (VPs 06, 09, and 10) are impactful by virtue of their close- proximity to the development. However, all three of these views are within the leisure area of which the Temple will form a part and as such some visual connection with this immediate landscape setting would seem appropriate;
- A further vantage point (VP 11) has been prepared, which is located approximately 30m further from the proposed building than VP 09. This shows the development in a wider context, from a similar angle as VP 09, and would be available to the public arriving at the site from the direction of a riverside footpath.

The submitted Visual Impact Assessment has demonstrated that the proposed development fits comfortably within its wider context, by virtue of the landform and wooded setting and the proposed mitigation measures. VP 11 further demonstrates that the development blends into its landscape setting quickly as one moves out into the wider landscape.

(d) Landscape Scheme Improvement:

Repositioning of built elements has increased the green areas and space available for tree planting. In particular, the repositioning of the Court of Enlightenment and Exhibition/ Tea Gallery to the western part of the site has freed up space in the “GB” zone for the establishment of woodland buffer planting and green spaces with public access. Within the Development Area at least 30% green coverage in horizontal planters and green roofs is achieved, which is increased to 40% when the proposed vertical greening at various building facades and walls is included.

Cultural gardens open to the public and directly accessible from the central parts of the development are proposed at southern part of the site. These gardens would seamlessly connect with the courtyard spaces around the main temple building, enhancing the green setting of the building and provide a connected open space resource for the enjoyment of all.

(e) Built-Over-Area Comparison between the Latest Scheme and the First Submitted Scheme:

Based on the latest scheme, the site area and overall Gross Floor Area (GFA) within the Development Site remains the same/ very similar to the first submission in November 2024. However, the built-over-area (BOA) above ground within the “GB” of the Development Site has been greatly reduced from 30.3% to 19.3%, whilst the BOA above ground within the “REC” zone will be slightly increased from 14.5% to 15.4%. A plan showing the BOA calculation within the “REC” and “GB” of the Development Site for both the original scheme and the revised scheme is attached on the **following page**.

The consolidated table of the Applicant's previous responses (as at 16.7.2025) to departmental comments received after the submission of the previous s.16 planning application has been provided in **Table 3.1** to **Table 3.10** below, including:-

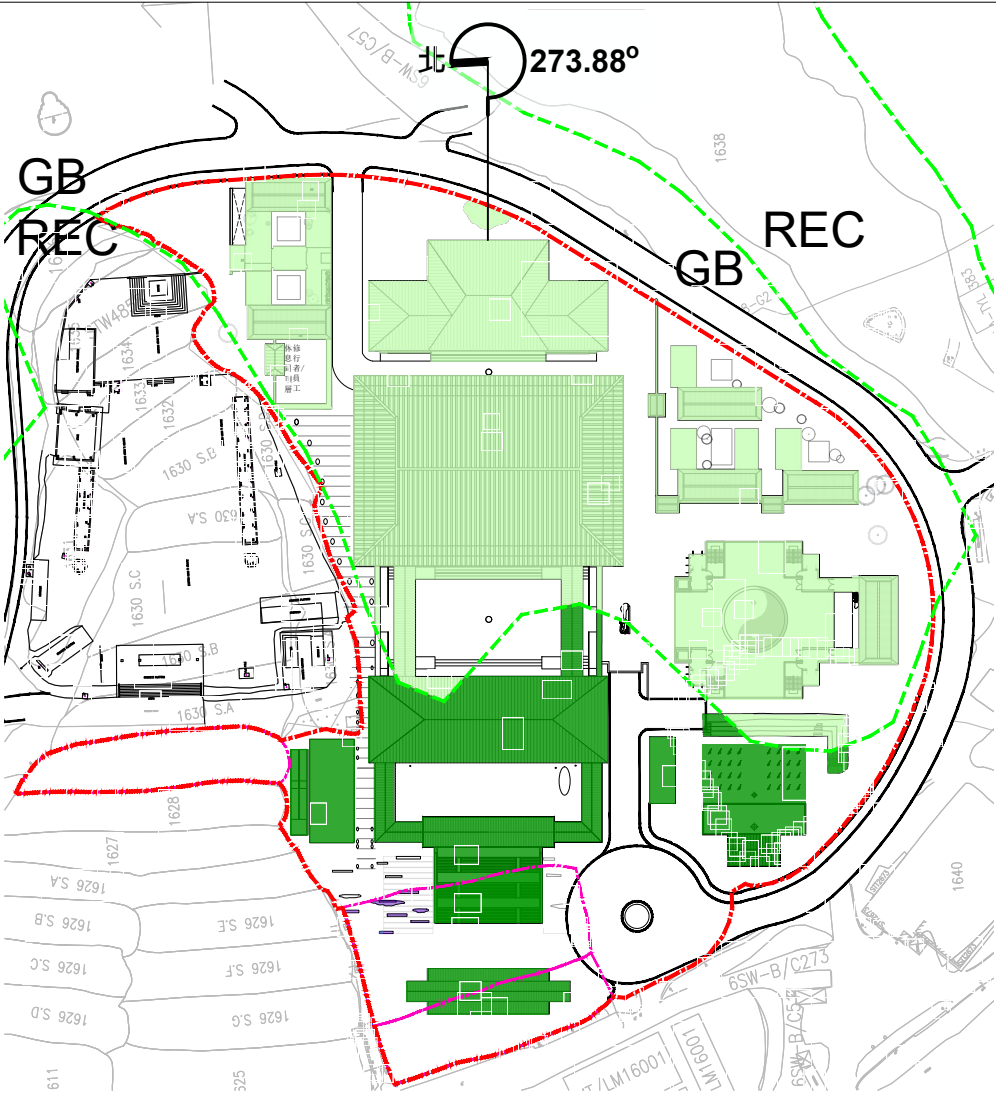
- Table 3.1: Responses to Comments from HYAB (P.46)
- Table 3.2: Responses to Comments from UD of PlanD (P.46)
- Table 3.3: Responses to Comments from LU of PlanD (P.55)
- Table 3.4: Responses to Comments from AFCD (P.59)
- Table 3.5: Responses to Comments from WSD (P.61)
- Table 3.6: Responses to Comments from EPD (P.65)
- Table 3.7: Responses to Comments from DSD (P.77)
- Table 3.8: Responses to Comments from GEO of CEDD (P.78)
- Table 3.9: Slope Maintenance Section of LandsD (P.79)
- Table 3.10: Responses to Comments from TD (P.80)

Furthermore, during the aforesaid period, PlanD had conveyed their comments on the following aspects:-

- (1) Layout of the plans to tally with 'North' oriented vertically up the page;
- (2) Clarify about the operation of the existing Tai Tong Organic Ecopark;
- (3) Provide justification on the scale of the development;
- (4) Provide justification on the area of “GB” land used; and
- (5) Provide justification on the proposed Government land used.

In responses to the queries above, the Applicant had prepared a TPL and submitted together with the **F.I (I)** to the TPB on 24.3.2025 (see **Attachment 1** after Page 80 of this **Appendix IV**).

2024 11月 (NOV 2024)



發展地塊：17393 平方米
Development Site Area：17393 s.m.

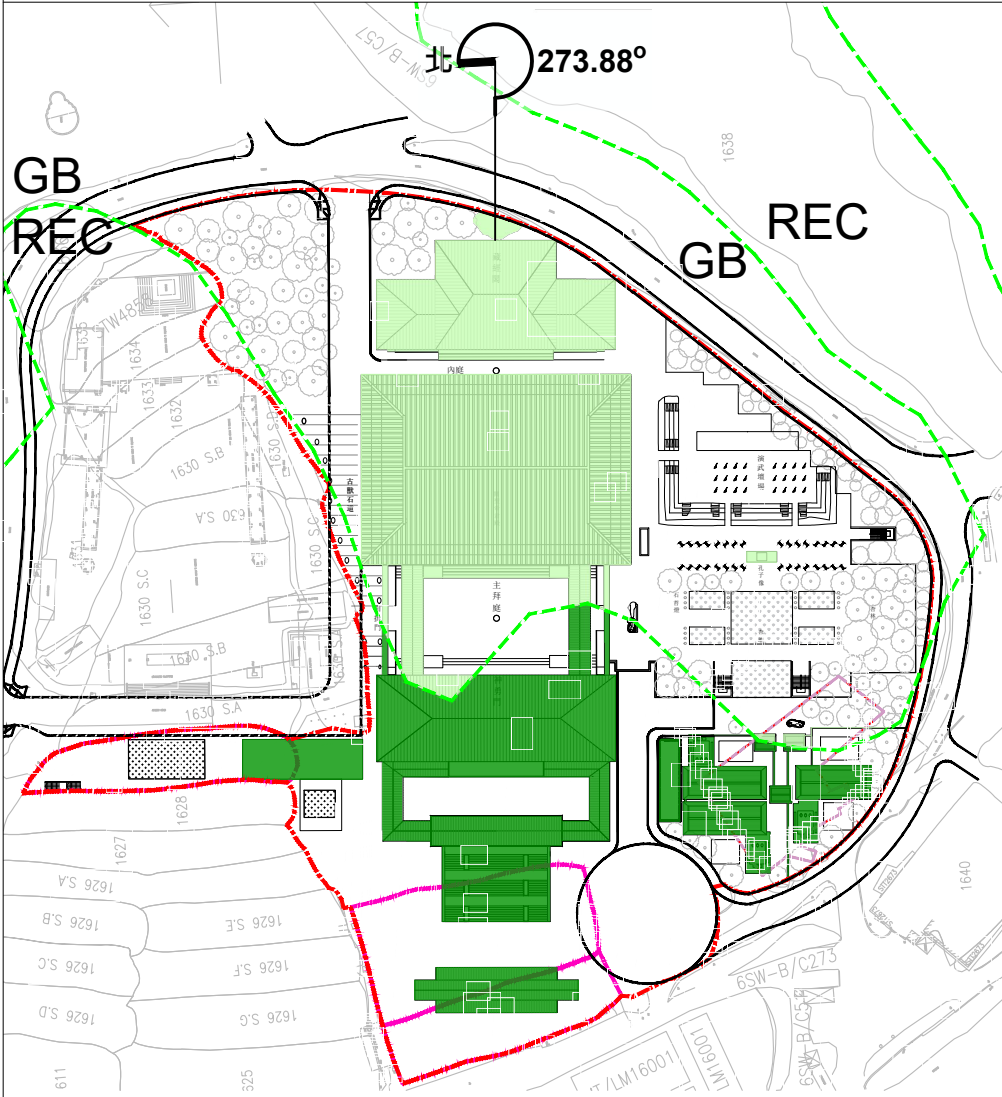
 綠化地帶地面以上建築物覆蓋面積：5276平方米
Area of above ground buildings / structures in Green Belt zoning: 5276 s.m.

綠化地帶地面以上建築物上蓋面積覆蓋率：
(5276 / 17393)x100% = 30.3%
Coverage of above ground built-over area in Green Belt zoning:
(5276 / 17393) x 100% = 30.3%

 康樂地帶地面以上建築物覆蓋面積：2530平方米
Area of above ground buildings / structures in Recreation zoning: 2530 s.m.

康樂地帶地面以上建築物上蓋面積覆蓋率：
(2530 / 17393)x100% = 14.5%
Coverage of above ground built-over area in Recreation zoning:
(2530 / 17393) x 100% = 14.5%

2025 6月 (JUNE 2025)



發展地塊：16697 平方米
Development Site Area：16697 s.m.

 綠化地帶地面以上建築物覆蓋面積：3235平方米
Area of above ground buildings / structures in Green Belt zoning: 3235 s.m.

綠化地帶地面以上建築物上蓋面積覆蓋率：
(3235 / 16697)x100% = 19.3%
Coverage of above ground built-over area in Green Belt zoning:
(3235 / 16697) x 100% = 19.3%

 康樂地帶地面以上建築物覆蓋面積：2587平方米
Area of above ground buildings / structures in Recreation zoning: 2587 s.m.

康樂地帶地面以上建築物上蓋面積覆蓋率：
(2587 /16697)x100% = 15.4%
Coverage of above ground built-over area in Recreation zoning:
(2587/ 16697) x 100% = 15.4%

3.1 Responses to Comments from Home and Youth Affairs Bureau

Items	Departmental Comments	The Applicant's Responses
Comments received on 10.3.2025		
HYAB (A1)	Subject to other comments from B/Ds (including PlanD and LandsD) that may have, this office supports the captioned application from the religious perspective. HYAB will further assess land grant application, if any, by the Applicant associated with the captioned planning application as and when appropriate.	The Applicant appreciates HYAB's support and notes the comment. The Applicant and the consultant team have provided detailed responses to the departmental comments received.

3.2 Responses to Comments from Urban Design Unit, Planning Department

Items	Departmental Comments	The Applicant's Responses
Comments received on 14.1.2025 (Comments Supersede comments received on 10.1.2025)		
UD (A1)	Please find below our observations/comments from the urban design and visual impact perspectives <u>General Comments</u> 2. Being located in the southern fringe of Tai Tong in close proximity to the Tai Lam Country Park, the application site (the Site) is situated at a foothill area mainly surrounded by vegetated slopes on its east, south and west, and scattering rural settlements/temporary structures with existing building heights (BHs) ranging from about 20mPD to 34mPD/1 to 3 storeys to its south and north. There are also a number of low-rise buildings, such as Po Leung Kuk Jockey Club Tai Tong Holiday Camp with existing BHs up to about 100mPD/3 storeys in the same "GB" zone to its further northeast and Agriculture Fisheries and Conservation Department (AFCD) Tai Tong Forest Nursery and AFCD Tai Lam Country Park Tai Tong Management Centre with existing BHs up to about 151mPD/1 storey in the Country Park to its further southeast on higher topographical levels. Although the proposed development with BHs ranging from 38.05mPD to 73.999mPD on three levels of platforms (with the Grand Hall as the tallest building with an absolute BH of 35.999m) would become a religious institution with notable building mass and	Thank you for summarising the nature of existing development within the vicinity of the site. Noted, that the development may not be considered as out of context in this wider area. The nature of temple buildings requires the Grand Hall to have a certain degree of prominence relative to other parts of the proposed building complex. Whilst absolute building height is a factor in achieving this, locating the Grand Hall towards the east of the site, at the end of an axis progressing up building platforms which broadly follow the existing topography, also helps to achieve a localised sense of grandeur whilst respecting the existing rural site context.

Items	Departmental Comments	The Applicant's Responses
	height in its rural locality on natural hillside, it may not be considered as totally out of context in a wider area.	
UD (A2)	3. Judging from the submitted Visual Impact Assessment (VIA), the proposed development would have visual impacts ranging from "negligible" to "slightly adverse" at all of the twelve selected public viewing points (VPs) except "slightly to moderately adverse"/"moderately adverse" at three VPs given its proximity to the proposed development. Various design measures are proposed including stepped BH, building separations/setbacks and landscape buffer around the periphery of the Site, etc. to mitigate the potential visual impacts and blend in with the surrounding topography.	Noted that several measures such as stepped BH, building separations/setbacks and landscape buffer have been adopted. As outlined in UD(6) below, further design measures are also added in the updated submission, including the adoption of green roofs and vertical greenery, to mitigate the potential visual impacts and blend in with the surrounding topography. Relevant revised plans in the Planning Statement and Design Statement have been attached in Appendix V.
UD (A3)	4. To substantiate the application, it would be advisable to provide more information/justification for optimisation of the proposed site coverages (SC) to lower the BH in order to make appropriate response to the rural locality on natural hillside.	Noted and the proposals have been reviewed with a view to optimising the Site Coverage and Building Height in relation to the rural locality on natural hillside. As noted at UD(1) above, the characteristics of temple type development require a sense of order, orientation and hierarchy which influence the massing of the architectural proposals for the site and in particular the prominence of the Grand Hall within a formal and terraced composition. Within the framework set by this temple building typology further adjustments to the building complex form have been proposed, as follows: • Lowering of the overall building height of the Hall of Manifestation through reductions in floor-to-floor height; • Significant lowering the ancillary building (E&M/Restrooms) to the south of the Hall of Manifestation to achieve better stepped height profile towards the southern edges of the site; • Further articulation of the western façade of the Hall of Manifestation to reduce the visual scale / create a more interesting form and appearance; and • Relocation of an E&M room adjacent to the

Items	Departmental Comments	The Applicant's Responses
		Swords and Arts Arena to enhance the width of the E-W visual corridor through the site. to further enhance the stepped building profiles, the pitched roofs of the Abbot's and Staff Lounge, Swords and Arts Arena are changed to landscaped flat roof. As illustrated on update Figure 3.2 in the revised Visual Impact Assessment (VIA) attached in Appendix VII, the net result of the above measures is to reduce the massing at the south of the site, towards the Country Park, with a more sensitive building outline relative to the adjacent ridgeline topography.
UD (A4)	Detailed Comments Planning Statement: 5. Para. 5.4(e) – With reference to the submitted VIA, the heading that “No Impact on Visual Aspect” and the conclusion that “the proposed development will not cause any adverse visual impact on the surrounding environment” would not be appropriate.	The heading for para. 5.4(e) and the conclusion in the Planning Statement have been updated accordingly.
UD (A5)	VIA (Appendix IX): 6. Selection of VPs (General) – While suggestions were made in the pre-submission stage to remove some duplicated viewing points (VPs) (such as VPs 2 or 3) from the same direction as appropriate for a more concise VIA, these VPs are retained in the VIA.	Noted and VP2 and VP6 have been removed from the assessment, for a more concise VIA, where VP3 and VP7 are already representative of views from east and north easterly directions. As noted at pre-submission stage other VPs (10 nos. total) are retained, where the comprehensive nature of the VIA helps to illustrate the nuanced visual relationship with the surroundings and the influence of topography, vegetation and existing built structures on the visibility of the proposed development.
UD (A6)	7. Section 6.2 & Figure 3.1 – The majority of the building separations and one of view corridors as proposed in this figure will be blocked by/encroach into the proposed building structures rather than pass through the Site. Besides, unlike what is indicated in Section 6.2, a number of proposed building	Noted and the description in Section 6.2 and Figure 3.1 of the VIA have been reviewed and updated to reflect modifications to the proposed layout. The view corridors, separations and setbacks are more precisely described and illustrated in the updated report.

Items	Departmental Comments	The Applicant's Responses
	structures in this figure do not allow at least 10m-wide setback from the Site boundary.	The development proposals have been further reviewed to enhance the Primary and Secondary Mitigation Measures. In addition to the Primary Mitigation enhancements noted at UD(3) above, further Secondary Mitigation measures are also proposed, as an appropriate response to the rural locality on natural hillside. These include: • Introduction of vertical greenery on southern and western building facades at the southern side of the site; • Introduction of green roof treatments to several buildings at the southern side of the site; The width of the planting buffer at the southern and eastern side of the site has also been reviewed and more precisely dimensioned on Figure 3.1. Whilst the width of setback varies, with some pinch points with a minimum 1-1.5m width, overall, there is adequate space to create a belt of tree and shrub planting as a buffer to surrounding areas.
UD (A7)	8. VPs 2, 3, 6 Visual Composition Paras. 7.13, 7.20, 7.41 – With reference to the relevant photomontages (Figures 7.3, 7.4, 7.7 refer), the proposed development appears to be the highest and newly built visual element next to the Tai Lam Country Park to the south, which is readily noticeable at these VPs. In this regard, such analysis should be reflected and it might not be appropriate to describe the proposed development as “ compatible ” with the surrounding areas in these paragraphs.	As per response to UD(5) VP's 2 and 6 have been removed for a more concise VIA. The descriptions and analysis in Para 7.20 regarding VP3 have been reviewed accordingly, to better reflect the site context and visual composition of the proposed built development, noting that the height modifications at the Hall of Manifestations and additional mitigation measures proposed (vertical greening and green roofs) will also help to ameliorate the relationship with the surrounding areas.
UD (A8)	9. VP9 Visual Appraisal & Overall Visual Impact Paras. 7.60 to 7.66 – With reference to the relevant photomontage (Figure 7.10 refers), as the proposed development would become a major built visual element with natural mountains in the background and low-rise rural structures in the foreground, it might not be appropriate	Noted and the relevant descriptions and assessments have been reviewed regarding the highlighted issues. Whilst the amendments to the development proposals as described at UD(4) to UD(6) above do help to reduce the visual impact it is nevertheless agreed to grade visual impact as “ moderately adverse ” due the visual obstruction of the background of the view

Items	Departmental Comments	The Applicant's Responses
	to describe the proposed development as " <u>compatible</u> " with the surrounding areas in Para. 7.62. Moreover, the proposed development would not only cause noticeable visual obstruction to the mountain backdrop/ridgeline and open sky view at this VP in close proximity as indicated in the appraisal, it would also reduce visual openness, which should hence be reflected. In view of the above and given the grading of Effect on Public Viewers as "medium", it would be more appropriate and consistent to grade the visual impact as " <u>moderately adverse</u> ".	and the impact on openness. This finding does however also need to be seen in the context of the closeness of the view to the proposed development and the compatibility of the proposals with foreground elements of the view including carparks and structures associated with existing leisure developments.
UD (A9)	10. VPs 10 & 11 Sensitivity of Public Viewers Paras. 7.68 & 7.75 – In view of the leisure/recreational nature and close proximity of these VPs, it is more tenable and consistent to grade the visual sensitivity as " <u>high</u> ".	Noted and the Visual sensitivity has been re-graded as high for both VP10 and VP6 (formerly VP11).
UD (A10)	11. VPs 10 & 11 Visual Appraisal & Overall Visual Impact Paras. 7.69, 7.73, 7.76 & 7.80 – With reference to the relevant photomontage (Figures 7.11 & 7.12 refer), as the proposed development would become a notable built visual element with low-rise structures in the foreground, it might not be appropriate to describe the proposed development as " <u>compatible</u> " with the surrounding areas in Paras. 7.69 and 7.76. Besides, the reduction of visual openness at these two VPs should be reflected. In view of the magnitude of change at VP10, it would be more appropriate and consistent to grade Effect on Public Viewers as " <u>slight to moderate</u> ", and the visual impact as " <u>slightly to moderately adverse</u> ". For VP11, given the grading of Effect on Public Viewers as "medium", it would be more appropriate and consistent to grade the visual impact " <u>moderately adverse</u> ".	Noted and on review the suggested changes to the assessment have been adopted for VP10 & VP06 (formerly VP11). Whilst the amendments to the development proposals as described at UD(4) to UD(6) above do help to reduce the visual impacts from these vantage points, it is nevertheless agreed to grade visual impact as "moderately adverse" and "slightly to moderately adverse" due to the sensitivity of the public viewers being rated as high and factoring in the impact on visual openness. These findings do however need to be seen in the context of the closeness of these views to the proposed development and the compatibility of the proposals with the existing surrounding leisure developments where these vantage points are located.

Items	Departmental Comments	The Applicant's Responses
UD (A11)	12. Conclusion Paras. 8.7 & 8.8 – In view of our comments to the submitted VIA above, the proposed religious institution would become a major built visual element with notable building mass and height in its rural locality on natural hillside. However, as the Site is surrounded by the vegetated hillslopes of Tai Lam Country Park on three sides, its more apparent visual impacts are hence mainly confined to the VPs in its proximity. As such, it might not be appropriate to conclude that “the predicted visual impacts from the vantage points with a view will be <u>slight adverse</u> ” and “the proposals are considered <u>visually compatible</u> with their existing and future context” in these paragraphs. Furthermore, the term “ <u>acceptable</u> ” is not one of the thresholds for concluding the resultant overall visual impact under the TPB-PG No. 41.	Noted and the concluding paragraphs have been updated in the revised report to reflect the amendments to the analysis described above.
UD (A12)	13. Photomontages (General) – It seems that some of the photomontages may involve distortion and wide angle (i.e. panoramic view). Despite this observation, the comments in Paras. 4, 6 to 12 above remain generally applicable.	The panoramic view provides greater context, however the central portion of the photomontage is an accurate portrayal (without distortion) of the proposed development within its setting and, as noted, provides a sound basis for the assessment.
UD (A13)	[1] As per our previous internal comments on the VIA to your office during pre-submission stage as well as our discussions over the phone on 13.5.2024 and earlier today, it is noted that your office have no particular comments on the selection of VPs including designating VPs at/near to Tai Tong Organic EcoPark and Tai Tong Lychee Valley as the public VPs seems not within unauthorised developments (subject to CID's checking/ confirmation).	Noted.
Comments on the F.I. (I) received on 8.5.2025		
UD (B1)	General Comments Being located in the southern fringe of Tai Tong in close proximity to the Tai Lam Country Park, the application site (the Site) is situated at a foothill area mainly surrounded by vegetated slopes on its east, south and west, and	Thank you for summarising the nature of existing development within the vicinity of the site and noted that the development may not be considered as out of context within this wider area.

Items	Departmental Comments	The Applicant's Responses
	scattering rural settlements/temporary structures with existing building heights (BHs) ranging from about 20mPD to 34mPD/1 to 3 storeys to its south and north. There are also a number of low-rise buildings, such as Po Leung Kuk Jockey Club Tai Tong Holiday Camp with existing BHs up to about 100mPD/3 storeys in the same "GB" zone to its further northeast and Agriculture Fisheries and Conservation Department (AFCD) Tai Tong Forest Nursey and AFCD Tai Lam Country Park Tai Tong Management Centre with existing BHs up to about 151mPD/1 storey in the Country Park to its further southeast on higher topographical levels. Although the proposed development with BHs ranging from 26mPD to 73.999mPD (with the Grand Hall as the tallest building with an absolute BH of 35.999m) would become a religious institution with notable building mass and height in its rural locality on natural hillside, it may not be considered as totally out of context in a wider area.	
UD (B 1.1)	<u>Updated comments (in red) from Urban Design dated 21.5.2025</u> Being located in the southern fringe of Tai Tong in close proximity to the Tai Lam Country Park, the application site (the Site) is situated at a foothill area mainly surrounded by vegetated slopes on its east, south and west, and scattering rural settlements/temporary structures with existing building heights (BHs) ranging from about 20mPD to 34mPD/1 to 3 storeys to its south and north. There are also a number of low-rise buildings, such as Po Leung Kuk Jockey Club Tai Tong Holiday Camp with existing BHs up to about 100mPD/3 storeys in the same "GB" zone to its further northeast and Agriculture Fisheries and Conservation Department (AFCD) Tai Tong Forest Nursey and AFCD Tai Lam Country Park Tai Tong Management Centre with existing BHs up to about 151mPD/1 storey in the Country Park to its further southeast on higher topographical levels. The proposed religious institution with BHs ranging from 26mPD to 73.999mPD (with the Grand Hall as the tallest building with an	Thank you for summarising the context and setting of the proposed Temple development. In response to these comments the building height and massing has been reviewed, and further sensitive design and mitigation measures have been proposed to help blend the proposed development with its surroundings. Ancillary Buildings within the Green Belt Zone have been relocated or lowered including a reduction in the height of the main hall by 2m. As illustrated on updated Figure 3.2 in the revised Visual Impact Assessment (VIA), the net result of the above measures is to significantly reduce the massing at the south of the site, towards the Country Park, with a more sensitive building outline relative to the adjacent ridgeline topography. These measures have also further reduced the impact on the few elevated vantage points with a panoramic view of the adjacent valley (such as VP03), where the proposed

Items	Departmental Comments	The Applicant's Responses
	absolute BH of 35.999m) would stand out as a notable building mass and height in its rural locality on natural hillside. a notable building mass and height in its rural locality on natural hillside.	temple forms a very small component of the view.
UD (B2)	According to the submitted VIA, the proposed development would have visual impacts ranging from “negligible” to “slightly adverse” at most of the ten selected public viewing points (VPs), and “slightly to moderately adverse”/ “moderately adverse” at three remaining VPs given its proximity to the proposed development. While the proposed religious institution potentially represents a major built visual element in its rural locality, as the Site is surrounded by the vegetated hillslopes on three sides, into which the proposed development has been sensitively located, its more apparent visual impacts are mainly confined to the VPs in its close proximity. Various design measures including stepped platforms (following the existing contours) separating the proposed development into several components with adoption of stepped BH, visual corridors passing through the Site, building setbacks from the Site boundary and landscape treatments such as green roofs of ancillary buildings, and vertical greening/landscape buffer around the periphery of the Site, etc. are proposed to mitigate the potential visual impacts and blend in with the surrounding topography.	Thank you for summarising the nature of anticipated visual impacts of the development and the sensitive design and mitigation measures that have been proposed to help blend in with the surroundings.
UD (B2.1)	<u>Updated comments (in red) from Urban Design dated 21.5.2025</u> According to the submitted VIA, the proposed development would have visual impacts ranging from “negligible” to “slightly adverse” at most of the ten selected public viewing points (VPs), and “slightly to moderately adverse”/ “moderately adverse” at three remaining VPs given its proximity to the proposed development. While the proposed development may not appear to be totally out of context in the wider area as viewed from the distant VP with an open view towards Yuen Long, being surrounded by the vegetated	Thank you for summarising the nature of anticipated visual impacts of the development. Repositioning and lowering of major built elements on the southern side of the site plus a reduction in the height of the main hall by 2m have been adopted. With reference to the updated VIA and the assessed visual impacts of the scheme from close vantage points, the following visual enhancements are noted: <u>Vantage Point 06</u>

Items	Departmental Comments	The Applicant's Responses
	hillslopes nestled in "GB" zone and the Country Park on three sides, it potentially represents a major visual element in its rural locality, with more apparent visual impacts to the VPs in its close proximity.	The removal of the Hall of Manifestations above podium level has reduced the perceived bulkiness of the development. <u>Vantage Point 09</u> The removal of the Hall of Manifestations above podium level has reduced the perceived bulkiness of the development. <u>Vantage Point 10</u> The reduction in height of the Main Hall and removal of the Hall of Manifestations above podium level has reduced the visual portion of the building by at least 50%. A re-rating of the impact from Slightly/Moderately Adverse to Slightly Adverse is proposed. The above-mentioned views (VPs 06, 09, and 10) are impacted by virtue of their close-proximity to the development. However, all three of these views are within the leisure area of which the Temple will form a part and as such some visual connection with this immediate landscape setting would seem appropriate. The revised VIA has demonstrated that the proposed development fits comfortably within its wider context, by virtue of the landform and wooded setting and the proposed mitigation measures. Although the temple is visible from very close vantage points the development blends into its landscape setting quickly as one moves further out into the wider landscape.
UD (B3)	<u>Detailed Comments</u> <i>Amended Pages of Planning Statement (Attachment 1):</i> Para. 5.4(e) – With reference to the submitted VIA, it would be more appropriate to indicate that "the proposed development will not cause significant adverse visual impact on the surrounding environment". Despite this observation, the comments in above remain generally applicable.	Noted. Relevant page has been revised accordingly.

3.3 Responses to Comments from Landscape Unit, Planning Department

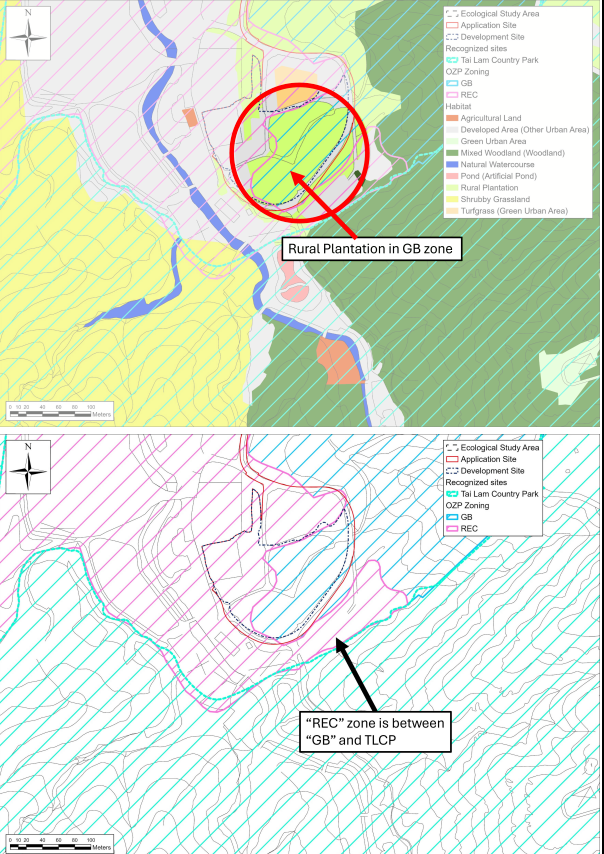
Items	Departmental Comments	The Applicant's Responses
Comments received on 27.1.2025		
LU (A1)	According to the aerial photo of 2023, the Site is situated in area of rural fringe landscape predominated by temporary structures, open storage yard, farmland, woodland and scattered tree groups. From the site photos taken by DPO on 13.12.2024, the southern portion of the Site was covered with temporary structures, scattered trees groups and vegetation, while the northern portion of the Site was paved as an access road.	Noted.
LU (A2)	According to the planning statement, the application site comprises 3 portions, the Development Area (the Temple site), the Tai Tong Kwan Ti Square Area, and Access Road. In Table 4.4 (Summary of Tree Recommendations) and Section 4.4, a total 596 existing trees within the application site boundary (including 474 trees in Development Area, 61 trees in Tai Tong Kwan Ti Square Area and 61 trees in Access Road) were identified, of which 62 trees are proposed to be retained, seven trees are proposed to be transplanted, 527 trees including 10 trees of undesirable species (i.e. <i>Leucaena leucocephala</i>) are proposed to be removed. For the proposed new trees planting, a total 620 new trees (i.e. 507 nos. of trees and 113 nos. of whips) would be accommodated at the proposed temple landscape (the Development Area), access road verges and within the existing Tai Tong Kwan Ti Square. The proposed planting species was listed in Table 10.1 of Appendix VI (Landscape Proposal Report).	Noted.
LU (A3)	In Section 5.9, noting the rare and precious plant (<i>Aquilaria sinensis</i>) protected under Cap. 586 "The Protection of Endangered Species of Animals and Plant Ordinance" was identified within application site boundary (only one <i>Aquilaria sinensis</i> located within the Access Road was mentioned), however the nos., locations and proposed treatment of	Noted and an additional Figure and description is provided in the updated LMP attached in Appendix VI to elaborate on the existing situation and proposed treatment of the <i>Aquilaria sinensis</i> . This information is also summarised in the amended pages of the Planning Statement.

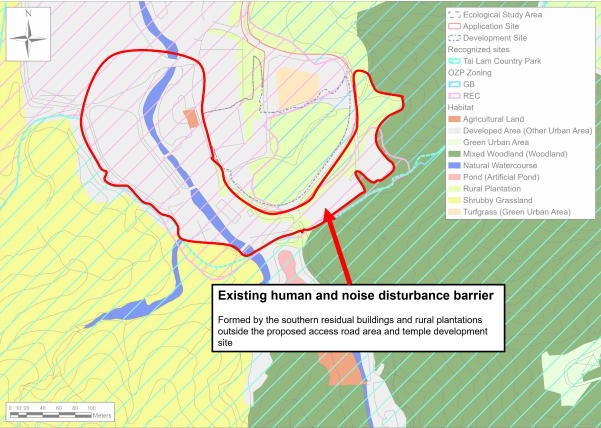
Items	Departmental Comments	The Applicant's Responses
	these <i>Aquilaria sinensis</i> were not included in the planning statement. The Applicant should provide the tree information including proposed treatment of these existing <i>Aquilaria sinensis</i> in Table 4.4, and indicate the receptor locations for the proposed transplanted <i>Aquilaria sinensis</i> (if any) on the Landscape Master Plan, and provide individual tree photos of the existing <i>Aquilaria sinensis</i> .	
LU (A4)	In Section 5.9, please insert the sub-heading "Development Area" for the first bullet point, and insert the sub-heading "Access Road" for the second bullet point.	Noted, and updated accordingly.
LU (A5)	The Applicant should provide the information of filling material on the submitted "Excavation and Landfilling Plan".	The filling material shall be following CEDD "General Specification for Civil Engineering Works" Section 6.
LU (A6)	Please be advised that the supplementary tree information and proposed treatment schedule for the existing trees in Appendix VII and Appendix VIII, should be amended the titles as "Tree Survey Report (Development Area)" and "Tree Survey Report (Access Road Improvement Area) respectively.	Noted and the title of these Appendices are changed to Tree Survey report and they have been incorporated within the Landscape Master Plan Submission. A summary of the key findings is also provided in the body text of the LMP report.
Comments on the F.I. (I) received on 5.8.2025		
LU (B1)	<u>Landscape Observations and Comments</u> In Section 5.9 of the "Amended Pages of the Planning Statement", it is observed that the nos. and proposed treatment of the <i>Aquilaria sinensis</i> protected under Cap. 586 "The Protection of Endangered Species of Animals and Plant Ordinance" within the Development Area were not clearly stated.	Section 5.9 has been amended accordingly.
LU (B2)	According to the "Revised Landscape Proposal", there is one <i>Aquilaria sinensis</i> (T-842) located within the Development Area as stated in Table 4.1 of Appendix I and there is one <i>Aquilaria sinensis</i> (in Tree Group-08) located within the Access Road as stated in Table 4.1 of Appendix II. It is observed that the existing location and tree photo(s) of the <i>Aquilaria sinensis</i> in Tree Group-08 within	Please note that the <i>Aquilaria sinensis</i> tree identified within Tree Group-08 is located outside the Application Site Boundary. As such, whilst there are two <i>Aquilaria</i> identified as part of the tree survey, there is only one within the site area, as described in Para 8.3. The photograph and location of this tree have been added to the attached amended figure No. TPCP001-TG08, to clarify this issue.

Items	Departmental Comments	The Applicant's Responses
	the Access Road were not included. In Para 8.3 of the same report, only one <i>Aquilaria sinensis</i> is identified within the site area, the applicant should clarify the discrepancies between the Appendices (I and II) and the Para 8.3.	
LU (B2.1)	<u>Updated comments (in red) from Landscape Team dated 21.5.2025</u> According to the "Revised Landscape Proposal", there is one <i>Aquilaria sinensis</i> (T-842) located within the Development Area as stated in Table 4.1 of Appendix I and there is one <i>Aquilaria sinensis</i> (in Tree Group-08) located within the Access Road as stated in Table 4.1 of Appendix II. It is observed that the existing location and tree photo(s) of the <i>Aquilaria sinensis</i> in Tree Group-08 within the Access Road were not included. In Para 8.3 of the same report, only one <i>Aquilaria sinensis</i> is identified within the site area, the applicant should clarify the discrepancies between the Appendices (I and II) and the Para 8.3. As the site is located in a vegetated area and partly nestled in the "Green Belt" zone, the proposed development would have adverse impact on the landscape resources and quality in the area.	As previously noted, an additional Figure and description is provided in the updated LMP to elaborate on the existing situation and proposed treatment of the <i>Aquilaria sinensis</i>. Furthermore, a study has been conducted to fine tune the alignment of the access road to minimise the impact on existing trees. As outlined in the updated submission, this has allowed the reduction of tree removal by 47 nos. trees. The development layout at the Green Belt part of the application site has also been amended to reduce landscape and visual impacts and provide open space related uses in this area which are more attuned to the objectives of the Green Belt Zone. To facilitate this objective some built components have been relocated to other parts of the site to allow provision of greater greenery. As per previous submissions the site can achieve the minimum 20% Green Coverage, however the proposed revisions facilitate an increase in potential green coverage. Within the Development Site Area at least 30% green coverage in horizontal planters and green roofs can be achieved, which is increased to 40% when the proposed vertical greening at various building facades and walls is included. The proposed vertical greening and extensive garden areas allow an effective greenery treatment to be proposed at this sensitive side of the site, adjacent to the Green Belt Zone and Country Park to the South. Cultural gardens open to the public and directly accessible from the central parts of the

Items	Departmental Comments	The Applicant's Responses
		development are proposed at southern part of the site. These gardens would seamlessly connect with the courtyard spaces around the main temple building, enhancing the green setting of the building and provide a connected open space resource for the enjoyment of all within the Green Belt Zone.
LU (B3)	In Table 11.1 of the "Revised Landscape Proposal", the representation of maintenance operation frequency was unclear and the proposed operation months of item 1.12-Grass Cutting was missing. The applicant should provide legend for the grey colour and "1" for our information.	Thank you for highlighting this issue and the updated page of the LP report clarifying these maintenance schedule related issues is attached.

3.4 Responses to Comments from Agriculture, Fisheries and Conservation

Items	Departmental Comments	The Applicant's Responses
Comments received on 10.1.2025		
AFCD (A1)	<u>S.6.3.11</u> Regarding the following two statements: - “....., remaining affected GB area is rural plantation is in relatively small size about 1.41ha compared to overall GB area near TLCP about 54.5ha. The Green Belt buffer capacity is considered as no change.” - “Although the construction works will reduce rural plantation size within the Application Site and thus the decrease in the total buffer area size between existing developed area and relatively high value habitats, the effectiveness of this buffer is considered no change or even enhanced.” In evaluating the effectiveness of an ecological buffer area, naturalness, species and more importantly buffer distance from the ecologically sensitive area (TLCP in this case), etc. should also be considered. In addition, with the clearance of most of the existing vegetation at the southern side of the application site for the proposed development which is in very close proximity to Tai Lam Country Park, the planting proposal is unlikely to fully compensate the loss of the buffering function. In view of the above, please review if <i>“effectiveness of this buffer is considered <u>no change or even enhanced</u>”</i> is justifiable.	Noted, the sections of S.6.3.11, S6.3.12 and S6.4.14 of the EcolA were revised according to the comment for the rural plantation (see Appendix XIII).  After re-considering the naturalness and species as well as the historical context of the rural plantation within the Application Site, the rural plantation is not considered as an ecological buffer area for the TLCP. Besides, in accordance with the planning intention of the Approved Tai Tong Outline Zoning Plan (No. S/YL-TT/20), the Green Belt within the Application Site is also not intentionally designed as buffer area for TLCP. Furthermore, the rural plantation within the Application Site is an artificial plantation (trace back to 1950 to 1960s), it is not a natural buffer for TLCP. The rural plantation within the Application Site (southern part of the Application Site) is detached from the northern boundary of TLCP by developed area (existing road), and showing in map that a “REC” zone is between

Items	Departmental Comments	The Applicant's Responses
		"GB" and TLCP. Furthermore, human disturbances are already introduced between the Application Site and the northern fringe of TLCP over decades. Thus, the rural plantation within the Application Site is not considered as an ecological buffer area. In addition, the rural plantation is of low ecological value, which does not have sufficient capacity and ability to contribute as a buffer. S.6.3.11 and 6.4.3 have been revised, not to mention the rural plantation within the Application provides a function as ecological buffer area.
AFCD (A2)	<u>S.6.4.3</u> The statement "the surrounding residual buildings would serve as human and noise disturbance barriers" is confusing. Given the reduced width of buffer area mentioned in S.6.3.11 and addition of human disturbance due to the proposed building development in the future, please review and clarify. The applicant may consider to have some buffer planting (or retain some existing vegetation) on the southern side to screen off operational disturbance.	Noted, to clarify the statement "the surrounding residual buildings would serve as human and noise disturbance barriers", it is rephased as "The existing buildings from developed area along with existing trees of rural plantation outside the Application Site will screen off construction disturbances to TLCP."  The area is shown in the figure above for indication.
AFCD (A3)	<u>S.6.3.5</u> It is noted that noise mitigation measures and good site practice would be required to ensure impacts to flora and fauna (especially those in TLCP which is recognised as a sensitive receiver) be "minor". It means the impact would not be insignificant without those measures. Please specify the need of the corresponding mitigation measures in this section.	Clarified S.6.3.5 as construction phase disturbance impact is ranked as Minor if unmitigated.

3.5 Responses to Comments from Water Supplies Department

Items	Departmental Comments	The Applicant's Responses
Comments received on 14.1.2025		
WSD (A1)	Please note our comment to the applicant's water supply proposal: 1. Paragraph 2.2.1.2 – According to WSD's "Guideline for Hydraulic Modeling", the Roughness coefficient for fresh water mains with pipe diameter < 600mm shall be 110.	A revised Water Supply and Fire Service Provisions Report has been attached in Appendix XII. The roughness coefficient used in the pipe head loss calculation shall be 110.
WSD (A2)	2. Paragraph 2.2.1.3 – According to WSD's "Guideline for Hydraulic Modeling", a pipe length factor of 1.1 shall be applied to the length of water mains in rural areas to cater for bend losses.	A pipe length factor of 1.1 shall be applied to the length of the proposed water supply pipe from the connection point to the existing town main of WSD.
WSD (A3)	3. Paragraph 2.2.2 - For normal case, the minimum residual head is 15m at the extremity of the system. For fire-fighting case, the minimum residual head is 17m at fire draw-off node.	Noted. The minimum residual heads, 15 m for the potable and flush water services inside the development site and 17 m for fire-fighting system, shall be allowed in the calculation of total pipe pressure loss for the proposed water supply pipe system.
WSD (A4)	4. Paragraph 2.2.4 and Table 1 - Please provide reference/justification of using 5Litres/m2/day. For your information, assumption of water consumption of 7 litres/day per square meter of irrigation area in WSD's "Technical Specifications on Grey Water Reuse and Rainwater Harvesting"	Water consumption of 7 litres/day per square meter of irrigation area shall be applied in the calculation of total water consumption for the captioned development.
WSD (A5)	5. Paragraph 3.2.2 and Table 1 – - The estimated total daily usage for "Potable and Flushing Water Consumption" is on the low side. You may make reference to the standard water consumption for student as stipulated in our DI 1309, which is 25 Litres/head/day for fresh and flushing water, to estimate the unit water demand for visitors and staff with due consideration of their duration of stay. - Please do not divide the peak flow by the estimated duration of water usage.	According to the comment from Mr. Y H Ho of WSD, we will use 50L/d fresh water and 50L/d flushing water demand for each day-time staff, and 25L/d fresh water and 25L/d flushing water demand for each visitor.

Items	Departmental Comments	The Applicant's Responses
WSD (A6)	6. Table 2 – - The calculated water velocity does not match with the flow from Table 1 i.e. Flow = Velocity x Area = $0.803 \times (0.1)^2/4 \times \pi = 6.3$ Litres/s, while the estimated max. flow shall be 4.03 Litres/s from Table 1 The frictional head loss (S) shall be obtained using Hazen-Williams Equation instead of obtaining from graph. The assumption of existing residual head at the proposed connection point is not correct. The network pressure at the nearest fire hydrant PH9587 (ground surface level at around 30mPD) is around 10m at day-time.	Noted. The pipe frictional head loss will be re-calculated by using Hazen-Williams equation.
WSD (A7)	7. Figure 2 – It is noted that the proposed watermain will climb up to over 40mPD which is 10m above PH9587 where the residual head is 10m at day-time. Please further elaborate your proposal on this aspect e.g. the resulting limitation on water supply and any mitigation measures.	Noted. Water from the existing town main at 10m head at day-time will be delivered to the proposed sump tank where water will be drawn off by the proposed supply pumps and delivered to the development site.
WSD (A8)	8. General Comment – The applicant shall note that, due to the remoteness of the site, the supply pressure could be lower than the minimum residual head and would be very weak at peak hours. This limitation shall be considered in the design of their plumbing system.	Noted.
Comments on the F.I. (I) received on 17.6.2025		
WSD (B1)	<u>General Comments:-</u> 1. You have stated in the report that the proposed underground pumping chamber, the installation and equipment in the chamber and all pipework after the proposed connection point is considered as inside services (which shall be privately constructed, owned, maintained and operated by the applicant), however a majority of the proposed works are within government land. You are reminded that	The proposed underground pump chamber with independent maintenance access and staircases, including the installation, pipework and equipment in the chamber, and all of the pipework from the proposed underground pump chamber to the Water Tank and Pump Room in the Application Site will be the inside services which will be privately installed, constructed, owned and maintained by the Applicant. The pipeworks and valve pits from WSD PE 150

Items	Departmental Comments	The Applicant's Responses
	inside services on government land is considered unacceptable. Please state in this report if you intend to seek land allocation for your proposed development including the access road and seek comments from relevant departments on the land issues.	town mains connection point to the valve and check meter inside the proposed underground pump chamber will be constructed by WSD. The interfacing lines and the demarcation of the Applicant's responsibilities of constructing and maintaining the inside services will be depicted in Fig.1 to Fig. 4 of the Water Supply Proposal to be re-submitted. After the planning application has been approved, the Applicant will liaise and submit a detailed land application to the Lands Department (i.e. land allocation).
WSD (B2)	2. Our comments on your proposed water supply scheme largely depends on the ownership of the access road and the land where your proposed chamber is located. Please liaise with relevant departments and then advise before we can make further comments.	After the planning application has been approved, the Applicant will liaise and submit a detailed land application to the Lands Department (i.e. land allocation).
WSD (B3)	<u>Comments on Attachment 6:-</u> 1. Due to the remoteness of the site, the supply pressure could be lower than the minimum residual head and would be very weak at peak hours. With this in mind, we can only provide a limited flow rate of around 3,500 Litres/hour to your development and a reduced size connection mains such as DN50 for connecting to your inside services. Your design of the inside services shall cater for this limitation including but not limited to the sizing of the water tank, pumping system, etc...	As discussed between Mr Billy Wong of WSD and Mr Matthew Cheung of PAEMS over telephone on 18/6/2025, the Applicant will design the inside services on basis of the probable limited water flow rate of 3,500 Litres/hour and a DN50 connection to the government PE 150 water mains. The inside services of this development will be designed to cater for the above-said limitation with the proposed measures including but not limited to providing the water storage tank(s) of total capacity sufficient to satisfy the potable and flush water demand for 4000 visitors and 150 staff on one festival event day.
WSD (B4)	2. Para. 2.3 - Please clarify the estimated duration of stay for the 4000 visitors and the intended water usage for these visitors. The proposed unit demand of 25L/person/day should be reduced accordingly.	It is estimated that during the festival event day 2000 worshippers (visitors) will stay for 4 hours in average in the morning session and the remaining 2000 visitors (joining non-worshipping functions) for 4 hours in the afternoon. The 150 staff will stay for 8 hours.

Items	Departmental Comments	The Applicant's Responses
WSD (B5)	3. Table 1&2 - The peak flow rate should not be calculated in terms of the estimation duration of water usage. Please update accordingly.	According to WSD's Department Instruction No. 1309, the unit flow factor (m ³ /person/day) for commercial use are 0.03 (fresh water) and 0.05 (flush water) respectively, and those for school 0.025 and 0.025 respectively. In our Water Supply Proposal Report, the calculation of fresh water and flush water consumption flow rate will be based on 0.03 (fresh water) and 0.05 (flush water) m ³ /person/day respectively for the staff, and 0.02 (fresh water) and 0.02 (flush water) m ³ /person/day for the visitors (both worshippers and non-worshippers).
WSD (B6)	4. Table 1 - The total water consumption for the whole development site seems to be incorrect. Please clarify if it should be potable and flushing water (215,000L/day) + cleansing water (1,620L/day) + irrigation water (8,400L/day).	The maximum total water consumption for the whole Development should be 225,020 Litres/day (= 215,000L/day + (cleansing water) 1,620L/day + (irrigation water) 8,400L/day). Table 1 has been dated according to the revised unit flow factors stated in our response above, and compiled in the Water Supply Proposal Report July 2025 – Revision 2.
WSD (B7)	5. Table 2 - Please adopt the internal diameter of the DN150 mains of 138mm for the hydraulic assessment.	In Table 2 of the Water Supply Proposal Report July 2025, Revision 2, the hydraulic head loss has been calculated by adopting the pipe internal diameter.
WSD (B8)	6. Table 2 - The estimated pipe velocity should be updated as per the updated peak flow rate.	In Table 2 of the Water Supply Proposal Report July 2025, Revision 2, The estimated pipe velocity has been updated as per the updated peak flow rate.
WSD (B9)	7. Due to the relatively high level and remoteness of the site, the supply pressure could be lower than the minimum residual head and would be very weak at peak hours. This limitation shall be considered in the design of their plumbing system.	This limitation shall be taken into account in the design of the plumbing system and inside services.
WSD (B10)	8. Figures 1&2 - Please provide annotation and separate legends on these figures to differentiate the proposed waterworks between inside services and proposed waterworks to be maintained by WSD.	Annotation and legends have been provided on Figures 1 & 2 of the Water Supply Proposal Report, July 2025, Revision 2.

Items	Departmental Comments	The Applicant's Responses
WSD (B11)	9. Please seek comments from FSD on matters related to the fire-fighting water supply system.	On 26/6/2025, we have contacted and sought comments from FSD/New Projects on matters related to the fire-fighting water supply system. FSD/New Projects advised the following FSI provision: 1) A 245m ³ street fire hydrant water storage tank, 2) A 84m ³ sprinkler water tank (OH2 hazard) 3) A 36m ³ FS tank,
WSD (B12)	10. Please update the report text accordingly as per the comments above.	Water Supply Proposal Report, July 2025, Revision 2 has been updated as per the comments above (see Appendix XII).
WSD (B13)	Since there are still some major comments to be addressed, we cannot confirm the feasibility of the proposed water supply system and object the application until the applicant has addressed our comments.	Noted. We hope the above responses have fully addressed your comments.

3.6 Responses to Comments from Environmental Protection Department

Items	Departmental Comments	The Applicant's Responses
Comments received on 14.1.2025		
EPD (A1)	It is noted that the current proposal seems to be a bit different from the pre-submission, for example, burning of joss paper is newly added in the current submission. Having reviewed the subject planning application (i.e. Environmental Assessment and Sewerage Impact Assessment), please find our first batch of comments from the attached below. The remaining comments will be provided once available.	Noted.
EPD (A2)	<u>Air Quality</u> 1. Section 1.3.1 (a) Please add "construction and" before "operation" in line 2 of the 1st bullet.	Noted and revised accordingly.
EPD (A3)	2. Section 2.2.1 and Table 2-1 (a) Please note the new AQOs will be implemented tentatively later this year and the project may need to adopt the new AQOs if it will be finalized after the implementation of the new AQOs.	Para. 2.2.1 has been amended and the new AQOs have been provided in a new Table 2-2 of the revised EA Report (see Appendix IX).

Items	Departmental Comments	The Applicant's Responses
EPD (A4)	3. Section 2.2.5 (a) Please delete "active" in line 1.	Noted and revised accordingly.
EPD (A5)	4. Section 2.3.1 (a) Please revise "Four" in line 1 by updating the no. of ASRs.	"Four" has been revised to "Thirteen".
EPD (A6)	5. Section 2.4.1 (a) Please add "use of construction vehicles and powered mechanical equipment (PME)" at the end of the sentence.	Noted and revised accordingly.
EPD (A7)	6. Section 2.4.2 (b) Please review if 13 tonnes per dump truck is a reasonable estimation. Please also revise "fugitive dust impact" in line 7 to "air quality impact" and delete "on air quality".	According to EIA No. 303/2023, the typical capacity of a dump truck is 7m ³ . Para. 2.4.2 has been revised to use this assumption and the unit of excavated materials has been changed from tonnes to m ³ .
EPD (A8)	7. Section 2.4.3 (a) Please provide the date of site visit to support it has been carried out recently. (b) Please add "emission" after "gaseous" in line 5. (c) Please revise "decreased" in the 2nd last line to "minimized". (d) Suggest to revise "fugitive dust and gaseous pollutants impact on" in the 2nd last line to "construction" and add "impact" after "quality" in the last line.	(a) A site visit was further conducted on 13 March 2025, Para. 2.4.3 has been revised accordingly. (b) Noted and revised accordingly. (c) Noted and revised accordingly. (d) Noted and revised accordingly.
EPD (A9)	8. Section 2.4.6 (a) Please revise "dust nuisance" in the 2nd bullet point to "air nuisance" and "dust impacts" in the 4th bullet point to "air quality impacts".	Revised accordingly.
EPD (A10)	9. Section 2.5.1 (a) Since the site visit was conducted a year ago, please consider to carry out an updated site survey to verify the findings are still valid.	As advised by the Applicant, there is no change in the land use of the site, nearby environment and all identified sensitive receivers. Nevertheless, an updated site visit has been conducted on 13 March 2025, Para. 2.5.1 has been amended accordingly.

Items	Departmental Comments	The Applicant's Responses
EPD (A11)	10. Section 2.5.2 (a) Please check if the ATC 2023 is available and it shall be referred to. Please state clearly in the section if there is no other road except the local access road located in the vicinity of the proposed development.	No relevant information regarding the road type of the local access road is provided in ATC 2023 either. Para. 2.5.2 has been amended accordingly.
EPD (A12)	11. Section 2.5.3 (a) Besides the Site, there seems to be part of the temporary structure (TS) to the southwest and west of the Site close to the buffer zone as shown in Figure 2-2. Please advise if they are ASRs (with support of photos) or there is no air sensitive use including openable window, fresh air intake or recreational use in open space within the buffer zone.	According to desktop review, the TS to the southwest of the Site should be a restaurant, and the TS to the west of the Site should be a workshop, both of which should be considered ASRs. For ASR 12, there are clerestory windows located within the buffer zone which should be for sunlight and are not expected to be open. For ASR 13, there is no fresh air intake located within the buffer zone. Hence, neither are impacted by the Proposed Development. These two TSs have been added as ASRs in Table 2-5 and Figure 2-1 and photographs are shown in Figure 2-2. Para. 2.5.3 has been amended accordingly.
EPD (A13)	12. Section 2.5.4 (a) As revealed in the Planning Statement, there will be a car park within the proposed development. Please clarify whether the proposed car park is open air, with a shelter or an enclosed structure, and assess the air quality impact arising from the proposed carpark. Reference shall be made to ProPECC PN 2/96 Control of Air Pollution in Car Parks for the design and operation of the carpark. Please supplement the no. of parking space and the mode of transport to be used by the visitors based on the information provided in the Planning Statement, and assess the potential impact accordingly.	The car park should be enclosed with a total of 30 parking spaces. Please refer to Para. 2.5.5 for details.
EPD (A14)	13. Sections 2.5.5 and 2.5.6 (a) It is noted that in this revised submission that joss paper burning will be allowed at the proposed development but not only	(a) There will be one unit of joss paper furnace which will locate as far as practicable from the ASRs, i.e. the south side of the

Items	Departmental Comments	The Applicant's Responses
	incense burning. Please provide further information about the scale of burning activity based on the estimated no. of visitors, frequency and duration of burning activities (normal days and event days), etc. (b) Please clarify whether all joss paper and incense burnings will be carried out in the smokeless incense/joss paper furnace and whether mitigation measures stated in EPD's guideline on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places will be adopted to minimize any potential environmental nuisances to the nearby ASRs. Also suggest to supplement the additional measures such as proper maintenance and repair of the furnace as well as routine inspections, etc. (c) It is noted that the nearest ASR is only 20m away from the furnace. Please review whether the furnace could be located farther away from the ASRs to minimize any impact, and revise the relevant parts of the EA accordingly.	Ceremonial Main Court. During the event day, approximate 80kg/ hr of joss paper will be treated/ burnt; while only approximate 10kg/ hr of joss paper will be treated/ burnt in normal day and no more than 80kg/hour for festival day. (b) All joss paper and incense burning will be carried out in the smokeless incense/joss paper furnace. The additional mitigation measures have been supplemented in Para. 2.5.6. (c) Incense burning activity will be carried out in the Ceremonial Main Court of the Proposed Development. To minimize the air quality impact to ASRs. Smokeless incense/ joss paper furnace will be provided, and the joss paper furnace will locate as far as practicable from ASRs.
EPD (A15)	14. Section 2.2.2 of SIA and Section 2.5.8 of EA (a) It is noted that there is no sewerage system near the Site and it is proposed to temporarily store the sewage generated from the proposed development in sewage storage tanks and then tanker away for off-site disposal in a Sewage Treatment Facility. Please consider to provide septic tank and soakaway system for sewage disposal, and design and construct the septic tank and soakaway system according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person. If not	As mentioned in the revised SIA Report attached in Appendix X, Septic Tank/Soakaway Pit System (Option 1) or on-Site sewage holding tanks/cesspool (Option 2) will be used to handle the sewage generated by the operation of the Proposed Development. New paras. 3.2.3 to 3.2.6 describe the requirements of providing Septic Tank/Soakaway Pit System in accordance with ProPECC PN 1/23 and Cap. 123I <i>Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations</i>.

Items	Departmental Comments	The Applicant's Responses
	practicable, please provide justification.	Para. 2.5.9 (previously numbered 2.5.8) has been revised to mention Septic Tank/Soakaway Pit System to be designed in accordance with ProPECC PN 1/23 detailed in the SIA Report.
EPD (A16)	15. Section 2.6.2 (a) Please add "including" before "fresh air intake" in line 3.	Noted and revised accordingly.
EPD (A17)	16. Section 7.1.3 (a) Please add "air quality" after "adverse" in line 2.	Noted and revised accordingly.
EPD (A18)	<u>Water Quality</u> 17. S4.2.1 – Besides "WPCO-TM", WPCO also provides the main statutory framework for the protection and control of water quality in Hong Kong, which include a designated set of Water Quality Objectives (WQOs) in each Water Control Zone (WCZ). Please elaborate this section.	Para. 4.2.1 has been amended accordingly.
EPD (A19)	18. S4.4.3 – Please indicate the WSR ID for "the stream to the west of the Site and the pond to the south of the Site".	The WSR IDs have been added to Para. 4.4.3.
EPD (A20)	19. S4.6.1 – It is noted that the mitigation measures should not be only limited to Section 4.4. Please review and update.	Para. 4.6.1 has been amended accordingly.
EPD (A21)	20. Figure 4-1 - Please label the WSR ID in the figure.	WSR IDs have been added to Figure 4-1.
EPD (A22)	<u>Sewerage</u> 21. Please provide the reference 1, 2 and 3 for estimation of sewage generation from visitor.	Appendix A of the SIA has been revised accordingly.
EPD (A23)	<u>Waste</u> 22. The Monitoring of Solid Waste in Hong Kong 2023 has been published. Please quote the latest version of the report and refer to the latest information on quantity estimation.	This section of the report has been updated to adopt The Monitoring of Solid Waste in Hong Kong 2023 for estimation of the quantity of waste.
EPD (A24)	23. For C&D material, it is suggested to present the quantity in cubic meters (m ³) instead of tonnes. Please review and revise.	This section of the report has been updated to present the quantity of C&D material in m ³ instead of tonnes.

Items	Departmental Comments	The Applicant's Responses
EPD (A25)	24. Section 5.3.15 – Please revise "public reception facilities" and "public filling reception facilities" as "public fill reception facilities" as appropriate.	Noted and amended accordingly.
EPD (A26)	25. Sections 5.3.30, 5.4.2 and relevant sections - Please be advised that 0.93kg/person/day is the disposal rate of domestic waste in Hong Kong instead of the generation rate (i.e., Plate 2.7 of the Monitoring of Solid Waste in Hong Kong Waste Statistics for 2022). The Consultant shall carefully review and update the calculation based on the Monitoring of Solid Waste in Hong Kong 2023 as appropriate	This section of the report has been updated to adopt The Monitoring of Solid Waste in Hong Kong 2023 for estimation of the quantity of waste.
EPD (A27)	26. Section 5.3.45 – The bullet point regarding Waste Disposal (Chemical Waste) (General) Regulation appears to duplicate with the 1st bullet point. Please review this redundancy.	The bullet point regarding Waste Disposal (Chemical Waste) (General) Regulation has been removed.
EPD (A28)	27. Section 5.4.5 – (i) 1st sentence - Stating "Since MSW will be collected on a regular basis by registered waste collectors and will be disposed of at a landfill managed by EPD" seems insufficient to justify that "no adverse waste impacts from handling, transportation or disposal are anticipated". Please review and revise. (ii) Last sentence – Please quote the exact section reference instead of stating "shown below".	(i) Para. 5.4.5 has been revised. (ii) Noted and amended accordingly.
EPD (A29)	28. Sections 5.4.5 & 5.4.6 – It is suggested to combine these sections.	These two paragraphs have been combined.
EPD (A30)	29. Section 5.4.7 – Please clarify the inconsistency within Section 5.4. The figure for domestic waste is adopted for the estimation of MSW to be generated during operation phase in Sections 5.4.1-5.4.4, whereas mitigation measures on reuse and	"commercial wastes" has been amended to "MSW" in Para. 5.4.6.

Items	Departmental Comments	The Applicant's Responses
	recycling of commercial wastes are suggested in Section 5.4.7.	
EPD (A31)	30. Section 6.2.1 – Please note that site appraisal shall be included as part of the land contamination assessment. Please revise the 2nd sentence accordingly.	Para. 6.2.1 has been revised accordingly.
EPD (A32)	31. Please highlight all the changes/ amendments in the next submission.	Noted.
Remaining Comments from EPD received on 20.2.2025		
EPD (A33)	1. S.3.1.4 – Please review whether it should be referenced to Plan No. EPD/AN/NT-01 for Yuen Long, Tin Shui Wai, Mai Po, Shek Kong and Kwu Tung.	Both Plan No. EPD/AN/NT-03 for Tuen Mun, Sham Tseng and Ma Wan and Plan No. EPD/AN/NT-01 for Yuen Long, Tin Shui Wai, Mai Po, Shek Kong and Kwu Tung cover the Site area. Para. 3.1.4 has been amended to mention both plans.
EPD (A34)	2. S.3.1.2 – Please consider to revise as “...provide residential buildings or uses, ProPECC PN 32 /23, ProPECC PN 4/23 and ProPECC PN 5/23 do not apply for this application.”	Noted and revised accordingly.
EPD (A35)	3. S.3.1.5 1 st bullet point – Please consider to revise as “.... any air compressor capable of supplying compressed air at 500kPa pressure or above must be fitted....”	Noted and revised accordingly.
EPD (A36)	4. S.3.1.5 2 nd bullet point – Please review whether such statement is correct, and revise as appropriate.	This bullet point has been revised accordingly.
EPD (A37)	5. Table 3-2 – Please review the table and revise as appropriate.	Table 3-2 has been revised accordingly.
EPD (A38)	6. Table 3-3 2 nd column - please revise as “dB(A)”.	Typo and revised accordingly.
EPD (A39)	7. S.3.3.5 – Please elaborate more on why no adverse noise impact is anticipated to the nearby NSRs with the implementation of the proposed mitigation measures.	Para. 3.3.5 has been revised.

Items	Departmental Comments	The Applicant's Responses
Comments on the F.I. (I) received on 8.5.2025		
EPD (B1)	Having reviewed the subject submission (including EA and SIA), please find our first batch of comments below. The remaining comments will be provided once available. Comments <u>Waste and Land contamination</u> 1. Section 5.3.9 - In light of the previous comments, please refer to Plate 2.12 of the Monitoring of Solid Waste in Hong Kong and review whether the figure of 90% should be used instead of 91% for calculations. If so, please update the relevant sections accordingly. 2. Section 5.4.5 (line 2) – Please correct typo "will" to "with". 3. Section 6.2.1 – Previous comment has not been duly addressed. Please note that <u>site appraisal shall be considered as part of the land contamination assessment</u>. Therefore, the sentence stating that "<u>Before a complete land contamination assessment, a site appraisal is conducted...</u>" seems inappropriate. Please revise the sentence as accordingly.	1. The relevant sections have been updated to adopt the figure of 90% instead. 2. Amended accordingly. 3. Para. 6.2.1 has been revised.
EPD (B2)	<u>Water Quality</u> 4. S4.2.2 - Please note that ProPECC PN 2/23 has been superseded by ProPECC PN 2/24. Please update relevant sections in the report. 5. S4.5.1 – Please indicate the ADWF and the Sewage Treatment Facility for receiving the sewage generated during operation phase.	4. Noted, the relevant sections have been amended accordingly. 5. Para. 4.5.1 has been revised accordingly.
EPD (B3)	<u>Sewerage</u> 6. Table 3.1: Please check should "Max no. of visitors (ceremony/ event day)" reads as "UFF of visitor (ceremony / event days)" 7. It is noted that the applicant proposed tanker-away in additional to septic tank/	6. Table 3-1 has been amended accordingly. 7. Noted.

Items	Departmental Comments	The Applicant's Responses
	soakaway pit, DSD's view should be consulted. 8. Please highlight all the changes/ amendments in the next submission.	8. Noted.
EPD (B4)	<u>Second Batch Comments received on 9.5.2025</u> Air Quality 1. Section 2.2.1 (a) Please supplement at the end of this section that the new AQOs are given in Table 2-2. On the other hand, since the new AQOs <u>take effect</u> on 11 April 2025, please revise this section to present the new AQOs.	(a) This section has been revised to show only the new AQOs which took effect on 11 April 2025.
EPD (B5)	2. Section 2.4.1 (a) Please revise "Fugitive dust" in line 1 to "Particulate Matters (PM)".	(a) Revised accordingly.
EPD (B6)	3. Section 2.4.3 (a) Please advise the meaning of "Nonetheless, there may be concurrent projects in the future" in line 3. Please supplement if it means any concurrent projects in the future will be further reviewed in a later stage when the construction programme of the subject project becomes available, and if any, the cumulative construction air quality impact will be assessed. (b) Suggest to revise "dust and gaseous emission pollutants" in line 6 to "air quality". (c) Please revise "dust and gaseous" in line 7 to "PM and gaseous emissions".	(a) Concurrent projects in the future, if any, will be further reviewed when the construction programme is available, and the cumulative construction air quality impact, if any, will be further assessed. Para. 2.4.3 has been amended accordingly. (b) Noted and revised accordingly. (c) Noted and revised accordingly.
EPD (B7)	4. Section 2.4.4 (a) Please revise "avoid" in line 2 to "control". (b) Suggest to add ", ASR3, ASR12 and ASR13" after "ASR1" in the last bullet.	(a) Noted and revised accordingly. (b) Noted and revised accordingly.

Items	Departmental Comments	The Applicant's Responses
EPD (B8)	5. Section 2.4.5 and last bullet of Section 2.4.6 (a) Please note that the Air Pollution Control (Fuel Restriction) (Amendment) Regulation 2024 commenced on 1 April 2025. The sulphur content of liquid fuel is tightened to 0.001% by weight.	Noted. Para. 2.4.5 and the last bullet point of Para. 2.4.6 have been revised accordingly.
EPD (B9)	6. Section 2.5.3 (a) For ASRs 12 and ASR 13, please confirm if there is no air-sensitive use including openable window, fresh air intake and recreational use in open space located within the buffer zone and clearly state in this section. Please supplement. (b) For the last sentence, please advise if the areas located within the buffer zone mean the areas of the project site. If affirmative, please add "of the Site" after "areas" in the 2 nd last line. Also please correct the typo "locate" to "located".	(a) For ASR 12, there is an openable window located within the buffer zone. However, it is a clerestory window located high on the wall which is not expected to be opened. For ASR13, there are no air sensitive uses within the buffer zone. Para. 2.5.3 has been revised for clarification. (b) The areas within the buffer zone refers to the areas of the project site within the buffer zone. Para. 2.5.3 has been revised accordingly.
EPD (B10)	7. Section 2.5.5 (a) Please consider if the ventilation exhaust (if any) of the proposed indoor carpark will be located away from the ASRs as far as practicable. Also please show the location of the ventilation exhaust on a map if available. (b) Suggest to delete "significant" in the 2 nd last line.	(a) The ventilation exhausts will be located away from the ASRs as far as practicable. The location has been indicated in Figure 2-1. Please refer to the revised para. 2.5.5 and Figure 2-1 for details. (b) Noted and revised accordingly.
EPD (B11)	8. Section 2.5.6 (a) The consultant should review and supplement this section by incorporating Comments #8(b)-(g) below. (b) Please confirm if all joss paper burning activities will only be carried out in the smokeless incense/joss paper furnace provided by the Applicant and no burning at any other locations within the Proposed Development will be allowed in any circumstances.	(a) Noted. (b) As discussed in the 4 th bullet point of Paragraph 2.5.7, joss paper burning without the smokeless incense/joss paper furnace will not be allowed. Nonetheless, Para. 2.5.6 has been amended for further clarification.

Items	Departmental Comments	The Applicant's Responses
	(c) Please advise the capacity of the smokeless incense/joss paper furnace and confirm if it can fulfil the operational needs including the event day and no overloading will be allowed. Also please provide more other details about the smokeless incense/joss paper furnace such as air pollution control equipment to be used, the potential exhaust location, etc. (d) Please review critically if the amount of joss paper burning on the normal days and event days can be further minimized. (e) Please supplement the estimated no. of event days in a year in order to justify if it is limited. (f) Also please elaborate more details about the routine inspection and maintenance of the smokeless incense/joss paper furnace (e.g. frequency of inspection, provision of spare parts for repair and maintenance, etc.), and clarify if no burning activities will be allowed if there is breakdown or malfunction of the smokeless incense/joss paper furnace. (g) Please use the term "smokeless	(c) As mentioned in para. 2.5.6, approx. 80kg of joss paper per hour will be burnt during event day while only approx. 10kg/hour will be burnt during normal day. Therefore, a smokeless incense/joss paper furnace with a capacity of 80kg/hour can be provided. An example of smokeless furnace has been provided in new Appendix B for reference. Please note that Appendix B is provided with an example only at this planning stage and the details of the smokeless furnace shall be subject to the detailed design. The location of the smokeless furnace and its exhaust will be located within the Ceremonial Main Court as shown in Figure 2-3 only. Please refer to the revised para. 2.5.6 and Figure 2-3 for details. (d) The Applicant has clarified that burning of joss paper on normal and event days would be approx. 5kg/hour and 30kg/hour respectively, and occasionally no more than 10kg/hour and 80kg/hour on normal and event days. While the Applicant has committed to minimising burning of joss paper, the maximum burning rates should be kept for the occasional situations. Please refer to the revised para. 2.5.6 for details. (e) Three events were held every year from 2021 to 2023 with reference to Appendix II of the Planning Statement. In order to allow more Kwan Ti worship, no more than eight events will be held every year. Please refer to the revised para. 2.5.6 for details. (f) An operation manual will be prepared for the smokeless incense/joss paper furnace. Please refer to the revised para. 2.5.6 for details. (g) Noted and revised accordingly. In order to

Items	Departmental Comments	The Applicant's Responses
	incense/joss paper furnace" consistently in this section if appropriate.	make the revised para. 2.5.6 understandable, descriptions of joss paper have been changed to bullet points.
EPD (B12)	9. Section 2.5.8 (a) Suggest to delete "and given large scale burning activity would only be carried out during event days,".	(a) Noted and revised accordingly.
EPD (B13)	10. Section 2.5.9 (a) Please confirm if the sewage storage tanks/cesspool or septic tanks/soakaway pit system are enclosed except the inlet and outlet, and provide the estimated capacity if available. (b) Please advise if the 90% removal efficiency of odour is for H ₂ S or odour in general, and also explore if higher removal efficiency (e.g. 95%, 99%, etc.) will be available. (c) Please add "before discharge to the atmosphere" after "septic tanks" in line 6. Also please specify if the exhaust will be located away from the ASRs as far as practicable.	(a) The septic tanks (Option 1)/ sewage holding tanks (Option 2) will be enclosed except the inlet and outlet. The total capacity of either option has been provided in the revised Para. 2.5.9. (b) The removal efficiency is for odour in general. In EIA-091/2003, an odour removal efficiency of 99.5% was adopted for activated carbon filter. Para. 2.5.9 has been revised accordingly. (c) The exhaust will be located away from the ASRs as far as practicable, such as at the outdoor car park where the sewage facilities are located according to the planning statement. Para. 2.5.9 has been revised accordingly.
EPD (B14)	11. Section 2.6.2 (a) As mentioned in Comment #6 above, please advise if "fresh air intake" in line 3 can be revised as "openable window, fresh air intake and recreational use in open space".	(a) Noted and revised accordingly.
EPD (B15)	12. Section 2.6.3 (a) Please revise "mitigate the impact" in line 1 to "control the air quality impact". (b) Please update the conclusion on the odour impact from on-site sewage treatment after addressing Comment #10 above.	(a) Noted and revised accordingly. (b) Para. 2.6.3 has been updated with the higher odour removal efficiency of 99.5%.

3.7 Responses to Comments from Drainage Services Department

Items	Departmental Comments	The Applicant's Responses
Comments received on 9.5.2025		
DSD (A1)	1. Table 3-1 - Please advise if there is any job reference of adopted UFF for visitors. 2. Section 4.1.4 - For Option 1, please clarify if it can handle the sewage flow of 53 m³/day during the ceremony/event days. 3. The SIA report needs to meet the satisfaction of SIG/EPD, the planning authority of sewerage infrastructure.	1. Table 3-1 has been amended to show the UFF for visitors. As discussed in Appendix A, the UFF for visitors was estimated using various guidelines such as BEAM Plus New Buildings Version 2.0 (2023 Edition). 2. As discussed in Appendix A, 4 septic tanks with a capacity of 40m³ each is enough to store 3 days' worth of wastewater. Para. 4.1.4 has been amended for further clarification. 3. Noted.

3.8 Responses to Comments from Geotechnical Engineering Office, Civil Engineering and Development Department

Items	Departmental Comments	The Applicant's Responses
Comments received on 14.1.2025		
GEO (A1)	It is noted that previous comments given on the two pre-submissions at the Site. Geotechnical comments (extracted below) dated 24.5.2024 remains pertinent.	After the discussion between our Geotechnical Consultant Mr. Kelvin Au Yeung (GWAL) and GEO Miss Yang, GEO has no further comments on the latest GPRR sent in October 2024. The comment "Geotechnical comments (extracted below) dated 24.5.2024 remain pertinent" is a reminder for further design consideration. The comment items 2-6 in the RtoC are GEO memo for LandsD notice, not for the Applicant's revision.
GEO (A2)	The subject site boundary would encroach into Feature no. 6SW-B/C56 and part of Feature No. 6NW-D/C196. You are recommended to circulate the proposed application to parties/ Government departments responsible for the maintenance of these slopes for comments.	
GEO (A3)	Further to paragraphs No. 2 and 4 above, you are advised to seek advice from CGE/SMS, LandsD for their comments.	
GEO (A4)	Please be advised that there were a number of suspected unauthorized slope works (USW) in the vicinity of the subject site. Our geotechnical advice on these cases was provided to DLO/YL via memo ref. in GCMW 2/E1/6NW-D dated 27.8.2014 and 30.10.2014 and to CTP/CE&F, PlanD via memo ref. in GCMW 4/16/22 dated 08.03.2002 (Appendix C). Please take these cases into considerations when processing the proposed application.	
GEO (A5)	Please be advised that the Office is not the responsible Government department for control of land fill. You may wish to seek comments from the relevant Government department on the proposed land filling for paving works on the road widening proposal.	
GEO (A6)	Please remind the applicant that they should submit the proposed building works to the Buildings Department for approval as required under the provisions of the Buildings Ordinance.	

3.9 Responses to Comments from Slope Maintenance Section, Lands Department

Items	Departmental Comments	The Applicant's Responses
Comments received on 20.2.2025		
SMS (A1)	1. According to Geotechnical Planning Review Report (GPRR) prepared by Greg Wong & Associated Limited, there are 7 numbers of existing Features Nos. 6NW-C/C163, 6NW-D/C165, 6MW-D/C196, 6NW-D/F96 (Sub-division No. 1), 6SW-B/C56 (Sub-division No. 2), 6/SW-B/C57 and 6SW-B/C273 currently maintained by LandsD within or in close proximity to the site area.	Noted.
SMS (A2)	2. It is noted that the captioned development is still at the planning stage. It is presumed that suitable clauses would be incorporated in the lease conditions to ensure that all the existing/to-be modified features/ newly formed geotechnical features adjoining or affecting the site would be maintained by the applicant under the "owner-maintains" principle and/or "beneficiary-maintains" principle as stipulated in DEVB TC(W) No. 6/2011 unless there are other government departments agree to take up the maintenance responsibility.	Noted.
SMS (A3)	3. Presumably, all the features within or in close proximity to the site area will be studied and upgraded as necessary by the applicant where appropriate. The associated geotechnical submissions should be submitted to GEO for comment in accordance with the relevant ETWB/DevB circulars in future.	Noted.

3.10 Responses to Comments from Transport Department

Items	Departmental Comments	The Applicant's Responses
Comments received on 10.3.2025		
TD (A1)	i) The existing local track road connecting Tai Tong Shan Road and the subject development is not a public road under the management of TD. It serves various lots (e.g. 1468S.B RP, 1475 and 1590 and etc.) in the vicinity of the subject development and encroaches into the private land lots (e.g. 1475, 1591, 1594, 1595, 1600S.B, 1602 & 1636). The proposed local track road improvement works will apparently affect the above land lots. In this regard, the applicant should obtain consent from the lot owners and resolve the right-of-way issue for the affected lots. Relevant lease clauses/special conditions shall be allowed where appropriate.	Noted. The Applicant already consulted relevant parties of the various private land lots and has signed agreements related to access right issues and the use of land. The Applicant has also consulted legal advice on the validity of the agreements and the legal advisor confirmed they are legally valid. After the s.16 planning application is approved by the Town Planning Board, the Applicant will submit relevant land application(s) to Lands Department (LandsD) and be responsible for resolving any land issues arising from the proposed development.
TD (A2)	ii) As a related matter, the proposed boundary of the subject development included the local track road and subject development would affect the existing vehicular access to various lots (e.g. 1468S.B RP, 1475 and 1590 and etc). The applicant should liaise with the LandsD to review the boundary of the subject development and review the extents of the proposed improvement works.	The captioned application has been circulated to relevant government departments and at this planning stage no adverse comments has been received from the LandsD regarding the application boundary. Nevertheless, the design of the access road will be further improved in detail design stage and will ensure neighbouring lots will be allowed access at all times. After the s.16 planning application is approved by the Town Planning Board, the Applicant will submit relevant land application(s) to LandsD and be responsible for resolving any land issues arising from the proposed development.
TD (A3)	iii) The applicant should clarify which party will undertake the design, construction and maintenance for the local track road improvement works for the subject development.	The Applicant will undertake the design, construction and maintenance for the local track road improvement works for the proposed development subject to the approval of the captioned application and agreement from relevant Government departments.
TD (A4)	iv) Sufficient parking spaces and loading/unloading bays shall be allowed in the subject development to facilitate its daily operation.	The Applicant confirmed that the proposed parking spaces and loading/ unloading bays in the subject development are sufficient to facilitate its daily operation.

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達材都市規劃
顧問有限公司

The Secretary,
Town Planning Board
15/F, North Point Government Offices
333 Java Road,
North Point, Hong Kong

Your Ref.: A/YL-TT/685

Dear Sir/ Madam,



24 March 2025

**Section 16 Planning Application for
Proposed Religious Institution (the Supreme Kwan Ti Temple) with Ancillary Facilities
and Associated Excavation and Filling of Land, Lots 1475 (part), 1591 (part), 1594 (part),
1595 (part), 1600 S.A (part), 1600 S.B (part), 1602 (part), 1622, 1624, 1629, 1630 S.A (part),
1630 S.B, 1630 S.C, 1630 S.D, 1631, 1632, 1633, 1634, 1635, 1636 (part) in D.D. 117 and
Adjoining Government Land, Tai Tong, Yuen Long
(Technical Planning Letter)**

We have received comments from relevant Government departments via District Planning Office/ Tuen Mun and Yuen Long West (DPO/TM&YLW) emails dated between 10.1.2025 and 10.3.2025.

During the aforesaid period, DPO/TM&YLW conveyed their comments on the following aspects:-

- (1) Layout of the plans to tally with 'North' oriented vertically up the page;
- (2) Clarify about the operation of the existing Tai Tong Organic Ecopark;
- (3) Provide justification on the Scale of the Development;
- (4) Provide justification on the area of "Green Belt" ("GB") land used; and
- (5) Provide justification on the proposed Government land used.

It was agreed that the Applicant should provide further detailed justifications for relevant government departments/ Town Planning Board (TPB) to consider the application. Thus, the Applicant herein provides the following clarifications/ justification and are detailed below:-

Comment 1: Layout of the plans to tally with 'North' oriented vertically up the page.

As a traditional cultural heritage, *Feng Shui* is an integral part of the spiritual belief of ancient Chinese society and have been used to design buildings and spaces to achieve harmony and balance with the environment. The current architectural layout plans indicated the central axis of the temple, allowing the worshippers/ceremonial parties to follow from the starting point at the West while ascending from one courtyard to the next until reaching the Grand Hall of the Supreme Kwan Ti to the East. According to the Project Architect, this is the traditional format and drawing expression for temples, thus it is proposed the floor plans (i.e. Plan G to Plan K) and Landscape Master Plan (Plan O) to remain its current orientation (i.e. West at bottom of the page to East at top of the page). Further details regarding the orientation of the layout plans from architectural perspective is attached in **Annex 1** of this

letter. However, technical plans such as the Zoning and Location Plan (Plan A), Site and Land Status Plan (Plan B), Master Layout Plans (Plan E and Plan F), Routing for the Proposed Shuttle Service (Plan P) and Access Improvement Proposal (Plan Q) are oriented with the "North" vertically up the page. The amended pages of the Planning Statement have been attached in **Attachment 1** of the Further Information (I).

Comment 2: Clarify about the operation of the existing Tai Tong Organic Ecopark.

Part of the application site is currently part of the operational area of the Tai Tong Organic Ecopark (Ecopark). The Applicant had consulted the operator of the Ecopark and the operator had supported the proposed Temple development (see **Appendix II** of the Planning Statement). Subject to the approval of the captioned Section 16 (s.16) planning application and commencement of construction of the Temple, the operator acknowledges part of the operational area of the Ecopark within the application site will be closed. In order to provide the main entrance of the Temple, the existing greenhouses within the application site will be demolished. This will result in minor change in operation, use and character of the Ecopark.

Comment 3: Provide justification of the Scale of the Development.

The application site of the proposed development is located in the low-lying part of the valley floor, and a combination of the existing landform, the density of the existing mature tree growth and the proximity of existing built development which serve to contain and, in some locations, obscure views. The proposed scheme is based on high quality landscaping design and special design requirements and characteristics of a Chinese Temple, but at the same time to respect the existing rural character of the area. It is noted that the Urban Design Unit of Planning Department considers that the development may not be considered as out of context in this wider area. Nevertheless, to further reduce the building bulk, within the framework set by this temple building typology, further adjustments to the building complex form have been proposed, as follows:

- lowering of the overall building height of the Hall of Manifestation through reductions in floor-to-floor height;
- significant lowering the ancillary building (E&M/Restrooms) to the south of the Hall of Manifestation to achieve better stepped height profile towards the southern edges of the site;
- further articulation of the western façade of the Hall of Manifestation to reduce the visual scale / create a more interesting form and appearance;
- relocation of an E&M room adjacent to the Swords and Arts Arena to enhance the width of the E-W visual corridor through the site; and

- to further enhance the stepped building profiles, the pitched roofs of the Abbot's and Staff Lounge, Swords and Arts Arena are changed to landscaped flat roof.

Comment 4: Provide justification of the area of "GB" land used.

According to the Explanatory Statement of the OZP, the object of the plan is to indicate the broad land use zonings and major road networks for the Tai Tong Area so that development and redevelopment within the area can be put under statutory planning control. The plan is also to illustrate broad principles of development and planning control only. The planning intention of the "GB" zone *"...is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets..."* Even though from the Notes of the OZP that there is a general presumption against development within the "GB" zone, however this does not mean that no development is possible. The Explanatory Statement similarly provides that there is a general presumption against development within the "GB" Zone. However, it goes on to provide that *... "Limited development may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the relevant Town Planning Board Guidelines."* Therefore, the question is whether the Applicant has shown sufficient individual merits in the Proposed Development to warrant a slight departure from the planning intention of the "GB" Zone.

The existing landscape and visual amenity are characterised by a semi-rural context, and the application site is in immediate proximity to commercial leisure and recreational facilities (i.e. Tai Tong Kwan Ti Square, Tai Tong Organic EcoPark, Buddhist Statue Garden, horse riding facilities, camping grounds and motor sport circuits, etc.). Over 40% of the total Development Site is within the "REC" zone, thus the proposed religious institution is not incompatible with the adjacent leisure and recreational facilities and will form a future component part of these local attractions. It is noted such extension of existing facilities in "GB" zone is not uncommon in rural areas. As assessed by the ecological consultant, the "GB" area within the application site is an artificial plantation and not a natural buffer for the Tai Lam Country Park (TLCP). The rural plantation within the application site (southern part of the application site) is detached from the northern boundary of TLCP by a developed area (i.e. existing road), and showing in map that a "REC" zone is between "GB" and TLCP. Furthermore, human disturbances are already introduced between the application site and the northern fringe of TLCP over decades. In addition, the Temple will be mainly reserved for religious and cultural activities in relation to paying respect to the spirit of Kwan Ti for the general public. It is generally in line with the planning intention of the "GB" zone as well as the "REC" zone. Further design measures are also added in the updated submission, including the adoption of green roofs and vertical greenery, view corridors, separations and setbacks to mitigate the potential visual impacts and blend in with the surrounding topography. The development

proposal has taken into account the surrounding topography and environment with a well-thought architectural design concept and landscape design.

In view of the characteristics of the application site and its surrounding context and the merits of the proposed development presented in this letter, Planning Statement and Further Information(s), it is considered that the Applicant has discharged its burden of showing the proposed development as an exceptional case which warrants a departure from the planning intention of the "GB" zone. The proposed development will inevitably become one of the landmarks in Hong Kong and in line with Government's initiative to enhance cultural confidence and revitalize Hong Kong's Tourism industry, making better use of Hong Kong rich and unique resources.

Comment 5: Provide justification of the proposed Government land used.

Due to the special nature of the proposed development and positive significance it may bring to the community and Hong Kong, the use of the mostly vacant land (both private and Government land) within the application site could promote rural economy and employment, boosting surrounding businesses such as restaurants and retail, thus overall bringing in new prospects and positive impact to Hong Kong and Yuen Long South District.

The Organization (Applicant) is a charitable religious institution under section 88 of the Inland Revenue Ordinance. Throughout the years, they have been providing religious, ethical and philosophical teachings derived from Kwan Ti through different forms of activities (see **Annex 2**). The Policy Address has placed strong emphasis on enhancing national identity and appreciation of the richness and beauty of the traditional Chinese culture amongst the people of Hong Kong, in addition, land development in the Northern Metropolis. The proposed development is in line with the Government's intention and will provide a diversity of uses in the region. It will be a communal facility of good will and benevolence devoting to cultural/ religious/ tourism development of the city and the community, and not for commercial basis.

The Organization had been actively conducting site search based on special design requirements for the Temple and special criteria for site selection, and finally considered the Temple site as the most ideal site. Since August 2023, the Applicant had approached Home and Youth Affairs Bureau (HYAB) and consulted local representatives regarding the proposed development. In support of this s.16 planning application, several pre-submission discussions with the relevant Government departments have also been conducted, and no adverse comments from relevant Government departments regarding the proposed application site have been received. HYAB has supported the captioned development subject to comments from other Government departments. The Applicant understands that subject to the approval of the captioned s.16 planning application, appropriate land applications will be

submitted to the Lands Department (LandsD) and it will be subject to such terms and conditions as may be imposed by LandsD.

Conclusion and Recommendation

In view of the planning justifications provided above, the Applicant sincerely requests that relevant Government departments would give appropriate consideration to this proposed development application so as to allow a mostly vacant site to be put into good use and the planning gains of the proposed development will benefit the larger community and Hong Kong.

Yours faithfully,

Toco Planning Consultants Ltd.



Ted Chan

Managing Director



cc. *Client*

DPO/TM&YLW- Ms. Eva Tam

寺廟的座向及中軸佈局反映了中國建築的深厚文化底蘊。中軸線象徵著對稱與和諧，代表著宇宙的中心及其秩序。中軸線的顯示多為於圖紙中央垂直排列的進序概念尤為重要。

「香港玉皇關帝廟」是一座典型的「三進三間」式宗教建築群。中軸線由地塊最低點的結義坊為起點依次排列，經結義園、和門、和園、神勇門、主拜庭至最高點座東朝西的關聖帝君殿。這也是信徒及遊人進廟參拜的科儀路線，展示其莊嚴肅穆的空間氛圍。因此，建築平面圖也是以此中軸線和進序方式展示。

其他技術圖紙，如：

「香港玉皇關帝廟」申請地塊位置圖 The proposed “Supreme Kwan Ti Temple” Application Site Location Plan；

批地申請位置圖(D.D.117) Land Grant Application Location Plan 及

發展地塊總綱發展藍圖 Master Layout Plan for the Development Site 等，

都把圖紙平面縮小並顯示為正北向上。

The orientation and ascending along the central axes of temples embraces the deep rooted cultural values of Chinese Architecture. Central axis symbolizes symmetry, harmony, representing the center of Universe and its orders. The expression of the central axis in the middle of the drawings vertically is of key importance.

The “Supreme Kwan Ti Temple” is a unique “Three Courts Three Halls” religious facility. Aligned along the central axis from the lower starting point is the Gate of Unity (結義坊)、progressing through the Garden of Peach Blossoms (結義園)、Gate of Harmony (和門)、Court of Harmony (和園)、Gate of Divinity (神勇門)、Ceremonial Main Court (主拜庭) and congregating in climax at the Grand Hall of the Supreme Kwan Ti (關聖帝君殿) which anchors at the East overlooking towards the West. This also acts as the ceremonial worshipping path for processions as well as visitors, where space is sequenced in Solemnity, Supremacy and Grandeur. As such, the Architectural Layout Plans are represented with the expression of the central axis and the progressive spaces.

Other technical diagrams, including:

The proposed “Supreme Kwan Ti Temple” Application Site Location Plan 「香港玉皇關帝廟」申請地塊位置；

Land Grant Application Location Plan 批地申請位置圖(D.D.117); and

Master Layout Plan for the Development Site 發展地塊總綱發展藍圖 etc.,

are all being scaled down in size with the North orientated vertically up the page.

(資料由客戶提供)



弘揚關帝慈善基金會舉行 乙巳年關聖帝君春祭以及玉皇大天尊 關聖帝君寶殿展覽廳開幕儀式

弘揚關帝慈善基金會於二零二五年三月一日（農曆二月初二）在元朗大棠有機生態園關帝廣場，由弘揚關帝慈善基金會董明光先生籌辦了「乙巳年關聖帝君春祭」活動，向市民大眾推廣關帝文化，並慶祝新一年的到來和希望的降臨。

此次春祭由弘揚關帝慈善基金會創會會長董明光先生、民政及青年事務局長麥美娟女士、關帝當陽陵第六十二代守護嫡孫關章銘先生、弘揚關帝慈善基金會副會長姚銓浩先生、香港專業聯盟主席劉炳章先生、十八鄉區居民協會主席梁福元先生、香港警隊員佐級協會主席林志偉先生、元朗十八鄉鄉事委員會主席程振明先生、元朗區議會（元朗鄉郊東區）區議員梁明堅先生、香港山西總會會長吳騰先生、弘揚關帝文化慈善基金會副會長長羊福雄先生、弘揚關帝文化慈善基金會副會長盧偉強先生等嘉賓參與。

春祭關帝是中國傳統祭祀活動的重要組成部分。中國人歷來注重祭祀，將祭祀與「禮、樂、刑、政」並列為治國之本。《禮記·祭統》云：「凡治人之道，莫急於禮；禮有五經，莫重於祭。」在儒家及傳統文化中，祭祀是「禮」的核心實踐，承載著天人溝通、倫理教化、思想整合、家風教育與文化傳承等多重使命。本次祭祀旨在彰顯這一傳統節日的美麗與重要性。

炷香敬奉禮成後，藉著向關聖帝君進行春祭的大好日子，弘揚關帝慈善基金會為建設在關帝廣場的「玉皇大天尊關聖帝君寶殿展覽廳」舉行簡單而隆重的開幕儀式。民政及青年事務局長麥美娟局長和弘揚關帝慈善基金會創會會長董



弘揚關帝文化基金會創會會長董明光（右七）、民青局局長麥美娟、關帝當陽陵第六十二代守護嫡孫關章銘和嘉賓合影

明光先生等主禮嘉賓進行了剪綵儀式。展覽廳內展示出基金會正在向政府當局申請在廣場旁邊興建的關聖帝君寶殿模型，希望未來透過興建關聖帝君寶殿弘揚關帝文化及推動中華文化，以及拉動香港的文化旅遊事業。

弘揚關帝慈善基金會肩負起傳承發展中華傳統文化的責任，是中華優秀傳統文化的忠實繼承者和弘揚者。傳承中華傳統文化是建設文化強國的重大任務，對於傳承中華文脈具有重要意義。

春祭關帝，佑國福民

春祭關帝是中國傳統祭祀活動的重要組成部分。中國人歷來注重祭祀，將祭祀與「禮、樂、刑、政」並列為治國之本。《禮記·祭統》云：「凡治人之道，莫急於禮；禮有五經，莫重於祭。」在儒家及傳統文化中，祭祀是「禮」的核心實踐，承載著天人溝通、倫理教化、思想整合、家風教育與文化傳承等多重使命。

春祭關帝活動不僅是傳承中華優秀傳統文化、傳承中華優秀傳統美德的重要機制，更是中華文明「敬天法祖」、「慎終追遠」、「報本反始」等精神特質的集中體現。儘管現代社會形態變遷，春祭關帝活動仍以文化符號的形式，持續影響著中國人的道德觀念、價值觀念與身份認同。



民政及青年事務局長麥美娟出席關帝春祭活動

春祭關帝活動的歷史演變

起源於漢末

祭祀關帝活動歷史悠久，最早可追溯至漢末三國時期。東漢建安二十四年，關帝於臨沮大義歸天後，曹操刻沉香木為軀，以王侯之禮葬關帝頭顱於洛陽南門外，並親自拜祭，贈封荊王。孫權以諸侯禮葬關帝正身於當陽。蜀漢章武元年（221年），劉備為關帝復仇親征孫權，在成都為關帝建衣冠塚，在當陽大王塚拜祭關帝，在玉泉山建關公祠，成為中國最早祭祀關帝的祠廟。

據歷代續修的《荊州府志》等記載，關帝成神後，往往於玉泉山顯聖護民，鄉人感其德，就於山頂上建廟，四時致祭。荊州民間年年祭祀關帝，「邦人墓祭，歲以為常」。

荊州作為關帝鎮守之地，祭祀活動早於其他地區，荊州官民春秋共祭關帝，既是官方褒揚忠義、推行教化、安定社會的重要場所，也是民間「祈福」、「求雨」、「驅疫」的信仰中心。

規範於唐、宋、元

唐德宗建中三年（782年），禮儀使顏真卿奏請列古今名將凡六十四人圖形從祀武成王廟，其中便有關帝，這是正史記載官方祭祀關帝最早記錄。《宋徽宗崇寧元年（1102年），封關帝為「忠惠公」，後加封為「義勇武安王」。南宋時期，關帝信仰更加普及，官方在各地修建關帝廟，春秋二祭成為定制。尤其在關帝戰歿地荊州（今湖北）和故里解州（今山西運城），春祭活動逐漸形成規模。

元代官方祭祀關帝的儀式更加規範化。戲曲如關漢卿《單刀會》等，民間祭祀活動逐漸與戲曲表演結合，推動關帝形象傳播。

鼎盛於明、清

明永樂帝遷都北京，仿照南京修建關廟，將關廟祭祀列入大明會典。《大明會典》詳細規定關帝春祭的禮儀規格。

明嘉靖年間，關帝祭祀由「從祀」升級到「專祀」，關帝成為國家祭祀對象，祀典也日益隆重。明神宗萬曆十八年，敕封關帝為「協天護國忠義大帝」，特頒帝王冠冕；萬曆四十二年又加褒封「三界伏魔大帝、神威遠鎮天尊、關聖帝君」，實現了關帝國家祭祀儀典的成熟定型。

明代地方誌《京師坊巷志稿》記載，京師北京和應天府南京每年四孟及歲暮和五月十三日，皇帝都要派遣官員前往獻祭，祭祀禮品亦有嚴格定數，凡國有大事，也要派官員到關廟向關帝稟告。

清代時，祭祀禮儀愈加隆重，順治帝封其為「忠義神武關聖大帝」，康熙帝御筆題寫「忠義」匾額給正陽門關廟，雍正三年（1725）追封三代公爵，於廟後殿供奉，增春秋二祭，隨定春秋祀儀。前殿遣大臣承祭，太常寺官祭後殿。



嘉賓們為關帝寶殿展覽廳揭幕

春祭關帝活動的文化意義

春祭關帝活動在中華文化中具有極其重要的地位，不僅是儀式，更是政治、社會和精神生活的核心組成部分。

一、傳統禮法的行為實踐

祭祀是中華文化禮法體系中最高規格的儀式。

春祭關帝活動作為傳統禮法的活態傳承，將傳統禮法、倫理道德、社會功德、個體修養有機融合，塑造了「禮法、信俗、德育」三位一體的文化基因，在維繫文化認同、思想認同、情感認同、民族認同與社會和諧中發揮深層作用。

二、忠義精神的文化傳承

宋代以來，官方和民間通過祭祀關帝活動表達對關帝忠義精神的崇敬。明清時期的官方將關帝尊崇為「護國神」，春秋二祭構建了以「忠義」為核心的國家正祀體系。軍隊出征祭拜關帝，發揚忠義精神，祈求戰場凱旋。歷代反侵略戰爭中，關帝成為「護國抗敵」、踐行忠義的精神圖騰。關帝作為忠義象徵，融入中華民眾的日常生活。

三、民心民意的信仰寄託

關帝在中華文化中的地位與影響極為深遠，成為一千多年來維護國家統一、維繫民族團結的核心符號。

在和平時期，關帝忠義精神符合人們對文明社會的祈望，成為社會穩定的精神支柱。在動盪時期，關帝忠義精神成為人們抵禦強敵尋求保護和勇敢戰勝困難的文化象徵。上至帝王將相，下至販夫走卒，均能在關帝信仰中找到共鳴，形成關帝「全民共尊」的文化現象。

四、倫理道德的教化場所

長期以來，關帝「志興漢室」、「桃園結義」等行為被提煉為「忠義雙全」的道德標杆，儒家經典語言深奧，普通百姓難以理解，而關帝傳奇故事、忠義價值通過《三國演義》、



春祭典禮現場

《覺世真經》等經典以通俗白話寫成，朗朗上口，依託關帝信仰的廣泛影響力，成為儒家倫理道德思想下沉至民間的重要載體。

五、民眾心理的精神慰藉

關帝是儒釋道三家、朝廷民間共同尊奉的至尊至聖神明。自明代開始，晉商、徽商、閩商、潮商等商幫奉關帝為誠信的象徵、商道的公正神，推動了民間關帝「武財神」信仰形成。

清末民初華人移民將關帝信仰傳播至東南亞，東南亞華人會館必設關帝神龕，關帝成為海外華人維繫身份認同、建立商業信用的核心符號。近代學者許雲樵在《南洋華人廟宇考》中稱：「南洋諸島關帝廟林立，閩粵移民奉為同鄉會館保護神。」

六、文旅繁榮的重要助力

羅貫中《三國演義》中關帝「赤面長髯、持刀立馬」的威武形象成為民間集體記憶，關帝忠義、勇武、誠信、義薄雲天的精神特質擴及全球。新一輪的AI熱潮，不僅助燃了科技創新，也令中華優秀傳統文化增添新的光彩。

關帝傳奇故事的關鍵情節，如「桃園三結義」、「過五關斬六將」、「刮骨療毒」、「水淹七軍」在網路遊戲、沉浸式體驗中大放異彩。

關帝視聽藝術的符號化、大眾化、普及化，融入AI產業、文旅產業，推動產業升級、增效，助力中華優秀傳統文化走出國門、走向世界。

春祭關帝活動在民間具有崇高的地位和深遠的影響。它不僅是宗教儀式，更是政治、文化、社會和精神生活的核心組成部分。通過活動，中華文化得以傳承和發展，民族精神得以凝聚。在現代社會，春祭關帝活動依然發揮著重要作用，成為連接過去與未來、傳統與現代的重要橋樑。



麥美娟局長聽取寶殿規劃介紹



4. Consolidated Response to Public Comments

Background on the public comments received during the public inspection period until the submission of this CPR are summarised below:

(a) First Round of Public Comments

During the three weeks of the statutory public inspection period of the planning application, a total of 425 public comments were received. Out of the total, 423 nos. supported the application, 1 nos. objected the application and 1 no. raised concerns. Detailed responses to public comments have been prepared in this section for the consideration of the Board.

1. Major Reasons for Support

Among the public comments received, 423 of them supported the application. The supporting comments include residents in the Yuen Long District (i.e. 元朗南居民, 元朗市民 and 元朗十八鄉大棠路居民). In addition, a number of reputable persons and representatives in the area wrote to the Board to express their strong support to the application. They include:-

- 梁明堅 - 梁明堅議員辦事處/ 元朗區議員 (元朗區鄉郊東)
- 梁智峯, 李樹芳 - 十八鄉大棠村村代表
- 梁福元 - 十八鄉區居民協會主席
- 梁麗詩 - 生態園基金會
- 徐位建 - 新界倉庫及物流業經營者聯會主席
- 棠人街餐館
- 大棠村青年團成員
- 美輪國際船務有限公司成員
- 董明光 - 大明集團有限公司顧問
- 羊福雄 - 大明集團有限公司董事
- 姚銓浩 - 東華三院總理

Key supporters can be founded in **Attachment 2** after Page 87 of this **Appendix IV**. The major grounds from the supporters are as follows:-

- (a) Kwan Ti is regarded as a cultural symbol of loyalty, courage and righteousness. The establishment of the proposed Temple could promote positive energy and enhance national identity and appreciation of the richness and beauty of the traditional Chinese culture amongst the people of Hong Kong;
- (b) The application site is suitable for the proposed development as it is located in the rural part of Yuen Long, thus it will not cause adverse traffic

impact to the Yuen Long Town Centre. On the other hand, it is believed that the establishment of the proposed Temple could promote rural economy and employment, providing more employment opportunities for nearby residents, and boosting surrounding businesses such as restaurants and retail, thus overall having a positive impact on Hong Kong and Yuen Long South District;

- (c) The proposed development is making good use of land, and construction of a large scale development will inevitably drive employment, add more tourist attractions and landmarks. Hong Kong currently lacks large-scale investment. Establishing large-scale projects now can help improve the surrounding environment and bring in new prospects;
- (d) The application site is located in Tai Tong, adjacent to the existing Kwan Ti Square. The area has a strong religious and cultural atmosphere and surrounded by commercial, leisure and recreational facilities. Therefore, the proposed Temple is compatible with the surrounding land use;
- (e) The application site is surrounded by natural mountains and the proposed development also includes new tree planting plan. Therefore, it is believed that there will be no visual impact to the surrounding area. Instead, believers and visitors will feel as if they are in a religious atmosphere, which will make their minds peaceful;
- (f) The proposed development also includes a road improvement plan, so it can help to appease and improve pedestrian and traffic safety and ensure that there will be no traffic impact on the vicinity;
- (g) The design of the proposed development is very detailed and comprehensive. It is believed that the temple can become one of the many famous religious and cultural landmarks in Hong Kong and will not set a bad precedent.

The Applicant's responses

The Applicant appreciates the strong support from the public. The Organization (Applicant) is a bona fide charitable religious institution to serve community in promoting traditional Chinese culture. The Applicant had been actively conducting site search based on special design requirements for the Temple and special criteria for site selection. The Applicant had consulted the Home and Youth Affairs Bureau, conducted local consultation and also several pre-submission discussions with relevant Government departments to ensure that the proposed development could meet the requirements of all parties. Technical assessments have been conducted and the Applicant will implement appropriate mitigated measures as recommended in the technical assessments to minimise any potential impact arising from the proposed development.

2. Responses to Major Public Concerns

Among the public comments received, 1 no. objected the application and 1 no. raised concerns. The major grounds of concerns from planning perspective are mainly (1); the proposed development is close to Tai Lam Country Park; (2) the proposed number of trees to be felled; (3) scale of the proposed development; and (4) the proposed development parameters exceeds what is permitted on the “Green Belt” zoning.

Detailed responses to the public concerns are presented as follows:-

(a) In responses to Item 1: Close vicinity to the Tai Lam Country Park

An Ecological Impact Assessment has been conducted for the proposed development, and the evaluation regarding the Tai Lam Country Park (TLCP) has also been reviewed. After considering the naturalness and species as well as the historical context of the rural plantation within the Application Site, the rural plantation is not considered as an ecological buffer area for the TLCP. Besides, in accordance with the planning intention of the Approved Tai Tong Outline Zoning Plan (No. S/YL-TT/20), the “Green Belt” within the Application Site is also not intentionally designed as buffer area for TLCP. Furthermore, the rural plantation within the Application Site is an artificial plantation (trace back to 1950 to 1960s), it is not a natural buffer for TLCP. The rural plantation within the Application Site (southern part of the Application Site) is detached from the northern boundary of TLCP by developed area (existing road), and showing in map that a “REC” zone is between “GB” and TLCP. Furthermore, human disturbances are already introduced between the Application Site and the northern fringe of TLCP over decades.

Thus, the rural plantation within the Application Site is not considered as an ecological buffer area. In addition, the rural plantation is of low ecological value, which does not have sufficient capacity and ability to contribute as a buffer. In addition, the existing buildings from developed area along with existing trees of rural plantation outside the Application Site will screen off construction disturbances to TLCP. Thus it could be concluded that the potential impact due to the proposed development to the TLCP will be low.

(b) In responses to Item 2: Landscape Concerns

A detailed landscape proposal and tree survey report have been conducted for the proposed development. Tree removal is required at the development site to facilitate site formation and construction of the Temple Complex. However, the Applicant has proposed that the tree removal is to be compensated at a 1:1 overall ratio, with new tree planting to be accommodated at the proposed temple landscape (development area),

access road verges and within the existing Tai Tong Kwan Ti Square. The total site area of development area is 17,393m², whereby the site coverage of greening shall be not less than 3,478.6m² (20%). It should be noted that the green coverage for the application site as a whole, which includes the above-mentioned development area plus the access road and existing Kwan Ti Square, is also able to meet the minimum requirement of 20% greenery coverage in accordance with PNAP APP-152. Thus, it is concluded that the proposed development will not cause adverse visual and landscape impacts to the surrounding environment.

(c) In responses to Item 3: Scale of the Development

The application site of the proposed development is located in the low-lying nature of the valley floor, and a combination of the existing landform, the density of the existing mature tree growth and the proximity of existing built development which serve to contain and, in some locations, obscure views. The proposed scheme is based on high quality landscaping design and special design requirements and characteristics of a Chinese Temple, but at the same time to respect the existing rural character of the area. It is noted that the UD of PlanD considers that the development may not be considered as out of context in this wider area. Nevertheless, to further reduce the building bulk, within the framework set by this temple building typology, further adjustments to the building complex form have been proposed. With its step-down design and low-density development, the scale of the development blends well with the surrounding area. The well-planned open space and proper landscape treatment will help enhancing the visual amenity of the locality.

(d) In responses to Item 3: Not in line with the Planning Intention of “GB” zone

The planning intention of the “GB” zone *“...is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets...”* Even though from the Notes of the OZP that there is a general presumption against development within the “GB” zone, however this does not mean that no development is possible. The Explanatory Statement similarly provides that there is a general presumption against development within the “GB” Zone. However, it goes on to provide that ... *“Limited development may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the relevant Town Planning Board Guidelines.”* Therefore, the question is whether the Applicant has shown sufficient individual merits in the Proposed Development to warrant a departure from the planning intention of the “GB” Zone.

The existing landscape and visual amenity are characterised by a

semi-rural context, and the application site is in immediate proximity to commercial leisure and recreational facilities. The proposed religious institution is not incompatible with the adjacent leisure and recreational facilities and will form a future component part of these local attractions. As assessed by the ecological consultant, the “GB” area within the application site is an artificial plantation and not a natural buffer for the TLCP. The rural plantation within the application site (southern part of the application site) is detached from the northern boundary of TLCP by developed area (i.e. existing road), and showing in map that a “REC” zone is between “GB” and TLCP. Furthermore, human disturbances are already introduced between the application site and the northern fringe of TLCP over decades. In addition, the Temple will be mainly reserved for religious and cultural activities in relation to paying respect to the spirit of Kwan Ti. It is generally in line with the planning intention of the “GB” zone as well as the “REC” zone. Further design measures are also added in the updated submission, including the adoption of green roofs and vertical greenery, view corridors, separations and setbacks to mitigate the potential visual impacts and blend in with the surrounding topography. The development proposal has taken into account the surrounding topography and environment with a well-thought architectural design concept and landscape design.

In view of the characteristics of the application site and its surrounding context and the merits of the proposed development presented the submissions, it is considered that the Applicant has discharged its burden of showing the proposed development as an exceptional case which warrants a slight departure from the planning intention of the “GB” zone. The proposed development will inevitably become one of the landmarks in Hong Kong and in line with Government’s initiative to enhance cultural confidence and revitalize Hong Kong’s Tourism industry, making better use of Hong Kong rich and unique resources.

(b) Second Round of Public Comments

The TPB had published the Further Information (I) submitted on 24.3.2025 for public inspection and a total of 61 public comments were received during the public consultation period. Out of the total, 60 nos. supported the application, 1 no. objected the application.

1. Major Reasons for Support

Among the supporting comments received, a number of reputable persons and representatives in the area wrote to the Board to express their strong support to the application. They include (but not limited to):-

Religious Organisations:

- 周文杰 - 淳風道院院長
- 淳風道院副院長
- 賴志雄 - 淳風仙觀主席
- 梁德華 - 香港道教聯合會主席
- 陳勇生 - 香港道教聯合會副主席
- 承德殯儀有限公司董事
- 劉遠雄 - 道教六壬李淳風仙師聯會
- 施琮芽 - 三元宮宮主
- 盧何詠梅 - 信善紫闕玄觀董理事
- 梁偉明 - 鼎信仙館幹事
- 陳國超 - 道聯副主席及圓玄學院主席
- 圓玄學院主任
- 鳳山寺廣澤尊王

Other Reputable Person and Organisations:

- 姚柏良 - 香港立法會議員, MH, JP
- 程振明 - 十八鄉鄉事委員會
- 黃耀光 - 長江實業有限公司
- 關榮健 - 旅港關氏宗親總會有限公司理事
- 吳騰 - 香港山西總會會長
- 林添福、黃紹聰、梁明堅、袁敏兒、沈豪傑、張偉琛 - 元朗區議會議員
- 徐位健 - 新界倉庫及物流業經營者聯會主席
- 梁志祥 - SBS, MH, JP
- 李月民 - 元朗各界協會主席
- 梁福元 - 十八鄉區居民協會主席及新界鄉議局永遠顧問
- 梁麗詩 - 生態園基金會主席

- 梁超凡 - 大棠村青年團主席
- 梁智峯、李樹芳 - 十八鄉大棠村村代表
- 香港紫荊書院總監

Key supporters can be founded in **Attachment 2** after Page 87 of this **Appendix IV**.

The Applicant's responses

It is noted the major supporting grounds are similar to the supporting grounds from the first round of public consultation. The Applicant once again, highly appreciates the strong support from the public.

2. Responses to Major Public Concerns

Among the public comments received, 1 no. objected the application and the major grounds of concerns from planning perspective is the scale of the development.

Under the latest proposal, the Applicant had made a series of improvements to the proposed development, such as: (1) omission of above ground buildings within the "GB" zone and relocating them either underground or at "REC" zone; (2) increased planting and open spaces within the "GB" zone; (3) reduction in the height of the Main Hall; (4) increased overall green coverage, etc. Based on the conclusion of the updated technical assessments, the proposed development will not cause adverse impact to traffic, environmental, drainage, sewerage, ecological, landscape, visual and geotechnical aspects of the locality.



十八鄉鄉事委員會 Shap Pat Heung Rural Committee

香港新界元朗攸田東路1號 Address: 1, Yau Tin East Road, Yuen Long, Hong Kong
Tel: 2476 2264 Fax: 2476 5757 Web: www.shapatheung.com E-mail: shapatheung2005@yahoo.com.hk

香港北角渣華道333號

北角政府合署15樓

城市規劃委員會

敬啟者：

新界元朗大棠丈量約份第117約地段第1475號(部份)、第1591號(部份)、第1591號(部份)、第1594號(部份)、第1595號(部份)、第1600號A分段(部份)、第1600號B分段(部份)、第1602號(部份)、第1622號、第1624號、第1629號、第1630號A分段(部份)、第1630號B分段、第1630號C分段、第1630號D分段、第1631號、第1632號、第1633號、第1634號、第1635號及第1636號(部份)毗連政府土地

A/YL-TT685 擬議宗教機構(香港玉皇關帝廟)連附屬設施及相關挖土及填土工程

本會支持上述規劃申請。近日發展局局長表示鄉郊旅遊將拆牆鬆綁，將有助鄉郊地區經濟及發展，題述申請位於元朗十八鄉，建設香港玉皇關帝廟將可成為新的香港地標，增加香港旅遊新景點與及吸納更多對宗教有興趣人士，帶動鄉郊地區經濟、增加就業機會，令社會更加和諧正向。

專函奉達，本會支持上述申請。懇請 貴會能切實考慮本會意見。有勞之處，不勝銘感。

此致

城市規劃委員會



十八鄉鄉事委員會

主席：程振明

2025年4月8日

香港北角渣華道333號
北角政府合署15樓
城市規劃委員會

Attachment 2

敬啟者：

新界元朗大棠丈量約份第117約地段第1475號(部份)、第1591號(部份)、第1594號(部份)、第1595號(部份)、第1600號A分段(部份)、第1600號B分段(部份)、第1602號(部份)、第1622號、第1624號、第1629號、第1630號A分段(部份)、第1630號B分段、第1630號C分段、第1630號D分段、第1631號、第1632號、第1633號、第1634號、第1635號及第1636號(部份)毗連政府土地

A/YL-TT685 擬議宗教機構(香港玉皇關帝廟)連附屬設施及相關挖土及填土工程

吾等為元朗十八鄉大棠村村代表，得悉題述事項並表示大力支持，相信有助鄉郊經濟、打造香港全新地標、帶動旅遊業、推廣宗教正能量以及善用荒廢土地，對元朗南這個新發展區有正面正向作用，加上附近沒有民居，填土或工程聲響不影響村民，是故大力支持上述規劃申請。

李樹芳

十八鄉大棠村村代表
梁智華

李樹芳

十八鄉大棠村村代表
李樹芳

李樹芳

二零二五年四月十三日

香港北角渣華道333號
北角政府合署15樓
城市規劃委員會

敬啟者：

新界元朗大棠丈量約份第117約地段第1475號(部份)、第1591號(部份)、第1594號(部份)、第1595號(部份)、第1600號A分段(部份)、第1600號B分段(部份)、第1602號(部份)、第1622號、第1624號、第1629號、第1630號A分段(部份)、第1630號B分段、第1630號C分段、第1630號D分段、第1631號、第1632號、第1633號、第1634號、第1635號及第1636號(部份)毗連政府土地

A/YL-TT685 擬議宗教機構(香港玉皇關帝廟)連附屬設施及相關挖土及填土工程

本人支持標題申請項目。

近日有發展局局長表示鄉郊旅遊將拆牆鬆綁，將有助鄉郊區的鄉村經濟發展，而題述申請位於元朗十八鄉，建設香港玉皇關帝廟將可成為新的香港地標、增加香港旅遊新景點以及能吸納更多對宗教有興趣人士、帶動鄉郊經濟、增加就業及令社會更加和諧正向，故大力支持題述申請。



元朗區議會 張偉琛議員

2025年4月17日

From: 17/04/2025 18:53 #230 P.001/001

香港北角渣華道333號
北角政府合署15樓
城市規劃委員會

城規會秘書處：

A/YL-TT685 擬議宗教機構(香港玉皇關帝廟)連附屬設施及相關挖土及填土工程

新界元朗大棠丈量約份第117約地段第1475號(部份)、第1591號(部份)、第1594號(部份)、第1595號(部份)、第1600號A分段(部份)、第1600號B分段(部份)、第1602號(部份)、第1622號、第1624號、第1629號、第1630號A分段(部份)、第1630號B分段、第1630號C分段、第1630號D分段、第1631號、第1632號、第1633號、第1634號、第1635號及第1636號(部份)毗連政府土地

本人支持是項A/YL-TT685之規劃申請，在以上地段建設廟宇，有助豐富當地特色，促進旅遊發展。

標題申請項目有助弘揚中國忠義仁勇禮智信美德，推廣中華文化，傳承年青一代愛國愛港。並能夠善用土地，有助帶動本地就業及新增更多旅遊景點和特色地標。

特區政府積極推動旅遊發展，題述地段位於綠化地、康樂地及露天貯存地，據悉申請機構亦已提交環境、交通影響評估、視覺評估、景觀評估、樹木調查、土力影響評估、排水及排污影響評估等等，以符合相關要求，並確保對民居影響減至最少。

希望 貴會審視申請時，考慮是次申請有助優化及善用土地、新增旅遊景點響應政府政策，為鄉郊帶來新氣象、為香港帶來新建築、為海內外旅客增添新旅遊景點、為儒釋道善信提供一個充滿正能量的洗滌之地等等的好處，予以批准。

姚柏良

姚柏良議員 MH JP
香港立法會議員

二零二五年四月十七日

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大柴丈量約份第 117 約內的數個地段及毗連政府土地
興建擬議宗教機構（香港玉皇關帝廟）連附屬設施和相關的挖土及填土工程之規劃申請

本人是 關聖帝君 之信眾，得知弘揚關帝慈善基金會現正向城規會作出申請興建香港玉皇關帝廟連附屬設施，因此特此致函表示支持，原因如下：

- 基金會是一所真正非牟利的宗教機構，致力於弘揚傳統中華文化，本人認為基金會真誠地希望擬議發展可增強市民對國家和中華優秀傳統文化及為了表達尊敬並擴大關帝精神的意義；
- 關聖帝君文化展示了積澱著中華民族千百年來最深沉、厚實的精神追求。在民間信仰中，關聖帝君是至忠至義、至情至性的道德典範，是三界之中主持公道、正氣正義的象徵。該建議發展可增強市民對國家和中華優秀傳統文化的認同；
- 申請地點具有濃厚宗教文化氣氛，四周被自然山勢包圍，環境清靜；
- 本人得知建築設計力求延續關聖帝君廟宇建築傳統特色並結合現代功能，背靠大柴山，建築主體中軸線取座東朝西偏北，面向祖國華南地區，周邊儘是一片青蔥，展現出傳統廟宇之均衡對稱；及
- 建設一座較具規模的玉皇關帝廟，讓該廟宇成為香港眾多著名宗教和文化地標之一。

希望貴會能盡快批准此計劃。

姓名：陳國超（職銜（如適用）：道聯副主席）
簽署：陳國超
日期：22/4/2025

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大柴丈量約份第 117 約內的數個地段及毗連政府土地
興建擬議宗教機構（香港玉皇關帝廟）連附屬設施和相關的挖土及填土工程之規劃申請

本人是 關帝 之信眾，得知弘揚關帝慈善基金會現正向城規會作出申請興建香港玉皇關帝廟連附屬設施，因此特此致函表示支持，原因如下：

- 基金會是一所真正非牟利的宗教機構，致力於弘揚傳統中華文化，本人認為基金會真誠地希望擬議發展可增強市民對國家和中華優秀傳統文化及為了表達尊敬並擴大關帝精神的意義；
- 關聖帝君文化展示了積澱著中華民族千百年來最深沉、厚實的精神追求。在民間信仰中，關聖帝君是至忠至義、至情至性的道德典範，是三界之中主持公道、正氣正義的象徵。該建議發展可增強市民對國家和中華優秀傳統文化的認同；
- 申請地點具有濃厚宗教文化氣氛，四周被自然山勢包圍，環境清靜；
- 本人得知建築設計力求延續關聖帝君廟宇建築傳統特色並結合現代功能，背靠大柴山，建築主體中軸線取座東朝西偏北，面向祖國華南地區，周邊儘是一片青蔥，展現出傳統廟宇之均衡對稱；及
- 建設一座較具規模的玉皇關帝廟，讓該廟宇成為香港眾多著名宗教和文化地標之一。

希望貴會能盡快批准此計劃。

姓名：張德珠（職銜（如適用）：圓玄學院幹事）
簽署：張德珠
日期：22/4/2025

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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本人是 關帝信仰 之信眾，得知弘揚關帝慈善基金會現正向城規會作出申請興建香港玉皇關帝廟連附屬設施，因此特此致函表示支持，原因如下：

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- 建設一座較具規模的玉皇關帝廟，讓該廟宇成為香港眾多著名宗教和文化地標之一。

希望貴會能盡快批准此計劃。

姓名：梁偉明（職銜（如適用）：信義崇德文觀）
簽署：梁偉明
日期：2025-4-22

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大柴丈量約份第 117 約內的數個地段及毗連政府土地
興建擬議宗教機構（香港玉皇關帝廟）連附屬設施和相關的挖土及填土工程之規劃申請

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- 申請地點具有濃厚宗教文化氣氛，四周被自然山勢包圍，環境清靜；
- 本人得知建築設計力求延續關聖帝君廟宇建築傳統特色並結合現代功能，背靠大柴山，建築主體中軸線取座東朝西偏北，面向祖國華南地區，周邊儘是一片青蔥，展現出傳統廟宇之均衡對稱；及
- 建設一座較具規模的玉皇關帝廟，讓該廟宇成為香港眾多著名宗教和文化地標之一。

希望貴會能盡快批准此計劃。

姓名：梁偉明（職銜（如適用）：信義崇德文觀）
簽署：梁偉明
日期：22/4/25

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

申請編號：A/YL-TT/685

敬啟者：

支持及同意

有關大眾丈量約份第 117 約內的數個地段及毗連政府土地興建擬議宗教機構（香港玉皇關帝廟）連附屬設施和相關的挖土及填土工程之規劃申請

本人得知弘揚關帝慈善基金會(申請人)向貴會提交補充資料文件，因此去信大力支持，因為：

第一： 本人留意到申請人為配合各部門要求，就上述申請提交了詳盡的規劃及技術補充文件；

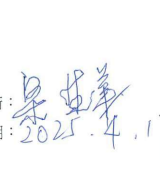
第二： 本人留意到在第一次公眾諮詢期間有許多來自不同類別的人士(例如附近元朗居民、香港市民、區議員、村代表、各方團體等等)支持這宗申請，因此相信該廟宇可成為香港眾多著名宗教和文化地標之一，並將會成為良好的先例。

第三：「玉皇關帝廟」的落成將能為普羅大眾傳達正能量訊息、包括向青年一輩推廣關帝精神及傳承忠君愛國、君臣父子等傳統禮義之所，更能為團體或個人提供宗教或禪修活動，有助共建和諧大同社會。

第四： 本人認同及支持興建「玉皇關帝廟」之位置在元朗大棠「關帝廣場」旁及其他康樂文娛場所，因為那處具有濃厚宗教文化氣氛，並且遠離市區，公眾可以在寧靜的地方進行參拜活動。

本人相信擬議廟宇將會對社區帶來一系列的社會增益，因此批准本申請將會為類似申請立下優良先例。綜上所述，本人簽署以表示支持是項目，同時盼望政府能早日批准是次申請。

此致

職銜：
日期：2025.4.17

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

申請編號：A/YL-TT/685

敬啟者：

支持及同意

有關大眾丈量約份第 117 約內的數個地段及毗連政府土地興建擬議宗教機構（香港玉皇關帝廟）連附屬設施和相關的挖土及填土工程之規劃申請

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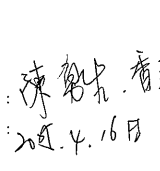
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此致

職銜：
日期：2025.4.16

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

申請編號：A/YL-TT/685

敬啟者：

支持及同意

有關大眾丈量約份第 117 約內的數個地段及毗連政府土地興建擬議宗教機構（香港玉皇關帝廟）連附屬設施和相關的挖土及填土工程之規劃申請

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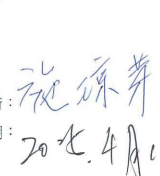
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此致

職銜：
日期：2025.4.15

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

申請編號：A/YL-TT/685

敬啟者：

支持及同意

有關大眾丈量約份第 117 約內的數個地段及毗連政府土地興建擬議宗教機構（香港玉皇關帝廟）連附屬設施和相關的挖土及填土工程之規劃申請

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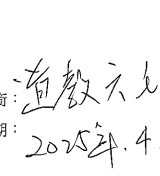
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此致

職銜：
日期：2025.4.14

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

城規會秘書處：

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

申請編號：A/YL-TT/685

敬啟者：

支持及同意

有關大棠丈量約份第 117 約內的數個地段及毗連政府土地興建擬議宗教機構（香港玉皇關帝廟）連附屬設施和相關的挖土及填土工程之規劃申請

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此致

職銜：

日期：

梁麗詩 2025.4.17

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

新界元朗大棠丈量約份第 117 約地段第 1475 號（部份）、第 1591 號（部份）、第 1594 號（部份）、第 1595 號（部份）、第 1600 號 A 分段（部份）、第 1600 號 B 分段（部份）、第 1602 號（部份）、第 1622 號、第 1624 號、第 1629 號、第 1630 號 A 分段（部份）、第 1630 號 B 分段、第 1630 號 C 分段、第 1630 號 D 分段、第 1631 號、第 1632 號、第 1633 號、第 1634 號、第 1635 號及第 1636 號（部份）及毗連政府土地

A/YL-TT685 擬議宗教機構(香港玉皇關帝廟)連附屬設施及相關挖土及填土工程

本人支持標題申請項目。

近日有發展局局長表示鄉郊旅遊將拆牆鬆綁，將有助鄉郊區的鄉村經濟發展，而題述申請位於元朗十八鄉，建設香港玉皇關帝廟將可成為新的香港地標、增加香港旅遊新景點以及能吸納更多對宗教有興趣人士、帶動鄉郊經濟、增加就業及令社會更加和諧正向，故大力支持題述申請。

生態園基金會主席
梁麗詩

2025 年 4 月 1 日

A/YL-TT685 擬議宗教機構(香港玉皇關帝廟)連附屬設施及相關挖土及填土工程

新界元朗大棠丈量約份第 117 約地段第 1475 號（部份）、第 1591 號（部份）、第 1594 號（部份）、第 1595 號（部份）、第 1600 號 A 分段（部份）、第 1600 號 B 分段（部份）、第 1602 號（部份）、第 1622 號、第 1624 號、第 1629 號、第 1630 號 A 分段（部份）、第 1630 號 B 分段、第 1630 號 C 分段、第 1630 號 D 分段、第 1631 號、第 1632 號、第 1633 號、第 1634 號、第 1635 號及第 1636 號（部份）及毗連政府土地

吾等為大棠村青年團成員，特此表示支持及贊成 A/YL-TT685 擬議宗教機構(香港玉皇關帝廟)連附屬設施及相關挖土及填土工程。

期望不久將來可以有此建築，讓本青年團成員有更好環境學習傳統中國文化及讓年青一代有更就近的修心養性良好地方。

相信填土工程不會對本村造成任何負面影響，反而有助整理土地及善用政府土地，合乎經濟原則，增加政府稅收或租地收入，有利官民。

本人大力支持是項 A/YL-TT/685 規劃申請。

大棠村青年團主席
梁超凡

14/4/2025

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

城規會秘書處：

A/YL-TT685 擬議宗教機構(香港玉皇關帝廟)連附屬設施及相關挖土及填土工程

新界元朗大棠丈量約份第 117 約地段第 1475 號（部份）、第 1591 號（部份）、第 1594 號（部份）、第 1595 號（部份）、第 1600 號 A 分段（部份）、第 1600 號 B 分段（部份）、第 1602 號（部份）、第 1622 號、第 1624 號、第 1629 號、第 1630 號 A 分段（部份）、第 1630 號 B 分段、第 1630 號 C 分段、第 1630 號 D 分段、第 1631 號、第 1632 號、第 1633 號、第 1634 號、第 1635 號及第 1636 號（部份）及毗連政府土地

本人為十八鄉區居民協會主席，過去三十年從政見證元朗區的發展。今元朗南發展區進行得如火如荼，未來將會新增十萬人口，除社區公園外，宗教廟宇亦能為市民提供一個放鬆身心、潔淨心靈和導人向善的環境，有助由其他地區遷移至元朗南的市民，有更多舒適放鬆的選擇。

擬建的玉皇關帝廟有着正氣凜然的精神，推廣忠、義、仁、勇有助教化民心，為年青一代傳承中華傳統的美德，推崇的儒釋道三教合一融和彼此，構建社會和諧從而促進社會團結互助，減少戾氣及集合正能量。

本會經討論後通過一致支持 A/YL-TT685 的規劃申請。

梁福元
梁福元
新界鄉議局永遠顧問
十八鄉區居民協會主席

二零二五年四月十三日

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

城規會秘書處：

A/YL-TT685 擬議宗教機構(香港玉皇關帝廟)連附屬設施及
相關挖土及填土工程

新界元朗大棠文量約份第 117 約地段第 1475 號(部份)、第 1591 號(部份)、
第 1594 號(部份)、第 1595 號(部份)、第 1600 號 A 分段(部份)、第 1600 號
B 分段(部份)、第 1602 號(部份)、第 1622 號、第 1624 號、第 1629 號、第
1630 號 A 分段(部份)、第 1630 號 B 分段、第 1630 號 C 分段、第 1630 號 D 分
段、第 1631 號、第 1632 號、第 1633 號、第 1634 號、第 1635 號及第 1636 號
(部份)及毗連政府土地

本人 大力支持是項 A/YL-TT685 之規劃申請。在鄉郊區建設廟宇，合乎周邊
環境而沒有不和諧的感覺。

能夠善用土地，建設新的大型建築物，必然能夠帶動就業及新增更多旅遊
景點及地標。特區政府推廣「區區有旅遊」，題述地段位於綠化地、康樂地及露
天貯存地，亦已提交環境、交通影響評估、視覺評估、景觀評估、樹木調查、
土力影響評估、排水及排污影響評估等等，設計周全符合周邊生態環境及對民
居影響減至最少。

今申請進行大型填土及挖土工程，將有助優化及建立新旅遊景點，呈現新
氣象，響應政府宣傳，望貴會予以批准。



李月民
元朗各界協會主席

二零二五年四月九日

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

城規會秘書處：

A/YL-TT685 擬議宗教機構(香港玉皇關帝廟)連附屬設施及
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第 1594 號(部份)、第 1595 號(部份)、第 1600 號 A 分段(部份)、第 1600 號
B 分段(部份)、第 1602 號(部份)、第 1622 號、第 1624 號、第 1629 號、第
1630 號 A 分段(部份)、第 1630 號 B 分段、第 1630 號 C 分段、第 1630 號 D 分
段、第 1631 號、第 1632 號、第 1633 號、第 1634 號、第 1635 號及第 1636 號
(部份)及毗連政府土地

本人 大力支持是項 A/YL-TT685 之規劃申請。在鄉郊區建設廟宇，合乎周邊
環境而沒有不和諧的感覺。

能夠善用土地，建設新的大型建築物，必然能夠帶動就業及新增更多旅遊
景點及地標。特區政府推廣「區區有旅遊」，題述地段位於綠化地、康樂地及露
天貯存地，亦已提交環境、交通影響評估、視覺評估、景觀評估、樹木調查、
土力影響評估、排水及排污影響評估等等，設計周全符合周邊生態環境及對民
居影響減至最少。

今申請進行大型填土及挖土工程，將有助優化及建立新旅遊景點，呈現新
氣象，響應政府宣傳，望貴會予以批准。



梁志祥 SBS, MH, JP

二零二五年四月九日

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

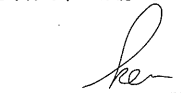
敬啟者：

新界元朗大棠文量約份第 117 約地段第 1475 號(部份)、第 1591 號(部份)、第 1594 號
(部份)、第 1595 號(部份)、第 1600 號 A 分段(部份)、第 1600 號 B 分段(部份)、第
1602 號(部份)、第 1622 號、第 1624 號、第 1629 號、第 1630 號 A 分段(部份)、第
1630 號 B 分段、第 1630 號 C 分段、第 1630 號 D 分段、第 1631 號、第 1632 號、第
1633 號、第 1634 號、第 1635 號及第 1636 號(部份)及毗連政府土地

A/YL-TT685 擬議宗教機構(香港玉皇關帝廟)連附屬設施及相關挖土及
填土工程

本會為元朗南棕地作業持份者，因元朗南積極發展，不少棕地及露天倉地作
業需要遷移，如遷移後能發展作為公眾旅遊及洗滌心靈之廟宇，重整土地用作
宗教組織推廣文化及信仰，本會樂意支持。

得悉申請位處大棠山路康樂地、綠化地及露天貯物地帶，將優化整合土地建
成廟宇，吾等表示支持是項申請。



徐位健
新界倉庫及物流業經營者聯會主席

二零二五年四月十四日

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

城規會秘書處：

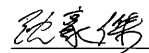
A/YL-TT685 擬議宗教機構(香港玉皇關帝廟)連附屬設施及
相關挖土及填土工程

新界元朗大棠文量約份第 117 約地段第 1475 號(部份)、第 1591 號(部份)、第 1594
號(部份)、第 1595 號(部份)、第 1600 號 A 分段(部份)、第 1600 號 B 分段(部
份)、第 1602 號(部份)、第 1622 號、第 1624 號、第 1629 號、第 1630 號 A 分段
(部份)、第 1630 號 B 分段、第 1630 號 C 分段、第 1630 號 D 分段、第 1631 號、第
1632 號、第 1633 號、第 1634 號、第 1635 號及第 1636 號(部份)及毗連政府土地

本人 大力支持是項 A/YL-TT685 之規劃申請。在鄉郊區建設廟宇，合乎周邊環境
而沒有不和諧的感覺。

能夠善用土地，建設新的大型建築物，必然能夠帶動就業及新增更多旅遊景點及
地標。特區政府推廣「區區有旅遊」，題述地段位於綠化地、康樂地及露天貯存地，
亦已提交環境、交通影響評估、視覺評估、景觀評估、樹木調查、土力影響評估、排
水及排污影響評估等等，設計周全符合周邊生態環境及對民居影響減至最少。

今申請進行大型填土及挖土工程，將有助優化及建立新旅遊景點，呈現新氣象，
響應政府宣傳，望貴會予以批准。



沈豪傑
元朗區議會議員

二零二五年四月七日

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

城規會秘書處：

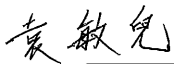
**A/YL-TT685 擬議宗教機構(香港玉皇關帝廟)連附屬設施及
相關挖土及填土工程**

新界元朗大棠丈量約份第 117 約地段第 1475 號(部份)、第 1591 號(部份)、
第 1594 號(部份)、第 1595 號(部份)、第 1600 號 A 分段(部份)、第 1600 號
B 分段(部份)、第 1602 號(部份)、第 1622 號、第 1624 號、第 1629 號、第
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段、第 1631 號、第 1632 號、第 1633 號、第 1634 號、第 1635 號及第 1636 號
(部份)及毗連政府土地

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土力影響評估、排水及排污影響評估等等，設計周全符合周邊生態環境及對民
居影響減至最少。

今申請進行大型填土及挖土工程，將有助優化及建立新旅遊景點，呈現新
氣象，響應政府宣傳，望貴會予以批准。



元朗區議會 袁敏兒議員

二零二五年四月十五日

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

新界元朗大棠丈量約份第 117 約地段第 1475 號(部份)、第 1591 號
(部份)、第 1594 號(部份)、第 1595 號(部份)、第 1600 號 A 分段
(部份)、第 1600 號 B 分段(部份)、第 1602 號(部份)、第 1622
號、第 1624 號、第 1629 號、第 1630 號 A 分段(部份)、第 1630 號 B
分段、第 1630 號 C 分段、第 1630 號 D 分段、第 1631 號、第 1632
號、第 1633 號、第 1634 號、第 1635 號及第 1636 號(部份)及毗連
政府土地

**A/YL-TT685 擬議宗教機構(香港玉皇關帝廟)連附屬設施及相關挖土及
填土工程**

本人贊同題述申請，對於標題所述申請認為有利於香港及元朗區的旅遊
及文化發展。根據 2022 年政府統計數字，香港信仰儒釋道人數逾二百萬，而傳
統儒、釋、道均尊崇關帝，以及關帝的忠義仁勇故事深入民心，若能建設廟宇
加強推廣有利教化民心，強化忠君愛國的精神，有助鞏固愛國愛港的思想，教
導年青一代正知正見。

有關填土工程有助優化周邊環境，土地合乎規劃用途，加以發展將更善
用荒廢土地，宗教機構推廣善念及積極正向，對周邊交通及景觀沒有嚴重影
響、反之更帶來新建設推動鄉村經濟及有助鄉村就業，合乎政府宣傳口號：區
區有旅遊」及推廣「鄉郊旅遊」，是故支持是項規劃申請。



元朗區議會梁明堅議員

二零二五年四月三日

From: 16/04/2025 15:28 #163 P.001

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

新界元朗大棠丈量約份第 117 約地段第 1475 號(部份)、第 1591 號
(部份)、第 1594 號(部份)、第 1595 號(部份)、第 1600 號 A 分段
(部份)、第 1600 號 B 分段(部份)、第 1602 號(部份)、第 1622
號、第 1624 號、第 1629 號、第 1630 號 A 分段(部份)、第 1630 號 B
分段、第 1630 號 C 分段、第 1630 號 D 分段、第 1631 號、第 1632
號、第 1633 號、第 1634 號、第 1635 號及第 1636 號(部份)及毗連
政府土地

**A/YL-TT685 擬議宗教機構(香港玉皇關帝廟)連附屬設施及相關挖土及
填土工程**

本人為元朗區議會議員，對於題述申請表示支持。有關申請有利於香港
及元朗區的旅遊及文化發展。根據 2022 年政府統計數字，香港信仰儒釋道人數
逾二百萬，而傳統儒、釋、道均尊崇關帝，以及關帝的忠義仁勇故事深入民心，
若能建設廟宇加強推廣有利教化民心，強化忠君愛國的精神，有助鞏固愛國愛
港的思想，教導年青一代正知正見。

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用荒廢土地，宗教機構推廣善念及積極正向，對周邊交通及景觀沒有嚴重影
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黃紹聰
元朗區議會議員

二零二五年四月十三日

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

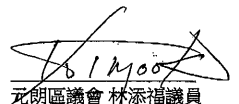
敬啟者：

新界元朗大棠丈量約份第 117 約地段第 1475 號(部份)、第 1591 號
(部份)、第 1594 號(部份)、第 1595 號(部份)、第 1600 號 A 分段
(部份)、第 1600 號 B 分段(部份)、第 1602 號(部份)、第 1622
號、第 1624 號、第 1629 號、第 1630 號 A 分段(部份)、第 1630 號 B
分段、第 1630 號 C 分段、第 1630 號 D 分段、第 1631 號、第 1632
號、第 1633 號、第 1634 號、第 1635 號及第 1636 號(部份)及毗連
政府土地

**A/YL-TT685 擬議宗教機構(香港玉皇關帝廟)連附屬設施及相關挖土及
填土工程**

本人為元朗區議會議員，對於題述申請表示支持。有關申請有利於香港
及元朗區的旅遊及文化發展。根據 2022 年政府統計數字，香港信仰儒釋道人數
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港的思想，教導年青一代正知正見。

有關填土工程有助優化周邊環境，土地合乎規劃用途，加以發展將更善
用荒廢土地，宗教機構推廣善念及積極正向，對周邊交通及景觀沒有嚴重影
響、反之更帶來新建設推動鄉村經濟及有助鄉村就業，合乎政府宣傳口號：區
區有旅遊」及推廣「鄉郊旅遊」，是故支持是項規劃申請。


元朗區議會 林添福議員

二零二五年四月十六日

香港北角渣華道 333 號

北角政府合署 15 樓

申請編號: A/YL-TT/685

致: 城市規劃委員會

支持及同意

擬建項目: 香港元朗大棠文量約份第 117 約內的數個地段及毗連政府土地興建擬議宗教機構(香港玉皇關帝廟)連附屬設施和相關的挖土及填土工程之規劃申請

本人得知弘揚關帝慈善基金會(申請人)已向貴會提交補充資料文件,特此以書面形式表達本人對該申請的全力支持。申請人為配合各部門要求,提交了完善而詳盡的規劃及技術補充文件,顯示其對此項目高度的重視和準備工作的周全。這些文件內容全面,技術細節充分,展示了極高的專業水平。

在第一次公眾諮詢期間,來自不同類別的人士,包括元朗居民、香港市民、區議員、村代表及多方團體等,均表示支持該申請。這充分反映了社會各界對「玉皇關帝廟」建成的期盼和認同。這座廟宇不僅能成為香港眾多著名宗教和文化地標之一,更將為未來類似申請樹立良好的示範作用。

此外,「玉皇關帝廟」的建成意義深遠。它將能向普羅大眾傳達正能量訊息,尤其是推廣關帝精神,傳承忠君愛國、君臣父子等傳統禮義。該廟宇還可為團體或個人提供進行宗教活動或禪修的空間,有助於促進社會的和諧大同與文化的延續,對青少年更具教育意義。

廟宇的選址同樣極具優勢,位於元朗大棠「關帝廣場」旁,鄰近其他康樂文娛場所。該地點遠離繁忙的市區,環境寧靜,宗教文化氛圍濃厚,是進行參拜及冥想活動的理想場所。這樣的選址不僅滿足宗教活動需求,也為公眾提供了一個遠離喧囂的靜修空間。

本人深信,此擬議廟宇的建成將為社區帶來深遠的社會及文化增益,因此懇請政府對此申請予以高度重視並盡快批准。相信此項目將成為促進社會和諧、傳承文化精神的重要里程碑,本人願以此信表示對該申請的堅定支持。

此致!

姓名: 吳騰

日期: 10/4/2025

香港山西總會
會長

職銜(如適用):

申請編號: A/YL-TT/685

日期:

香港北角渣華道 333 號

北角政府合署 15 樓

致: 城市規劃委員會

擬建項目: 新界元朗大棠文量約份第 117 約內的數個地段及毗連政府土地擬議宗教機構(香港玉皇關帝廟)連附屬設施及相關挖土及填土工程之規劃申請

本人得知弘揚關帝慈善基金會(申請人)已向貴會提交補充資料文件,特此致函表示大力支持,具體理由如下:

- 「玉皇關帝廟」的建成將為普羅大眾提供傳遞正能量的場所,向青年一輩推廣關帝精神,並傳承忠君愛國、君臣父子等傳統禮義。該廟宇還將為社區提供適合進行宗教活動及禪修的場地,進一步促進社會的和諧與文化發展。
- 建議廟宇選址於元朗大棠的「關帝廣場」,該地區環境安靜且富有濃厚的宗教文化氛圍,十分適合公眾進行參拜及冥想活動。同時,選址遠離繁忙的市區,有利於提供寧靜的宗教和文化空間。
- 申請人為配合相關部門的要求,已提交詳盡的規劃及技術補充文件,充分展示出專業水平及對項目實施的謹慎態度。這些文件的內容詳細且具高水平,為申請的順利推進奠定了堅實基礎。
- 在第一次公眾諮詢期間,此項目受到了來自不同背景人士的熱烈支持,包括但不限於附近元朗居民、香港市民、區議員、村代表以及多方團體等。此支持表明該廟宇能成為香港重要的宗教與文化地標之一,更可以樹立良好的示範作用。

本人相信,擬議廟宇的落成將為社區帶來一系列積極的社會和文化增益。批准該申請不僅可為類似申請樹立良好範例,也能為香港社會注入更多正能量。綜上所述,本人謹此簽署以表示對該項目的堅定支持,並懇請政府早日批准此申請。

此致!



姓名:

姓名:

職銜:

致: 城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

敬啟者:

申請編號: A/YL-TT/685

支持及同意

有關大棠文量約份第 117 約內的數個地段及毗連政府土地興建擬議宗教機構(香港玉皇關帝廟)連附屬設施和相關的挖土及填土工程之規劃申請

本人得知弘揚關帝慈善基金會(申請人)向貴會提交補充資料文件,因此去信大力支持,因為:

第一: 本人留意到申請人為配合各部門要求,就上述申請提交了詳盡的規劃及技術補充文件;

第二: 本人留意到在第一次公眾諮詢期間有許多來自不同類別的人士(例如附近元朗居民、香港市民、區議員、村代表、各方團體等等)支持這宗申請,因此相信該廟宇可成為香港眾多著名宗教和文化地標之一,並將成為良好的先例。

第三: 「玉皇關帝廟」的落成將能為普羅大眾傳達正能量訊息,包括向青年一輩推廣關帝精神及傳承忠君愛國、君臣父子等傳統禮義之所,更名為團體或個人提供宗教或禪修活動,有助共建和諧大同社會。

第四: 本人認同及支持興建「玉皇關帝廟」之位置在元朗大棠「關帝廣場」旁及其他康樂文娛場所,因為那處具有濃厚宗教文化氣氛,並且遠離市區,公眾可以在寧靜的地方進行參拜活動。

本人相信擬議廟宇將會對社區帶來一系列的社會增益,因此批准本申請將會為類似申請立下優良先例。綜上所述,本人簽署以表示支持是項目,同時盼望政府能早日批准是次申請。

此致

職銜:

日期: 2025-4月10日

致: 城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

敬啟者:

申請編號: A/YL-TT/685

支持及同意

有關大棠文量約份第 117 約內的數個地段及毗連政府土地興建擬議宗教機構(香港玉皇關帝廟)連附屬設施和相關的挖土及填土工程之規劃申請

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此致

職銜:

日期: 12/4/2025

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

申請編號：A/YL-TT/685

敬啟者：

支持及同意

有關大業丈量約份第 117 約內的數個地段及毗連政府土地興建擬議宗教機構（香港玉皇關帝廟）連附屬設施和相關的挖土及填土工程之規劃申請

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此致

職銜： 承德礦儀有限公司董事賴偉豪
日期： 2025年4月12号

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

申請編號：A/YL-TT/685

敬啟者：

支持及同意

有關大業丈量約份第 117 約內的數個地段及毗連政府土地興建擬議宗教機構（香港玉皇關帝廟）連附屬設施和相關的挖土及填土工程之規劃申請

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此致

職銜： 馮鳳道院副院長
日期： 2025.4.10

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

申請編號：A/YL-TT/685

敬啟者：

支持及同意

有關大業丈量約份第 117 約內的數個地段及毗連政府土地興建擬議宗教機構（香港玉皇關帝廟）連附屬設施和相關的挖土及填土工程之規劃申請

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此致

職銜： 馮鳳道院副院長
日期： 2025.4.11

香港北角渣華道 333 號
北角政府合署 15 樓

申請編號：A/YL-TT/685

致：城市規劃委員會

支持及同意

擬建項目： 香港元朗大業丈量約份第 117 約內的數個地段及毗連政府土地興建擬議宗教機構（香港玉皇關帝廟）連附屬設施和相關的挖土及填土工程之規劃申請

本人得知弘揚關帝慈善基金會（申請人）已向貴會提交補充資料文件，特此以書面形式表達本人對該申請的全力支持。申請人為配合各部門要求，提交了完善而詳盡的規劃及技術補充文件，顯示其對此項目高度的重視和準備工作的周全。這些文件內容全面，技術細節充分，展示了極高的專業水平。

在第一次公眾諮詢期間，來自不同類別的人士，包括元朗居民、香港市民、區議員、村代表及多方團體等，均表示支持該申請。這充分反映了社會各界對「玉皇關帝廟」建成的期盼和認同。這座廟宇不僅能成為香港眾多著名宗教和文化地標之一，更將為未來類似申請樹立良好的示範作用。

此外，「玉皇關帝廟」的建成意義深遠。它將能向普羅大眾傳達正能量訊息，尤其是推廣關帝精神，傳承忠君愛國、君臣父子等傳統禮義。該廟宇還可為團體或個人提供進行宗教活動或禪修的空間，有助於促進社會的和諧大同與文化的延續，對青少年更具教育意義。

廟宇的選址同樣極具優勢，位於元朗大棠「關帝廣場」旁，鄰近其他康樂文娛場所。該地點遠離繁忙的市區，環境寧靜，宗教文化氛圍濃厚，是進行參拜及冥想活動的理想場所。這樣的選址不僅滿足宗教活動需求，也為公眾提供了一個遠離喧囂的靜修空間。

本人深信，此擬議廟宇的建成將為社區帶來深遠的社會及文化增益，因此懇請政府對此申請予以高度重視並盡快批准。相信此項目將成為促進社會和諧、傳承文化精神的重要里程碑，本人願以此信表示對該申請的堅定支持。

此致！

陳靖源

姓名：

日期： 17-4-2025

香港紫荊書院總監

職銜(如適用)：