

The Secretary,
Town Planning Board
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333 Java Road,
North Point, Hong Kong

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達材都市規劃
顧問有限公司

Attn.: Mr. LAU Hei, Jack (Tel: 2231 4818)

Dear Sir/ Madam,



16 September 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**

We refer to the captioned application submitted on 7.8.2025.

Subsequent to the phone discussion between the District Planning Office/ Tuen Mun and Yuen Long West and the undersigned, we would like to supplement the following information in order to facilitate your processing of the planning application:-

1. Initiation of the Supreme Kwan Ti Temple

Mr. Dong Ming Guang (董明光先生) is the founder of the Applicant – Kwan Ti Culture Charity Foundation Limited (the Organisation), who has dedicated himself to initiatives in promoting Chinese culture and community services throughout his career. He believes in Supreme Kwan Ti and inherits the deeds of the Kwan Ti culture. In accordance with the Taoyuan Ming Scripture (桃園明聖經), he keeps reminding himself to provide community services to various sectors of the society, and generously donated money to the construction/ renovation of schools, temples, roads and hospitals in Hong Kong and China.

In order to devote great efforts to serve the community in promoting traditional Chinese culture in Hong Kong, Mr. Dong established the Organisation in 2015, and subsequently registered as a bona fide non-profit making religious institution under section 88 of the Inland Revenue Ordinance. Since then, the Organisation actively promotes Kwan Ti culture by organising various religious activities regularly, including worshipping activities, talks, seminars and workshops. Some Government officials, reputable individuals and public figures have attended those significant cultural events.

As an ultimate objective of the Supreme Kwan Ti's philosophy, Mr. Dong sincerely wishes to develop a prominent Supreme Kwan Ti Temple (the Temple) that would become the world's famous religious and cultural landmarks. He has considered different parts of the world such as Taiwan, Hawaii, Australia and Canada to locate the Temple. However, as Hong Kong is a highly dynamic city that serves as the perfect platform into Mainland China and internationally, he decided to choose Hong Kong to locate the Temple to promote traditional Chinese culture. The Organisation has reserved **enough financial resources** for the subject religious project.

TED T. C. CHAN
MPA, MHKIP, RPP

2. Site Suitability for the Supreme Kwan Ti Temple

In order to commemorate the Supreme Kwan Ti, apart from the high standards and specific design requirements for constructing the Temple, the location, orientation and size of the Temple site are also important factors to determine the location for the Temple. The Organisation has conducted **a thorough site search exercise for many years within the rural areas of Hong Kong.** They also invited Mr. Wu Chao Huang (吳朝煌先生) – the Founding President of Chinese Taoism Guan-Gong Preaching Society (中華道教關聖帝君弘道協會) to participate in the site search exercise. However, most of the sites were not suitable for the Temple development (i.e. too small, poor accessibility, land status implication, too close to residential neighbourhoods, cannot meet the specific design requirements for the Temple, unsurmountable technical problems etc.) (see attached **Annex 1**). Several sites that are found suitable for the Temple development are mostly located in the Northern Metropolis area, which will be/ or have been resumed by the Government for housing and high-tech park.

When the Organisation came across the Temple site (i.e. the application site), and as detailed in **Section 3.2** of the Planning Statement, the site meets all special design and construction requirements of the Temple. The Organisation was delighted and conducted local consultation and approached the Home and Youth Affairs Bureau (HYAB) to ensure they have local support and Government support before further progressing with the project. The Organisation also has received tremendous support from the local representatives, prominent organisations and the general public, and support from HYAB was also given to the Organisation.

The Temple site is considered ideal because there is an existing Kwan Ti Square located in the area and over 40% of the total development area of the application site is within the "Recreation" ("REC") zone. Thus, the proposed Temple is not incompatible with the adjacent leisure and recreational facilities and will form a future component part of these local attractions. The "Green Belt" ("GB") zone within the Temple site is completely surrounded by the "REC" zone and existing road. It is detached from the remaining "GB" zoning adjoining the application site and does not function as a buffer zone for other urban developments.

It is extremely difficult for the Organisation to identify suitable sites given the limited supply of private land with right zoning or special design requirements for the Temple. In addition, tremendous local support as well as Government Bureau's support have been given for the proposed Temple to be located at the captioned site. Therefore, there is no doubt that the captioned site is the most ideal site and for the proposed Temple.

3. Similar Case for Cultural and Recreational Uses

In fact before 1998, the site and the adjoining large piece of land were zoned "Agriculture" ("AGR") and "GB". In 1996, according to available information, part of the application site was subject to a s.16 planning application (Application no. A/YI-TT/15) for 'Rural Theme Park' and it was later approved by the Town Planning Board (TPB or the Board) under s.17

review application on 31.1.1997. At the time of approval, the statutory plan was Draft Tai Tong OZP no. S/YL-TT/2 and the site was zoned "AGR" and "GB" (see attached Plan A). The proposed Rural Theme Park included field study centre/ visitor centre/ recreational facilities, holiday camps and horse riding stable within the Lychee Garden. Despite of no adverse comments from relevant Government departments in relation to the proposed development, some of the Board members perceived that the layout of the proposed holiday accommodation is too congested and thus rejected the application on 4.10.1996. In response, the Applicant's representative made a presentation in a s.17 review hearing to clarify TPB's concerns and the Board was satisfied and finally granted planning approval with conditions to the proposal.

Based on the above case study, there is a approved case for recreational use within "GB" zoning. Similarly to the Rural Theme Park, the proposed Kwan Ti Temple is also a use that is intended to serve the public, but it is not for commercial purpose. The "GB" area within the subject application site has already been detached from the adjoining "GB" site by the existing road since the first Tai Tong OZP no. S/YL-TT/1 was published. The proposed scheme under this application conforms with the rural character of the area. The coverage of above ground built-over area in the "GB" zone of the proposed scheme is only about 19.3% (i.e. 3,235m²). In order to 'compensate' for the 'loss of "GB" function' for the proposed Temple, about 3,235 m² of the existing Kwan Ti Square area (which is within "REC" zoning) which will be covered by greenery and about 893 m² of the area will be used as passive area to promote Chinese Culture (see attached **Plan B**). In the future, the Kwan Ti Square area could function similarly as the planning intention of the "GB" zoning.

4. Demand for the Temple to happen without Delay

As mentioned above in Section 2, the Organisation conducted local consultation, and many local representatives as well as other religious organisations hope the Supreme Kwan Ti Temple to happen and materialise without delay. They also agree and believe that the Temple will improve local townscape, local employment and it will be a new religious and cultural landmark in Hong Kong which can help promote Hong Kong's tourism industry, making better use of Hong Kong's rich and unique heritage resources.

In response to the pressing needs, the Organisation has decided to submit a section 16 planning application which would be a better option to fast track the proposed prestigious Supreme Kwan Ti Temple. Although rezoning of the site might provide flexibility in the overall design, rezoning request would trigger a long administrative and statutory process which could take many years. **With local support as well as Government Bureau's support, time is of the essence, any further delay could delay the promotion of traditional culture in the area.**

In addition, as requested by the District Planning Branch/ Town Planning Board Section, we would like to provide the following clarifications in support of the captioned application:-

- In regards to the function of the Kwan Ti Square, after the completion of Kwan Ti Temple, part of the site will be used for compensatory trees. In the future, the area will be open to public (i.e. school activities to enjoy the natural environment) and at the same time to

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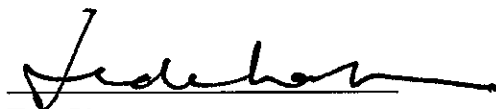
promote Chinese culture. No excavation and land filling are anticipated at the Kwan Ti Square.

- After further checking, the total proposed soil excavation area within the development site area is approximately 9,806m² (i.e. 2,983m² within "REC" zone and 6,823m² within "GB" zone) and the total proposed fill area is approximately 6,038m² (i.e. 918m² in "REC" zone and 5,120m² in "GB" zone).

We hope that the above responses have adequately addressed the concerns of the District Planning Office/ Tuen Mun and Yuen Long West. Further responses can be made after the planning application has been circulated and comments from relevant Government departments are received.

Yours faithfully,

Toco Planning Consultants Ltd.



Ted Chan

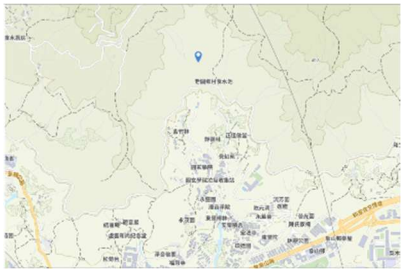
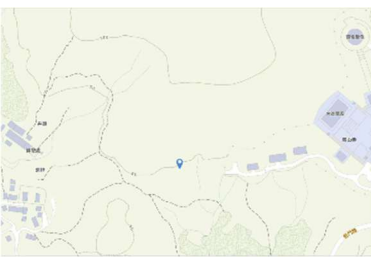
Managing Director



cc. *Client*

DPO/TM&YLW - Mr. AU Hei Fan, Raymond

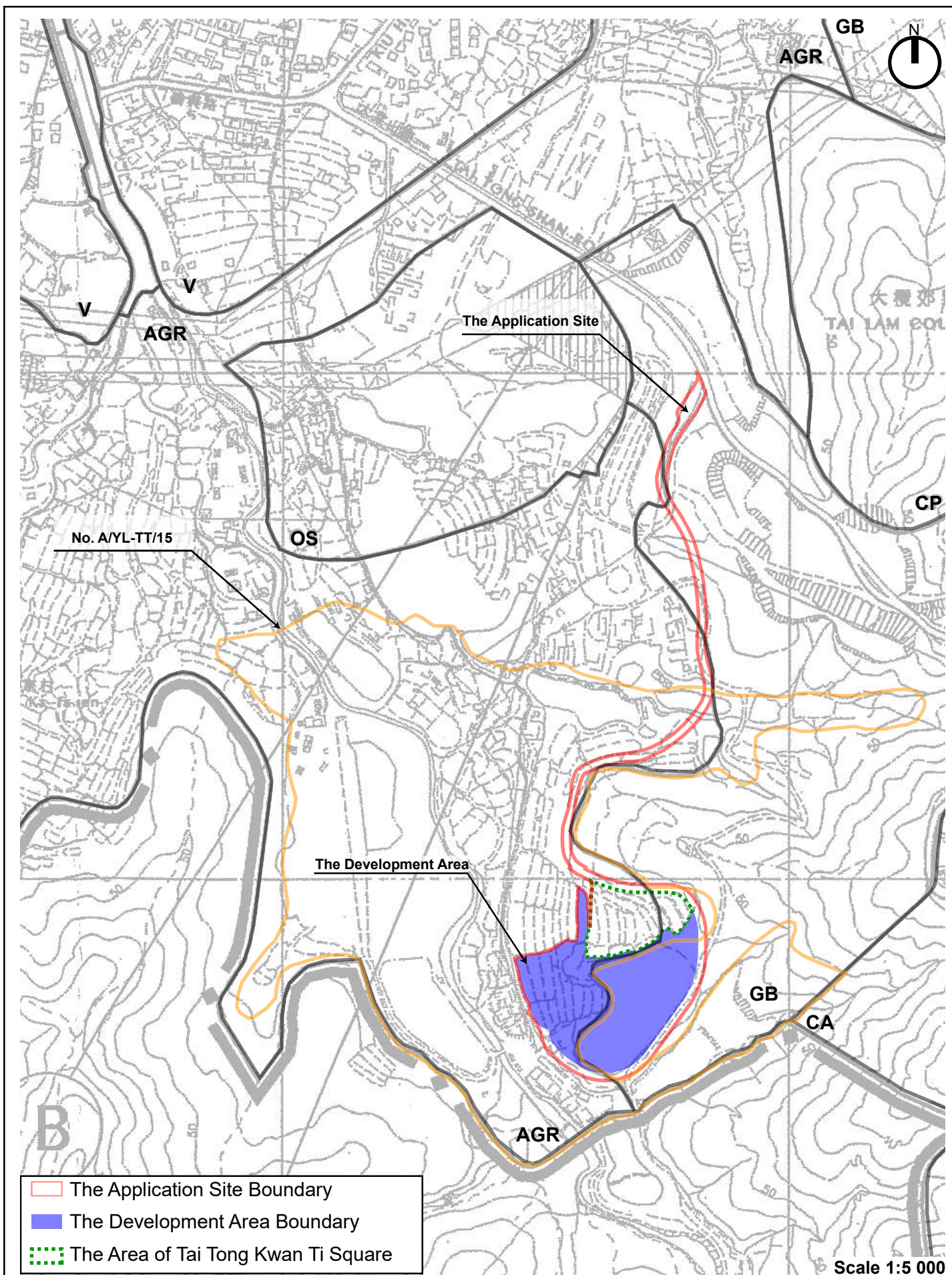
2023 年之前，有關香港玉皇關聖帝君廟選址地點及不選擇該地塊的原因整理如下：

慈雲山觀音寺：  因為是供奉觀音的廟宇，不適合興建關帝廟。	大嶼山寶蓮寺附近土地：  地塊約 20 畝，緊鄰寶蓮寺及觀音廟，因鄰近其他寺廟可能不合適。
荃灣川龍老圍附近土地：  土地面積較小且交通不便，故未被選擇。	大埔慈山寺附近地塊：  因交通不便，不適合興建關帝廟。
大澳關楊侯古廟旁地塊：  已有百年歷史的楊侯古廟，該地位置偏遠、交通不便且面積不足，故不考慮。	沙頭角谷埔老圍：  面積逾百畝，僅有水路交通且面積過大，不符合興建需求。
南丫島：  道路狹窄，只能用自行車載貨，且僅有水路可達，不便。	結論： 台灣中華道教關聖帝君宏道協會創會會長吳朝皇考察上述地點後，認為均不適合興建香港玉皇關帝廟。

最終選址：

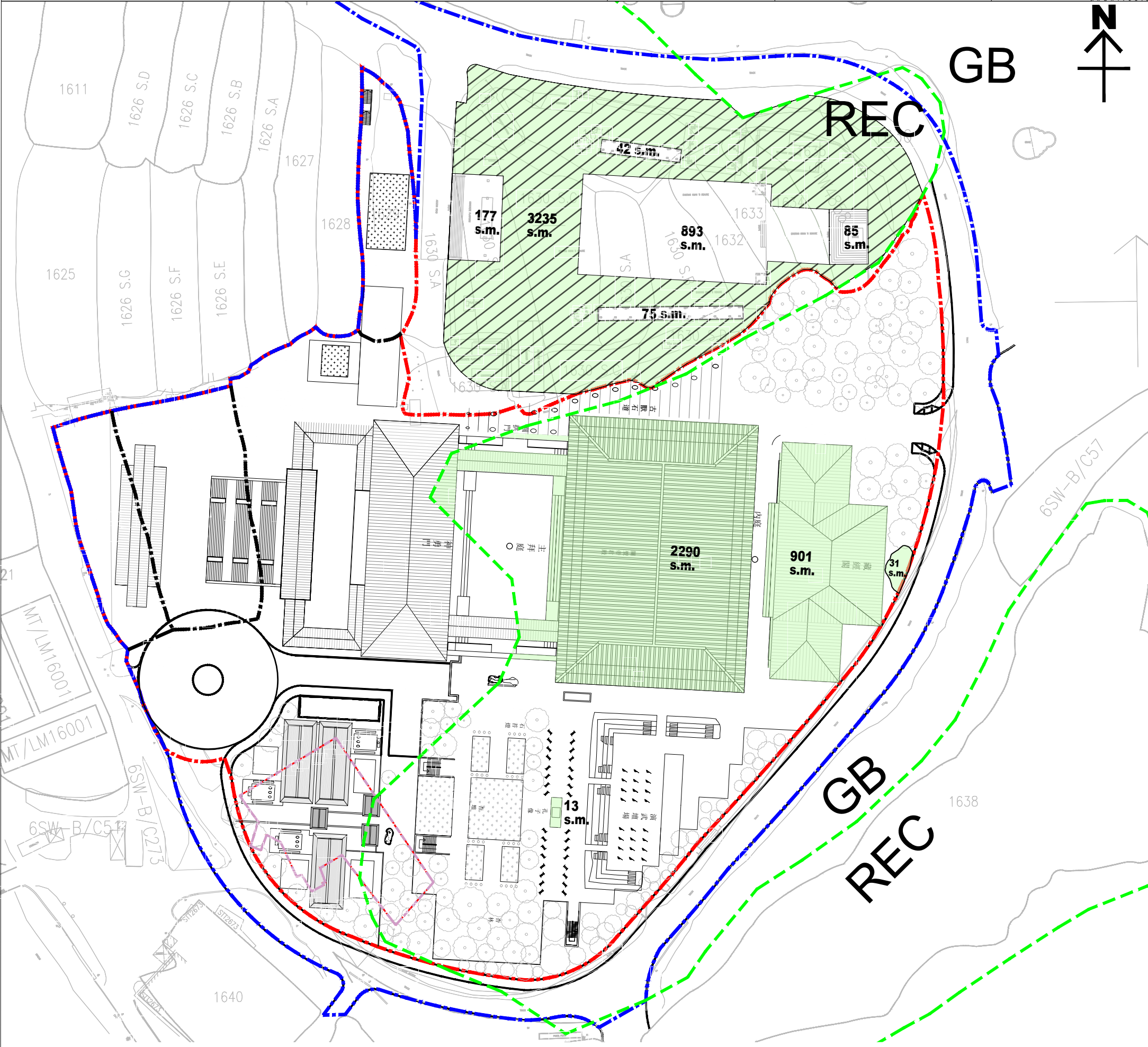


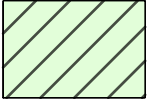
吳會長到達大棠關帝廣場附近，發現該地塊適合興建香港玉皇關帝廟，最終選定此地。



Plan A : Zoning and Location Plan

Extract of Draft Tai Tong Outline Zoning Plan No.S/YL-TT/2



-  Application Site Area : 31068 s.m.
-  Development Site Area : 16697 s.m.
-  Boundary between Green Belt zoning and REC zoning
-  Area of above ground buildings / structures in Green Belt zoning: 3235 s.m.
-  Area for greenery compensation on Recreation Zoning : 3235 s.m.

Plan B : "GB"Compensation Area on "REC"