



The Secretary,
Town Planning Board
15/F, North Point Government Offices
333 Java Road,
North Point, Hong Kong
(Attn.: Ms. Corey NG)

Your Ref.: TPB/Y/YL-TT/4



Dear Sir/ Madam,

15 September 2026

**Section 12A Rezoning Application
from “Recreation” and “Green Belt” to “Government, Institution or Community”
for a Proposed Religious Institution (the Supreme Kwan Ti Temple),
at Various Private Lots in D.D. 117 and Adjoining Government Land,
Tai Tong, Yuen Long, New Territories**

We have received comments from relevant Government departments via emails from District Planning Office/ Tuen Mun and Yuen Long West (DPO/TM&YLW) dated 4.9.2026, 10.9.2026 and 14.9.2026 respectively.

The Applicant welcomes that the following departments have no comment on the captioned application:-

- Chief Highway Engineer/ New Territories West, Highways Department;
- Chief Engineer/ Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department (CEDD);
- Director of Leisure and Cultural Services;
- Chief Architect/ Advisory and Statutory Compliance, Architectural Services Department;
- Head (Intangible Cultural Heritage), Leisure and Cultural Services Department; and
- Commissioner of Police.

Please find attached 4 copies of the Further Information (I) (F.I.(I)), and a soft copy will be uploaded to the link provided by your Office. Our responses to comments from other relevant Government departments are summarized as follows:-

- Lands Department (LandsD)
The Applicant notes the advisory comments from the LandsD. Regarding to the ownership particulars and the status of those private lots involved, after checking, the subject application should involve a total of 27 current land owners instead. Enclosed is a copy of the **amended page 3 of the application form** for your attention.
- Drainage Services Department (DSD)
Further to comments from DSD, the Sewerage Impact Assessment (SIA) and Drainage Impact Assessment (Project Profile) (DIA) have been revised and enclosed as **Attachment 5** and **Attachment 6** respectively in the F.I.(I).
- Environmental Protection Department (EPD)
Further to comments from EPD, the Environmental Assessment (EA), SIA and DIA have

been revised and enclosed as **Attachment 4**, **Attachment 5** and **Attachment 6** respectively in the F.I.(I). Relevant pages of the Planning Statement have also been updated to reflect the latest changes on the revised technical assessments (see **Attachment 1**).

- Agriculture, Fisheries and Conservation Department (AFCD)

The Applicant appreciates that AFCD has no objection to the application. In response to the specific technical comments, the Ecological Impact Assessment (EcoIA) has been revised to include information of Tai Tong Egrettry 3 (Wong Nai Tun) and it is attached in **Attachment 7** of this F.I.(I).

- Urban Design and Landscape Unit (UD&L) of Planning Department

It is noted that UD&L have no adverse comments on the proposed development in urban design, visual, and landscape planning perspectives. Minor discrepancies and clarifications as suggested by UD&L in the Landscape Proposal and Visual Impact Assessment have been revised in **Attachment 2** and **Attachment 3** respectively.

- District Planning Office (DPO) of Planning Department

In response to the DPO's comments, further planning justifications have been provided to substantiate the selection of the subject application site, together with detailed explanations of the planning gains and design merits of the proposed rezoning. Clarifications on the rezoning particulars, design, and intended uses have also been set out comprehensively.

- Fire Services Department (FSD), Buildings Department (BD), Food and Environmental Hygiene Department (FEHD), Geotechnical Engineering Office (GEO) of CEDD, and Slope Maintenance (SM) of LandsD

Advisory comments from FSD, BD, FEHD, GEO and SM are noted.

We hope that our responses in the F.I.(I) have adequately addressed the concerns from relevant Government departments. In light of the significant opportunities and benefits that this landmark project can bring to Hong Kong on the global stage, we respectfully invite the honorable Members of the Town Planning Board to give favorable consideration to this application.

This letter supersedes our Further Information submitted on 9.9.2026. However, please note that relevant revised assessments (i.e. EA, SIA, DIA and EcoIA) which were submitted in the Further Information submitted on 9.9.2026 and reattached in this current submission remains unchanged.

Yours faithfully,

Toco Planning Consultants Ltd.



Ted Chan
Managing Director



cc. *Client*

DPO/TM&YLW – Ms. Sandi Tang

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	11,643.69 sq.m 平方米	☒ About 約
(e) Current use(s) 現時用途	The application site is sub-divided into three portions: - the development area: vacant - the Kwan Ti Square area: place of culture for the celebration of Kwan Ti with cultural events - the access road improvement area: village track (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)	

4. Eligibility of Applicant 申請人資格

The applicant 申請人 –

- ☐ (a) is a person whose name is registered in the Land Registry as that of the sole owner or one of the owners of any non-Government land within the application site, when this application is made[&] (if the applicant is the sole owner, there is no need to fill in Part 5).
 (a) 是一名人士，其姓名或名稱於提出申請時已在土地註冊處註冊，該註冊顯示申請人為申請地點內任何非政府土地的唯一或其中一名擁有人[&] (如申請人為唯一擁有人，不用填寫第 5 部分)。
- ☒ (b) is a person who has obtained consent to this application from at least one owner as defined in (a) above[&].
 (b) 是一名人士，已獲得最少一名上述 (a) 所界定的擁有人同意這宗申請[&]。
- ☐ (c) is a person who has obtained consent to this application from the Director of Lands in relation to any government land within the application site[&].
 (c) 是一名人士，就這宗申請地點內的任何政府土地，已獲得地政總署署長同意這宗申請[&]。
- ☐ (d) is a public officer.
 (d) 是公職人員。
- ☐ (e) is a public body as defined by section 2 of the Prevention of Bribery Ordinance (Cap. 201).
 (e) 是《防止賄賂條例》(第 201 章)第 2 條所界定的公共機構。

5. Statement on Consent from/Notification to “Current Land Owner”[#] 就「現行土地擁有人」[#]的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at29/6/2026..... (DD/MM/YYYY), this application involves a total of27..... “current land owner(s)”[#].
 根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of1..... “current land owner(s)”[#].
 已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	Lot Nos. 1629 in D.D. 117	5/5/2026

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)