

## **Attachment 1**

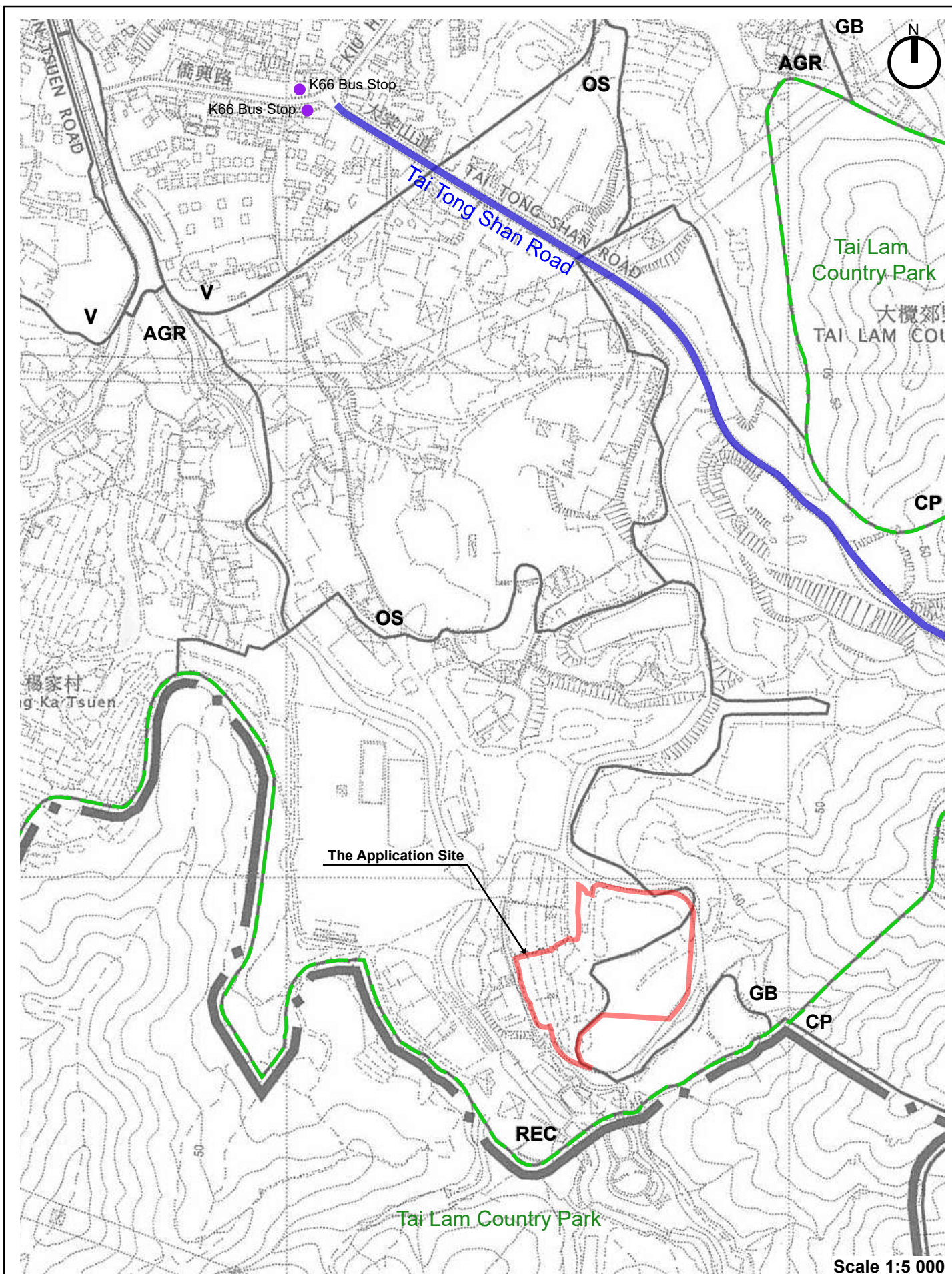
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## Plan A: Zoning and Location Plan

Extract of Approved Tai Tong Outline Zoning Plan No.S/YL-TT/20

(Prepared on 11.9.2026)

**Table 3.1 Schedule of Uses for "G/IC" Zone and Proposed Amendment to the Explanatory Statement of the OZP**

GOVERNMENT, INSTITUTION OR COMMUNITY

| Column 1<br>Uses always permitted                      | Column 2<br>Uses that may be permitted with or without conditions on application to the Town Planning Board                                                                       |
|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ambulance Depot                                        | Animal Boarding Establishment                                                                                                                                                     |
| Animal Quarantine Centre (in Government building only) | Animal Quarantine Centre (not elsewhere specified)                                                                                                                                |
| Broadcasting, Television and/or Film Studio            | Columbarium                                                                                                                                                                       |
| Eating Place (Canteen, Cooked Food Centre only)        | Correctional Institution                                                                                                                                                          |
| Educational Institution                                | Crematorium                                                                                                                                                                       |
| Exhibition or Convention Hall                          | Driving School                                                                                                                                                                    |
| Field Study/ Education/ Visitor Centre                 | Eating Place (not elsewhere specified)                                                                                                                                            |
| Government Refuse Collection Point                     | Flat                                                                                                                                                                              |
| Government Use (not elsewhere specified)               | Funeral Facility                                                                                                                                                                  |
| Hospital                                               | Helicopter Landing Pad                                                                                                                                                            |
| Institutional Use (not elsewhere specified)            | Holiday Camp                                                                                                                                                                      |
| Library                                                | House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) |
| Market                                                 | Off-course Betting Centre                                                                                                                                                         |
| Place of Recreation, Sports or Culture                 | Office                                                                                                                                                                            |
| Public Clinic                                          | Petrol Filling Station                                                                                                                                                            |
| Public Convenience                                     | Place of Entertainment                                                                                                                                                            |
| Public Transport Terminus or Station                   | Private Club                                                                                                                                                                      |
| Public Utility Installation                            | Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation                                                                         |
| Public Vehicle Park (excluding container vehicle)      | Refuse Disposal Installation (Refuse Transfer Station only)                                                                                                                       |
| Recyclable Collection Centre                           | Residential Institution                                                                                                                                                           |
| Religious Institution                                  | Sewage Treatment/ Screening Plant                                                                                                                                                 |
| Research, Design and Development Centre                | Shop and Services (not elsewhere specified)                                                                                                                                       |
| Rural Committee/ Village Office                        | Utility Installation for Private Project                                                                                                                                          |
| School                                                 | Zoo                                                                                                                                                                               |
| Service Reservoir                                      |                                                                                                                                                                                   |
| Social Welfare Facility                                |                                                                                                                                                                                   |
| Training Centre                                        |                                                                                                                                                                                   |
| Wholesale Trade                                        |                                                                                                                                                                                   |

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

### Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height specified below and on the Plan, or the height of the existing building, whichever is the greater:

| <u>Sub-area</u> | <u>Maximum Number of Storeys</u> |
|-----------------|----------------------------------|
| G/IC(1)         | 8 storeys                        |

- (b) In determining the relevant maximum number of storeys for the purposes of (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

### Explanatory Statement

#### 9.6 Government, Institution or Community ("G/IC") : Total Area : 16.71 ha

9.6.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

9.6.2 Four areas have been zoned "G/IC" or "G/IC(1)". One of the areas zoned "G/IC" is located in the northeastern corner of the Area which consists of an electricity substation, a secondary school, a primary school, Pok Oi Hospital Tin Ka Ping Centre and the Au Tau Fresh Water Service Reservoir and its extension. Another one is located to the north-east of Tai Tong Tsuen which is occupied by the Scout Association of Hong Kong Choi Chee Ming Luen Kwong Scout Centre. The third one is located to the northeast of Kong Tau San Tsuen for the provision of a primary school to serve the adjoining public housing development and nearby areas. The fourth one is located to the southwestern corner of the Area for the provision of a Supreme Kwan Ti Temple. The area zoned "G/IC(1)" is subject to a maximum building height of 8 storeys. It is located to the east of Kiu Hing Road bounded by Muk Kiu Tau Tsuen to the north and Pak Sha Tsuen to the south, mainly for the provision of four primary schools primarily serving the adjacent YLS Development. For the area abutting Kiu Hing Road, an area with a width of 20m should be reserved for provision of public open space, such that a green spine connecting the open space along this main thoroughfare could be formed for visual connectivity and air ventilation purposes as proposed under the YLS Study.

9.6.3 To allow design flexibility for developments, basement floor(s) are not counted for the purpose of storey determination in relation to the building height restriction stipulated for the "G/IC(1)" zone under the Notes. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

#### (g) **Non-building Area**

The area located southeast of the Tai Tong Kwan Ti Square has been included to achieve a more cohesive zoning boundary for the proposed "G/IC" zone. This area will be a non-building area and will be used for access and tree planting only. All the existing trees in this area will be retained in-situ.

Furthermore, as a prominent religious institution, *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 Master Lai Chi Hung (賴志雄道長) – the Abbot of Shun Fung Temple (淳風仙觀) to assist in determining the direction the Temple should face. Thus, the proposed development has been adjusted to face at the direction towards west "子午線坐東向西偏北 273.88 度". Relevant architectural drawings extracted from the Design Statement (i.e. photomontage, master layout plan, floor plans, sections and elevations) are shown in **Plan D** to **Plan N**.

## 4.2 Development Schedule

The development parameters of the proposed scheme and breakdown of gross floor area (GFA) calculation under the planning regime are shown in **Table 4.1** and **Table 4.2** respectively. The Temple comprises three levels of platform and one level of basement, i.e. basement level from 20mPD; ground level from 26mPD; lower podium level from 32mPD; and upper podium from 38mPD.

**Table 4.1: Development Schedule for the Present Application**

|                                                       | <b>Major Parameters</b>                                                                                                                                                                                                                                |                                      |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| Application Site Area                                 | <b>About 18,325m<sup>2</sup></b>                                                                                                                                                                                                                       |                                      |
| Plot Ratio                                            | <b>Not exceeding 0.696</b> (including areas of proposed Covered Walkway and Eaves)<br><b>Not exceeding 0.589</b> (excluding areas of proposed Covered Walkway and Eaves)                                                                               |                                      |
| Site Coverage                                         | <b>About 37.38%</b> (including areas of proposed Covered Walkway and Eaves)                                                                                                                                                                            |                                      |
| Total GFA                                             | <b>About 12,756<sup>(1)</sup></b>                                                                                                                                                                                                                      |                                      |
| No. of Floor(s)                                       | Not more than <b>5</b> storeys (including 1 Storey of Basement)                                                                                                                                                                                        |                                      |
| No. of Block(s)                                       | <b>5</b>                                                                                                                                                                                                                                               |                                      |
| Max. Building Height (BH) at mean street level        | About <b>44.389m</b> (or 67.999mPD) at mean street level of 23.61mPD                                                                                                                                                                                   |                                      |
| Max. BH of a Building                                 | Grand Hall of the Supreme Kwan Ti - about 29.999m (i.e. 67.999mPD) at upper podium level of 38mPD at Block C                                                                                                                                           |                                      |
|                                                       | Block A                                                                                                                                                                                                                                                | About 18.75m (i.e. <b>38.75mPD</b> ) |
|                                                       | Block B                                                                                                                                                                                                                                                | About 29m (i.e. 49mPD)               |
|                                                       | Block C                                                                                                                                                                                                                                                | About 29.999m (i.e. 67.999mPD)       |
|                                                       | Block D                                                                                                                                                                                                                                                | About 25m (i.e. 62.55mPD)            |
|                                                       | Block E                                                                                                                                                                                                                                                | About 14m (i.e. 40mPD)               |
| No. of Parking Space & Loading/ Unloading Space (U/L) | 4 parking spaces for motorcycle (2.4m x 1m), 30 (including 1 accessible car) parking spaces for private car (5m x 2.5m), 4 taxi lay-bys (5m x 2.5m), 3 L/UL for light bus (8m x 3m), 1 L/UL for small coach (9m x 3.5m), 3 L/UL for coach (12m x 3.5m) |                                      |

Remarks: (1) – The Total GFA includes areas of the proposed Covered Walkway and Eaves of no more than 4.5m wide. The areas of the covered walkways and the areas covered by the eaves are subject to application of Gross Floor Area exemptions under the proposed Land Grant with the written approval of Lands Department.

| Major Parameters                                |  |                                                                                  |        |     |     | Remarks (Usage)                   |
|-------------------------------------------------|--|----------------------------------------------------------------------------------|--------|-----|-----|-----------------------------------|
|                                                 |  |                                                                                  | (G-E)  | G/F | -   | -366m <sup>2</sup> E&M concession |
|                                                 |  |                                                                                  | (2-E)  | 2/F | -   | -12m <sup>2</sup> E&M concession  |
|                                                 |  |                                                                                  | (3-E)  | 3/F | -   | -12m <sup>2</sup> E&M concession  |
|                                                 |  | External Stone Statues/ Steps/<br>Fence wall<br>戶外石林／古獸石道／照壁／石級／<br>坡道／圍牆        | (G-7)  | G/F | 36  |                                   |
|                                                 |  |                                                                                  | (1-8)  | 1/F | -   |                                   |
|                                                 |  |                                                                                  | (2-7)  | 2/F | 115 |                                   |
|                                                 |  | Confucius Realm<br>(Including Statue of Confucius)<br>杏壇(包括孔子像)                  | (2-2)  | 2/F | 8   |                                   |
|                                                 |  | Swords Arena<br>演武壇場                                                             | (2-9)  | 2/F | -   |                                   |
|                                                 |  | Covered Emergency Vehicular<br>access, Driveways, Car parking<br>有蓋車輛緊急通道,車道,停車場 | (B-5)  | B/F | -   |                                   |
|                                                 |  |                                                                                  | (G-8)  | G/F |     |                                   |
| TOTAL GFA (Excluding Covered Walkway and Eaves) |  |                                                                                  | 10,811 |     |     |                                   |

| GFA Break down (~m <sup>2</sup> ) | Block              | GFA <sup>(1)</sup>                                    | Facility                                     | Ref. on Plan | Floor               | GFA <sup>(1)</sup> |
|-----------------------------------|--------------------|-------------------------------------------------------|----------------------------------------------|--------------|---------------------|--------------------|
|                                   | A                  | Covered Walkway <sup>(1)</sup><br>有蓋迴廊                | Gate of Unity<br>結義坊                         | (G-1)        | G/F                 | 250 <sup>(1)</sup> |
|                                   |                    |                                                       | Gate of Harmony and Covered Walkway<br>和門及迴廊 | (1-2)        | 1/F                 | 520 <sup>(1)</sup> |
|                                   |                    |                                                       | Covered Walkway<br>迴廊                        | (2-8)        | 2/F                 | 184 <sup>(1)</sup> |
|                                   | C                  | Eaves <sup>(1)</sup><br>屋簷<br>Not Exceeding 4.5m wide | Grand Hall of the Supreme Kwan Ti<br>關聖帝君殿   | (2-1)        | 2/F                 | 705 <sup>(1)</sup> |
|                                   | B                  |                                                       | Gate of Divinity 神<br>勇門                     | (2-3)        |                     | 204 <sup>(1)</sup> |
|                                   | D                  |                                                       | Scripture Library 藏<br>經閣                    | (2-4)        |                     | 82 <sup>(1)</sup>  |
|                                   | GFA <sup>(1)</sup> |                                                       |                                              |              | 1945 <sup>(1)</sup> |                    |

|                                                                |                                         |
|----------------------------------------------------------------|-----------------------------------------|
| TOTAL GFA (Including Covered Walkway and Eaves) <sup>(1)</sup> | 10,811+ 1,945<br>=12,756 <sup>(1)</sup> |
| TOTAL GFA (Excluding Covered Walkway and Eaves)                | 10,811                                  |

Remarks: (1) – The Total GFA includes areas of the proposed Covered Walkway and Eaves of no more than 4.5m wide. The areas of the covered walkways and the areas covered by the eaves are subject to application of Gross Floor Area exemptions under the proposed Land Grant with the written approval of Lands Department.



- LEGEND
- GREEN COVERAGE
- GREEN ROOF
- TEMPORARY RELIGIOUS DECORATION
- PROPOSED NEW BUILDINGS/ STRUCTURES
- LANDSCAPE STONE CARVED STATUE
- CARPARK AND ACCESS ROAD
- PEDESTRIAN CIRCULATION / COURTYARD PAVING
- CEREMONIAL COURTS AND PIAZZA
- EVA
- PROPOSED REZONING SITE BOUNDARY
- BOUNDARY OF KWAN TI SQUARE  
(ONLY USED FOR LANDSCAPING AND REPLANTING TREE)
- PROPOSED MAIN DEVELOPMENT SITE BOUNDARY

Plan E-1: Master Layout Plan



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

**Landscape Master Plan (All Levels)**

|                                          |        |       |          |
|------------------------------------------|--------|-------|----------|
| SCALE                                    | N.T.S. | DATE  | Sep 2026 |
| CHECKED                                  | JBC    | DRAWN | JH       |
| FIGURE NO. Plan O: Landscape Master Plan |        |       | REV B    |

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**(c) Access Improvement Proposal**

Given the existing road configuration of access road to the proposed development is a village track connecting Tai Tong Shan Road and the proposed development, manoeuvring problems of long vehicles at the village track is anticipated. With consideration of existing road configuration, trees and land status, minor road improvement of 6m wide carriageway with widening at turning area together with a 2m wide footpath is proposed. An Access Improvement Proposal, which will also benefit the local community throughout the year, is shown in **Plan Q**.

The Applicant will be fully responsible for the implementation of the access improvement proposal. In the detail design stage, the Applicant will seek comments from the relevant government departments regarding the access improvement proposal, in order to ensure that the design and implementation of said proposal to the satisfaction of relevant departments. The Applicant will also liaise with LandsD and affected land lot owners to settle the right of way issue.

In the detail design stage, the Applicant will liaise with the relevant departments to clarify the future management and maintenance responsibility of the said access road. Nevertheless, if necessary, the Applicant is willing to take up such management and maintenance responsibility, including the responsible party for cleansing the access road.

#### **4.6 Drainage, Sewage and Environmental Arrangements**

Environmental Assessment, Sewerage Impact Assessment and Drainage Impact Assessment for the proposed scheme have been prepared and attached in **Appendices IX to XI**. Drainage, sewage and environmental considerations are summarised as follows:

**(a) Drainage Arrangement**

It is proposed to discharge the stormwater runoff from the site to the existing stream to the west of the site. A series of perimeter surface drains with sand trap/catchpit will be proposed to collect the cumulative runoff of the site, which will finally connect to a proposed discharge point at the stream to the west of the site via a Ø **1,000mm** stormwater drainage pipe.

**(b) Sewage Arrangement**

Two options are recommended for handling the wastewater from the proposed development. Option 1: On-Site treatment – treated by on-site Septic Tank/Soakaway Pit System; Option 2: Off-site Disposal – temporarily stored in sewage storage tanks and then tankered-away for off-site disposal **to** a Sewage Treatment **Plant**. The proposed sewage handling methods will be further considered in the detail design stage.

proposed scheme which have been described above and partly due to its setting, the scale of existing developments within the wider local area and the lack of visual access. It would be unrealistic to think that there would be no adverse impacts however this must also be considered in terms of the nature and extent of existing and future views. Most of the impacts are localised to the area immediately adjacent to the site, where the Temple is not incompatible with the adjacent leisure and recreational facilities and will form a future component part of these local attractions. Generally, the predicted visual impacts from **three** vantage points with a view of the proposals will be **slight**, with the **two** nearby views from adjacent leisure areas rated as **moderate** due to the corresponding increased visibility and scale of the perceived development associated with such closer vantage points. **The overall visual impacts of the other five vantage points will be negligible.**

Given the factors described above together with the adoption of a responsive architectural design the implementation of the proposed scheme would not significantly detract from the existing landscape and visual amenity of the local area. In overall summary, a **slight** impact is predicted, where the proposed development will, with or without mitigation measures, result in overall term some negative visual effect to most of the identified key public viewpoints.

## 5.4 Minimum Environmental Impact

An Environmental Assessment has been carried out as presented in **Appendix IX**. Specific conclusions for air quality, noise, water quality and waste management and land contamination are as follows:

### Air Quality

- With the implementation of the recommended mitigation measures and good site practice, no adverse air quality impacts during construction phases are anticipated.
- No adverse air quality impact associated with the proposed development is anticipated during operation phase with implementation of the proposed mitigation measures.
- Overall, no adverse air quality impact is anticipated during the construction or operation phases of the proposed development.

### Noise

- Overall, with the implementation of the noise mitigation measures, no adverse impact during the construction or operation phase of the proposed development is anticipated.

### Water Quality

- During construction phase, water quality impact will be properly controlled with the implementation of good site practice. Portable toilets, when necessary will be provided for construction workers on-site. Provided these measures are implemented, no adverse water quality impact is anticipated during the construction phase.
- The Contractor shall apply for a Discharge Licence under the Water Pollution Control Ordinance and the effluent discharged from the construction site shall comply with the terms and conditions of the Discharge Licence.
- During operation phase, no adverse water quality impact is anticipated from stormwater/sewage from on-site staff and visitors. The stormwater runoff arising from the proposed development will be passed through silt/sand traps before discharged into the stream to the west of the site. On the other hand, sewage generated by on-site staff and visitors will be treated by the on-site Septic Tank/ Soakaway Pit System or collected in sewage holding tanks and tankered away for off-site disposal.
- Overall, no adverse water quality impacts are anticipated during the construction or operation phase of the proposed development.

### **Waste Management**

- With the development of Waste Management Plan and to implement the good site practices recommended therein, the waste generation during construction phase can be greatly reduced. Provided that good site practices will be followed, there should be no adverse impacts related to the management, handling and transportation of waste during the construction phase.
- During the operation phase, the major type of waste generated will be municipal solid waste (MSW). Since MSW will be collected on a regular basis by waste collectors and will be disposed at a landfill managed by EPD, no adverse waste management impact from handling, transportation, or disposal are anticipated during operation.
- With the implementation of the recommended mitigation measures, no adverse waste management impact during the construction and operation phases of the proposed development is anticipated.

### **Land Contamination**

- No suspected land contaminated activities were found based on the historical aerial photographs. Hence, no adverse impact from land contamination issue is anticipated and site investigation is considered not necessary.

The Environmental Assessment indicated that the proposed development will not generate any unacceptable environmental impacts during construction and operation phases, provided that all the recommended mitigation measures and good site practice are strictly implemented.

## 5.5 Minimum Sewerage Impact

A Sewerage Impact Assessment has been carried out as presented in **Appendix X**. It has the following conclusion:

- (a) During operation, detailed sewage generation calculations demonstrate that total estimated Average Dry Weather Flows from the proposed development will be approx.  $22.14\text{m}^3/\text{day}$  on normal days and  $55.1\text{m}^3/\text{day}$  on ceremony/event days, respectively.
- (b) Due to lack of public sewerage system in the vicinity of the site, the sewage generated from the proposed development is proposed to be treated by Septic Tank/Soakaway Pit System (Option 1) or Off-Site Disposal by temporary storage in sewage storage tanks and then tankered-away to a Sewage Treatment Plant (Option 2).
- (c) For Option 1, **five** septic tanks with a capacity of about  $40\text{m}^3$  each shall be provided for a total capacity of about  $200\text{m}^3$ , which is enough to store 3 days' worth of wastewater (i.e.  $55.1\text{m}^3/\text{day} \times 3 = 165.3\text{m}^3$ ). For Option 2, **six** sewage holding tanks with a total capacity of  $66\text{m}^3$  will be proposed to temporarily store the sewage before final off-site disposal.
- (d) It is recommended that the Applicant could adopt both options in sewerage treatment to cope with adverse weather conditions and additional discharge during event days. Under normal operation of the proposed development, the overall sewage generated could be treated in the septic tank/soakaway pit system. While during ceremony/event days, which is the worst-case scenario, the additional sewage could be collected and stored in the sewerage holding tank, and tankered away for offsite disposal.
- (e) The details of either Option 1 or Option 2 will be subject to the detailed design at a later stage. The Project Proponent will be responsible for the operation and maintenance of the proposed septic tank/soakaway system or the proposed sewage holding tanks, as applicable.

Overall, with the provision of Option1 or Option 2, it clearly shows that either the capacity of the proposed septic tanks or storage tanks are sufficient to cope with any potential inflow during adverse weather and sewerage discharge under busy operations. **No** adverse sewerage impact from the proposed development is anticipated.

## 5.6 Minimum Drainage Impact

A Drainage Impact Assessment has been carried out as presented in **Appendix XI**. It has the following conclusion:

- (a) Potential drainage impacts that may arise from the site after the proposed development have been assessed.
- (b) The peak runoff before and after development of the site has been estimated using the Rational Method and based on the catchment surface characteristics for the existing environment and the proposed development. The estimated peak runoff generated from the site is 1.676m<sup>3</sup>/s under a 50-year return period.
- (c) The indicative location of proposed terminal manhole and Ø1,000mm stormwater pipe shown on **Figure 3-2** of the Drainage Impact Assessment will properly divert the runoff arising from the site including cumulative runoff from Catchment B and G, which may overflow into the site. The runoff would finally be discharged to the existing stream to the west of the site.
- (d) The capacity of proposed Ø1,000mm stormwater pipe and existing stream have been checked. The calculation shows that they can handle the cumulative runoff from the site and surrounding catchments. As such, no adverse drainage impact is anticipated.

This Drainage Impact Assessment (Project Profile) indicates the initial findings regarding drainage impact and proposed stormwater drainage connection. A qualified engineer should be engaged by the Project Architect/Contractor of the proposed development to review and provide detailed designs for the internal site drainage layout.

As confirmed by the Project Architect, no walls or hoardings will be erected along the site boundary, but there may be some trees and fences around the southeast of the site. Adequate opening shall be provided to allow any overland flow passing through the fences so that such runoff can be properly intercepted and diverted by the proposed drainage system within the site. Such requirements shall be included in the design of the site boundary fencing during the detailed design stage.

## 5.7 Minimum Ecological Impact

An Ecological Impact Assessment (EcoIA) has been carried out as presented in **Appendix XIII**. It has the following conclusion:-

- (a) Information on the ecological baseline conditions of the application site was collected through literature review and surveys, and they were integrated into the present EcoIA to support the application.
- (b) Within the application site, about 0.9ha of developed area (other urban area), about 0.7ha of rural plantation and about 0.2ha of turfgrass (green urban area) will be lost directly, while for the road improvement area, about 0.7ha of developed area (other urban area) and about 0.2ha of rural plantation will be lost directly. Due to the Very Low or Low ecological values of habitats within the application site, the potential impact due to loss of those habitats within the site is considered minor mainly.

Whilst the relevant departments did not have adverse comments on the visual point of view of the Supreme Kwan Ti Temple during the previous formal TPB submission stage, the proposed plot ratio and site coverage of the development scheme under this s.12A application have been largely reduced to about 0.59 and 37.38% respectively, which is considered as low-density and will be more compatible with the surrounding environment. The nature of Supreme Kwan Ti Temple is different to Tsz Shan Temple, which is an ancestral temple (家廟). The development scale of the Temple is difficult to further reduce because it will be open to public, thus requires more supporting facilities.

The Applicant considers that the Main Hall with a height of 29.999m is the most suitable scale for the Temple and it cannot be further reduced. This is because the Statue of Supreme Kwan Ti measures 18m in height, and in accordance with traditional temple design principles, the temple structure housing the statue should not be disrespectfully positioned too close to the ceiling (壓頂). While the proposed religious institution with proposed maximum BH up to 67.999mPD (for the Main Hall only) potentially represents a major built visual element in its rural locality, as the application site is surrounded by vegetated hillslopes, the more apparent visual impacts are mainly confined to the public viewing points, as indicated in the VIA attached in **Appendix VII**, in its close proximity. Various design measures such as stepped BH, building setbacks and landscape treatments, etc. are proposed to mitigate the potential visual impacts and help the development to blend in with the surrounding topography. Rendering showing the outlook of the proposed Kwan Ti Temple are shown in **Plan W**.

(c) **Design of the Proposed Temple**

The Temple is based on the principle of "Three Courts Tree Halls". The tallest building, the Grand Hall of the "Supreme Kwan Ti" will have nine column bays formation, nine rises of Southern China Dougong (華南九升牌斗拱), eaves, trussed gables and pitched roof, following the highest order and hierarchy of traditional Chinese Palace Architecture. Specified material, colour and appearance of the Temple and surrounding facilities will be used and meticulously chosen, so to be in line with the very basic virtues of the Supreme Kwan Ti and merge with the colours of nature in the four seasons.

(d) **Minimum Tree Felling and Excavation Works within the "GB" zone**

The proposed scheme has been carefully formulated to minimise the needs of tree felling, land filling and excavation works within the "GB" zone as far as practicable (see **Plan X**). According to the tree survey, the existing trees within the application site are mostly exotic trees. Tree removal is required at the application site to facilitate site formation and construction of the Temple Complex, but this has been minimised within the "GB" areas. By compensation, a total of 314 new trees will be planted within the site.

In view of the uneven topography of the site and soil ground at the western part of the site, the proposed scheme will unavoidably involve land filling and excavation works. However, with careful consideration, the proposed landfilling (include

levelling and filling) and excavation works will be mainly confined within the "REC" area. The terrain within the "GB" zone is generally level. However, to ensure the structural stability of the Main Hall, approximately 1,883 m<sup>2</sup> of land will need to be excavated to a depth of 1–2 m for the foundation. In addition, a smaller section of about 430m<sup>2</sup> will be excavated to accommodate a basement, providing space for the temple's ancillary facilities. Beyond this, land filling and levelling works within the "GB" zone will cover an area of roughly 1,000m<sup>2</sup>. According to Plan X, it only represents about 39.4% (about 2,313m<sup>2</sup> of the about 5871.49m<sup>2</sup> "GB" zone involved in the application site) in which over 32% (1,883m<sup>2</sup>) is minor excavation for foundation purpose and about 17% (about 1,000m<sup>2</sup> of the "GB" zone involved in the application site) of landfill respectively of the entire "GB" area.

In addition, detailed topographic survey on the existing village track has been conducted. The extent of road improvement proposal has been carefully aligned in order to minimise the disturbance to the "GB" zone.

## 6.7 Desirable Precedent to Provide Social Benefits to the Community

The Temple will result in the following social benefits to the local and larger community and considered a desirable model for the similar cases:-

### (a) In line with the Local Community's Needs

The existing Tai Tong Kwan Ti Square is a popular location for organising activities in relation to celebrating the spirit of Kwan Ti. Government officials, reputable individuals and public figures have attended many of the events organised there. However, the local community expressed that the square only has limited space and since it is an open space, especially during extreme sunny or rainy weathers, temporary shelters would need to be arranged and may cause inconvenience to the visitors. In addition, since the square does not have an official temple for worship, the square could only have cultural events and activities organised.

Therefore, the local community expressed their wish to have more inviting space and have an official Temple/area to worship the spirit of Kwan Ti. With their visions in line, the Applicant has been regularly communicating with relevant district council and the local community to ensure the design and the development intensity of the Temple would be widely acceptable by the local community.

### (b) Improvement in Townscape and Community Relationship

The Temple comprising quality architectural design, landscaping features and ancillary religious facilities could improve the physical, visual and intangible condition of the local community. With appropriate building form and design as mentioned in **Section 4.1** and **Section 5.5** above, the Temple will match with the adjacent land uses and environment and to enhance the local townscape. It could potentially become the dominant feature or focal point of the area.

In support of the Temple, the development proposal also involves the improvement of the existing access road connecting Tai Tong Shan Road to the Temple site to a 6m wide carriageway with widening at turning area together with a 2m wide