

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,



24 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 several Government departmental comments via emails from District Planning Office/ Tuen Mun and Yuen Long West (DPO/TM&YLW) between 16.9.2026 and 24.9.2026.

Please find attached 4 copies of the Further Information (II) (F.I.(II)) which includes a Response-to-Comments table and revised assessments for your attention. A soft copy will be uploaded to the link provided by your Office. In view of the comments, relevant pages of the Planning Statement have been amended and attached in **Attachment 1**. Our responses to comments from relevant Government departments are summarized as follows:-

- Transport Department (TD)

The Applicant appreciates TD has no objection in principle to the captioned application. The Applicant notes TD's advisory comments on the requirements in relation to the design and construction of the proposed road improvement works.

- Home Affairs Department (HAD)

HAD's concern is duly acknowledged. The Applicant has undertaken a series of consultations with relevant stakeholders, including the concerned Rural Committees and Indigenous inhabitants, both prior to and during the submission of the application. These parties have expressed their support for the Applicant on the proposed development.

- Electrical and Mechanical Services Department (EMSD)

Advisory comments from EMSD are duly noted.

- Drainage Services Department (DSD)

Further to comments from DSD, the Drainage Impact Assessment (Project Profile) (DIA) has been revised and enclosed as **Attachment 2** in the F.I.(II).

- Environmental Protection Department (EPD)

The Applicant appreciates EPD has no comment on the Sewerage Impact Assessment, and considers that no insurmountable environmental impact is anticipated for the site with the implementation of appropriate mitigation measures, therefore we have no objection on the

subject planning application. Further to comments from EPD, the Environmental Assessment (EA) has been revised and enclosed as **Attachment 3** in the F.I.(II).

● Agriculture, Fisheries and Conservation Department (AFCD)

Further to comments from AFCD, relevant pages have been amended and attached in **Attachment 4** in the F.I.(II).

In response to queries from DPO/TM&YLW, the Applicant would like to clarify the following:-

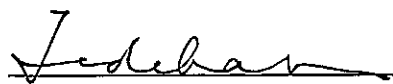
- 1) The applicant is willing to confirm to undertake the following:
 - i. undertake responsibility for design and construction of the access road improvement scheme, maintenance and management responsibilities; and
 - ii. undertake to ensure future access road improvement conform to any other relevant legislation and the conditions of the government lease concerned and any government requirements;
- 2) The proposed dormitory is meant for night shift staff and keepers of the Kwan Ti Temple, for internal use only and no outsiders;
- 3) 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. It will be named as "Confucius Realm" (previously identified as 'Non-building area') and used for access, tree planting and placing some religious decorations only. The area is about 762m². Relevant paragraph in the Planning Statement has been amended accordingly and attached in **Attachment 1** of the F.I (II); and
- 4) Details of the proposed development phasing have been updated accordingly.

We hope that our responses in the F.I(II) have adequately addressed the concerns from relevant Government departments.

This letter supersedes our Further Information submitted on 21.9.2026.

Yours faithfully,

Toco Planning Consultants Ltd.


Ted Chan
Managing Director



cc. Client

DPO/TM&YLW – Ms. Sandi Tang

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Kevin Ting Hong LAM/PLAND

寄件者: Toco Planning Consultants Ltd TOCO [REDACTED]
寄件日期: 2026年09月24日星期四 18:42
收件者: tpbpd/PLAND
副本: Zoe Sau Yee LAU/PLAND; Kanic Chung Kit KWOK/PLAND; Sandi Wai Shan TANG/PLAND; Kevin Ting Hong LAM/PLAND
主旨: Y/YL-TT/4: 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 Governmen..
附件: Y_YL-TT_4_Further Information (II) 20260924 updated v2.pdf; Y_YL-TT_4_Attachment 1 - Replacement Pages of PS.pdf; Y_YL-TT_4_Attachment 2 - EA.pdf; Y_YL-TT_4_Attachment 4 - Replacement Page of EcoIA.pdf; TPB Letter 20260924.pdf; Y_YL-TT_4_Attachment 3 - DIA.pdf

Dear Town Planning Board Secretariat,

We refer to the captioned.

Please find re-attached a copy of our letter for your attention. This email **supersedes our email dated 24.9.2026 at 16:46**. We noticed mainly there is a technical/printing error to Attachment 3, and we would contact your staff tomorrow morning to replace the error pages.

Regards,
Toco Planning Consultants Ltd.

寄件者: Toco Planning Consultants Ltd TOCO [REDACTED]
已傳送: 星期四, 2026 年 9 月 24 日 16:46
收件者: tpbpd/PLAND <tpbpd@pland.gov.hk>
副本: Zoe Sau Yee LAU/PLAND <zsylau@pland.gov.hk>; Kanic Chung Kit KWOK/PLAND <kckkwok@pland.gov.hk>; Sandi Wai Shan TANG/PLAND <swstang@pland.gov.hk>; Kevin Ting Hong LAM/PLAND <kthlam@pland.gov.hk>
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We refer to the captioned.

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Please find attached a copy of our letter for your attention. The true copy will be delivered to your office in due course.

Regards,
Toco Planning Consultants Ltd.