

Attachment 1

Replacement Pages of the Planning Statement

(g) Confucius Realm

The area (about 762m²) 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 Garden and used for access, tree planting and placing some religious decoration 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

	Major Parameters	
Application Site Area	About 18,325m ²	
Plot Ratio	Not exceeding 0.696 (including areas of proposed Covered Walkway and Eaves) Not exceeding 0.589 (excluding areas of proposed Covered Walkway and Eaves)	
Site Coverage	About 37.38% (including areas of proposed Covered Walkway and Eaves)	
Total GFA	About 12,756 ⁽¹⁾	
No. of Floor(s)	Not more than 5 storeys (including 1 Storey of Basement)	
No. of Block(s)	5	
Max. Building Height (BH) at mean street level	About 44.389m (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. 38.75mPD)
	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.

(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. **Peripheral surface stormwater drains and catchpits will be provided within the site boundary to collect surface runoff from the proposed development, as well as runoff from the surrounding catchments that is conservatively assumed to overflow onto the site. Runoff from Catchment A, together with runoff from Catchment B and G, which is conservatively assumed to overflow into Catchment A, will be conveyed to the proposed discharge point connecting to the stream located to the west of the site. Underground circular drains of Ø 1,050mm at a gradient of 1 in 200 are proposed for stormwater conveyance.**

(b) Sewage Arrangement

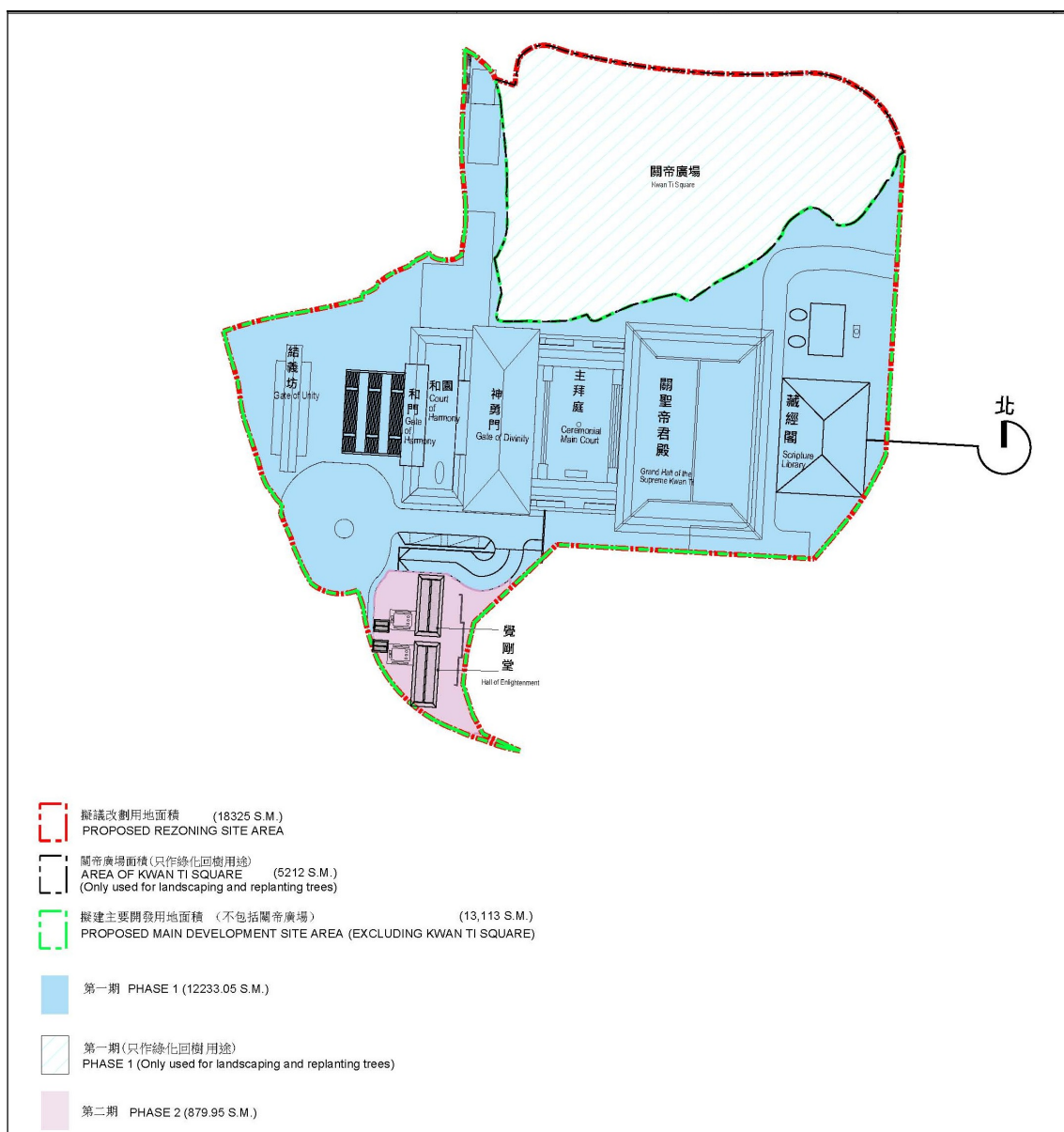
Two options are recommended for handling the wastewater from the proposed development. Option 1: On-Site treatment – treated by on-site Septic Tank/ Soakaway Pit System; Option 2: Off-site Disposal – temporarily stored in sewage storage tanks and then tankered-away for off-site disposal **to a Sewage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

4.8 Implementation Programme

The Temple is proposed to be developed in two phases. With the exception of Block E, which will house the 'Hall of Enlightenment', all other facilities are scheduled for completion in the first phase. Construction works for Phase 1 Development is targeted for commencement in 2030, and completion by late 2032. The Temple will immediately start operation after Phase 1 Development has been completed.

The area covering Block E is currently under Licence No. PNT652. Due to the commitment between the local representative and the licensee, construction works for Phase 2 Development is targeted for commencement in around 2034, and completion by around 2035.

No development is planned within the Kwan Ti Square area, which will be reserved exclusively for landscaping purposes.



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. Any wastewater generated from the smokeless incense/ joss paper furnace will be separately collected and tinkered away for off-site treatment and 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.

5.6 Minimum Drainage Impact

A Drainage Impact Assessment (DIA) 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 $1.738\text{m}^3/\text{s}$ under a 50-year return period.
- (c) The indicative terminal manhole and $\text{Ø}1,050\text{mm}$ stormwater pipes shown in **Figure 3-2** of the Drainage Impact Assessment are considered to have sufficient hydraulic capacity to convey runoff arising from the site including cumulative runoff from Catchment B and G, which may overflow into the site. The collected runoff will ultimately discharge to the existing stream located to the west of the site.
- (d) The hydraulic capacity and water depth of the receiving stream have also been assessed. The calculations indicate that runoff arising from the proposed development would increase the utilisation of the existing stream capacity by approximately 5% and increase the water depth within the stream by only 0.08m. These increases are considered insignificant. Therefore, no adverse drainage impact arising from the proposed development is anticipated.

This DIA (Project Profile) indicates the initial findings regarding drainage impact and proposed stormwater drainage connection. A qualified engineer who is a Registered Professional Engineer (Civil) shall be engaged by the Project Architect and/or the Contractor of the proposed development to undertake a detailed DIA at a later stage. Submission of the DIA to the satisfaction of the Director of Drainage Services should be included as a lease condition. The DIA should include the detailed design of the drainage system for conveying runoff from the proposed development, runoff from upstream catchments that may overflow onto the site, and the road drainage details associated with any proposed improvements to the access road connecting Tai Tong Shan Road and the site.

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.