

**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**

PLANNING STATEMENT



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Table of Contents

	<u>Page No.</u>
Executive Summary	
1 INTRODUCTION	1
1.1 Purpose of Submission	1
1.2 The Application's Background	1
2 PLANNING BACKGROUND	3
2.1 Site Location and Accessibility	3
2.2 Site and Adjacent Land Uses	3
2.3 Planning History	4
2.4 Land Status	4
3 REZONING PROPOSAL	6
4 DEVELOPMENT PROPOSAL	9
4.1 The Proposed Scheme	9
4.2 Development Schedule	11
4.3 Operation of the Temple	14
4.4 Landscape Proposal	15
4.5 Access Arrangement and Internal Transport Facilities Arrangement	16
4.6 Drainage, Sewage and Environmental Arrangements	17
4.7 Electricity and Fire Safety and Water Supply Arrangements	18
4.8 Implementation Programme	19
5 TECHNICAL ASSESSMENTS	20
5.1 Minimum Traffic Impact	20
5.2 Minimum Landscape Impact	21
5.3 Minimum Visual Impact	23
5.4 Minimum Environmental Impact	26
5.5 Minimum Sewerage Impact	28
5.6 Minimum Drainage Impact	29
5.7 Minimum Ecological Impact	30
5.8 Minimum Geotechnical Impact	31
6 PLANNING JUSTIFICATIONS	32
6.1 Initiation of the Supreme Kwan Ti Temple	32
6.2 The Most Ideal Site for the Supreme Kwan Ti Temple	34
6.3 In Line with Government Policy and Planning Regime	36

6.4	Site Suitability for Religious Use	37
6.5	Opportunity for Rezoning the Site to “G/IC” Zone for Better Use	38
6.6	Fully Respect the Neighbourhood by Adopting High Quality Architectural and Landscape Design with Appropriate Development Intensity	41
6.7	Desirable Precedent to Provide Social Benefits to the Community	43
6	CONCLUSION	45

<u>LIST OF FIGURES</u>		<u>FOLLOWING PAGE</u>
Plan A	Zoning and Location Plan	2
Plan B	Site and Land Status Plan	3
-	Site Photos (1)	3
-	Site Photos (2)	3
Plan C	Proposed Amendments to the Tai Tong OZP	6
Plan D	Photomontage	14
Plan E-1	Master Layout Plan	14
Plan E-2	Block Plan	14
Plan E-3	Block Plan for Each Floor	14
Plan F	Basement Floor Plan	14
Plan G	Ground Floor Plan	14
Plan H	First Floor Plan	14
Plan I	Second Floor Plan	14
Plan J	Third Floor Plan	14
Plan K	Roof Floor Plan	14
Plan L	Section A-A Plan	14
Plan M	Section B-B Plan	14
Plan N	Front Elevation	14
Plan O	Landscape Master Plan	16
Plan P	Routing for the Proposed Shuttle Service	16
Plan Q	Access Improvement Proposal	17
Plan R	KTCCF as a Religious and Cultural Organisation	33
Plan S	Site Search Exercise	34
Plan T	Land Use Character Plan	37
Plan U	Zoning History of the Area	38
Plan V	Tai Tong Kwan Ti Square	38
Plan W	Renderings Showing the Outlook of the Temple	42
Plan X	Minimal Land Filling and Excavation Works within the “GB” Zone	42

<u>LIST OF TABLES</u>	<u>PAGE</u>
Table 2.1: Breakdown of the Site Area of Each Private Lot and GL within the Site	5
Table 3.1: Schedule of Uses for “G/IC” Zone	7
Table 4.1: Development Schedule for the Proposed Development	11
Table 4.2: Breakdown of GFA Calculation	11
Table 4.3: Headcount for the Proposed Temple	14
Table 4.4: Summary of Tree Recommendations	15
Table 4.5: Proposed Internal Transport Provisions	16
Table 6.1: Studies of Existing Temple in Hong Kong, Mainland China and Japan	41

LIST OF APPENDICES

Appendix I	Positive Reply from Home and Youth Affairs Bureau
Appendix II	The Booklet of Kwan Ti Culture Charity Foundation Limited
Appendix III	Local Consultation Record
Appendix IV	Support Letters from the Locals, Reputable Individuals and Organisation
Appendix V	Design Statement
Appendix VI	Landscape Proposal
Appendix VII	Visual Impact Assessment
Appendix VIII	Traffic Impact Assessment
Appendix IX	Environmental Assessment
Appendix X	Sewerage Impact Assessment
Appendix XI	Drainage Impact Assessment
Appendix XII	Water Supply and Fire Service Provisions Report
Appendix XIII	Ecological Impact Assessment
Appendix XIV	Geotechnical Planning Review Report

Executive Summary

This planning application under section 12A of the Town Planning Ordinance (s.12A application) is submitted by Toco Planning Consultants Limited on behalf of Kwan Ti Culture Charity Foundation Limited (the Applicant/ KTCCF), which is a charitable religious institution under section 88 of the Inland Revenue Ordinance. It is for the agreement of the Town Planning Board to amend the zoning of a site covering various lots in D.D. 117 and adjoining Government land, Tai Tong (the application site) from "Recreation" ("REC") and "Green Belt" ("GB") to "Government, Institution or Community" ("G/IC") on the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20. The proposed "G/IC" zone will facilitate the provision of a religious institution (Supreme Kwan Ti Temple (the Temple)) with ancillary facilities and associated excavation and filling of land at the application site.

KTCCF was established by Mr. Dong Ming Guang, who has dedicated himself to initiatives in promoting Chinese culture and community services throughout his career. As an ultimate objective of the Supreme Kwan Ti's philosophy, Mr. Dong sincerely wishes to develop a prominent Supreme Kwan Ti Temple that would become the world's famous religious and cultural landmarks. KTCCF 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, and they realised that there is no prominent Kwan Ti Temple of similar scale and space as Buddhist Temples such as Chi Lin Nunnery and Po Lin Monastery in Hong Kong, KTCCF decided to choose Hong Kong to locate the Temple. This is in line with the recent Policy Address to place strong emphasis on enhancing national identity and appreciation of the richness and beauty of the traditional Chinese culture amongst the people of Hong Kong, laying a good foundation for our national unity and solidarity.

KTCCF had conducted a comprehensive site search for many years based on special design requirements for the Temple and special criteria for site selection, and finally considered the Temple site as the most ideal site. The proposed scheme comprises a Grand Hall of the Supreme Kwan Ti with an 18m tall Kwan Ti statue as well as a series of supporting religious facilities. New tree planting will be provided in appropriate area within the application site. A road improvement proposal has also been proposed to improve the existing village track to the site into a 6m wide carriageway with a 2m wide footpath.

Planning and technical assessments have indicated that the application site is suitable for the provision of a Supreme Kwan Ti Temple since it is in immediate proximity to a number of recreational facilities (i.e. Tai Tong Organic EcoPark). The Temple would form an overall extension of religious and cultural atmosphere already established in the Tai Tong Kwan Ti Square. In view of the changes in planning circumstances and site character in "REC" and "GB" zones, this s.12A application provides a unique opportunity to rezone the site into "G/IC" zone for a more appropriate use with flexibility in the overall design. Notwithstanding, the proposed rezoning boundary has been carefully formulated by excluding majority portion of the "GB" area covering major trees and slope area along the village track as far as practicable. The position of the main temple has been thoughtfully considered, and the entire scheme is based on high quality architectural and landscaping design and special design requirements of the Temple, but at the same time to fully respect the existing rural character of the area. Hence, it will not result in any significant adverse impacts on land use, traffic, environmental, drainage, sewerage, ecological, landscape, visual and geotechnical aspects of the locality. The Temple will result in a series of social benefits to the community, thus approval of this application will set a desirable precedent for similar applications.

行政摘要

(內容如有差異，應以英文版本為準)

弘揚關帝慈善基金會有限公司 (基金會) 是一所根據《稅務條例》第 88 條註冊的慈善宗教團體，現透過達材都市規劃顧問有限公司，根據《城市規劃條例》第 12A 條向城市規劃委員會遞交修訂圖則申請 (第 12A 條申請)，以尋求城市規劃委員會同意將位於大棠丈量約份第 117 約內的數個地段及毗連政府土地 (申請地點)，由現時在大棠分區計劃大綱核准圖編號 S/YL-TT/20 內之「康樂」及「綠化地帶」改劃為「政府、機構或社區」地帶。擬議「政府、機構或社區」將協助於申請地點內興建一座名為「香港玉皇關帝廟」的宗教機構，並提供相關附屬設施和挖土及填土工程。

基金會由董明光先生創辦，他一生致力於推廣關帝文化和慈善事業工作。秉承至高關帝精神的終極理念，董先生真誠希望興建一座具規模及代表性的玉皇關帝廟，使其成為享譽世界的宗教及文化地標。基金會就廟宇選址曾考慮於台灣、夏威夷、澳洲及加拿大等地方，不過香港作為一個高度國際化的城市，既能提供連繫中國內地及國際社會的完美平台，加上基金會注意到本港尚未有一座如志蓮淨苑、寶蓮禪寺般具規模及空間的關帝廟，因此最終決定選址香港。此舉亦呼應近年《施政報告》強調要加強市民對國家和中華優秀傳統文化的認同，自覺維護國家統一和民族團結，將愛國主義教育納入國民教育體系。

基金會根據擬議廟宇的特殊設計要求和選址標準，多年來積極地進行選址工作，最終認為申請地點是最理想的地點。建議方案包括在場內興建一座收納了一尊 18 米高關帝像的均關聖帝君殿，以及一系列宗教配套設施，並會在適當位置種植新樹木。同時，建議方案亦提出了道路改善計劃，將現有通往申請地點的村路改善為 6 米闊行車道及 2 米闊行人路。

規劃及技術評估認為申請地點很適合提供「香港玉皇關帝廟」，因其鄰近多項康樂設施 (例如大棠有機生態園)，擬議廟宇將延伸大棠關帝廣場的濃厚宗教文化氣氛。鑑於「康樂」及「綠化地帶」的規劃情況及地盤特性已有所改變，是次第 12A 條申請提供了契機將申請地點改劃為「政府、機構或社區」地帶，以作更合的適用途，並為整體設計上提供更大靈活性。值得注意的是，建議的改劃範圍是經過小心研究，已盡量避開大部分現時在「綠化地帶」內的主要樹木及村路旁的斜坡。主殿的位置是經過深思熟慮的考慮，而整個發展方案是建基於優良的建築及園景設計，以及擬議廟宇的特殊設計要求，但同時亦尊重該區現有的鄉郊特色，因此不會對區內及附近的土地利用、交通、環境、排水、排污、生態、園景、視覺景觀及岩土工程等方面造成任何顯著的不良影響。擬議廟宇將會對社區帶來一系列的社會增益，故批准本申請將會為類似申請立下優良先例。

PART I- MAIN REPORT



1. INTRODUCTION

1.1 Purpose of Submission

This planning application under section 12A of the Town Planning Ordinance (s.12A application) is submitted by Toco Planning Consultants Limited on behalf of Kwan Ti Culture Charity Foundation Limited (the Applicant/ KTCCF/ the Organisation), which is a charitable religious institution under section 88 of the Inland Revenue Ordinance. It is for the agreement of the Town Planning Board (TPB / the Board) to amend the zoning of a site covering various lots in D.D. 117 and adjoining Government land (GL), Tai Tong (the application site) from "Recreation" ("REC") and "Green Belt" ("GB") to "Government, Institution or Community" ("G/IC") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 (see **Plan A**). The proposed "G/IC" zone will facilitate the provision of a religious institution (Supreme Kwan Ti Temple (the Temple)) with ancillary facilities and associated excavation and filling of land at the application site.

1.2 The Application's Background

KTCCF was established by Mr. Dong Ming Guang, who has dedicated himself to initiatives in promoting Chinese culture and community services throughout his career. The Organisation devoted great efforts in promoting traditional Chinese culture, and throughout the years, they have been providing religious, ethical and philosophical teachings derived from Kwan Ti through charitable events, radio and television shows and social media (see **Appendix II**). As an ultimate objective of the Supreme Kwan Ti's philosophy, Mr. Dong sincerely wishes to develop a prominent Supreme Kwan Ti Temple that would become the world's famous religious and cultural landmarks.

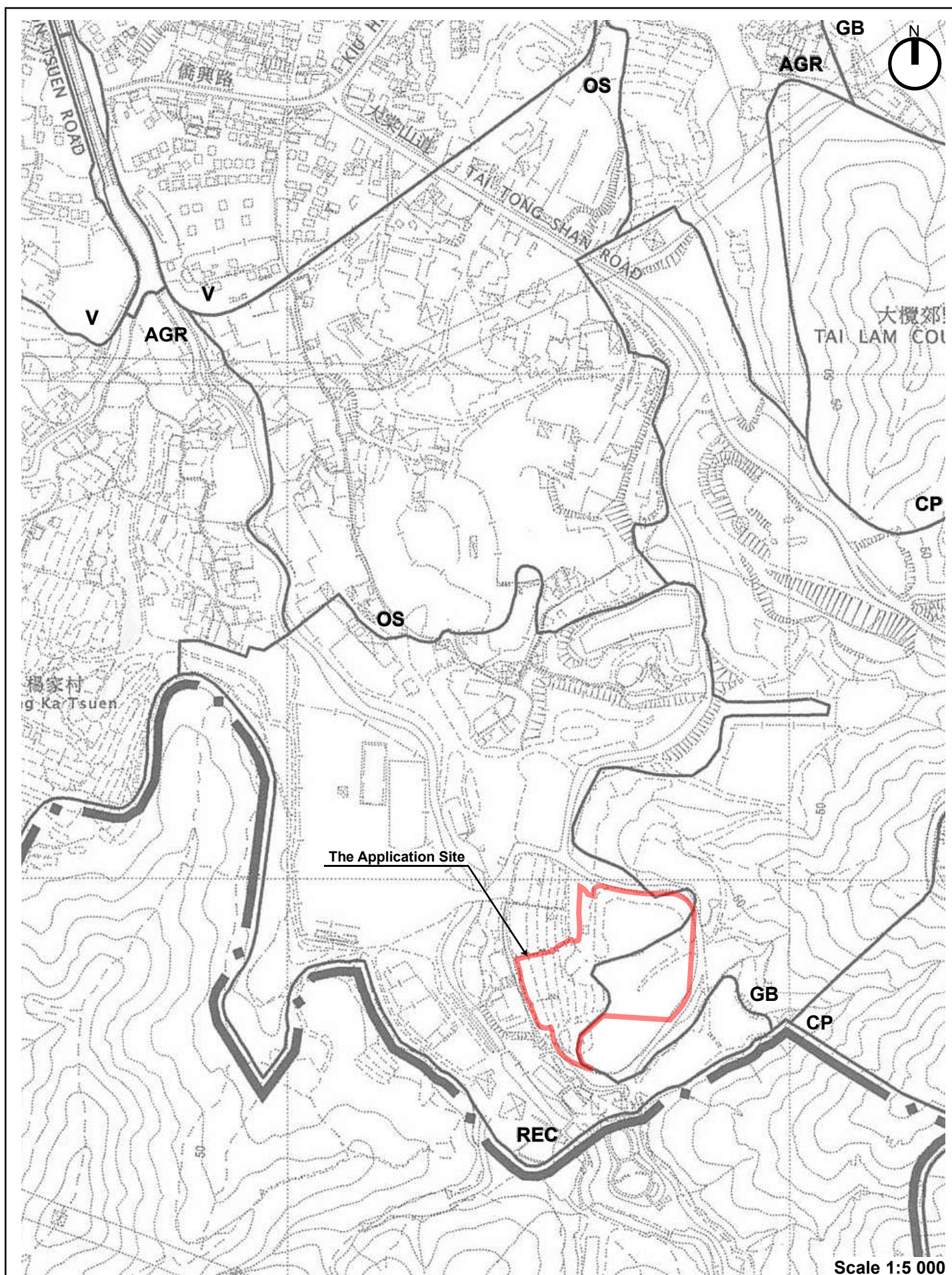
The Organisation has considered different parts of the world such as Taiwan, Hawaii, Australia and Canada to locate the Temple. However, as Hong Kong is a highly dynamic city that serves as the perfect platform into Mainland China and internationally, and they realised that there is no prominent Kwan Ti Temple of similar scale and space as Buddhist Temples such as Chi Lin Nunnery and Po Lin Monastery in Hong Kong, KTCCF decided to choose Hong Kong to locate the Temple. This is in line with the recent Policy Address to place strong emphasis on enhancing national identity and appreciation of the richness and beauty of the traditional Chinese culture amongst the people of Hong Kong, laying a good foundation for our national unity and solidarity.

KTCCF had been actively conducting site search based on special design requirements for the Temple and special criteria for site selection, and they finally considered the Temple site as the most ideal site. In August 2023, the Organisation submitted a Project Booklet to the Home and Youth Affairs Bureau (HYAB) with details on the vision and objective of providing the Temple, as well as a tentative design scheme with site details. Subsequently, they received a letter from HYAB with positive response that the proposal has met the HYAB's basic requirements for policy support (see **Appendix I**). Local representatives have also been consulted and they showed support for the project (see **Appendix III** and **Appendix IV**).

In support of the planning application, several pre- and formal submission discussions with the relevant government departments have been conducted. This Planning Statement, development proposal and technical assessments have already been updated by taking into account the departmental comments received in the past. Planning and technical assessments have indicated that this s.12A application is well justified based on the following reasons:

- (a) KTCCF is a bona fide charitable religious institution to serve community in promoting traditional Chinese culture;
- (b) the provision of Supreme Kwan Ti Temple will further enhance the image of Kwan Ti's faith and culture, and become one of the many prominent religious and cultural landmarks in Hong Kong;
- (c) site search has not been easy for KTCCF to identify suitable sites given the limited supply of land with right location, size, shape, accessibility and ownership, etc., to meet the specific design requirements for the Temple;
- (d) the proposed temple is in line with the Policy Address on enhancing national identity and appreciation of the richness and beauty of the traditional Chinese culture amongst the people of Hong Kong;
- (e) it has received positive feedback from the HYAB, and tremendous support from the local residents and organisation (including the Tai Tong Organic EcoPark) via local consultation;
- (f) the application site is suitable for providing the Temple since it is accessible by vehicles and is in immediate proximity to a number of compatible uses such as commercial, leisure and recreational facilities;
- (g) part of the site is currently occupied by the open-air Tai Tong Kwan Ti Square, which has been actively used by KTCCF to organise religious and cultural events since 2018. The Temple will allow most of those events to be confined indoors so that the religious/worshipping activities will not be affected by bad weather;
- (h) in view of the changes in planning circumstances and site character in "REC" and "GB" zones, this s.12A application provides a unique opportunity to rezone the site into "G/IC" zone for a more appropriate use with flexibility in the overall design;
- (i) the proposed rezoning boundary has been carefully formulated by excluding majority portion of the "GB" area covering major trees and slope area along the village track as far as practicable;
- (j) the proposed scheme is based on high quality architectural and landscaping design and special design requirements of the Temple, but at the same time to fully respect the existing rural character of the area. It's scale cannot be further reduced in view of the Supreme Kwan Ti's Statue is 18m in height and the Temple is open to public which requires more supporting facilities;
- (k) it will not result in any insurmountable technical problems; and
- (l) it will set a positive precedent for similar applications since it will result in a series of social benefits (i.e. access road improvement, upgrade the local environment, increase in employment, etc.).

The above planning justifications are further elaborated in **Section 6**. Details of various design and technical assessments are attached in **Appendices V to XIV**.



Plan A: Zoning and Location Plan

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

(Prepared on 18.5.2026)

2. PLANNING BACKGROUND

The location, accessibility, site condition, adjacent land uses, planning context and land status in relation to the application site are presented in this section.

2.1 Site Location and Accessibility

The application site is located near the Tai Tong Organic EcoPark, at the south-eastern edge of the broad valley plain which extends north towards Yuen Long and is contained by uplands of the Tai Lam Country Park (TLCP) to the south, east and west (see **Plan B**). The lower slopes of these uplands are typically wooded, which more open grassland in the west (**Photo 1** and **Photo 2**).

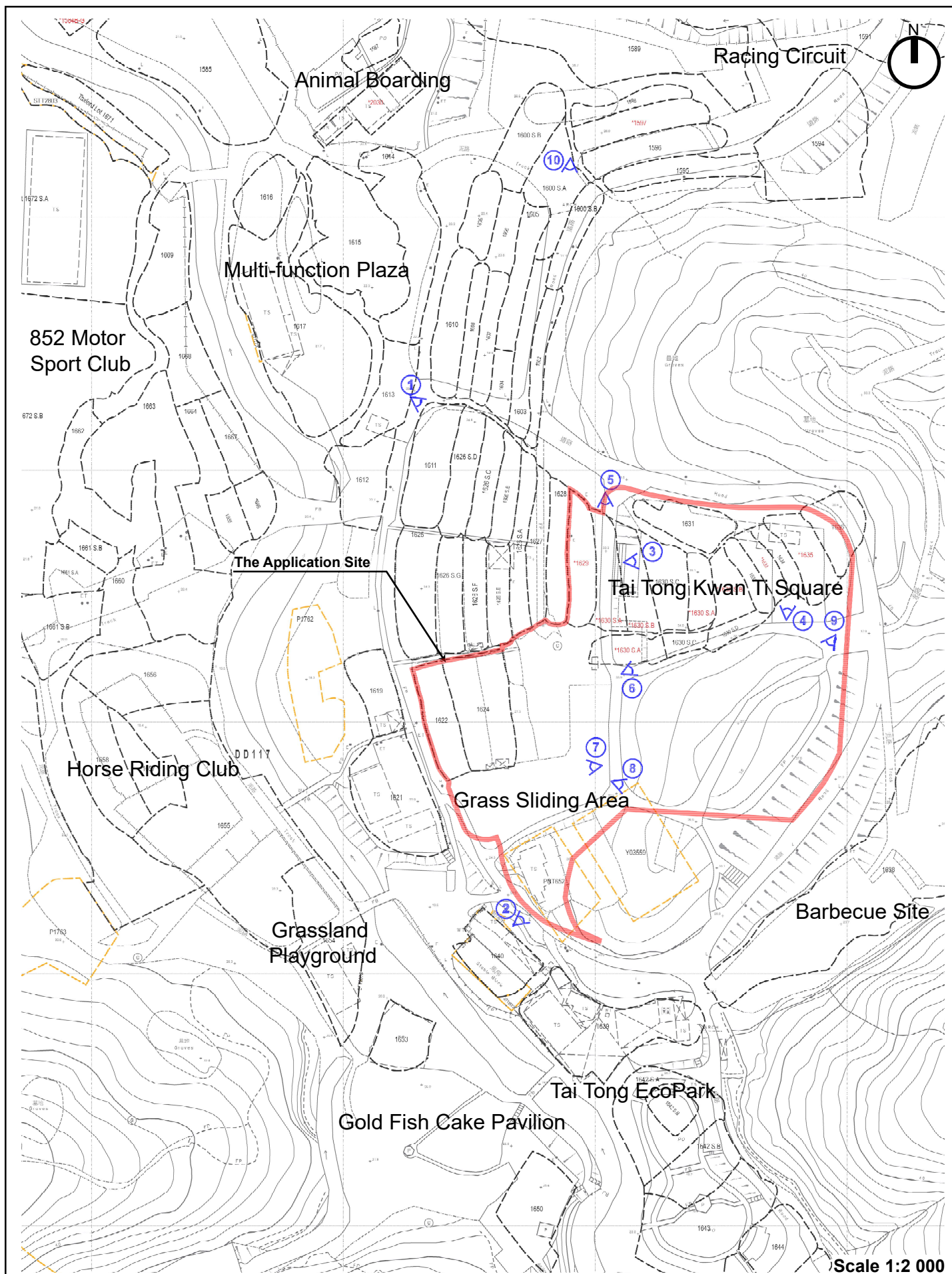
The application site could be accessed via a village track connecting Tai Tong Shan Road. The existing width of the village track ranges from about 10.5m to 3.5m. Currently, there is no direct public transportation that stops near the application site. However, there is a Mass Transit Railway (MTR)'s bus No. K66 that runs from Long Ping to Tai Tong Wong Nai Tun Tsuen and the closest bus stop to the application site is near the intersection of Kiu Hing Road and Tai Tong Shan Road, which is approximately a 10 to 15 minutes walk to the application site.

2.2 Site and Adjacent Land Uses

The application site has a total area of about 18,325m² and is sub-divided into two portions. The northern portion of the site is currently occupied by the Tai Tong Kwan Ti Square area, which is an open flat lawn (**Photo 3**) with a Kwan Ti Statue (**Photo 4**). Some temporary structures are placed along the southern and northern periphery of this area. An archway (牌坊) is located at the western part of this area, acting as an entrance to the Kwan Ti Square area. Throughout the years, KTCCF has been regularly organised religious and cultural events in this area.

The southern portion of the application site is situated on a natural gentle slope down from east to west. It can be accessible via two footpaths along the Tai Tong Kwan Ti Square (**Photo 5** and **Photo 6**). The eastern part of this area is mainly vacant with a wooded area (**Photo 8** and **Photo 9**). The western part of this area is mainly occupied by some greenhouses, a temporary structure, a slope for grass skiing (滑草) (**Photo 7**).

The surrounding areas of the application site are predominantly rural in character comprising a number of commercial, leisure and recreational facilities, such as Tai Tong Organic EcoPark, barbecue site, playground, horse riding club, racing circuits, animal boarding and temporary structures intermixed with pond/fish farm, farmland and unused/vacant land. Another archway along the village track, which acts as an entrance to the Tai Tong Organic EcoPark is located further north of the application site (**Photo 10**).



Plan B: Site Plan

(Prepared on 18.5.2026)



Photo 1: Application Site looking from the West



Photo 2: Application Site looking from the South



Plan B-1: Site Photos

(Viewpoints see Plan B)

(Prepared on 6.5.2026)



Photo 3: Tai Tong Kwan Ti Square



Photo 4: Tai Tong Kwan Ti Square



Photo 5: Northern part of the site



Photo 6: Footpath along the Tai Tong Kwan Ti Square



Photo 7: Grass sliding area



Photo 8: Southern part of the site



Photo 9: Eastern part of the site



Photo 10: Archway along the village track



Plan B-2: Site Photos

(Viewpoints see Plan B)

(Prepared on 25.3.2026)

2.3 Planning History

The application site is mainly zoned "REC" (about 12,453.51m²) and "GB" (about 5,871.49m²) on the Approved Tai Tong OZP No. S/YL-TT/20 (see **Plan A** and **Table 2.1**). According to the Notes of the OZP, the planning intention of "REC" zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission. On the other hand, the planning intention of "GB" zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets.

The application site is partly the subject of a previous a planning application under section 16 of the Town Planning Ordinance (s.16 application) No. A/YL-TT/15 for the provision of rural theme park, which was approved by the Board on 31.1.1997. Subsequently, a request for amendment to the Draft Tai Tong OZP No. S/YL-TT/2 from "Agriculture" ("AGR") and "GB" to "REC" covering a relatively similar site to the aforesaid case No. A/YL-TT/15 was submitted, and it was approved by the Board on 3.4.1998.

2.4 Land Status

The application site comprises Lots 1622, 1624, 1629, 1630 S.A, 1630 S.B, 1630 S.C, 1630 S.D, 1631, 1632, 1633, 1634, 1635 and 1636 (Part) in D.D. 117 and adjoining GL (see **Plan B**). The private lots are old scheduled agricultural lots held under Block Government Lease. No structure is allowed to be erected on those private lots without prior approval of the Government. The total areas of the private lots and GL within the application site are about 6,681.31m² and about 11,643.69m² respectively. A breakdown of the lot sizes is shown in **Table 2.1** below.

The Applicant will be responsible for resolving any land issues arising from the proposed development. Religious facilities and features such as exhibition/tea gallery and the gate and staircase to the Kwan Ti Temple will be erected on Lots 1622, 1624 and 1629 in DD 117. Subject to the planning approval obtained from the Board, the Applicant will submit appropriate type of land application(s), such as short term waiver or other relevant land applications, covering the aforesaid private lots to District Lands Officer/ Yuen Long (LandsD) so as to allow the provision of building(s)/ structure(s) on private lot(s). The Applicant will also submit appropriate type of land application(s), such as private treaty grant or other relevant land applications, covering the GL within the application site to LandsD in order to allow the use of the GL.

The Applicant already consulted relevant parties of the various private land lots and has signed agreements related to access right issues and the use of land. The Applicant has also consulted legal advice on the validity of the agreements and the legal advisor confirmed they are legally valid.

Table 2.1: Breakdown of the Site Area of Each Private Lot and GL within the Site

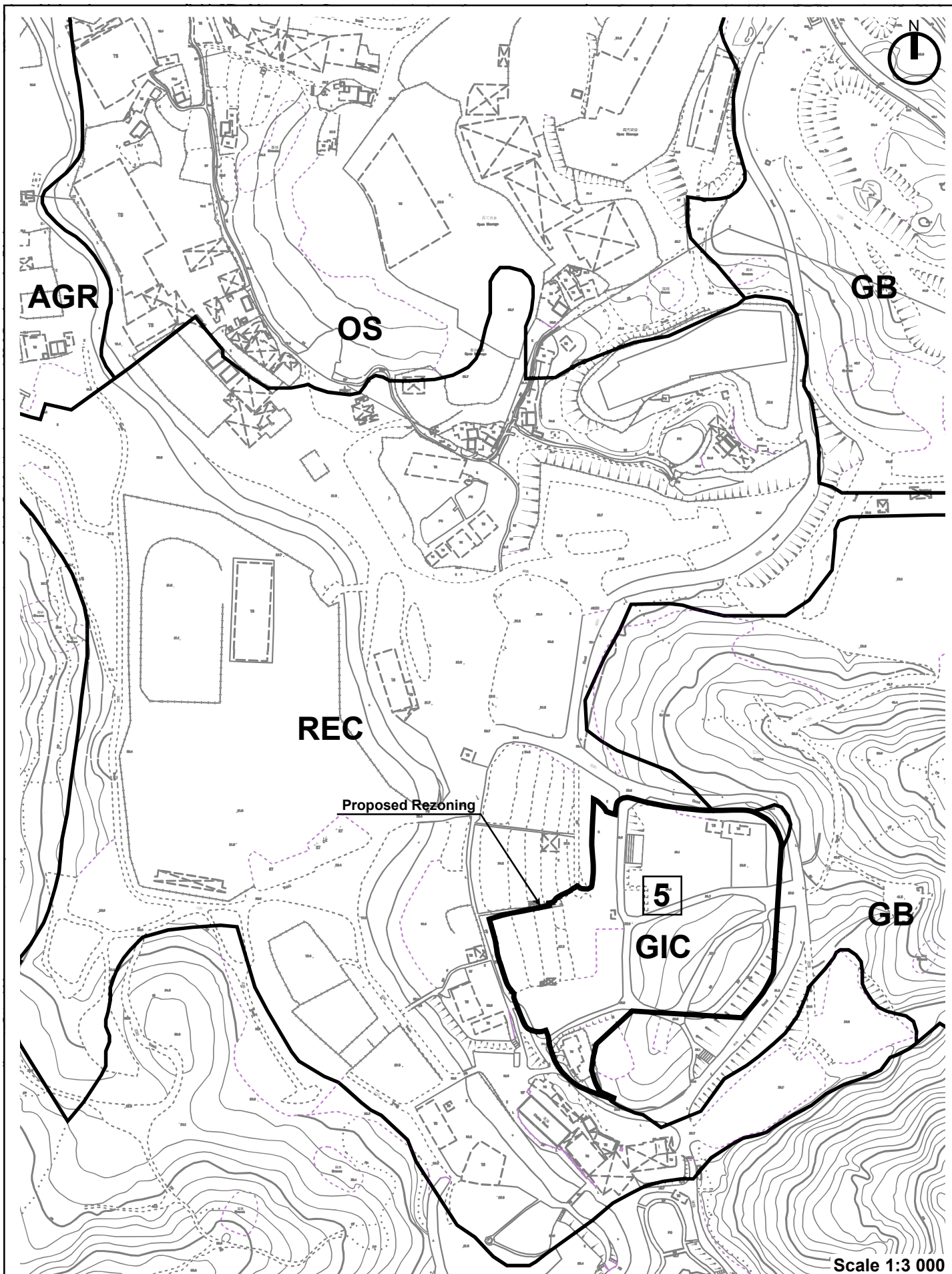
Land Status	Zoning	Area (~m ²)	
Lot 1622	REC	564.43	6,681.31
Lot 1624	REC	1,007.89	
Lot 1629	REC	520.68	
Lot 1630 S.A	REC	1,077.16	
Lot 1630 S.B	REC	799.11	
Lot 1630 S.C	REC	661.93	
Lot 1630 S.D	REC	179.13	
Lot 1631	REC	483.03	
Lot 1632	REC	228.50	
Lot 1633	REC	224.40	
Lot 1634	REC	209.75	
Lot 1635	REC	474.77	
	GB	25.13	
Lot 1636 (Part)	REC	220.25	
	GB	5.15	
Government Land	REC	5,802.48	11,643.69
	GB	5,841.21	
Total		18,325	

3. REZONING PROPOSAL

This s.12A application involves the following amendments to the Approved Tai Tong OZP No. S/YL-TT/20:

- (i) It is proposed to rezone the area covering Lots 1622, 1624, 1629, 1630 S.A, 1630 S.B, 1630 S.C, 1630 S.D, 1631, 1632, 1633, 1634, 1635 and 1636 (Part) in D.D. 117 from "REC" and "GB" to "G/IC" zone, in order to facilitate the provision of the Supreme Kwan Ti Temple at the application site.
- (ii) A building height restriction of 5 storeys has been imposed in the proposed "G/IC" zone.

The proposed OZP amendments and the schedule of uses for "G/IC" zone are shown in **Plan C** and **Table 3.1** respectively. Details of the development proposal for the Temple and justifications in support of the proposed rezoning are set out in ensuing sections.



Plan C: Proposed Amendment to Tai Tong OZP

(Prepared on 9.6.2026)

Table 3.1 Schedule of Uses for "G/IC" Zone

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 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.

4. DEVELOPMENT PROPOSAL

In support of this s.12A application, a development proposal has been prepared and description of the proposed scheme is presented in this section.

4.1 The Proposed Scheme

A Design Statement in support of the proposed scheme is attached in **Appendix V**. The development proposal comprises a new Supreme Kwan Ti Temple and the existing Tai Tong Kwan Ti Square within the application site. The architectural concept, the proposed height, and the architectural style of the Temple are summarised below:

(a) Architectural Planning Concept and Style of the Temple

The primary religious building blocks cluster around a central axis which runs from the east to west bearing slightly northwards. With the Tai Tong Shan mountains acting as the Temple's backdrop to the east, the Temple overlooks China, our Motherland, to the northwest. The cluster of buildings, taking the traditional Chinese architectural order of "Three Courts Three Halls", house the religious facilities enabling religious practices and beliefs, its associated philosophical principles, the religious arts, historical facts, even music and drama, heritage research, religious experience, humanity, ecological conservation, public and social charity acts, be exchanged and flourish in space and time.

(b) Coexistence of Kwan Ti, Confucius and Guanyin

The Temple will incorporate dedicated spaces for the Kwan Ti, Confucius, and Guanyin. The reason Kwan Ti coexists with Confucius and Guanyin is that he embodies values across Confucianism, Buddhism, and Taoism. His loyalty and righteousness make him the "Martial Sage" alongside Confucius as the "Literary Sage." In Buddhism he is revered as a temple guardian (Ksitigarbha / 伽藍菩薩), while Taoism honours him as a demon-subduing deity. Together, they form a cultural pattern of "dual sages" and multi-faith integration in Chinese tradition.

Confucius embodies education and ethics, Kwan Ti embodies loyalty and martial virtue, and Guanyin embodies compassion. Their coexistence is not contradictory but rather a harmonious fusion of the three teachings, forming a shared spiritual core in Chinese culture.

(c) The Proposed Religious Facilities within the Temple

The Supreme Kwan Ti Temple is a standalone religious institution. In view that the Temple is open to public, it requires more supporting facilities which are listed below:

- Gate of Unity (結義坊) and Garden of Peach Blossoms (結義園)
- Gate of Harmony (和門) and Court of Harmony (和園)
- Gate of Divinity (神勇門) and Inner Court (內庭)
- Ceremonial Main Court (主拜庭)

- Grand Hall of the Supreme Kwan Ti (關聖帝君殿)
- Scripture Library (藏經閣)
- Hall of Manifestation (弘道館) and Religious Forum (宗教文化研究院)
- Hall of Enlightenment (覺剛堂)
- Exhibition Hall (展覽館) and Tea Gallery (茶廊)
- Dormitory for Religious Practitioners (修行者宿舍)
- Security Room (保安室), Caretaker's Quarter and Office (管理員宿舍及辦事處)
- Ancillary Facilities (附屬設施) Covered Walkway (迴廊) and Storage (貯藏空間)

Elaboration of the intended uses for the proposed religious facilities of the Temple is detailed in the Design Statement. No canteen providing foods to the outsiders with payment and no place of entertainment to visitors with payment.

(d) Architectural Style, Colour and Building Materials of the Temple

The architectural style of Chinese Temples complexes ever built since the Zhou Dynasty, normally follow the order and hierarchy displayed in Grand Palace Architecture. To express Dignity, Solemnity, Supreme and Grandeur of the Supreme Kwan Ti Temple, and to signify the Supreme Kwan Ti as the 18th Jade Emperor (第十八任玉皇大天尊玄靈高上帝), the highest order and hierarchy of traditional Chinese Palace Architecture is adopted.

The Temple Complex will be cladded and built by genuine bronze copper, which is the ever enlightening material for the construction of temple buildings. 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 merged with the colours of nature in the four seasons.

(e) Building Height of the Temple

The Temple is based on the principle of "Three Courts Three Halls" (三進三間). 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. It needs to be set at the highest ground of the application site. The overall height of the highest building, being the Grand Hall of the Supreme Kwan Ti, will be 29.999m (i.e. 67.999 mPD) within the main complex, in order to house a 18m high statue of the Supreme Kwan Ti. The temple design adopted a step down design to harmonise with the surrounding area.

(f) Tai Tong Kwan Ti Square

Tai Tong Kwan Ti Square was erected in the year of 2018. It was frequented by schools and organisations to hold outings, trainings at the precious open space with a Kwan Ti Statue. After the completion of Kwan Ti Temple, part of this area will be used for compensatory trees, it will be open to public (i.e. school activities to enjoy the natural environment) and at the same time to promote Chinese culture.

(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

	Major Parameters	
Application Site Area	About 18,325m²	
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. 39.75mPD)
	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.

Table 4.2: Breakdown of GFA Calculation

Major Parameters						Remarks (Usage)
GFA Breakdown (~m ²)	Block	Facility	Ref. on Plan	Floor	GFA	
					GFA of Outdoor Features	
	A	Hall of Manifestation 弘道館	(B-2)	B/F	227	(Exhibition Hall)
		Religious Forum 宗教文化研究院	(B-3)	B/F	540	(Religious Exchange)
		Store 儲藏空間	(B-4)	B/F	84	
		Gate of Unity 結義坊	(G-1)	G/F	-	(Gateway)
		Garden of Peach Blossoms 結義園	(G-2)	G/F	63	(Piazza)
		Grand Staircase at the Garden of Peach Blossoms 結義園大樓梯	(G-3)	G/F	321	
		Exhibition/ Tea Gallery 展示簡介/ 茶廊	(G-6)	G/F	683	
		Security Room 保安室	(G-9)	G/F	69	
		VIP Lounge 貴賓室	(G-10)	G/F	192	
		Caretaker's Quarter 管理員宿舍	(G-11)	G/F	20	
		Caretaker's Office 管理員辦事處	(G-12)	G/F	25	
		Court of Harmony (Including Red Hare) 和園 (包括赤兔馬)	(1-1)	1/F	10	(Piazza)
		Gate of Harmony and Covered Walkway 和門及迴廊	(1-2)	1/F	-	(Gateway)
	B	Gate of Divinity 神勇門	(B-1)	B/F	741	(Pedestrian Circulation)
			(G-4)	G/F	716	
			(1-3)	1/F	702	
			(2-3)	2/F	610	
		Exhibition Hall 展覽館	(1-4)	1/F	542	
		Store 儲藏空間	(1-6)	1/F	171	
		Dormitory for Religious Practitioners 宗教修行者宿舍	(1-7)	1/F	200	Approximately for 10 person
		Ceremonial Main Court 主拜庭	(2-5)	2/F	240	(Piazza)
		Covered Walkway 迴廊	(2-8)	2/F	-	(Gateway)
	C	Grand Hall of the Supreme Kwan Ti 關聖帝君殿	(2-1)	2/F	1,320	(Worship Hall)
			(3-1)	3/F	-	
	D	Scripture Library 藏經閣	(2-4)	2/F	550	(Worship Hall)
			(3-2)	3/F	414	
		Inner Court 內庭	(2-6)	2/F	-	(Piazza)
	E	Hall of Enlightenment 覺剛堂	(G-5)	G/F	315	(Religious Exchange)
			(1-5)	1/F	290	
	-	Other Ancillary Facilities 與其他樓層連接之功能性電梯樓梯 走廊內牆, 衛生間及部份外牆等	(B-6)	B/F	730	
			(G-13)	G/F	263	
			(1-9)	1/F	570	
			(2-10)	2/F	44	
	-	E&M 機電設施	(B-E)	B/F	-	-251m ² E&M concession

Major Parameters						Remarks (Usage)
			(G-E)	G/F	-	-366m ² E&M concession
			(2-E)	2/F	-	-12m ² E&M concession
			(3-E)	3/F	-	-12m ² E&M concession
		External Stone Statues/ Steps/ Fence wall 戶外石林／古獸石道／照壁／石級／ 坡道／圍牆	(G-7)	G/F	36	
			(1-8)	1/F	-	
			(2-7)	2/F	115	
		Confucius Realm (Including Statue of Confucius) 杏壇(包括孔子像)	(2-2)	2/F	8	
		Swords Arena 演武壇場	(2-9)	2/F	-	
		Covered Emergency Vehicular access, Driveways, Car parking 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 Breakdown (~m ²)	Block	GFA ⁽¹⁾	Facility	Ref. on Plan	Floor	GFA ⁽¹⁾
	-	Covered Walkway ⁽¹⁾ 有蓋迴廊	Gate of Unity 結義坊	(G-1)	G/F	250 ⁽¹⁾
			Gate of Harmony and Covered Walkway 和門及迴廊	(1-2)	1/F	520 ⁽¹⁾
			Covered Walkway 迴廊	(2-8)	2/F	184 ⁽¹⁾
		Eaves ⁽¹⁾ 屋簷 Not Exceeding 4.5m wide	Grand Hall of the Supreme Kwan Ti 關聖帝君殿	(2-1)	2/F	705 ⁽¹⁾
			Gate of Divinity 神勇門	(2-3)		204 ⁽¹⁾
			Scripture Library 藏經閣	(2-4)		82 ⁽¹⁾
		GFA ⁽¹⁾				1,945 ⁽¹⁾

TOTAL GFA (Including Covered Walkway and Eaves) ⁽¹⁾	10,811+ 1,945 =12,756 ⁽¹⁾
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.

4.3 Operation of the Temple

The operation hours of the Temple will be from 8:00 a.m. to 6:00 p.m. everyday (including Saturday and Sunday). Headcount for staffs are listed below:

Table 4.3: Headcount for the Proposed Temple

Staffing	Normal Day(s)	Festival Day(s)
Management Staff(s) 管理層人士	1	3
Administrative Staff(s) 行政人員	3	7
Security Guard(s) (Temple) 保安員(廟宇)	5	15
Security Guard(s) (Car Park) 保安員(停車場)	2	2
Maintenance Staff(s) 維修員	2	5
Cleaning Staff(s) 清潔工	3	5
Religious Person(s) 宗教人士	3	50
Tour Guide(s) 廟宇導遊	1+	Depends on situation
Temporary Festival Volunteer(s) 臨時節日義工	Depends on situation	60
Total	20-60 Person(s)	~150 Person(s)

After the planning approval is obtained, KTCCF will prepare a Management Plan with future operation of the Temple. Some administrative arrangements are described below:

(a) Visit-By-Appointment System

The Temple welcomes all visitors and registrations are on a "first-come, first-served" basis. In order to ensure the quality of visits, the safety of visitors, the compatibility of transportation system, activities of the proposed development require pre-booking and the use of coach provided by the operator to/from the proposed development. Once the registration is confirmed, the Registrant will receive a confirmation e-mail. The confirmation includes the registration reference number, date of visit, entry time and total number of visitors. The Registrant must present the e-mail or registration reference number to our staff upon arrival.

(b) Visit Guidelines

In order to make the visit to the Temple as enjoyable as possible for the visitors, some friendly reminders will be given including (but not limited to) the following:-

- No catering services will be provided within the Temple;
- It is a non smoking area;
- Visit to the Temple is a spiritual experience, therefore visitors should respect and do not disturb others unduly; and
- Do not touch any statues, religious items or plants in the Temple or its grounds.

(c) Activities and Events

During normal days, there will be tours, exhibitions and performances with 1-2 hours long per session. For festival days, it is anticipated that about 2,000 visitors attend major worshipping time for 20 minutes between 8:00am and 12:00pm. Visitors will be divided into about 500 visitors per hour. Non-worshipping activities (i.e. tours, exhibitions and performances) will be resumed after 12:00pm, it is anticipated that about 2,000 visitors spread out throughout the remaining hours for non-worshipping activities (tour, exhibition and performances).





- LEGEND
- GREEN COVERAGE

GREEN ROOF

TEMPORARY RELIGIOUS DECORATION

PROPOSED NEW BUILDINGS/ STRUCTURES

LANDSCAPE STONE CARVED STATUE

CARPARK AND ACCESS ROAD

PEDESTRIAN CIRCULATION

CEREMONIAL COURTS AND PIAZZA

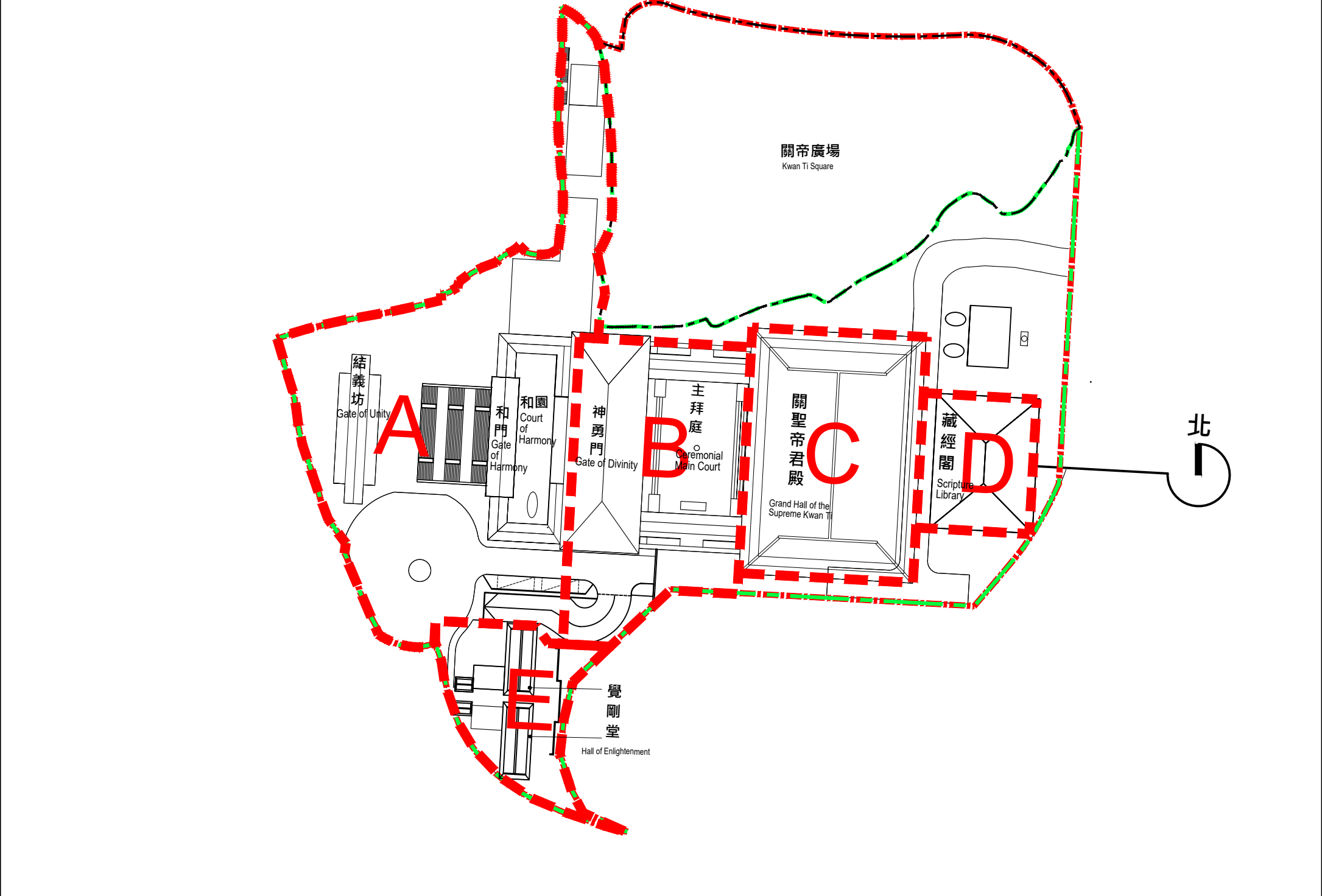
EVA

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



- 擬議改劃用地面積
PROPOSED REZONING SITE AREA
- 關帝廣場面積(只作綠化回樹用途)
AREA OF KWAN TI SQUARE
(Only used for landscaping and replanting trees)
- 擬建主要開發用地面積 (不包括關帝廣場)
PROPOSED MAIN DEVELOPMENT SITE AREA (EXCLUDING KWAN TI SQUARE)

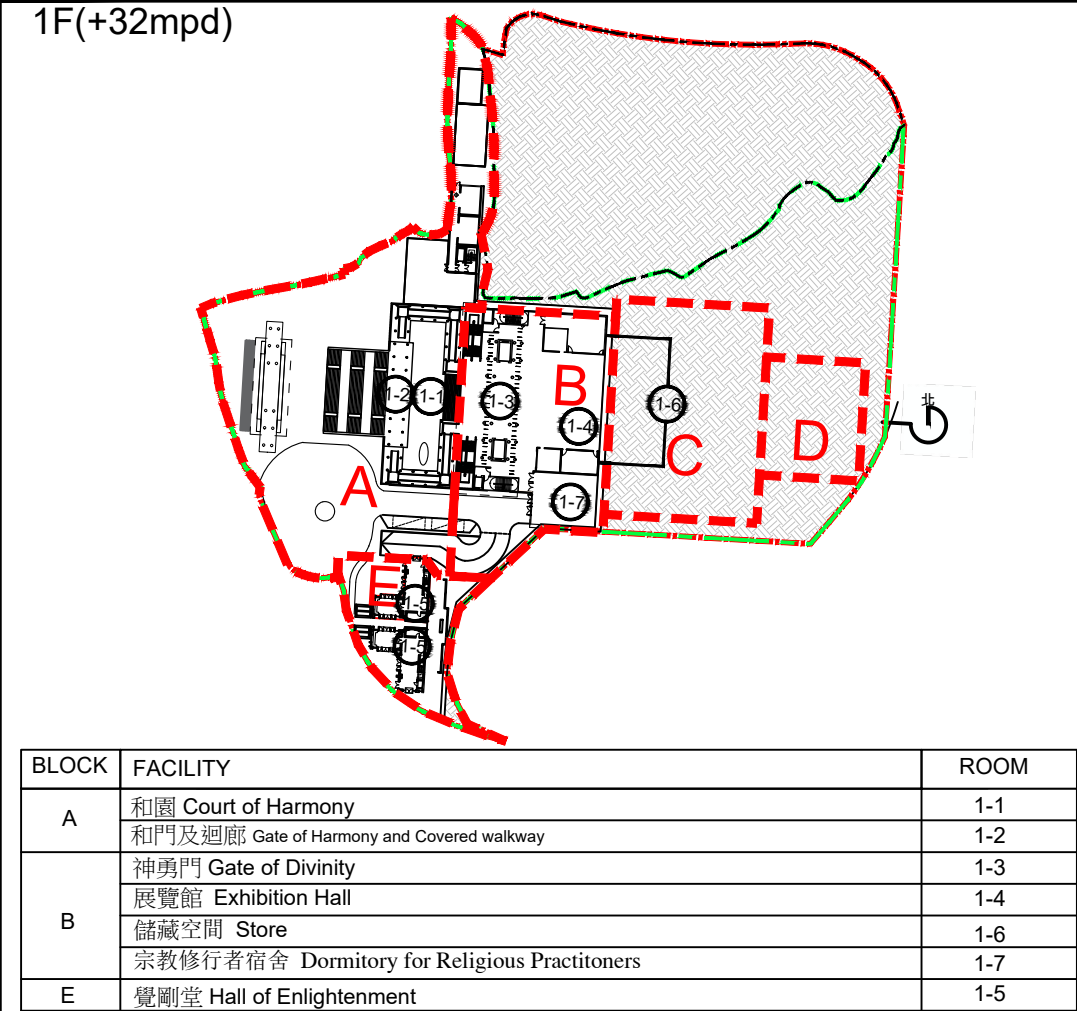
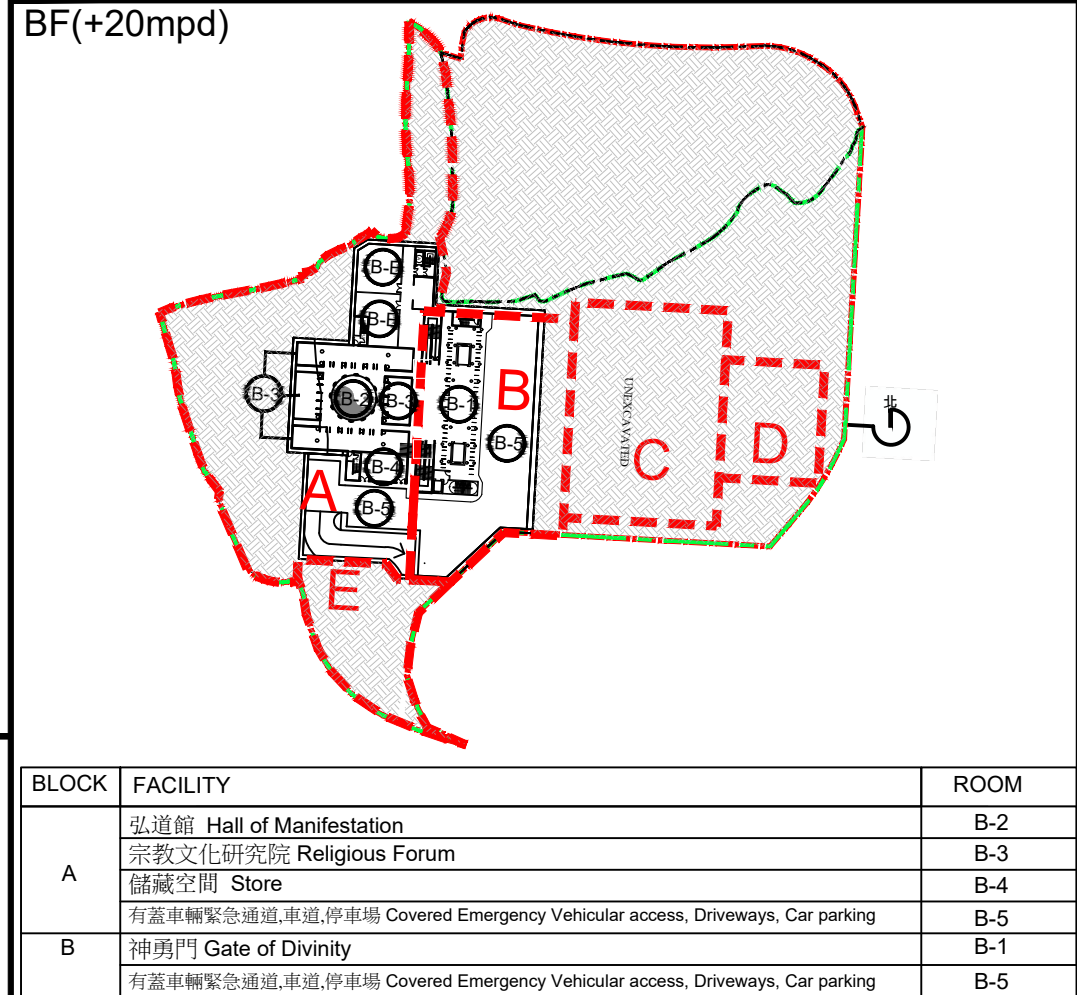
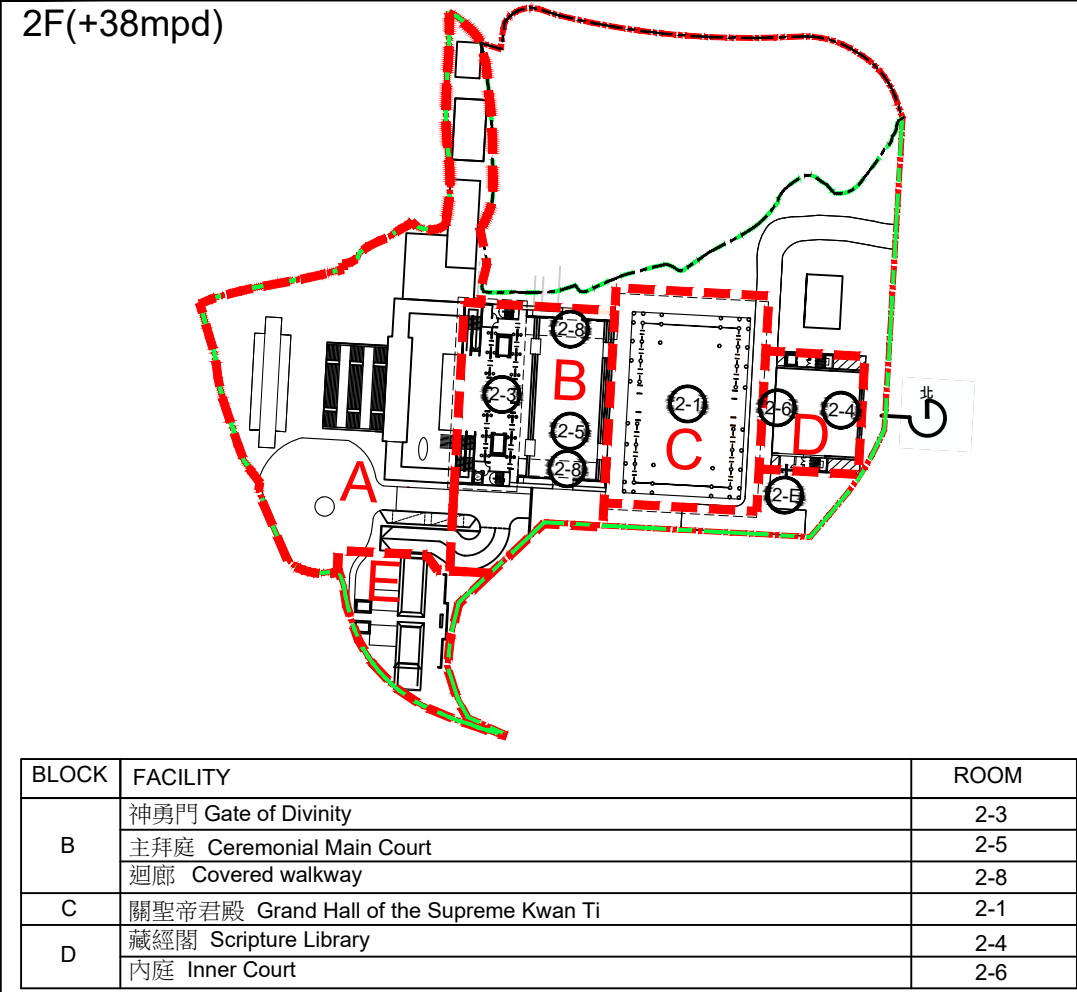
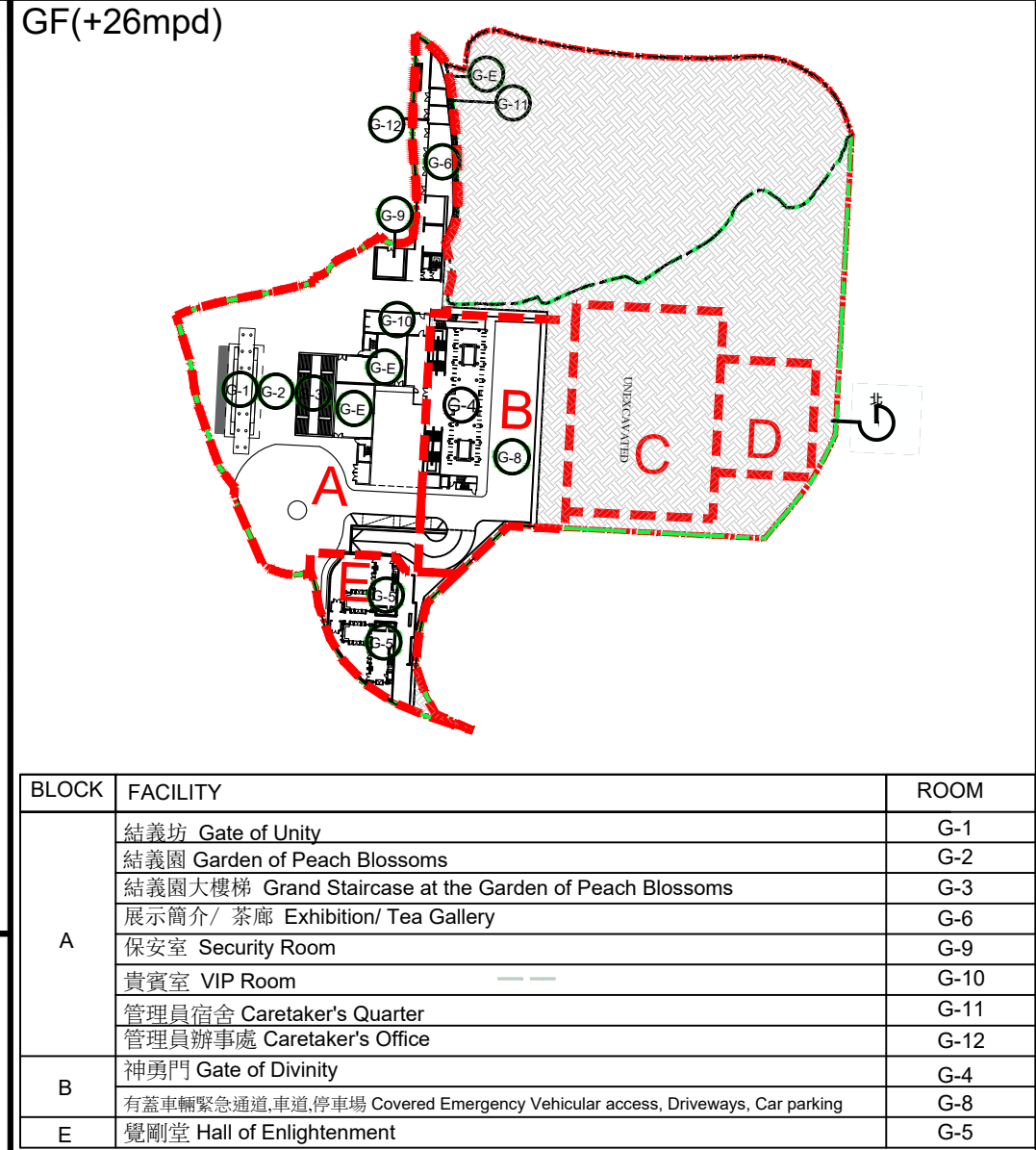
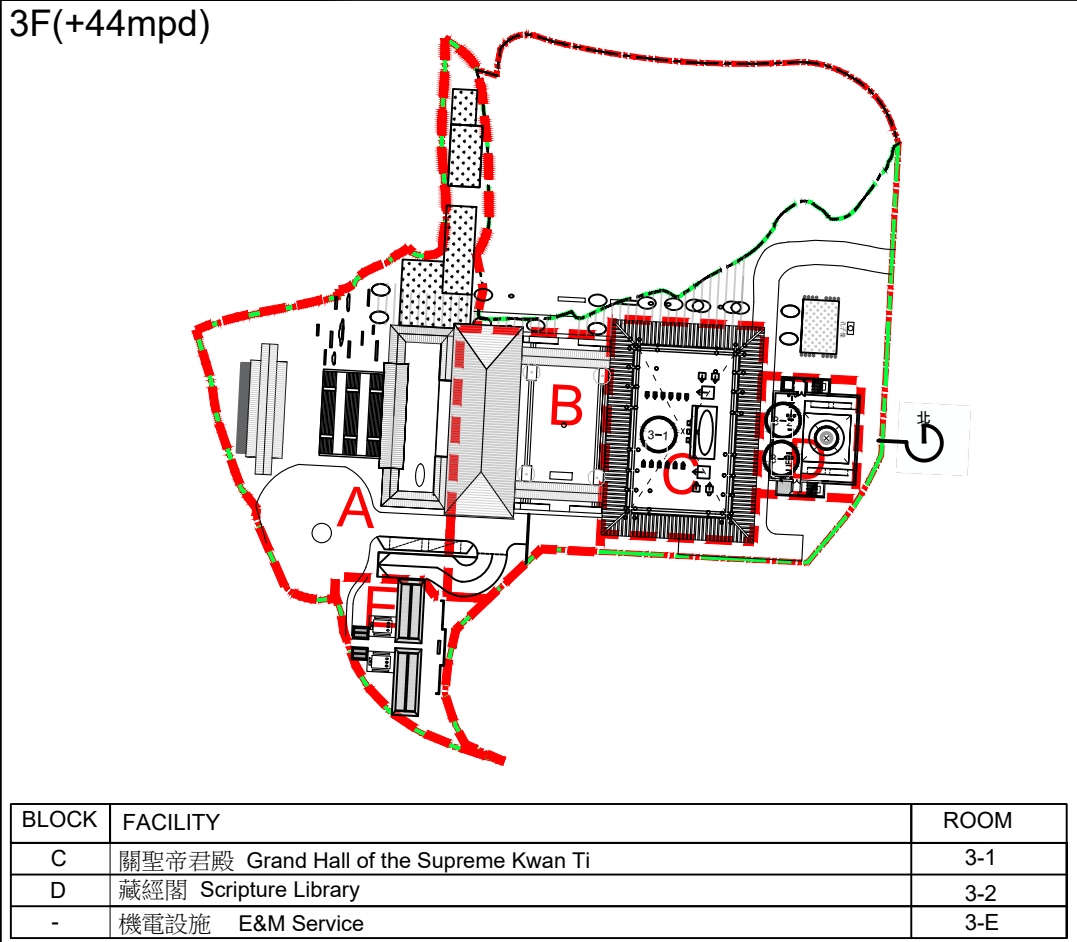
PROPOSED NEW STRUCTURE/ BLOCKS

(Please refer to dwg 3618_Block Plan_2 and 3618_Block Plan_3 dated 8 JUNE 2026)

BLOCK	FACILITY (USAGE)
A	弘道館 (Exhibition Hall) Hall of Manifestation
	宗教文化研究院 (Religious Exchange) Religious Forum
	儲藏空間 Store
	結義坊 (Gateway) Gate of Unity
	結義園 (Piazza) Garden of Peach Blossoms
	結義園大樓梯 Grand Staircase at the Garden of Peach Blossoms
	展示簡介/ 茶廊 Exhibition/ Tea Gallery
	保安室 Security Room
	貴賓室 VIP Room
	管理員宿舍 Caretaker's Quarter
	管理員辦事處 Caretaker's Office
	機電設施 E&M Service
	和園 (Piazza) Court of Harmony
	和門及迴廊 (Gateway) Gate of Harmony and Covered walkway

BLOCK	FACILITY (USAGE)
B	神勇門 (Pedestrian Circulation) Gate of Divinity
	展覽館 Exhibition Hall
	儲藏空間 Store
	宗教修行者宿舍 (~ 10 Person) Dormitory for Religious Practitoners
	主拜庭 (Piazza) Ceremonial Main Court
	迴廊 (Gateway) Covered walkway
C	關聖帝君殿 (Worship Hall) Grand Hall of the Supreme Kwan Ti
D	藏經閣 (Worship Hall) Scripture Library
	內庭 (Piazza) Inner Court
E	機電設施 E&M Service
	覺綱堂 (Religious Exchange) Hall of Enlightenment

Plan E-2: Block Plan



Plan E-3: Block Plan for Each Floor

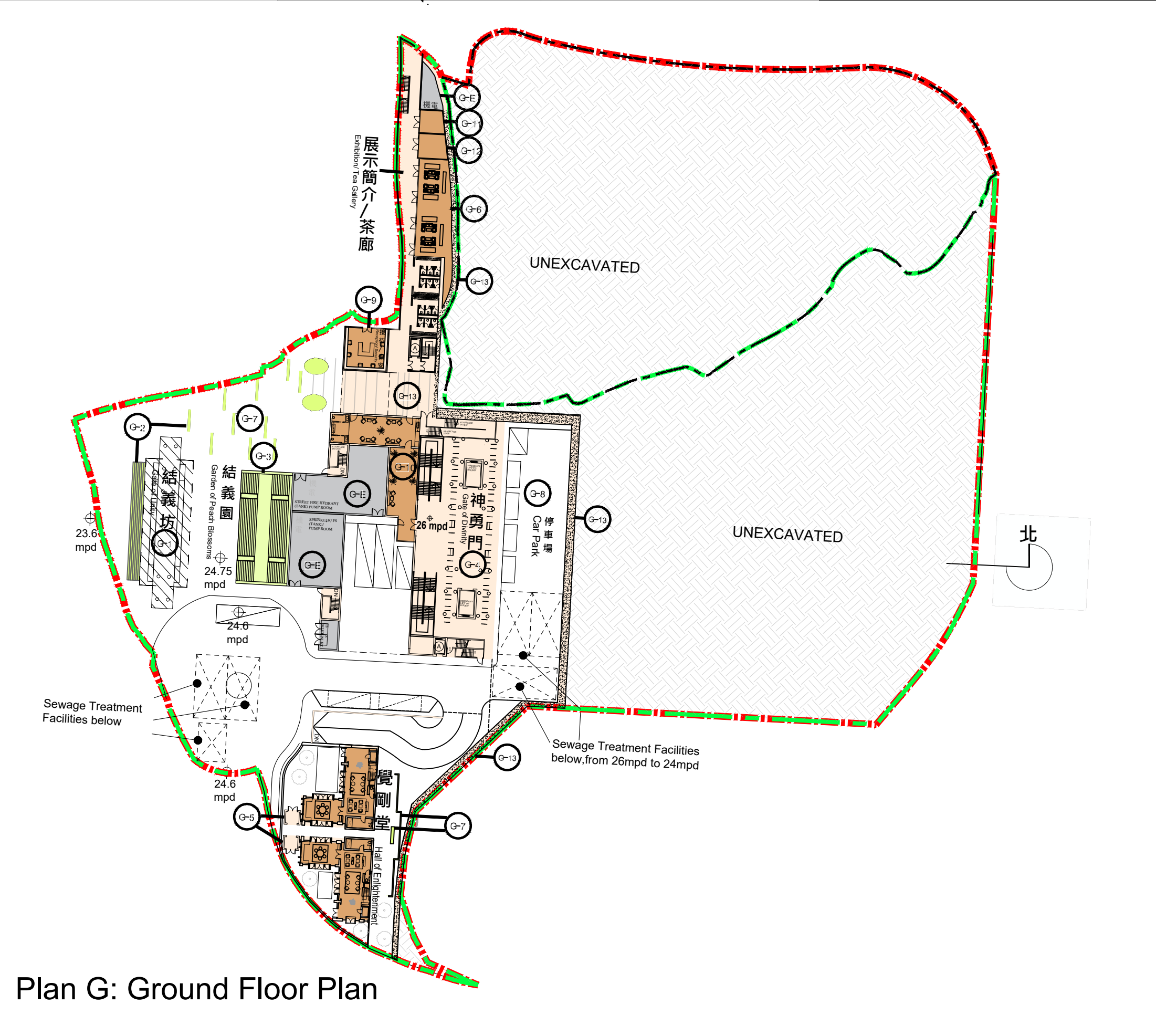
Section 12A Application from "Recreation" and "Green Belt" to "Government, Institution or Community" for Proposed Religious Institution (the Supreme Kwan Ti Temple), at Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories		約平方米 (電腦輔助計算) IN APPROX. SQUARE METER (BY CADD)		1:750@A3	3618_BF	JUNE 2026	
地庫 Basement (+20mpd)							
擬議改劃用地面積 PROPOSED REZONING SITE AREA  共約18,325 平方米 sq.m		宗教設施(樓面面積) (約 平方米) RELIGIOUS FACILITIES (GROSS FLOOR AREA) (s.m.)  : 約 2322 平方米		機電設施 (不包括在樓面面積) E&M FACILITIES (EXCLUDED FROM GROSS FLOOR AREA)  : 約 251 平方米		戶外構築物宗教設施(樓面面積) (約 平方米) RELIGIOUS FEATURES LOCATED OUTDOORS (GROSS FLOOR AREA) (s.m.)  : 約 平方米	
關帝廣場面積(只作綠化回樹用途) AREA OF KWAN TI SQUARE (ONLY USED FOR LANDSCAPING AND REPLANTING TREES)  共約5212 平方米 sq.m		包括: B-1 神勇門 Gate of Divinity741 B-2 弘道館 Hall of Manifestation227 B-3 宗教文化研究院 Religious Forum540 B-4 儲藏空間 Store84 B-6 與其他樓層連接之功能性電梯樓梯 走廊內牆, 衛生間及部份外牆等 Other ancillary facilities730		B-E 機電設施 E&M251		包括:	
擬建主要開發用地面積 (不包括關帝廣場) PROPOSED MAIN DEVELOPMENT SITE AREA (EXCLUDING KWAN TI SQUARE)  共約13,113 平方米 sq.m		共約 Total approx : 2322		B-5 有蓋車輛緊急通道, 車道, 停車場 Covered Emergency Vehicular access, Driveways, Carparking			



Plan F: Basement Floor Plan



首層 Ground Floor Plan (+26mpd)		約平方米(電腦輔助計算) IN APPROX. SQUARE METER (BY CADD)	1:750@A3	3618_GF	JUNE 2026
擬議改劃用地面積 PROPOSED REZONING SITE AREA 共約18,325 平方米 sq.m	宗教設施(樓面面積)(約 平方米) RELIGIOUS FACILITIES (GROSS FLOOR AREA) (s.m.) : 約 2283 平方米 包括: G-4 神勇門 Gate of Divinity 716 G-5 覺剛堂 Hall of Enlightenment 315 G-6 展示簡介/ 茶廊 Exhibition/ Tea Gallery 683 G-9 保安室 Security room 69 G-10 貴賓室 VIP Lounge 192 G-11 管理員宿舍 CARETAKER'S QUARTER 20 G-12 管理員辦事處 CARETAKER'S OFFICE 25 G-13 與其他樓層連接之功能性電梯樓梯 走廊內牆, 衛生間及部份外牆等 Other ancillary facilities 263 共約 Total approx : 2283 加 Add GFA Exemptions (subject to application of Gross Floor Area exemptions under the proposed Land Grant with the written approval of Lands Department)) 有蓋迴廊 Covered Walkway G-1 結義坊 Gate of Unity (250) 共約 Total approx : 2283 + (250) = 2533	機電設施 (不包括在樓面面積) E&M FACILITIES (EXCLUDED FROM GROSS FLOOR AREA) : 約 366 平方米 G-E 機電設施 E&M 366 G-8 有蓋車輛緊急通道, 車道, 停車場 Covered Emergency Vehicular access, Driveways, Carparking	戶外構築物宗教設施(樓面面積)(約 平方米) RELIGIOUS FEATURES LOCATED OUTDOORS (GROSS FLOOR AREA) (s.m.) : 約 420 平方米 包括: G-2 結義園(包括照壁, 古獸石道) Garden of Peach Blossoms (Including External Stone Statues/Fence wall) 63 G-3 結義園大樓梯 Grand Staircase at the Garden of Peach Blossoms 321 G-7 戶外石林/古獸石道/照壁/ 石級/坡道/圍牆 External Stone Statues/ Steps/ Fence wall 36 共約 Total approx : 420		



Plan G: Ground Floor Plan



一樓 First Floor Plan (+32mpd)		約平方米 (電腦輔助計算) IN APPROX. SQUARE METER (BY CADD)	1:750@A3	3618_1F	JUNE 2026	DESIGN ARCHITECT
擬議改劃用地面積 PROPOSED REZONING SITE AREA 共約18,325 平方米 sq.m	宗教設施(樓面面積) (約 平方米) RELIGIOUS FACILITIES (GROSS FLOOR AREA) (s.m.) ：約 2475 平方米 包括： 1-3 神勇門 Gate of Divinity702 1-4 展覽館 Exhibition Hall542 1-5 覺剛堂 Hall of Enlightenment290 1-6 儲藏空間 Store171 1-7 宗教修行者宿舍 Dormitory for Religious Practitioners200 1-9 與其他樓層連接之功能性電梯樓梯 走廊內牆，衛生間及部份外牆等 Other ancillary facilities570	機電設施 (不包括在樓面面積) E&M FACILITIES (EXCLUDED FROM GROSS FLOOR AREA) ：約 平方米	戶外構築物宗教設施(樓面面積) (約 平方米) RELIGIOUS FEATURES LOCATED OUTDOORS (GROSS FLOOR AREA) (s.m.) ：約 10 平方米 包括： 1-1 和園(包括赤兔馬) Court of Harmony (Including Red Hare Horse)10			
關帝廣場面積(只作綠化回樹用途) AREA OF KWAN TI SQUARE (ONLY USED FOR LANDSCAPING AND REPLANTING TREES) 共約5212 平方米 sq.m				共約 Total approx :10		
擬建主要開發用地面積 (不包括關帝廣場) PROPOSED MAIN DEVELOPMENT SITE AREA (EXCLUDING KWAN TI SQUARE) 共約13,113 平方米 sq.m						
	共約 Total approx :2475 加 Add GFA Exemptions (subject to application of Gross Floor Area exemptions under the proposed Land Grant with the written approval of Lands Department) 有蓋迴廊 Covered Walkway 1-2 和門及迴廊(520) Gate of Harmony and Covered Walkway 共約 Total approx :2475 + (520) = 2995					

共約 Total approx :2475

加 Add
GFA Exemptions
(subject to application of Gross Floor Area exemptions under
the proposed Land Grant with the written approval of Lands
Department)

有蓋迴廊
Covered Walkway

1-2

和門及迴廊
Gate of Harmony and Covered Walkway(520)

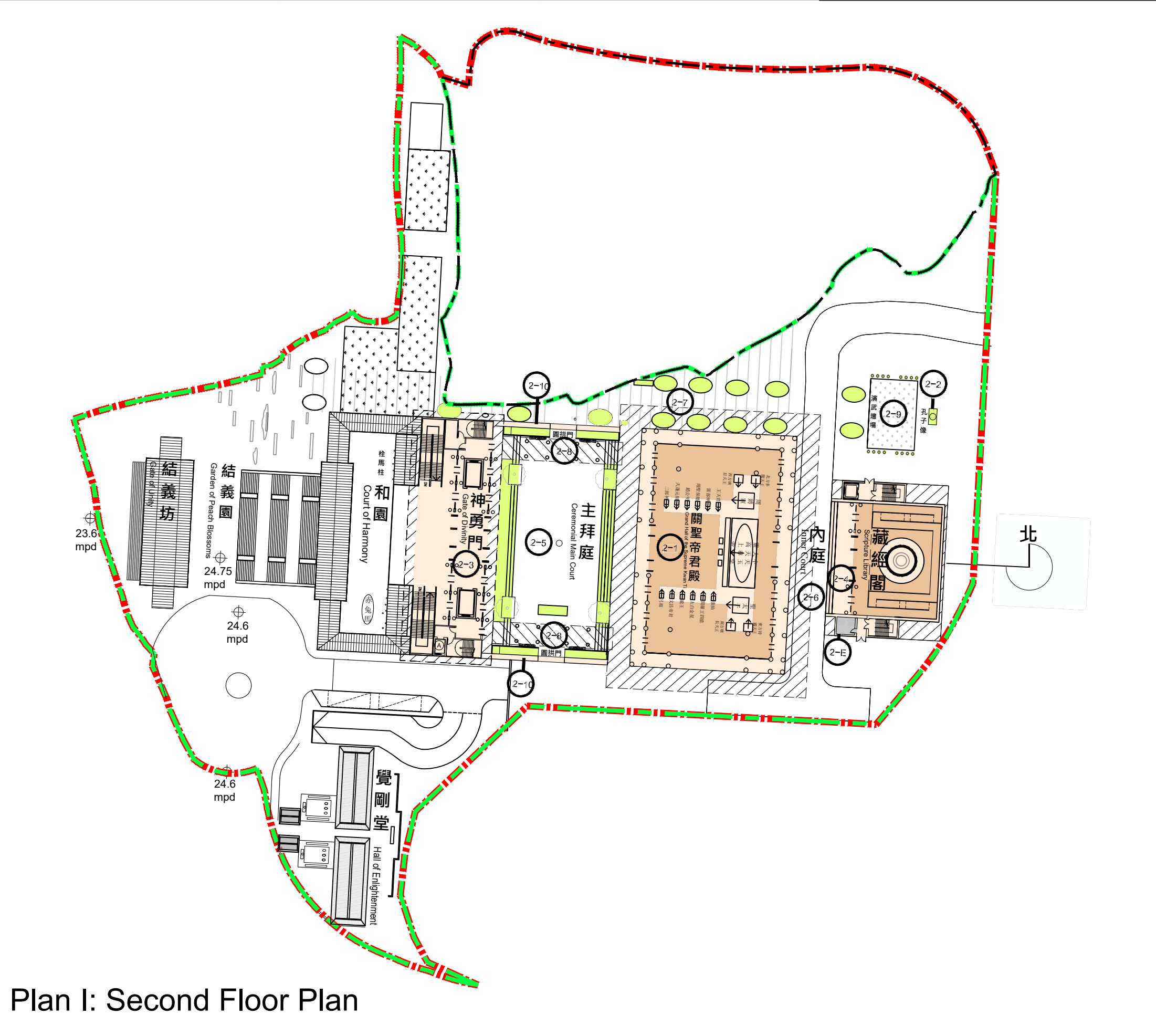
共約 Total approx :2475 + (520) = 2995

 機電設施 (不包括在樓面面積) E&M FACILITIES (EXCLUDED FROM GROSS FLOOR AREA) ：約 平方米 | 戶外構築物宗教設施(樓面面積)(約 平方米) RELIGIOUS FEATURES LOCATED OUTDOORS (GROSS FLOOR AREA) (s.m.) ：約 10 平方米 包括： 1-1 和園(包括赤兔馬)10 Court of Harmony (Including Red Hare Horse) 共約 Total approx :10 || 擬建主要開發用地面積 (不包括關帝廣場) PROPOSED MAIN DEVELOPMENT SITE AREA (EXCLUDING KWAN TI SQUARE) 共約13,113 平方米 sq.m | | | | | |


Plan H: First Floor Plan



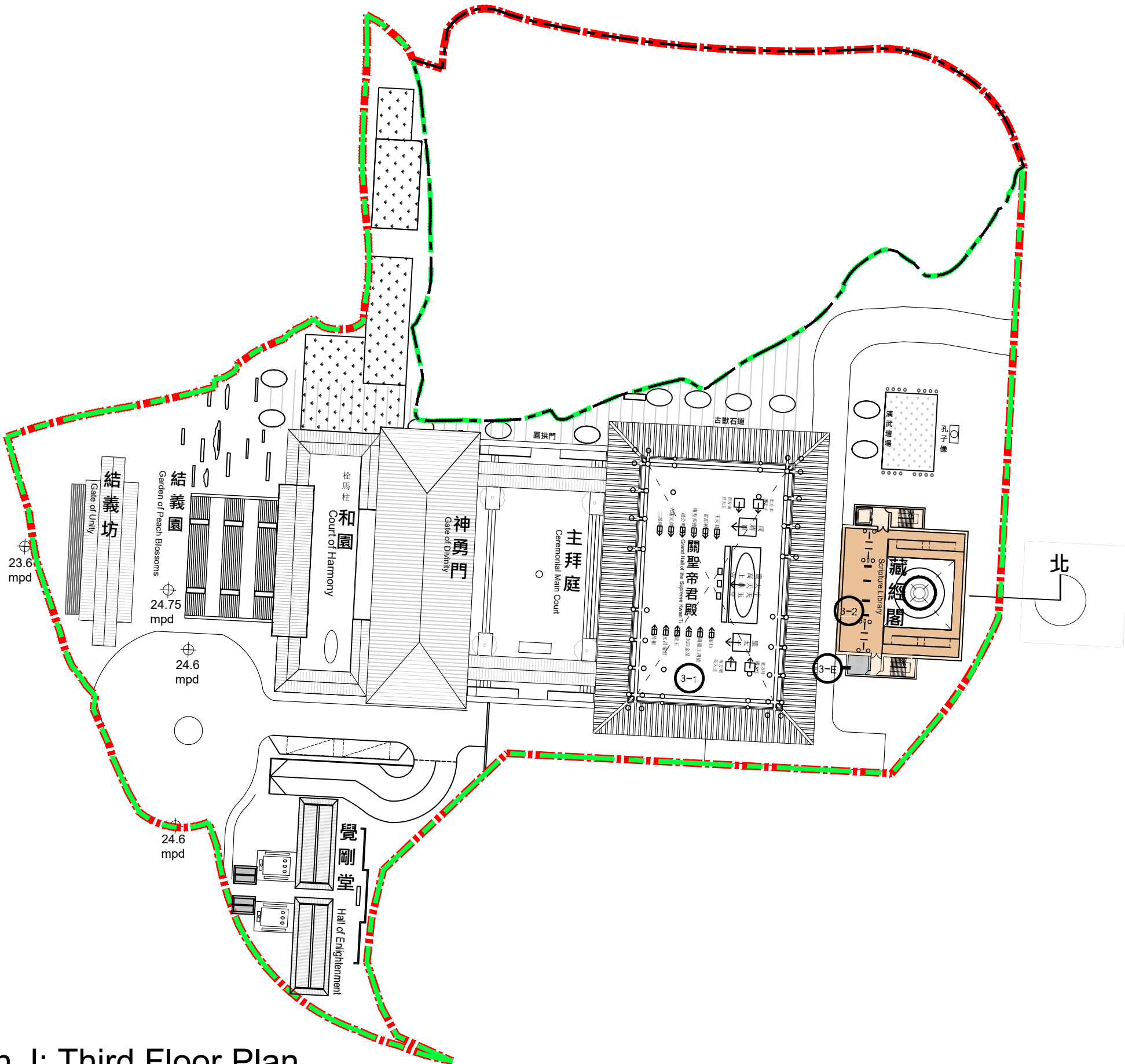
二樓 Second Floor Plan (+38mpd)		約平方米(電腦輔助計算) IN APPROX. SQUARE METER (BY CADD)	1:750@A3	3618_2F	JUNE 2026
擬議改劃用地面積 PROPOSED REZONING SITE AREA 共約18,325 平方米 sq.m	宗教設施(樓面面積)(約 平方米) RELIGIOUS FACILITIES (GROSS FLOOR AREA) (s.m.) ：約 2524 平方米 包括： 2-1 關聖帝君殿 Grand Hall of the Supreme Kwan Ti1320 2-3 神勇門 Gate of Harmony610 2-4 藏經閣 Scripture Library550 2-10 與其他樓層連接之功能性電梯樓梯 走廊內牆，衛生間及部份外牆等 Other ancillary facilities44 共約 Total approx :2524	機電設施 (不包括在樓面面積) E&M FACILITIES (EXCLUDED FROM GROSS FLOOR AREA) 12 2-E 機電設施 E&M 2-6 內庭 Inner Court 2-9 演武壇場 Swords Arena	戶外構築物宗教設施(樓面面積)(約 平方米) RELIGIOUS FEATURES LOCATED OUTDOORS (GROSS FLOOR AREA) (s.m.) ：約 363 平方米 包括： 2-2 杏壇 (包括孔子像) Confucius Realm (Including Statue of Confucius)8 2-5 主拜庭 (包括『清煙』化寶爐) Ceremonial Main Court (Including ECO FURNACE)240 2-7 戶外石林/古獸石道/ 石級/坡道 / 圍牆 External Stone Statues/ Steps/ Fence wall115 共約 Total approx :363		
	關帝廣場面積(只作綠化回樹用途) AREA OF KWAN TI SQUARE (ONLY USED FOR LANDSCAPING AND REPLANTING TREES) 共約5212 平方米 sq.m	加 Add GFA Exemptions (subject to application of Gross Floor Area exemptions under the proposed Land Grant with the written approval of Lands Department) 有蓋迴廊 Covered Walkway(184) 2-8 迴廊 (-184) Covered walkway 屋簷 Eaves(991) 2-1 關聖帝君殿 Grand Hall of the Supreme Kwan Ti(705) 2-3 神勇門 Gate of Harmony(204) 2-4 藏經閣 Scripture Library(82) 共約 Total approx :2524 + (184) +(991) = 3699			
擬建主要開發用地面積 (不包括關帝廣場) PROPOSED MAIN DEVELOPMENT SITE AREA (EXCLUDING KWAN TI SQUARE) 共約13,113 平方米 sq.m					



Plan I: Second Floor Plan



三樓 Third Floor Plan (+44mpd)		約平方米(電腦輔助計算) IN APPROX. SQUARE METER (BY CADD)		1:750@A3	3618_3F	JUNE 2026	DESIGN ARCHITECT
擬議改劃用地面積 PROPOSED REZONING SITE AREA 共約18,325 平方米 sq.m	宗教設施(樓面面積)(約 平方米) RELIGIOUS FACILITIES (GROSS FLOOR AREA) (s.m.) : 約 414 平方米 包括: 3-1 關聖帝君殿(挑空) Grand Hall of the Supreme Kwan Ti (Void) - 3-2 藏經閣 Scripture Library 414	機電設施 (不包括在樓面面積) E&M FACILITIES (EXCLUDED FROM GROSS FLOOR AREA) : 約 12 平方米 3-E 機電設施 E&M 12	戶外構築物宗教設施(樓面面積)(約 平方米) RELIGIOUS FEATURES LOCATED OUTDOORS (GROSS FLOOR AREA) (s.m.) : 約 平方米 包括:				
關帝廣場面積(只作綠化回樹用途) AREA OF KWAN TI SQUARE (ONLY USED FOR LANDSCAPING AND REPLANTING TREES) 共約5212 平方米 sq.m							
擬建主要開發用地面積 (不包括關帝廣場) PROPOSED MAIN DEVELOPMENT SITE AREA (EXCLUDING KWAN TI SQUARE) 共約13,113 平方米 sq.m	共約 Total approx : 414						

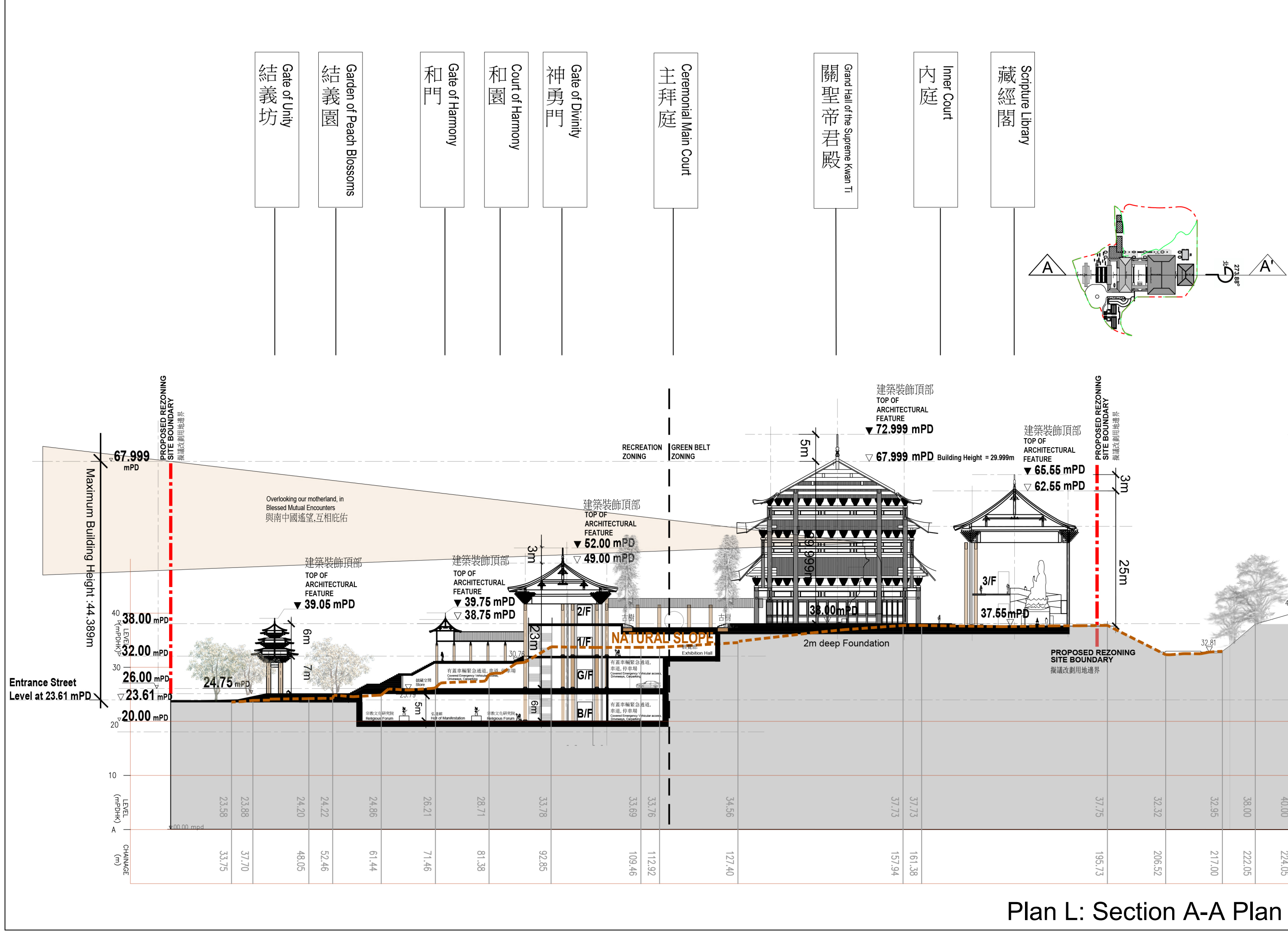


Plan J: Third Floor Plan

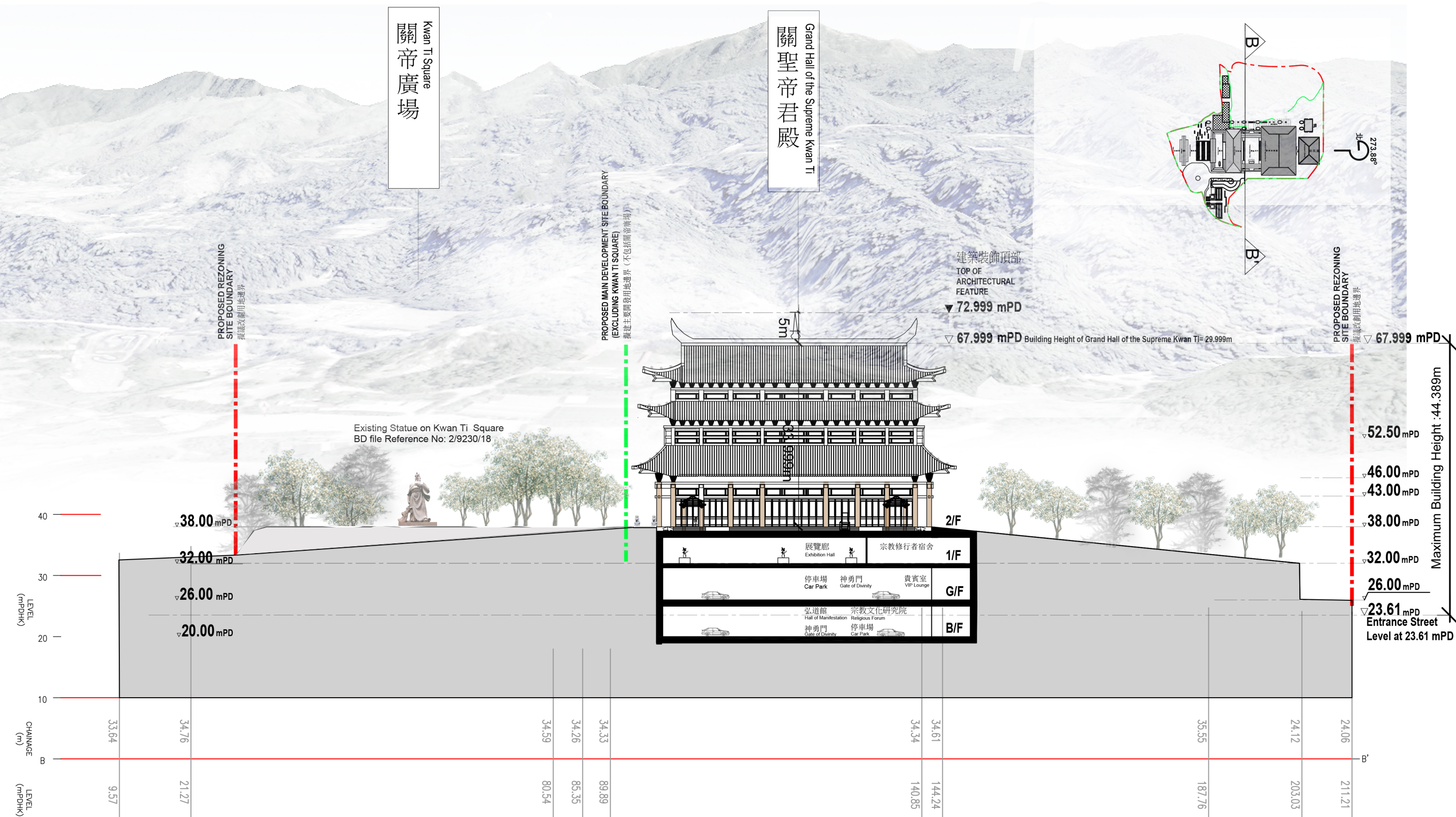
3618 - 擬建香港玉皇關帝廟 The Proposed "Supreme Kwan Ti Temple", Hong Kong (以政府部門批核為準 /subject to approval by Government Authorities)			
Section 12A Application from "Recreation" and "Green Belt" to "Government, Institution or Community" for Proposed Religious Institution (the Supreme Kwan Ti Temple), at Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories			
約平方米(電腦輔助計算) IN APPROX. SQUARE METER (BY CADD)		1:750@A3	3618_RF
JUNE 2026			
頂層 Roof Plan (+71.999mpd)			
擬議改劃用地面積 PROPOSED REZONING SITE AREA 共約18,325 平方米 sq.m		宗教設施(樓面面積)(約 平方米) RELIGIOUS FACILITIES (GROSS FLOOR AREA) (s.m.) : 約 平方米 包括:	
關帝廣場面積(只作綠化回樹用途) AREA OF KWAN TI SQUARE (ONLY USED FOR LANDSCAPING AND REPLANTING TREES) 共約5212 平方米 sq.m		機電設施 (不包括在樓面面積) E&M FACILITIES (EXCLUDED FROM GROSS FLOOR AREA) : 約 平方米	
擬建主要開發用地面積 (不包括關帝廣場) PROPOSED MAIN DEVELOPMENT SITE AREA (EXCLUDING KWAN TI SQUARE) 共約13,113 平方米 sq.m		戶外構築物宗教設施(樓面面積)(約 平方米) RELIGIOUS FEATURES LOCATED OUTDOORS (GROSS FLOOR AREA) (s.m.) : 約 平方米 包括:	



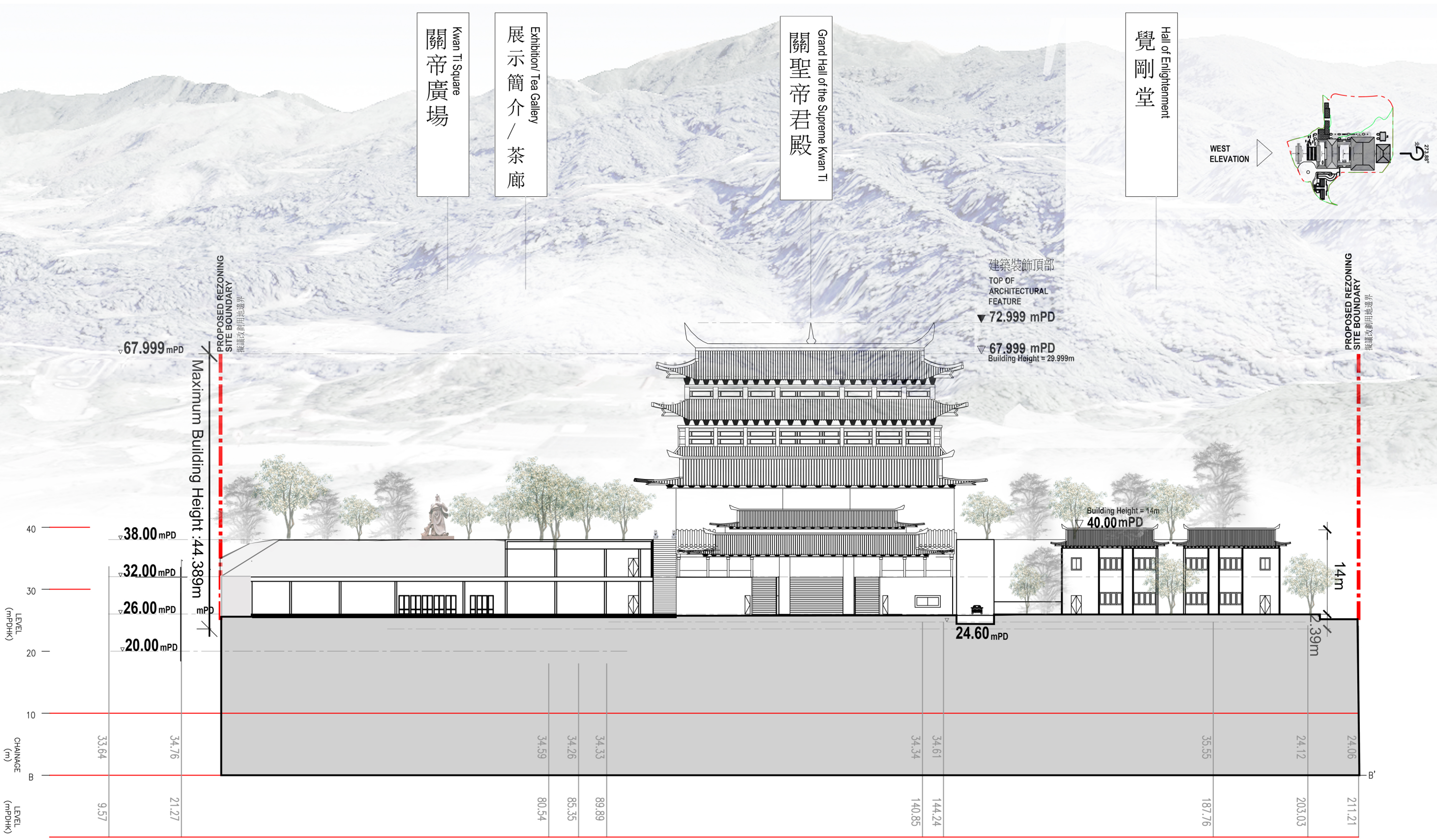
Plan K: Roof Floor Plan



Plan L: Section A-A Plan



Plan M: Section B-B Plan



Plan N: Front Elevation

4.4 Landscape Proposal

A Landscape Proposal Report in support of this s.12A application is enclosed in **Appendix VI**. Landscape design proposal and components are summarised below:

- (a) The concept underpinning the landscape proposal is to integrate the proposals within their future landscape and visual context; provide a synthesis between the proposed symbolic architecture and its landscape setting and provide high quality open space associated with the development. The proposals aim to create a green setting for the temple complex whilst providing convenient access and pedestrian circulation between the different levels of the site.
- (b) The Landscape Master Plan (All Levels) is shown in **Plan O**. The proposed landscape concept has a number of key components which include the creation of the boundary landscape, arrival landscape, and the main courtyard spaces, terraces and gardens within the proposed Temple Complex Landscape.
- (c) There are 317 nos. of trees (including weed trees) are surveyed as five groups within the Application Site; 779 nos. of trees (including weed trees) are surveyed as 36 nos. tree groups outside the Application Site at the Access Road and External Areas.
- (d) Tree removal is required at the application site to facilitate road widening and minor re-alignment of the carriageway and additional of a pedestrian footpath. Tree removal is proposed to be compensated at a 1:1 overall ratio, with new tree planting to be accommodated at the proposed temple landscape, within the existing Tai Tong Kwan Ti Square and existing Green Belt Zonation.
- (e) The total application site area is about 18,325m², whereby the site coverage of greening shall be not less than 20%. Hence, the proposed green coverage of about 3,665m² for the site has complied with the necessary green coverage commitment.

The propose treatment of the surveyed existing trees (excluding weed trees) is summarised in **Table 4.4** below. Detailed tree recommendation plan (application site) and new tree planting plans (access road improvement area) could be found in the attached Landscape Proposal Report.

Table 4.4: Summary of Tree Recommendations

Tree Removal Metrics	Within Application Site	Outside Application Site	Total
Nos. of Trees to be Retained	102	653	755
Nos. of Trees to be Transplanted	2	3	5
Nos. of Trees to be Removed	205	109	314
Total Number of Trees	309	765	1,074
Total New Trees to be Planted	203	111	314

*Note: The above metrics exclude weed trees (*Leucaena leucocephala*).

4.5 Access Arrangement and Internal Transport Facilities Provision

A Traffic Impact Assessment with traffic arrangement proposal has been prepared as attached in **Appendix VIII**. The traffic improvement measures are as follows:-

(a) **Public Transport Services Provided by Operator**

During the red maple tree season (normally between December and mid-January), franchised buses route no. K66A would be provided within 500m catchment area from/to Long Ping. During the non-red maple tree season, there is no franchised buses and green mini-bus (GMB) routes within 500m catchment area.

In view of the remote location of the proposed development, the operator would provide 60-seater coaches with stop near Long Ping Station for staff and visitors. Activities of the proposed development require pre-booking and the use of coach provided by the operator to/from the proposed development. The designated pick-up/drop-off location near Long Ping Station is shown in **Plan P**. It is proposed the operation time of the shuttle service from 7:30am to 5:30pm, with 20 minutes headway for Normal (Non-Ceremony/Event) Day and 5 minutes headway for Ceremony/Event Day.

It is noted that proposed shuttle service require application to the Transport Department (TD) prior to the actual implementation. The routings and pick-up/drop-off location will be adjusted during the shuttle service application if necessary, subject to approval of TD.

(b) **Internal Transport Facilities Provision**

In view of the remote location of the proposed development, the operator would provide 60-seater coaches with stop near Long Ping Station for staff and visitors. Activities of the proposed development require pre-booking and the use of coach provided by the operator to/from the proposed development. Private car parking spaces at the site would be provided for staff, visitors or persons with disabilities, booking in advance is required. The proposed parking facilities provision of the proposed development is based on operation needs and summarised in **Table 4.5** below. The proposed internal transport provision for the Temple could be referred to **Plan G** after **Page 14**.

Table 4.5: Proposed Internal Transport Provisions

Parking Provision			
Private Car Parking Space (5m x 2.5m)		Motorcycle Parking Space (2.4m x 1m)	
30 ⁽¹⁾		4	
Loading/Unloading Provision			
Taxi Layby (5m x 2.5m)	Coach (12m x 3.5m)	Small Coach (9m x 3.5m)	Light Bus (8m x 3m)
4	3	1 ⁽²⁾	3

Remarks: (1) – Including 1 accessible car parking space for 1-50 car parking spaces

(2) – With reference to Hong Kong Planning Standards and Guidelines (HKPSG) requirement for churches



LEGEND

- Application Site Boundary
- Proposed Architectural Scheme
- Proposed Access Road Improvement
- Proposed Levels (mPD)
- Pedestrian Entrance / Exit
- Vehicular Entrance / Exit
- Proposed Peach Tree Planting
- Proposed Small Columnar Tree Planting
- Proposed Roadside Buffer Tree Planting
- Proposed Woodland Whip mix Planting
- Proposed Feature Tree Planting
- Proposed Retained Tree
- Proposed Transplant Tree
- Proposed Green Roof
- Proposed Lawn
- Proposed Vehicular Standard Paving
- Proposed Court Paving
- Proposed Courtyard Paving
- Proposed Vertical Greening (Cable Type)

- | | |
|---|---|
| <p>The Boundary Landscape</p> <p>1. Northern Roadside Buffer Planting</p> <p>2. Northern Landscape Buffer Planting</p> <p>3. Southern Roadside Buffer Planting</p> <p>4. Blossom Grove Buffer Planting</p> <p>The Arrival Landscape</p> <p>5. Thickly Vegetated Access Road</p> <p>6. Garden of Peach Blossoms</p> <p>7. Gate of Unity</p> <p>8. Arrival Court / Vehicle Drop-off</p> | <p>Temple Complex Landscape</p> <p>9. Temple Walk</p> <p>10. Confucius Statue</p> <p>11. Inner Court</p> <p>12. Ceremonial Main Court</p> <p>13. Gate of Divinity</p> <p>14. Courtyards of Enlightenment</p> <p>15. Grand Ceremonial Staircase</p> <p>16. Garden of Harmony</p> <p>17. Contemplative Tea Garden</p> <p>18. Existing Ti Kwan Square</p> |
|---|---|

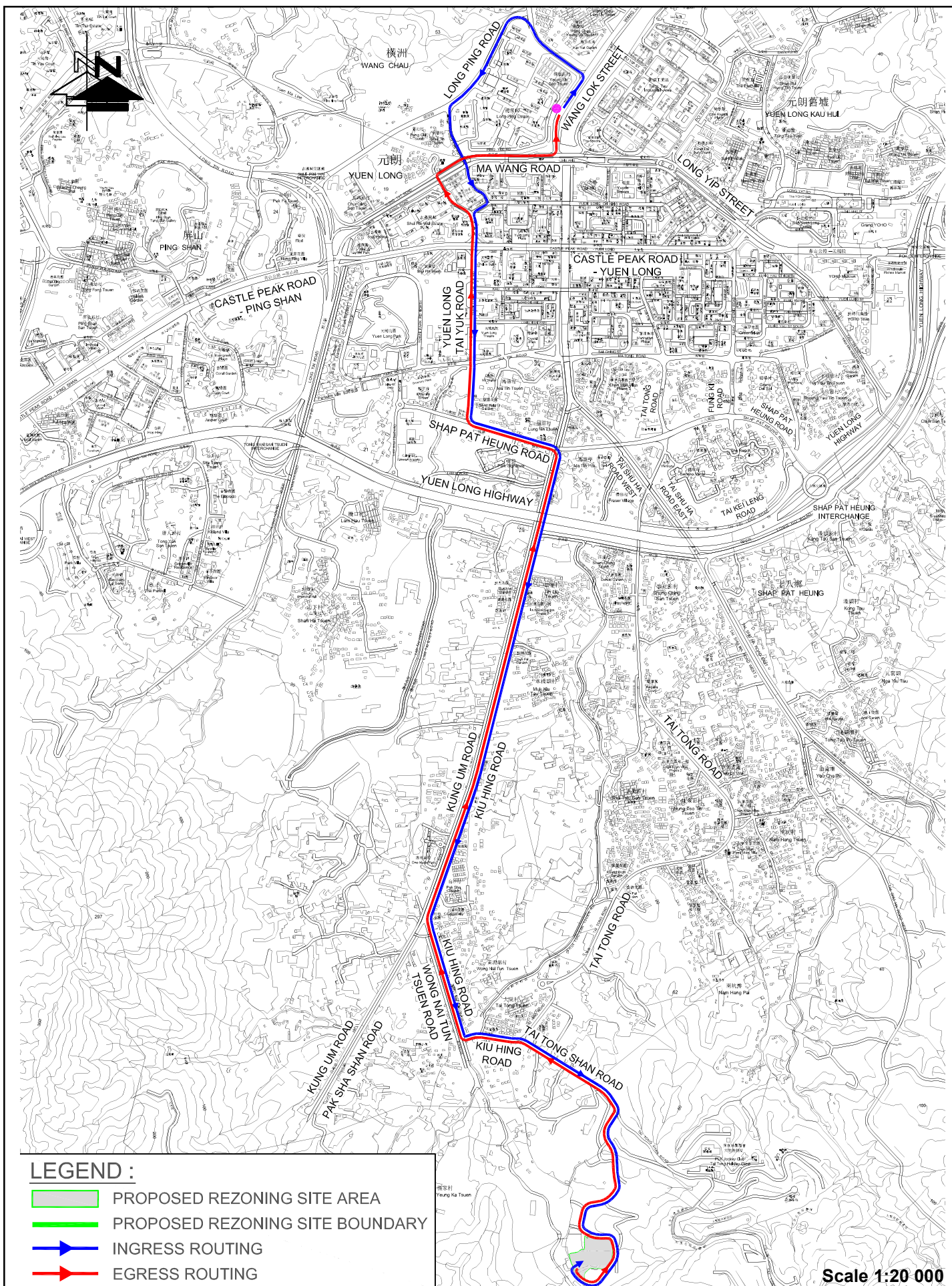
FIGURE TITLE Section 12A Application from "Recreation" and "Green Belt" to "Government, Institution or Community" for Proposed Religious Institution (the Supreme Kwan Ti Temple), at Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories

Landscape Master Plan (All Levels)

SCALE	N.T.S.	DATE	Jun 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.		REV	
Plan O: Landscape Master Plan		A	

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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

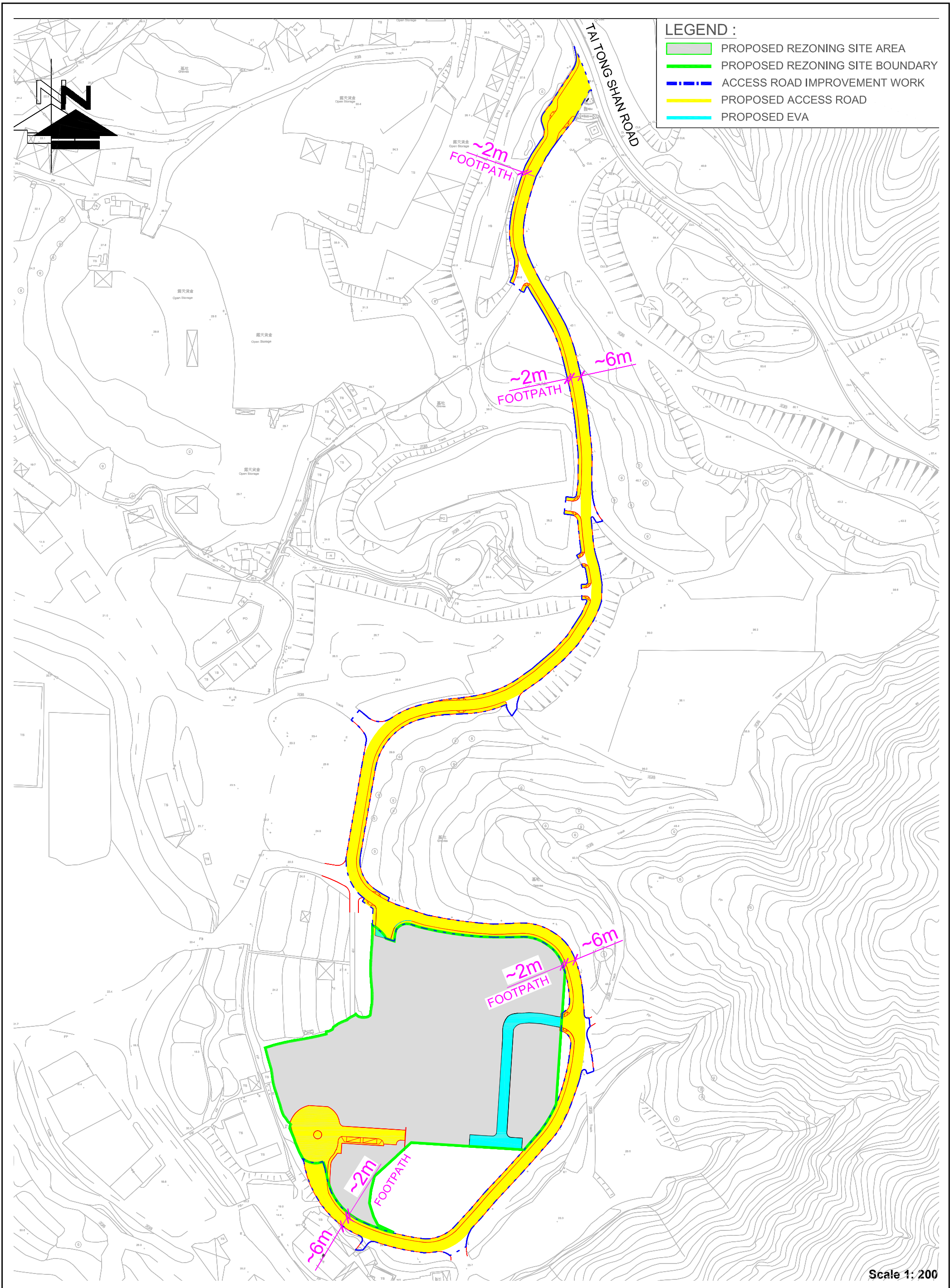
Environmental Assessment, Sewerage Impact Assessment and Drainage Impact Assessment for the proposed scheme have been prepared and attached in **Appendices IX to XI**. Drainage, sewage and environmental considerations are summarised as follows:

(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 900mm 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 in a Sewage Treatment Facility. The proposed sewage handling methods will be further considered in the detail design stage.



(c) Environmental Arrangement

In order to minimise air quality impact from incense/ joss paper burning activity during operation phase, the application shall follow the good operation practices and administrative measures as recommended in the *Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places* published by Environmental Protection Department (EPD).

Quiet air conditioning system will be selected as far as practicable and will be located away from the nearest noise sensitive receivers. Therefore, Variable Refrigerant Volume type is recommended to be implemented. On the other hand, Mechanical and Electrical (M&E) equipment will be enclosed in an M&E room.

4.7 Electricity and Fire Safety and Water Supply Arrangements

During the detailed design stage, the Applicant will follow the general practice to adopt the following electricity and fire safety and water supply arrangements:

(a) Electricity Safety Arrangement

The Applicant will approach CLP Group for requisition of underground cable plans and overhead line alignment drawings, where applicable, to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the development site during detail design stage. The Applicant will observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" when carrying out works in the vicinity of the electricity supply lines.

(b) Water Supply and Fire Safety Arrangement

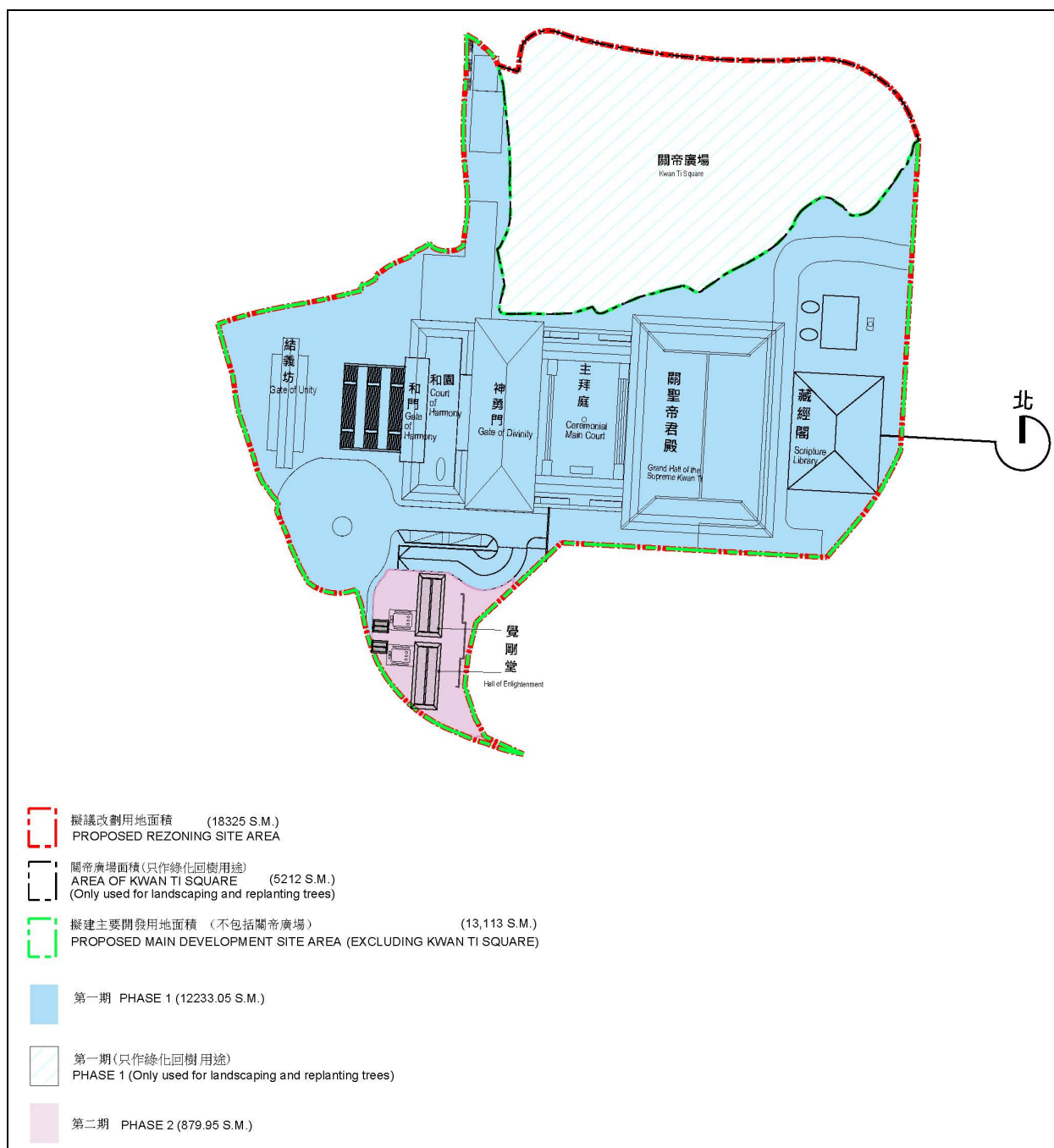
A Water Supply Proposal and Fire Services (FS) Provisions report is attached in **Appendix XII**. It is proposed to construct a 50mm diameter fresh water pipe from the existing DN80 fresh water town mains to the fresh water, flush water tank, sprinkler water tank, street fire hydrant tank and FS tank in the application site.

Fresh water will be used for the street fire hydrant, sprinkler system and fire hydrant/hose reel system. As the proposed water supply main will be connected to the one feed (single source) Water Suppliers Department's water main, one 84m³ sprinkler tank which is equal to 2/3 of full capacity sprinkler water tank for Ordinary Hazard (Group 2) hazard with height of the highest sprinkler above the lowest being less than 30m will be constructed in the application site. Direct connection to Services Provider's Computerised Fire Alarm Transmission System will be provided. One 36m³ FS water tank with two sprinkler pump (one duty and one standby) and one jockey pump will be installed in the site.

During the detailed design stage, the Applicant will follow the general practice to adopt the following electricity and fire safety and water supply arrangements:

4.8 Implementation Programme

Construction works of the proposed development is targeted for commencement in 2030, and completion by late 2032. 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. No development is planned within the Kwan Ti Square area, which will be reserved exclusively for landscaping purposes.



5. TECHNICAL ASSESSMENTS

Various technical assessments have been carried out to ensure that the development proposal will not result in any insurmountable technical problems.

5.1 Minimum Traffic Impact

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

- (a) To appraise the existing traffic condition, manual-classified counting surveys were conducted at critical junctions in 2024. Current operational performance of the critical junctions has been assessed. The results reveal that all critical junctions are at present operating within its capacities.
- (b) Assessment of operational performance of the critical junctions revealed that all critical junctions would still operate within their capacities in both reference scenario (without proposed development) and design scenario (with proposed development) in 2035 during the peak hours.
- (c) The assessment results revealed that all crucial junctions would operate within their capacities in both reference and design year 2035 during peak hours.

In conclusion, this Traffic Impact Assessment has demonstrated that the related traffic trips related to the proposed development can be absorbed by the nearby road network and no insurmountable traffic impact will be induced. Therefore, the proposed development is considered feasible from traffic engineering point of view.

5.2 Minimum Landscape Impact

A Landscape Proposal Report which includes tree survey, landscape design schemes, and tree preservation method covering the application site and the proposed road improvement area have been carried out as presented in **Appendix VI**. It has the following conclusion and recommendations:

- (a) The application site at the south-eastern edge of the broad valley plain which extends north towards Yuen Long and is contained by uplands of the TLCP to the south, east and west. The lower slopes of these uplands are typically wooded, with more open grassland/scrubland evident towards, the ridgeline formed by Kun Um Shan and Sacred Eagle rock in the west. There are numerous grave sites on the hillsides on the lower hill slopes to the west of the application site. The immediate vicinity of the site is dominated by commercial leisure and recreation facilities, including eco-parks, horse riding facilities, camping grounds and motor sport circuits. Further north, there are village developments and warehouses associated with light industrial premises predominate across the valley floor.
- (b) The application site is currently vacant, with Tai Tong Kwan Ti Square, an open-air religious facility located to the immediate north. The existing site levels range from around +23.75 to +34.74 mPD in the west to between +27.57 to +39.20 mPD in the east with these existing slopes supporting several existing trees and open areas of rough grassland. The village track that forms part of the proposed works outside the application site boundary is around 1km in length and has intermittent tree planting at both sides of the road.
- (c) The proposed scheme consists of a several buildings and associated courtyards in a formal arrangement along a west to east axis, rising up the valley side slope. The concept underpinning the Landscape Master Plan for the development scheme is to integrate the proposals within their future landscape and visual context; provide a synthesis between the proposed symbolic architecture and its landscape setting and provide high quality open space associated with the development. The proposals aim to create a green setting for the Temple whilst providing convenient access and pedestrian circulation between the different levels of the site.
- (d) There are existing trees within and adjacent to the application site which are surveyed as tree groups for the application site (the Temple site and Tai Tong Kwan Ti Square). A broadbrush tree survey has also been undertaken for the Access Road outside the application site. The results and conclusions are briefly summarised as follows:
 - 317 nos. of trees (including weed trees) are surveyed as five groups within the application site;
 - 779 nos. of trees (including weed trees) are surveyed as 36 nos. tree groups

outside the application site at the village track and external areas;

- Tree removal is required at the site to facilitate site formation and construction of the Temple, but this has been minimised within the existing "GB" area;
- Localised tree removal is required at the village track to facilitate road widening and minor re-alignment of the carriageway and addition of a pedestrian footpath;
- Tree removal is proposed to be compensated at a 1:1 overall ratio, with new tree planting to be accommodated at the proposed temple landscape, within the existing Tai Tong Kwan Ti Square and existing "GB" zonation.

- (e) There are no Old Valuable Trees or Potential Old Valuable Trees identified within the application site. Three small trees of species *Michelia X alba* (Cap 96) are identified within the site, one of which is proposed to be retained and two of which are considered suitable to be transplanted. One specimen of *Lagerstroemia speciosa* is identified within the site which is generally protected under Cap. 96 except for "plants grown outside Hong Kong or on any land held from the Government under a lease, licence or permit or by virtue of an Ordinance". The tree is located next to a footpath near Tai Tong Kwan Ti Square and is likely to have been planted for ornamental purpose and therefore is not covered by the intent of the regulations. Unfortunately, this tree conflicts with the proposed architectural scheme, and as it is a relatively poor form large specimen with V-shaped fork in main stem with included bark, does not make a good candidate for transplantation. As such it is recommended to be removed. Outside the application site, in the vicinity of the village track and preserved woodland areas 2 nos. *Aquilaria sinensis* are identified, which are protected under Cap 586, however these would be unaffected by the proposed works.
- (f) The proposed landscape scheme has a number of key components which include the creation of the boundary landscape, arrival landscape (including access road), and the main courtyard spaces, terraces and gardens within the application site. The proposed scheme has also sought to provide adequate open space for staff and visitors to the site. It should be noted that there are no statutory requirements for the area of open space within a Religious Institution. The design of the open space is based on the objective of providing high quality passive recreational facilities and features that will satisfy the needs of the staff and visitors to the Temple.

The green coverage for the application site will not be less than 20% in accordance with the relevant practice notes, guidelines and technical circulars. The green coverage for the application site as a whole, which includes the rezoning area plus the access road and existing Kwan Ti Square, is also able to meet the minimum requirement of 20% greenery coverage in accordance with PNAP APP-152.

5.3 Minimum Visual Impact

A Visual Impact Assessment (VIA) has been carried out as presented in **Appendix VII**. It has the following conclusion:

- (a) The existing landscape and visual amenity are characterised by a semi-rural context. The application site is located on a gently sloping site comprising tree planting and rough grassland and bounded on three sides by wooded slopes forming the foothills to the wooded hillsides of Tai Tam Country Park and connecting to the northwest with a broad valley extending towards Yuen Long. A detailed review of the application site and its immediate context has revealed that the visual envelope and the zones of visual influence are largely contained near the application site. This is due to the low-lying nature of the valley floor, and a combination of the existing landform, the density of the existing mature tree growth and the proximity of existing built development which serve to contain and, in some locations, obscure views.
- (b) The proposed scheme consists of a several buildings and associated courtyards in a formal arrangement along a west to east axis. The development works with the natural hilly terrain of the application site, rising from the West from about 25mPD to about 38mPD to the East, where the Grand Hall of the "Supreme Kwan Ti" is located. Other smaller-scale components of the temple complex are arranged either side of this formal sequence of buildings, utilising the irregularly shaped site area. The characteristics of temple type development require a sense of order, orientation and hierarchy which influence the massing of the architectural proposals for the site and the prominence of the Grand Hall. Within the framework set by this architectural typology the building complex has been composed sensitively to help minimise the visual impact.
- (c) The adoption of a stepped development platform (following the existing contours) for the main temple complex creates a more subtle transition between the existing landscape and the development proposals. Separating the proposals into several components, the adoption of stepped building height from east to west; and the creation of visual corridors in a north south and east west direction serves to create a more visually permeable building mass and avoids a potential wall effect. Other mitigation measures include the creation of a landscape buffer with tree and shrub planting around the periphery of the site, within setbacks from the application site boundary and retention of existing tree clusters and woodland areas in close proximity to the development. Vertical greening is proposed at building facades near the roadside boundaries at the southern and eastern edges of the site to supplement the buffering and greening function of the setback areas adjacent to the existing "GB" zone outside the site. Building facades shall adopt climbing plants on cables to soften the appearance of the built structures and help to visually merge them with adjacent planting areas and the site's hillside

landscape context.

- (d) The proposed Temple shall be visible in elevated views from hiking trails on the more open hillsides to the west, however these are relatively distant vantage points, and the development makes up a very small component of what is already a low rise but densely developed view of the valley floor. Where localised views are available over open countryside the existing topography (particularly wooded ridges at the valley edges) and tree groups flanking the temple complex tend to screen the lower portions of the buildings. The proposed religious institution potentially represents a major built visual element with notable building mass and height in its rural locality. However, as the site is surrounded by vegetated hillslopes on three sides, into which the development has been sensitively located, its more apparent visual impacts are mainly confined to the view points (VPs) in its close proximity. These VP's are located within adjacent leisure and recreational development areas, of which the future temple development will form a component part.
- (e) Owing to the close-nit density of the valley floor development and the presence of landform and mature tree clusters, the development is largely screened from most areas of the valley floor to the north. Any glimpsed views that do exist from more open parts of the urban fabric are anticipated to be relatively distant view of the upper parts of the temple complex only. Selected vantage points demonstrate variations in the relationship between the different parts of the publicly accessible urban area and the Temple and provide an impression of how the presence of intervening structures, vegetation and landform function to help minimise visibility of the proposals. Full views of the temple complex are largely contained within the site and its immediate surroundings. In close views the scheme would partially obstruct views toward the background of ridgelines and wooded slopes of Tai Tam Country Park and tend to reduce visual openness. However, even in relatively close views retained trees and landform at either side of the site will help to blend the proposals with the existing landscape context.
- (f) The selection of vantage points has been comprehensive covering all the potential viewing angles from publicly accessible locations. As is clearly demonstrated by the photomontages there are few locations from where the proposed scheme can be seen in it's entirety. In most locations views of the proposals are largely obscured by the intervening landform, mature vegetation and built structures. In the few locations where there will be views of the proposals these are largely partial or glimpsed with only parts (often just the upper portion and roofs) of the scheme being visible.
- (g) The photomontages show a scheme which although located within a semi-rural environment is not incompatible with its context. The degree of 'contextual fit' is influenced by the architectural enhancement measures designed into the

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 the vantage points with a view of the proposals will be slightly adverse, with the three nearby views from adjacent leisure areas rated as slightly to moderately and moderately adverse due to the corresponding increased visibility and scale of the perceived development associated with such closer vantage points.

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 slightly adverse 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 view points.

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 on the proposed development is anticipated with the 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 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.
- 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. 19.4m³/day on normal days and 52.4m³/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, four septic tanks with a capacity of about 40m³ each shall be provided for a total capacity of about 160m³, which is enough to store 3 days' worth of wastewater (i.e. 52.4m³/day x 3 = 157.2m³). For Option 2, five sewage holding tanks with a total capacity of 55m³ will be proposed to temporarily store the sewage before final off-site disposal. The details of either Option 1 or Option 2 will be subject to the detailed design in the future. The Applicant will be responsible for the operation and maintenance of either Option 1 or Option 2.

Overall, with the provision of Option1 or Option 2, 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 1.109m³/s under a 50-year return period.
- (c) The indicative location of proposed terminal manhole and Ø900mm 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, 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 Ø900mm stormwater pipe has been checked. The calculation shows that it can handle the cumulative runoff from the site and surrounding catchments. As such, no adverse drainage impact is anticipated.

This Drainage Impact Assessment 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.
- (c) This application would satisfy the requirements listed in TPB Guidelines No. 12C (TPB PG-No. 12C).

5.8 Minimum Geotechnical Impact

A Geotechnical Planning Review Report has been carried out as presented in **Appendix XIV**. On the basis of the available geotechnical information, the following conclusions and recommendations are drawn:

- The proposed scheme under this s.12A application is considered as a geotechnical feasible scheme.
- Ground investigation works will be carried out within the proposed development site.
- Footing is considered to be feasible foundation options for the proposed scheme.
- The site formation works for the proposed development would modify Feature No. 6SW-B/C56 and 6NW-D/C196.
- Suitable groundwater control scheme shall be considered in design to avoid excessive groundwater drawdown at the adjacent area.
- Proper excavation and lateral support works design and construction method have to be adopted to minimise the adverse effect on the existing utilities and structures. The detailed discussion will be presented in the separate submission for excavation and lateral support works.
- There are 7 existing features and 3 suspected unauthorised slope works within or in close proximity to the site.
- Stability of the natural terrain and access road affecting or being affected by the development permanently or temporarily during demolition and construction works shall be assessed and monitored. Mitigation works shall be proposed and carried out as necessary.

It is noteworthy that the works/ proposal mentioned in the report are preliminary only at the planning stage and will be subjected to detailed study in the detail design stage under separate cover. Based on the current assessment, the proposed development is considered geotechnical feasible.

6. PLANNING JUSTIFICATIONS

The study on the site and planning background, and the rezoning and development proposal as presented in the previous sections has revealed that the proposed scheme is well justified. Details of the planning justifications are presented in this section.

6.1 Initiation of the Supreme Kwan Ti Temple

The idea for the development of the Supreme Kwan Ti Temple germinated with Mr. Dong Ming Guang (董明光先生), the founder of the Applicant – Kwan Ti Culture Charity Foundation Limited. Initiation of the Temple is described below:

(a) The Establishment of Kwan Ti Culture Charity Foundation Limited

Mr. Dong Ming Guang who has dedicated himself to initiatives in promoting Chinese culture and community services throughout his career. He strongly 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 Kwan Ti Culture Charity Foundation Limited in 2015, and subsequently registered as a bona fide non-profit making religious institution under section 88 of the Inland Revenue Ordinance. KTCCF fully respects that the three religions of Buddhism, Taoism and Confucianism (釋道儒三教) are an important part of Chinese traditional culture. As a social and cultural phenomenon, the spirit of Kwan Ti's loyalty and righteousness (關帝忠義精神) cannot be separated from the profound influence of the three religions in its formation and evolution.

(b) A Bona Fide Charitable Religious Institution

KTCCF is a bona fide charitable religious institution. Throughout the years, the Organisation has been regularly providing religious, ethical and philosophical teachings derived from Kwan Ti through charitable events and various religious activities, including worshipping activities (e.g. 關帝春祭, 關帝秋祭, 關帝誕), talks, seminars and workshops, as well as through radio and television shows and social media (see **Plan R**). For instance on 11.3.2024, the Organisation invited Shun Fung Temple to conduct religious ceremony for the Longtaitou Festival (龍抬頭), and invited the Hong Kong Army Cadets (香港少年軍) to arrange the flag-raising ceremony at the Tai Tong Kwan Ti Square. Some Government officials, reputable individuals and public figures have attended this significant culturally event.

(c) The Proposed Supreme Kwan Ti Temple

As an ultimate objective of the Supreme Kwan Ti's philosophy, Mr. Dong sincerely wishes to develop a prominent Supreme Kwan Ti 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.

Mr. Dong also noticed that there is no prominent Kwan Ti Temple of similar scale and space as Buddhist Temples such as Chi Lin Nunnery and Po Lin Monastery in Hong Kong. He verily believes that the provision of a Supreme Kwan Ti Temple will further enhance the image of Kwan Ti's faith and culture. The Temple is aimed at achieving the following objectives:

- 在適當利用土地資源前提下弘揚關聖帝君訓之使命，同時弘揚「儒、釋、道」三教合一的思想。

To fulfill the mission of Supreme Kwan Ti's philosophy and to promote the idea of the integration of three religions of "Confucianism, Buddhism and Taoism", and at the same time to efficiently use of scarce land resources.

- 提供參與關聖帝君信仰及弘揚「桃園明聖經」之聖訓，以「忠義精神」為核心，以「正氣正義」為指南，以「忠孝節義」為感召，以積德行善的精神。

To provide the holy instructions for participating in Supreme Kwan Ti's faith and to promote the "Taoyuan Ming Scripture", with the "spirit of loyalty" as the core, "righteousness and justice" as the guide, "loyalty and filial piety" as the inspiration, and with the spirit of accumulating virtue and volunteering.

- 營造一個濃厚的宗教崇拜、宗教活動環境。

To create a strong environment for religious worship and religious activities.

- 社會各界共同參與，締造及推動關聖帝君信仰文化發展，建立政府、商界、關聖帝君信仰文化、及全民伙伴的關係。

With the participation of all sectors of the society, to create and promote the development of Supreme Kwan Ti's faith and culture, and to establish a partnership between the Government, the business sector, Supreme Kwan Ti's faith and culture, and the community of Hong Kong.

- 在關聖帝君信仰及「儒、釋、道」三教文化交流間，令香港成為國際關聖帝君信仰文化基地。

With the cultural exchanges between Supreme Kwan Ti's faith and the three religions of "Confucianism, Buddhism and Taoism", to make Hong Kong as an international cultural and religious base for Supreme Kwan Ti's faith.



Photo 1: Religious Talks



Photo 2: Flag-Raising Ceremony



Photo 3: New Book Launch



Photo 4: Religious and Cultural Events



Photo 6: TVB Programme “2024風生水起”



Photo 7: Metro Broadcast “中華文化講關帝”

Photo 5: Various Articles Promoting Kwan Ti Culture



Plan R: KTCCF as a Religious and Cultural Organisation

(Prepared on 2.4.2026)

KTCCF has reserved sufficient financial resources for the subject religious project. The Organisation is committed that any fundraising or donations received through the Supreme Kwan Ti Temple will be fully contributed back to organising charity events, religious and cultural activities and the maintenance and management of the Temple. A booklet presenting the background, recent religious activities and mission of the Organisation, as well as the concept of providing a Supreme Kwan Ti Temple, is attached in **Appendix II**.

6.2 The Most Ideal Site for the Supreme Kwan Ti Temple

In order to commemorate the Supreme Kwan Ti, apart from the very high standards and specific design requirements for constructing the Temple, the location, orientation and size of the Temple site are also the important factors to determine the location for the Temple. Basic criteria are required to be met for the construction of the Temple:

- (a) The **location** of the site should be in a rural context preferably with a hilly background for a peaceful setting;
- (b) The **size** of the site should be sufficient to cater the required facilities of Supreme Kwan Ti Temple;
- (c) The **shape** of the site must be able to fit in the special design requirement of "Three Courts Three Halls";
- (d) The site must have proper **access** to allow smooth access to the Temple; and
- (e) The site cannot be too close to residential neighbourhoods; and
- (f) No insurmountable technical problems for implementing the Temple at the site.

KTCCF 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, taking into account area being too small and/or too close to the residential neighbourhoods, poor site accessibility, land status implication, site context cannot meet the specific design requirements for the Temple (i.e. no hilly background and/or cannot express the "Three Courts Three Halls" with emphasis of Grand Hall of the Supreme Kwan Ti, etc.), surmountable technical problems are highly likely envisaged via implementing the Temple at the site, etc. (see **Plan S**). Although several sites are found suitable for the Temple development, they are located in the Northern Metropolis area, which will be/ or have been resumed by the Government for housing and high-tech park.

KTCCF realised that it is extremely difficult to identify suitable sites given the limited supply of private land with exactly right zoning and the compliance of special design

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：



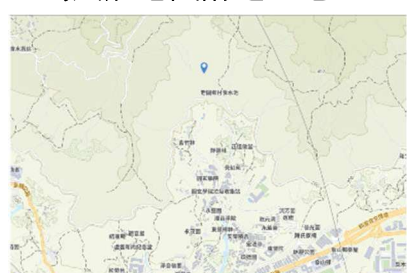
因為是供奉觀音的廟宇，不適合興建關帝廟。

大嶼山寶蓮寺附近土地：



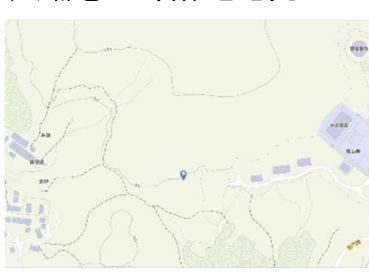
地塊約 20 畝，緊鄰寶蓮寺及觀音廟，因鄰近其他寺廟可能不合適。

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。



requirements for the Temple. When KTCCF came across the application site in Tai Tong, both Mr. Wu and the Organisation have considered the application site to be the most ideal and best available location for the Temple because it is located within the existing Kwan Ti Square and it has complied the following special design and construction requirements of the Temple:

- (a) Thickly Vegetated Access Road - The access road from Tai Tong Shan Road acts as mind soothing decompression pathway leading to the Temple site;
- (b) Natural Rural Hilly Terrain Raises from the West to the East - The natural hilly terrain of the Temple site where the Temple will locate raises from the West from 25.25mPD to 38mPD to the East, to show dignity;
- (c) Kwan Ti Statue at the East Facing West (坐東朝西) - Due to historical factors, it would be auspicious for the main statue to anchor at the East overlooking West;
- (d) Tai Tong Hills Turns into Golden in Autumn - The Temple would be backed by the Tai Tong Hills, which turns into golden in Autumn, to set in tone and ambience with the bronze golden Temple;
- (e) "Golden Water Belt" (金水帶), The Central Ground is Earth - The Temple site is located at a place where the four elements of Wuxing (五行) (i.e. Metal, Water, Wood and Fire) could be found. Where the Temple to be built on the central ground (i.e. Earth), it has a meaning that the Temple would be in a commanding position amongst the four hinterlands;
- (f) In Blessed Mutual Encounters with our Motherland - The Temple overlooks Shekou (蛇口), Southern China, in blessed mutual encounters;
- (g) Association with "Tai Tong Kwan Ti Square" - Part of the Temple site is the Tai Tong Kwan Ti Square, which has long been a popular place for related cultural events and respected by and the local people. The Temple would form an overall extension of religious and cultural atmosphere already established in the area; and
- (h) Appropriate Size - The appropriateness of the Temple site enables the traditional Chinese Temple order of "Three Courts Three Halls", and also allows space for the setting of the required religious facilities for the Temple.

KTCCF was highly satisfied with the application site, and thus immediately conducted local consultation and approached the HYAB to ensure sufficient local and Government support could be received before further progressing with the project. Eventually, the Organisation has received support from HYAB, as well as tremendous support from the local and village representatives, prominent organisations and the general public (see **Appendices I to Appendix IV**). Therefore, there is no doubt that the application site is the Applicant's most ideal site for the Temple development.

6.3 In Line with Government Policy and Planning Regime

The 2023 Policy Address has placed strong emphasis on enhancing national identity and appreciation of the richness and beauty of the traditional Chinese culture amongst the people of Hong Kong, laying a good foundation for our national unity and solidarity. It is also mentioned in the 2024 Policy Address that a Chinese Culture Promotion Office was established in April 2024 and it earnestly promotes Chinese culture. In 2025, the latest Policy Address states that the Government will continuously promote Chinese culture and will give full play to the role of the Chinese Culture Promotion Office. Therefore, the provision of a Supreme Kwan Ti Temple at the development area is fully in line with the current Government policy.

In August 2023, KTCCF submitted a Project Booklet to the HYAB with details on the vision and objective of providing the Temple, as well as a tentative design scheme with site details. Subsequently in October 2023, KTCCF received a letter from HYAB with positive response that the proposal has met the HYAB's basic requirements for policy support (see **Annex A** of **Appendix I**). However, further confirmation would be given after detailed comments received from the relevant departments.

In this regard, the Applicant formulated a consultant team in order to resolve the technical issues that may arise from the project. A planning enquiry with a Technical Planning Letter and supporting technical documents was submitted to the Planning Department in mid-April 2024. Valuable comments from relevant departments have been received, and HYAB commented that they are satisfied that KTCCF is a bona fide religious institution and is a charitable organisation registered under section 88 of the Inland Revenue Ordinance (Cap. 112). In addition, in view the Temple appear to be religious-related, HYAB have no objection to the proposal (see **Annex B** of **Appendix I**).

Subsequently, the proposed scheme has been further revised and detailed technical assessments have been prepared based on departmental comments received during the planning pre-submission and the previous formal TPB submission stage. Positively, HYAB reiterated their policy support to the captioned application from the religious perspective (see **Annex C** and **Annex D** of **Appendix I**).

As mentioned in **Section 6.2**, KTCCF conducted local consultation, and many local representatives as well as the religious organisations hope the Temple to happen and materialise without delay. They also 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, KTCCF originally submitted a s.16 application which would be an option to fast track the project. However, the relevant departments considered that, under the principle of TPB Guideline No. 10, this project would be more appropriate for the submission of applications in the context of requests to rezone to a suitable use. Moreover, the Government has recently streamlined and shortened the development-related statutory processes. Hence, this s.12A application is submitted by the Applicant for TPB's consideration.

6.4 Site Suitability for Religious Use

A site suitability assessment on relevant planning factors has shown that the application site is suitable for religious use for the following reasons:

(a) **Existing Area for Popular Religious Activities**

Part of the application site is the Tai Tong Kwan Ti Square with an existing Kwan Ti Statue. It has long been used as a place for worshipping Kwan Ti and organising religious and cultural related activities. The site is accessible from a village track which is connected to Tai Tong Shan Road. Improvement to the village track has been proposed to improve traffic conditions and safety in the area.

(b) **Land Use Compatibility**

The Temple will be compatible with the adjacent land uses since the application site is within and in immediate proximity to commercial leisure and recreational facilities (i.e. Tai Tong Kwan Ti Square, Tai Tong Organic EcoPark, horse riding facilities, camping grounds and motor sport circuits, etc.) (see **Plan T**). The Temple will be mainly reserved for religious and cultural activities in relation to paying respect to the spirit of Kwan Ti for the general public. Thus, the proposed "G/IC" zone will not be significantly deviated from the original planning intention of "REC" and "GB" zones. The proposed scheme has taken into account the surrounding topography and environment with a well-thought architectural and landscape design concept.

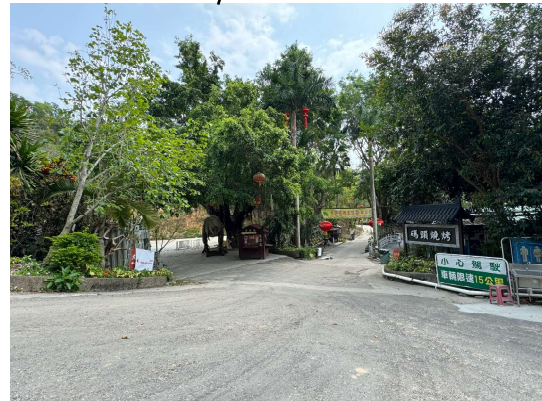
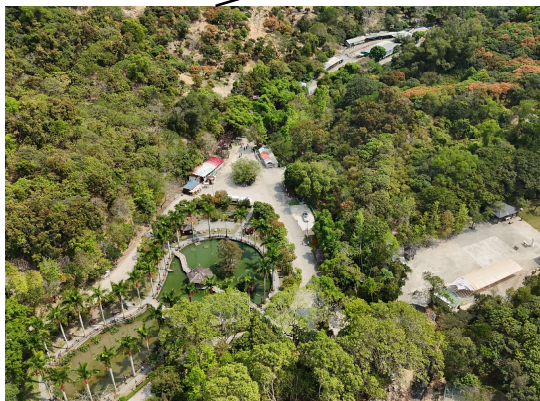
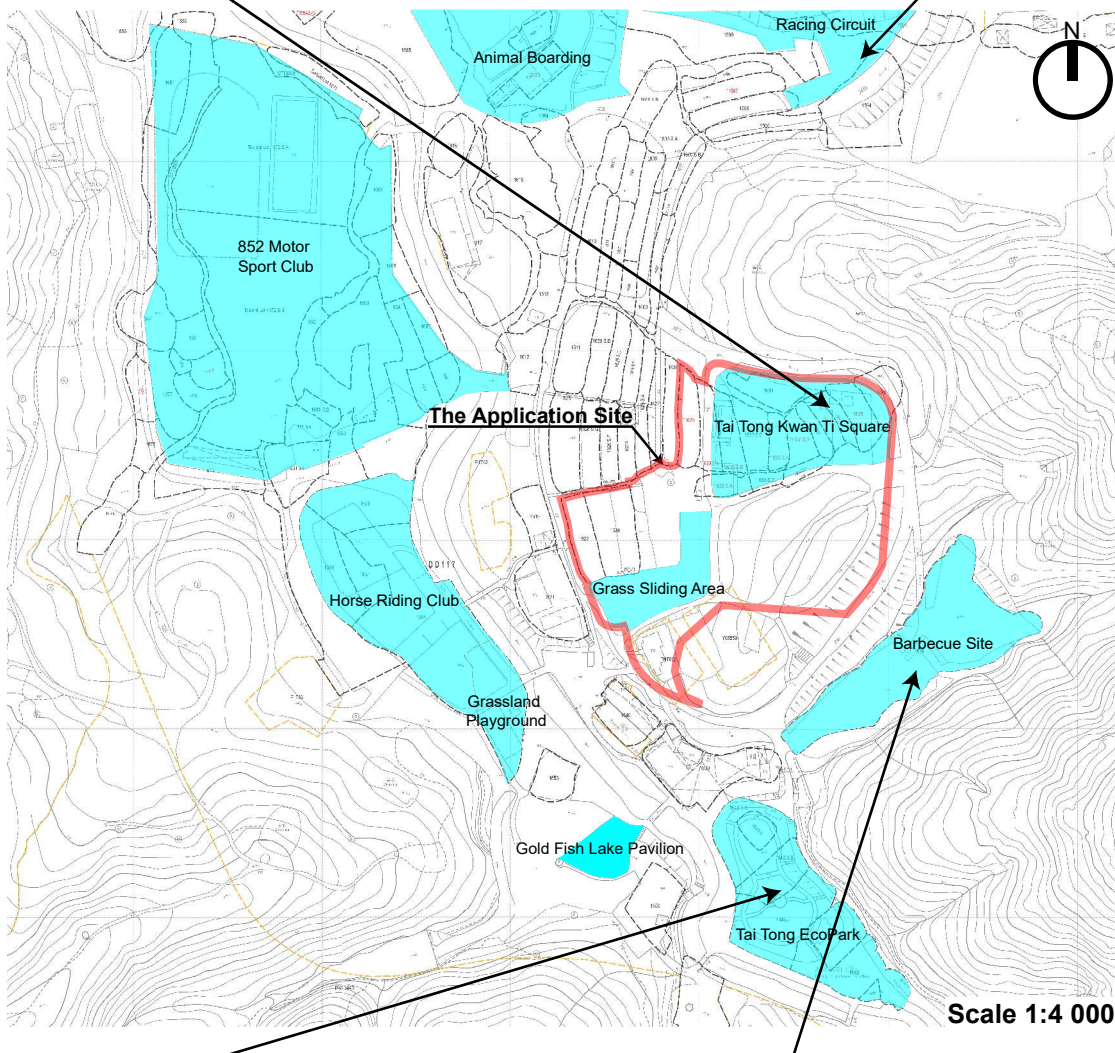
(c) **Segregation from Domestic Uses**

The application site is situated in a secluded environment and is at an appropriate distance from residential developments. Being well-screened from the adjacent area by mature trees, the site is located at the south-eastern edge of the broad valley plain which extends north towards Yuen Long and is contained by uplands of the TLCP to the South, East and west. The closest main residential cluster, namely Greenwood Gardens, is located about 780m northwest of the site.

(d) **Government, Locals and Organisation Support**

The Applicant has been regularly communicating with the relevant bureaux and departments, as well as the local representatives to ensure the design and the development intensity of the proposed scheme would be widely acceptable by Government and the local community. A local consultation on the proposed development to collect the views of concerned stakeholders had been conducted in July 2024 (see **Appendix III**). The development proposal was presented to the HYAB and the Applicant had received positive response from HYAB (see **Appendix I**), and also supported by a number of locals, reputable individuals and organisations (see **Appendix II** and **Appendix IV**).

In view of the observations above, the application site is well suitable for religious use. As detailed in **Section 5** and the technical assessments in the appendices, there would be no insurmountable problems caused by the proposed development taken into account the improvement measures proposed in the technical assessments.



Plan T: Land Use Character Plan

(Prepared on 19.5.2026)

6.5 Opportunity for Rezoning the Site to "G/IC" Zone for Better Use

Currently, the application site is mainly zoned "REC" (about 68%) and some "GB" (about 32%) on the Approved Tai Tong OZP No. S/YL-TT/20. However, over the past 35 years, the site and its surrounding area have been subjected to significant changes in the land use pattern and the environment. The site is considered no longer required to be served as "REC" and "GB" zone for the following reasons:

(a) Zoning History of the Site

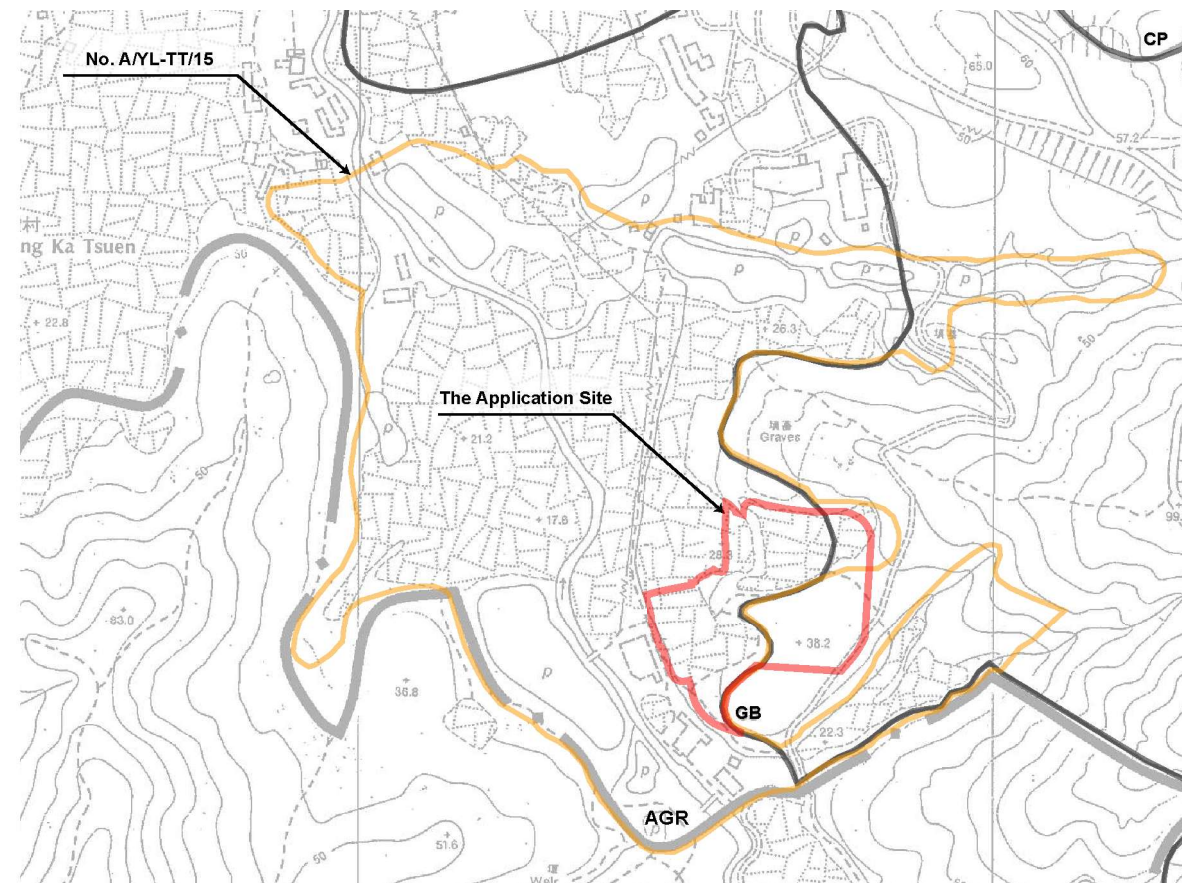
The application site was not specified for any use when the first statutory town plan covering the area, i.e. Tai Tong Interim Development Permission Area (IDPA) Plan No. IDPA/YL-TT/1, was gazetted on 5.10.1990. Major part of the site was the subject of a previous section 16 planning application (No. A/YL-TT/15) submitted by Tai Tong Lychee Garden Limited when it was zoned "Agriculture" ("AGR") and "GB" on the Draft Tai Tong OZP No. S/YL-TT/1 gazetted on 8.7.1994. The aforesaid application covered a much larger site (the s.16 theme park site) for rural theme park within the Tai Tong Lychee Garden, which was approved with conditions on review by the Board on 31.1.1997.

With a view to achieving better site planning, more efficient and economic use of land and master layout design of the approved rural theme park development, the same applicant subsequently submitted a rezoning request (No. Z/YL-TT/P3) to amend the zoning of the site and the wider area (the s.12A theme park site), which covered similar shape as the s.16 theme park site, from "AGR" and "GB" to "REC" on the Draft Tai Tong OZP No. S/YL-TT/2. The rezoning request was agreed by the Board on 3.4.1998, and the Draft Tai Tong OZP No. S/YL-TT/3 with the proposed amendment to take forward the agreed rezoning request was gazetted on 30.10.1998. The zoning of the application site (i.e. "REC" and "GB" zones) has remained unchanged since then (see **Plan U**).

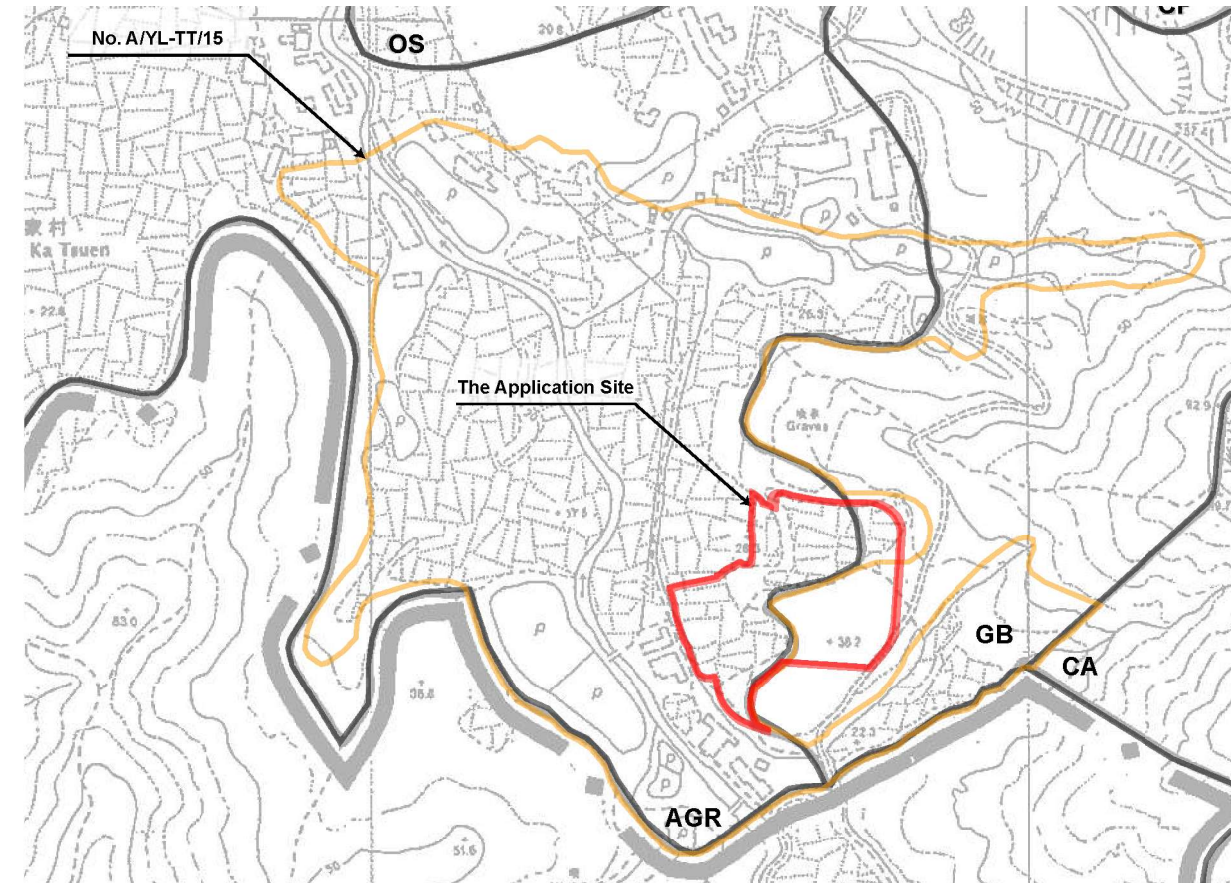
(b) Changes in Planning Circumstances in "REC" Zone

However, the implementation of the proposed rural theme park development (the Ecopark) in "REC" zone has been constrained by the land ownership complications in the area. Up to the present moment, only the village track and some recreational developments within the s.12A theme park site were completed, while majority portion of the area have left idle for a long period of time.

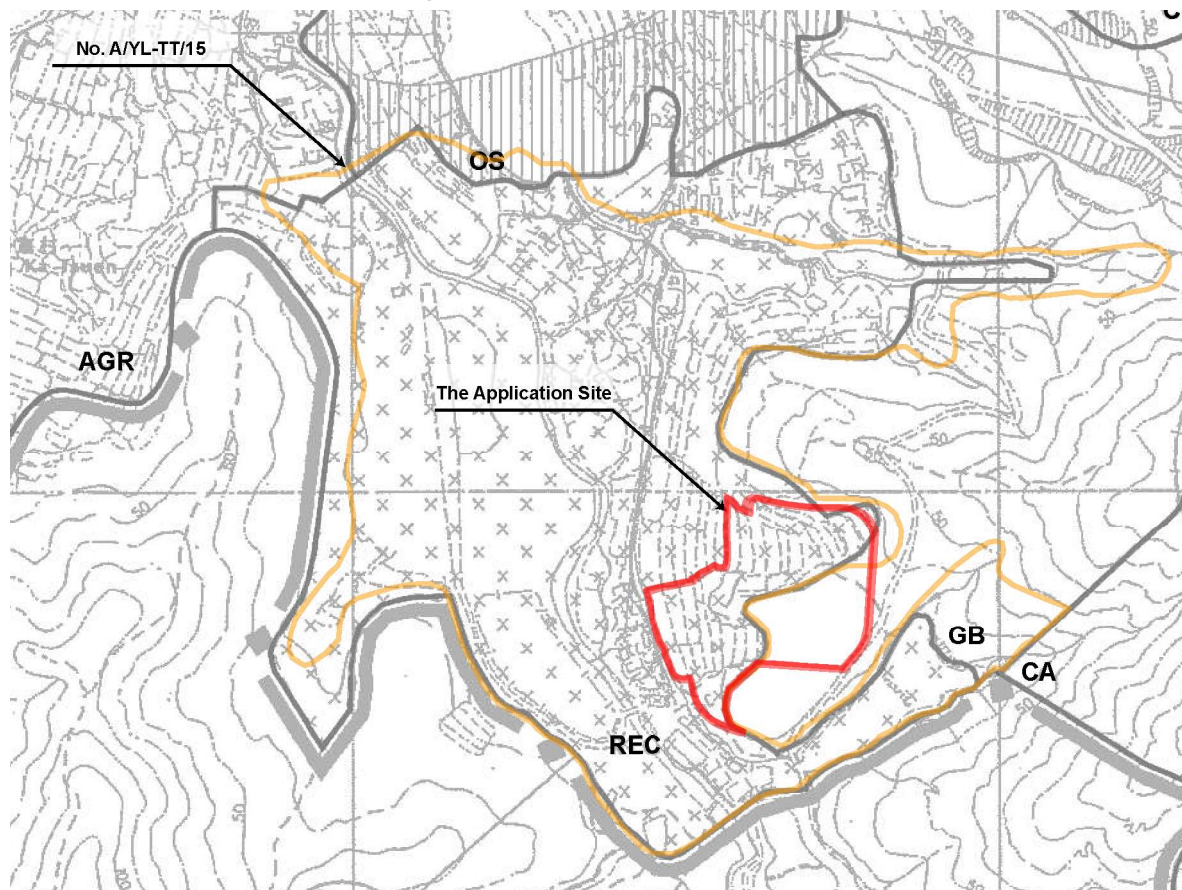
Until 2018, in order to pay respect and broaden the significance of the spirit of Kwan Ti, the Applicant approached Tai Tong Organic Ecopark Company Limited, the affiliate company of Tai Tong Lychee Garden Limited, and developed the northern part of the application site covering the "REC" zone into the Tai Tong Kwan Ti Square. Since then, the Applicant actively promotes Kwan Ti culture in such area by organising various religious activities regularly, including worshipping activities, talks, seminars and workshops (see **Plan V**). Some Government officials, reputable individuals and public figures have attended those significant cultural events.



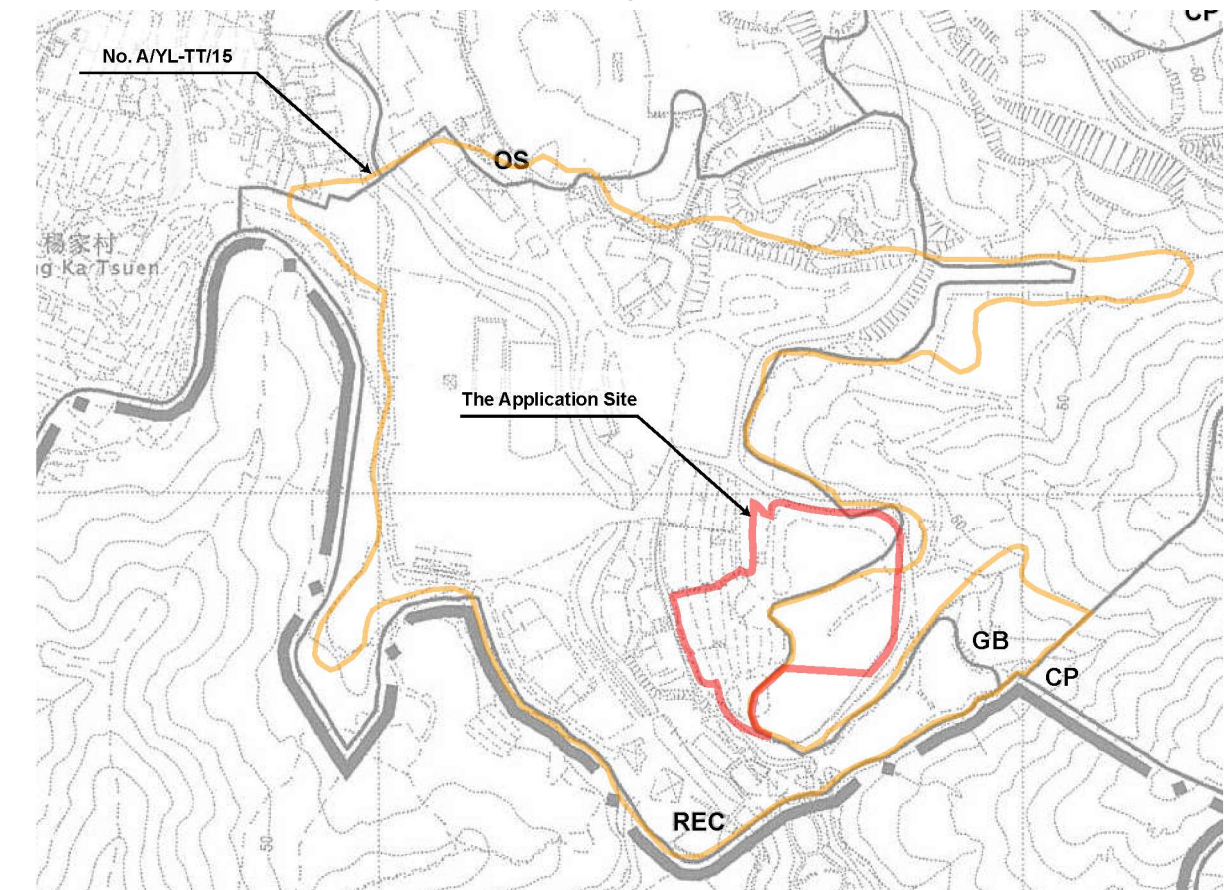
Plan 1: Approved Tai Tong Development Permission Area Plan No. DPA/YL-TT/2



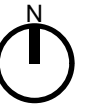
Plan 2: Draft Tai Tong Outline Zoning Plan No. S/YL-TT/1



Plan 3: Draft Tai Tong Outline Zoning Plan No. S/YL-TT/3



Plan 4: Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19



Not to Scale



Plan U: Zoning History of the Area

(Prepared on 25.6.2026)



Photo 1: 甲辰年關聖帝君春祭活動
(2024年3月11日)



Photo 2: 甲辰年關聖帝君春祭活動
(2024年3月11日)



Photo 3: 甲辰年關聖帝君春祭活動海報

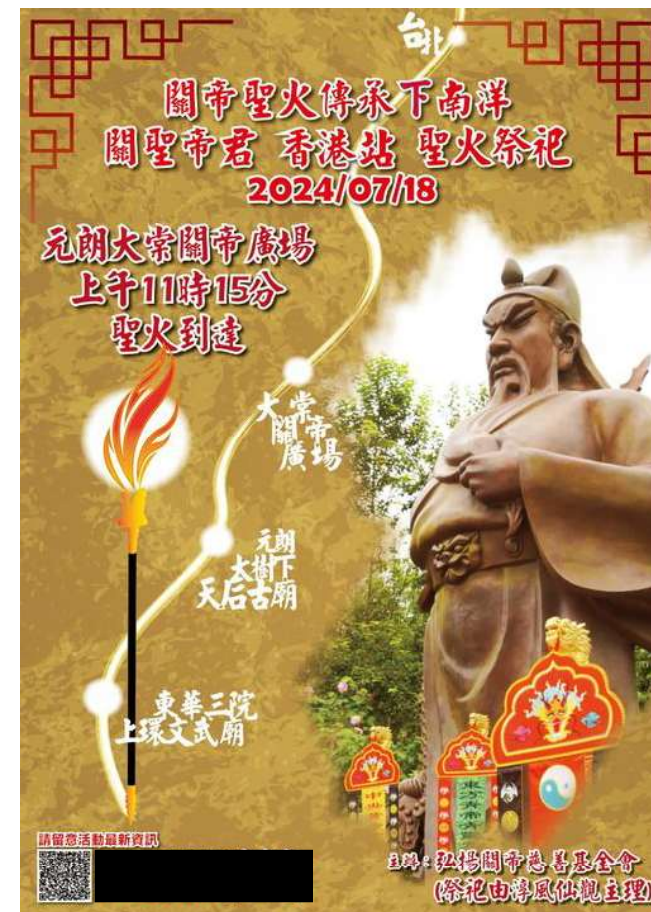


Photo 4: 聖火祭活動海報



(c) The Ecopark's Operator Supports the Proposed Temple Development

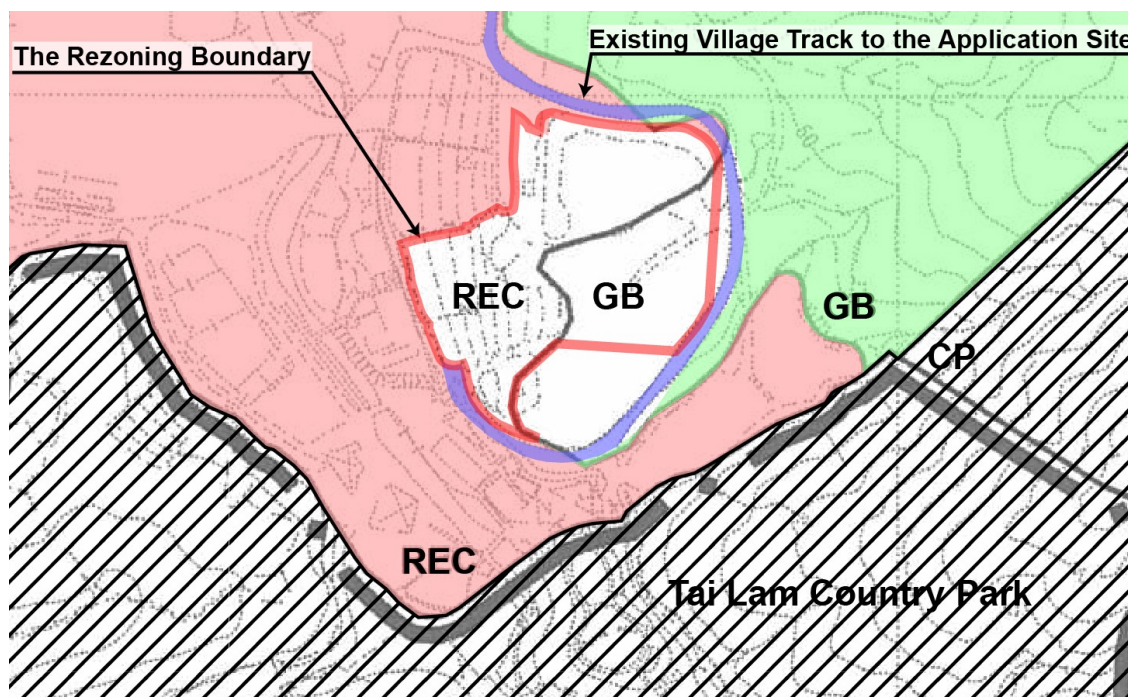
The remaining part of the "REC" zone within the application site is currently occupied by a small part of the operational area of the Ecopark. The Applicant had consulted the operator of the Ecopark, and the operator strongly supported the proposed Temple development (see **Appendix II**). Subject to the approval of this s.12A application and commencement of construction of the Temple, the operator acknowledges part of the operational area of the Ecopark within the application site will be closed. In order to provide the main entrance of the Temple, the existing greenhouses within the site will be demolished. This will only result in minor change in operation, use and character of the Ecopark.

(d) The Character of the Site No Longer Function as "GB"

While the application site comprises some "GB" area, however this does not mean that no development is possible. According to the TPB Guidelines No. 10, uses including government/institution/community will require planning permission from the Board and each proposal will be assessed on its individual merits. Moreover, the Board in general will be prepared to approve application for development in the context of requests to rezone to an appropriate use.

The existing landscape and visual amenity are characterised by a semi-rural context, and the application site is in immediate proximity to commercial leisure and recreational facilities (i.e. Tai Tong Organic EcoPark, Buddhist Statue Garden, horse riding facilities, camping grounds and motor sport circuits, etc.). Over 68% of the application site is within the "REC" zone, thus the Temple is not incompatible with the adjacent leisure and recreational facilities and will form a future component part of these local attractions. It is noted such extension of existing facilities in "GB" zone is not uncommon in rural areas.

As assessed by the ecological consultant, the "GB" area within the application site is an artificial plantation and not a natural buffer for the TLCP. The rural plantation within the application site (southern part of the application site) is detached from the northern boundary of TLCP by a developed area (i.e. vehicular access road), and showing in map that a "REC" zone is between "GB" and TLCP (see below). Furthermore, human disturbances are already introduced between the application site and the northern fringe of TLCP over decades (i.e. EcoPark). In addition, the Temple will be mainly reserved for religious and cultural activities in relation to paying respect to the spirit of Kwan Ti for the general public. It is generally in line with the planning intention of the current "GB" zone as well as the "REC" zone. Further design measures are also added in the updated submission, including the adoption of green roofs and vertical greenery, view corridors, separations and setbacks to mitigate the potential visual impacts and blend in with the surrounding topography. The development proposal has taken into account the surrounding topography and environment with a well-thought architectural design concept and landscape design.



In view of the characteristics and planning history of the application site and its surrounding context, as well as no insurmountable technical problem from the Temple are envisaged, this s.12A application provides a unique opportunity to rezone the site from "REC" and "GB" into "G/IC" zone for a more appropriate use. The proposed Supreme Kwan Ti Temple will inevitably become one of the landmarks in Hong Kong, and in line with Government's initiative to enhance cultural confidence and revitalize Hong Kong's Tourism industry, making better use of Hong Kong rich and unique resources.

In addition, the proposed "G/IC" zone is considered desirable and able to meet the following objectives:

- The boundary of the "REC" and "GB" zones had imposed design constraints on the layout for the Temple. Rezoning of the site might provide flexibility in the overall design;
- as the application site is adjacent to TLCP, rezoning of the site with sufficient planning control to facilitate the development might be more appropriate; and
- accomplishing the objectives and planning intention to preclude urban encroachment in the rural areas and to maintain the quality of the natural environment.

In the light of the above, this rezoning request should be supported from a planning and land use point of view and deserves favourable consideration by the Board. In fact, the rezoning boundary under this s.12A application has been carefully formulated by excluding majority portion of the "GB" area covering major trees and slope area along the village track as far as practicable. The other "REC" sites adjoining the site have ownership issues, which cannot form part of this rezoning boundary for the Temple.

6.6 Fully Respect the Neighbourhood by Adopting High Quality Architectural and Landscape Design with Appropriate Development Intensity

The proposed scheme is based on high quality architectural and landscaping design and special design requirements of the Temple, but at the same time to fully respect the existing rural character of the area. Careful design considerations have been adopted and they are summarised as follows:

(a) Suitable Position for Grand Hall of the Supreme Kwan Ti

In accordance with the traditional practice of constructing the Chinese temple over the past thousand years of history, the location of Grand Hall of the Supreme Kwan Ti (the Main Hall) is so positioned that it has the highest point of the application site. Fully aware that the Main Hall is located at the "GB" zone, but such area as previously mentioned in **Section 6.5** was separated and carved out from the main body of the neighbouring "GB" zone by the existing village track, making it almost natural to have the site to the west of the road to be considered on merits of its own. The mere separation of "GB" area in the site by the existing road making it natural and reasonable to proposed blocks like the Main Hall for the enjoyment of the public.

The Main Hall (as well as the other religious buildings) to be located in the Tai Tong Kwan Ti Square area is not feasible due to land status constraints. Besides, this area is still required to be reserved for some important open-air religious and social functions such as flag-raising ceremony. The other "REC zone" within the site is too low in level, and also the possible development footprint is not large. Thus, the Main Hall proposes to be placed at this highest point of the terrain, on virgin un-developed land will be perfectly fitted for its religious intention.

(b) Respects and Blend in with the Existing Surrounding and Topography

In accordance with the Government's intention as mentioned in **Section 6.3**, there is no merit to develop a miniature temple which will not help positioning Hong Kong on the world map of religion, in comparison to the large scale of temples such as those on the Mainland and in Taiwan. To commemorate the Supreme Kwan Ti being incarnated as the 18th Jade Emperor, a 18m high statue of the Supreme Kwan Ti will be housed inside the Main Hall. In this regard, the proposed scale and building height of the Main Hall are based on the studies of existing "world-class" temples in Hong Kong, Mainland China and Japan (see **Table 6.1**).

Table 6.1: Studies of Existing Temples in Hong Kong, Mainland China and Japan

Name of Temple	Overall Height of the Main Temple Building	Height of the Main Statue
Tsz Shan Temple, Tai Po, Hong Kong	20.7m	9.4m
Mount Everest Kwan Ti Temple, China	26.5m	5m
Emei Shan Golden Temple, China	28m	3m
Po Lin Monastery, Lantau Island, Hong Kong	33m	-
Nanhai Zen Temple, China	36m	17m
Todai-ji, Japan	48.7m	18m
Proposed Supreme Kwan Ti Temple, Tai Tong, Hong Kong	29.999m	18m

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 indicted 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 mitigated 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**.

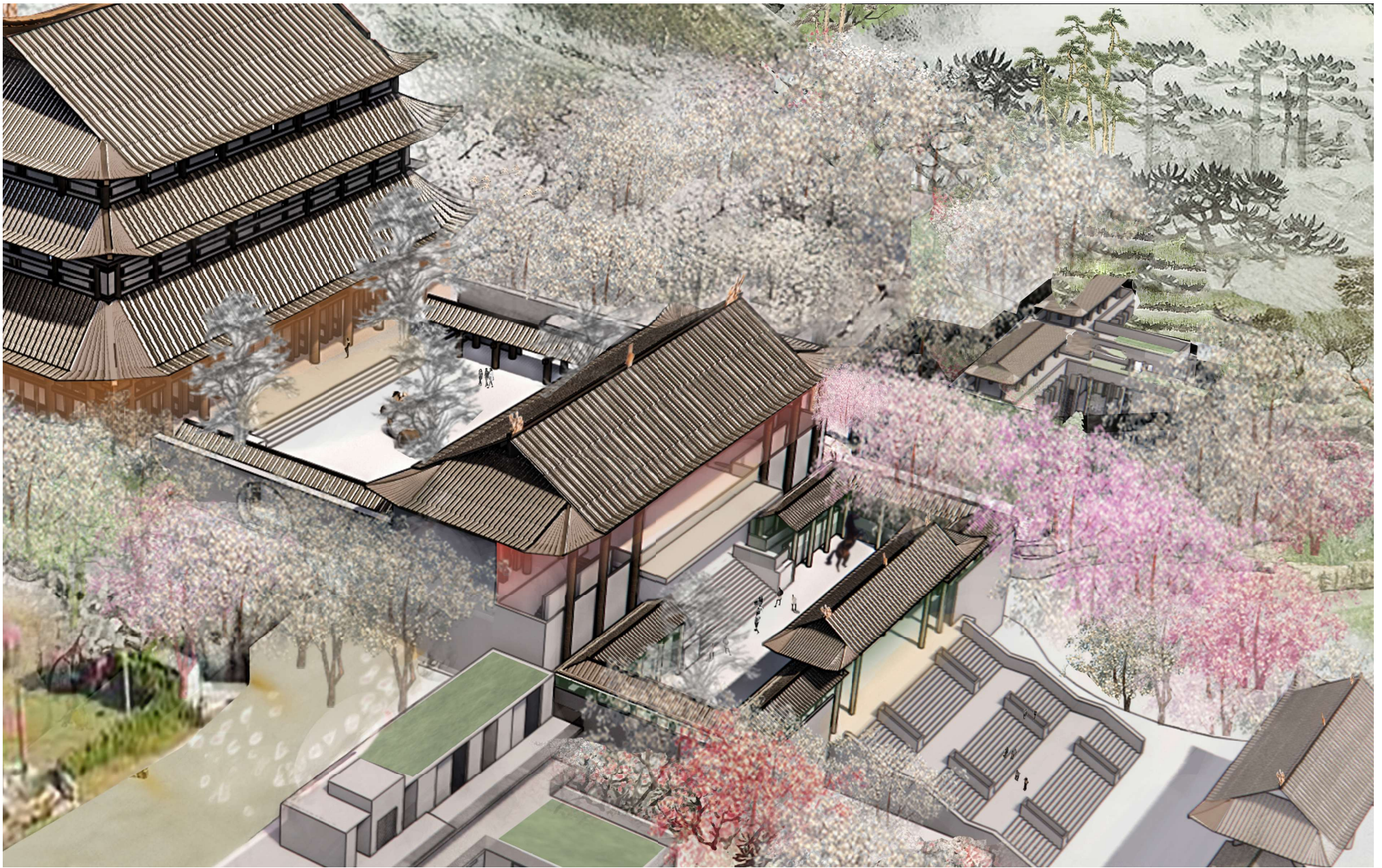
(c) Design of the Proposed Temple

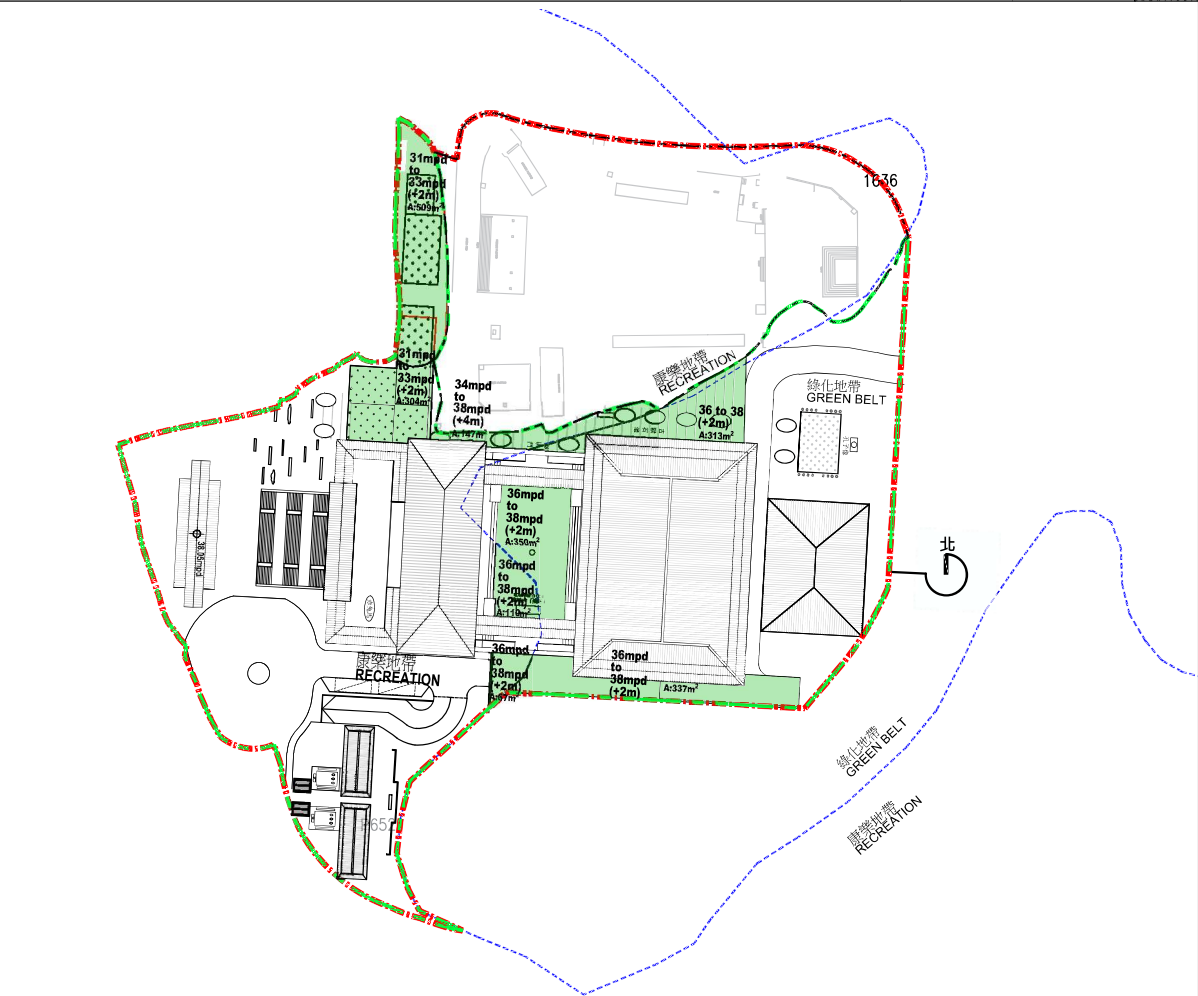
The Temple is based on the principle of "Three Courts Tree Halls". The tallest building, the Grand Hall of the "Supreme Kwan Ti" will have nine column bays formation, nine rises of Southern China Dougong (華南九升牌斗拱), eaves, trussed gables and pitched rood, following the highest order and hierarchy of traditional 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



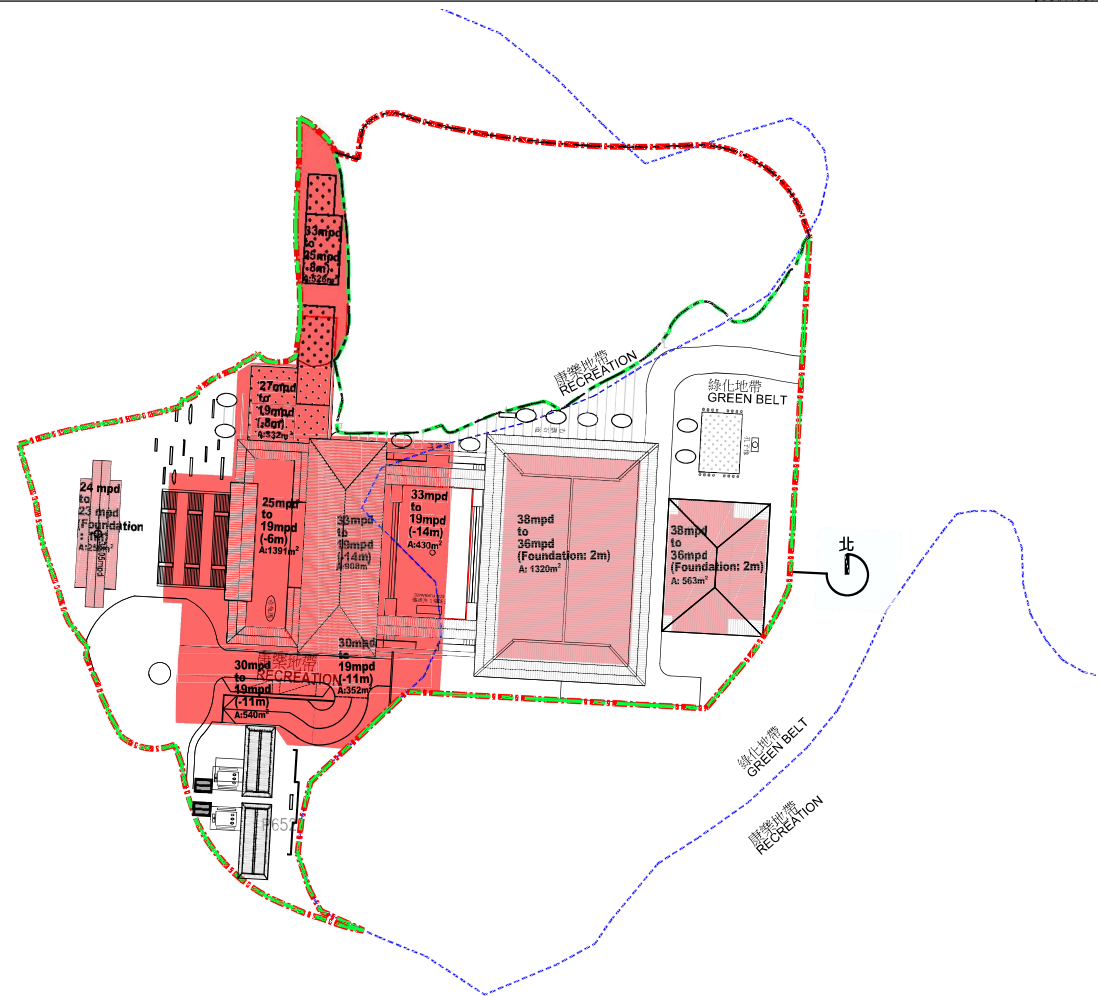


- 擬議改劃用地面積
PROPOSED REZONING SITE AREA
- 關帝廣場面積 (只在綠化回樹用途)
AREA OF KWAN TI SQUARE
(Only used for landscaping and replanting trees)
- 擬建主要開發用地面積 (不包括關帝廣場)
PROPOSED MAIN DEVELOPMENT SITE AREA (EXCLUDING KWAN TI SQUARE)
- 分區計劃大綱圖邊界
Outline Zoning Plans Boundaries

Landscape top soil area (Mostly 2m deep, Include leveling and filling) :

(509+ 304 + 147 (2m landscape top soil and 2m filling)+ 110 + 67 + 337 + 350 + 313)m²

= 1,137 m² (REC) + 1000 m² (GB)
= 2,137m²



- 擬議改劃用地面積
PROPOSED REZONING SITE AREA
- 關帝廣場面積 (只在綠化回樹用途)
AREA OF KWAN TI SQUARE
(Only used for landscaping and replanting trees)
- 擬建主要開發用地面積 (不包括關帝廣場)
PROPOSED MAIN DEVELOPMENT SITE AREA (EXCLUDING KWAN TI SQUARE)
- 分區計劃大綱圖邊界
Outline Zoning Plans Boundaries

SOIL EXCAVATION AREA:

(526 + 332 +1391 + 908 + 352 + 540 +430)m²

= 4,049m² (REC) + 430m² (GB)
= 4,479 m²

SOIL EXCAVATION AREA (For Foundation Only, 1m-2m deep Excavation)

(250 + 1320 +563)m²

= 250 (REC) + 1883m² (GB)
= 2,133 m²

Not to Scale

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 m² of land will need to be excavated to a depth of 1–2 m for the foundation. In addition, a smaller section of about 430m² 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 1,000m². It only represents about 39.4% in which over 32% is minor excavation for foundation purpose and about 17.4% 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

footpath. This road improvement proposal would enhance the road safety of the existing access road which also benefits the surrounding stakeholders.

(c) Increase in Employment

The proposed development could potentially generate a range of employment opportunities. The estimated number of jobs to be created from the proposed development has been illustrated in **Table 4.3** of **Section 4.3** above.

(d) Good Precedent to Potentially be a Religious Landmark in Hong Kong

It is noted that Tsz Shan Monastery, which is one of the notable temples in Hong Kong located in Tai Po was previously zoned "REC" and "GB" on the Ting Kok OZP before the approval of the request for amendment to "G/IC(1)" zoning by the TPB on 5.12.2003 (i.e. Application No. Z/NE-TK/6). Tsz Shan Monastery covers an area of approximately 46,780m² (i.e. about 500,000ft²) and comprises a Main Hall with several ancillary halls for spiritual practices and provides vegetarian meals for the monastics and visitors during events and ceremonies. Tsz Shan Monastery is also notable for its Guan Yin Statue with a height of 76m.

The proposed development is relatively similar to Tsz Shan Monastery in terms of architectural design characteristics and location which is located on a hilly site and rural in character. With the well-thought architectural and landscape design proposal, the Organisation also aims that the Supreme Kwan Ti Temple could also potentially become one of the many prominent religious and cultural landmarks in Hong Kong. Therefore, the Temple is considered as a desirable precedent.

(e) The Indicative Development Proposal is Technically Feasible

Taking into account the on-going and planned infrastructural works in the vicinity, detailed technical assessments on traffic, environmental, drainage, sewerage, landscape, visual, ecological and geotechnical aspects have been carried out with reference to the Temple development. Findings concluded that, with the incorporation of the proposed mitigation measures where appropriate, there will be no insurmountable problem in implementing the proposed scheme at the site.

(f) Substantial Support from the Local Residents and Organisation

As detailed in **Section 6.1**, KTCCF is a popular bona fide charitable religious institution in Tai Tong, which has been active in holding religious activities and cultural events to promote the development of Supreme Kwan Ti's faith and culture. KTCCF has maintained a good relationship with the locals, including residents in the Yuen Long District (i.e. 元朗南居民, 元朗市民 and 元朗十八鄉大棠路居民, etc.). In addition, a number of reputable persons and representatives in the area expressed their strong support to the project (i.e. 梁明堅議員, 梁智峯及 李樹芳十八鄉大棠村村代表, 梁福元十八鄉區居民協會主席, 梁麗詩生態園基金會主席, etc.). In order to further relieve the public concerns on any potential nuisance to the local villagers in this locality, the Applicant has spent utmost efforts on the local communication works (地區聯絡工作). The Applicant recorded that over 700 of the supporters for the project (see **Appendix IV**).

7. CONCLUSION

The Applicant – Kwan Ti Culture Charity Foundation Limited was established in 2015 and is a bona fide religious institution as well as a charitable organisation under section 88 of the Inland Revenue Ordinance. In order to meet the ultimate objective of Supreme Kwan Ti's philosophy, this s.12A application is submitted to seek TPB's agreement to amend the zoning of a site covering various lots in D.D. 117 and GL, Tai Tong from "REC" and "GB" to "G/IC" on the Approved Tai Tong OZP No. S/YL-TT/20. The proposed "G/IC" zone will facilitate the provision of a religious institution (Supreme Kwan Ti Temple) with ancillary facilities and associated excavation and filling of land at the application site. It also involves the improvement of Tai Tong Kwan Ti Square and the associated existing access road to the Temple.

Planning and technical assessments have indicated that this s.12A application is well justified based on the following reasons:

- (a) KTCCF is a bona fide charitable religious institution to serve community in promoting traditional Chinese culture;
- (b) the provision of Supreme Kwan Ti Temple will further enhance the image of Kwan Ti's faith and culture, and become one of the many prominent religious and cultural landmarks in Hong Kong;
- (c) site search has not been easy for KTCCF to identify suitable sites given the limited supply of land with right location, size, shape, accessibility and ownership, etc., to meet the specific design requirements for the Temple;
- (d) the proposed temple is in line with the Policy Address on enhancing national identity and appreciation of the richness and beauty of the traditional Chinese culture amongst the people of Hong Kong;
- (e) it has received positive feedback from the HYAB, and tremendous support from the local residents and organisation (including the Tai Tong Organic EcoPark) via local consultation;
- (f) the application site is suitable for providing the Temple since it is accessible by vehicles and is in immediate proximity to a number of compatible uses such as commercial, leisure and recreational facilities;
- (g) part of the site is currently occupied by the open-air Tai Tong Kwan Ti Square, which has been actively used by KTCCF to organise religious and cultural events since 2018. The Temple will allow most of those events to be confined indoors so that the religious/worshipping activities will not be affected by bad weather;
- (h) in view of the changes in planning circumstances and site character in "REC" and "GB" zones, this s.12A application provides a unique opportunity to rezone the site into "G/IC" zone for a more appropriate use with flexibility in the overall design;
- (i) the proposed rezoning boundary has been carefully formulated by excluding majority portion of the "GB" area covering major trees and slope area along the village track as far as practicable;

- (j) the proposed scheme is based on high quality architectural and landscaping design and special design requirements of the Temple, but at the same time to fully respect the existing rural character of the area. It's scale cannot be further reduced in view of the Supreme Kwan Ti's Statue is 18m in height and the Temple is open to public which requires more supporting facilities;
- (k) it will not result in any insurmountable technical problems; and
- (l) it will set a positive precedent for similar applications since it will result in a series of social benefits (i.e. access road improvement, upgrade the local environment, increase in employment, etc.).

In light of the significant merits of the development proposal and planning justifications presented in this Planning Statement, honourable members of the TPB are requested to agree with this s.12A application.

PART II- LIST OF APPENDICES

(Batch 1)

<i>Appendix I</i>	<i>Positive Reply from Home and Youth Affairs Bureau</i>
<i>Appendix II</i>	<i>The Booklet of Kwan Ti Culture Charity Foundation Limited</i>
<i>Appendix III</i>	<i>Local Consultation Record</i>
<i>Appendix IV</i>	<i>Support Letters</i> <i>from the Locals, Reputable Individuals and Organisation</i>
<i>Appendix V</i>	<i>Design Statement</i>
<i>Appendix VI</i>	<i>Landscape Proposal</i>
<i>Appendix VII</i>	<i>Visual Impact Assessment</i>
<i>Appendix VIII</i>	<i>Traffic Impact Assessment</i>
<i>Appendix IX</i>	<i>Environmental Assessment</i>
<i>Appendix X</i>	<i>Sewerage Impact Assessment</i>
<i>Appendix XI</i>	<i>Drainage Impact Assessment</i>
<i>Appendix XII</i>	<i>Water Supply Proposal</i>
<i>Appendix XIII</i>	<i>Ecological Impact Assessment</i>
<i>Appendix XIV</i>	<i>Geotechnical Planning Review Report</i>

PART II- LIST OF APPENDICES

(Batch 2)

<i>Appendix I</i>	<i>Positive Reply from Home and Youth Affairs Bureau</i>
<i>Appendix II</i>	<i>The Booklet of Kwan Ti Culture Charity Foundation Limited</i>
<i>Appendix III</i>	<i>Local Consultation Record</i>
<i>Appendix IV</i>	<i>Support Letters</i> <i>from the Locals, Reputable Individuals and Organisation</i>
<i>Appendix V</i>	<i>Design Statement</i>
<i>Appendix VI</i>	<i>Landscape Proposal</i>
<i>Appendix VII</i>	<i>Visual Impact Assessment</i>
Appendix VIII	Traffic Impact Assessment
Appendix IX	Environmental Assessment
Appendix X	Sewerage Impact Assessment
Appendix XI	Drainage Impact Assessment
Appendix XII	Water Supply Proposal
Appendix XIII	Ecological Impact Assessment
Appendix XIV	Geotechnical Planning Review Report