

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	RECEIVED 31 DEC 2025 Town Planning Board	Representation Number: TPB/R/S/YL-NTM/15-R1
	Date Received 收到日期		Submission Number: TPB/R/S/YL-NTM/15-S7

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。

2. Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
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3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
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4. In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

Hantec Investment Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

Arup Hong Kong Limited



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* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)

申述詳情(如有需要，請另頁說明)

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/15
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Nature of and reasons for the representation 申述的性質及理由

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Amendment Item A1	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the attached Representation Statement
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		
N/A		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

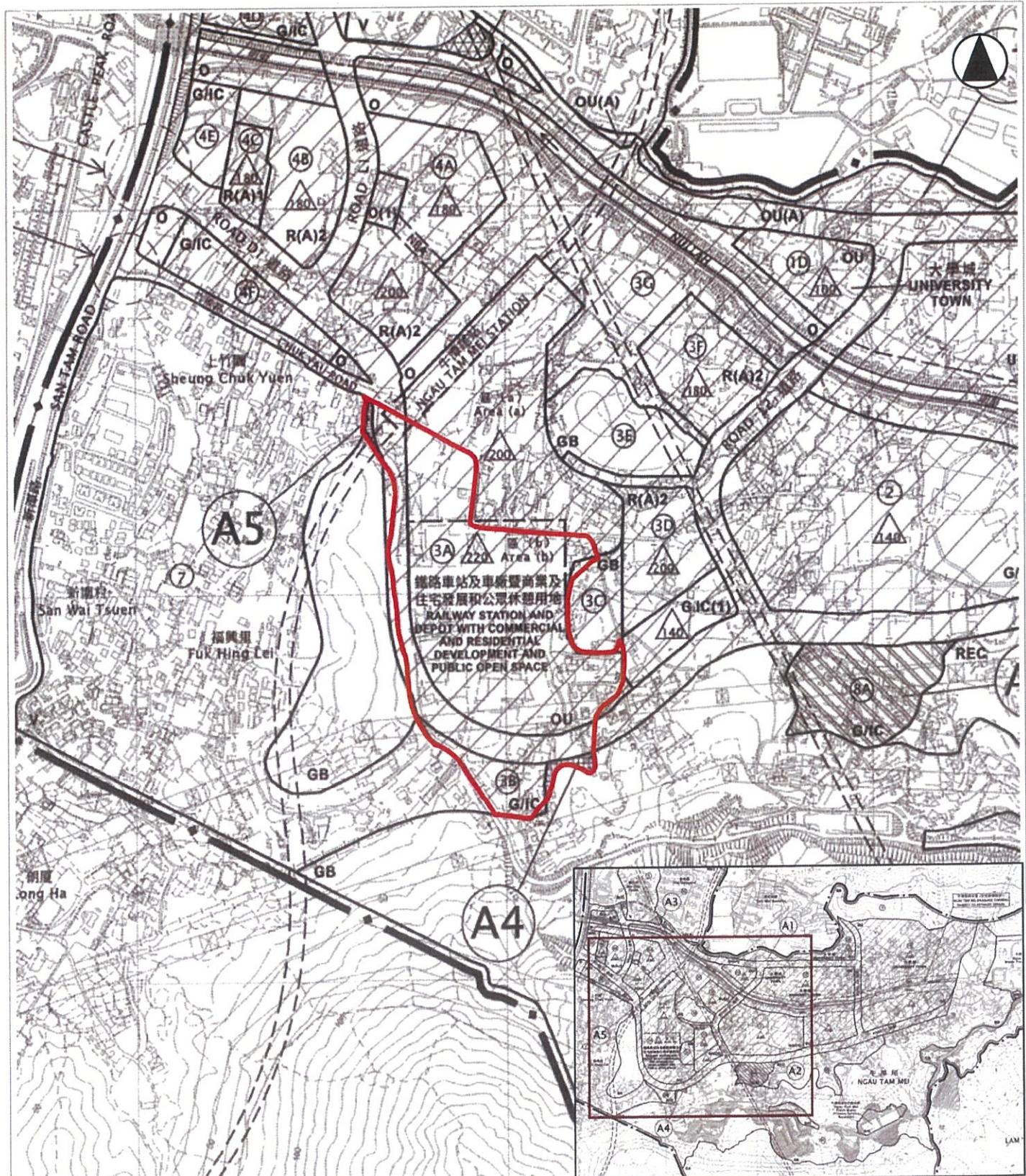
@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

[^] Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回／徵用／清理／取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和／或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上 號

- 1.1 This Representation is made by Arup Hong Kong Limited on behalf of the Hantec Investment Limited (the Representer) to the Town Planning Board (TPB) under Section 6(1) of the Town Planning Ordinance in respect of the Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/15. The nature of this Representation is **in support to Amendment Item A1** to rezone area covered by the Ngau Tam Mei New Development Area (NTM NDA) from “Comprehensive Development Area” (“CDA”) to “Other Specified Use” annotated “Railway Station and Depot with Commercial and Residential Development and Public Open Space” (“OU(RSD with CRD and POS”)).
- 1.2 The Representation refers to a Representation Site subject to an ongoing S12A Planning Application No. Y/YL-NTM/8 (the Application) submitted by the Representer to the TPB on 5 July 2022. The Representation Site falls within the Amendment Item A1 and is largely covered by the proposed “OU(RSD with CRD and POS” (Figure 1). The Application proposed rezoning the Representation Site from “CDA” to “CDA(1)” for a Comprehensive Residential and Commercial Development (Proposed Development) with provision of about 385,000 m² domestic GFA and 67,000 m² non-domestic GFA for retail use with a local commercial centre. Community facilities including two 6-classroom kindergartens and one 100-place Child Care Centre were also proposed. An initial architectural scheme was formulated and technical assessments covering traffic, air quality, noise, visual impact, water quality, landscape and tree preservation, air ventilation, drainage, sewage, water supply were carried out to ascertain the technical feasibility of the Proposed Development. Under Amendment Item A1, the majority of the Representation Site is rezoned to “OU(RSD with CRD and POS” intended primarily for an integrated development for a railway station and depot with commercial residential development. Maximum domestic GFA of 519,000 m² and maximum non-domestic GFA of 86,500 m² as a district shopping centre were proposed. The nature, objectives and development intensity of the Proposed Development are broadly aligned with the Amendment Item A1, demonstrating a high degree of comparability and suitability of the Proposed Development to the NTM NDA.
- 1.3 In the 2024 Policy Address, the Chief Executive announced the adoption of large-scale land disposal (LSLD) in the Northern Metropolis (NM) to expedite development and implementation. Sizeable parcels of land with commercial value and public facilities for integrated developments would be identified for tendering. Such approach has been introduced in 3 NM NDAs and wider application of LSLD in NM development coming years is expected. The Representer is confident of the compatibility of the Proposed Development and the Amendment Item A1 and sees the opportunity of the Representation Site for LSLD. The Representer is eager to leverage his own resources to accelerate the development of NTM while reducing Government’s financial outlay and burden on public resources. The Representation Site has the aptitude to become an instigator of the NTM NDA with the strategic location being adjacent to the planned Ngau Tam Mei Station. The Representer’s genuine intention to adapt the Proposed Development to the “OU(RSD with CRD and POS” and devotion to the LSLD underscores his strong commitment to speed up the implementation of the NTM NDA.
- 1.4 All in all, the Representer expresses his wholehearted support for the NTM and NM development. With confidence in the alignment between the Proposed Development and the Amendment Item A1 plus the application of LSLD, the Representer looks forward to advancing the development around the NTM station with the feasible Proposed Development, and to working collaboratively with the Government to realise the vision of the NTM NDA.



LEGEND

Representation Site (Application Site of S12A Planning Application No Y/YL-NTM/8)

ZONING

CA	Conservation Area
G/IC	Government, Institution or Community
GB	Green Belt
OU(RSD with CRD and POS)	“Other Specified Use” annotated “Railway Station and Depot with Commercial and Residential Development and Public Open Space”

R(A)1 Residential (Group A)1
R(A)2 Residential (Group A)2
V Village Type Development
O Open Space
O(1) Open Space (1)
O(A) Other Specified Uses (Amenity Area)

Figure No.	Scale	Figure Title	Representation Site at Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/15
1	-		
ARUP	Date	Source	Extracted from Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/15
	December 2025		

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者:

寄件日期:

收件者:

副本:

主旨:

附件:

2025年12月30日星期二 16:43

tpbpd/PLAND

Submission of Representation in Respect of the Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/15

Hantec_Submission of Representation for Draft NTM OZP.pdf

類別: Internet Email

Dear Sir/Madam,

Submission of Representation

Under Section 6(1) of the Town Planning Ordinance in Respect of the Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/15

On behalf of the Hantec Investment Limited (the Representer), we hereby submit the captioned Representation for your consideration. An Authorisation Letter signed by the Representer, a completed Form No. S6 with full name and HKID number of the representative of the Representer and the representative of our Company, and 1 copy of the Representation Statement are enclosed (see attached). Hardcopies of the aforementioned are being delivered to your office.

We sincerely request the Town Planning Board to consider our views on the Amendment Item A1 of the Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/15.

Should you have any queries, please contact myself or our Mr Ryan CHAN at

Kind Regards,

Sabrina Law

Urban Planning Manager | Planning

Arup

arup.com

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Hantec Investment Limited

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Arup Hong Kong Limited



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申述詳情(如有需要，請另頁說明)

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Nature of and reasons for the representation 申述的性質及理由

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Amendment Item A1	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the attached Representation Statement
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話，請註明詳情。		
N/A		

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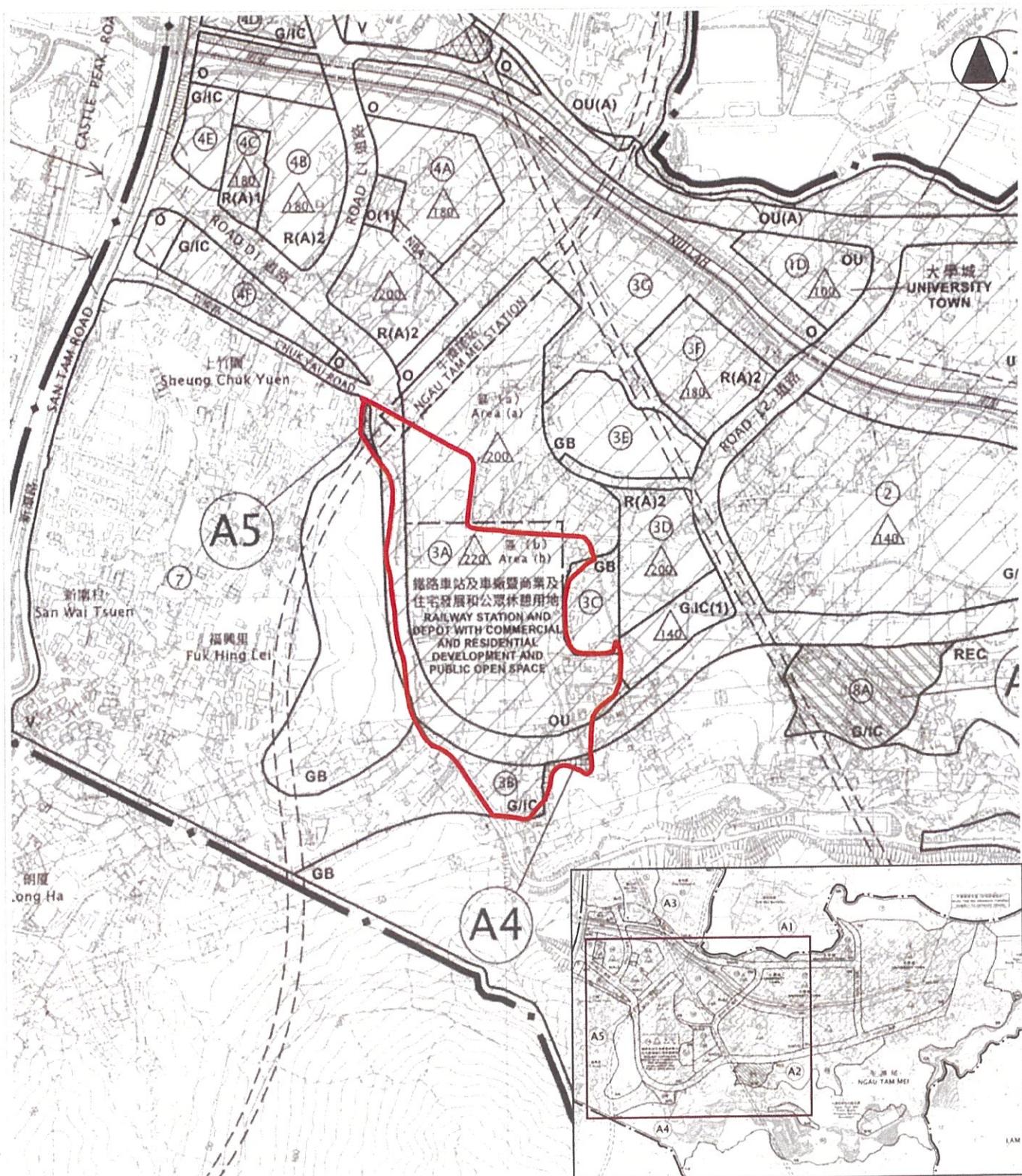
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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上 號

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LEGEND

Representation Site (Application Site of S12A Planning Application No Y/YL-NTM/8)

ZONING

CA	Conservation Area	R(A)1	Residential (Group A)1
G/IC	Government, Institution or Community	R(A)2	Residential (Group A)2
GB	Green Belt	V	Village Type Development
OU(RSD with CRD and POS)	"Other Specified Use" annotated "Railway Station and Depot with Commercial and Residential Development and Public Open Space"	O	Open Space
		O(1)	Open Space (1)
		O(A)	Other Specified Uses (Amenity Area)

Figure No.	Scale	Figure Title	Representation Site at Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/15
1	-		

就圖則作出申述
Representation Relating to Plan

Representation Number:
TPB/R/S/YL-NTM/15-R2

Submission Number:
TPB/R/S/YL-NTM/15-S11

參考編號
Reference Number: 251231-110316-44534

提交限期
Deadline for submission: 31/12/2025

提交日期及時間
Date and time of submission: 31/12/2025 11:03:16

「申述人」全名
Full Name of "Representer": 公司 Company Perfect Grand Development Limited

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/YL-NTM/15

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
牛潭尾分區計劃大綱草圖編號 S/YL-NTM/15	支持 Support	牛潭尾未來會集聚大規模的醫、學、研、臨床院校設施，會帶來龐大的人流、物流、資訊流、資金流。不僅僅是醫學研相關的學生學者、科技精英及康復患者的人群，還有整個醫學研生態圈到後續跟蹤服務的一個龐大相融相連產業鏈集群和細分市場，包括區域性生活服務產業以及為醫學研用產業提供高端專業服務，五花八門的專精特新企業和商務團隊配套設施等。
休憩用地 (3G區車站廣場及河畔公園)	支持 Support	位處城市核心區與公交樞紐附近的大面積“休憩用地”(3G區車站廣場及河畔公園)應突破單一靜態“休憩匯聚”屬性。綠化休憩思路需從“追求綠化覆蓋”轉向“提升空間效能”的場境創新。深度實現生態、功能與經濟的平衡，著力打造大學城醫學研用一體化的應用轉化平台。通過立體功能空間開發與公私企業合作模式，打破地上地下空間限制，實現綠色生態、經濟效益與創新活力的聯動目標。 圖則建議3G區休憩用地已具備良好的綠化基礎，應進一步升級成為動態的綠色創新樞紐平台。通過公私共建、共享合作模式催生創業創新、強化商業收益與營運公共品質建設的多贏局面。立體開發綠地將會協同醫學研集群發展能達成共生共鳴，使其成為銜接生態、服務、產業、人才與城市活力的牛潭尾大學城關鍵樞紐。

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。
Any proposed amendments to the plan? If yes, please specify the details.

擬議修訂

為北都大學城發展提速提效、要素彈性配置、產業生態招商及確保地下發展用途受適當控制，可透過行政手段施加必要的審批。

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月22日星期一 12:54
收件者: tpbpd/PLAND
主旨: Draft Ngau Tam Mei Outline Zoning Plan - Representation in Respect of Plan under Section 5(1) of the Town Planning Ordinance (CAP. 131)
附件: 20251222 - Form No S6 (FINAL).pdf; 20251222 - representation (FINAL).pdf
類別: Internet Email

Representation Number:
TPB/R/S/YL-NTM/15-R3

Submission Number:
TPB/R/S/YL-NTM/15-S1

Dear Sir,

I attach herewith the relevant documents with respect to my Representation.

Regards,
CHOONG Yin Lee

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須遞交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。
2. Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線: 2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址: <http://www.tpb.gov.hk/>）。
3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
4. In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (Mr. / Ms. / Company / Organization* 先生/女士/公司/機構*)

Choong Yin Lee

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr. / Ms. / Company / Organization* 先生/女士/公司/機構*)

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)

申述詳情(如有需要，請另頁說明)

The plan to which the representation relates (please specify the name and number of the plan)
與申述相關的圖則 (請註明圖則名稱及編號)

Draft Ngau Tam Mei Outline Zoning Plan No.
S/YL-NTM/15

Nature of and reasons for the representation 申述的性質及理由

Subject matters 有關事項®	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Amendment Item A1	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the attachment.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不被提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

Attachment

Background

1. To take forward the development proposal of Ngau Tam Mei (NTM) New Development Area (NDA), the Draft Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/15 was gazetted on 31.10.2025. Amendment Item A1 is pertinent to the development proposal of NTM NDA: rezoning of the area covered by the NTM NDA from "Comprehensive Development Area", "Residential (Group D)", "Green Belt" ("GB"), "Industrial (Group D)" and "Recreation" ("REC") to "Residential (Group A)" ("R(A)"), "Government, Institution or Community" ("G/IC"), "Open Space" ("O"), "Other Specified Uses" ("OU"), "GB" zones and area shown as 'Road'.
2. I am indeed pleased to express support towards this Amendment Item, as it is in line with the long term planning intentions for NTM NDA. Nevertheless, there are areas of which I believe improvements could be made, notably to engender opportunities for greater economic growth of the NDA, and to further enhance connectivity between the NDA and the existing developments at NTM for better integration of the greater community. To this end, I offer my comments on the current plan as summarized below:

Comments

Review assumption of development parameters and infrastructural capacity

3. According to the latest OZP, there are 4 "R(A)2" zones and an "Other Specified Uses" ("OU") annotated "Railway Station and Depot with Commercial and Residential Development and Public Open Space" zone providing private housing. As per the Planning Report for Preparation of OZP, NTM NDA will provide about 13,000 private units, based on which upon my preliminary deductions¹, the average unit size of the private units appear to be about 85m², which is much larger than the usual average unit size for private housing in Hong Kong. For instance, under the Government's "Land Sharing Pilot Scheme and Guidance Note on Applications", the assumed average unit size for both public housing and private housing developments is only 50m².
4. Adoption of the above significantly skewed and clearly unrealistic 85m² average unit size implies a gross underestimation of the projected total number of residential units, and equally an underestimation of the population in NTM NDA. Accordingly, in planning for, and implementing developments based on the latter underestimated numbers, design capacities of public infrastructures, such as sewerage facilities and water supply systems, will be insufficient to serve the actual future population that in all likelihood will be much greater. For the purpose of the technical assessments, on the basis of the prevailing average smaller unit size that would result in a greater estimated total number of units, I strongly urge that the Government adopts this approach in order that a more accurate and realistic estimation of the demand for public infrastructures, and thus the quantum of such needed provisions, can be more accurately ascertained. For instance, it is observed that in some recent planning approvals in similar localities such as Nam Sang Wai and Mai Po

¹ The maximum plot ratio for "R(A)2" zone stipulated on OZP is 6.5; while the maximum domestic gross floor area for the "OU" zone is 519,000m². Assuming non-domestic uses in the "R(A)2" zones will have a plot ratio of about 0.5, the average unit size of the anticipated 13,000 private units will be approximately 85m².

Attachment

OZPs, the proposed average unit sizes are in the range of 40m² - 50m², thus according with and more correctly reflecting the latest market forces (see footnote²). Given that the market factors unequivocally favour smaller unit sizes, the Government's assumed larger unit size is rather unrealistic. In adopting and planning for a smaller average unit size in tandem with an overall larger number of units matched to a commensurate infrastructural system, while achieving planning robustness and providing for reserve flexibility, we can avoid the consequence of having to upgrade and expand the infrastructures to meet future possible pressures arising from denser developments that exceed expectations.

Expedite implementation of public infrastructure

5. Two core principles underpin the developments in Northern Metropolis: i.e. "infrastructure-led" and "capacity-creating". To realize the planning intentions of NTM NDA, the early commencement of Northern Link (NOL) is of utmost importance to enhancing accessibility. According to publicly available latest information, the commencement year of NOL is targeted for 2034, while the first batch of the formed sites for NTM UniTown will be available in 2028. Thus, at least there will be a 6-year gap between the public infrastructural provisions and land availabilities. There is clearly a cogent and urgent need for transportation to be available as early as practicable to meet the first population intake or even in advance of the NDA development. I therefore urge the Government to expedite the implementation of NOL where its early implementation is entirely consistent with the above mentioned core principles for the synchronized and timely implementation of the first phase of the NDA. And it is not just the NDA that will be adequately and properly served, as this will also benefit the existing communities at NTM through improving accessibility to the existing village settlements and to the surrounding developments in the area.
6. Apart from NOL, other public infrastructures such as drainage, sewerage, water supply systems, and public road network, etc. should also be implemented as soon as practicable. With such public infrastructures well in place, in addition to the driving and enabling new developments within NTM NDA, the other areas covered under NTM OZP such as the existing villages and low-density residential developments can also tap into and enjoy the enhanced infrastructures, with adequate capacities for enhanced drainage and flood retention measures, improved traffic connections, etc. This will also positively encourage and facilitate land owners to develop sites that are currently constrained by limited infrastructural capacities, thus expediting new developments while leveraging on private participation.

Enhance connectivity between future MTR station and existing developments

7. From the gazetted OZP, it is seen that a comprehensive transport network (vehicular and pedestrian) has been planned for NTM NDA within. Beyond the establishment of the latter well-connected transportation network, I also urge the Government to enhance transportation links between the future NTM MTR station with the areas outside NTM NDA.

² Under other private sector's initiated planning applications recently approved near NTM NDA, the average unit sizes adopted are even much smaller: Y/YL-NSW/8 – about 37.5m²; Y/YL-NSW/9 – about 37.2m²; Y/YL-MP/10 – about 42.4m². The smaller average unit size adopted reflects the current market trend.

Attachment

With enhanced connectivity to public transport, accessibility to the existing residential developments at NTM, such as The Vineyard, Green Crest, Wai Tsai Tsuen, Sheung Chuk Yuen etc., will be greatly improved while instrumentally benefiting and enhancing urban-rural integration for a more cohesive and embracing community.

8. With the adoption of a more comprehensive and integrated planning approach, we can better ensure that the surrounding areas (mainly low-density developments at present) outside the NDA would not be isolated and indeed be negatively stigmatized by the new high-density developments in the NDA. Enhanced connectivity to the surrounding areas outside the NDA will encourage and drive new developments to such areas towards greater optimization of development density, and in the process will achieve a desired gradation of development intensity between the NDA and the existing areas for a modulated urban framework that also readily achieves urban-rural integration. I therefore urge the Government to adopt a broader holistic vision to ensure integrated accessibility to the existing developments covered under the NTM OZP but falling outside the NTM NDA, thus providing the communities ensconced there, to be able to also enjoy convenient access to the future NTM MTR station.

Concluding Remarks

9. I support Amendment Item A1 to take forward the development proposal of NTM NDA. Nevertheless, I suggest that the Government:
 - review the assumed development parameters particularly with regard to the number of housing units, because it will affect the accuracy of the technical assessments, and ultimately the adequacy of public infrastructural capacities;
 - expedite implementation of public infrastructures to support early implementation of the NDA that will in turn encourage and facilitate developments outside the NDA; and
 - ensure better interface between the NDA and the existing areas under NTM OZP in enhancing transport connectivity between the future MTR station and the areas outside NTM NDA where the existing communities can also enjoy benefits brought by NOL while engendering better urban, economic and social integration.

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Representation Number:
TPB/R/S/YL-NTM/15-R4

tpbpd/PLAND

寄件者:

寄件日期:

收件者:

主旨:

類別:

2025年12月31日星期三 3:30

Submission Number:

TPB/R/S/YL-NTM/15-S8

AMENDMENTS TO THE APPROVED NGAU TAM MEI OZP NO. S/YL-NTM/14

Dear TPB Members,

Item A1 – about 130ha. Rezoning of the area covered by the Ngau Tam Mei New Development Area from “CDA”, “Res (Group C)”, “Res (Group D)”, “Green Belt”, “Industrial (Group D)” and “Recreation” to the following zonings:

- (a) one site in Area 4C to be zoned as “Res (Group A) 1” with BHR
- (b) four sites in Areas 3D, 3F, 4A and 4B to be zoned as “Res (Group A)2” with BHR and NBA
- (c) four sites in Areas 3B, 4D, 4E and 4F to be zoned as “G/IC”
- (d) two sites in Areas 2 and 3D to be zoned as “GIC (1)” with BHR
- (e) six sites in Areas 3G, 4D, 4E and 4F to be zoned as “Open Space”
- (f) one site in Area 4A to be zoned as “Open Space (1)”
- (g) four sites in Areas 1A, 1B, 1C and 1D to be zoned as “Other Specified Uses” annotated “University Town” with BHR and NBAs
- (h) one site in Area 3A to be zoned as “OU” annotated “Railway Station and Depot with Commercial and Residential Development and Public Open Space” with stipulation of Area (a) and Area (b) and BHR
- (i) two sites in Area 3G to be zoned as “OU” annotated “Amenity Area”
- (j) two sites in Areas 3C and 3E to be zoned as “GB”
- (k) a site across the NTM NDA to be shown as ‘Road’.

This plan was put together by dozens of consultants and government staff. It covers such a wide area and range that it would be impossible for an ordinary citizen to make an informed assessment of the arrangements.

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As usual the layout and details present a vision of a model society, but that will be gradually whittled away in the name of expediency and the prevailing importance attached to 'development potential'.

GIC

According to the Paper, the district will have abundant GIC facilities and Open Space. However, the stand alone GIC is predominantly dedicated to accommodate essential infrastructure. Under the "Single Site, Multiple Use" formula, the majority of the GIC developments will be high rise and will therefore generate little of the spatial relief that was traditionally provided by the interspersion of low-rise community facilities in high-rise districts that break the monotony of the wall effect of rows of towers of the same height and provide the occasional glimpse of the sky and penetration of natural light to the streets.

Note that for the majority of the proposed GIC there will be no height restrictions.

Regular community services will be incorporated into the podiums and leftover spaces of other land uses and subject to the whims of private developers. Note that there is no provision for facilities such as cultural centres and community halls. Covid should have underlined the need for facilities that can be quickly converted and isolated in times of emergency.

*"Open spaces and **low-rise GIC facilities** are suitably planned along the peripheries of the NDA which will provide a reasonable transition between the existing developments in the Area and the NTM NDA"*

However, these are traditional standalone facilities like sewerage pumping station and electricity substation. Others like fire station will include staff quarters and will certainly be high rise in line with prevailing policy.

GIC facilities have also been planned in accordance with the HKPSG"

Really, members should check the data. Much of it is listed under 'Planned" for which there is no guarantee and even if it is, there will be considerable deficits in many services. And for sure PlanD is not going to drop its mantra that

*"The existing and planned provisions of GIC facilities are generally sufficient to meet the demand of the planned population in xxx Area in accordance with the requirements of the HKPSG, except for a long list of services These services/facilities will be carefully planned/reviewed by relevant government B/Ds, and premises-based GIC facilities could be **incorporated in future developments when opportunities arise**"*

*"As the HKPSG requirements for these facilities are a **long-term goal**, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand."*

OPEN SPACE

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"The provision of land for open spaces in the NTM NDA has adopted the ratio of 3.5m2 per person as recommended under the 'Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030' (the Hong Kong 2030+ Study). The planned open spaces would serve both the residents and workers in the Area."

Fairy Tale. The rural equivalent to the URA is being set up and like the URA it will consider all Open Space as a potential land bank. There will be endless applications to convert the zoning to other uses and to relocate the OS to covered podiums as happens on a regular basis in urban districts.

ROADS

So, 20% of the area will be devoted to roads. All at grade. No attempt to construct traverse roads underground. The mistakes of the past are being repeated and some years later to accommodate the ever-increasing number of vehicles from the mainland the need will be identified for a project like the Central Kowloon Route that will involve costly and dangerous excavation under existing buildings.

No mention of limiting circulation within the town centres to hop on electric trams that could be operated free of charge to encourage use of public transport and promote a pollution free environment.

The town centres and education and medical hubs should be planned like Kai Tak. Expansive open spaces and traffic free. The most striking feature of Kai Tak is the absence of traffic noise, honking horns.

Also alarming is the reference to footbridges, an indication that as ever, precedence is to be given to vehicles. Footbridges, as can be seen in districts like Ma On Shan, eliminate street life and reduce the community interaction generated by a vibrant street level ambiance like that of Nathan Road.

VISUAL IMPACT

"The BH profile for the NDA will have due regard to the physical landform and settings of the surrounding existing developments and the mountain backdrop with natural landscape."

"The existing mountain ranges of Ngau Tam Shan and Kai Kung Leng will also provide green backdrop and vistas, enriching the overall quality of the open space and landscape network of the NTM NDA."

"The areas along both sides of the NTM DC running through the University Town are open spaces/non-building areas (NBAs) to create a vibrant public realm, serving as a scenic corridor offering panoramic vistas and contributing to a pleasant environment for living, studying and working."

Sounds idyllic. But Visual impact images are all from distant and mostly high locations. No image to judge the impact from street level of the wall effect, penetration of natural light to the streets, etc. The views will be enjoyed only by those living on high floors and in peripheral towers.

"Broad height bands in terms of mPD or number of storeys are imposed on most development sites in the NTM NDA as shown on the OZP to achieve the urban design concept of a stepped BH."

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"The OZP allows optimised scale of development by stipulating the maximum total PRs/GFA in its Notes."

Now where did we see these statements previously? Kai Ta, East Kowloon, Central, YTM. **They are meaningless.** Every proposed development will look for increase in both PR and building height on the usual excuses commencing with ICONIC BUILDING. To speed up development and reduce costs, parking facilities above ground are to be allowed free GFA that will inevitably become justification to add a further 20mts to most towers.

PlanD will of course support the applications and members will rubberstamp.

NO INDUSTRIAL/COMMERCIAL AREA

This is a cause for concern. There is no space allocated for essential community services that are best accommodated in custom built high rise industrial zones, like storage, vehicle repair, reconditioning of used appliances, furniture and white goods warehouses, laundries, etc. Space for the provision of practical day to day services that are sometimes not desirable close to residences and can have negative impact on the living environment has been omitted.

Item A2 – about 2.2ha. Rezoning of a site to the south of the NTM NDA from "I(D)" to "G/IC".

Long term govt reserve – future demand

In other words, LANDBANK that will in due course be assigned to other uses.

Item A3 – about 0.2 ha. Rezoning of a site to the south-east of Wai Tsai from "R(D)" to "VTD"

More land for exploitation of NET house formula to develop villas for sale to outsiders.

OBJECT TO ANY EXTENSION OF 'V' ZONE

Item A4 – about 0.1 ha. Rezoning of a site to the south of the NTM NDA from "CDA" to "GB".

To reflect its existing condition, i.e. wholly government land and mainly covered by vegetation.

SUPPORT

Item A5 – about 0.04 ha. Rezoning of a site to the east of Sheung Chuk Yuen from "CDA" to "V".

More land for exploitation of NET house to villa for sale development

OBJECT TO ANY EXTENSION OF 'V' ZONE

Urgent Return receipt Expand Group Restricted Prevent Copy

Proposed Amendments to the Notes of the OZP

1. m) Revision to the Remarks of the Notes for "GB" zone on the clauses related to filling of pond/land or excavation of land.

STRONG OBJECTIONS TO THE EXEMPTION FOR "PUBLIC WORKS COORDINATED AND IMPLEMENTED BY THE GOVERNMENT". STRONGEST OBJECTIONS. THIS GIVES THE GOVERNMENT UNFETTERED AND UNACCOUNTABLE POWER TO BASICALLY DO WHATEVER IT WANTS AND MAKES A MOCKERY OF THE ENTIRE PLANNING PROCESS AS IT ALLOWS GB TO BE FILLED IN BY HKSAR WHENEVER IT PLEASES WITHOUT BEING SUBJECT TO EVEN MINIMAL SUPERVISION. THE INTERESTS OF THE COMMUNITY WILL BE ENTIRELY ELIMINATED FROM THE PROCESS.

THE ONLY EXEMPTIONS ALLOWED SHOULD BE FOR MAINTENANCE AND REPAIR OF EXISTING STRUCTURES.

MANY FACILITIES ADDED FOR TOURISM HAVE RESULTED IN DEGRADATION AND DAMAGE TO THE ECOSYSTEM.

Mary Mulvihill

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Representation Number: TPB/R/S/YL-NTM/15-R5
	Date Received 收到日期	Submission Number: TPB/R/S/YL-NTM/15-S4

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
中述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關中述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。
2. Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk>.
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3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
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4. In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) Maritime Development Limited
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)



2. Authorized Agent (if applicable) 獲授權代理人（如適用）
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) KTA Planning Limited
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary) # 申述詳情(如有需要，請另頁說明) #		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		S/YL-NTW/15
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
<u>Amendment Item A1</u> In particular about rezoning of Area 4E from "Residential Group D" to "G/IC"	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please refer to the letter ref. S3181/KH_NTM_WR/25/001Lg for details.
<u>Amendment Item A1</u> In particular about rezoning of the area to the south of Area 4E from "Residential Group D" to area shown as 'Road'	Comment <input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the letter ref. S3181/KH_NTM_WR/25/001Lg for details.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話，請註明詳情。		
Proposed rezoning of Area 4E to "Residential (Group C)" or "Residential (Group A)". Please refer to the letter ref. S3181/KH_NTM_WR/25/001Lg for details.		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4，則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項，如申述與圖則的修訂有關，請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意，條例第 6(3A)條訂明，如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回／徵用／清理／取得任何土地的空置管有權而引起的補償或援助有關，則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和／或已公布的補償政策處理。如對補償或援助事宜有意見，可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

✓ at the appropriate box 請在適當的方格內加上 ☑ 號

Our Ref: S3181/KH_NTM_WR/25/001Lg



PLANNING LIMITED

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電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

30 December 2025

By Hand

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

Submission of Written Representation in respect of Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/15

This Written Representation is prepared and submitted on behalf of Maritime Development Limited (the "Representer"), under Section 6(1) of the Town Planning Ordinance ("TPO") in relation to the Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/15 (the "Draft OZP") gazetted by the Town Planning Board (TPB) on 31 October 2025. This Written Representation is made in respect of the Proposed Amendments Item A1 which relates to the Representation Site.

Location of the Representation Site

The Representer is the owner of Lots 2543 RP, 2544 RP, 2545, 2546, 2547, 2548 and 2549 RP in DD 104, Ngau Tam Mei, Yuen Long (the "Representation Site"). The Representation Site is also the subject of an approved S16 Planning Application No. A/YL-NTM/478 for a Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a period of 3 years (till 4 October 2027) and Associated Filling of Pond. Under Amendment Item A1 shown in the Draft OZP and, the northern and southern portions of the Representation Site are rezoned from "Residential (Group D)" ("R(D)") to "Government, Institution or Community" ("G/IC") zone for a secondary school and an area shown as 'Road' respectively (Figure 1 refers).

Stance of the Written Representation

For the long-term economic development of Hong Kong, the Representer shares the Government's vision of creating a world-class academic and research hub within the Ngau Tam Mei New Development Area (NTM NDA). This includes the development of a self-sustained University Town ("UniTown") as well as an Integrated Hospital and Third Medical School. The Representer has no intention of causing any delays to the development process of NTM NDA but believes there are opportunities for enhancement within the proposed





Residential Neighbourhood on the western part of the NTM NDA. The Representer, hereby, raises written objection to the rezoning of the northern portion of the Representation Site into "G/I/C" zone and sincerely requests that this portion be rezoned into "Residential (Group C)" ("R(C)") or "Residential (Group A)" ("R(A)") with justifications presented in this Written Representation.

For the southern portion of the Representation Site, The Representer recognises that the proposed public road is essential for the development of the UniTown and the Integrated Hospital and Third Medical School. The Representer requests that the Government carefully review the road layout to minimise the area of land resumption for the proposed road, thereby retaining sizable developable area in the Representation Site.

Better Alternative Sites for Secondary School to Enhance the Synergy of Education Institutions

The Government is committed to promoting close collaboration of research, academia and industry in our world-class tertiary educational hub. This initiative aims to create a cycle where the education sector cultivates high-quality talents and generate innovative research outcomes, while industries translate these outcomes into practical applications, products and services.

Effective collaboration also entails providing opportunities for real-world testing and early engagement in applied learning. The integrated model could be further enhanced by promotion and applying these concepts prior to tertiary education. Introducing this model at the secondary school level could help students develop foundational understanding of innovation, applied research, and interdisciplinary collaboration, thereby creating a smoother progression into tertiary education and research-oriented pathways.

Area 4E, where the Representation Site is located, is situated on the western edge of the NTM NDA, while the UniTown is situated to the eastern portion. Locating the secondary school closer to the UniTown presents a strategic opportunity to foster sustainable collaboration, resource sharing and knowledge exchange. By strengthening synergy across educational stages, this initiative would further enhance talent cultivation, upgrade the research-academic-industry framework, and reinforce Ngau Tam Mei's role as a forward-looking education and innovation hub.

Figure 2 presents seven potential alternative sites for a secondary school that could achieve such synergy for the Town Planning Board (TPB) consideration.

No Pressing Need for the Provision of Secondary School in NTM NDA

Furthermore, statistics indicated that there is no pressing or emerging need for the provision of secondary school in Ngau Tam Mei. According to the "Provision of Major Community Facilities and Open Space in Yuen Long District Council (YLDC) Area" in October 2025 (Attachment VI of TPB Paper No. 11023, there is already a substantial surplus of approximately



418 secondary classrooms, accounting for both existing and planned secondary schools within the district. The Land Use Review Study for NTMNDA indicates that the future population in NTMNDA will be about 35,400 to 38,500. Based on the provision standards stipulated in the Hong Kong Planning Standard and Guideline (HKPSG), approximately 48 to 52 secondary school classrooms will be required.

It is understood that the provision of secondary school places is assessed by the Education Bureau (EDB) on a territory-wide basis. The ample surplus of secondary school places in the YLDC area may sufficiently accommodate the anticipated demand arising from NTMNDA through existing and planned secondary schools within the district. Should the EDB consider it necessary to reserve a site for a secondary school in Ngau Tam Mei, the seven potential alternative sites suggested in **Figure 2** shall be given higher priority due to their possible synergy with the UniTown. In particular, potential sites 1 and 2 in Area 8A are already rezoned to "G/IC" allocated as government reserves without any specific designated use. Potential sites 1 to 4 also have the advantage over Area 4E as they are primarily Government Land, requiring no or little land resumption.

It is therefore considered that the Representation Site in Area 4E could be utilised more appropriately and efficiently, allowing its development potential to be further optimised without compromising the overall provision of educational facilities within the district.

Proposed Residential Uses for the Representation Site Compatible with NTM NDA

The Representation Site has been zoned for "R(D)" for over two decades since the gazettal of the first outline zoning plan No. S/TL-NTM/1 in 1999. The planned "Residential" use has not been realised in the past primarily due to its low plot ratio and insufficient infrastructure. Locating in the western portion of the NTMNDA, which is planned for a Residential Neighbourhood, the continuation of "Residential" use at the Representation Site will undoubtedly align with the overall planning of the area. The Representor therefore proposes the northern portion of the Representation Site, which is zoned "G/IC" on the Draft OZP, be rezoned for "Residential" use.

On the eastern side of the San Tin Highway, the existing low-density residential developments in the "R(C)" zone, such as the La Maison Vineyard, the Green Crest and the Casa Paradizo in Ngau Tam Mei establish a low-rise character for the area and serve as a visual buffer for the future high-density developments around the future Ngau Tam Mei Station. These low-density developments have demonstrated environmental quality, indicating that similar residential developments are feasible adjoining San Tin Highway.

Rezoning Area 4E into "R(C)" would naturally extend the low-rise development zone, creating an appropriate transitional form of development between the high-rise residential developments around Ngau Tam Mei Station and the adjoining low-rise suburban or rural settings. This approach plays a balance among respecting the residential planning intention, capitalising the development potential of the Representation Site, contributing to the better



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Our Ref: S3181/KH_NTM_WR/001Lg
Date: 30 December 2025

utilisation of valuable land resources and achieving a desirable development profile for NTMINDA.

Nevertheless, another argument suggests that residential sites within an NDA shall be intended for high-density development alongside infrastructure enhancements. This approach could optimise the use of land while simultaneously generating more revenue for the Government through land premium. Potential environmental interface issues between high-rise residential developments and San Tin Highway can be addressed during the detailed design stage, controlled under the land lease condition. Accordingly, Area 4(E) may also be rezoned into "R(A)".

In terms of implementation, once the Representation Site is rezoned into a "Residential" zone, the Enhanced Conventional New Town Approach can be adopted. This would provide flexibility to the landowner to apply for lease modification to develop their land planned for private development. This would reduce the Government expenses on land resumption while facilitating timely development.

In view of the above, we sincerely request the TPB to further amend the zoning for Area 4E to meet our Representation. Meanwhile, should you have any queries in relation to the above, please do not hesitate to contact the undersigned.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD

David FOK

cc. the Representer & Team

PL/DF/FL/vy

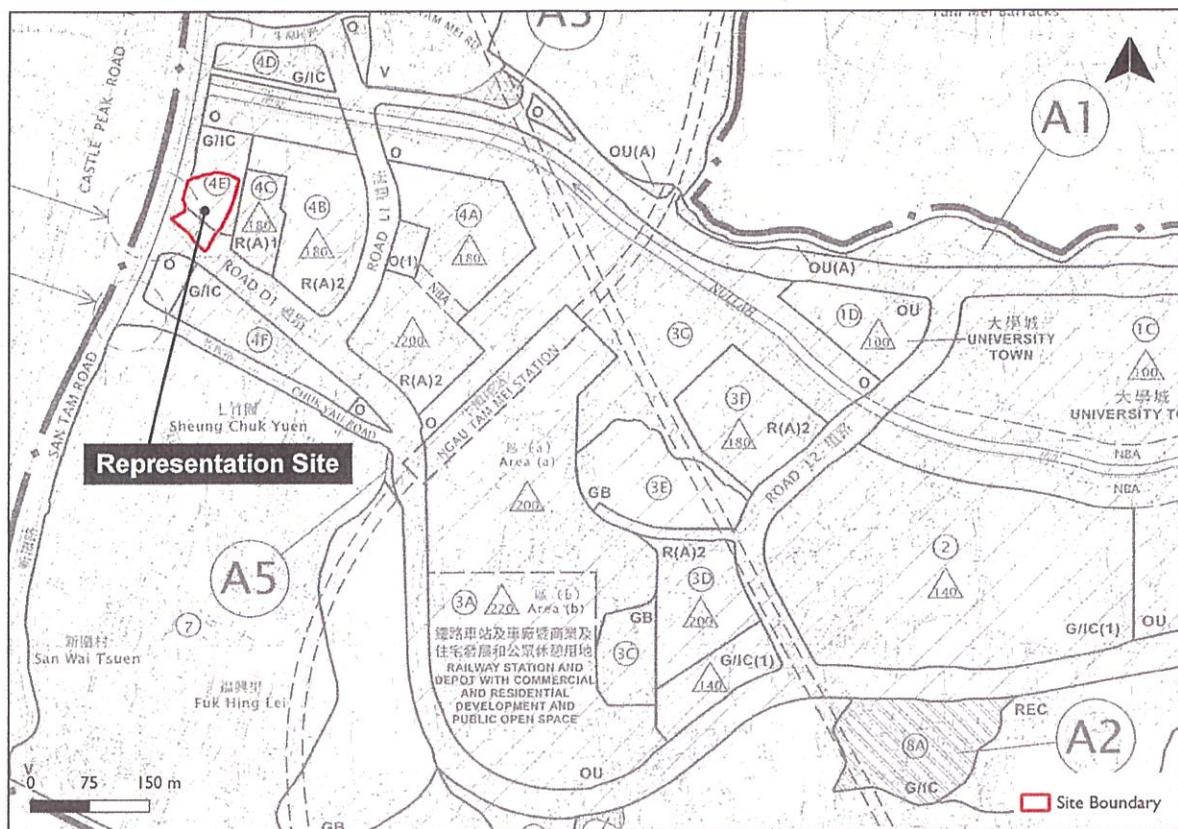


Figure 1 – Location and Zoning Context of the Representation Site

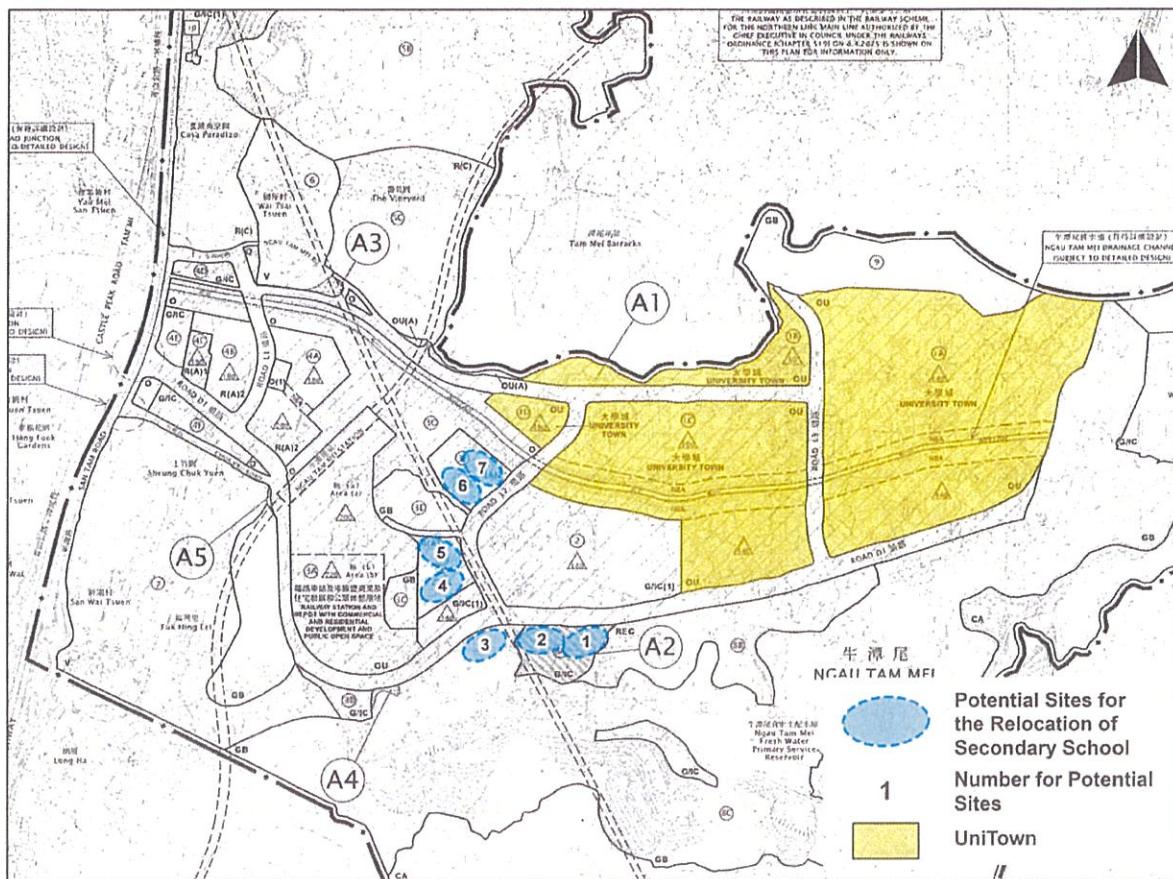


Figure 2 – Potential Alternative Sites for Secondary School in NTMNDNDA

Representation Number:

TPB/R/S/YL-NTM/15-R6

Submission Number:

TPB/R/S/YL-NTM/15-S2

Form No. S6 表格第 S6 號

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	Date Received 收到日期	

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1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

Dr. Poomintr Sooksripaisarnkit

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

Prudential Surveyors International Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
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* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)

申述詳情(如有需要，請另頁說明)

The plan to which the representation relates (please specify the name and number of the plan)
與申述相關的圖則 (請註明圖則名稱及編號)

Draft Ngau Tam Mei Outline Zoning Plan
No. S/YL-NTM/15

Nature of and reasons for the representation 申述的性質及理由

Subject matters 有關事項 ^a	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 ^a
Amendment Item A1(d) and A1(k)	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please refer to the written representation.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。 (1) Readjusting the extent of a "Government, Institution or Community (1)" site in Area 3D; and (2) Readjusting the boundary and alignment of proposed "Road D1".		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4，則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上 ☑ 號

Representation Statement

**Representation Relating to
Draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/15
under Section 6(1) of the Town Planning Ordinance**

Prepared by Prudential Surveyors International Limited
(December 2025)

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1.0 Introduction

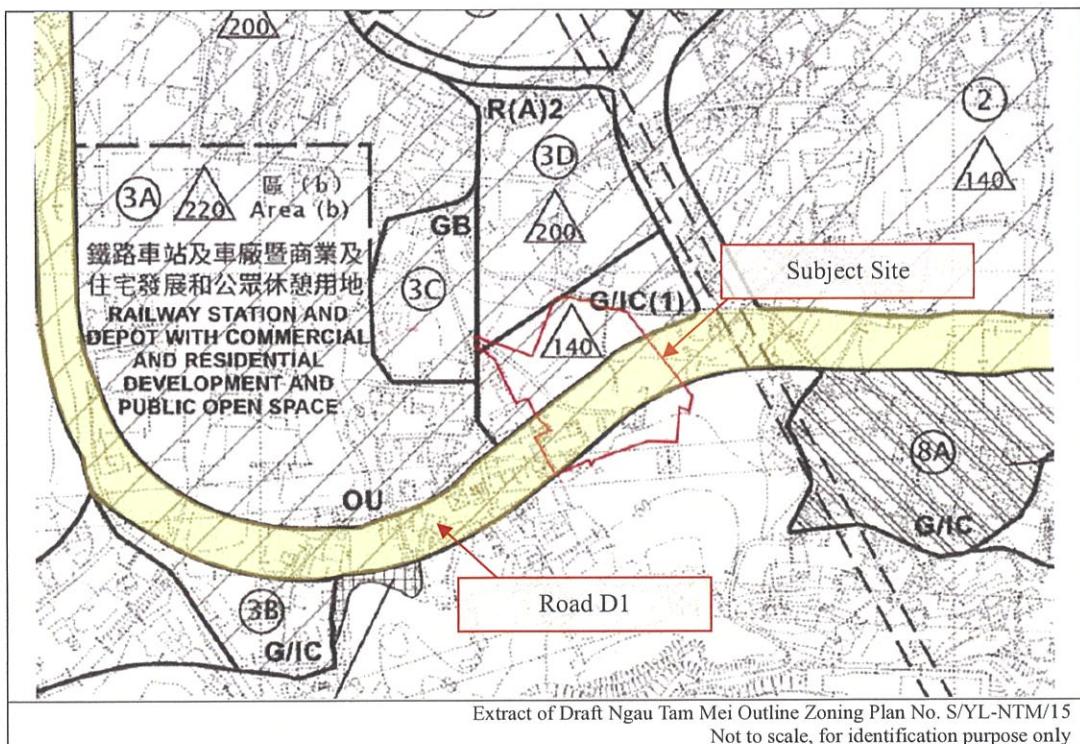
1.1 The draft Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/15 (“Draft Plan”) was published for public inspection on 31 October 2025.

1.2 Prudential Surveyors International Limited is instructed by Dr. Poomintr Sooksripaisarnkit to submit a representation statement to the Town Planning Board (TPB) to express their views and comments on the Draft Plan during the public inspection exercise.

1.3 The particular matters to which this representation relates are *Amendment Item A1(d) and A1(k)* shown on the Draft Plan (“Proposed Amendments”).

- Item A1(d): two sites in Areas 2 and 3D to be zoned as “Government, Institution or Community (1)” with stipulation of building height restrictions
- Item A1(k): a site across the NTM NDA to be shown as ‘Road’

1.4 As Wat Buddhadhamaram falls within the Draft Plan and will be affected by the Proposed Amendment, Dr. Poomintr Sooksripaisarnkit (“Representer”) hereby **opposes the Proposed Amendments** and would like to express their will to stay in-situ and requests the TPB to make relevant amendment to the Draft Plan including but not limited to readjusting (1) the extent of a “Government, Institution or Community (1)” site in Area 3D, (2) the boundary and alignment of proposed “Road D1” such that Wat Buddhadhamaram to be retained in-situ, and (3) incorporate appropriate amendments to the Draft Plan to ensure that the Subject Site is to be retained in-situ.

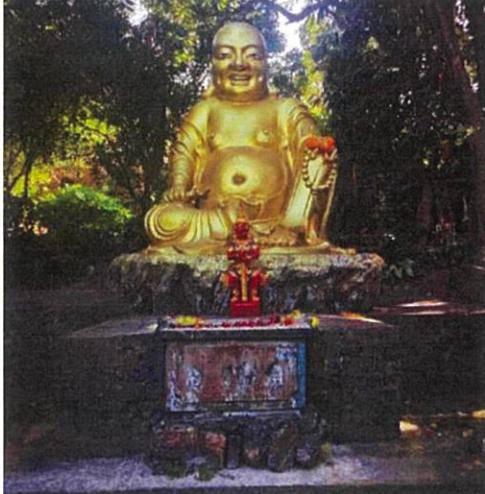


2.0 Wat Buddhadhamaram

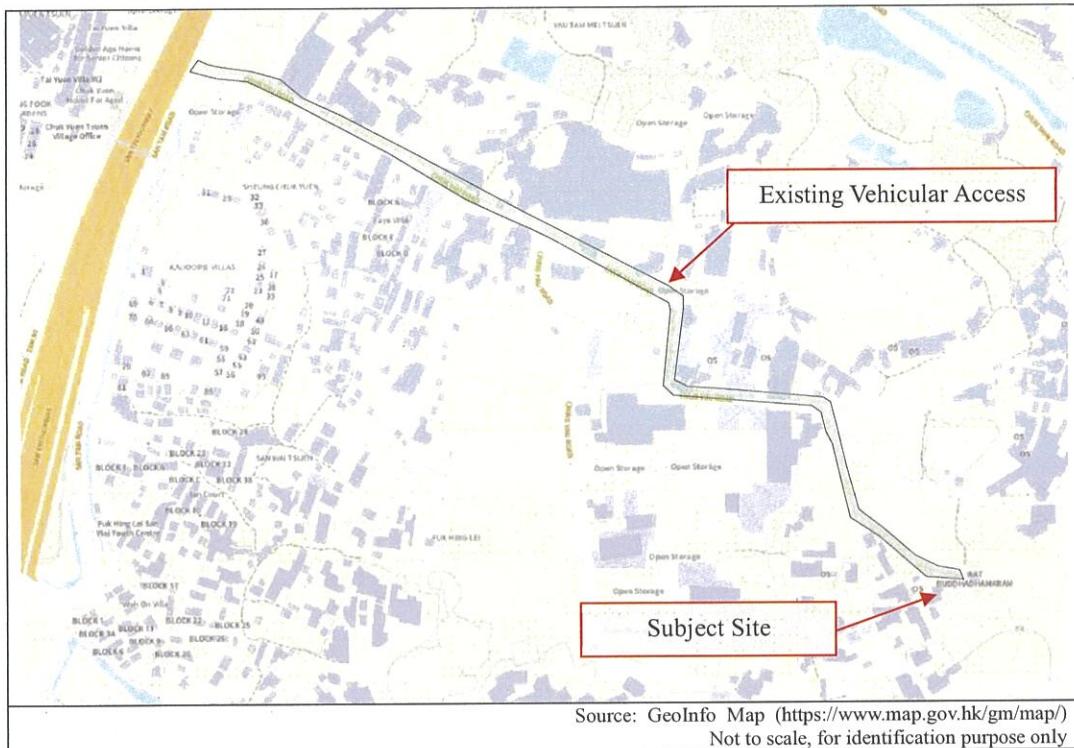
2.1 Site Context

2.1.1 Wat Buddhadhamaram (the “Subject Site”), having a site area of about 11,682 s.m., is located at the south of Chuk Yau Road in an area locally known as Ngau Tam Mei, and is accessible by an unnamed vehicular road branching off Chuk Yau Road. The Subject Site is mainly covered with shrubs whilst most of the access road therein are hard-paved with structure for temple and ancillary uses erected thereon. The vicinity of the Subject Site is rural in nature with mixed uses including open storage, open car parking and temporary structures for domestic use. Location Plan and Photos of the Subject Site are attached at *Appendices 1 & 2*.

1. Name of the Temple	2. Temple
3. Office	4. Meditation Room, Rest Room A & Kitchen

	
5. Buddha Statue	6. Plaques of “南山精舍”
	
7. Plaques at the Entrance Facing Village Road to the north of the Subject Site	8. Access Road of the Subject Site

2.1.2 The existing public road access to the Subject Site is via an unnamed access road branched off Chuk Yau Road from San Tam Road.



2.1.3 The Subject Site as originally held under a Government Land Licence Y21129 (the “GLL”)) granted to Mr. Chu Wing-ting commenced in 1974, and had been cancelled. Based on the GLL document, the Subject Site contains “Temple” and “Private residential” uses structures. According to the plaques erected within the Subject Site, there was a temple previously known as “南山精舍” erected thereon. Another plaques at one entrance of the Subject Site, erected by 朱榮庭 (i.e. the licensee of GLL Y21129), also indicated that the Subject Site was occupied for religious use since 1971 (辛亥), which is close to the commencement date of the GLL.

2.1.4 As per the aerial photos obtained from the Lands Department, the main structure on the Subject Site was appeared to be erected between 1972 and 1977 and remained afterwards. The Temple (Item 1 on the Site Layout Plan at *Appendix 3*), though, was re-built at around 2009 on the previous Temple site, replacing the then existing structure which was in heavily wear and tear condition. The aerial photos obtained are attached at *Appendix 4*.

3.0 Reason for the Representation

3.1 Despite being located within the boundary of the Draft Plan, Wat Buddhadhamaram has not been taken into consideration in the plan-making process. As such, Dr. Poomintr Sooksripaisarnkit hereby takes this opportunity to raise their concerns and oppose the Proposed Amendment to ensure that the Subject Site / existing use is to be retained in-situ. The justifications are outlined in **Section 4.0** below.

4.0 Justification for Retaining In-situ

Importance to the Thai Buddhist Community in Hong Kong

Buddhism is the religion that most Thai people have respected for a very long time, nearly 95% of the Thailand's population is Theravāda Buddhist. According to the 2021 Population Census, there are about 13,000 Thais living in Hong Kong. Despite the considerable size of Thai population, there are only about 4-5 Thai Buddhist temples in Hong Kong and there has been a demand for places to conduct religious activities. Apart from Thai people, there are also a considerable number of local Thai Buddhists in Hong Kong.

Wat Buddhadhamaram at the Subject Site has long been the home of Thai Buddhist Community since 1997. Throughout the years, the Subject Site has been an important venue for the Thai community in Hong Kong for meeting their spiritual needs and Wat Buddhadhamaram has devoted great efforts to promote Buddhism and provide religious teachings through various religious/worship activities. The closure of the Subject Site will significantly impact the long-established Buddhist community while the Sangha as well as lay followers are expected to face a “very painful” period as they will lose their dedicated place of worship and face the uncertainty and hardship to secure a temporary or permanent site for a new temple.

Recognition from the Kingdom of Thailand

Wat Buddhadhamaram is an overseas Thai Buddhist Temple recognized by Kingdom of Thailand and the only temple in Hong Kong that receives Royal Kathina Robes every year. As part of Kathina (a Buddhist Festival), the Royal Kathina Robe is a traditional Theravāda Buddhist ceremony where the King of Thailand bestows robes upon monks who have completed their three-month retreat, known as Vassa. Each year, the Royal Kathina Robes Offering Ceremony will be held at Wat Buddhadhamaram, where The Royal Thai Consulate-General, Hong Kong will preside over the presentation of the Royal Kathina Robe. The event was attended by Consulate-General officials, representatives from Team Thailand as well as members of the Thai and Hong Kong Buddhist communities. The Royal Kathina Robe is a long-standing and highly significant tradition, as well as a form of cultural diplomacy, promoting the close ties between the Thai Royal family and other Buddhist communities in the world that shared a Theravāda heritage.

Apart from traditional Buddhist ceremony, the Subject Site often held ceremonies together with the Royal Thai Consulate-General in Hong Kong, e.g. a Merit-Making Ceremony in honour of Her Majesty Queen Sirikit, The Queen Mother was held at the Subject Site in December 2025.

4.3 In Line with the Prevailing Policy of Religious Tourism

It is stated in the Development Blueprint for Hong Kong’s Tourism Industry 2.0 promulgated in December 2024 that the Government will focus on diversified development of religious tourism to enrich Hong Kong’s tourism offerings, including engaging with religious groups to explore opening up religious venues as tourist attractions on a limited scale without affecting religious activities.

There are two traditional festival days for Thai’s Buddhism, known as Songkran Festival (潑水節) and Kathina Festival (袈裟節) which would be held in April and late October or November respectively. These two festivals usually attract large crowd of people and ceremonies would be held at the Subject Site for one day for visitors. There are also other ceremonies held at the Subject Site, including Makabucha Day (萬佛節) (the day marking the Buddha's teachings of his 1,250 disciples) in February, Visakha Bucha Day (佛誕日) (the day marking the birth, the enlightenment, and the death of the Buddha) in May, Buddhist Lent Retreat (守夏節) or Rain Retreat (雨季安居) in June or July, and The End of Buddhist Lent in October or early November. These ceremonies would be held in the Subject Site for one day and they tend to attract lesser crowd in comparison with the two festivals mentioned earlier. These festivals provide good opportunities for the monks to explain the teachings of Buddha to the attendees.

Being as an existing establishment and with continuing plan and experience for religious activities and Buddhist festivals' events, Wat Buddhadhamaram has the potential to become a destination for religious tourism in Hong Kong. The forced relocation would imply that the government would miss out on an opportunity to make better use of these existing resources and its potential for provision of unique experience.

Photos of the ceremonies and events in previous years are attached at *Appendix 5*.

4.4 Missed Out on a Place for Cultural Exchange

Alongside the annual Royal Kathina Ceremonies organised by the Ministry of Foreign Affairs, Kingdom of Thailand and various merit-making ceremonies, chanting and prayer ceremonies, Wat Buddhadhamaram also organised meeting with local Buddhist association/organisation, for instance, a meeting between Hong Kong Theravāda monks and Hong Kong Buddhist Association, etc was previously held in August 2025. These events strengthen friendship, foster people-to-people ties through Buddhism and promote culture exchange between Hong Kong and Thailand.

4.5 In Line with the Urban Design Concepts of Ngau Tam Mei New Development Area

It is noted that one of the major urban design concepts of Ngau Tam Mei New Development Area (NTM NDA) is ‘Urban-Rural Integration’, under which low-rise uses are proposed to serve as a buffer between the new developments and the wider rural setting to ensure design harmony. Being situated on the peripheries of the NTM NDA, the Subject Site provides a reasonable transition between the rural setting and the proposed new development in NTM NDA. Retaining the Subject Site would not affect the overall scheme of the NTM NDA and could be co-exist in the new development area.

4.6 Contribute to the Promotion of Hong Kong as an “International Education Hub”

The Chief Executive’s 2023 Policy Address has set out clearly the strategic directions and objective to develop Hong Kong into an international post-secondary education hub and a cradle of future talents while the 2024 Policy Address further committed the promotion and establishment of the “Study in Hong Kong” brand, in particular to attract more overseas students, especially those from ASEAN and other Belt and Road countries. It is also noted that starting from the 2024-2025 academic year, the non-local student quote for UGC-funded universities was doubled from 20% to 40% to support Hong Kong’s development as an international post-secondary education hub. The Subject Site, as part of Hong Kong’s cultural infrastructure, could help to accommodate different religious needs of overseas student and also contribute to Hong Kong’s development as an East-meets-West centre for international cultural exchange that promote religious diversity.

4.7 Cultural Heritage Significance

The remnants of Nam Shan Monastery which consist of two gates and a pavilion was located at the northern part of the Subject Site. The cultural heritage significance of these monastic structures, which lies in their historical and social merit, was pointed out in the Environmental Impact Assessment Report in respect of Development at Ngau Tam Mei Area (Agreement No. CE 33/2021 (CE)) (“EIA Report”). The EIA Report also recognised that these monastic structures serve as tangible reminders of the religious history and practices that were once prominent and benefited the settlers in the region.

4.8 In Compliance with the Historical Use

Based on the government land licence document, the plaques erected on site and aerial photo records, the Subject Site has been occupied as religious use since 1970s and the Temple has occupied the site since 1997. Therefore, religious use is a long-established use at the Subject Site.

4.9 Previous Attempt for Regularization

The Temple has always wanted to regularize the Subject Site and has approached various government departments in previous years, including Lands Department and Planning Department. The Temple has submitted planning applications at the Subject Site in 2005 and 2014 and the summary of the applications are listed as follows:

No.	Application No. (Year)	Applied Use	Location	Zone	Decision Date	Decision
1	A/YL-NTM/182 (2005)	Thai Buddhist Temple Development	No. 501 Sai Wah Road, Ngau Tam Mei, Yuen Long	Green Belt	24/06/2005 (S.16) 16/12/2005 (S.17)	Rejected/Not agreed Rejected/Not agreed
2	A/YL-NTM/299 (2014)	Temporary Religious Institution Use (Thai Buddhist Temple) for a Period of 3 Years	No. 501 Sai Wah Road, Ngau Tam Mei, Yuen Long	Green Belt		Application has been withdrawn by the Applicant
3	S.16 Pre-submission Enquiry (2024)	For Religious Institution Use (Thai Buddhist Temple)	No. 501 Sai Wah Road, Ngau Tam Mei, Yuen Long	Green Belt	-	

Due to some technical issues and the Town Planning context at the time, the regularization was unable to proceed. Therefore, the Temple would like to take this chance to regularize the Subject Site in this OZP amendment.

5.0 Conclusion

5.1 This representation statement expressed the Representer's opposition to the Draft Plan. Under the Proposed Amendment, Wat Buddhadhamaram would be forced to relocate and in the worst case scenario, permanently cease to run if a suitable new site could not be secured.

5.2 Wat Buddhadhamaram has operated on the Subject Site for years with a well-established Buddhist community and has long served as a dedicated venues for religious/worship events of Theravāda Buddhist. Its closure will result significant impact to the Thai Buddhist Community in Hong Kong while Hong Kong would miss out on a potential destination for religious tourism and a place for Hong Kong-Thailand Cultural Exchange.

5.3 To put forward the Representer's proposal for retaining in-situ, three amendments to the Draft Plan are proposed for TPB's consideration:-

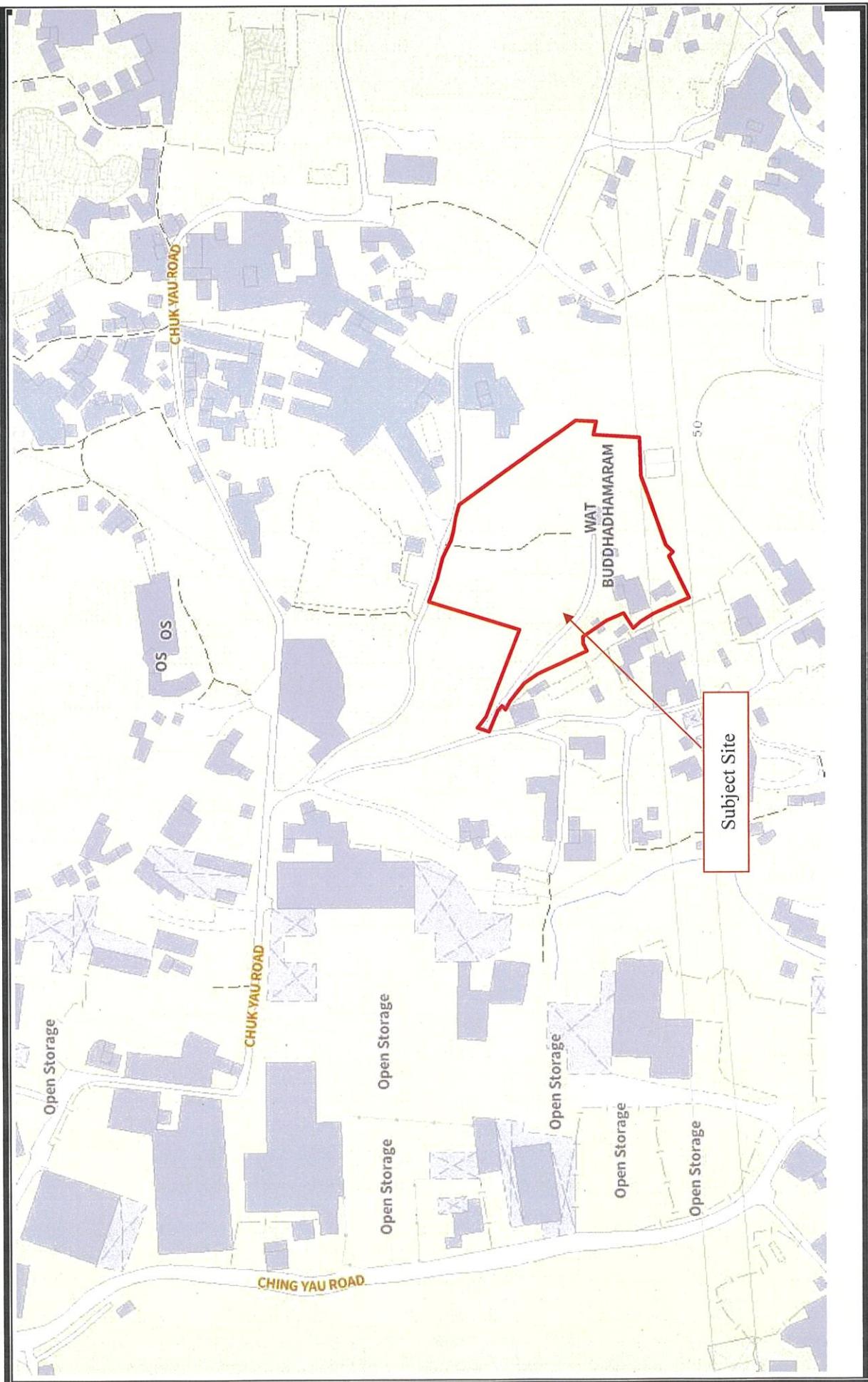
- Amendment 1: Readjusting the proposed boundary of "Government, Institution or Community (1)" site in Area 3D so to include the Subject Site;
- Amendment 2: Revise the boundary of proposed "Road D1" so to exclude the Subject Site; and
- Amendment 3 : Incorporate appropriate amendment to the Draft Plan to ensure that the Subject Site is to be retained in-situ

5.4 We respectfully seek the TPB's favourable consideration to our requests and look forward to a zoning amendment to the effect that would allow Wat Buddhadhamaram to continue to run on the Subject Site.



Appendix 1

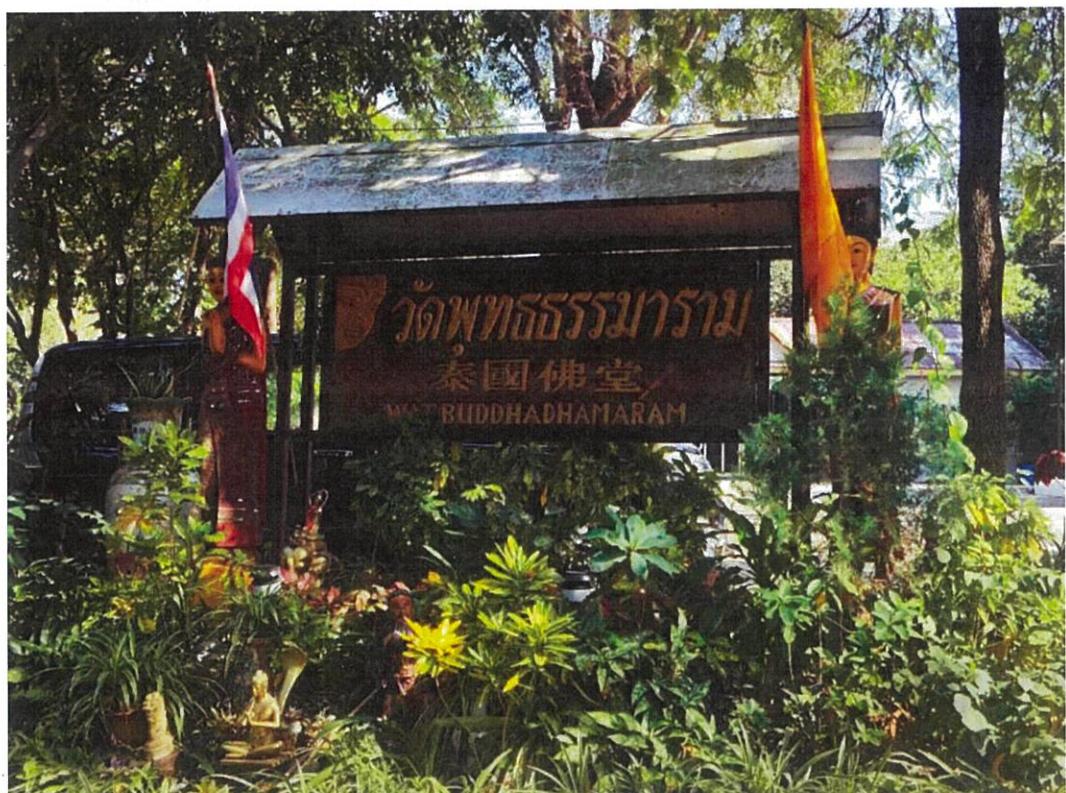
Location Plan of the Subject Site





Appendix 2

Photos of the Subject Site



01. Name of the Temple



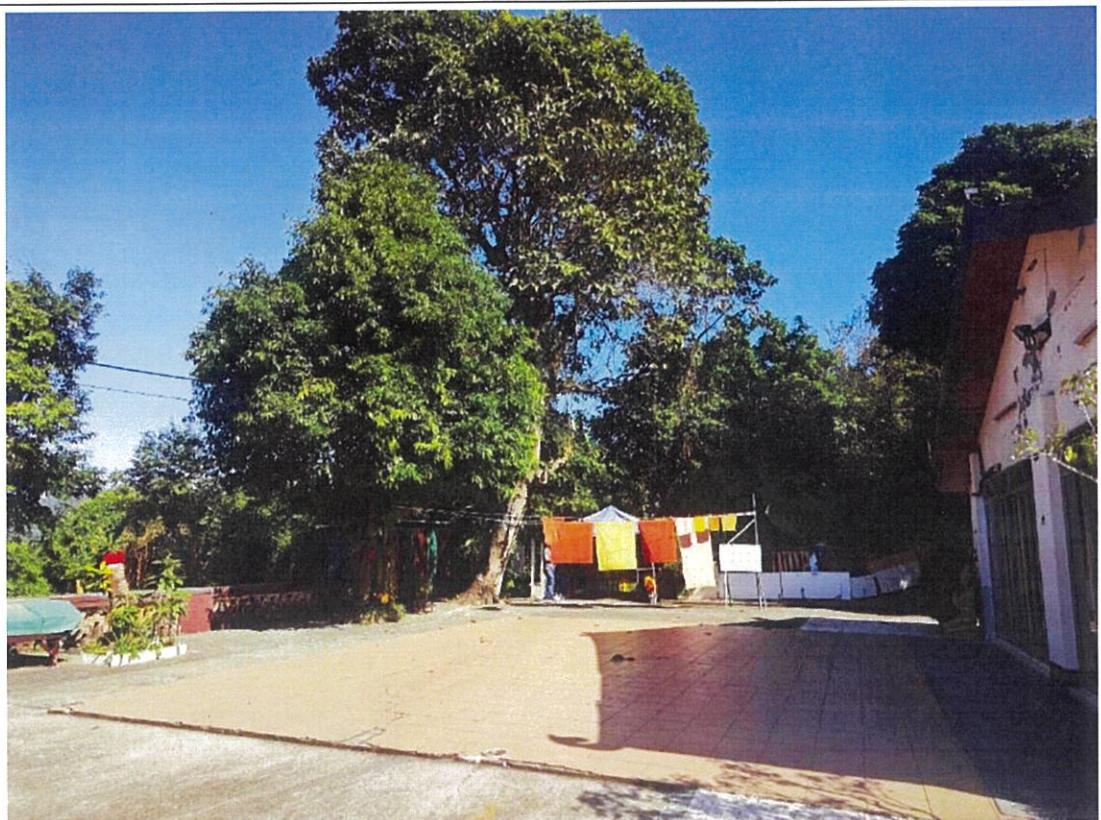
02. Access Road of the Temple



03. Environment of the Temple



04. Environment of the Temple



05. Environment of the Temple



06. Environment of the Temple



07. Environment of the Temple



08. Environment of the Temple



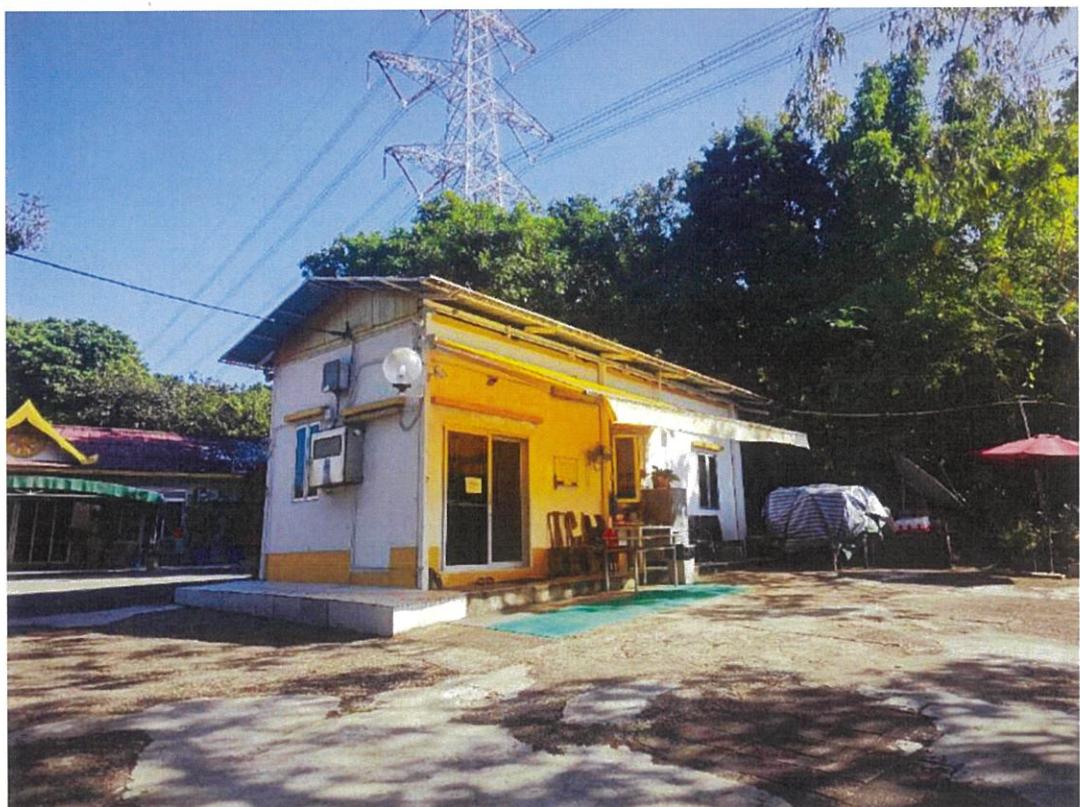
09. Structure 1 - Temple



10. Structure 1 - Temple



11. Structure 2 - Office



12. Structure 2 - Office



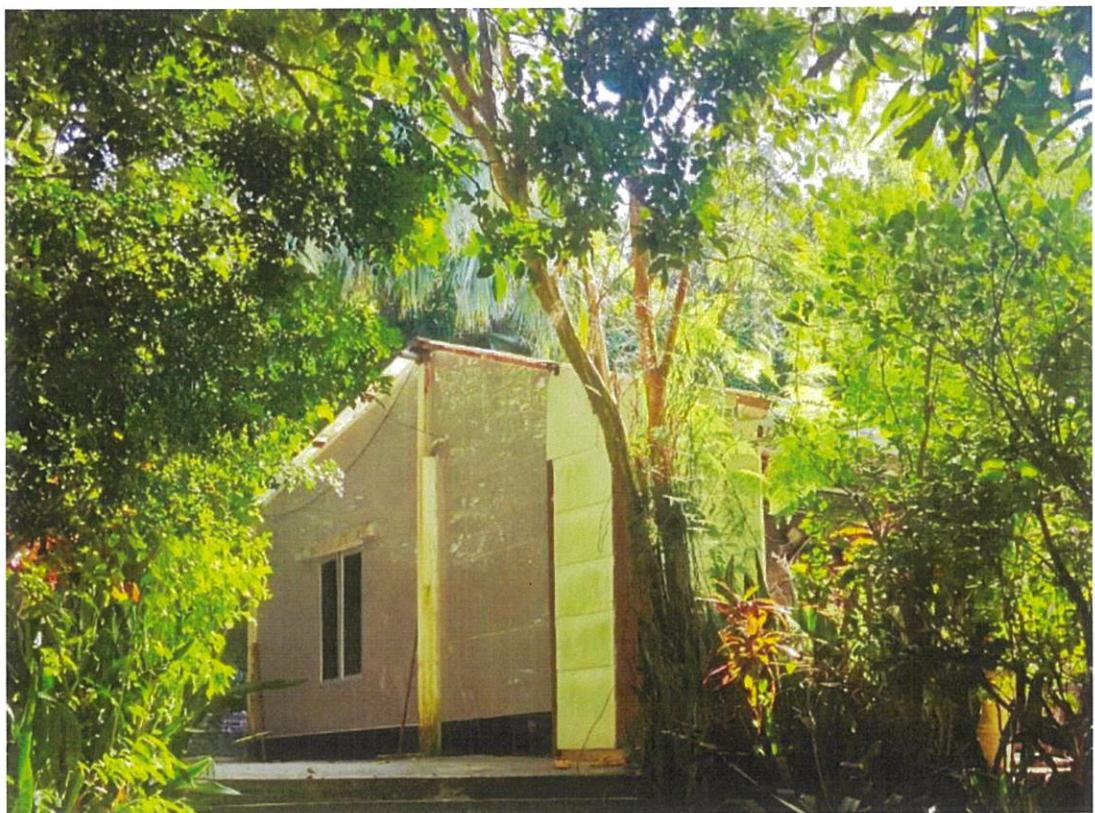
13. Structure 3 - Meditation Room, Rest Room A & Kitchen



14. Structure 3 - Meditation Room, Rest Room A & Kitchen



15. Structure 4 - Rest Room B



16. Structure 4 - Rest Room B



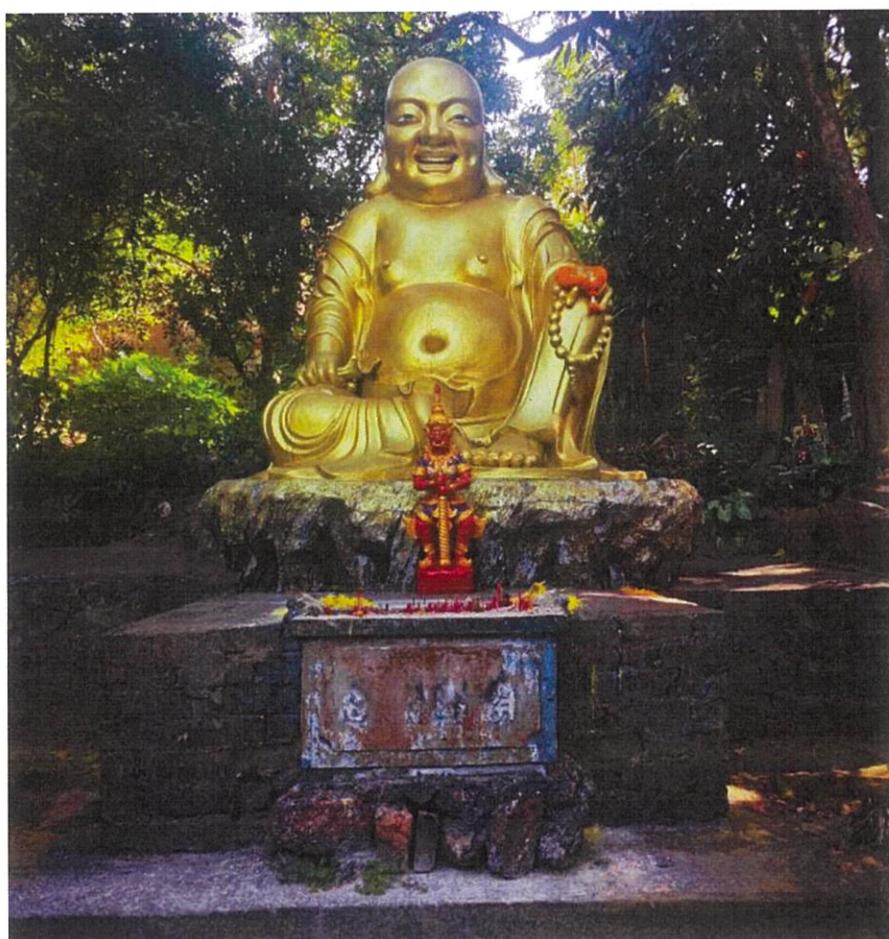
17. Structure 5 - Toilet A



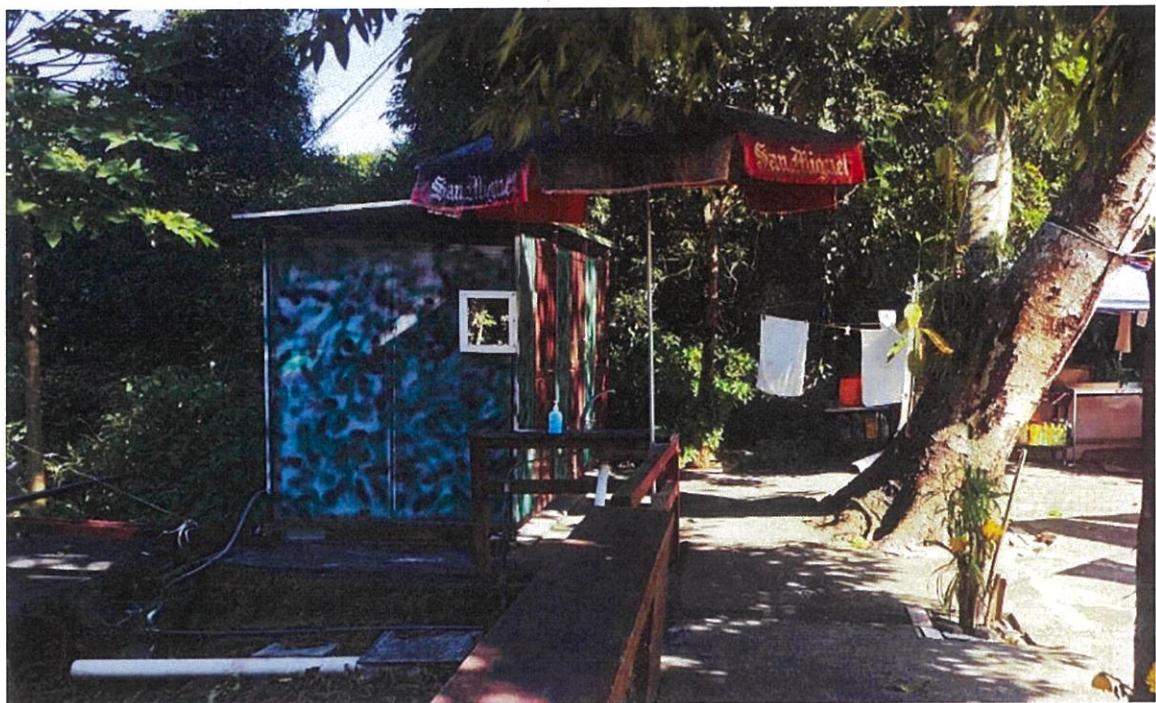
18. Structure 5 - Toilet A



19. Structure 6 - Brick Stove



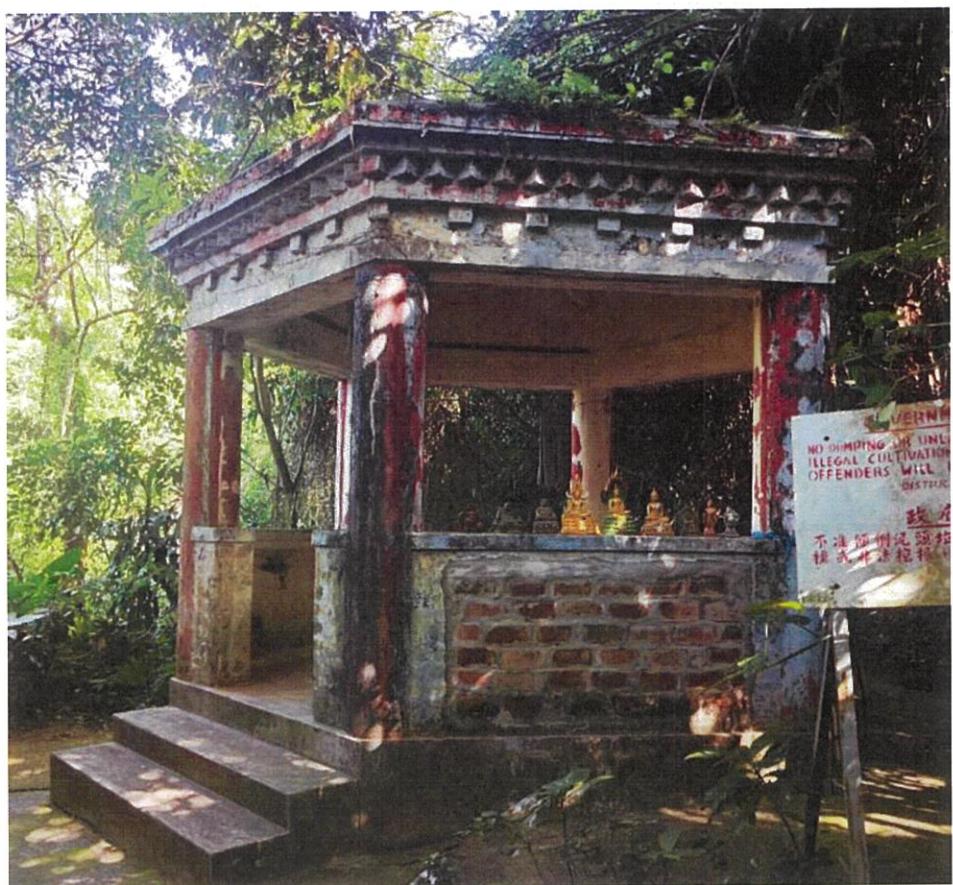
20. Structure 7 - Buddha Statue



21. Structure 8 - Toilet B



22. Structure 9 - Pavilion A



23. Structure 10 - Pavilion B



24. Plaques of "南山精舍"



25. Plaques at the Entrance Facing Village Road



26. Local Village Road at the North of Subject Site



Appendix 3

Site Layout Plan

Item No.	Items
1	Temple
2	Office
3	Meditation Room + Rest Room
	3a Rest Room A
	3b Kitchen
4	Rest Room B
5	Toilet A
6	Brick Stove
7	Buddhist Statue
8	Toilet B
9	Pavilion A
10	Pavilion B

LEGEND: — SITE BOUNDARY PROVIDED BY LANDS SURVEYORS

CONSULTANT : 澄建行

EDENTIAL SURVEYORS (INTL) LTD
25078333 FAX. 25986576

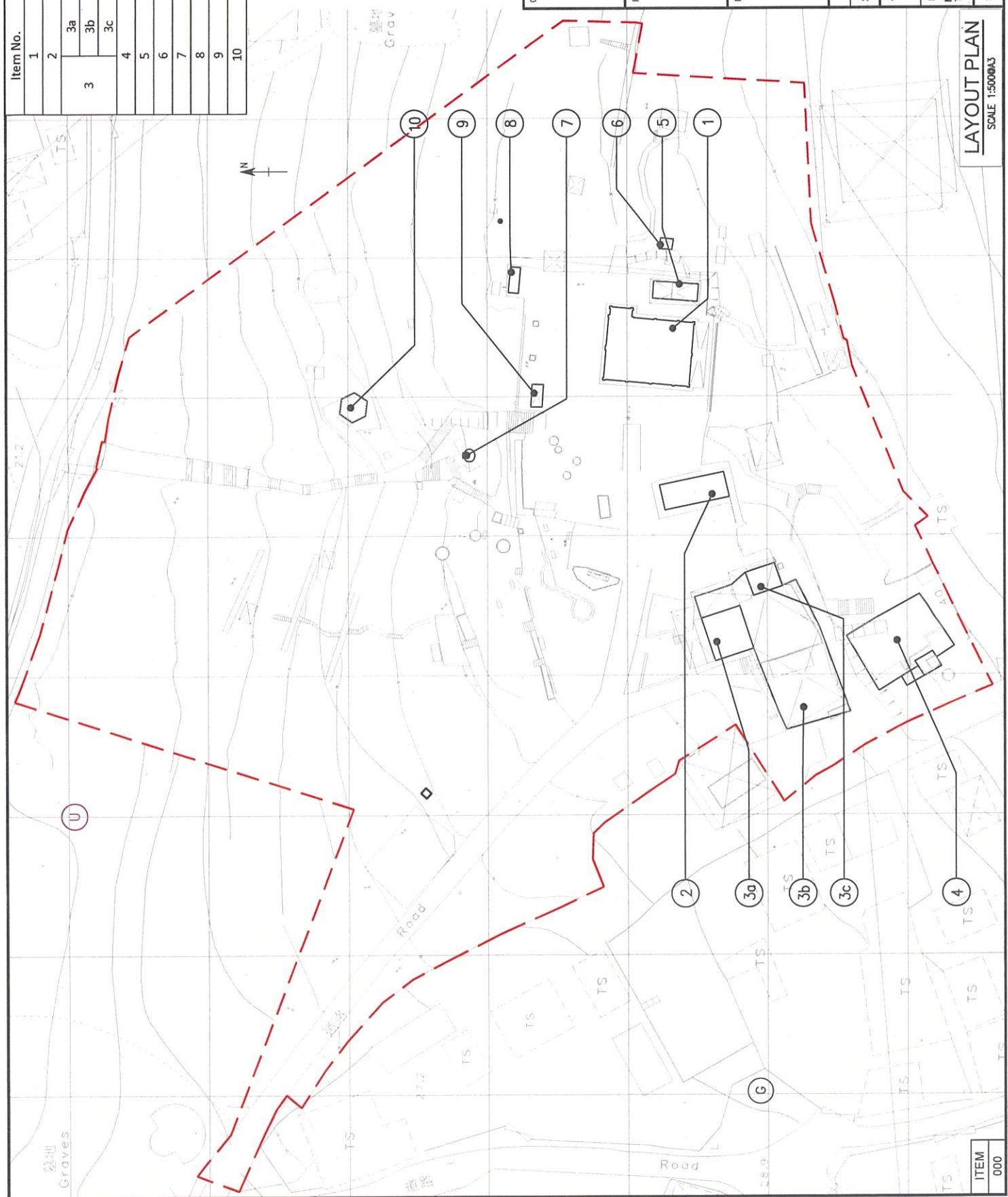
PROJECT TITLE :
TOPOGRAPHY
THAI BUDDH
501 SAI WA
TAM MEI, YI

ITEM 1-10 LOCATION PLAN

DATE	DRAWN	DESIGNED	CHECKED	SCALE
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B8854				FILING CODE: TBT-000-01
1/1/2024				
STATUS :				

STATUS :

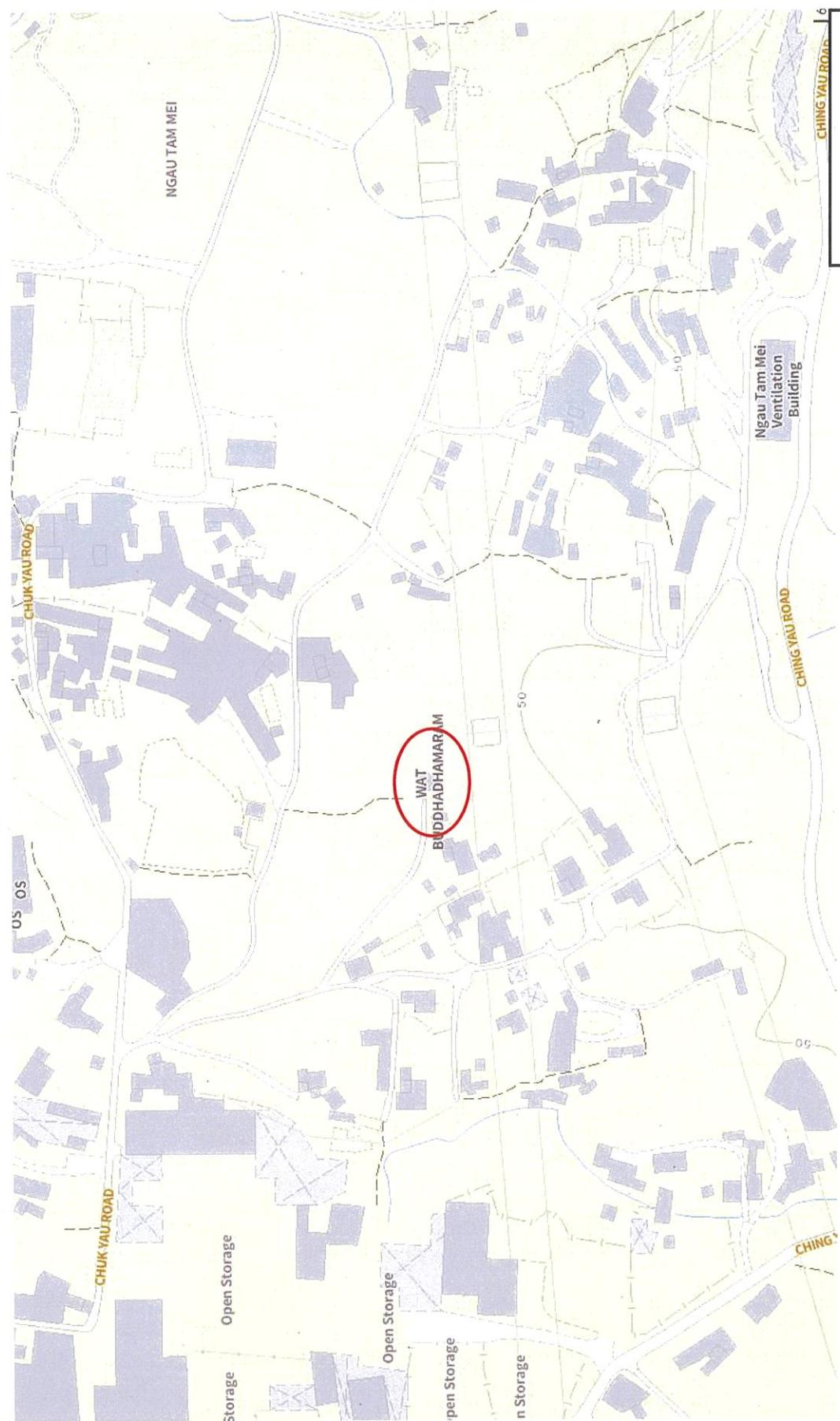
SCALE 1:50000A3





Appendix 4

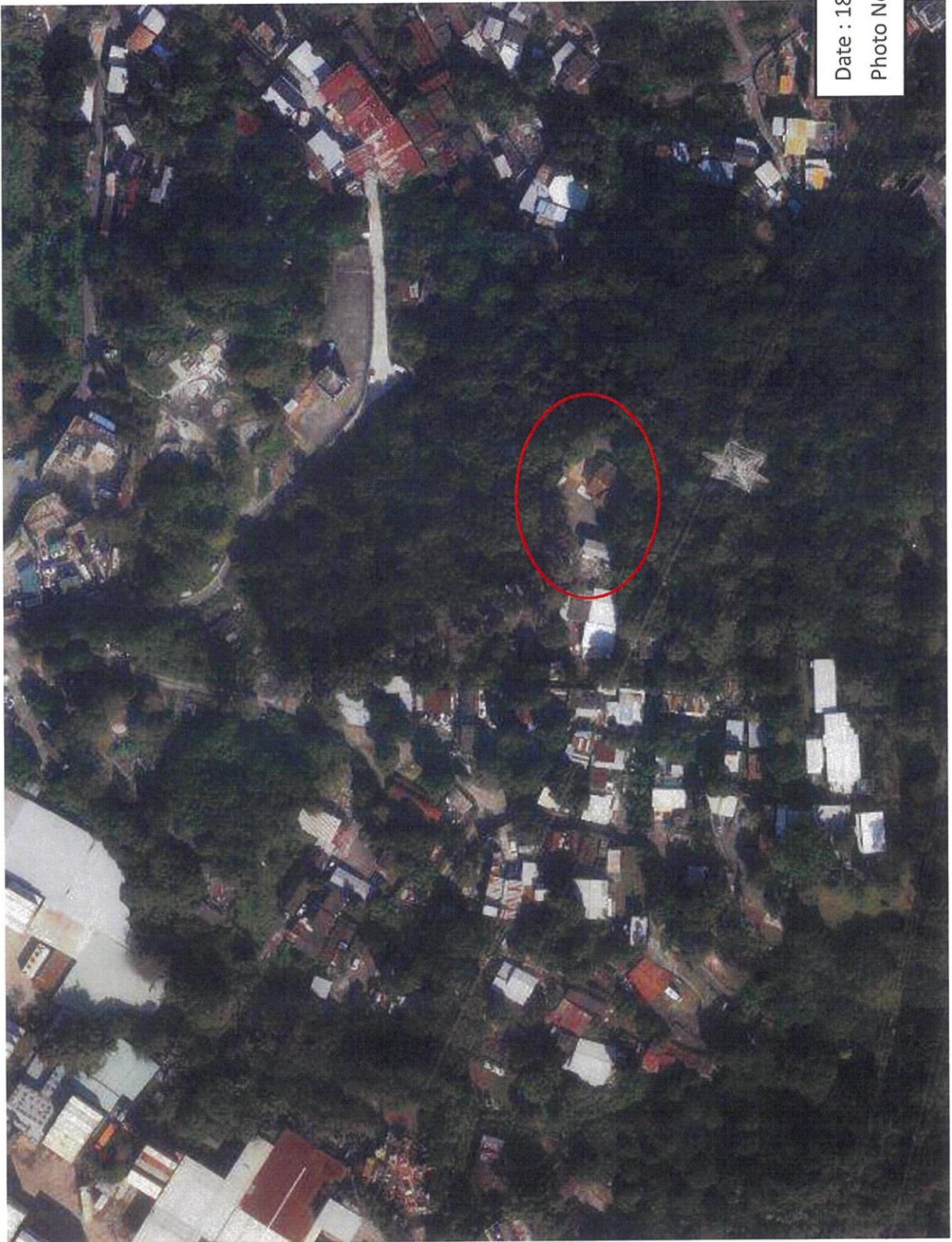
Aerial Photos



Latest Location Plan
Source: Geolinfo Map

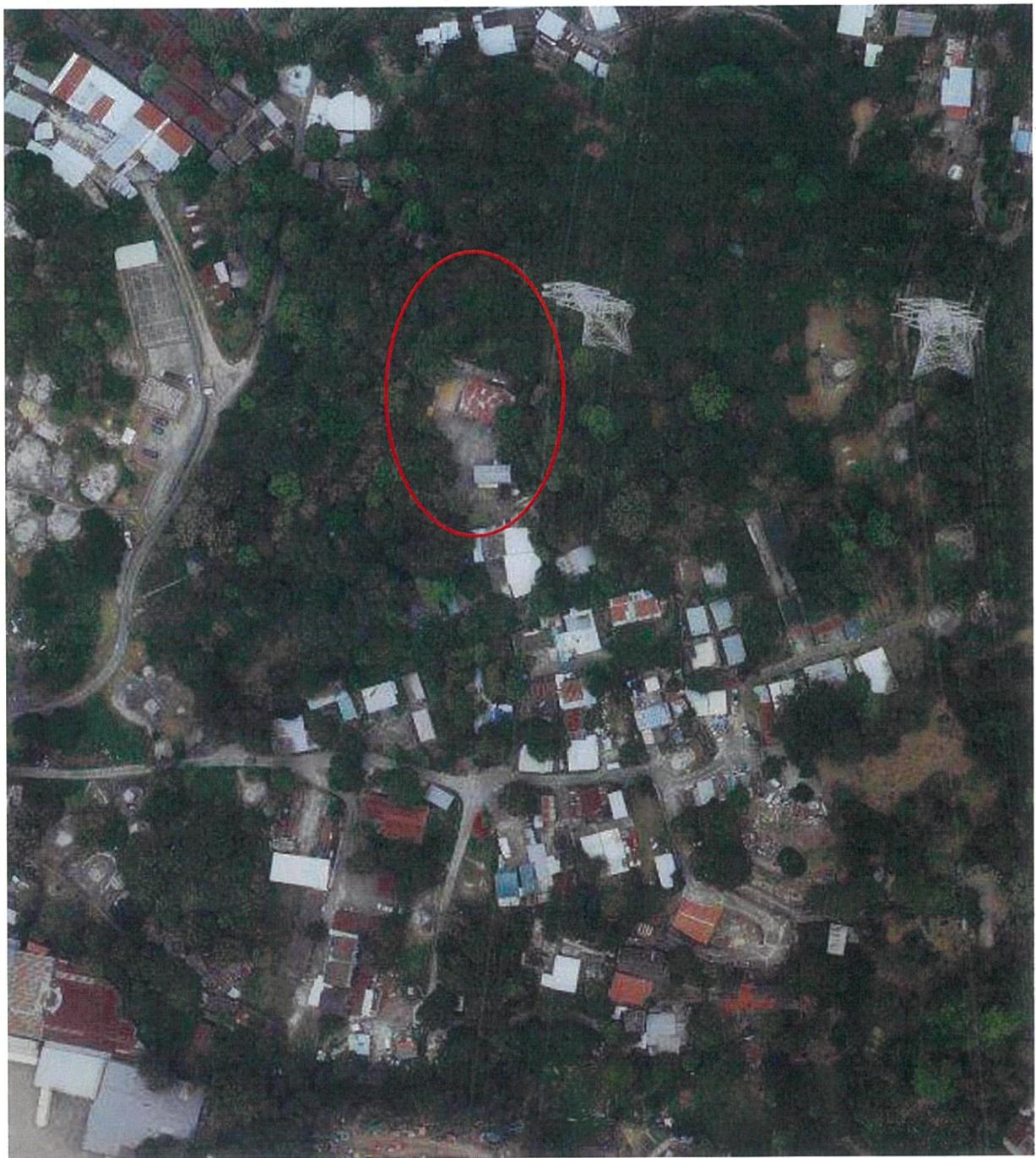


Latest Location Plan
Source: Geolinfo Map



Date : 18/12/2022
Photo No.: E173888C

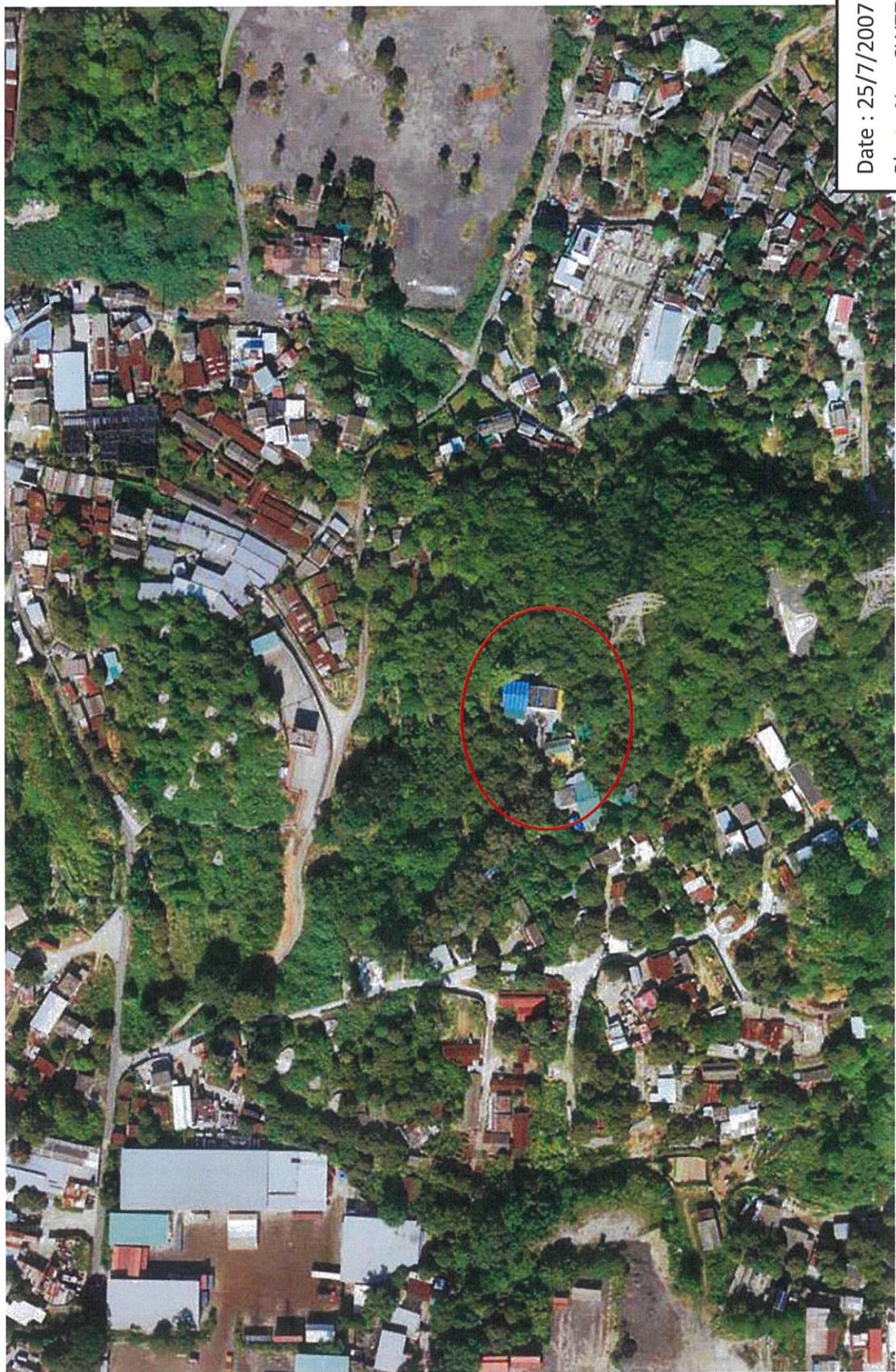
Date : 4/4/2017
Photo No.: E020028C





Date : 3/10/2012

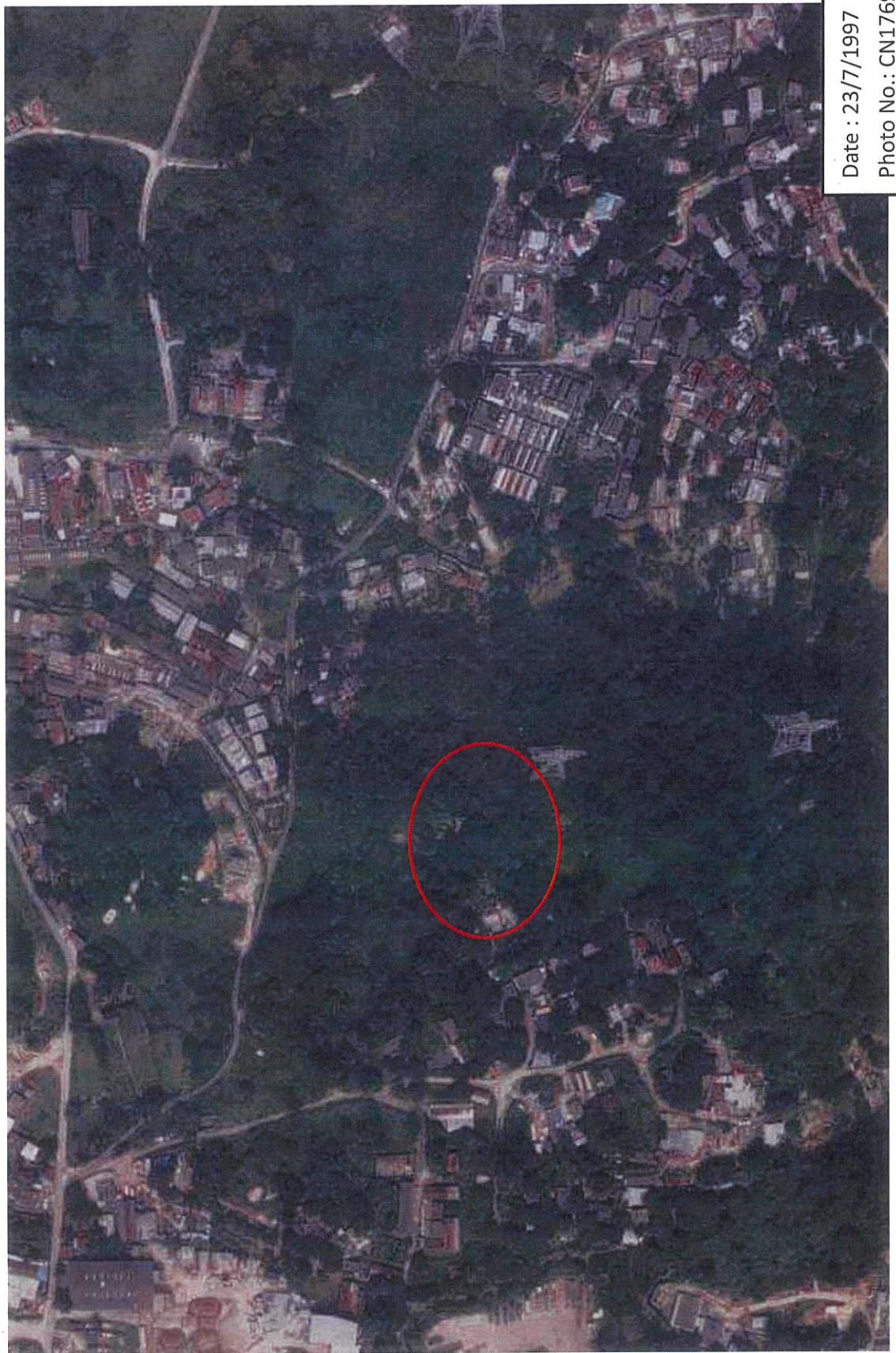
Photo No.: CS40869



Date : 25/7/2007
Photo No.: CW77585



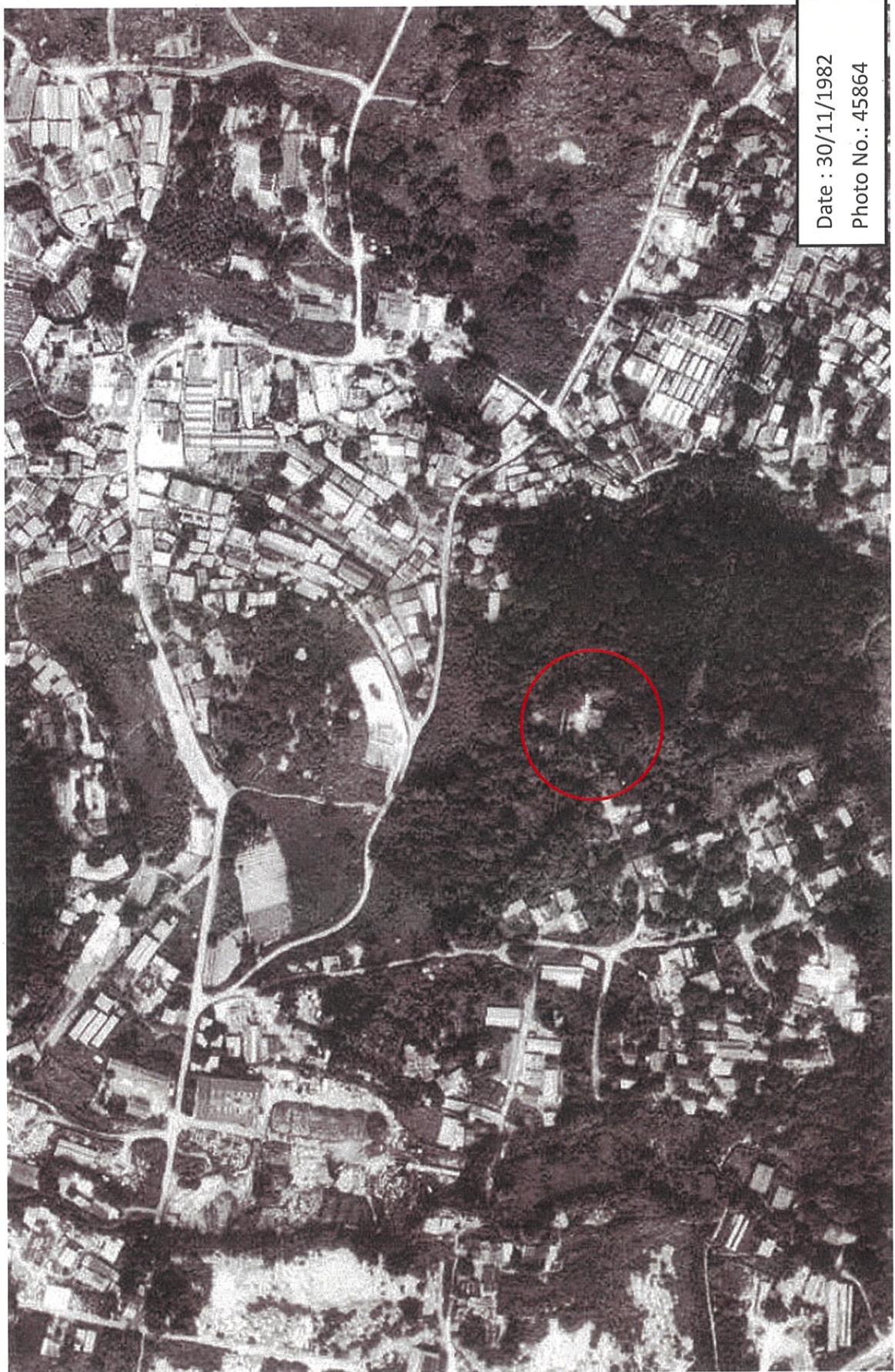
Date : 8/5/2002
Photo No.: CW40541



Date : 23/7/1997
Photo No.: CN17691



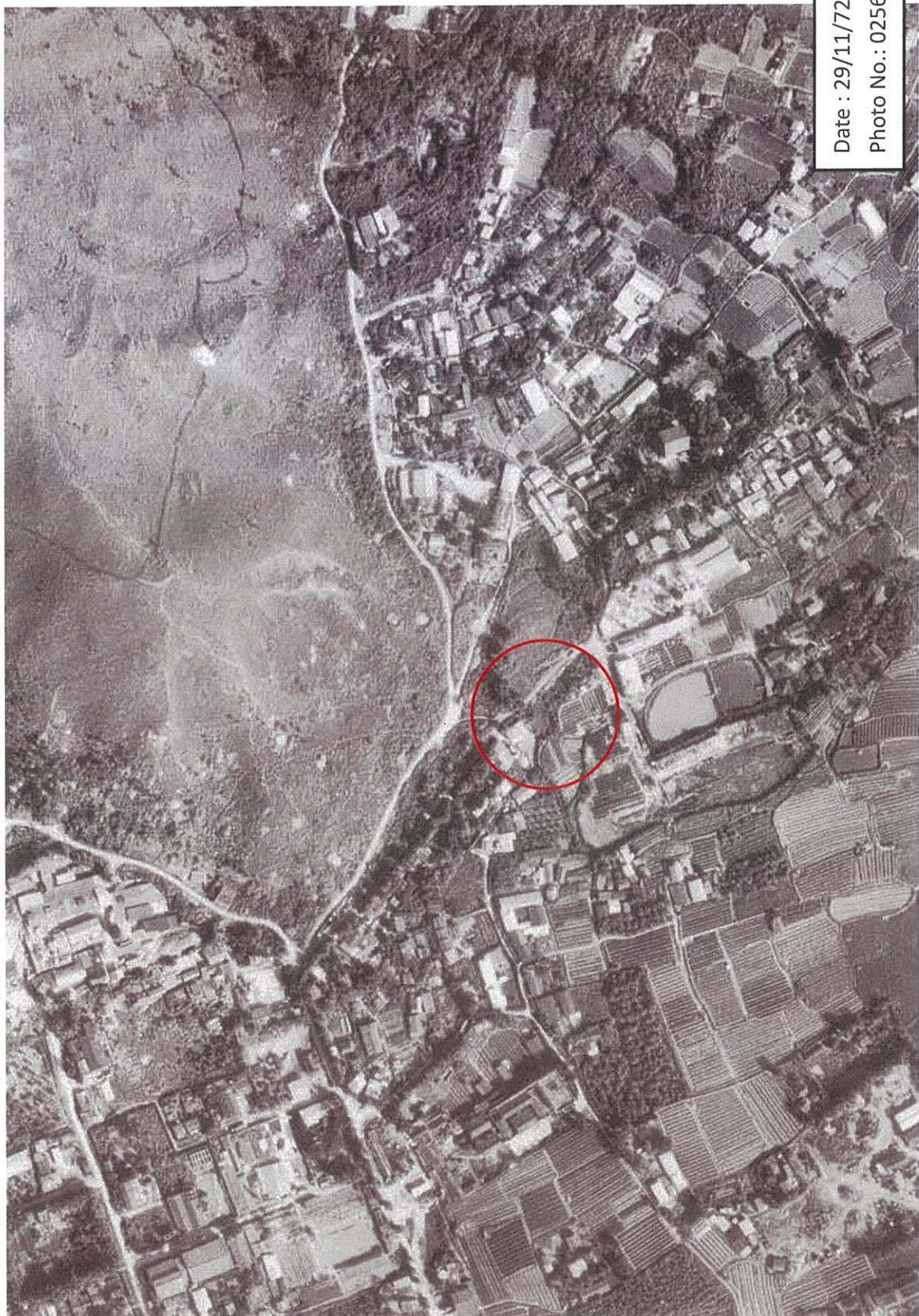
Date : 28/4/1992
Photo No.: A30627



Date : 30/11/1982
Photo No.: 45864



Date : 6/12/1977
Photo No.: 19831



Date : 29/11/72
Photo No.: 02568



Appendix 5

Photos of the Ceremonies and Events in Previous Years

Alms-offering and merit-dedication ceremony in honor of Her Majesty Queen Sirikit [tentative date – 12.12.2025]



2d

Invitation to Merit-Making Ceremony

The Royal Thai Consulate-General in Hong Kong, together with the Thai Buddhist Temple, cordially invites all Thai Buddhists and compatriots to participate in the alms-offering and merit-dedication ceremony in honor of Her Majesty Queen Sirikit, The Queen Mother ("Mother of the Nation"), on the occasion of the 50th day (Pannyasamara) since Her Majesty's passing. This ceremony is held to express gratitude for Her Majesty's lifelong benevolence toward the Thai people. The ceremony will be held on Friday, 12 December 2025, at the Thai Buddhist Temple, Ngau Tam Mei, Hong Kong.

Program Schedule

- 05:30 Alms-offering to monks, dedicated as royal merit
- 06:00 Participants gather at the ceremonial area. Presiding officer lights candles and incense to pay homage to the Triple Gem
- Presiding officer offers a small tribute before the royal portrait of Her Majesty Queen Sirikit, The Queen Mother
- All participants request the Five Precepts
- Presiding monk administers the precepts
- All participants request the Dhamma
- Monks chant Buddhist scriptures
- Monks recite memorial verses
- Offering of meals to the monks
- Water-pouring ritual and receiving blessings
- Ceremony concludes

Note: The schedule may be subject to change as appropriate.

นันท์พาราม

泰國佛堂#水德布薩德華摩阿難#WatBuddhadhamaramHK

#泰國佛堂

#วัดนันท์พาราม

#WatBuddhadhamaramHK

#วัดนันท์พาราม

#Thaitemple

#南傳佛教

#พุทธศาสนา

#Buddhist #Buddha

儀程安排

- 09:30 佈施供僧，以敬獻皇室功德
- 10:00 參加者齊集於儀式場地：主禮人點燃香燭，敬奉三寶
- 主禮人於詩麗吉王太后殿下御像前獻上小供
- 羣人共同誦戒
- 主僧授戒
- 羣人共同誦法
- 僧眾誦經祈福
- 僧眾誦念追思經文
- 供養僧眾
- 灌水迴向、領受祝福
- 儀式圓滿結束

備註：儀程可能依情況有所調整。



Appendix 5

Merit-making ceremony of alms offering and chanting of Buddhist scriptures to dedicate as a royal merit on the occasion of the birthday anniversary of His Majesty King Bhumibol Adulyadej the Great, the National Day, and Father's Day [tentative date – 7.12.2025]



Invitation to join the merit-making ceremony of alms offering and chanting of Buddhist scriptures to dedicate as a royal merit on the occasion of the birthday anniversary of His Majesty King Bhumibol Adulyadej the Great, the National Day, and Father's Day

On Sunday, December 7, 2025

At Wat Buddhadhamaram HK (Wat Luang Pu Sri), Ngau Tam Mei, Yuen Long

Program Schedule

Sunday, December 7, 2025

- 09:30 a.m. – Monks go out to receive alms
- 10:00 a.m. – Ceremony chairperson lights candles and incense to pay homage to the Triple Gem*
- Participants together request the Five Precepts – the presiding monk administers the precepts
- Participants together request the Paritta – monks chant Buddhist scriptures
- Offering of meals to the monks – monks give blessings (Anumodana)
- Participants share a communal meal together
- 12:00 p.m. – Ceremony of laying floral tributes and paying homage* Chairperson lays a floral tribute in front of the royal portrait of His Majesty King Bhumibol Adulyadej the Great
- Chairperson delivers a speech in remembrance of His Majesty's royal benevolence
- The Royal Anthem is played
- Chairperson leads all participants in paying homage before the royal portrait of His Majesty King Bhumibol Adulyadej the Great

End of Ceremony

Program subject to change as appropriate

儀程安排

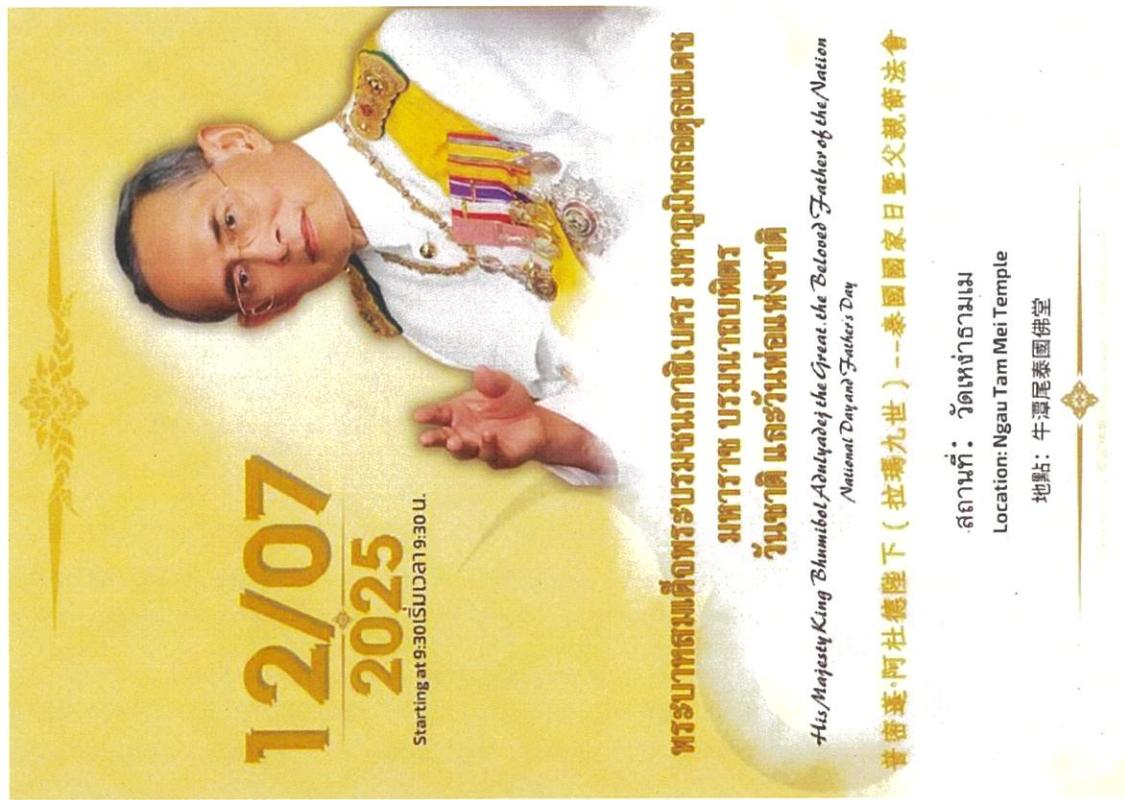
2025年12月7日 (星期日)

- 上午 09:30 —— 僧眾出堂供受布施
- 上午 10:00 —— 主禮人點燃蠟燭、香、敬禮佛、法、僧三寶。參與者共同請求受持五戒 —— 主僧授戒
- 參與者共同請求誦持護經 —— 僧眾誦持佛經
- 供養僧眾膳食 —— 僧眾回向功德
- 參與者共同享用午餐
- 中午 12:00 —— 敬花敬禮儀式。主禮人於普密遜·阿杜德大帝寺前獻花敬禮
- 泰謹 (頌聖歌)
- 主禮人率領全體參與者於聖像前共同敬禮

儀程圓滿結束

儀程可能依情況調整

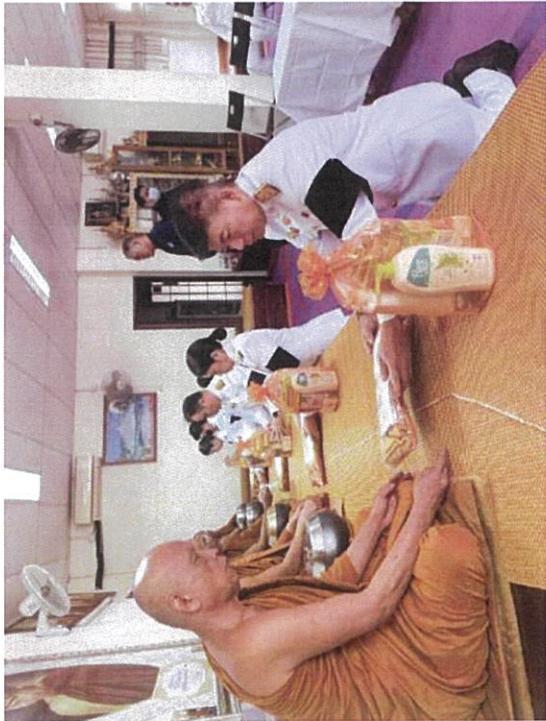
Photos of ceremonies and events held / to be held at the Subject Site
Source : 泰國佛堂 วัดบุพนธรรมาราม Wat Buddhadhamaram HK Official Page



Merit-making ceremony to dedicate merit to Her Majesty Queen Sirikit [7.11.2025]



泰國佛堂暨弘法辦事處 普門淨苑 Wat Buddhadhamaram HK



Royal Thai Consulate-General, Hong Kong

8 November at 15:08

เมื่อวันที่ 7 พฤศจิกายน 2568 สถานทูตไทยในฮ่องกงจัดงาน "จุดจossava ให้สักการะพระบรมราชโถงพระบรมราชโถงเจ้าพระยาจักรี พระบรมราชโถงในรัชกาล พนิชธรรมราชนัมมินบิรุวงศ์ เสนาะสัมรัตน์" ครบ 15 ปี ฉลองพระครองราชย์ 15 พรรษา แห่งเจ้าพระยาจักรี พระบรมราชโถง แห่งนิชธรรมราชนัมมินบิรุวงศ์ จัดโดย สำนักงานจัดการและจัดการที่สานักงดงาม ทันสมัย แห่งสถานทูตฯ นั้นเป็นส่วนหนึ่งของการบูรณะที่สำคัญ

สถานทูตไทย ณ ประจำตัว (Royal Thai Consulate-General, Hong Kong)

โทร./tel. : (852) 2532 5113 หรือ 5118

เว็บไซต์/Website : <https://hongkong-thaiembassy.org/>
อีเมล/Email : sthai01@thai-consulate.org.hk

Translation: On November 7, 2025, the Royal Thai Consulate-General in Hong Kong held a merit-making ceremony to dedicate merit to Her Majesty Queen Sirikit, the Queen Mother, marking the 15th day anniversary of her passing at Wat Buddha Dharma Ram, Yuen Long District, Hong Kong Special Administrative Region. Mr. Chaturon Chaiyakhram, Consul-General in Hong Kong, presided over the ceremony. The ceremony was also attended by Consulate-General officials and staff from the Thailand team, Thai citizens, and Buddhists in Hong Kong.

Photos of ceremonies and events held / to be held at the Subject Site
Source : 泰國佛堂暨弘法辦事處 普門淨苑 Wat Buddhadhamaram HK Official Page

ผ้าป่าด้วยสายไหม (流浮山泰國佛堂布施法會) [3.11.2025]



3 November at 15:33

3/11/2025 ผ้าป่าด้วยสายไหม

#泰國佛堂 #流浮山泰國佛堂布施法會

#泰國佛堂
#泰國佛堂布施法會

#Wat Buddhadhamaram HK

#佛堂

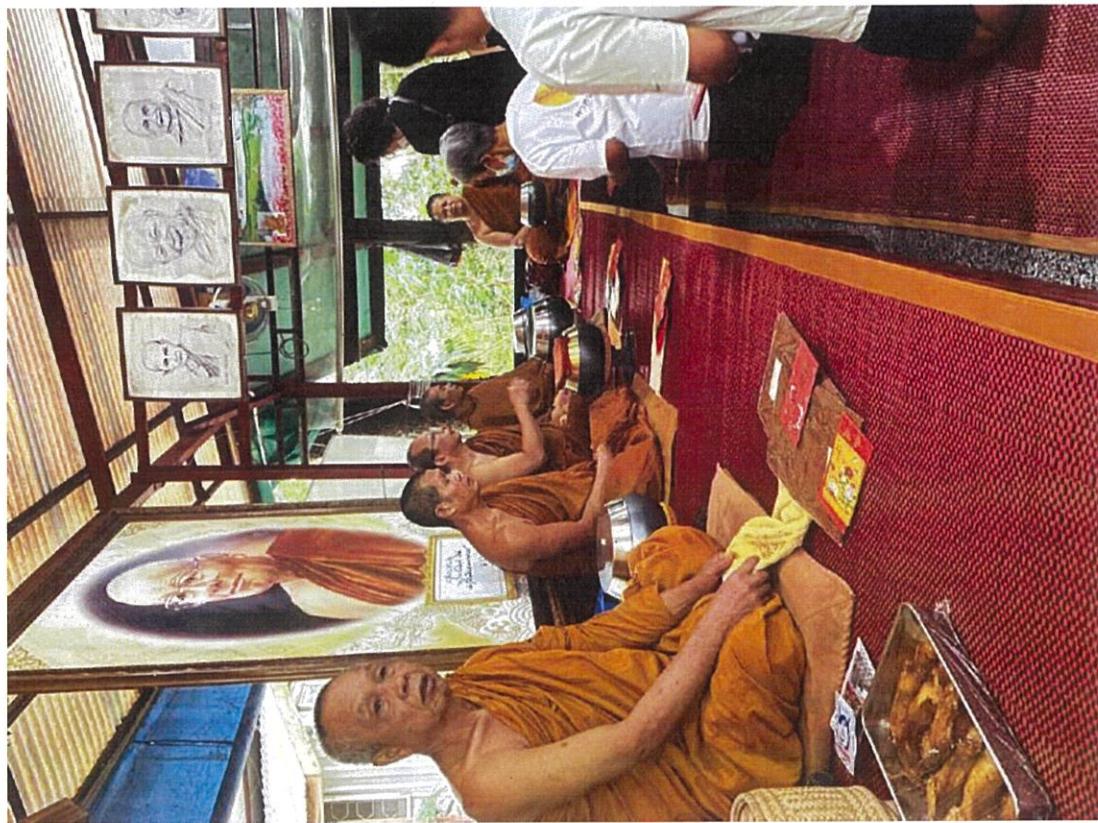
#南傳佛教

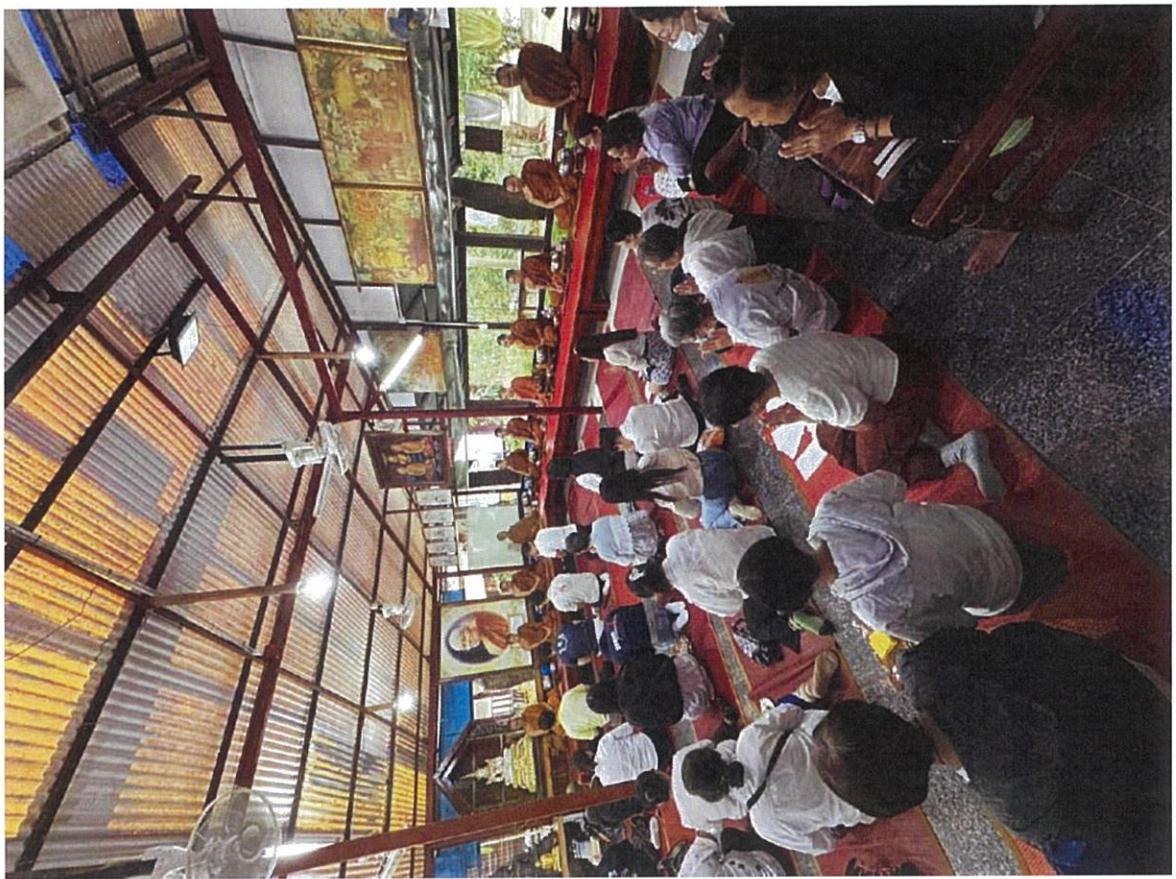
#佛教徒 #Buddha

#พระพุทธรูป



Photos of ceremonies and events held / to be held at the Subject Site
Source : 泰國佛堂 วัดบุญธรรมราษฎร Wat Buddhadhamaram HK Official Page

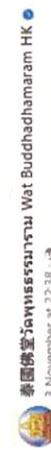




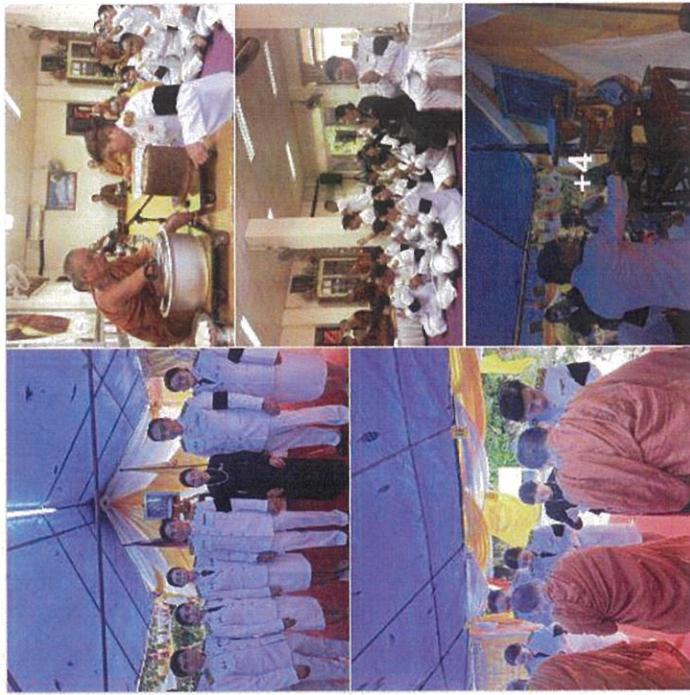
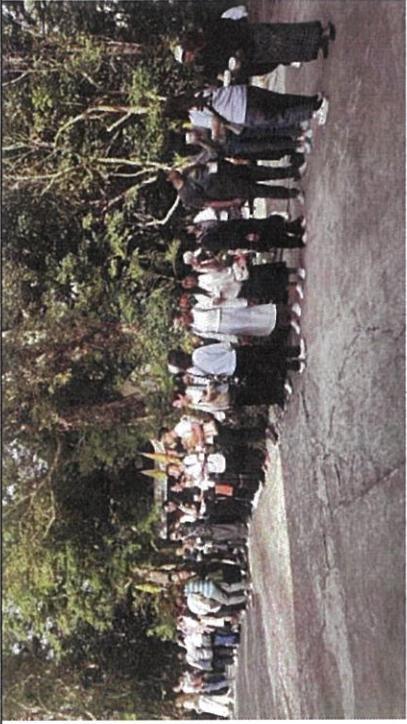
Photos of ceremonies and events held / to be held at the Subject Site
Source : 泰國佛堂 วัดพุทธธรรมาราม Wat Buddhadhamaram HK Official Page

Royal Kathina Robe Offering Ceremony [2.11.2025]

Appendix 5



Translation: On November 2, 2025, Mr. Chaturon Chaiyakharn, Consul-General in Hong Kong, presided over the Royal Kathina Robe Offering Ceremony at Wat Buddha Dhammaram, Yuen Long District, Hong Kong Special Administrative Region. His Majesty the King graciously bestowed the Kathina Robe to Wat Buddha Dhammaram. The ceremony was attended by officials and staff from the Royal Thai Consulate-General, the Thailand team, their spouses, along with Thai citizens and Buddhists in Hong Kong.



Royal Thai Consulate-General, Hong Kong
Government organisation

Royal Thai Consulate-General, Hong Kong



2 November at 13:16

เนื่องในวันที่ 2 พฤศจิกายน 2566 นายนาวนครนนท์ ไชยศักดา กัลยาณิพุญ ณ ปีร์เบอร์ก ประเทศฟินแลนด์ ได้ทรงพระกรุณาโปรดเกล้าฯ พระราชทานวันมหาปีร์เบอร์ก ให้กับวัดบุพเพธรรมาราม จังหวัดเชียงราย และวัดมหาวิหารสักหลาดใหญ่ วัดบุพเพธรรมาราม และสุรอมร พระอมรราชานุ瓦ฒาราษฎร์ทางคานธินรัตน์ สองวัดที่ทรงมีความสำคัญ

สถานกงสุลใหญ่ ณ เมืองฮ่องกง (Royal Thai Consulate-General, Hong Kong)

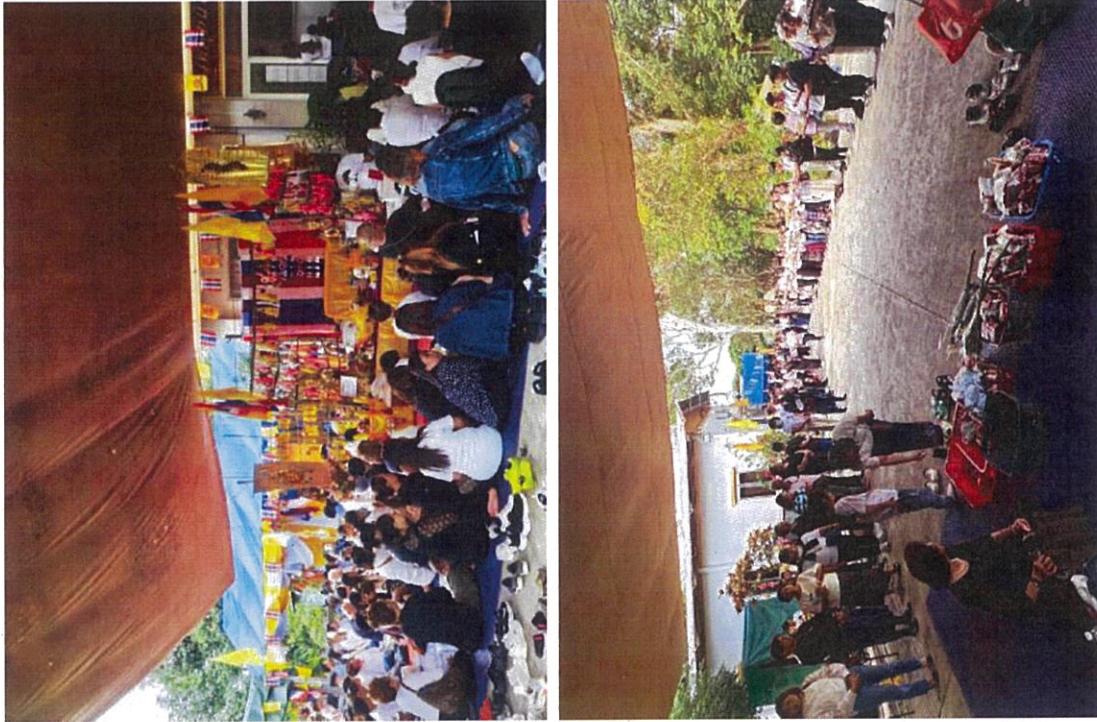
โทร./fax. : (852) 2532-5113 หรือ 5118

เว็บไซต์/Website : <https://hongkong.thaiembassy.org/>

อีเมล/Email : thai01@thai-consulate.org.hk

Photos of ceremonies and events held / to be held at the Subject Site
Source : 泰國佛堂 วัดบุพเพธรรมาราม Wat Buddhadhamaram HK Official Page

Appendix 5



2 November at 20:41

2/11/2568 วัดบุญธรรมาราม Wat Buddhadhamaram HK

2/11/2025 Royal Kathina Ceremony

(Part 1)

#น้ำมนต์

#กฐากรรม Wat Buddhadhamaram HK

#บุญธรรมาราม

#泰國佛堂

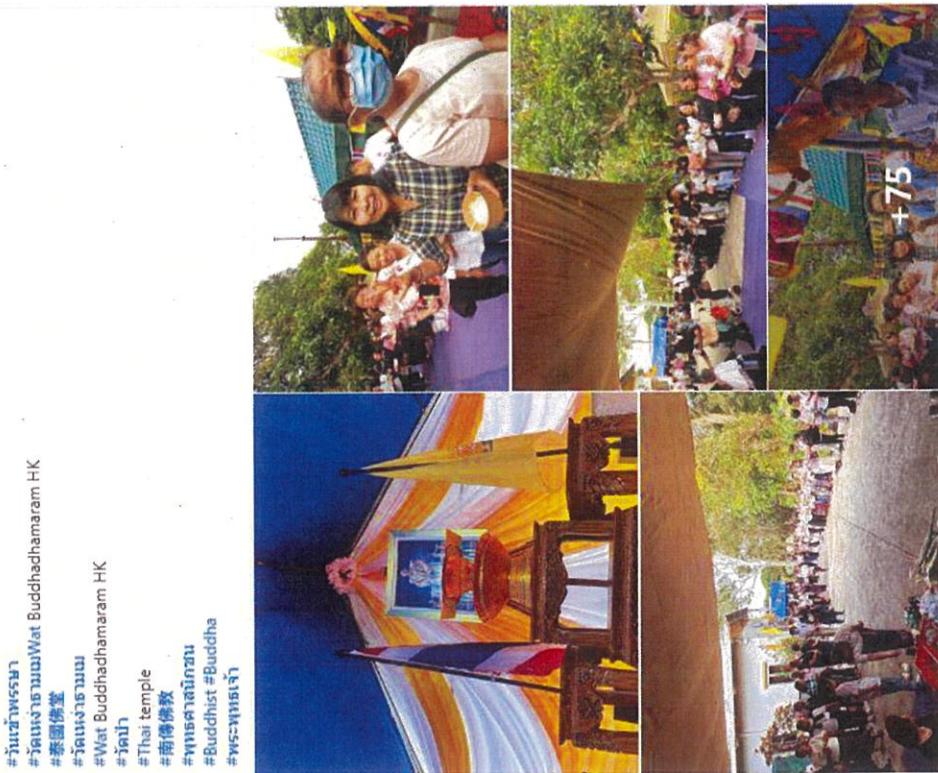
#Wat Buddhadhamaram HK

#จันท์

#泰國佛教

#佛教

#พุทธศาสนา



Photos of ceremonies and events held / to be held at the Subject Site

Source : 泰國佛堂 วัดบุญธรรมาราม Wat Buddhadhamaram HK Official Page



Photos of ceremonies and events held / to be held at the Subject Site
Source : 泰國佛堂 วัดพุทธธรรมราษฎร Wat Buddhadhamaram HK Official Page

พระภิกขุเดรานาทอ่องเง้าพะพรະօຈາරຍກວນລືມ ປະຮຽນສມາຄຸມພຸທົກສາສນາຍ່ອງກັງ
香港南傳法師與香港佛教聯合會主席寬運法師會晤 [12.8.2025]



12 August 2025

(Photo)

ພະກິບປະກາດຂອງພັນທະນາຮ່ວມມືນ ບໍລະຄານສັນກາມພາກຄະສນາອັນດັບ
香港南傳法師與香港佛教聯合會主席寬運法師會晤

#西方寺

#香港佛教聯合會

#ນັກປົກກະຕົວ

#泰國佛堂 #ພະນັກງານພາກWatBuddhadhamaramHK

#泰國佛堂

#ຈຳນວຍງານ

#WatBuddhadhamaramHK

#香港慈惠善團佛堂 watthongkongdhamaram

#觀心禪修學社 MindfulnessMeditationSociety

#香港太和泰國寺

#WatSsanti

#ຈຳນວຍ

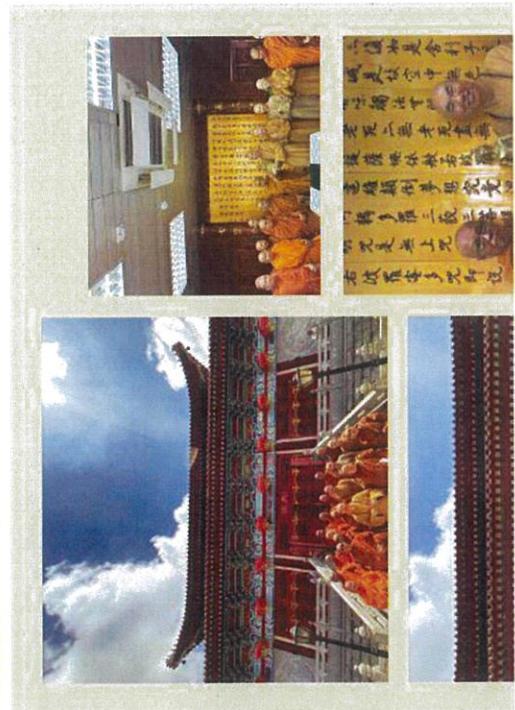
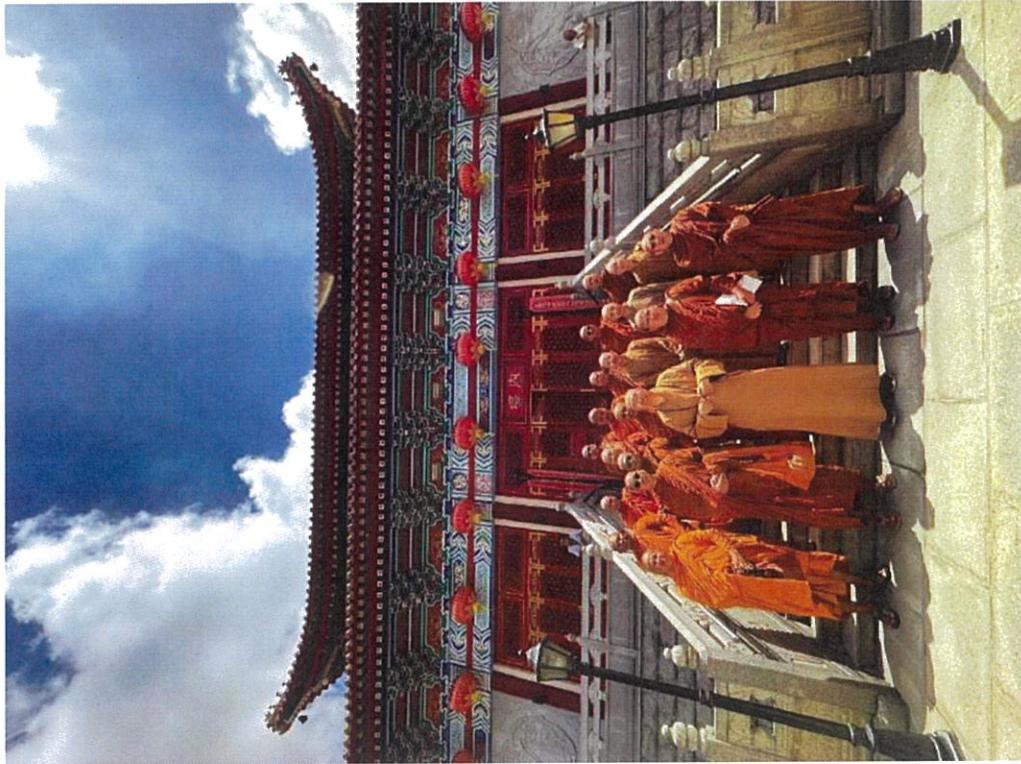
#Thai temple

#南傳佛教

#ພະນັກງານການ

#Buddhist #Buddha

#ພະພາບອັງກິດ



Photos of ceremonies and events held / to be held at the Subject Site

Source : 泰國佛堂 วัดพุทธคธรรมาราม Wat Buddhadhamaram HK Official Page

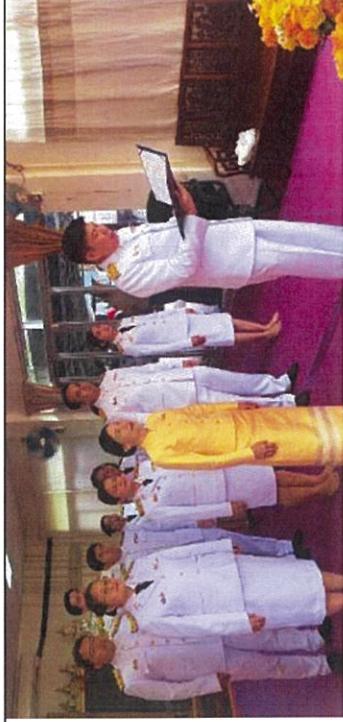
Activity honoring His Majesty the King on the occasion of his birthday anniversary [28.7.2025]



28



Translation: On July 28, 2025, Mr. Chaturon Chaiyakham, Consul-General in Hong Kong, presided over activities honoring His Majesty the King on the occasion of his birthday anniversary on July 28, 2025. The Royal Thai Consulate-General organized a Buddhist chanting ceremony, alms-giving to monks in honor of His Majesty the King, a ceremony to present royal offerings, and a wreath-laying ceremony at Wat Buddha Dhammaram, Hong Kong Special Administrative Region. The ceremony was attended by Consulate-General officials and staff from the Thailand team in Hong Kong, as well as Buddhists in Hong Kong.



Royal Thai Consulate-General, Hong Kong

ສຕຖານກອງສະຫຼຸງ ສະເໜີອງອ່ານຸມັງກອງ (Royal Thai Consulate-General, Hong Kong)

ເລກທີ/ເທດ : (852) 2521 6481 - 5
ອຳນວຍເວັບໄຊ/Website : <https://hongkong.thaiembassy.gov.hk>
ອື່ນມາດ/Email : stha01@thai-consulate.org.hk

Photos of ceremonies and events held / to be held at the Subject Site
Source : 泰國佛堂 วัดพุทธธรรมาราม Wat Buddhadhamaram HK Office

Source : 泰國佛堂 วัดพุทธธรรมาราม Wat Buddhadhamaram HK Official Page

Asarnhacha Day and Khao Phansa Day 『阿薩爾哈查節、結夏安居法會 [13.7.2025]



泰國佛堂 / 佛學中心 Wat Buddhadhamaram HK 与觀心禪修佛學社 Mindfulness
Meditation Society 並 Wat Hongkongdhammaram วัดห่องทองธรรมาราม หลาหอยหาง กะหล่อน 香港總
瑪輪泰國佛寺

13 July 2025

13/7/2025 (Part 1)

ห้ามถ่ายรูปห้ามสัมภาระและห้ามนำพระรูป

สถานที่ : วัดเตาหม้อ วัดเตาหม้อ

阿薩爾哈查節、結夏安居法會

地點 : 牛潭尾泰國佛堂

Asarnhacha Day and Khao Phansa Day

Location: Ngu Tam Mei Temple

#阿薩爾哈查節

#泰國佛堂

#Wat Buddhadhamaram HK

#วัดเตาหม้อ

#泰國佛寺

#南傳佛教

#佛教徒

#佛教

#佛教僧侶

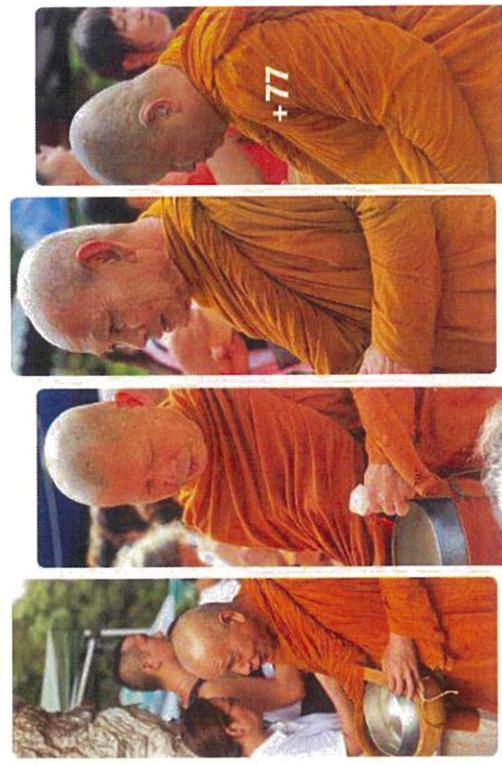
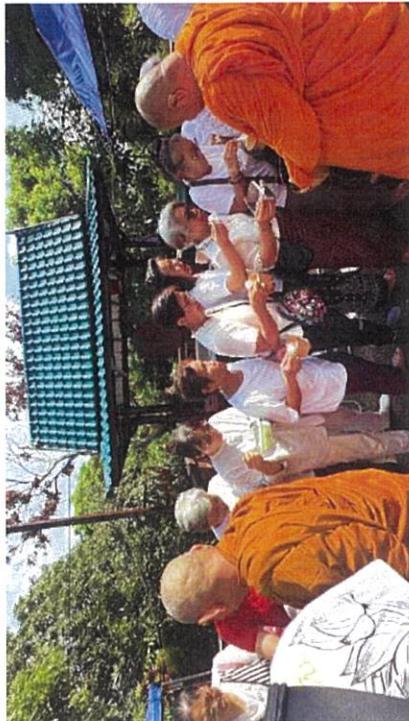
#佛教僧人

#Buddhist #Buddha

#พระพุทธเจ้า

#佛教徒 Lent

#ถวายพระ



Photos of ceremonies and events held / to be held at the Subject Site
Source : 泰國佛堂 วัดพุทธธรรมาราม Wat Buddhadhamaram HK Official Page

Asarnhacha Day (阿薩爾哈查節) [10.7.2025]

泰國佛堂วัดบุญธรรม Wat Buddhadhamaram HK
10 July 2025

10/07/2025
วันอาสาฬหบูชา ~ สกุนต์สักจาน รดน้ำพระใน
วัดบุญธรรม ~ 上白 泰國佛堂
Asarnhacha Day



Photos of ceremonies and events held / to be held at the Subject Site
Source : 泰國佛堂 วัดบุญธรรม Wat Buddhadhamaram HK Official Page

Appendix 5

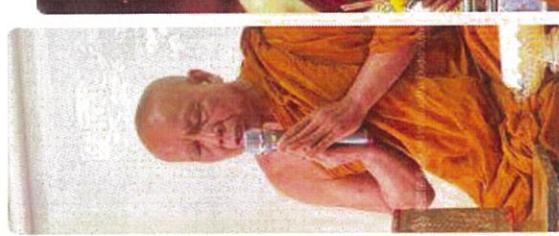
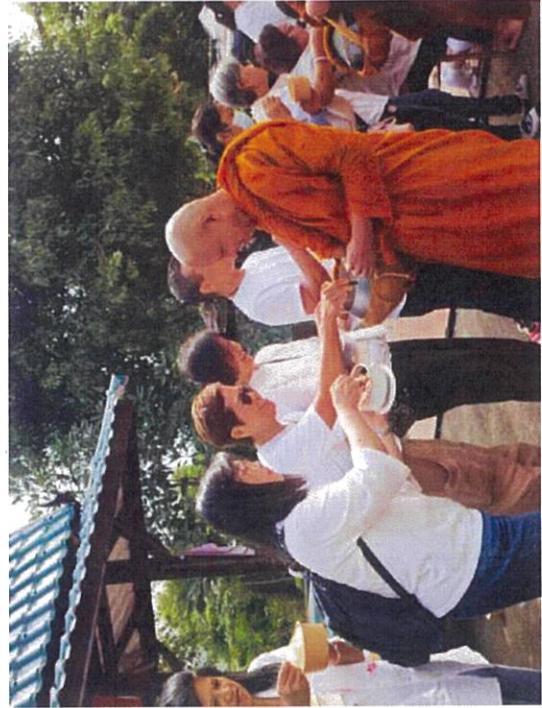
Visakha Bucha Day (衛塞節) [11.5.2025]



11 May

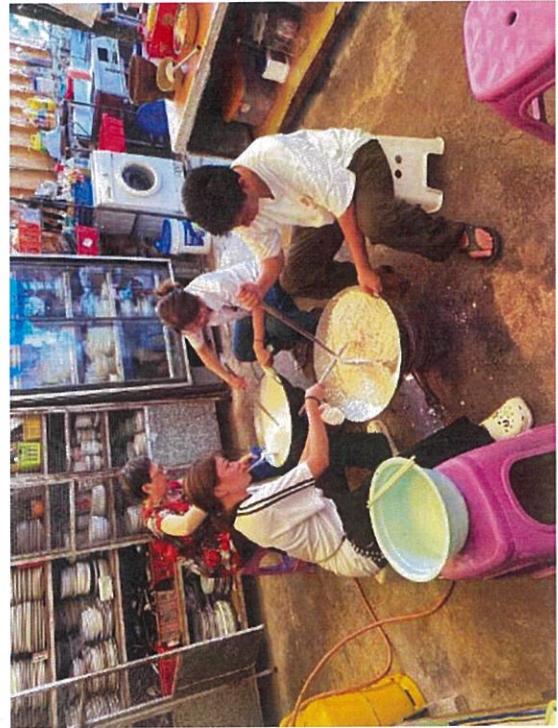
11/5/2568 งานบันร่องญา 11/5/2025 Visakha Bucha Day (衛塞節) (Part 2)

Wat Buddhadhamaram HK

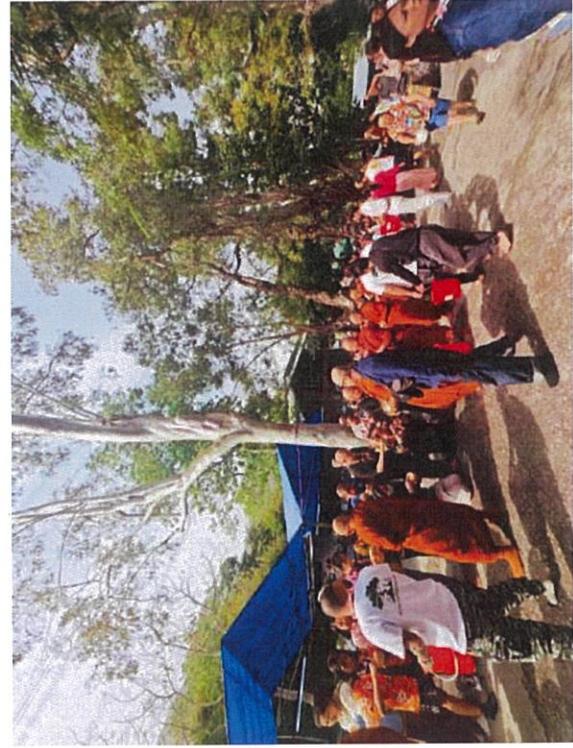
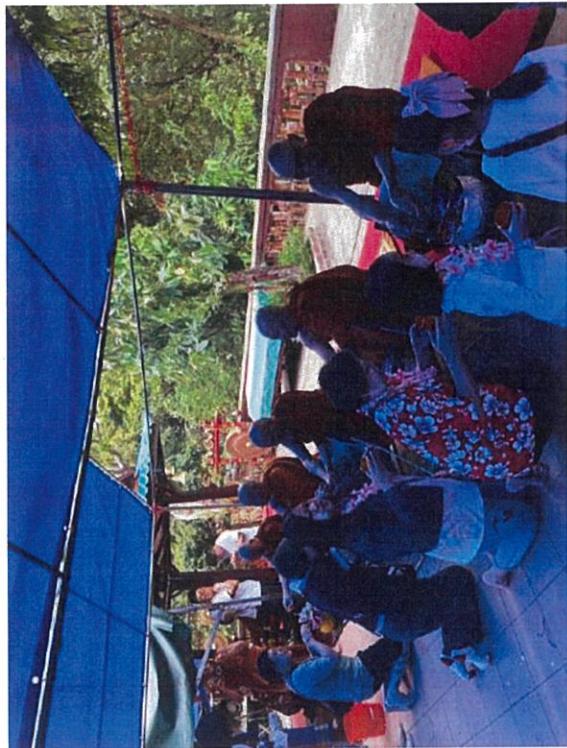


Photos of ceremonies and events held / to be held at the Subject Site
Source : 泰國佛堂 วัดบุญธรรม Wat Buddhadhamaram HK Official Page

Source : 泰國佛堂 วัดบุญธรรม Wat Buddhadhamaram HK Official Page



Photos of ceremonies and events held / to be held at the Subject Site
Source : 泰國佛堂 วัดพุทธธรรมราษฎร Wat Buddhadhamaram HK Official Page

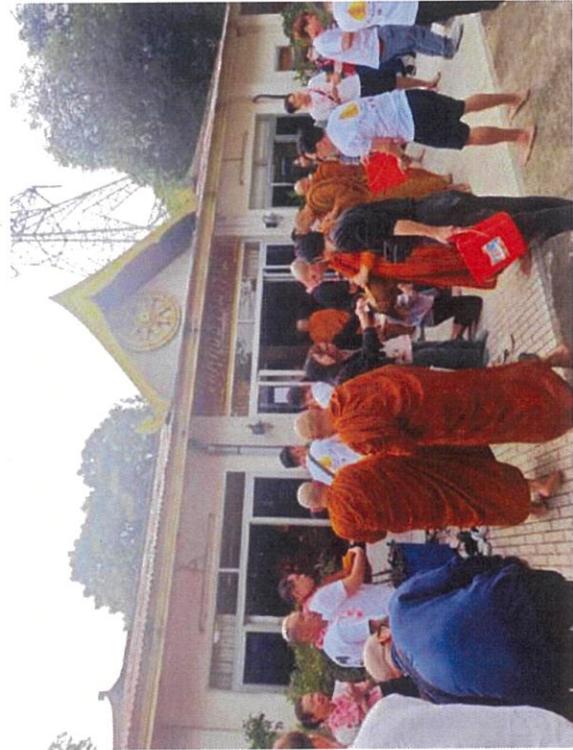
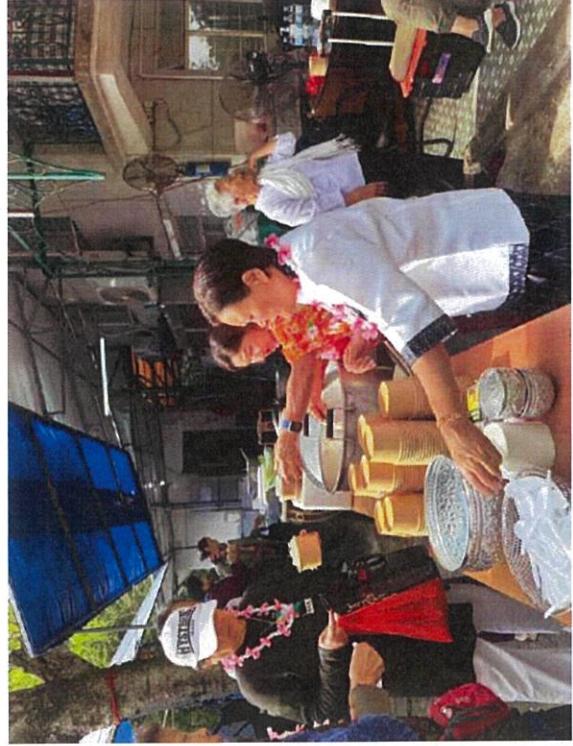


ວັນສັງກຫານທີ
Songkran Day
潑水節法會

ວັນທີ: 13/04/2025
ເວລັມ: 08:30 ພ.
ດີນ: ວັດທະນາວິທະຍາ
(ອຸປະກອນ)

Date: 13/04/2025
Time: 8:30am
Location: Ngau Tam Mei Temple

Photos of ceremonies and events held / to be held at the Subject Site
Source : 泰國佛堂 水節暨浴佛大典 Wat Buddhadhamaram HK Official Page



Photos of ceremonies and events held / to be held at the Subject Site
Source : 泰國佛堂 วัดพุทธธรรมาราม Wat Buddhadhamaram HK Official Page

Uposatha Samakkee for the 2024 Buddhist Lent - The 3rd full moon (Vassānottā) 2024 年佛教安居期的共修日 第三個圓月 (Vassānottā)

[2.9.2024]



4 September 2024

02/09/2567

ឧប្បត្តិរាយអគ្គិស្ស ប្រជាជាម្យរាជការ 2567
ឧប្បត្តិ 15 គោរ (កែវ កុណ)

02/09/2024

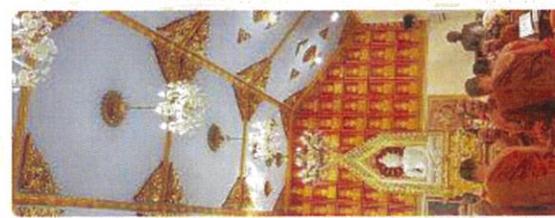
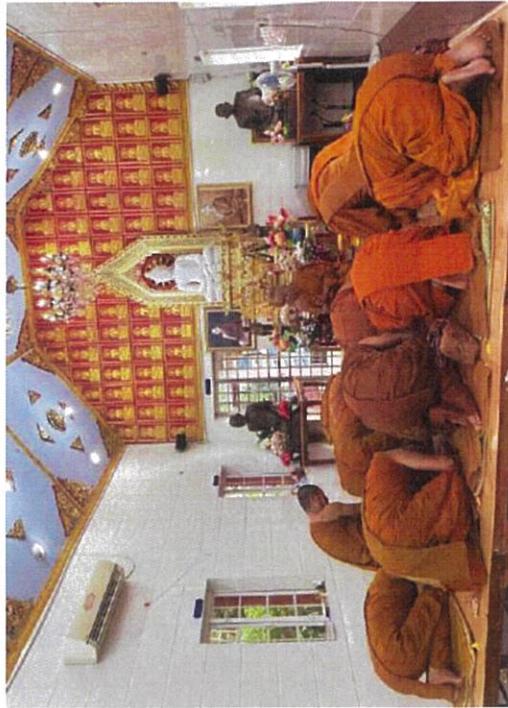
Uposatha Samakkee for the 2024 Buddhist Lent

The 3rd full moon (Vassānottā)

02/09/2024

2024年佛教安居期的共修日
第三個圓月 (Vassānottā)

Wat Hongkongdhammaram
觀心禪修佛學社 Mindfulness Meditation Society



Photos of ceremonies and events held / to be held at the Subject Site
Source : 泰國佛堂 วัดพุทธธรรมราษฎร Wat Buddhadhamaram HK Official Page

The Second rains retreat 第二個雨季安居期 [19.8.2024]



19 August 2024

19/08/2567

ພົບສອນສານັກ

ພົນ 15 ຄ່າ ເຊັນ 8 ປຶກພົກ 2 ວັສສານັດ (ເຖິງຜົນ) ອຸຮະກົງກົງນອາກເພື່ອທີ່

19/08/2024

第二個雨季安居期The Second rains retreat

ແບ່ງ

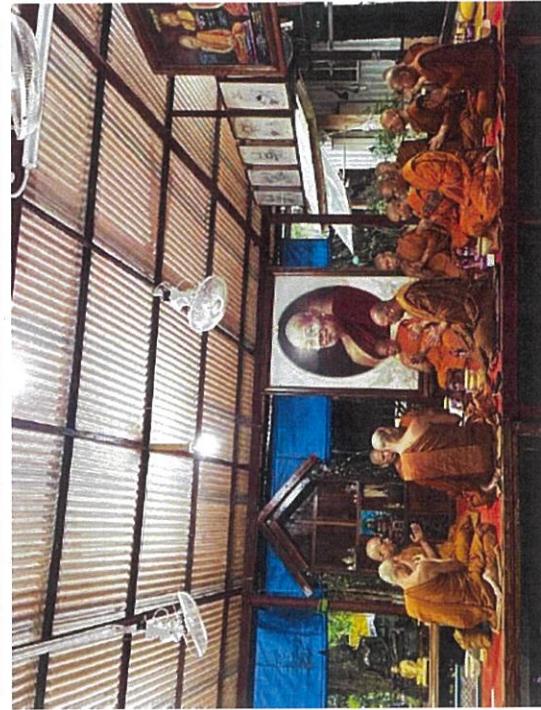
#hongkongdhamaram

#佛心禪修學院

ສານາມເມັນຕົກຮັນ

ກົມາສັດ

翻譯英文



Photos of ceremonies and events held / to be held at the Subject Site
 Source : 泰國佛堂 วัดบุพนธรรมราษฎร Wat Buddhadhamaram HK Official Page