Attachment 1

Amended Pages of the Planning Statement

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

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

The Temple Complex will be cladded and built by genuine bronze copper, which is the ever enlightening material for the construction of temple buildings. Specified material, colour and appearance of the Temple and surrounding facilities will be used and meticulously chosen, so to be in line with the very basic virtues of the Supreme Kwan Ti and merged with the colours of nature in the four seasons.

(d) Building Height of the Temple

The Temple is based on the principle of "Three Courts Tree Halls". The tallest building, the Grand Hall of the "Supreme Kwan Ti" will have nine column bays formation, nine rises of Southern China Dougong (華南九升牌斗拱), eaves, trussed gables and pitched roof, following the highest order and hierarchy of traditional Chinese Palace Architecture. The overall height of the highest building, being the Grand Hall of the Supreme Kwan Ti, will be 35.999m (i.e. 73.999 mPD) within the main complex, in order to house a 18m high statue of the Supreme Kwan Ti. The temple design adopted a step down design to harmonise with the surrounding area.

Furthermore, as a prominent religious institution, *Feng Shui* is an integral part of the cultural heritage of ancient Chinese society and used to design buildings and spaces to achieve harmony and balance with the environment. The Applicant has invited the Master of Shun Fung Temple to assist in determining the direction the Temple should face. Thus, the proposed development has been adjusted to face at the direction towards west "子午線坐東向西偏北 273.88 度". Relevant architectural drawings extracted from the Design Statement (i.e. photomontage, master layout plan, floor plans, sections and elevations) are shown in **Plan D** to **Plan N**.

4.2 Development Schedule

The development parameters of the proposed scheme and breakdown of gross floor area (GFA) calculation are shown in **Table 4.1** and **Table 4.2** respectively.

Table 4.1: Development Schedule of the Proposed Development

	Major Parameters
Application Site Area	About 31,068m^2
Development Area	About 17,393m^2
Plot Ratio (1)	About 1.261
Site Coverage (1)	About 61.41%
Total GFA (1)	About 21,934m^2

No. of Block(s)	9
Max. Building Height (BH) at mean street level	About 50.389m (or 73.999mPD) at mean street level of 23.61mPD
Max. BH of a Building	Grand Hall of the Supreme Kwan Ti - about 35.999m (i.e. 73.999 mPD) at upper podium level of 38mPD
No. of Parking Space & Loading/ Unloading Space (U/L)	4 parking spaces for motorcycle (2.4m x 1m), 30 (including 1 accessible car) parking spaces for private car (5m x 2.5m),4 taxi lay-bys (5m x 2.5m), 3 L/UL for light bus (8m x 3m), 1 L/UL for small coach (9m x 3.5m), 3 L/UL for coach (12m x 3.5m)

Remarks: (1) – The calculation of plot ratio, GFA and site coverage is based on the Development Area only

Table 4.2a: Breakdown of GFA Calculation

Major Parameters							Remarks
GFA Breakdown (~m^2)	Block	Facility	Ref. on Plan	Base Level (1)	Floor	GFA (GFA of Outdoor Features)	
	A	Gate of Unity 結義坊	(G-1)	Lv. G	G/F	250	
		Garden of Peak Blossoms 結義園	(G-2)		G/F	63	
		Grand Staircase at the Garden of Peach Blossoms 結義園大樓梯	(G-3)		G/F	321	
		VIP Lounge 貴賓室	(G-12)		G/F	240	
		E&M 機電設施	(G-E)		G/F	-	-730m^2 E&M concession
		Court of Harmony 和園	(1-1)		G/F	138	
		Gate of Harmony and Covered Walkway 和門及迴廊	(1-2)		1/F	455	
	B	Gate of Divinity 神勇門	(G-4)	Lv. G	G/F	790	-32m^2 E&M concession
			(1-4)		1/F	790	-32m^2 E&M concession
			(2-3)		2/F	783 + 56	-32m^2 E&M concession
			(3-3)		3/F	-	-153m^2 E&M concession
		Exhibition Hall 展覽館	(1-5)		1/F	1,260	
		Ceremonial Main Court 主拜庭	(2-5)		2/F	250	
		Covered Walkway 迴廊	(2-11)		2/F	190	
	C	Grand Hall of the Supreme Kwan Ti 關聖帝君殿	(2-1) (3-1)	Lv.2	2/F	2,025	Actual G/F
	D	Scripture Library 藏經閣	(2-4)	Lv.2	G/F	892	
			(3-4)		3/F	338	Actual 1/F
		Inner Court 內庭	(2-6)		2/F	60	

	E	Religious Forum 宗教文化研究院	(G-5) (1-3)	Lv.G	G/F 1/F	1,092 1,082	-18m² E&M concession -18m² E&M concession
		Hall of Manifestation 弘道館	(2-2) (3-2) (R-1)		2/F 3/F R/F	1,096 870 120	-14m² E&M concession
	F	Swords and Arts Arena 演武壇場及戲台	(G-6)	Lv. G	G/F	462 282	
	G	Security Guard Room 保安辦公室	(G-10)	Lv. G	G/F	50	
	H	Driveway, Car Park 車道，停車場	(G-8)	Lv.G	G/F	935	50% concession
		Store 貯藏空間	(G-9)			185	
		Security Guard Room 保安辦公室	(G-11)		G/F	59	
		Office for Religious Facilities 宗教辦事處	(1-6)		1/F	1,112	
		Store 貯藏空間	(1-7)			274	
		E&M 機電設施	(1-E)		1/F	-	-116m² E&M concession
		Hall of Enlightenment 覺剛堂	(2-8) (3-6) (R-2)		2/F 3/F R/F	560 515 280	-7m² E&M concession
	I	Abbot's and Staff Lounge 修行者/員工休息間	(2-7) (3-5) (R-3)	Lv. 2	2/F 3/F R/F	485 420 68	Actual G/F Actual 1/F -3m² E&M concession
		Other Ancillary Facilities 與其他樓層連結接之功能性電梯樓梯走廊內牆，衛生間及部份外牆等	(G-13) (1-9) (2-12)	Lv.G	G/F 1/F 2/F	1863 952 85	

Remarks: (1) – The development site comprises three levels of platform, i.e. ground level refers as Level G which started from +0m (26mPD); lower podium level refers as Level 1 which started from +6m (32mPD); and upper podium level refers as Level 2 which started from 12m (38mPD)

Table 4.2b: Breakdown of GFA Calculation Outside of the Proposed Blocks

Major Parameters						Remarks
GFA Breakdown (~m²)	Facility	Ref. on Plan		Floor	GFA	
	External Stone Statures/ Steps/ Fence wall 戶外石林／古獸石道／照壁／石級／坡道／圍牆	(G-7) (1-8) (2-9) (2-10)		G/F G/F G/F	163 3 20	

4.4 Landscape Proposal

A Landscape Proposal Report in support of the proposed development is enclosed in **Appendix VI**. A summary of the landscape design proposal and landscape design components are as follows:

(a) The concept of the landscape master plan for the development scheme have sought to create a green setting for the temple complex whilst providing convenient access and pedestrian circulation between the different levels of the site. The design of the open space is based on the objective of providing high quality passive recreational facilities and features that will satisfy the needs to the staff and visitors to the temple.

(b) The proposed landscape concept has a number of key components which include the creation of the boundary landscape, arrival landscape, and the main courtyard spaces, terraces and gardens within the proposed Temple Complex Landscape. The Landscape Master Plan (All Levels) of the proposed development is shown in **Plan O**.

(c) There are existing trees within the application site which are surveyed in detail for the development area (the Temple site) and area of existing Tai Tong Kwan Ti Square, whilst a broadbrush treey survey has been undertaken for the access road. These two surveys, with the results and conclusions briefly summarised as follows:-

- 603 nos. of trees are surveyed as six groups at and around the Development Site (542 nos.) and within area of existing Tai Tong Kwan Ti Square (61 nos);
- 493 nos. of trees are surveyed as 32 nos. tree groups at the access road.

(d) Extensive tree removal is required at the development site to facilitate site formation and construction of the Temple Complex. Localised tree removal is required at the access road to facilitate road widening and minor re-alignment of the carriageway and addition of a pedestrian footpath. Tree removal is proposed to be compensated at a 1:1 overall ratio, with new tree planting to be accommodated at the proposed temple landscape (development area), access road verges and within the existing Tai Tong Kwan Ti Square.

(e) The total site area of development area is 17,393m^2, whereby the site coverage of greening shall be not less than 3,478.6m^2 (20%). It should be noted that the green coverage for the application site as a whole, which includes the above-mentioned development are plus the access road and existing Kwan Ti Square, is also able to meet the minimum requirement of 20% greenery coverage in accordance with PNAP APP-152.

The propose treatment of the surveyed existing trees is summarized in **Table 4.4** below. Detailed tree recommendation plan (development area) and new tree planting plans (access road) could be found in the Landscape Proposal Report attached in **Appendix VI**.

Tree Removal Metrics	Development Area	Existing Kwan Ti Square	Access Road	Total Number
Within Application Site				
Nos. of trees to be retained	24	38	0	62
Nos. of trees to be transplanted	3	0	4	7
Nos. of trees to be removed	438	23	56	517
Nos. of weed* tree to be felled	9	0	1	10
Outside Application Site				
Nos. of trees to be retained	59	0	330	389
Nos. of trees to be transplanted	0	0	8	8
Nos. of trees to be removed	9	0	94	103
Total trees to be retained	83	38	330	451
Total trees to be transplanted	3	0	12	15
Total trees to be removed	447	23	150	620
Total weed* tree to be felled	9	0	1	10
Total number of trees	**542**	**61**	**493**	**1096**
Total new trees to be planted	**410**	**136**	**74**	**620**

Table 4.4: Summary of Tree Recommendations

*Note: Weed tree refer to *Leucaena leucocephala.*

(c) Proposed Minor Road Improvement of Access Road to the Proposed Development

Given the existing road configuration of access road to the proposed development is a village track connecting Tai Tong Shan Road and the proposed development, manoeuvring problems of long vehicles at the village track is anticipated. With consideration of existing road configuration, trees and land status, minor road improvement of 6m wide carriageway with widening at turning area together with a 2m wide footpath is proposed. A proposed minor road improvement of access road to proposed development plan is shown in **Plan Q**.

4.6 Drainage, Sewage and Environmental Arrangements

An Environmental Assessment, a Sewerage Impact Assessment and a Drainage Impact Assessment for the proposed scheme have been prepared and attached in **Appendix XI**, **Appendix XII** and **Appendix XIII** respectively. The drainage, sewage and environmental considerations are summarised as follows:

(a) Drainage Arrangement

It is proposed to discharge the stormwater runoff from the site to the existing stream to the west of the site. A series of perimeter surface drains with sand trap/ catchpit will be proposed to collect the cumulative runoff of the site, which will finally connect to a proposed discharge point at the stream to the west of the site via a Ø 900mm stormwater drainage pipe.

(b) Sewage Arrangement

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

(c) Environmental Arrangement

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

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

for the following reasons:-

- The application site involves the Kwan Ti Square, which is an existing open-air religious and cultural facility that has various religious activities regularly. The application site is also in immediate proximity to commercial leisure and recreational facilities, including eco parks, horse riding facilities, camping grounds and motor sport circuits, which are considered as compatible uses with the proposed Temple.
- The design, layout, colour and materials of the proposed development blends in with its surrounding environment.
- A landscape proposal has been prepared to provide abundant greenery and landscape features to blend in with the surrounding natural landscape.
- An Ecological Impact Assessment has been carried out as presented in **Appendix XV**. It is concluded that the application would satisfy the requirements listed in the relevant TPB Guidelines. The potential impact due to loss of those habitats within the application site is considered minor.

(e) Minimum Impact on Landscape & Visual Aspects (In Response to Criteria G)

The design and layout of the proposed development is considered compatible with the surrounding, and the development will not pose adverse landscape and visual impacts for the following reasons:

- The proposed Temple has respected the existing topography and environment with a step down design, well-planned open space and proper landscape treatment to blend in with the surrounding area and help enhance the visual amenity of the locality. With the total site area of development area is about 17,393m^2, whereby the site coverage of greenery shall be not less than 3,478.6m^2 (20%). It should be noted that the green coverage for the application site as a whole, is able to meet the minimum requirement of 20% greenery coverage in accordance with PNAP APP-152. Special design and landscape considerations for the project are elaborated in **Section 5.6**, the Design Statement in **Appendix V** and the Landscape Proposal in **Appendix VI**.
- Tree removal is proposed to be compensated at a 1:1 overall ratio, with new tree planting to be accommodated at the proposed temple landscape (development area), access road verges and within the existing Tai Tong Kwan Ti Square. Tree Survey Reports for the development area and the access road improvement area are also attached in **Appendix VI**.
- A Visual Impact Assessment has been carried out as presented in **Appendix IX**. It can be concluded that the proposed development will not cause adverse visual impact on the surrounding environment.

5.9 Minimum Landscape Impact

A Landscape Proposal Report which includes landscape schemes, tree preservation method and tree survey covering the Temple site and the access road have been carried out as presented in **Appendix VI**. Under the Landscape Proposal Report, the concept of the landscape master plan for the development scheme have sought to create a green setting for the temple complex whilst providing convenient access and pedestrian circulation between the different levels of the site. The design of the open space is based on the objective of providing high quality passive recreational facilities and features that will satisfy the needs of the staff and visitors to the Temple.

The proposed landscape concept has a number of key components which include the creation of the boundary landscape, arrival landscape, and the main courtyard spaces, terraces and gardens within the proposed Temple Complex Landscape. The proposed landscape proposal's green coverage meets the requirement of at least 20%. Extensive tree removal is required at the development area to facilitate site formation and construction of the Temple Complex. The results and conclusions briefly summarised as follows:-

- Development Area
  Six tree groups containing approximately 603 nos. of trees (including 15 dead trees) were identified within and immediately adjacent to the development area boundary and within Tai Tong Kwan Ti Square, which form part of the application site. No rare species are identified except *Aquilaria sinensis* which has been rated "near threatened" in China and is listed in the *Rare and Precious Plants of Hong Kong.* Given that the proposed scheme will utilize nearly the entire site for the construction of the proposed scheme, it is inevitable that a relatively large proportion of the existing trees would be affected by the works. Where possible trees will be preserved in-situ. As such, approximately 62 nos. of the trees within the application site and some 59 nos. of the trees outside the application site boundary are recommended for retention. Unfortunately, due to the conflict with the proposed scheme some 470 nos. of trees including 9 weed trees within the application site and 9 nos. immediately outside the application site boundary are recommended for felling as they do not make good candidates for transplantation. 3 nos. of trees make good candidates for transplantation and are recommended for transplanting. The loss of trees in the vicinity of the development area will be compensated with the planting of 546 nos. of good quality trees including 113 nos. of whips at the development area and Kwan Ti Square.

- Access Road
  The existing trees surveyed on a group basis are located intermittently on both sides of the access road and divided into 32 tree groups for survey purposes. Approximately 493 nos. of trees (including 9 dead trees) were identified located intermittently on both sides of the access road. One *Aquilaria sinensis*, (Protection of Endangered Species of Animals and Plants Ordinance, Cap. 586) was surveyed

within the road corridor however it is assessed that it would be unaffected by the proposed access road modifications. Despite careful disposition of the proposed road layout, the proposed construction will likely affect 163 nos. trees. Of these 12 nos. of the affected trees are recommended for transplantation. Unfortunately, the other 151 nos. of affected trees do not make good candidates for transplantation and so these affected trees are recommended for felling. The loss of trees at the access road improvement area will be compensated with the planting of 74 nos. of good quality light standard trees within the vicinity of the access road, at existing gaps with retained areas of roadside trees.

The *Aquilaria sinensis* identified within the site area which is protected under Cap 586 and is proposed to be transplanted to facilitate the site formation works associated with the development. The original location and proposed receptor sites for the transplanted trees are illustrated in the Landscape Proposal Report attached in in **Appendix VI**.

The compensatory ratio of 1:1 overall can be achieved. Given the size and constraints of the site, all possible opportunities for tree planting have been explored and the replanting maximised as far as is practical. It is believed that such solution will bring much benefit to the future landscape in terms of greenery and landscape ambiance and also provide landscape enhancements at the existing application site.

5.10 Minimum Visual Impact

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

(a) The existing landscape and visual amenity are characterised by a semi-rural context. The application site is located on a gently sloping site comprising tree planting and rough grassland and bounded on three sides by wooded slopes forming the foothills to the wooded hillsides of Tai Tam Country Park and connecting to the northwest with a broad valley extending towards Yuen Long. A detailed review of the application site and its immediate context has revealed that the visual envelope and the zones of visual influence are largely contained near the application site. This is due to the low-lying nature of the valley floor, and a combination of the existing landform, the density of the existing mature tree growth and the proximity of existing built development which serve to contain and, in some locations, obscure views.

(b) The proposed scheme consists of a several buildings and associated courtyards in a formal arrangement along a west to east axis. The development works with the natural hilly terrain of the development area, rising from the West from about 25.25mPD to about 38mPD to the East, where the Grand Hall of the "Supreme Kwan Ti" is located. Other components of the temple complex are arranged either side of this formal sequence of buildings, utilising the irregularly shaped site area. The characteristics of temple type development require a sense of order,

orientation and hierarchy which influence the massing of the architectural proposals for the site and the prominence of the Grand Hall. Within the framework set by this architectural typology the building complex has been composed sensitively to help minimise the visual impact.

(c) The adoption of a stepped development platform (following the existing contours) creates a more subtle transition between the existing landscape and the development proposals. Separating the proposals into several components, the adoption of stepped building height from east to west; and the creation of visual corridors in a north south and east west direction serves to create a more visually permeable building mass and avoids a potential wall effect. Other mitigation measures include the creation of a landscape buffer with tree and shrub planting around the periphery of the site, within setbacks from the application area boundary. Vertical greening is proposed at the southern and eastern edges of the site to supplement the buffering and greening function of the setback areas adjacent to the existing Greenbelt zone outside the site. Building facades shall adopt climbing plants on cables to soften the appearance of the built structures to help to visually merge them with adjacent planting areas. The rooftops of some of the ancillary building and the Hall of Manifestation are also proposed with green roofs to help blend the development with its hillside landscape context.

(d) The proposed Temple shall be visible in elevated views from hiking trails on the more open hillsides to the west, however these are relatively distant vantage points, and the development makes up a very small component of what is already a low rise but densely developed view of the valley floor. Where localised views are available over open countryside the existing topography (particularly wooded ridges at the valley edges) and tree groups flanking the temple complex tend to screen the lower portions of the buildings. The proposed religious institution potentially represents a major built visual element with notable building mass and height in its rural locality. However, as the site is surrounded by vegetated hillslopes of three sides, into which the development has been sensitively located, its more apparent visual impacts are mainly confined to the view points (VPs) in its close proximity. These VP's are located within adjacent leisure and recreational development areas, of which the future temple development will form a component part.

(e) Owing to the close-nit density of the valley floor development and the presence of landform and mature tree clusters the development is largely screened from most areas of the valley floor to the north. Any glimpsed views that do exist from more open parts of the urban fabric are anticipated to be relatively distant view of the upper parts of the temple complex only. Selected vantage points demonstrate variations in the relationship between the different parts of the publicly accessible urban area and the Temple and provide an impression of how the presence of intervening structures, vegetation and landform function to help minimise visibility

of the proposals. Full views of the temple complex are largely contained within the site and its immediate surroundings. In close views the scheme would partially obstruct views toward the background of ridgelines and wooded slopes of Tai Tam Countr Park and tend to reduce visual openness. However, even in relatively close views retained trees and landform at either side of the site will help to blend the proposals with the existing landscape context.

(f) The selection of vantage points has been comprehensive covering all of the potential viewing angles from publicly accessible locations. As is clearly demonstrated by the photomontages there are few locations from where the Proposed Scheme can be seen in it's entirely. In the majority of locations views of the proposals are largely obscured by the intervening landform, mature vegetation and built structures. In the few locations where there will be views of the proposals these are largely partial or glimpsed with only parts (often the upper portion and roofs) of the scheme being visible.

(g) The photomontages show a scheme which although located within a semi-rural environment is not incompatible with its context. The degree of 'contextual fit' is influenced by the architectural enhancement measures designed into the proposed scheme which have been described above and partly due to its setting, the scale of existing developments within the wider local area and the lack of visual access. It would be unrealistic to think that there would be no adverse impacts however this must also be considered in terms of the nature and extent of existing and future views. Most of the impacts are localised to the area immediately adjacent to the site, where the temple is not incompatible with the adjacent leisure and recreational facilities and will form a future component part of these local attractions. Generally, the predicted visual impacts from the vantage points with a view of the proposals will be slightly adverse, with the three nearby views from adjacent leisure areas rated as slightly to moderately and moderately adverse due to the corresponding increased visibility and scale of the perceived development associated with such closer vantage points.

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

5.11 Minimum Environmental Impact

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

Air Quality

- With the implementation of the recommended mitigation measures and good site practice, adverse air quality impacts during construction phases are not anticipated.

- No adverse air quality impact on the proposed development is anticipated with the implementation of the proposed mitigation measures.

- Overall, no adverse air quality impact is anticipated during the construction or operation phases of the proposed development.

Noise

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

Water Quality

- During construction phase, water quality impact will be properly controlled with the implementation of good site practice. Portable toilets, when necessary will be provided for construction workers on-site. Provided these measures are implemented, adverse water quality impact is not anticipated during the construction phase.

- The Contractor shall apply for a Discharge Licence under the Water Pollution Control Ordinance and the effluent discharged from the construction site shall comply with the terms and conditions of the Discharge Licence.

- During operation phase, no adverse water quality impact is anticipated from stormwater/sewage from on-site staff and visitors. The stormwater runoff arising from the proposed development will be discharged into the stream to the west of the site. On the other hand, sewage generated by on-site staff and visitors will be treated by the on-site Septic Tank/ Soakaway Pit System.

- Overall, no adverse water quality impacts are anticipated during the construction or operation phase of the proposed development.

Waste Management

- With the development of Waste Management Plan and to implement the good site practices recommended therein, the waste generation during construction phase can be greatly reduced. Provided that good site practices will be followed, there should be no adverse impacts related to the management, handling and transportation of waste during the construction phase.

- During the operation phase, the major type of waste generated will be municipal solid waste (MSW). Since MSW will be collected on a regular basis by waste

collectors and will be disposed at a landfill managed by Environmental Protection Department, no adverse waste management impact from handling, transportation, or disposal are anticipated during operation.

- With the implementation of the recommended mitigation measures, adverse waste management impact during the construction and operation phases of the Proposed Development is not anticipated.

Land Contamination

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

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

5.12 Minimum Sewerage Impact

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

(a) During operation, detailed sewage generation calculations demonstrate that total estimated Average Dry Weather Flows from the proposed development will be approx. 19.6m^3/day on normal days and 53.2m^3/day on ceremony/event days, respectively.

(b) Due to lack of public sewerage system in the vicinity of the site, the sewage generated from the proposed development is proposed to be treated by Septic Tank/Soakaway Pit System (Option 1) or Off-Site Disposal by temporary storage in sewage storage tanks and then tankered-away to a Sewage Treatment Plant (Option 2).

(c) For Option 1, 4 septic tanks with a capacity of about 40m^3 each shall be provided. For Option 2, 5 sewage holding tanks with a total capacity of 55m^3 will be proposed to temporarily store the sewage before final off-site disposal. The details of either Option 1 or Option 2 will be subject to the detailed design in the future. The Project Proponent will be responsible for the operation and maintenance of either Option 1 or Option 2.

Overall, with the provision of Option1 or Option 2, no adverse sewerage impact from the Proposed Development is anticipated.

5.13 Minimum Drainage Impact

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

(a) Potential drainage impacts that may arise from the site after the proposed development have been assessed.

(b) The peak runoff before and after development of the site has been estimated using the Rational Method and based on the catchment surface characteristics for the existing environment and the proposed development. The estimated peak runoff generated from the Site is 1.188m^3/s under a 50-year return period.

(c) The indicative location of proposed terminal manhole and Ø900 stormwater pipe shown on **Figure 3-2** of the Drainage Impact Assessment will properly divert the runoff arising from the site including cumulative runoff from Catchment B, which may overflow into the site. The runoff would finally be discharged to the existing stream to the west of the site.

(d) The capacity of proposed Ø900 stormwater pipe has been checked. The calculation shows that it can handle the cumulative runoff from the site and surrounding catchments. As such, no adverse drainage impact is anticipated.

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

Adequate opening for any walls or hoarding to be erected along the site boundary shall be provided to allow any overland flow passing through the site walls/ hoarding so that such runoff can be properly intercepted and diverted by the proposed drainage system within the site. Such requirements shall be included in the design of the site boundary fencing during the detailed design stage.

5.14 Minimum Ecological Impact

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

(a) Information on the ecological baseline conditions of the Application Site was collected through literature review and surveys, and they were integrated into the present EcoIA to support the application.

(b) Within the Development Site as part of the Application Site, about 0.7ha of developed area (other urban area) and about 1.1ha of rural plantation will be lost

directly, while for the Access Road Improvement Area and the existing temple area, about 1ha of developed area (other urban area), ~0.2ha of rural plantation and about 0.2ha of turfgrass (green urban area) will be lost directly. Due to the Very Low or Low ecological values of habitats, the potential impact due to loss of those habitats within the Application Site is considered minor mainly.

(c) This application would satisfy the requirements listed in Town Planning Board Guidelines No. 12C (TPB PG-No. 12C).

5.15 Minimum Geotechnical Impact

A Geotechnical Planning Review Report has been carried out as presented in **Appendix XVI**. It has the following conclusions and recommendations:

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

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

6. CONCLUSION

The Applicant – Kwan Ti Culture Charity Foundation Ltd. was established in 2015 and is a bona fide religious institution as well as a charitable organisation under section 88 of the Inland Revenue Ordinance. They have devoted great efforts in promoting traditional Chinese culture. KTCCF promotes Kwan Tai culture by organising various religious activities regularly.

This s.16 planning application is intended to seek the TPB's approval to develop a Supreme Kwan Ti Temple with ancillary facilities and associated excavation and filling of land at Tai Tong, Yuen Long. The proposed Temple aims to create a strong environment available for the general public for religious worship and religious activities, and will be mainly reserved for religious and cultural activities in relation to paying respect to the spirit of Kwan Ti. In support of the Temple's scheme, the development proposal also involves the improvement of Tai Tong Kwan Ti Square and the associated existing access road to the Temple.

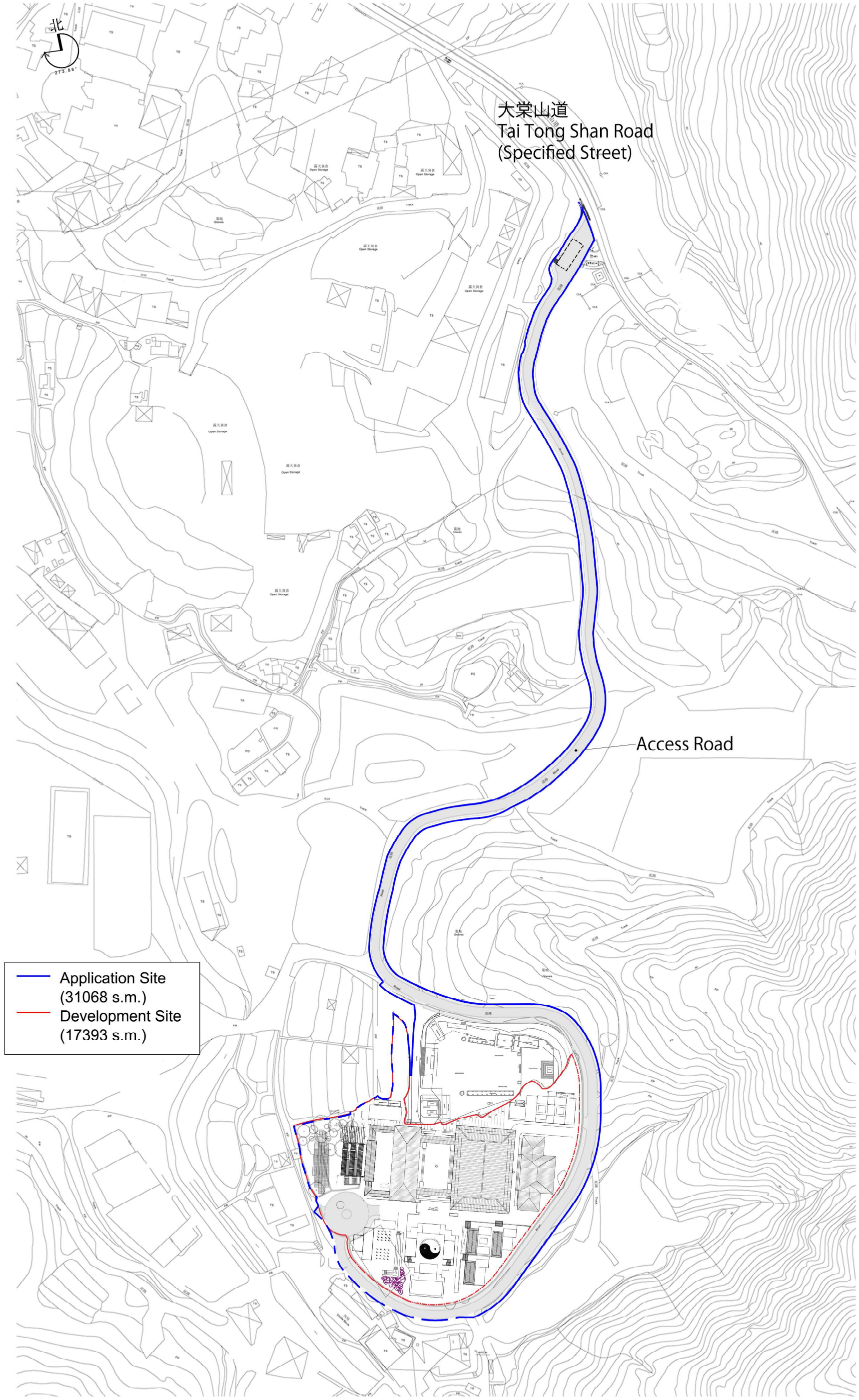
Planning and technical assessments on the development proposal have indicated that it is well justified based on the following reasons:

(a) KTCCF is a bona fide charitable religious institution to serve community in promoting traditional Chinese culture;
(b) the provision of Supreme Kwan Ti Temple will further enhance the image of Kwan Ti's faith and culture, and become one of the many prominent religious and cultural landmarks in Hong Kong;
(c) it is in line with the Policy Address on enhancing national identity and appreciation of the richness and beauty of the traditional Chinese culture amongst the people of Hong Kong;
(d) it is also in line with the planning intention of "REC" and "GB" zones and the relevant TPB Guidelines which is mainly for the purpose of passive recreational use (i.e. worshipping and indoor religious activities);
(e) the application site is suitable for providing the Temple since it is in immediate proximity to a number of commercial leisure and recreational facilities;
(f) the proposed scheme is based on high quality architectural and landscaping design and special design requirements of the Temple, but at the same time to respect the existing rural character of the area;
(g) it will set a positive precedent for similar applications since it will result in a series of social benefits (i.e. access road improvement); and
(h) it will not result in any insurmountable technical problems.

In light of the merits of the development proposal presented in this planning statement and the justifications presented, honourable members of the Town Planning Board are requested to approve this application.

JA DESIGN ARCHITECTS

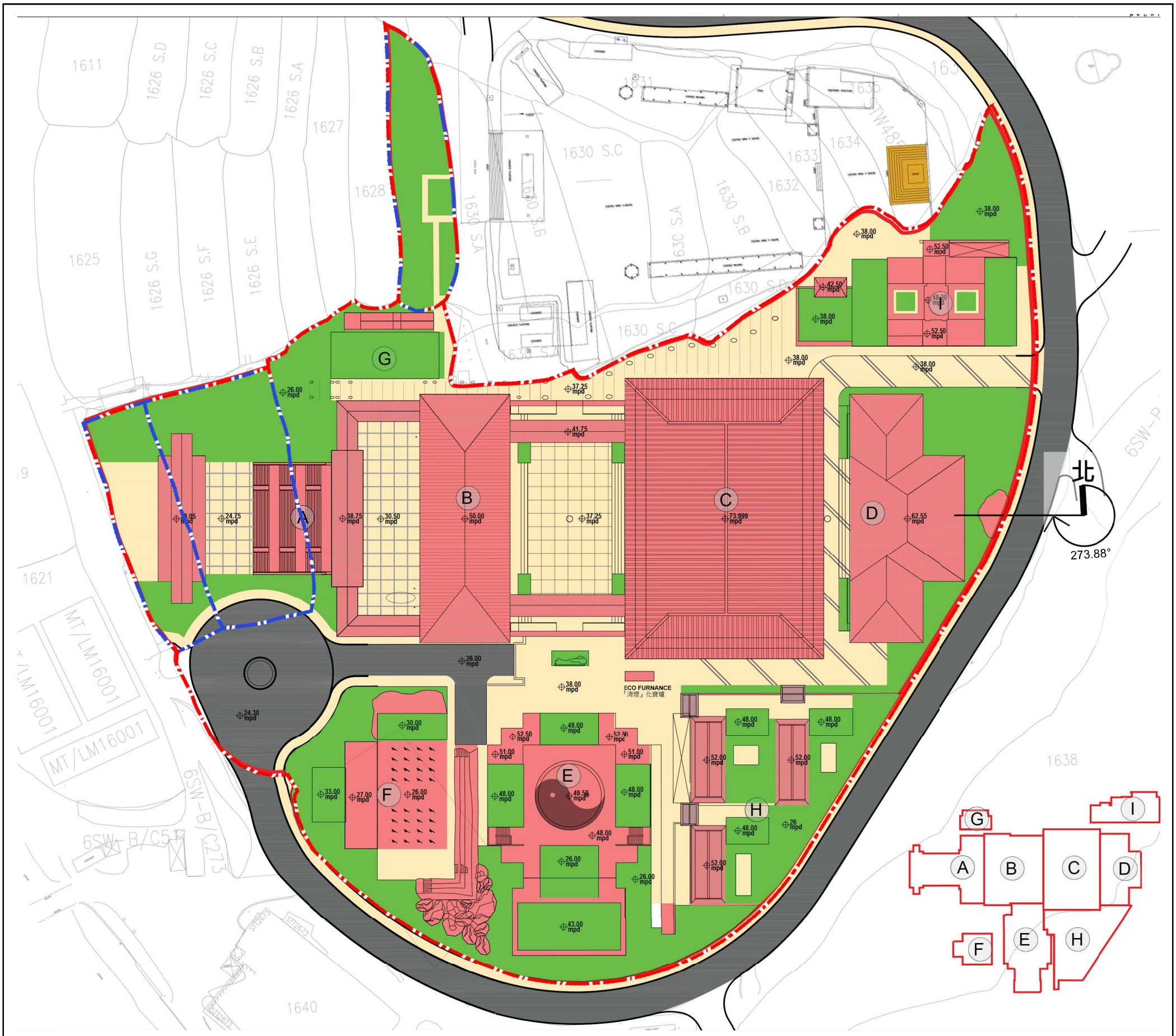
Plan D: Photomontage



Scale 1: 1000

JA DESIGN ARCHITECTS

Plan E: Master Layout Plan (Overall)



LEGEND

- GREEN COVERAGE
- EXISTING BUILDING
- PROPOSED NEW BUILDINGS/ STRUCTURES
- CARPARK AND ACCESS ROAD
- PEDESTRIAN CIRCULATION
- CEREMONIAL COURTS AND ARENA
- EVA
- DEVELOPMENT SITE BOUNDARY
- PRIVATE LOTS BOUNDARY

PROPOSED NEW STRUCTURE/ BLOCKS

BLOCK	FACILITY	ROOM
A	結義坊 Gate of Unity	(G-1)
	結義園 Garden of Peach Blossoms	(G-2)
	結義園大樓梯 Grand Staircase at the Garden of Peach Blossoms	(G-3)
	貴賓室 VIP Room	(G-12)
	機電設施 E&MService	(G-E) (1-E)
	和門，和園及迴廊 Gate of Harmony, Court of Harnony and Covered walkway	(1-1) (1-2)

BLOCK	FACILITY	ROOM
B	神勇門 Gate of Divinity	(G-4) (2-3) (1-4) (3-3)
	展覽廊 Exhibition Gallery	(1-5)
	主拜庭，迴廊 Ceremonial Main Court, Covered walkway	(2-5) (2-11)
C	關聖帝君殿 Grand Hall of the Supreme Kwan Ti	(2-1) (3-1)
D	藏經閣及內庭 Scripture Library and Inner Court	(2-4) (2-6) (3-4)
E	宗教文化研究院 Religious Forum	(G-5) (1-3)
	弘道館 Hall of Manifestation	(2-2) (R-1) (3-2)
F	演武壇場及戲台 Stage of Swords and Arts Arena	(G-6)
G	保安室 Security guard room	(G-10)
H	車輛緊急通道，車道，停車場及保安室 Emergency Vehicular access, Driveways, Carparking and Security guard room	(G-8) (G-E) (G-11) (1-E)
	貯藏空間 Storage	(G-9) (1-7)
	宗教辦事處 Offices for the Religious Facilities	(1-6)
	覺綱堂 Hall of Enlightenment	(2-8)(3-6) (R-2)
I	修行者/員工休息間 Abbot's and Staff Lounge	(2-7)(3-5) (R-3)
	與其他樓層連接之功能性電梯樓梯走廊內牆，衛生間及部份外牆等 Other ancillary facilities	(G-13) (1-9) (2-12)

JA DESIGN ARCHITECTS

Plan F: Master Layout Plan (Temple Site)

3618 - 擬建香港玉皇關帝廟 The Proposed "Supreme Kwan Ti Temple", Hong Kong (以政府部門批核為準 /subject to approval by Government Authorities)

首層 Ground Floor Plan + 0.00m(26mpd)

約平方米(電腦輔助計算)
IN APPROX. SQUARE METER (BY CADD)

1:750 (A3) | 3618_GF | MAR 2025

JA DESIGN ARCHITECTS

批地申請於政府用地之發展地塊面積
DEVELOPMENT SITE AREA UNDER APPLICATION ON GOVERNMENT LAND

首期 (PHASE 1):
- 共約14,641.03 平方米 sq.m
- 共約157,594.71 平方英尺 sq.ft
- 共約1.4614 公頃 ha

第二期 (PHASE 2):
- 共約658.97 平方米 sq.m
- 共約7,093.10 平方英尺 sq.ft
- 共約0.0658 公頃 ha

批地申請於私人用地之發展地塊面積
DEVELOPMENT SITE AREA UNDER APPLICATION ON PRIVATE LOTS (s.m.) BY CADD

LOT NO. 1622 (564.43)
LOT NO. 1624 (1007.89)
LOT NO. 1629 (520.68)
- 共約2093 平方米 sq.m
- 共約22,528.86 平方英尺 sq.ft
- 共約0.2093公頃 ha

批地申請之發展地塊面積
DEVELOPMENT SITE AREA UNDER APPLICATION

- 共約17,393 平方米 sq.m
- 共約187,216.70 平方英尺 sq.ft
- 共約1.793公頃 ha

綠化屋頂/綠色植生牆
Green Roof / Vertical Greening

於私人用地
LOCATED AT PRIVATE LOTS

宗教設施(樓面面積)(約 平方米)
RELIGIOUS FACILITIES(GROSS FLOOR AREA)(s.m.)

: 約 250 平方米

G-1	結義坊 Gate of Unity	250

於批地協約申請豁免計算總樓面面積
Application for exemption from the calculation of total GFA under the Land Grant

有蓋迴廊 Covered Walkway	(-250)
G-1 結義坊 Gate of Unity	(-250)

戶外構築物宗教設施(構建面積)
RELIGIOUS FEATURES LOCATED OUTDOORS (CONSTRUCTION FLOOR AREA) (s.m.)

: 約251 平方米

包括:

G-2	結義園 Garden of Peach Blossoms	63
G-3	結義園大樓梯 Grand Staircase at the Garden of Peach Blossoms	188
共約 Total approx :		251

戶外用地宗教設施(構建面積)
EXTERNAL GROUNDS FOR RELIGIOUS FACILITIES WITHOUT ANY COVER (CONSTRUCTION FLOOR AREA)

: 約1071 平方米

包括:

G-2	結義園 Garden of Peach Blossoms	1071

宗教設施(樓面面積)(約 平方米)
RELIGIOUS FACILITIES(GROSS FLOOR AREA)(s.m.)

: 約 5656 平方米

包括:

G-4	神勇門 Gate of Divinity	822
G-5	宗教文化研究院 Religious Forum	1110
G-6	演武壇場及戲台 Swords and Arts Arena	462
G-8	車道，停車場(50%) Driveway, Car Park	935
G-9	儲藏空間 Store	185
G-10	保安室 Security room	50
G-11	保安室 Security room	59
G-12	貴賓室 VIP Lounge	240
G-13	與其他樓層連接之功能性電梯樓梯走廊內牆，衛生間及部份外牆等 Other ancillary facilities	1863
G-E	機電設施 E&M	730
共約 Total approx :		6456

扣除依<建築物(規劃)規例>第23(3)(b)條規定的建築面積豁免
exclude GFA Concession under regulation 23 (3)(b) of the building (planning) regulation

	機電設施(實用樓面面積)	(-780)
G-4	神勇門 Gate of Divinity	(-32)
G-5	宗教文化研究院 Religious Forum	(-18)
G-E	機電設施 E&M	(-730)
共約 Total approx :	6456-(780)	5676

宗教設施(實用樓面面積)(約 平方米)
RELIGIOUS FACILITIES (USABLE FLOOR AREA) (s.m.)

: 約 1359 平方米

包括:

G-5	宗教文化研究院 Religious Forum	555
G-6	演武壇場及戲台 Swords and Arts Arena	440
G-9	儲藏空間 Store	130
G-10	保安室 Security room	45
G-11	保安室 Security room	34
G-12	貴賓室 VIP Lounge	155
共約 Total approx :		1359

戶外構築物宗教設施(構建面積)
RELIGIOUS FEATURES LOCATED OUTDOORS (CONSTRUCTION FLOOR AREA) (s.m.)

: 約 578 平方米

包括:

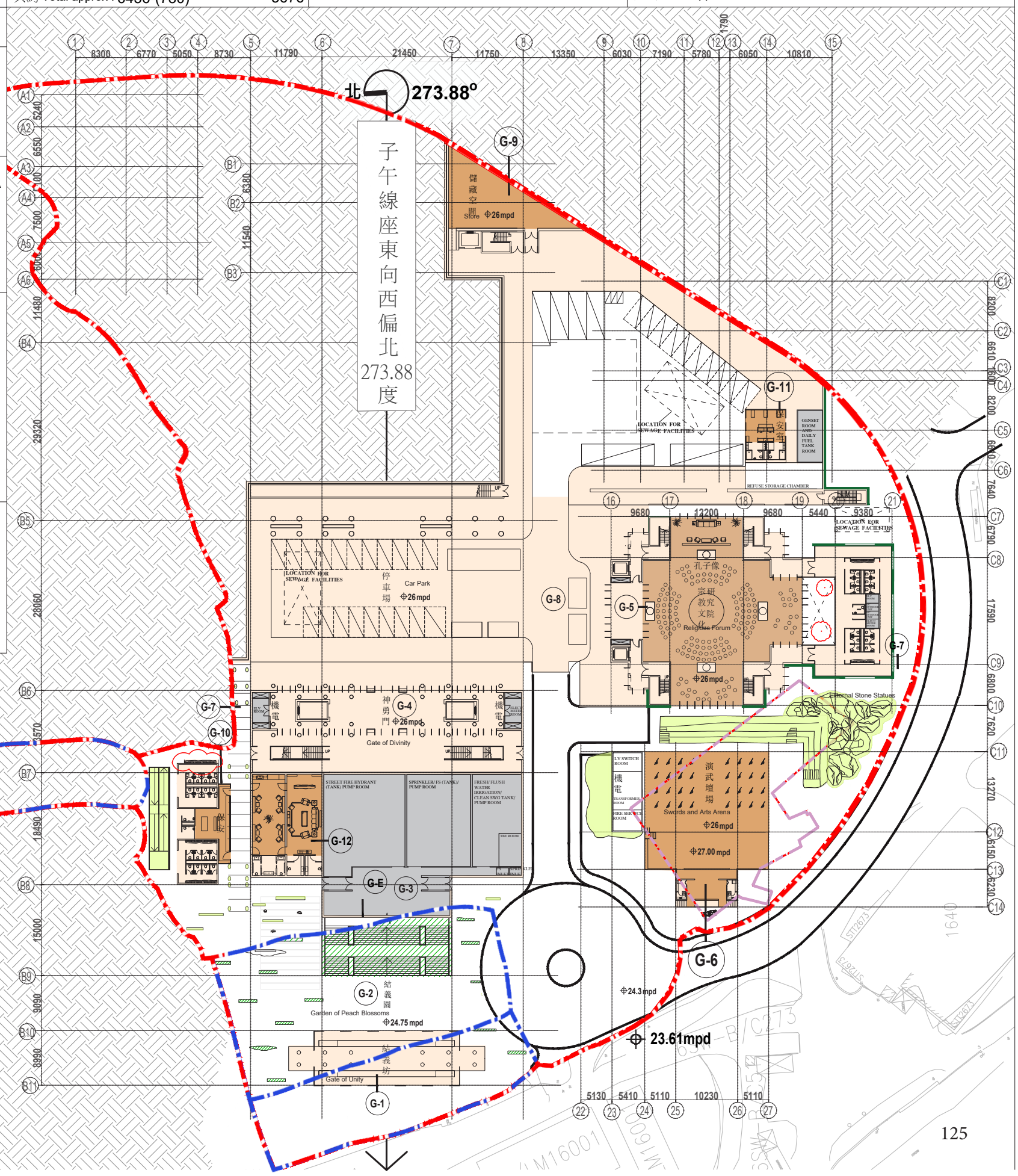
G-3	結義園大樓梯 Grand Staircase at the Garden of Peach Blossoms	133
G-6	演武壇場及戲台 Swords Arena	282
G-7	戶外石林/古獸石道/照壁/石級/坡道/圍牆 External Stone Statues/ Steps/ Fence wall	163
共約 Total approx :		578

戶外用地宗教設施(構建面積)
EXTERNAL GROUNDS FOR RELIGIOUS FACILITIES WITHOUT ANY COVER (CONSTRUCTION FLOOR AREA)

: 約 1693 平方米

包括:

G-6	演武壇場及戲台 Swords Arena	63
G-7	戶外石林/古獸石道/照壁/石級/坡道/圍牆 The pathway lined with stone statues, “Zhaobi” wall, steps, ramps, fence wall	660
G-8	車輛緊急通道，車道，停車場 Emergency Vehicular access, Driveways, Carparking	970
共約 Total approx :		1693



Plan G: Ground Floor Plan

3618 - 擬建香港玉皇關帝廟 The Proposed "Supreme Kwan Ti Temple", Hong Kong（以政府部門批核為準 /subject to approval by Government Authorities）

一樓 First Floor Plan + 6.00m (32.00mpd)　　約平方米(電腦輔助計算) IN APPROX. SQUARE METER (BY CADD)　　1:750 (A3)　　3618_1F　　MAR 2025

JA DESIGN ARCHITECTS

批地申請於政府用地之發展地塊面積
DEVELOPMENT SITE AREA UNDER APPLICATION ON GOVERNMENT LAND

首期 (PHASE 1)：
共約14,641.03 平方米 sq.m
共約157,594.71 平方英尺 sq.ft
共約1.4614 公頃 ha

第二期 (PHASE 2)：
共約658.97 平方米 sq.m
共約7,093.10 平方英尺 sq.ft
共約0.0658 公頃 ha

批地申請於私人用地之發展地塊面積
DEVELOPMENT SITE AREA UNDER APPLICATION ON PRIVATE LOTS (s.m.) BY CADD

LOT NO. 1622 (564.43)
LOT NO. 1624 (1007.89)
LOT NO. 1629 (520.68)
共約2093 平方米 sq.m
共約22,528.86 平方英尺 sq.ft
共約0.2093公頃 ha

批地申請之發展地塊面積
DEVELOPMENT SITE AREA UNDER APPLICATION

共約17,393 平方米 sq.m
共約187,216.70 平方英尺 sq.ft
共約1.793公頃 ha

綠化屋頂/綠色植生牆
Green Roof / Vertical Greening

宗教設施(樓面面積)(約 平方米)
RELIGIOUS FACILITIES(GROSS FLOOR AREA) (s.m.)

：約 5925 平方米

包括：

1-2	和門及迴廊 Gate of Harmony and Covered Walkway	455
1-3	宗教文化研究院 Religious Forum	1100
1-4	神勇門 Gate of Divinity	822
1-5	展覽館 Exhibition Hall	1260
1-6	宗教辦事處 Offices for the Religious Facilities	1112
1-7	貯藏空間 Store	274
1-9	與其他樓層連接之功能性電梯樓梯走廊內牆，衛生間及部份外牆等 Other ancillary facilities	952
1-E	機電設施 E&M	116

共約 Total approx : 6091

扣除依<建築物(規劃)規例>第23(3)(b)條規定的建築面積豁免 exclude GFA Concession under regulation 23 (3)(b) of the building (planning) regulation

	機電設施(實用樓面面積) E & M(USABLE FLOOR AREA)	(-166)
1-3	宗教文化研究院 Religious Forum	(-18)
1-4	神勇門 Gate of Divinity	(-32)
1-E	機電設施 E&M	(-116)

共約 Total approx : 6091-(166) = 5925

宗教設施(實用樓面面積)(約 平方米)
RELIGIOUS FACILITIES (USABLE FLOOR AREA) (s.m.)

：約 2439 平方米

包括：

1-3	宗教文化研究院 (不包括挑空) Religious Forum (Excludes Void)	528
1-4	展覽館 Exhibition Hall	815
1-6	宗教辦事處 Offices for the Religious Facilities	822
1-7	貯藏空間 Store	274

共約 Total approx : 2439

於批地協約申請豁免計算總樓面面積
Application for exemption from the calculation of total GFA under the Land Grant

	有蓋迴廊 Covered Walkway	(-455)
1-2	和門及迴廊 Gate of Harmony and Covered Walkway	(-455)

戶外構築物宗教設施(構建面積)(約 平方米)
RELIGIOUS FEATURES LOCATED OUTDOORS (CONSTRUCTION FLOOR AREA) (s.m.)

：約 141 平方米

包括：

1-1	和園 Court of Harmony	138
1-8	戶外石林/古獸石道/照壁/石級/坡道/圍牆 External Stone Statues/ Steps/ Fence wall	3

共約 Total approx : 141

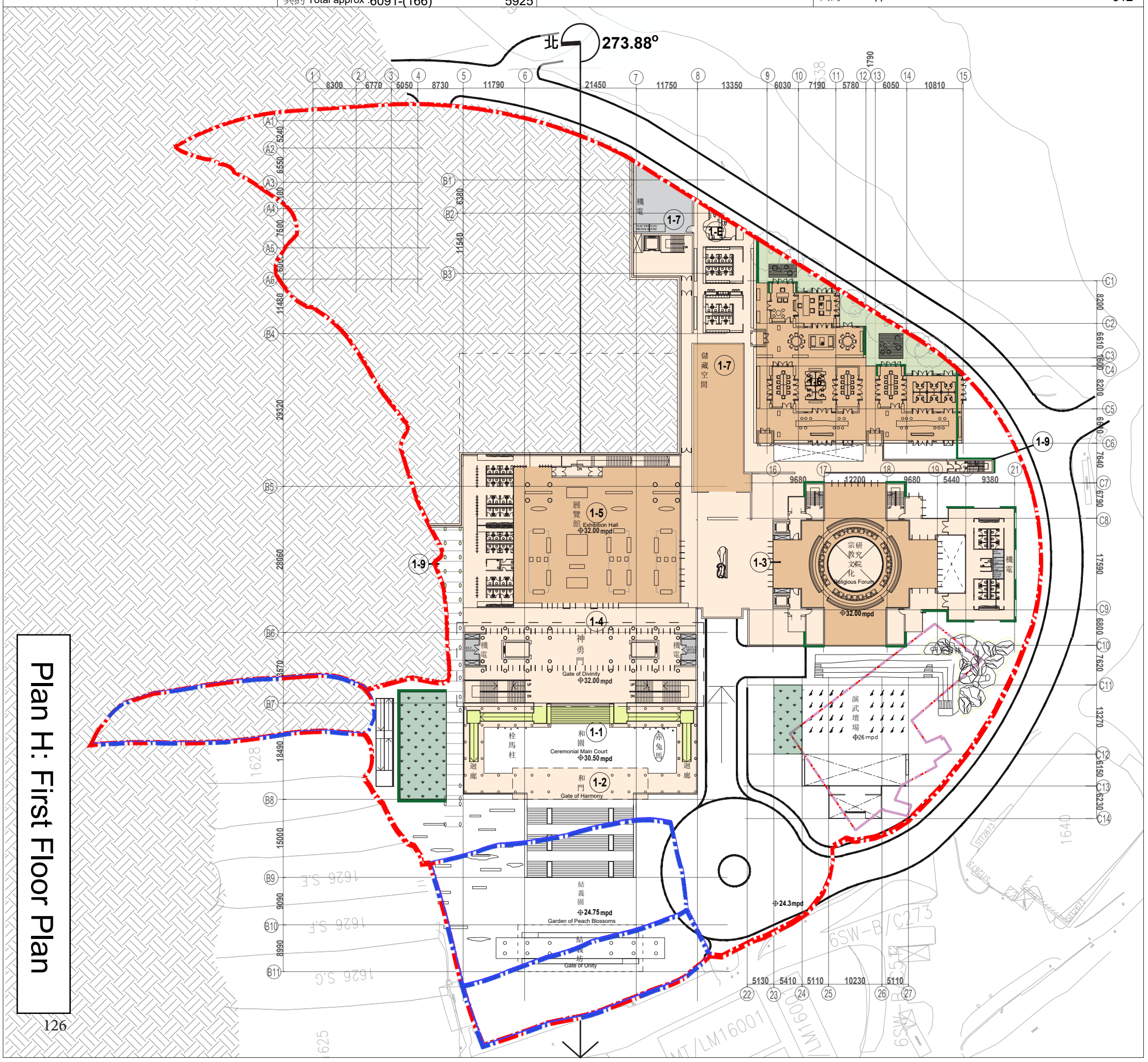
戶外用地宗教設施(構建面積)(約 平方米)
EXTERNAL GROUNDS FOR RELIGIOUS FACILITIES WITHOUT ANY COVER (CONSTRUCTION FLOOR AREA)

：約 387 平方米

包括：

1-1	和園 Court of Harmony	307
1-6	宗教辦事處 Offices for the Religious Facilities	225
1-8	戶外石林/古獸石道/照壁/石級/坡道/圍牆 External Stone Statues/ Steps/ Fence wall	80

共約 Total approx : 612



Plan H: First Floor Plan

3618 - 擬建香港玉皇關帝廟 The Proposed "Supreme Kwan Ti Temple", Hong Kong（以政府部門批核為準 /subject to approval by Government Authorities)

二樓 Second Floor Plan + 12.00m(38.00mpd)

約平方米(電腦輔助計算)
IN APPROX. SQUARE METER (BY CADD)

1:750 (A3) | 3618_2F | MAR 2025

JA DESIGN ARCHITECTS

批地申請於政府用地之發展地塊面積
DEVELOPMENT SITE AREA UNDER APPLICATION ON GOVERNMENT LAND

首期 (PHASE 1):
共約14,641.03 平方米 sq.m
共約157,594.71 平方英尺 sq.ft
共約1.4614 公頃 ha

第二期 (PHASE 2):
共約658.97 平方米 sq.m
共約7,093.10 平方英尺 sq.ft
共約0.0658 公頃 ha

批地申請於私人用地之發展地塊面積
DEVELOPMENT SITE AREA UNDER APPLICATION ON PRIVATE LOTS (s.m.) BY CADD

LOT NO. 1622 (564.43)
LOT NO. 1624 (1007.89)
LOT NO. 1629 (520.68)
共約2093 平方米 sq.m
共約22,528.86 平方英尺 sq.ft
共約0.2093公頃 ha

批地申請之發展地塊面積
DEVELOPMENT SITE AREA UNDER APPLICATION

共約17,393 平方米 sq.m
共約187,216.70 平方英尺 sq.ft
共約1.793公頃 ha

綠化屋頂/綠色植生牆
Green Roof / Vertical Greening

於私人用地
LOCATED AT PRIVATE LOTS
戶外用地宗教設施 (構建面積) (約 平方米)
EXTERNAL GROUNDS FOR RELIGIOUS FACILITIES WITHOUT ANY COVER (CONSTRUCTION FLOOR AREA)

: 約 520 平方米

2-1629 休憩區 Garden 520

宗教設施(樓面面積)(約 平方米)
RELIGIOUS FACILITIES (GROSS FLOOR AREA) (s.m.)

: 約 6116 平方米

包括:

2-1	關聖帝君殿 Grand Hall of the Supreme Kwan Ti	2025
2-2	弘道館 Hall of Manifestation	1110
2-3	神勇門 Gate of Harmony	815
2-4	藏經閣 Scripture Library	892
2-7	宗教修行者及員工休息間 Abbot's and staff lounge	485
2-8	覺剛堂 Hall of Enlightenment	560
2-11	迴廊 Covered walkway	190
2-12	與其他樓層連接之功能性電梯樓梯走廊內牆，衛生間及部份外牆等 Other ancillary facilities	85

共約 Total approx : 6162

扣除依<建築物(規劃)規例>第23(3)(b)條規定的建築面積豁免
exclude GFA Concession under regulation 23 (3)(b) of the building (planning) regulation

機電設施(實用樓面面積) (-46)
E & M(USABLE FLOOR AREA)

2-2	弘道館(-14) Hall of Manifestation	
2-3	神勇門(-32) Gate of Harmony	

共約 Total approx :6162-(46) 6116

宗教設施 (實用樓面面積)(約 平方米)
RELIGIOUS FACILITIES (USABLE FLOOR AREA) (s.m.)

: 約 2392 平方米

包括:

2-1	關聖帝君殿 Grand Hall of the Supreme Kwan Ti	700
2-2	弘道館 Hall of Manifestation	605
2-4	藏經閣 Scripture Library	435
2-7	宗教修行者及員工休息間 Abbot's and staff lounge	247
2-8	覺剛堂 Hall of Manifestation	405

共約 Total approx : 2392

於批地協約申請豁免計算總樓面面積
Application for exemption from the calculation of total GFA under the Land Grant

有蓋迴廊 Covered Walkway (-190)

2-11	迴廊 (-190) Covered walkway	

屋簷 Eaves (-968)

2-1	關聖帝君殿 (-705) Grand Hall of the Supreme Kwan Ti	
2-3	神勇門 (-203) Gate of Harmony	
2-4	藏經閣 (-60) Scripture Library	

戶外構築物宗教設施(構建面積)(約 平方米)
RELIGIOUS FEATURES LOCATED OUTDOORS (CONSTRUCTION FLOOR AREA) (s.m.)

: 約 386 平方米

包括:

2-3	神勇門 Gate of Harmony	56
2-5	主拜庭 Ceremonial Main Court	250
2-6	內庭 Inner Court	60
2-9 2-10	戶外石林/古獸石道/石級/坡道 / 圍牆 External Stone Statues/ Steps/ Fence wall	20

共約 Total approx : 386

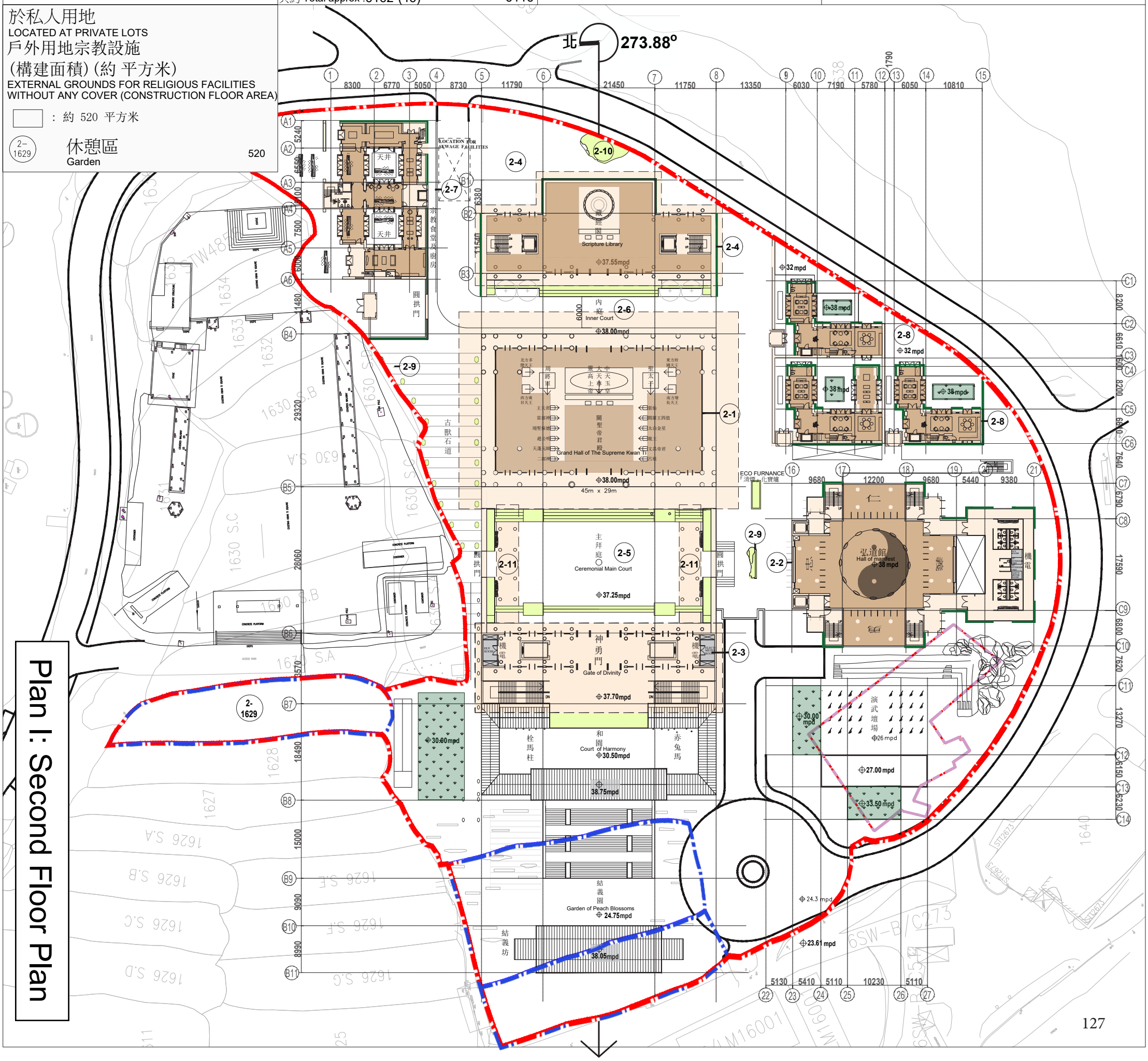
戶外用地宗教設施(構建面積) (約 平方米)
EXTERNAL GROUNDS FOR RELIGIOUS FACILITIES WITHOUT ANY COVER (CONSTRUCTION FLOOR AREA)

: 約 1442 平方米

包括:

2-4	藏經閣 Scripture Library	420
2-5	主拜庭 Ceremonial Main Court	610
2-6	內庭 Inner Court	210
2-8	覺剛堂 Hall of Manifestation	157
2-9 2-10	戶外石林/古獸石道/石級/坡道 / 圍牆 External Stone Statues/ Steps/ Fence wall	45

共約 Total approx : 1442



Plan I: Second Floor Plan

3618 - 擬建香港玉皇關帝廟 The Proposed "Supreme Kwan Ti Temple", Hong Kong（以政府部門批核為準 /subject to approval by Government Authorities)

三樓 Third Floor Plan + 18.675m(44.00mpd)/+19.25m(44.25mpd)

約平方米(電腦輔助計算) IN APPROX. SQUARE METER (BY CADD) | 1:750 (A3) | 3618_3F | MAR 2025

JA DESIGN ARCHITECTS

批地申請於政府用地之發展地塊面積
DEVELOPMENT SITE AREA UNDER APPLICATION ON GOVERNMENT LAND

首期 (PHASE 1):
共約14,641.03 平方米 sq.m
共約157,594.71 平方英尺 sq.ft
共約1.4614 公頃 ha

第二期 (PHASE 2):
共約658.97 平方米 sq.m
共約7,093.10 平方英尺 sq.ft
共約0.0658 公頃 ha

批地申請於私人用地之發展地塊面積
DEVELOPMENT SITE AREA UNDER APPLICATION ON PRIVATE LOTS (s.m.) BY CADD

LOT NO. 1622 (564.43)
LOT NO. 1624 (1007.89)
LOT NO. 1629 (520.68)
共約2093 平方米 sq.m
共約22,528.86 平方英尺 sq.ft
共約0.2093公頃 ha

批地申請之發展地塊面積
DEVELOPMENT SITE AREA UNDER APPLICATION

共約17,393 平方米 sq.m
共約187,216.70 平方英尺 sq.ft
共約1.793公頃 ha

綠化屋頂/綠色植生牆
Green Roof / Vertical Greening

宗教設施(樓面面積)(約 平方米)
RELIGIOUS FACILITIES(GROSS FLOOR AREA)(s.m.)

: 約 2143 平方米

包括:

3-1	關聖帝君殿 Grand Hall of the Supreme Kwan Ti	-
3-2	弘道館 Hall of Manifestation	870
3-3	神勇門 Gate of Divinity	153
3-4	藏經閣 Scripture Library	338
3-5	修行者/員工休息間 Abbot's and Staff Lounge	420
3-6	覺剛堂 Hall of Enlightenment	515
共約 Total approx :		2296

扣除依<建築物(規劃)規例>第23(3)(b)條規定的建築面積豁免
exclude GFA Concession under regulation 23 (3)(b) of the building (planning) regulation

機電設施(實用樓面面積) (-153)
E & M(USABLE FLOOR AREA)

3-3	神勇門(-153) Gate of Divinity	
共約 Total approx : 2296-(153)		2143

宗教設施(實用樓面面積)(約 平方米)
RELIGIOUS FACILITIES (USABLE FLOOR AREA) (s.m.)

: 約540 平方米

包括:

3-5	修行者/員工休息間 Abbot's and Staff Lounge	195
3-6	覺剛堂 Hall of Enlightenment	345
共約 Total approx :		540

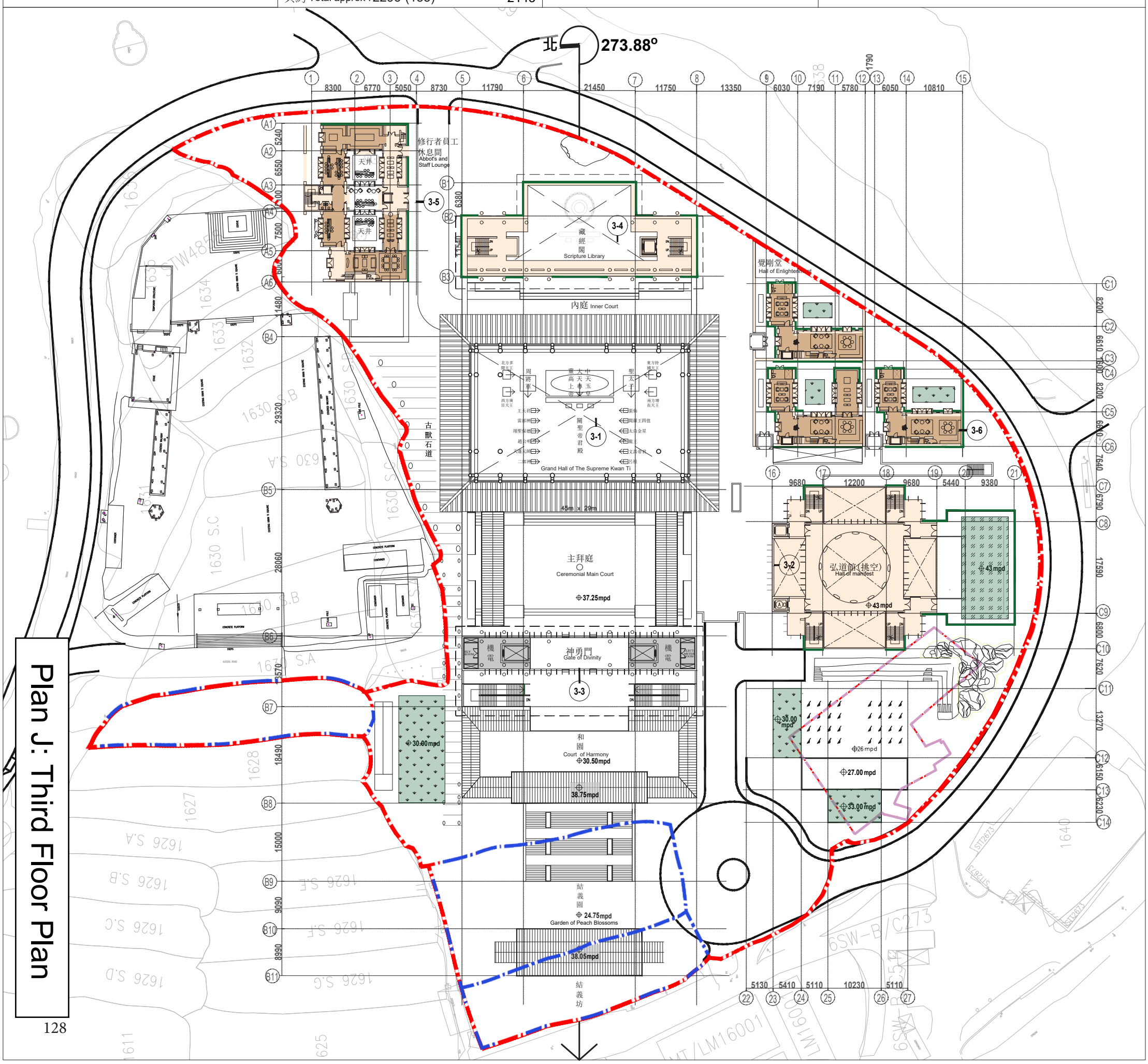
戶外構築物宗教設施(構建面積)(約 平方米)
RELIGIOUS FEATURES LOCATED OUTDOORS (CONSTRUCTION FLOOR AREA) (s.m.)

: 約 - 平方米

戶外用地宗教設施(構建面積)(約 平方米)
EXTERNAL GROUNDS FOR RELIGIOUS FACILITIES WITHOUT ANY COVER (CONSTRUCTION FLOOR AREA)

: 約 30 平方米

3-5	修行者/員工休息間 Abbot's and Staff Lounge	30



Plan J: Third Floor Plan

3618 - 擬建香港玉皇關帝廟 The Proposed "Supreme Kwan Ti Temple", Hong Kong（以政府部門批核為準 /subject to approval by Government Authorities)

頂層 Roof Plan + 47.999m(73.999mpd)

約平方米(電腦輔助計算)
IN APPROX. SQUARE METER (BY CADD)

1:750 (A3) | 3618_RF | MAR 2025

JA DESIGN ARCHITECTS

批地申請於政府用地之發展地塊面積
DEVELOPMENT SITE AREA UNDER APPLICATION ON GOVERNMENT LAND

首期 (PHASE 1) :
- 共約14,641.03 平方米 sq.m
- 共約157,594.71 平方英尺 sq.ft
- 共約1.4614 公頃 ha

第二期 (PHASE 2) :
- 共約658.97 平方米 sq.m
- 共約7,093.10 平方英尺 sq.ft
- 共約0.0658 公頃 ha

批地申請於私人用地之發展地塊面積
DEVELOPMENT SITE AREA UNDER APPLICATION ON PRIVATE LOTS (s.m.) BY CADD

LOT NO. 1622 (564.43)
LOT NO. 1624 (1007.89)
LOT NO. 1629 (520.68)
- 共約2093 平方米 sq.m
- 共約22,528.86 平方英尺 sq.ft
- 共約0.2093公頃 ha

批地申請之發展地塊面積
DEVELOPMENT SITE AREA UNDER APPLICATION
- 共約17,393 平方米 sq.m
- 共約187,216.70 平方英尺 sq.ft
- 共約1.793公頃 ha

綠化屋頂/綠色植生牆
Green Roof / Vertical Greening

宗教設施(樓面面積)(約 平方米)
RELIGIOUS FACILITIES(GROSS FLOOR AREA)(s.m.)

：約 468 平方米

包括:

R-1	弘道館 The roof of Hall of Manifestation	120
R-2	覺剛堂 The roof of Hall of Enlightenment	287
R-3	修行者及員工休息間 Abbot's and Staff Lounge	71
共約 Total approx :		478

扣除依<建築物(規劃)規例>第23(3)(b)條規定的建築面積豁免
exclude GFA Concession under regulation 23 (3)(b) of the building (planning) regulation

機電設施(實用樓面面積)
E & M(USABLE FLOOR AREA)

：約 10 平方米 (-10)

R-2	覺剛堂(-7) The roof of Hall of Enlightenment	
R-3	修行者及員工休息間 (-3) Abbot's and Staff Lounge	
共約 Total approx :	478-(10)	468

宗教設施(實用樓面面積)(約 平方米)
RELIGIOUS FACILITIES(USABLE FLOOR AREA) (s.m.)

：約 - 平方米

戶外構築物宗教設施(構建面積)(約 平方米)
RELIGIOUS FEATURES LOCATED OUTDOORS (CONSTRUCTION FLOOR AREA) (s.m.)

：約 - 平方米

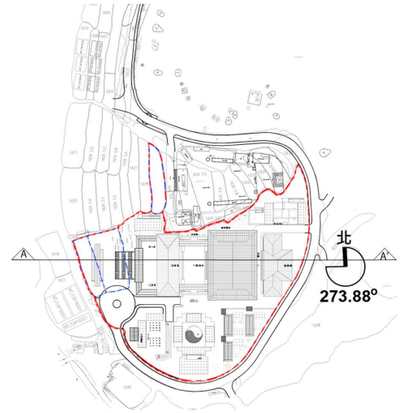
戶外用地宗教設施(構建面積)(約 平方米)
EXTERNAL GROUNDS FOR RELIGIOUS FACILITIES WITHOUT ANY COVER (CONSTRUCTION FLOOR AREA)

：約 924 平方米

R-1	弘道館 The roof of Hall of Manifestation	626
R-2	覺剛堂 The roof of Hall of Enlightenment	164
R-3	修行者及員工休息間 Abbot's and Staff Lounge	134
共約 Total approx :		924

北 273.88°

Plan K: Roof Floor Plan



Scripture Library
藏經閣

Inner Court
內庭

Third Court
三進

Grand Hall of the Supreme Kwan Ti
關聖帝君殿

Third Hall
三間

Ceremonial Main Court
主拜庭

Second Court
二進

Gate of Divinity
神勇門

Second Hall
二間

Court of Harmony
和園

First Court
一進

Gate of Harmony
和門

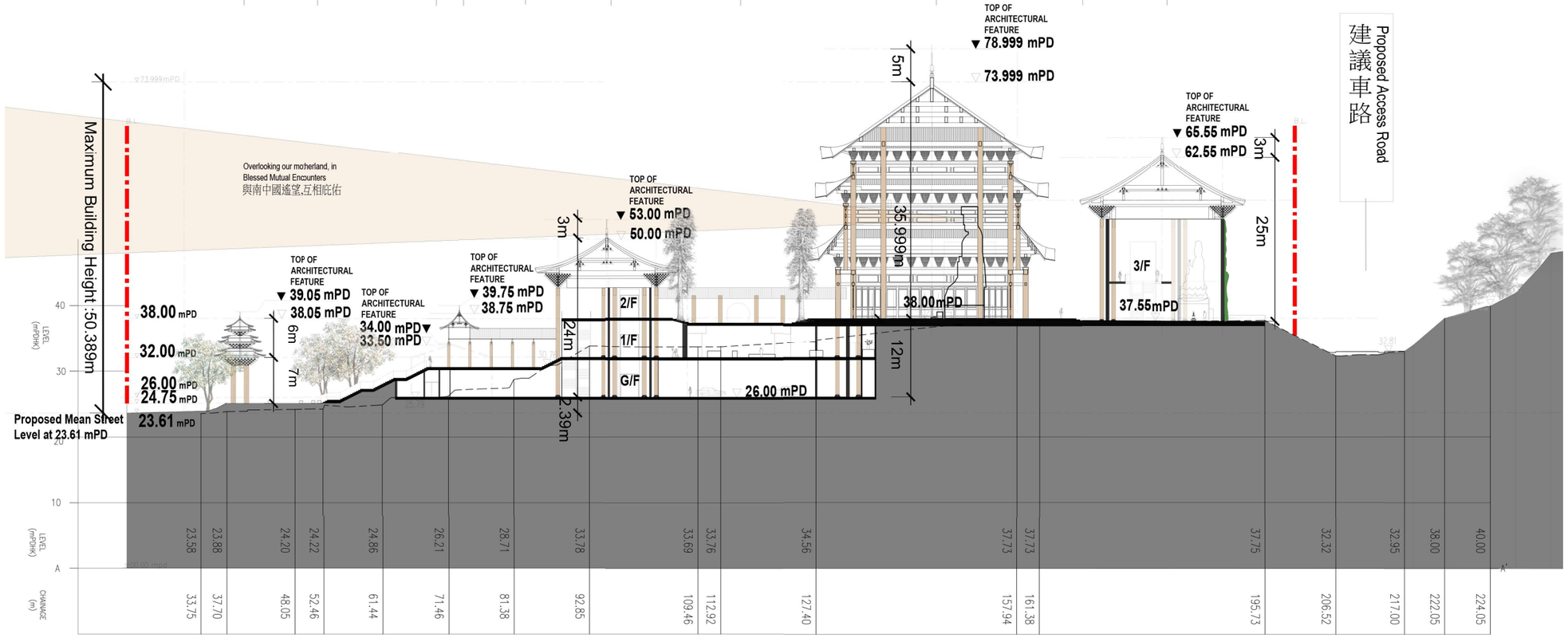
First Hall
一間

Stage of Swords and Arts Arena
演武壇場

Garden of Peach Blossoms
結義園

Gate of Unity
結義坊

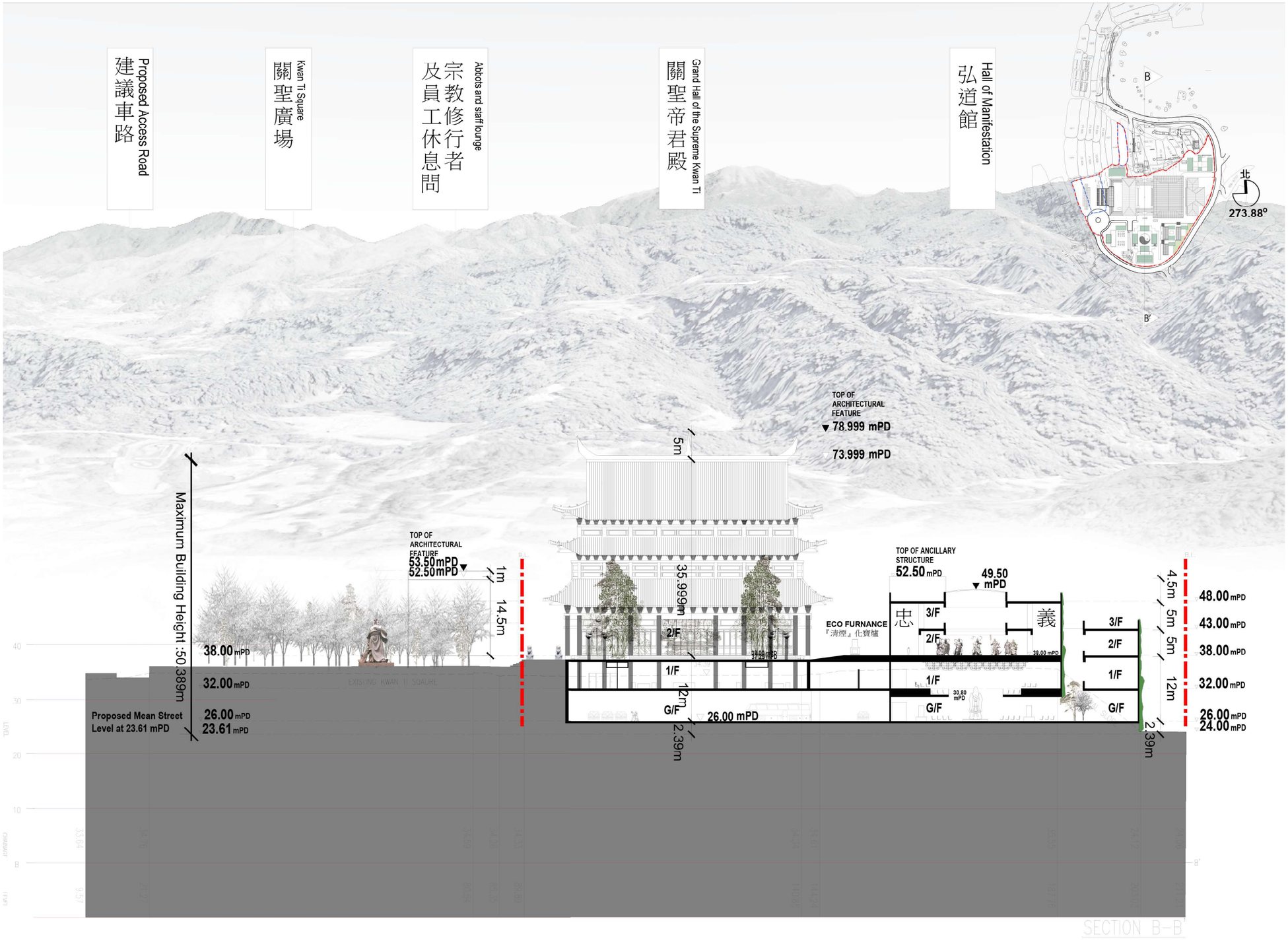
Proposed Access Road
建議車路



Scale 1: 750

JA DESIGN ARCHITECTS

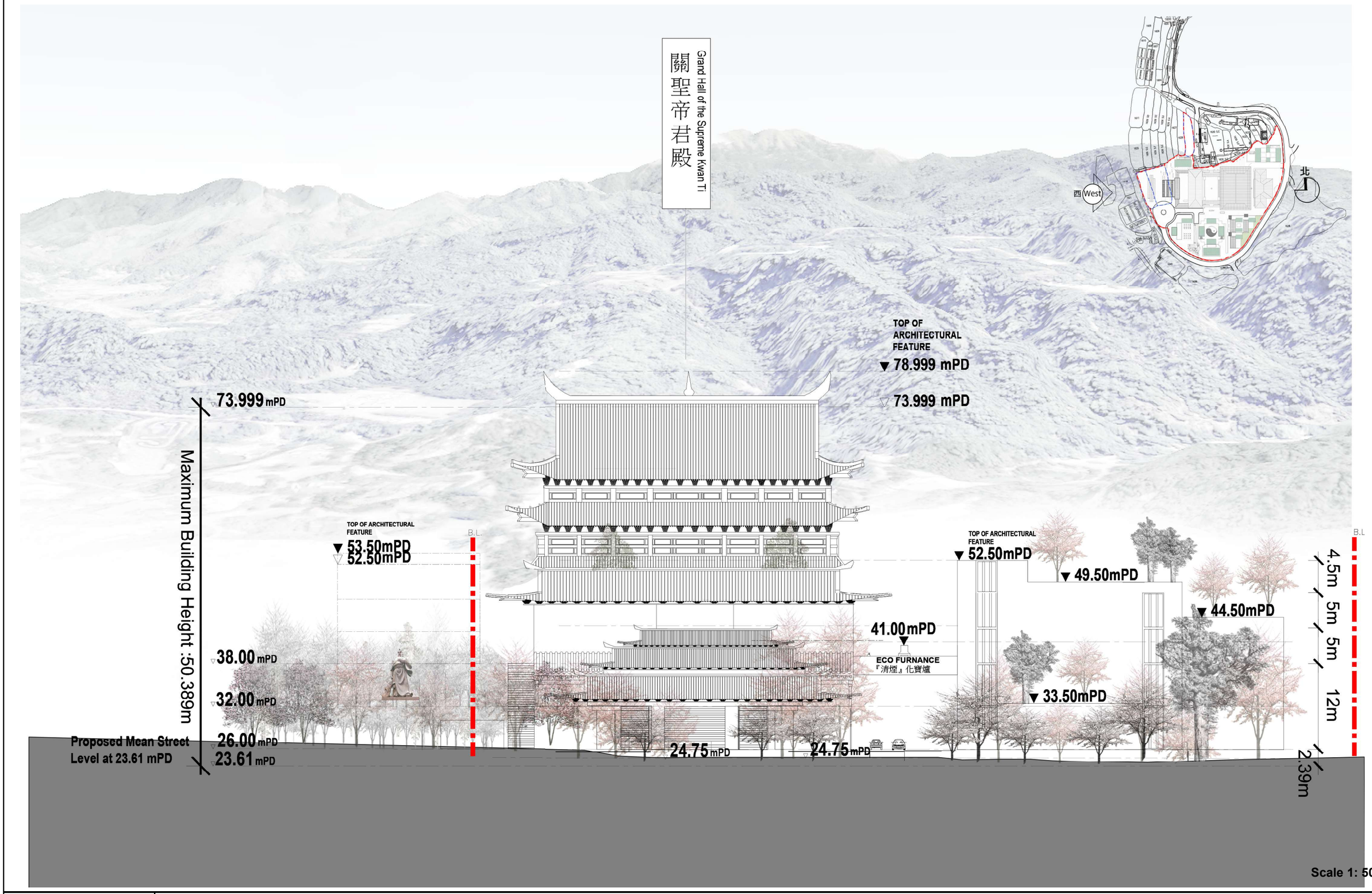
Plan L: Section A-A Plan



Scale 1: 750

JA DESIGN ARCHITECTS

Plan M: Section B-B Plan



JA DESIGN ARCHITECTS

Plan N: Front Elevation

The Boundary Landscape

1. Northern Roadside Buffer Planting
2. Northern Landscape Buffer Planting
3. Southern Roadside Buffer Planting
4. Blossom Grove Buffer Planting

The Arrival Landscape

5. Thickly Vegetated Access Road
6. Garden of Peach Blossoms
7. Gate of Unity
8. Arrival Court / Vehicle Drop-off

Temple Complex Landscape

9. Banyan Tree Court
10. Cloister Courtyards
11. Temple Walk North
12. Ceremonial Rock Feature

Temple Complex Landscape

13. Temple Walk South
14. Courtyards of Enlightenment
15. Bamboo Forest Grove
16. Bamboo Courtyard
17. Swords and Arts Arena
18. Existing Ti Kwan Square
19. Contemplative Cultural Garden
20. Landscape Terraces
21. Inner Court
22. Ceremonial Main Court
23. Gate of Divinity
24. Garden of Harmony
25. Grand Ceremonial Staircase

LEGEND

- Development Area Boundary
- Application Site Boundary
- Tai Tong Kwan Ti Square Boundary
- Proposed Architectural Scheme
- Proposed Access Road Improvement
- xx.xx Proposed Levels (mPD)
- Pedestrian Entrance / Exit
- Vehicular Entrance / Exit
- Proposed Peach Tree Planting
- Proposed Small Columnar Tree Planting
- Proposed Roadside Buffer Tree Planting
- Proposed Woodland Whip mix Planting
- Proposed Feature Tree Planting
- Proposed Retained Tree
- Proposed Transplant Tree
- Proposed Bamboo Planting
- Proposed Lawn
- Proposed Vehicular Standard Paving
- Proposed Court Paving
- Proposed Arena/Courtyard Paving
- Proposed Vertical Greening (Modular Type)
- Proposed Vertical Greening (Cable Type)

FIGURE TITLE

S.16 Planning Application for Proposed Religious Institution (the Supreme Kwan Ti Temple) and the Associated Existing Access Road, and Improvements to the Tai Tong Kwan Ti Square, Lots 1475 (Part), 1591 (Part), 1594 (Part), 1595, 1600 S.A (Part), 1600 S.8, 1602, 1622, 1624, 1629, 1630 S.A (Part), 1630 S.8, 1630 S.C, 1630 S.D, 1631, 1632, 1633, 1634, 1635 and 1636 (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long

Landscape Master Plan (All Levels)

SCALE	N.T.S.	DATE	MAR 2025
CHECKED	JBC	DRAWN	JH

Plan O: Landscape Master Plan REV E

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