

**Section 16 Planning Application for  
Proposed Religious Institution (the Supreme Kwan Ti Temple)  
with Ancillary Facilities and Associated Excavation and Filling of Land,  
Lots 1475 (Part), 1591 (Part), 1594 (Part), 1595 (Part), 1600 S.A (Part),  
1600 S.B (Part), 1602 (Part), 1622, 1624, 1629, 1630 S.A (Part), 1630 S.B,  
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**

**FURTHER INFORMATION (I)**



**CONSULTANT TEAM**

**Toco Planning Consultants Ltd.  
JA Design Architects Ltd.  
SCENIC Landscape Studio Ltd.  
CTA Consultants Ltd.  
EnviroSolutions & Consulting Ltd.  
Ecosystems Ltd.  
Greg Wong & Associates Ltd.  
Land Marker (1980) H.K. Co., Ltd.  
PAEMS Engineering Ltd.**





**Further Information in Support of Section 16 Planning Application for  
Proposed Religious Institution (the Supreme Kwan Ti Temple) with  
Ancillary Facilities and Associated Excavaion and Filling of Land, Lots  
1475 (Part), 1591 (Part), 1594 (Part), 1595 (Part), 1600 S.A (Part), 1600 S.B  
(Part), 1602 (Part), 1622, 1624, 1629, 1630 S.A (Part), 1630 S.B, 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  
(Application No. A/YL-TT/685)**

---

## **Further Information (I)**

### **Responses to Departmental Comments**

- 1.1 Responses to Comments from Home and Youth Affairs Bureau
- 1.2 Responses to Comments from Urban Design Unit, Planning Department
- 1.3 Responses to Comments from Landscape Team, Planning Department
- 1.4 Responses to Comments from Agriculture, Fisheries and Conservation Department
- 1.5 Responses to Comments from Water Supplies Department
- 1.6 Responses to Comments from Environmental Protection Department
- 1.7 Responses to Comments from Geotechnical Engineering Office
- 1.8 Responses to Comments from Slope Maintenance Section, Lands Department
- 1.9 Responses to Comments from Transport Department

**Attachment 1: Amended Pages of the Planning Statement**

**Attachment 2: Amended Pages of the Design Statement**

**Attachment 3: Revised Visual Impact Assessment**

**Attachment 4: Revised Landscape Proposal and Tree Survey Report**

**Attachment 5: Revised Ecological Impact Assessment**

**Attachment 6: Revised Water Supply and Fire Service Provisions Report**

**Attachment 7: Revised Environmental Assessment**

**Attachment 8: Revised Sewerage Impact Assessment**

Toco Planning Consultants Ltd.  
JA Design Architects Ltd.  
SCENIC Landscape Studio Ltd.  
CTA Consultants Ltd.  
EnviroSolutions & Consulting Ltd.  
Ecosystems Ltd.  
Greg Wong & Associates Ltd.  
Land Marker (1980) H.K. Co., Ltd.  
PAEMS Engineering Ltd.



## 1. RESPONSES TO DEPARTMENTAL COMMENTS

### 1.1 Responses to Comments from Home and Youth Affairs Bureau (Contact Person: Ms. Chen, Tel: 3509 8139)

Item	Departmental Comments	The Applicant's Responses
HYAB(1)	Subject to other comments from B/Ds (including PlanD and LandsD) that may have, this office supports the captioned application from the religious perspective. HYAB will further assess land grant application, if any, by the Applicant associated with the captioned planning application as and when appropriate.	The Applicant appreciates HYAB's support and notes the comment. The Applicant and the consultant team have provided detailed responses to the departmental comments received.

**1.2 Responses to Comments from Urban Design Unit, Urban Design and Landscape Section of Planning Department (UD)**  
**(Contact Person: Mr. LEUNG, Tel: 3565 3936)**

Item	Departmental Comments	The Applicant's Responses
UD(1)	<p>Please find below our observations/comments from the urban design and visual impact perspectives</p> <p><b><u>General Comments</u></b></p> <p>2. Being located in the southern fringe of Tai Tong in close proximity to the Tai Lam Country Park, the application site (the Site) is situated at a foothill area mainly surrounded by vegetated slopes on its east, south and west, and scattering rural settlements/temporary structures with existing building heights (BHs) ranging from about 20mPD to 34mPD/1 to 3 storeys to its south and north. There are also a number of low-rise buildings, such as Po Leung Kuk Jockey Club Tai Tong Holiday Camp with existing BHs up to about 100mPD/3 storeys in the same "GB" zone to its further northeast and Agriculture Fisheries and Conservation Department (AFCD) Tai Tong Forest Nursey and AFCD Tai Lam Country Park Tai Tong Management Centre with existing BHs up to about 151mPD/1 storey in the Country Park to its further southeast on higher topographical levels. Although the proposed development with BHs ranging from 38.05mPD to 73.999mPD on three levels of platforms (with the Grand Hall as the tallest building with an absolute BH of 35.999m) would become a religious institution with notable building mass and height in its rural locality on natural hillside, it may not be considered as totally out of context in a wider area.</p>	<p>Thank you for summarising the nature of existing development within the vicinity of the site. Noted, that the development may not be considered as out of context in this wider area.</p> <p>The nature of temple buildings requires the Grand Hall to have a certain degree of prominence relative to other parts of the proposed building complex. Whilst absolute building height is a factor in achieving this, locating the Grand Hall towards the east of the site, at the end of an axis progressing up building platforms which broadly follow the existing topography, also helps to achieve a localised sense of grandeur whilst respecting the existing rural site context.</p>



Item	Departmental Comments	The Applicant's Responses
UD(2)	<p>3. Judging from the submitted Visual Impact Assessment (VIA), the proposed development would have visual impacts ranging from “negligible” to “slightly adverse” at all of the twelve selected public viewing points (VPs) except “slightly to moderately adverse”/“moderately adverse” at three VPs given its proximity to the proposed development. Various design measures are proposed including stepped BH, building separations/setbacks and landscape buffer around the periphery of the Site, etc. to mitigate the potential visual impacts and blend in with the surrounding topography.</p>	<p>Noted that several measures such as stepped BH, building separations/setbacks and landscape buffer have been adopted. As outlined in UD(6) below, further design measures are also added in the updated submission, including the adoption of green roofs and vertical greenery, to mitigate the potential visual impacts and blend in with the surrounding topography.</p> <p>Relevant revised plans in the Planning Statement and Design Statement have been attached in <b>Attachment 1</b> and <b>Attachment 2</b> respectively.</p>
UD(3)	<p>4. To substantiate the application, it would be advisable to provide more information/justification for optimisation of the proposed site coverages (SC) to lower the BH in order to make appropriate response to the rural locality on natural hillside.</p>	<p>Noted and the proposals have been reviewed with a view to optimising the Site Coverage and Building Height in relation to the rural locality on natural hillside. As noted at UD(1) above, 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 in particular the prominence of the Grand Hall within a formal and terraced composition. Within the framework set by this temple building typology further adjustments to the building complex form have been proposed, as follows:</p> <ul style="list-style-type: none"> <li>● Lowering of the overall building height of the Hall of Manifestation through reductions in floor-to-floor height;</li> <li>● Significant lowering the ancillary building (E&amp;M/Restrooms) to the south of the Hall of Manifestation to achieve better stepped height profile towards the southern edges of the site;</li> <li>● Further articulation of the western façade of the Hall of Manifestation to</li> </ul>

Item	Departmental Comments	The Applicant's Responses
		<p>reduce the visual scale / create a more interesting form and appearance; and</p> <ul style="list-style-type: none"> <li>•Relocation of an E&amp;M room adjacent to the Swords and Arts Arena to enhance the width of the E-W visual corridor through the site.</li> <li>•to further enhance the stepped building profiles, the pitched roofs of the Abbot's and Staff Lounge, Swords and Arts Arena are changed to landscaped flat roof.</li> </ul> <p>As illustrated on update <b>Figure 3.2</b> in the revised Visual Impact Assessment (VIA) attached in <b>Attachment 3</b>, the net result of the above measures is to reduce the massing at the south of the site, towards the Country Park, with a more sensitive building outline relative to the adjacent ridgeline topography.</p>
UD(4)	<p><b><u>Detailed Comments</u></b></p> <p><b>Planning Statement:</b></p> <p>5. <b>Para. 5.4(e)</b> – With reference to the submitted VIA, the heading that “<b><u>No Impact on Visual Aspect</u></b>” and the conclusion that “the proposed development <b><u>will not cause any adverse visual impact</u></b> on the surrounding environment” would not be appropriate.</p>	<p>The heading for para. 5.4(e) and the conclusion in the Planning Statement have been updated accordingly and attached in <b>Attachment 1</b>.</p>
UD(5)	<p><b>VIA (Appendix IX):</b></p> <p>6. <b>Selection of VPs (General)</b> – While suggestions were made in the pre-submission stage to remove some duplicated viewing points (VPs) (such as VPs 2 or 3) from the same</p>	<p>Noted and VP2 and VP6 have been removed from the assessment, for a more concise VIA, where VP3 and VP7 are already representative of views from east and north easterly directions. As noted at pre-submission stage</p>



Item	Departmental Comments	The Applicant's Responses
	<p>direction as appropriate for a more concise VIA, these VPs are retained in the VIA.</p>	<p>other VPs (10 nos. total) are retained, where the comprehensive nature of the VIA helps to illustrate the nuanced visual relationship with the surroundings and the influence of topography, vegetation and existing built structures on the visibility of the proposed development.</p>
UD(6)	<p>7. <b>Section 6.2 &amp; Figure 3.1</b> – The majority of the building separations and one of view corridors as proposed in this figure will be blocked by/encroach into the proposed building structures rather than pass through the Site. Besides, unlike what is indicated in Section 6.2, a number of proposed building structures in this figure do not allow at least 10m-wide setback from the Site boundary.</p>	<p>Noted and the description in <b>Section 6.2</b> and <b>Figure 3.1</b> of the VIA have been reviewed and updated to reflect modifications to the proposed layout. The view corridors, separations and setbacks are more precisely described and illustrated in the updated report.</p> <p>The development proposals have been further reviewed to enhance the Primary and Secondary Mitigation Measures. In addition to the Primary Mitigation enhancements noted at UD(3) above, further Secondary Mitigation measures are also proposed, as an appropriate response to the rural locality on natural hillside. These include:</p> <ul style="list-style-type: none"> <li>• Introduction of vertical greenery on southern and western building facades at the southern side of the site;</li> <li>• Introduction of green roof treatments to several buildings at the southern side of the site;</li> </ul> <p>The width of the planting buffer at the southern and eastern side of the site has also been reviewed and more precisely dimensioned on <b>Figure 3.1</b>. Whilst the width of setback varies, with some pinch points with a minimum 1-1.5m width, overall, there is adequate space to create a belt of tree and shrub planting as a buffer to surrounding areas. As illustrated on new <b>Figure 3.3</b>, in combination with the proposed vertical greening and green</p>

Item	Departmental Comments	The Applicant's Responses
		<p>roof treatments an effective greenery treatment can be achieved at this sensitive side of the site, adjacent to the Green Belt Zone and Country Park to the South.</p>
UD(7)	<p>8. <b>VPs 2, 3, 6 Visual Composition Paras. 7.13, 7.20, 7.41</b> – With reference to the relevant photomontages (Figures 7.3, 7.4, 7.7 refer), the proposed development appears to be the highest and newly built visual element next to the Tai Lam Country Park to the south, which is readily noticeable at these VPs. In this regard, such analysis should be reflected and it might not be appropriate to describe the proposed development as “<b>compatible</b>” with the surrounding areas in these paragraphs.</p>	<p>As per response to UD(5) VP's 2 and 6 have been removed for a more concise VIA. The descriptions and analysis in Para 7.20 regarding VP3 have been reviewed accordingly, to better reflect the site context and visual composition of the proposed built development, noting that the height modifications at the Hall of Manifestations and additional mitigation measures proposed (vertical greening and green roofs) will also help to ameliorate the relationship with the surrounding areas.</p>
UD(8)	<p>9. <b>VP9 Visual Appraisal &amp; Overall Visual Impact Paras. 7.60 to 7.66</b> – With reference to the relevant photomontage (Figure 7.10 refers), as the proposed development would become a major built visual element with natural mountains in the background and low-rise rural structures in the foreground, it might not be appropriate to describe the proposed development as “<b>compatible</b>” with the surrounding areas in Para. 7.62. Moreover, the proposed development would not only cause noticeable visual obstruction to the mountain backdrop/ridgeline and open sky view at this VP in close proximity as indicated in the appraisal, it would also reduce visual openness, which should hence be reflected. In view of the above and given the grading of Effect on Public Viewers as “medium”, it would be more appropriate and consistent to grade</p>	<p>Noted and the relevant descriptions and assessments have been reviewed regarding the highlighted issues. Whilst the amendments to the development proposals as described at UD(4) to UD(6) above do help to reduce the visual impact it is nevertheless agreed to grade visual impact as “<b>moderately adverse</b>” due the visual obstruction of the background of the view and the impact on openness. This finding does however also need to be seen in the context of the closeness of the view to the proposed development and the compatibility of the proposals with foreground elements of the view including carparks and structures associated with existing leisure developments.</p>



Item	Departmental Comments	The Applicant's Responses
	the visual impact as " <b><u>moderately adverse</u></b> ".	
UD(9)	10. <b>VPs 10 &amp; 11 Sensitivity of Public Viewers Paras. 7.68 &amp; 7.75</b> – In view of the leisure/recreational nature and close proximity of these VPs, it is more tenable and consistent to grade the visual sensitivity as " <b><u>high</u></b> ".	Noted and the Visual sensitivity has been re-graded as high for both VP10 and VP6 (formerly VP11).
UD(10)	11. <b>VPs 10 &amp; 11 Visual Appraisal &amp; Overall Visual Impact Paras. 7.69, 7.73, 7.76 &amp; 7.80</b> – With reference to the relevant photomontage (Figures 7.11 & 7.12 refer), as the proposed development would become a notable built visual element with low-rise structures in the foreground, it might not be appropriate to describe the proposed development as " <b><u>compatible</u></b> " with the surrounding areas in Paras. 7.69 and 7.76. Besides, the reduction of visual openness at these two VPs should be reflected. In view of the magnitude of change at VP10, it would be more appropriate and consistent to grade Effect on Public Viewers as " <b><u>slight to moderate</u></b> ", and the visual impact as " <b><u>slightly to moderately adverse</u></b> ". For VP11, given the grading of Effect on Public Viewers as "medium", it would be more appropriate and consistent to grade the visual impact " <b><u>moderately adverse</u></b> ".	Noted and on review the suggested changes to the assessment have been adopted for VP10 & VP06 (formerly VP11). Whilst the amendments to the development proposals as described at UD(4) to UD(6) above do help to reduce the visual impacts from these vantage points, it is nevertheless agreed to grade visual impact as "moderately adverse" and "slightly to moderately adverse" due to the sensitivity of the public viewers being rated as high and factoring in the impact on visual openness. These findings do however need to be seen in the context of the closeness of these views to the proposed development and the compatibility of the proposals with the existing surrounding leisure developments where these vantage points are located.

Item	Departmental Comments	The Applicant's Responses
UD(11)	<p>12. <b>Conclusion Paras. 8.7 &amp; 8.8</b> – In view of our comments to the submitted VIA above, the proposed religious institution would become a major built visual element with notable building mass and height in its rural locality on natural hillside. However, as the Site is surrounded by the vegetated hillslopes of Tai Lam Country Park on three sides, its more apparent visual impacts are hence mainly confined to the VPs in its proximity. As such, it might not be appropriate to conclude that “the predicted visual impacts from the vantage points with a view will be <b><u>slight adverse</u></b>” and “the proposals are considered <b><u>visually compatible</u></b> with their existing and future context” in these paragraphs. Furthermore, the term “<b><u>acceptable</u></b>” is not one of the thresholds for concluding the resultant overall visual impact under the TPB-PG No. 41.</p>	<p>Noted and the concluding paragraphs have been updated in the revised report to reflect the amendments to the analysis described above.</p>
UD(12)	<p>13. <b>Photomontages (General)</b> – It seems that some of the photomontages may involve distortion and wide angle (i.e. panoramic view). Despite this observation, the comments in Paras. 4, 6 to 12 above remain generally applicable.</p>	<p>The panoramic view provides greater context, however the central portion of the photomontage is an accurate portrayal (without distortion) of the proposed development within its setting and, as noted, provides a sound basis for the assessment.</p>
UD(13)	<p>[1] As per our previous internal comments on the VIA to your office during pre-submission stage as well as our discussions over the phone on 13.5.2024 and earlier today, it is noted that your office have no particular comments on the selection of VPs including designating VPs at/near to Tai Tong Organic EcoPark and Tai Tong Lychee Valley as the public VPs seems not within unauthorised developments (subject to CID's checking/confirmation)</p>	<p>Noted.</p>



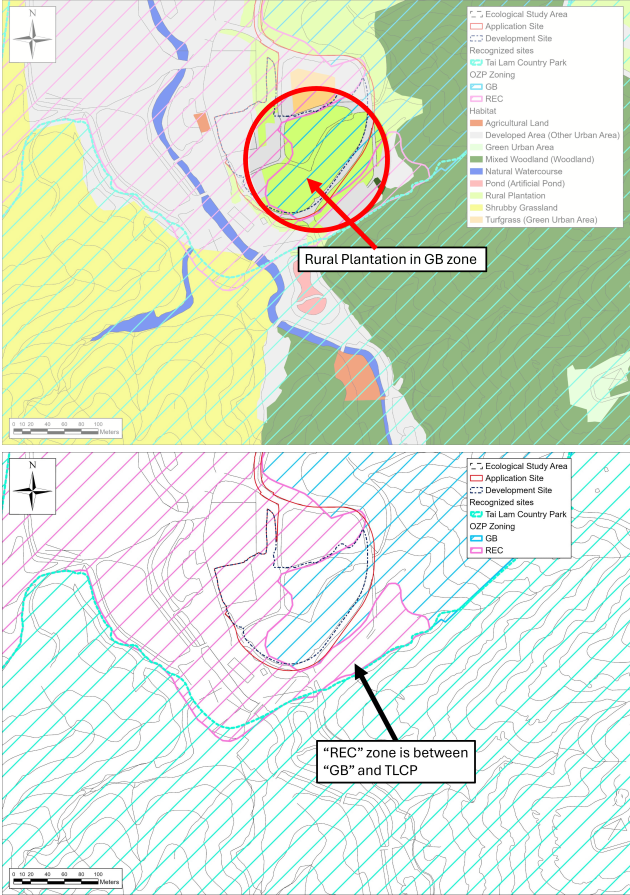
**1.3 Responses to Comments from Landscape Team, Urban Design and Landscape Section of Planning Department (LT)**  
**(Contact Person: Mr. LAM, Tel: 3565 3949)**

Item	Departmental Comments	The Applicant's Responses
LT(1)	According to the aerial photo of 2023, the Site is situated in area of rural fringe landscape predominated by temporary structures, open storage yard, farmland, woodland and scattered tree groups. From the site photos taken by DPO on 13.12.2024, the southern portion of the Site was covered with temporary structures, scattered trees groups and vegetation, while the northern portion of the Site was paved as an access road.	Noted
LT(2)	According to the planning statement, the application site comprises 3 portions, the Development Area (the Temple site), the Tai Tong Kwan Ti Square Area, and Access Road. In Table 4.4 (Summary of Tree Recommendations) and Section 4.4, a total <b>596</b> existing trees within the application site boundary (including 474 trees in Development Area, 61 trees in Tai Tong Kwan Ti Square Area and 61 trees in Access Road) were identified, of which <b>62</b> trees are proposed to be retained, <b>seven</b> trees are proposed to be transplanted, <b>527</b> trees including 10 trees of undesirable species (i.e. <i>Leucaena leucocephala</i> ) are proposed to be removed. For the proposed new trees planting, a total <b>620</b> new trees (i.e. 507 nos. of trees and 113 nos. of whips) would be accommodated at the proposed temple landscape (the Development Area), access road verges and within the existing Tai Tong Kwan Ti Square. The proposed planting species was listed in Table 10.1 of Appendix VI (Landscape Proposal Report).	Noted.

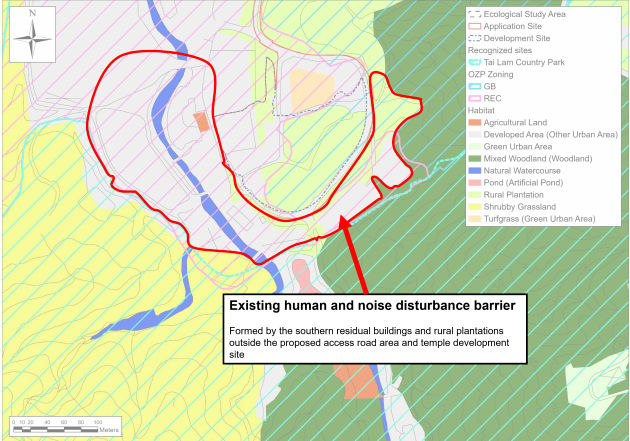
Item	Departmental Comments	The Applicant's Responses
LT(3)	<p>In Section 5.9, noting the rare and precious plant (<i>Aquilaria sinensis</i>) protected under Cap. 586 “<i>The Protection of Endangered Species of Animals and Plant Ordinance</i>” was identified within application site boundary (only one <i>Aquilaria sinensis</i> located within the Access Road was mentioned), however the nos., locations and proposed treatment of these <i>Aquilaria sinensis</i> were not included in the planning statement. The Applicant should provide the tree information including proposed treatment of these existing <i>Aquilaria sinensis</i> in Table 4.4, and indicate the receptor locations for the proposed transplanted <i>Aquilaria sinensis</i> (if any) on the Landscape Master Plan, and provide individual tree photos of the existing <i>Aquilaria sinensis</i>.</p>	<p>Noted and an additional Figure and description is provided in the updated LMP attached in <b>Attachment 4</b> to elaborate on the existing situation and proposed treatment of the <i>Aquilaria sinensis</i>. This information is also summarised in the Planning Statement, amended pages attached in <b>Attachment 1</b>.</p>
LT(4)	<p>In Section 5.9, please insert the sub-heading “Development Area” for the first bullet point, and insert the sub-heading “Access Road” for the second bullet point.</p>	<p>Noted, and updated accordingly.</p>
LT(5)	<p>The Applicant should provide the information of filling material on the submitted “Excavation and Landfilling Plan”.</p>	<p>The filling material shall be follow CEDD “General Specification for Civil Engineering Works” Section 6.</p>
LT(6)	<p>Please be advised that the supplementary tree information and proposed treatment schedule for the existing trees in Appendix VII and Appendix VIII, should be amended the titles as “Tree Survey Report (Development Area)” and “Tree Survey Report (Access Road Improvement Area) respectively.</p>	<p>Noted and the title of these Appendices are changed to Tree Survey report and they have been incorporated within the Landscape Master Plan Submission. A summary of the key findings is also provided in the body text of the LMP report.</p>



**1.4 Responses to Comments from Agriculture, Fisheries and Conservation Department (AFCD) (Contact Person: Dr. WONG, Tel: 2150 6932)**

Item	Departmental Comments	The Applicant's Responses
AFCD(1)	<p><u>S.6.3.11</u> Regarding the following two statements:</p> <ul style="list-style-type: none"> <li>- <i>"....., remaining affected GB area is rural plantation is in relatively small size about 1.41ha compared to overall GB area near TLCP about 54.5ha. The Green Belt buffer capacity is considered as no change."</i></li> <li>- <i>"Although the construction works will reduce rural plantation size within the Application Site and thus the decrease in the total buffer area size between existing developed area and relatively high value habitats, the effectiveness of this buffer is considered no change or even enhanced."</i></li> </ul> <p>In evaluating the effectiveness of an ecological buffer area, naturalness, species and more importantly buffer distance from the ecologically sensitive area (TLCP in this case), etc. should also be considered. In addition, with the clearance of most of the existing vegetation at the southern side of the application site for the proposed development which is in very close proximity to Tai Lam Country Park, the planting proposal is unlikely to fully compensate the loss of the buffering function. In view of the above, please review if <i>"effectiveness of this buffer is considered <u>no change or even enhanced</u>"</i> is justifiable.</p>	<p>Noted, the sections of S.6.3.11, S6.3.12 and S6.4.14 of the EcolA were revised according to the comment for the rural plantation. See attached <b>Attachment 5</b>.</p> 

Item	Departmental Comments	The Applicant's Responses
		<p>After re-considering the naturalness and species as well as the historical context of the rural plantation within the Application Site, the rural plantation is not considered as an ecological buffer area for the TLCP. Besides, in accordance with the planning intention of the Approved Tai Tong Outline Zoning Plan (No. S/YL-TT/20), the Green Belt within the Application Site is also not intentionally designed as buffer area for TLCP. Furthermore, the rural plantation within the Application Site is an artificial plantation (trace back to 1950 to 1960s), it is not a natural buffer for TLCP. The rural plantation within the Application Site (southern part of the Application Site) is detached from the northern boundary of TLCP by developed area (existing road), and showing in map that a "REC" zone is between "GB" and TLCP. Furthermore, human disturbances are already introduced between the Application Site and the northern fringe of TLCP over decades.</p> <p>Thus, the rural plantation within the Application Site is not considered as an ecological buffer area. In addition, the rural plantation is of low ecological value, which does not have sufficient capacity and ability to contribute as a buffer. S.6.3.11 and 6.4.3 have been revised, not to mention the rural plantation within the Application provides a function as ecological buffer area.</p>
AFCD(2)	<p><u>S.6.4.3</u> The statement "the surrounding residual buildings would serve as human and noise disturbance barriers" is confusing. Given the reduced width of buffer area mentioned in S.6.3.11 and addition of human disturbance due to the proposed building development in the future, please review and clarify. The</p>	<p>Noted, to clarify the statement "the surrounding residual buildings would serve as human and noise disturbance barriers", it is rephased as "The existing buildings from developed area along with existing trees of rural plantation outside the Application Site will screen off construction disturbances to TLCP."</p>

Item	Departmental Comments	The Applicant's Responses
	<p>applicant may consider to have some buffer planting (or retain some existing vegetation) on the southern side to screen off operational disturbance.</p>	 <p>The area is shown in the figure above for indication.</p>
AFCD(3)	<p><u>S.6.3.5</u> It is noted that noise mitigation measures and good site practice would be required to ensure impacts to flora and fauna (especially those in TLCP which is recognised as a sensitive receiver) be "minor". It means the impact would not be insignificant without those measures. Please specify the need of the corresponding mitigation measures in this section.</p>	<p>Clarified S.6.3.5 as construction phase disturbance impact is ranked as <b>Minor</b> if unmitigated.</p>

### 1.5 Responses to Comments from Water Supplies Department (Contact Person: Mr. HO, Tel: 2152 5778)

Item	Departmental Comments	The Applicant's Responses
WSD(1)	<p>Please note our comment to the applicant's water supply proposal:</p> <p>1. Paragraph 2.2.1.2 – According to WSD's "Guideline for Hydraulic Modeling", the Roughness coefficient for fresh water mains with pipe diameter &lt; 600mm shall be 110.</p>	<p>A revised Water Supply and Fire Service Provisions Report has been attached in <b>Attachment 6</b>.</p> <p>The roughness coefficient used in the pipe head loss calculation shall be 110.</p>
WSD(2)	<p>2. Paragraph 2.2.1.3 – According to WSD's "Guideline for Hydraulic Modeling", a pipe length factor of 1.1 shall be applied to the length of water mains in rural areas to cater for bend losses.</p>	<p>A pipe length factor of 1.1 shall be applied to the length of the proposed water supply pipe from the connection point to the existing town main of WSD.</p>
WSD(3)	<p>3. Paragraph 2.2.2 - For normal case, the minimum residual head is 15m at the extremity of the system. For fire-fighting case, the minimum residual head is 17m at fire draw-off node.</p>	<p>Noted. The minimum residual heads, 15 m for the potable and flush water services inside the development site and 17 m for fire-fighting system, shall be allowed in the calculation of total pipe pressure loss for the proposed water supply pipe system.</p>
WSD(4)	<p>4. Paragraph 2.2.4 and Table 1 - Please provide reference/justification of using 5Litres/m<sup>2</sup>/day. For your information, assumption of water consumption of 7 litres/day per square meter of irrigation area in WSD's "Technical Specifications on Grey Water Reuse and Rainwater Harvesting"</p>	<p>Water consumption of 7 litres/day per square meter of irrigation area shall be applied in the calculation of total water consumption for the captioned development.</p>

Item	Departmental Comments	The Applicant's Responses
WSD(5)	<p>5. Paragraph 3.2.2 and Table 1 –</p> <ul style="list-style-type: none"> <li>- The estimated total daily usage for "Potable and Flushing Water Consumption" is on the low side. You may make reference to the standard water consumption for student as stipulated in our DI 1309, which is 25 Litres/head/day for fresh and flushing water, to estimate the unit water demand for visitors and staff with due consideration of their duration of stay.</li> <li>- Please do not divide the peak flow by the estimated duration of water usage.</li> </ul>	<p>According to the comment from Mr. Y H Ho of WSD, we will use 50L/d fresh water and 50L/d flushing water demand for each day-time staff, and 25L/d fresh water and 25L/d flushing water demand for each visitor.</p>
WSD(6)	<p>6. Table 2 –</p> <ul style="list-style-type: none"> <li>- The calculated water velocity does not match with the flow from Table 1 i.e. <math>\text{Flow} = \text{Velocity} \times \text{Area} = 0.803 \times (0.1)^2/4 \times \pi = 6.3 \text{ Litres/s}</math>, while the estimated max. flow shall be 4.03 Litres/s from Table 1</li> </ul> <p>The frictional head loss (S) shall be obtained using Hazen-Williams Equation instead of obtaining from graph.</p> <p>The assumption of existing residual head at the proposed connection point is not correct. The network pressure at the nearest fire hydrant PH9587(ground surface level at around 30mPD) is around 10m at day-time.</p>	<p>Noted. The pipe frictional head loss will be re-calculated by using Hazen-Williams equation.</p>



Item	Departmental Comments	The Applicant's Responses
WSD(7)	7. Figure 2 – It is noted that the proposed watermain will climb up to over 40mPD which is 10m above PH9587 where the residual head is 10m at day-time. Please further elaborate your proposal on this aspect e.g. the resulting limitation on water supply and any mitigation measures.	Noted. Water from the existing town main at 10m head at day-time will be delivered to the proposed sump tank where water will be drawn off by the proposed supply pumps and delivered to the development site.
WSD(8)	8. General Comment – The applicant shall note that, due to the remoteness of the site, the supply pressure could be lower than the minimum residual head and would be very weak at peak hours. This limitation shall be considered in the design of their plumbing system.	Noted.

### 1.6 Responses to Comments from Environmental Protection Department (EPD) (Contact Person: Mr. Fong, Tel: 2835 2164)

Item	Departmental Comments	The Applicant's Responses
<b>EPD Comments received on 14.1.2025</b>		
EPD(1)	It is noted that the current proposal seems to be a bit different from the pre-submission, for example, burning of joss paper is newly added in the current submission. Having reviewed the subject planning application (i.e. Environmental Assessment and Sewerage Impact Assessment), please find our first batch of comments from the attached below. The remaining comments will be provided once available.	Noted.
EPD(2)	<u>Air Quality</u> 1. Section 1.3.1 (a) Please add "construction and" before "operation" in line 2 of the 1st bullet.	Noted and revised accordingly.
EPD(3)	2. Section 2.2.1 and Table 2-1 (a) Please note the new AQOs will be implemented tentatively later this year and the project may need to adopt the new AQOs if it will be finalized after the implementation of the new AQOs.	Para. 2.2.1 has been amended and the new AQOs have been provided in a new Table 2-2 of the revised EA Report attached in <b>Attachment 7</b> .
EPD(4)	3. Section 2.2.5 (a) Please delete "active" in line 1.	Noted and revised accordingly.

Item	Departmental Comments	The Applicant's Responses
EPD(5)	<p>4. Section 2.3.1</p> <p>(a) Please revise "Four" in line 1 by updating the no. of ASRs.</p>	<p>"Four" has been revised to "Thirteen".</p>
EPD(6)	<p>5. Section 2.4.1</p> <p>(a) Please add "use of construction vehicles and powered mechanical equipment (PME)" at the end of the sentence.</p>	<p>Noted and revised accordingly.</p>
EPD(7)	<p>6. Section 2.4.2</p> <p>(b) Please review if 13 tonnes per dump truck is a reasonable estimation. Please also revise "fugitive dust impact" in line 7 to "air quality impact" and delete "on air quality".</p>	<p>According to EIA No. 303/2023, the typical capacity of a dump truck is 7m<sup>3</sup>. Para. 2.4.2 has been revised to use this assumption and the unit of excavated materials has been changed from tonnes to m<sup>3</sup>.</p>
EPD(8)	<p>7. Section 2.4.3</p> <p>(a) Please provide the date of site visit to support it has been carried out recently.</p> <p>(b) Please add "emission" after "gaseous" in line 5.</p> <p>(c) Please revise "decreased" in the 2nd last line to "minimized".</p> <p>(d) Suggest to revise "fugitive dust and gaseous pollutants impact on" in the 2nd last line to "construction" and add "impact" after "quality" in the last line.</p>	<p>(a) A site visit was further conducted on 13 March 2025, Para. 2.4.3 has been revised accordingly.</p> <p>(b) Noted and revised accordingly.</p> <p>(c) Noted and revised accordingly.</p> <p>(d) Noted and revised accordingly.</p>

Item	Departmental Comments	The Applicant's Responses
EPD(9)	<p>8. Section 2.4.6</p> <p>(a) Please revise “dust nuisance” in the 2nd bullet point to “air nuisance” and “dust impacts” in the 4th bullet point to “air quality impacts”.</p>	<p>Revised accordingly.</p>
EPD(10)	<p>9. Section 2.5.1</p> <p>(a) Since the site visit was conducted a year ago, please consider to carry out an updated site survey to verify the findings are still valid.</p>	<p>As advised by the Applicant, there is no change in the land use of the site, nearby environment and all identified sensitive receivers. Nevertheless, an updated site visit has been conducted on 13 March 2025, Para. 2.5.1 has been amended accordingly.</p>
EPD(11)	<p>10. Section 2.5.2</p> <p>(a) Please check if the ATC 2023 is available and it shall be referred to. Please state clearly in the section if there is no other road except the local access road located in the vicinity of the proposed development.</p>	<p>No relevant information regarding the road type of the local access road is provided in ATC 2023 either. Para. 2.5.2 has been amended accordingly.</p>
EPD(12)	<p>11. Section 2.5.3</p> <p>(a) Besides the Site, there seems to be part of the temporary structure (TS) to the southwest and west of the Site close to the buffer zone as shown in Figure 2-2. Please advise if they are ASRs (with support of photos) or there is no air sensitive use including openable window, fresh air intake or recreational use in open space within the buffer zone.</p>	<p>According to desktop review, the TS to the southwest of the Site should be a restaurant, and the TS to the west of the Site should be a workshop, both of which should be considered ASRs. For ASR 12, there are clerestory windows located within the buffer zone which should be for sunlight and are not expected to be open. For ASR 13, there is no fresh air intake located within the buffer zone. Hence, neither are impacted by the Proposed Development. These two TSs have been added as ASRs in Table 2-5 and Figure 2-1 and photographs are shown in Figure 2-2. Para. 2.5.3 has been amended accordingly.</p>

Item	Departmental Comments	The Applicant's Responses
EPD(13)	<p>12. Section 2.5.4</p> <p>(a) As revealed in the Planning Statement, there will be a car park within the proposed development. Please clarify whether the proposed car park is open air, with a shelter or an enclosed structure, and assess the air quality impact arising from the proposed carpark. Reference shall be made to ProPECC PN 2/96 Control of Air Pollution in Car Parks for the design and operation of the carpark. Please supplement the no. of parking space and the mode of transport to be used by the visitors based on the information provided in the Planning Statement, and assess the potential impact accordingly.</p>	<p>The car park should be enclosed with a total of 30 parking spaces. Please refer to Para. 2.5.5 for details.</p>
EPD(14)	<p>13. Sections 2.5.5 and 2.5.6</p> <p>(a) It is noted that in this revised submission that joss paper burning will be allowed at the proposed development but not only incense burning. Please provide further information about the scale of burning activity based on the estimated no. of visitors, frequency and duration of burning activities (normal days and event days), etc.</p> <p>(b) Please clarify whether all joss paper and incense burnings will be carried out in the smokeless incense/joss paper furnace and whether mitigation measures stated in EPD's guideline on Air Pollution Control for Joss Paper Burning at Chinese Temples,</p>	<p>(a) There will be one unit of joss paper furnace which will locate as far as practicable from the ASRs, i.e. the south side of the Ceremonial Main Court. During the event day, approximate 80kg/ hr of joss paper will be treated/ burnt; while only approximate 10kg/ hr of joss paper will be treated/ burnt in normal day.</p> <p>(b) All joss paper and incense burning will be carried out in the smokeless incense/joss paper furnace. The additional mitigation measures have been supplemented in Para. 2.5.6.</p>



Item	Departmental Comments	The Applicant's Responses
	<p>Crematoria and Similar Places will be adopted to minimize any potential environmental nuisances to the nearby ASRs. Also suggest to supplement the additional measures such as proper maintenance and repair of the furnace as well as routine inspections, etc.</p> <p>(c) It is noted that the nearest ASR is only 20m away from the furnace. Please review whether the furnace could be located farther away from the ASRs to minimize any impact, and revise the relevant parts of the EA accordingly.</p>	<p>(c) Incense burning activity will be carried out in the Ceremonial Main Court of the Proposed Development. To minimize the air quality impact to ASRs. Smokeless incense/ joss paper furnace will be provided, and the joss paper furnace will locate as far as practicable from ASRs.</p>
EPD(15)	<p>14. Section 2.2.2 of SIA and Section 2.5.8 of EA</p> <p>(a) It is noted that there is no sewerage system near the Site and it is proposed to temporarily store the sewage generated from the proposed development in sewage storage tanks and then tanker away for off-site disposal in a Sewage Treatment Facility. Please consider to provide septic tank and soakaway system for sewage disposal, and design and construct the septic tank and soakaway system according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person. If not practicable, please provide justification.</p>	<p>As mentioned in the revised SIA Report attached in <b>Attachment 8</b>, Septic Tank/Soakaway Pit System (Option 1) or on-Site sewage holding tanks/cesspool (Option 2) will be used to handle the sewage generated by the operation of the Proposed Development.</p> <p>New paras. 3.2.3 to 3.2.6 describe the requirements of providing Septic Tank/Soakaway Pit System in accordance with ProPECC PN 1/23 and Cap. 123I <i>Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations</i>.</p> <p>Para. 2.5.9 (previously numbered 2.5.8) has been revised to mention Septic Tank/Soakaway Pit System to be designed in accordance with ProPECC PN 1/23 detailed in the SIA Report.</p>

Item	Departmental Comments	The Applicant's Responses
EPD(16)	15. Section 2.6.2 (a) Please add "including" before "fresh air intake" in line 3.	Noted and revised accordingly.
EPD(17)	16. Section 7.1.3 (a) Please add "air quality" after "adverse" in line 2.	Noted and revised accordingly.
EPD(18)	<u>Water Quality</u> 17. S4.2.1 – Besides "WPCO-TM", WPCO also provides the main statutory framework for the protection and control of water quality in Hong Kong, which include a designated set of Water Quality Objectives (WQOs) in each Water Control Zone (WCZ). Please elaborate this section.	Para. 4.2.1 has been amended accordingly.
EPD(19)	18. S4.4.3 – Please indicate the WSR ID for "the stream to the west of the Site and the pond to the south of the Site".	The WSR IDs have been added to Para. 4.4.3.
EPD(20)	19. S4.6.1 – It is noted that the mitigation measures should not be only limited to Section 4.4. Please review and update.	Para. 4.6.1 has been amended accordingly.
EPD(21)	20. Figure 4-1 - Please label the WSR ID in the figure.	WSR IDs have been added to Figure 4-1.
EPD(22)	<u>Sewerage</u> 21. Please provide the reference 1, 2 and 3 for estimation of sewage generation from visitor.	Appendix A of the SIA has been revised accordingly.

Item	Departmental Comments	The Applicant's Responses
EPD(23)	<p><u>Waste</u></p> <p>22. The Monitoring of Solid Waste in Hong Kong 2023 has been published. Please quote the latest version of the report and refer to the latest information on quantity estimation.</p>	<p>This section of the report has been updated to adopt The Monitoring of Solid Waste in Hong Kong 2023 for estimation of the quantity of waste.</p>
EPD(24)	<p>23. For C&amp;D material, it is suggested to present the quantity in cubic meters (m<sup>3</sup>) instead of tonnes. Please review and revise.</p>	<p>This section of the report has been updated to present the quantity of C&amp;D material in m<sup>3</sup> instead of tonnes.</p>
EPD(25)	<p>24. Section 5.3.15 – Please revise "public reception facilities" and "public filling reception facilities" as "public fill reception facilities" as appropriate.</p>	<p>Noted and amended accordingly.</p>
EPD(26)	<p>25. Sections 5.3.30, 5.4.2 and relevant sections - Please be advised that 0.93kg/person/day is the disposal rate of domestic waste in Hong Kong instead of the generation rate (i.e., Plate 2.7 of the Monitoring of Solid Waste in Hong Kong Waste Statistics for 2022). The Consultant shall carefully review and update the calculation based on the Monitoring of Solid Waste in Hong Kong 2023 as appropriate</p>	<p>This section of the report has been updated to adopt The Monitoring of Solid Waste in Hong Kong 2023 for estimation of the quantity of waste.</p>
EPD(27)	<p>26. Section 5.3.45 – The bullet point regarding Waste Disposal (Chemical Waste) (General) Regulation appears to duplicate with the 1st bullet point. Please review this redundancy.</p>	<p>The bullet point regarding Waste Disposal (Chemical Waste) (General) Regulation has been removed.</p>

Item	Departmental Comments	The Applicant's Responses
EPD(28)	<p>27. Section 5.4.5 –</p> <p>(i) 1st sentence - Stating "Since MSW will be collected on a regular basis by registered waste collectors and will be disposed of at a landfill managed by EPD" seems insufficient to justify that "no adverse waste impacts from handling, transportation or disposal are anticipated". Please review and revise.</p> <p>(ii) Last sentence – Please quote the exact section reference instead of stating "shown below".</p>	<p>(i) Para. 5.4.5 has been revised.</p> <p>(ii) Noted and amended accordingly.</p>
EPD(29)	<p>28. Sections 5.4.5 &amp; 5.4.6 – It is suggested to combine these sections.</p>	<p>These two paragraphs have been combined.</p>
EPD(30)	<p>29. Section 5.4.7 – Please clarify the inconsistency within Section 5.4. The figure for domestic waste is adopted for the estimation of MSW to be generated during operation phase in Sections 5.4.1-5.4.4, whereas mitigation measures on reuse and recycling of commercial wastes are suggested in Section 5.4.7.</p>	<p>“commercial wastes” has been amended to “MSW” in Para. 5.4.6.</p>
EPD(31)	<p>30. Section 6.2.1 – Please note that site appraisal shall be included as part of the land contamination assessment. Please revise the 2nd sentence accordingly.</p>	<p>Para. 6.2.1 has been revised accordingly.</p>
EPD(32)	<p>31. Please highlight all the changes/amendments in the next submission.</p>	<p>Noted.</p>

Item	Departmental Comments	The Applicant's Responses
<b>Remaining Comments from EPD received on 20.2.2025</b>		
EPD(33)	1. S.3.1.4 – Please review whether it should be referenced to Plan No. EPD/AN/NT-01 for Yuen Long, Tin Shui Wai, Mai Po, Shek Kong and Kwu Tung.	Both Plan No. EPD/AN/NT-03 for Tuen Mun, Sham Tseng and Ma Wan and Plan No. EPD/AN/NT-01 for Yuen Long, Tin Shui Wai, Mai Po, Shek Kong and Kwu Tung cover the Site area. Para. 3.1.4 has been amended to mention both plans.
EPD(34)	2. S.3.1.2 – Please consider to revise as “...provide residential buildings or uses, ProPECC PN <del>32</del> /23, ProPECC PN 4/23 and ProPECC PN 5/23 do not apply for this application.”	Noted and revised accordingly.
EPD(35)	3. S.3.1.5 1 <sup>st</sup> bullet point – Please consider to revise as “.... any air compressor capable of supplying compressed air at 500kPa <del>pressure</del> or above must be fitted....”	Noted and revised accordingly.
EPD(36)	4. S.3.1.5 2 <sup>nd</sup> bullet point – Please review whether such statement is correct, and revise as appropriate.	This bullet point has been revised accordingly.
EPD(37)	5. Table 3-2 – Please review the table and revise as appropriate.	Table -32 has been revised accordingly.
EPD(38)	6. Table 3-3 2 <sup>nd</sup> column - please revise as “dB(A)”.	Typo and revised accordingly.
EPD(39)	7. S.3.3.5 – Please elaborate more on why no adverse noise impact is anticipated to the nearby NSRs with the implementation of the proposed mitigation measures.	Para. 3.3.5 has been revised.



**1.7 Responses to Comments from Geotechnical Engineering Office (GEO) (Contact Person: Ms. KO, Tel: 2762 0247)**

Item	Departmental Comments	The Applicant's Responses
GEO(1)	<p>It is noted that previous comments given on the two pre-submissions at the Site.</p> <p>Geotechnical comments (extracted below) dated 24.5.2024 remains pertinent.</p>	<p>After the discussion between our Geotechnical Consultant Mr. Kelvin Au Yeung (GWAL) and GEO Miss Yang, GEO has no further comments on the latest GPRR sent in October 2024. The comment "Geotechnical comments (extracted below) dated 24.5.2024 remain pertinent" is a reminder for further design consideration. The comment items 2-6 in the RtoC are GEO memo for LandsD notice, not for the Applicant's revision.</p>
GEO(2)	<p>The subject site boundary would encroach into Feature no. 6SW-B/C56 and part of Feature No. 6NW-D/C196. You are recommended to circulate the proposed application to parties/ Government departments responsible for the maintenance of these slopes for comments.</p>	
GEO(3)	<p>Further to paragraphs No. 2 and 4 above, you are advised to seek advice from CGE/SMS, LandsD for their comments.</p>	
GEO(4)	<p>Please be advised that there were a number of suspected unauthorized slope works (USW) in the vicinity of the subject site. Our geotechnical advice on these cases was provided to DLO/YL via memo ref. in GCMW 2/E1/6NW-D dated 27.8.2014 and 30.10.2014 and to CTP/CE&amp;F, PlanD via memo ref. in GCMW 4/16/22 dated 08.03.2002 (Appendix C). Please take these cases into considerations when processing the proposed application.</p>	
GEO(5)	<p>Please be advised that the Office is not the responsible Government department for control of land fill. You may wish to</p>	

Item	Departmental Comments	The Applicant's Responses
	seek comments from the relevant Government department on the proposed land filling for paving works on the road widening proposal.	
GEO(6)	Please remind the applicant that they should submit the proposed building works to the Buildings Department for approval as required under the provisions of the Buildings Ordinance.	

**1.8 Responses to Comments from Slope Maintenance Section, Lands Department (SMS) (Contact Person: Mr. WONG, Tel: 3793 4655)**

Item	Departmental Comments	The Applicant's Responses
SMS(1)	<p>2. According to Geotechnical Planning Review Report (GPRR) prepared by Greg Wong &amp; Associated Limited, there are 7 numbers of existing Features Nos. 6NW-C/C163, 6NW-D/C165, 6MW-D/C196, 6NW-D/F96 (Sub-division No. 1). 6SW-B/C56 (Sub-division No. 2), 6/SW-B/C57 and 6SW-B/C273 currently maintained by LandsD within or in close proximity to the site area.</p>	Noted.
SMS(2)	<p>3. It is noted that the captioned development is still at the planning stage. It is presumed that suitable clauses would be incorporated in the lease conditions to ensure that all the existing/to-be modified features/ newly formed geotechnical features adjoining or affecting the site would be maintained by the applicant under the "owner-maintains" principle and/or "beneficiary-maintains" principle as stipulated in DEVB TC(W) No. 6/2011 unless there are other government departments agree to take up the maintenance responsibility.</p>	Noted.
SMS(3)	<p>4. Presumably, all the features within or in close proximity to the site area will be studied and upgraded as necessary by the applicant where appropriate. The associated geotechnical submissions should be submitted to GEO for comment in accordance with the relevant ETWB/DevB circulars in future.</p>	Noted.

**1.9 Responses to Comments from Transport Department (Contact Person: Contact Person: Mr. IP, Tel: 2399 2565)**

Item	Departmental Comments	The Applicant's Responses
TD(1)	<p>i) The existing local track road connecting Tai Tong Shan Road and the subject development is not a public road under the management of TD. It serves various lots (e.g. 1468S.B RP, 1475 and 1590 and etc.) in the vicinity of the subject development and encroaches into the private land lots (e.g. 1475, 1591, 1594, 1595, 1600S.B, 1602 &amp; 1636). The proposed local track road improvement works will apparently affect the above land lots. In this regard, the applicant should obtain consent from the lot owners and resolve the right-of-way issue for the affected lots. Relevant lease clauses/ special conditions shall be allowed where appropriate.</p>	<p>Noted.</p> <p>The Applicant already consulted relevant parties of the various private land lots and has signed agreements related to access right issues and the use of land. The Applicant has also consulted legal advice on the validity of the agreements and the legal advisor confirmed they are legally valid.</p> <p>After the s.16 planning application is approved by the Town Planning Board, the Applicant will submit relevant land application(s) to Lands Department (LandsD) and be responsible for resolving any land issues arising from the proposed development.</p>
TD(2)	<p>ii) As a related matter, the proposed boundary of the subject development included the local track road and subject development would affect the existing vehicular access to various lots (e.g. 1468S.B RP, 1475 and 1590 and etc). The applicant should liaise with the LandsD to review the boundary of the subject development and review the extents of the proposed improvement works.</p>	<p>The captioned application has been circulated to relevant government departments and at this planning stage no adverse comments has been received from the LandsD regarding the application boundary. Nevertheless, the design of the access road will be further improved in detail design stage and will ensure neighbouring lots will be allowed access at all times.</p> <p>After the s.16 planning application is approved by the Town Planning Board, the Applicant will submit relevant land application(s) to LandsD and be responsible for resolving any land issues arising from the proposed development.</p>

Item	Departmental Comments	The Applicant's Responses
TD(3)	iii) The applicant should clarify which party will undertake the design, construction and maintenance for the local track road improvement works for the subject development.	The Applicant will undertake the design, construction and maintenance for the local track road improvement works for the proposed development subject to the approval of the captioned application and agreement from relevant Government departments.
TD(4)	iv) Sufficient parking spaces and loading/ unloading bays shall be allowed in the subject development to facilitate its daily operation.	The Applicant confirmed that the proposed parking spaces and loading/ unloading bays in the subject development are sufficient to facilitate its daily operation.

## 2 RESPONSES TO PUBLIC COMMENTS

During the three weeks of the statutory public inspection period of the planning application, a total of 425 public comments were received. Out of the total, 423 nos. supported the application, 1 nos. objected the application and 1 no. raised concerns. Detailed responses to public comments have been prepared in this section for the consideration of the Town Planning Board (TPB).

### 3.1 Major Reasons for Support

Among the public comments received, 423 of them supported the application. The supporting comments include residents in the Yuen Long District (i.e. 元朗南居民, 元朗市民 and 元朗十八鄉大棠路居民). In addition, a number of reputable persons and representatives in the area wrote to the Board to express their strong support to the application. They include:-

- 梁明堅 - 梁明堅議員辦事處/ 元朗區議員 (元朗區鄉郊東)
- 梁智峯, 李樹芳 - 十八鄉大棠村村代表
- 梁福元 - 十八鄉區居民協會主席
- 梁麗詩 - 生態園基金會
- 徐位建 - 新界倉庫及物流業經營者聯會主席
- 棠人街餐館
- 大棠村青年團成員
- 美輪國際船務有限公司成員
- 董明光 - 大明集團有限公司顧問
- 羊福雄 - 大明集團有限公司董事
- 姚銓浩 - 東華三院總理



The major grounds from the supporters are as follows:-

- (a) Kwan Ti is regarded as a cultural symbol of loyalty, courage and righteousness. The establishment of the proposed Temple could promote positive energy and enhance national identity and appreciation of the richness and beauty of the traditional Chinese culture amongst the people of Hong Kong;
- (b) The application site is suitable for the proposed development as it is located in the rural part of Yuen Long, thus it will not cause adverse traffic impact to the Yuen Long Town Centre. On the other hand, it is believed that the establishment of the proposed Temple could promote rural economy and employment, providing more employment opportunities for nearby residents, and boosting surrounding businesses such as restaurants and retail, thus overall having a positive impact on Hong Kong and Yuen Long South District;
- (c) The proposed development is making good use of land, and construction of a large scale development will inevitably drive employment, add more tourist attractions and landmarks. Hong Kong currently lacks large-scale investment. Establishing large-scale projects now can help improve the surrounding environment and bring in new prospects;
- (d) The application site is located in Tai Tong, adjacent to the existing Kwan Ti Square. The area has a strong religious and cultural atmosphere and surrounded by commercial, leisure and recreational facilities. Therefore, the proposed Temple is compatible with the surrounding land use;
- (e) The application site is surrounded by natural mountains and the proposed development also includes new tree planting plan. Therefore, it is believed that there will be no visual impact to the surrounding area. Instead, believers and visitors will feel as if they are in a religious atmosphere, which will make their minds peaceful;
- (f) The proposed development also includes a road improvement plan, so it can help to appease and improve pedestrian and traffic safety and ensure that there will be no traffic impact on the vicinity;
- (g) The design of the proposed development is very detailed and comprehensive. It is believed that the temple can become one of the many famous religious and cultural landmarks in Hong Kong and will not set a bad precedent.

### The Applicant's responses

The Applicant appreciates the strong support from the public. The Organization (Applicant) is a bona fide charitable religious institution to serve community in promoting traditional Chinese culture. The Applicant had been actively conducting site search based on special design requirements for the Temple and special criteria for site selection. The Applicant had consulted the Home and Youth Affairs Bureau, conducted local consultation and also several pre-submission discussions with relevant Government departments to ensure that the proposed development could meet the requirements of all parties. Technical assessments have been conducted and the Applicant will implement appropriate mitigated measures as recommended in the technical assessments to minimise any potential impact arising from the proposed development.

## **3.2 Responses to Major Public Concerns**

Among the public comments received, 1 nos. objected the application and 1 no. raised concerns. The major grounds of concerns from planning perspective are mainly (1); the proposed development is close to Tai Lam Country Park; (2) the proposed number of trees to be felled; (3) scale of the proposed development; and (4) the proposed development parameters exceeds what is permitted on the "Green Belt" zoning.

Detailed responses to the public concerns are presented as follows:-

### (a) In responses to Item 1: Close vicinity to the Tai Lam Country Park

An Ecological Impact Assessment has been conducted for the proposed development, and the evaluation regarding the Tai Lam Country Park (TLCP) has also been reviewed. After considering the naturalness and species as well as the historical context of the rural plantation within the Application Site, the rural plantation is not considered as an ecological buffer area for the TLCP. Besides, in accordance with the planning intention of the Approved Tai Tong Outline Zoning Plan (No. S/YL-TT/20), the "Green Belt" within the Application Site is also not intentionally designed as buffer area for TLCP. Furthermore, the rural plantation within the Application Site is an artificial plantation (trace back to 1950 to 1960s), it is not a natural buffer for TLCP. The rural plantation within the Application Site (southern part of the Application Site) is detached from the northern boundary of TLCP by developed area (existing road), and showing in map that a "REC" zone is between "GB" and TLCP. Furthermore, human disturbances are already introduced between the Application Site and the northern fringe of TLCP over decades.

Thus, the rural plantation within the Application Site is not considered as an ecological buffer area. In addition, the rural plantation is of low ecological value, which does not have sufficient capacity and ability to contribute as a buffer. In addition, the existing buildings from developed area along with

existing trees of rural plantation outside the Application Site will screen off construction disturbances to TLCP. Thus it could be concluded that the potential impact due to the proposed development to the TLCP will be low.

(b) In responses to Item 2: Landscape Concerns

A detailed landscape proposal and tree survey report have been conducted for the proposed development. Tree removal is required at the development site to facilitate site formation and construction of the Temple Complex. However, the Applicant has proposed that the tree removal is 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. The total site area of development area is 17,393m<sup>2</sup>, whereby the site coverage of greening shall be not less than 3,478.6m<sup>2</sup> (20%). It should be noted that the green coverage for the application site as a whole, which includes the above-mentioned development area plus the access road and existing Kwan Ti Square, is also able to meet the minimum requirement of 20% greenery coverage in accordance with PNAP APP-152. Thus, it is concluded that the proposed development will not cause adverse visual and landscape impacts to the surrounding environment.

(c) In responses to Item 3: Scale of the Development

The application site of the proposed development is located in 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. The proposed scheme is based on high quality landscaping design and special design requirements and characteristics of a Chinese Temple, but at the same time to respect the existing rural character of the area. It is noted that the Urban Design Unit of Planning Department considers that the development may not be considered as out of context in this wider area. Nevertheless, to further reduce the building bulk, within the framework set by this temple building typology, further adjustments to the building complex form have been proposed. With its step-down design and low-density development, the scale of the development blends well with the surrounding area. The well-planned open space and proper landscape treatment will help enhancing the visual amenity of the locality.

(d) In responses to Item 3: Not in line with the Planning Intention of “Green Belt” zone

The planning intention of the “GB” zone *“...is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets...”* Even though from the Notes of the OZP that there is a general presumption against development within the “GB” zone, however this does not mean that no development is possible. The Explanatory Statement similarly provides that there is a general presumption against development within the “GB” Zone. However, it goes on to provide that ... *“Limited*

*development may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the relevant Town Planning Board Guidelines.*”. Therefore, the question is whether the Applicant has shown sufficient individual merits in the Proposed Development to warrant a departure from the planning intention of the “GB” Zone.

The existing landscape and visual amenity are characterised by a semi-rural context, and the application site is in immediate proximity to commercial leisure and recreational facilities. The proposed religious institution is not incompatible with the adjacent leisure and recreational facilities and will form a future component part of these local attractions. As assessed by the ecological consultant, the “GB” area within the application site is an artificial plantation and not a natural buffer for the TLCP. The rural plantation within the application site (southern part of the application site) is detached from the northern boundary of TLCP by developed area (i.e. existing road), and showing in map that a “REC” zone is between “GB” and TLCP. Furthermore, human disturbances are already introduced between the application site and the northern fringe of TLCP over decades. In addition, the Temple will be mainly reserved for religious and cultural activities in relation to paying respect to the spirit of Kwan Ti. It is generally in line with the planning intention of the “GB” zone as well as the “REC” zone. Further design measures are also added in the updated submission, including the adoption of green roofs and vertical greenery, view corridors, separations and setbacks to mitigate the potential visual impacts and blend in with the surrounding topography. The development proposal has taken into account the surrounding topography and environment with a well-thought architectural design concept and landscape design.

In view of the characteristics of the application site and its surrounding context and the merits of the proposed development presented the submissions, it is considered that the Applicant has discharged its burden of showing the proposed development as an exceptional case which warrants a slight departure from the planning intention of the “GB” zone. The proposed development will inevitably become one of the landmarks in Hong Kong and in line with Government’s initiative to enhance cultural confidence and revitalize Hong Kong’s Tourism industry, making better use of Hong Kong rich and unique resources.

### **3.3 Conclusion**

The Applicant has intention to address the concerns of the relevant government departments and the public. In response to the concerns of the relevant government departments and the public, the Applicant has provided detailed explanations and proposed appropriate mitigation measures to minimize potential impacts relating to traffic, environmental, drainage, sewerage, ecological, landscape, visual and geotechnical aspects. We believe that the proposed Temple will result in a series of social benefits to the community, thus approval of this application will set a desirable precedent for similar applications. It is in

line with the Policy Address which has placed strong emphasis on enhancing national identity and appreciation of the richness and beauty of the traditional Chinese culture amongst the people of Hong Kong, laying a good foundation for our national unity and solidarity, and also promoting Chinese Culture. The Home and Youth Affairs Bureau has also given their support to the proposed development, subject the other relevant Government department's comments. In light of the significant merits of the proposed development, insignificant impacts generated and strong support from the public, it is considered that the concerns of the relevant government departments and the public have been adequately addressed. The planning application is recommendable for approval by the Town Planning Board.