

**Chief Building Surveyor/New Territories East (1) and Licensing, Buildings Department's
detailed comments on the application:**

- (a) the applicant's attention is drawn to the following:
 - (i) if the existing structures are erected on leased land without approval of the BD and not being a NTEH, they are unauthorised under the Building Ordinance (BO) and should not be designated for any approved use under the application unless such is permissible under the Private Columbaria Ordinance (Cap. 630);
 - (ii) for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iii) if the proposed use under application is subject to the issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (b) if new building works (including containers/open sheds as temporary buildings) are to be proposed on the Site:
 - (i) before any new buildings works that are not subject to Cap. 121 are to be carried out on the Site, the prior approval and consent of BD should be obtained; otherwise, they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) in connection with paragraph (d)(i) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) if the Site does not abut on specific street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (iv) apart from the BO, the use and operation of a columbarium is also subject to the control of various other legislations on town planning, environmental hygiene, traffic control, fire safety, etc. and the land lease restrictions under the jurisdiction of the respective Government departments. In addition to complying with the requirements of the BO, the applicant should also seek agreement/approval from the relevant departments and licensing authorities where applicable.
- (c) regarding the design and construction requirements for columbarium facilities for the purpose of BO, the applicant can make reference to Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-154.

Chief Engineer/Construction, Water Supplies Department's detailed comments on the application:

- (a) existing water mains located within the Site will be affected. The grantee/applicant is required to either divert or protect the water mains found on site;
- (b) if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of the existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/applicant; and the grantee/applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
- (c) if diversion is not required, the following conditions shall be imposed:
 - (i) existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - (ii) details of site formation work shall be submitted to the Director of Water Supplies (DWS) for approval prior to commencement of works;
 - (iii) no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iv) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - (v) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
 - (vi) tree planting may be prohibited in the event that the DWS considers that there is any likelihood of damage being caused to water mains.