

**Similar Applications within the Same “Village Type Development” Zone
on the Tai Po Outline Zoning Plan**

Rejected Applications

Application No.	Proposed Amendment	Date of Consideration	Rejection Reasons
Y/TP/18	Rezoning from “Village Type Development” to "Government, Institution or Community (2)"	8.11.2013	R1-R4
Y/TP/27	Rezoning from “Village Type Development” to "Government, Institution or Community (3)"	26.5.2020	R1 and R4 R5 and R6

Rejection Reasons

- R1. The site was within a village type development area with the planning intention primarily for development of Small Houses by indigenous villagers. The columbarium use was considered not compatible with the existing village setting of the area. There was no strong justification for rezoning the site from “Village Type Development” (“V”) to “Government, Institution or Community (2)” “G/IC(2)” zone to make provision for application for columbarium use. The current “V” zone for the site was considered appropriate and piecemeal rezoning of the site to “G/IC(2)” was considered not appropriate.
- R2. The Traffic Impact Assessment (TIA) submitted by the applicant failed to demonstrate that the proposed development would have no adverse traffic impacts on the surrounding areas and the proposed traffic and pedestrian arrangements and widening of Kam Shan Road could resolve the possible adverse traffic impacts satisfactorily.
- R3. The applicant failed to demonstrate that the proposed closure of the columbarium on Ching Ming and Chung Yeung Festivals was implementable and enforceable.
- R4. The approval of the application would set an undesirable precedent for other similar applications within the “V” zone. The cumulative effect of approval such similar applications would further deteriorate the village setting of the area.
- R5. The site fell within an area zoned “V” with the planning intention primarily for development of Small Houses by indigenous villagers. The proposed columbarium use was considered not compatible with the existing village setting of the area, particularly***

the residential dwellings located to its immediate west and south. There was no strong planning justification for rezoning of the site from "V" to "G/IC(3)" zone to make provision for application for columbarium use. The current "V" zone for the site was considered appropriate.

R6. The approval of the application would set an undesirable precedent for other similar rezoning applications within the "V" zone. The cumulative effect of approving such similar applications would result in sporadic columbarium development leading to a deterioration of the village setting and a general degradation of the environment of the area.