

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/531

<u>Applicant</u>	:	Verywell Investments Limited represented by I Villas Limited
<u>Application Site</u>	:	Lots 813 RP and 814 RP in D.D. 131 with adjoining Government Land, Tuen Mun, New Territories
<u>Site Area</u>	:	2,671.32m ² (about) (including 585.66m ² (about) of Government Land (about 22%))
<u>Lease</u>	:	The Lots are building and garden lots subject to, inter alias: (a) No verandah shall be constructed so as to project over Government land (b) No house erected shall be more than two storeys in height (c) No grave shall be made on, nor shall any human remains be interred in, or deposited on the lot either in earthenware jars or otherwise (d) No building erected on the lot shall be used as a “Chai Tong” or for any other purpose of a similar nature
<u>Plan</u>	:	Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/34 (in force at the time of submission) Approved Tuen Mun OZP No. S/TM/35 (currently in force. The zoning and development restrictions for the Site remain unchanged)
<u>Zoning</u>	:	“Government, Institution or Community” (“G/IC”) <i>[maximum building height restriction of three storeys excluding basement floor(s)]</i>
<u>Application</u>	:	Proposed Columbarium

1 The Proposal

- 1.1 The applicant seeks planning permission for Columbarium use. The application site (the Site) falls within an area zoned “G/IC” on the approved Tuen Mun OZP No. S/TM/35 (**Plan A-1**). According to the Notes for the “G/IC” zone on the OZP, ‘Columbarium’ use is under Column 2 which requires planning permission from the Town Planning Board (the Board).

- 1.2 According to the applicant, the Site is currently occupied by houses, temporary structures and urn shelters. The Site has no vehicular access and is accessible by footpath/staircase (**Plan A-2**). The applicant proposes to include Government land (about 585.66m²) in the Site, partly on which the access staircase is situated (**Plan A-2**).
- 1.3 The proposed columbarium will accommodate not more than 3,000 single-urn niches. The niches will be located within the semi-enclosed structures in the southern and south-eastern portions of the Site (**Drawings A-1 and A-8**). In addition, a 3-storey administrative/ritual building with a height of 15m (31.4mPD at the main roof) is proposed (**Drawing A-1**). The building will house toilet facilities and lift lobby on LG/F; meditation rooms, halls and caretakers quarter on G/F; reception and meeting area, office and halls on 1/F and a green roof on R/F (**Drawings A-2 to A-5**). According to the applicant, an open space of 318.1m² will be provided within the Site for public use 24 hours every day (**Drawings A-1 and A-8**).
- 1.4 The development parameters of the proposed columbarium are shown as below:

1. Site Area (m ²)	About 2,671.32 (including Government Land of about 585.66m ²)
2. Total GFA (m ²)	864
<i>a. Administrative/ Ritual Building</i>	
- Lower Ground Floor	103
- Ground Floor	215
- First floor	215
<i>b. Covered Columbarium walls</i>	331
3. Total Plot Ratio	About 0.26 (excluding Government land)
4. Total Site Coverage	10.3% (excluding Government land)
5. No. of Building Structures	1
6. Maximum Building Height	Below 15m
7. No. of Storeys	3
8. No. of Niches (single urns)	Not more than 3,000
9. Public Open Space	318.1m ²

- 1.5 There are existing staircases providing pedestrian access through the Site connecting Yeung Tsing Road and the footpath near Tsing Shan Tsuen Light Rail Transit (LRT) Station (**Plan A-2**). According to the applicant, visitors to the proposed columbarium can access the Site via the footpath/staircase near the Tsing Shan Tsuen LRT station or from Yeung Tsing Road (**Plan A-2**). The applicant proposes to reconstruct the existing staircase which will be widened from 1.2m to 3m and install handrails, seats and amenity area along the staircase for public use (**Drawings A-1, A-8 and A-9**). Amenity tree and shrub planting are proposed on both sides of the staircase to provide buffer between the

staircase and the columbarium structures. Wheelchair stair lift will be installed at the staircase for people with disabilities. The applicant also proposes to take up maintenance and management of the staircase.

- 1.6 According to the Tree Preservation and Landscaping Proposal submitted by the applicant (Appendix V in **Appendix Ia**), 24 trees (out of 63) are proposed to be felled for the proposed columbarium. 76 nos. of heavy standard trees are proposed to be planted as compensation, which is equivalent to a quantity compensation ratio of 1:3.17 and a quality compensation ratio of about 1:1.15. Planting strips will also be provided adjoining the semi-enclosed structures for accommodating niches to alleviate the visual impact (**Drawings A-6 to A-8**).
- 1.7 No parking space and loading and unloading space will be provided at the proposed columbarium. Visitors are encouraged to visit the proposed columbarium by public transport. Crowd Management Plan (CMP) will be implemented by the applicant during Ching Ming and Chung Yeung Festival periods. The proposed CMP includes traffic diversion at Yeung Tsing Road, visit by appointment system, entrance control and one-way circulation system for visitors to enter and depart the Site with separate accesses (**Drawing A-9**), posting signage and deployment of staff for assisting visitors accessing and leaving the Site etc.
- 1.8 The master layout plan, floor plans, section plans, landscape master plan, plans showing the existing public transport facilities and proposed access arrangements for the proposed development are shown in **Drawing Nos. A-1 to A-10**.
- 1.9 In support of the application, the applicant has submitted the following documents:
- (a) Application form received on 10.8.2018 **(Appendix I)**
 - (b) Planning Statement received on 10.8.2018 **(Appendix Ia)**
 - (c) Applicant's email dated 16.8.2018 providing replacement pages of application form and planning statement **(Appendix Ib)**
 - (d) Further Information (FI) dated 30.11.2018 providing responses to departmental comments and revised Traffic Impact Assessment (TIA)
[*The Further Information (FI) was accepted but not exempted from publication and recounting requirements.*] **(Appendix Ic)**
 - (e) FI dated 22.3.2019 providing responses to departmental comments and enclosing revised TIA and pre-feasibility study on provision of wheelchair stair lift at staircase
[*The FI was accepted but not exempted from publication and recounting requirements.*] **(Appendix Id)**

- (f) FI dated 17.7.2019 providing revised TIA and clarification on the proposed meditation room **(Appendix Ie)**
[The FI was accepted but not exempted from publication and recounting requirements.]
- (g) FI dated 23.8.2019 providing responses to departmental comments and an amended ground floor plan **(Appendix If)**
[The FI was accepted and exempted from publication and recounting requirements.]

1.10 The application was originally scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 5.10.2018, 1.2.2019 and 17.5.2019. On 5.10.2018, 1.2.2019 and 17.5.2019, the Committee decided to defer a decision on the application for a total of six months (two months in each deferment) as requested by the applicant in order to allow time to prepare FI and the application is rescheduled for consideration by the Committee at this meeting.

2 Justifications from the Applicant

The justifications put forth by the applicant in support of the application are summarised as follows:

- (a) The proposed columbarium is in line with the planning intention of “G/IC” zone for the provision of Government, Institution or Community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. The proposed columbarium would provide 3,000 niches to meet the increasing number of deaths in Hong Kong. The number of deaths in Hong Kong is expected to rise due to aging population. The proposed columbarium would help mitigate the shortage of niches in Hong Kong and the ever-increasing public demand for columbarium facilities.
- (b) The proposed columbarium use complies with the Town Planning Board Guideline No. 16 for the application for the development within GIC zone under s.16 of the Town Planning Board Ordinance (the Ordinance). The proposed development would not jeopardise the provision of GIC facilities in the vicinity. The proposed development is low-rise and relatively small in nature and would not require any substantial clearance of vegetation and a landscaped area is proposed for the public. It is compatible with the existing surrounding environment.
- (c) The proposed columbarium is in line with Food and Health Bureau’s current columbarium policy of increasing the supply of authorised columbarium facilities/niches in both public and private sectors to meet the increasing public demand.
- (d) The existing staircase linking Yeung Tsing Road and Tsing Shan Tsuen LRT Station will be improved. Handrails, seats and amenity area will be installed along

the upgraded staircase, the public are free to enjoy a more pleasant and spacious walking environment. The applicant is willing to manage and carry out maintenance of the staircase. The proposed upgraded staircase and landscaped area can also provide a more pleasant walking experience for the public.

- (e) A landscape area with public amenity will be provided within the Site for public use 24 hours every day and the area will be managed by the operator of the proposed columbarium.
- (f) No adverse traffic impact is anticipated as there is no vehicular access to the Site. The Site is highly accessible by public transport. Visitors are encouraged to take public transport to reach the proposed development. The proposed columbarium would adopt a CMP that would coordinate with Shan Guo's Traffic and Crowd Management Plan during the Ching Ming and Chung Yeung festival periods.
- (g) No adverse environmental, visual and landscape impacts on the surroundings are anticipated. The proposed administration/ ritual building is a low-rise building with green roof which would minimise any visual impact. More than half of the trees within the Site would remain intact and additional trees and shrubs would be proposed along the staircase connecting the footpath behind Tsing Shan Tsuen LRT Station and Yeung Tsing Road. Burning of joss paper will not be allowed in the Site so there would not be air pollution due to burning. Air pollution due to traffic is also not expected as there is no vehicular access. All ceremonies would take place inside the proposed administration/ ritual building and noise nuisance due to the visitors would not be significant. Adequate toilet facilities will also be installed within the application site. Hence, the proposed columbarium would not generate any adverse environmental, visual and landscape impacts to the surrounding areas.
- (h) No adverse impact is anticipated on the sewage disposal facilities. One sewer pipe is proposed to discharge the sewage from the proposed development to the public sewer. A new sewage manhole is proposed to cater for the sewage discharge from the Site. The existing foul sewers near the site have sufficient capacity to cater for the expected sewage flows from the proposed use.

3 Compliance with the "Owner's Consent/Notification" Requirements

The applicant is the sole 'current land owner'. Detailed information would be deposited at the meeting for Members' inspection.

4 Town Planning Board Guidelines

Town Planning Board Guidelines No. 16 for 'Application for Development/Redevelopment within "G/IC" zone for uses other than Government, Institution or Community (GIC) Uses under Section 16 of the Town Planning Ordinance' (TPB PG-No. 16) (**Appendix II**) is relevant to this application. The relevant criteria of the Guidelines are summarised as follows:

- (a) as a general rule, for sites zoned "G/IC", a major portion of the proposed

development should be dedicated to GIC and other uses including public open space. Otherwise, the proposed development is considered to constitute a significant departure from the planning intention of the “G/IC” zone and, unless with very strong justifications and under special circumstance, planning permission for such development would not be granted;

- (b) in general, sites zoned “G/IC” are intended to be developed or redeveloped solely for GIC uses unless it can be established that the provision of GIC facilities would not be jeopardized;
- (c) the proposed development should be compatible in land-use terms with the GIC uses on the site, if any, and with the surrounding areas. The scale and intensity of the proposed development should be in keeping with that of the adjacent area. The proposed scale and design should have regard to the character and massing of the buildings in the surrounding areas and should not cause significant adverse visual impact on the townscape of the area;
- (d) the proposed development should be sustainable in terms of the capacities of existing and planned infrastructure. There should be adequate provision of parking and loading/unloading facilities to serve the proposed development in accordance with the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Transport Department. Adequate vehicular access arrangements should be provided to the satisfaction of the Transport Department; and
- (e) the proposed development should not cause, directly, or indirectly, the surrounding areas to be susceptible to adverse environmental impacts, otherwise adequate environmental mitigation, monitoring and audit measures must be provided.

5 Background

The Private Columbaria Ordinance

- 5.1 The Private Columbaria Ordinance, which regulates the operation of private columbaria through a licensing scheme, has come into operation from 30.6.2017. On 22.11.2017, two policy initiatives were announced by the Government to address the land premium and TIA issues of pre-cut-off columbaria (i.e. a columbarium which was in operation before 8:00 a.m. on 18.6.2014 with interred ashes in niches) seeking a licence. For the policy initiative relating to TIA, the Government has decided to use an empirical evidence approach as the basis for assessing traffic impacts in processing the licence application from a pre-cut-off columbarium whose operation only involves the number of niches sold before 30.6.2017. Operators of individual columbaria have the responsibility to provide practicable mitigation measures within their capability and submit a management plan setting out such measures during the licence application stage. The Government departments will reflect to the Private Columbaria Licensing Board their views on suitable mitigation measures that should be followed up by individual cases.

Tsing Shan Tsuen Cluster

- 5.2 The Site falls within an area zoned “G/IC” on the OZP. According to the

information provided by Food and Environmental Hygiene Department (FEHD), there are 13 applications for Special Instrument under the Private Columbaria Ordinance within the “G/IC” zone in Tsing Shan Tsuen (the cluster area) (**Plan A-1b**). Amongst the applications for Special Instrument, four columbaria have obtained planning approval (details please see paragraph 7) and the remaining nine are yet to obtain planning permission from the Committee. FEHD advised that there is an overall of about 17,000 niches in the cluster area (all on the western side of Yeung Tsing Road) that has already been sold. According to FEHD, the number of sold and interred niches is 7,436 and sold but yet to be interred is 9,758. The aggregated niche data are compiled based on the niche information provided by the private columbaria in 2017 but yet to be verified by FEHD.

6 Previous Application

The Site is the subject of a previous s.16 application (No. A/TM/488) at a larger site for columbarium use with 5,000 niches submitted by the same applicant on 8.4.2016. The application was deferred by the Committee for three times as requested by the applicant. Subsequently, the application was withdrawn on 23.1.2017.

7 Similar Applications (Plan A-1)

Within the same “G/IC” zone

- 7.1 There are ten planning applications for columbarium use within the same “G/IC” zone. Amongst the applications, five of them relating to four columbaria, have been approved with conditions, two of them were rejected and the remaining three are being processed.

Approved applications

- 7.2 The five approved applications are located on the western side of Yeung Tsing Road (**Plan A-1**) including Filial Park (思親公園) (Application No. A/TM/373¹) with 5,000 niches approved on 18.7.2008, Fat Yuen Ching Shea (佛緣精舍) (Application No. A/TM/398) with 9,160 niches approved on 30.11.2012, Shan Yuan (善緣) (Application No. A/TM/437) with 5,000 niches approved on 20.7.2012, Shan Guo (善果) (Application No. A/TM/441) with 8,000 niches approved on 5.4.2013 and Filial Park (思親公園) (Application No. A/TM/527) with additional 1,265 niches approved on 19.7.2019. They were approved with conditions on similar considerations including not incompatible with the surrounding land uses; generally in line with the planning intention of the “G/IC” zone; unlikely to have any significant adverse traffic, visual or environmental impacts.

¹ Application No. A/TM/255 was the first application approved by the Committee for the Filial Park columbarium development with 5,000 niches on 28.1.2000. Subsequently, Application Nos. A/TM/306, A/TM/316 and A/TM/373 were related to minor amendments to the approved scheme.

Rejected applications

- 7.3 Sin Sam Tong (善心堂) with 2,000 niches under Application No. A/TM/434 was rejected by the Committee on 18.5.2012 for reasons of incompatibility with the adjacent developments; failure to demonstrate the pedestrian and vehicular traffic impacts could be satisfactorily addressed and; adverse environmental and landscape impacts.
- 7.4 Lin Chi Ching Yuen (蓮池淨苑) with 1,220 niches under application No. A/TM/465 for columbarium use was rejected by the Committee on 21.8.2015 as it failed to demonstrate that the potential pedestrian safety issue and traffic impacts associated with the proposed columbarium can be satisfactorily addressed. The applicant wrote to the Board requesting for a review of the decision after rejection of the application. On 9.3.2016, the applicant wrote to the Board withdrawing the request.

Applications being processed

- 7.5 There are three planning applications for columbarium use, all located to the west of Yeung Tsing Road being processed (**Plan A-1**). Application No. A/TM/537 (娑羅精舍) involves 4,444 niches and 48 memorial tablets. The application was deferred on 2.8.2019 as requested by the applicant. Application No. A/TM/541 Lin Chi Ching Yuen (蓮池淨苑) involves 1,210 niches. The application was deferred on 16.8.2019 as requested by the applicant. Application No. A/TM/545 involves 3,066 niches (7,212 urns) which has been deferred on 6.9.2019 as requested by the applicant.

Within other “G/IC” zones on Tuen Mun OZP

- 7.6 The Committee has considered four applications involving two sites for columbarium use in other “G/IC” zones on the Tuen Mun OZP. Three were approved and the remaining one was rejected. There is also one application under processing.
- 7.7 Tsing Chung Sin Yuen (青松仙苑) with 113,000 urns in Tuen Mun North (Application No. A/TM/259) was first approved on 18.2.2000 for addition of a columbarium building (16,000 urns) on the considerations that the increase was minor, no adverse impact was expected, and the use was compatible with the existing columbarium use on-site and surrounding GIC uses. Subsequently, two applications for regularisation of three existing columbarium structures (No. A/TM/267) and amendments to the approved scheme (No. A/TM/329) were approved on 8.9.2000 and 10.6.2005 respectively on similar ground (**Plan A-1**).
- 7.8 The proposed redevelopment of Gig Lok Monastery (極樂寺) including 4,900 columbarium niches in Tuen Mun North (Application No. A/TM/419) was rejected on 1.2.2013 by the Board on review for the reasons of failure to demonstrate planning merits; failure to demonstrate that the potential adverse pedestrian and vehicular traffic impacts could be satisfactorily addressed; failure to demonstrate the effectiveness of the traffic management scheme; unacceptable tree felling and doubt on the landscape proposal; failure to demonstrate no conflicts and nuisances to the residents in surrounding areas; and undesirable

precedent. On 19.4.2013, the applicant lodged an appeal to the Town Planning Appeal Board against the Board's decision in refusing the application. The appeal was withdrawn by the applicant on 6.2.2014. A new application for regularisation of 1,567 niches and 1,089 ancestral tablets for Gig Lok Monastery (Application No. A/TM/530) was received on 3.8.2018. The application has been deferred on 16.8.2019 as requested by the applicant.

7.9 Details of the above similar applications are provided at **Appendix III**.

8 The Site and its Surrounding Areas (Plans A-1 to A-4c)

8.1 The Site is:

- (a) located to the east of Yeung Tsing Road which is accessible via a footpath connecting the Yeung Tsing Road and the Tsing Shan Tsuen LRT Station (**Plans A-1a, A-2 and A-4a**); and
- (b) occupied by a number of one to two-storey buildings and temporary structures mainly for residential use, intermixed with shrubs and trees (**Plans A-3, A-4a to A-4c**).

8.2 The surrounding areas have the following characteristics :

- (a) the "G/IC" area is separated into two parts by Yeung Tsing Road (i.e. to the east and to the west of Yeung Tsing Road). To the east of the Yeung Tsing Road, where the Site is located, are predominantly occupied by residential structures, church, schools and GIC training facilities (**Plans A-1a and A-3**);
- (b) to the immediate north of the Site are residential structures and dwellings. To the further north is the S.K.H. St. Peter's church and its associated kindergarten and childcare centre and the Hong Kong Institute of Vocational Education (**Plans A-1b, A-2 and A-3**);
- (c) to its immediate south are shrubs, trees and graves. To its further south are two secondary schools (namely Yan Chai Hospital No. 2 Secondary School and Ju Ching Chu Secondary School), a special school (namely Hong Chi Morninghill School) and the ICAC Training Camp (**Plans A-1b, A-2 and A-3**);
- (d) to its east is Tsing Shan Tsuen LRT Station. To the further east across the light rail and Tsing Wun Road are industrial buildings (**Plan A-1a**); and
- (e) to the west across Yeung Tsing Road, there are a number of religious institutions and temples including the columbaria approved by the Committee / the Board (i.e. Filial Park (思親公園), Shan Guo (善果), Shan Yuan (善緣) and Fat Yuen Ching Shea (佛緣精舍)). The junction of Yeung Tsing Road and Wan Shan Road is located to the immediate west. Dwellings including Richie House and Felicity Garden are located along Wan Shan Road (**Plan A-1a**).

9 Planning Intention

The planning intention of “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

10 Comments from Relevant Government Departments

10.1 The following Government departments have been consulted and their views on the application are summarised as follows:

Licensing

10.1.1 Comments of the Director of Food and Environmental Hygiene (DEFH):

- (a) The Private Columbaria Ordinance (the Ordinance), which regulates the operation of private columbaria through a licensing scheme, has come into effect on 30 June 2017 upon gazettal.
- (b) Under the Ordinance, only private columbaria that have obtained a licence may sell or newly let out niches. Any private columbarium which applies for a licence must comply with the Town Planning Ordinance (Cap. 131) and other requirements prescribed in the Ordinance or specified by the Private Columbaria Licensing Board (the Licensing Board), including land-related, building-related, right to use the columbarium premises, deed of mutual covenant (if applicable), fire safety, etc. A licence applicant is also required to submit a management plan to the Licensing Board for approval. The management plan should show that suitable measures on traffic and public transport arrangement or management would be taken to minimise any adverse impact that operation of the columbarium may have on the neighbourhood.
- (c) In determining whether to approve an application for licence, the Licensing Board must have regard to the public interest and may have regard to any other relevant considerations.

Land Administration

10.1.2 Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

- (a) The Site falls within Lot Nos. 813RP and 814RP in D.D.131 (the Lots) which were sold by public auction in 1932, and adjoining Government land. According to Gazette Notice Nos. 442 and 487 of 1932 for the auctions, the Lots are building and garden lots subject to the following salient lease conditions, inter alias:

- (i) No verandah shall be constructed so as to project over Government land;
 - (ii) No house erected shall be more than two storeys in height;
 - (iii) No grave shall be made on, nor shall any human remains be interred in, or deposited on the lot either in earthenware jars or otherwise; and
 - (iv) No building erected on the lot shall be used as a 'Chai Tong' or for any other purpose of a similar nature.
- (b) The proposed columbarium and the 3-storey building cum ancillary uses with a total GFA of 864m² contravene the above-mentioned conditions. Besides, the applicant proposes to utilise the adjoining Government land for purposes of the provision of pedestrian passages leading solely to the Site and slope maintenance. If planning approval is given, the applicant will need to apply to the LandsD for a land exchange for the columbarium proposal and also use of the adjoining Government Land. He advises that the proposal will only be considered upon his receipt of formal application from the applicant. He also advises that there is no guarantee that the application which would involve Government land of considerable size, if received by LandsD, will be approved or permission be given to utilise all the Government land to be affected. He reserves his comment on the application when received. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including, among others, charging of premium and administrative fee.
- (c) The management and maintenance of any footpath, whether within the Government land or not, is not under the purview of his Department.

Traffic

10.1.3 Comments of Commissioner of Transport (C for T):

Without provision of a detailed assessment on traffic related issues and supporting information as mentioned below, he does not agree with the conclusions given in the TIA that the proposed columbarium would not create adverse traffic impacts on the nearby road network:

- (a) The TIA report is not comprehensive as it only assessed the traffic impact during Ching Ming Festival. For comprehensiveness, the TIA should also assess the traffic impact during Chung Yeung Festival and the shadow periods (i.e. the Saturdays/ Sundays before and after the festival days). Besides, critical road links, including Tsing Wun Road, should be identified and assessed with supporting calculations.

- (b) In the estimation of the background growth rate of vehicular traffic, the Territorial Population and Employment Data Matrix data published by the Planning Department (PlanD) should also be taken into consideration.
- (c) In the TIA reports of Shan Yuan and Shan Guo, the trip generation and attraction were assumed to be the same as the observed vehicular trips of Fat Yuen Ching Shea. Hence, the trip generation and attraction of Shan Yuan and Shan Guo in the FI dated 22.3.2019 (**Appendix Id**) should be the same as the observed vehicular trips of Fat Yuen Ching Shea. Besides, the TIA report of Sha Law Ching Shea was yet to be finalised and hence their adopted trip generation and attraction. The applicant may adopt the observed vehicular trips of Fat Yuen Ching Shea on conservation side. All assessments carried out in Sections 6 of the TIA were based on these parameters and therefore those assessments could not be agreed.
- (d) The Tsing Wun Road / Pui To Road junction and Tsing Wun Road / Hing Choi Street junction are signalized junctions with LRT activities (**Plan A-1**). The assumptions made in the junction performance calculations to account for the impacts of LRT should be verified and agreed with the Traffic Control Division of TD.
- (e) The TIA assumed that Special Traffic and Crowd Management Plan (TCMP) would be implemented by Shan Guo. A comprehensive TIA should present all traffic analysis, findings and results, including those during all critical peak periods, in order to show that the most likely and worst scenarios had been considered. The applicant should also assess the traffic impacts in case the Special TCMP was not implemented, and provide improvement measures to address traffic problems if identified. Alternatively, the applicant may undertake all necessary TCMP for implementation.
- (f) Regarding the kerb length capacity assessment of the temporary pick-up/drop-off point at Hing Choi Street, it was noted that the peak traffic flow at Hing Choi Street heading for Tsing Shan Tsuen could reach 894 pcu/hr in design year 2023. The applicant should verify whether the breakdown in the assessment was appropriate. Besides, it was noted that the duration of each pick-up/ drop-off activity was assumed to be 30 seconds. It was questionable whether it would be sufficient, especially for those elderlies and people with disabilities. The applicant should justify the appropriateness of the assumption, with examples for substantiation.
- (g) It was noted that the effective width of footpath passing through the Site increased from 0.5m to 3m. The applicant should elaborate the proposed improvement works to be implemented by them.
- (h) As a mandatory requirement for Licence application under the Private Columbarium Ordinance, the TIA report shall also include the proposal of management plan. A template of the management

plan for the reference of the applicants has been annexed to the Application Guide for Private Columbarium Licence and Other Specified Instruments promulgated by PCLB via dedicated website www.rpc.gov.hk.

10.1.4 Comments of the Commissioner of Police (C of P):

He has concern about the proposed development and has the following comments on the application:

- (a) Though the number of niches of the proposed columbarium is about 3,000, there are already some other columbaria in the area, which shared the same access in Yeung Tsing Road. It is believed that it would probably pose potential traffic impact on the surrounding network, especially during the festival days.
- (b) The Site does not have parking facilities or loading/unloading (L/UL) area. Although the Site can be easily reached by public transport, the entrance at Yeung Tsing Road will probably attract some illegal parking for picking up and dropping down purpose.
- (c) The proposed columbarium would adopt a crowd management plan in Yeung Tsing Road that would coordinate with Shan Guo's TCMP during festive periods. The plan requires traffic controllers to perform traffic control at some road junction. As the Yeung Tsing Road is a public road, staff employed by the applicant should not have any legal power to perform traffic control duties or to screen vehicles for entering into the restricted area. Thus, there is doubt on the implementation of the TCMP.
- (d) Currently, police will station in the Tsing Shan Tsuen Cluster area and monitor the traffic condition during the Ching Ming and Chung Yeung Festivals and their shadow periods. Besides, police will station at the junctions of Yeung Tsing Road to manage the traffic. According to observation, the current traffic and pedestrian flow level in the area during peak hours is at an acceptable level.

10.1.5 Comments of Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (b) Part of HyD slope Feature Nos. 5SE-B/C143, 5SE-B/C43 and 5SE-B/F49 will be affected by the applicant's proposed staircase upgrading. The applicant should be responsible for the routine maintenance of the staircase and the relevant portions of the slopes.
- (c) The proposed temporary traffic arrangement as mentioned in the TCMP should be commented by C for T and C of P.

- (d) The applicant/ operator of the proposed columbarium should make their own arrangement for the proposed temporary traffic arrangement. Any street furniture/ signage temporarily removed by the applicant/ operator of the columbarium should be reinstated to the satisfaction of TD and HyD.

Environment

10.1.6 Comments of Director of Environmental Protection (DEP):

He has no objection to the application and has the following comments on the application:

Air quality

- (a) The applicant has responded that there would be no furnace and no burning of joss paper within the Site at all times in their updated Environmental Assessment Report. Therefore, he has no comment from air quality planning perspective.

Sewage Impact

- (b) The applicant has undertaken to connect the proposed development to the public sewerage network. The applicant is expected to submit a sewer connection proposal to Drainage Services Department (DSD) for proposal.

Noise Impact

- (c) The applicant has stated that religious ceremonies will be carried out inside the Administration Building which will also screen the columbarium from the view of nearby residents. As such, adverse noise impact from operational activities of the proposed columbarium is not expected.

Urban Design & Landscape

10.1.7 Comments of the Chief Town Planner/Urban Design and Landscape (CTP/UD&L):

Urban Design

- (a) The Site falls within an area zoned "G/IC" with a maximum building height of 3 storeys on the approved Tuen Mun OZP No. S/TM/35. According to the proposal, the site area is about 2,671m². The proposed development includes a 3-storey administrative building (of not more than 15m in height) comprising office, halls, meditation rooms, a caretaker's quarters and toilets and columbarium walls for not more than 3,000 niches. An open space of about 318m² is also proposed for public use.
- (b) The Site is mainly surrounded by low-rise development and community facilities. To its north is occupied by one-or-two storey buildings, while to further north, northwest and south are also

existing uses for churches, schools (i.e. Yan Chai Hospital No. 2 Secondary School and Ju Ching Chu Secondary School) and Chinese temples. Having considered the proposed building height in line with the OZP restriction and the surrounding site context, it is anticipated that the proposed development would not create significant visual impacts.

Landscape

- (c) He has no objection to the application from landscape planning point of view.
- (d) The Site located to the west of Tsing Wun Road and to the south of Hong Kong Institute of Vocational Education (Tuen Mun) falls within an area zoned "G/IC". The Site is subject of a withdrawn s.16 application (No. A/TM/488), on which he had no objection to the application from the landscape planning point of view. The application is seeking permission for the same use at the Site.
- (e) The Site is situated in an area of urban fringe landscape character. With reference to the aerial photo and the submitted information, the Site is currently occupied by some low-rise houses and temporary structures, with existing trees within and in the proximity of the Site.
- (f) According to the Planning Statement, a 3-storey building block with pedestrian entrance at Yeung Tsing Road is proposed. Columbarium walls will be arranged in terrace profile with buffer plantings between them. Due to the formation works, 24 nos. (out of total 63 nos.) existing trees are proposed to be fell within the Site. An open space of about 318m² with soft landscape provision is also proposed for public use. Other landscape provisions, such as green roof on the top of the building block, will be provided.
- (g) Should the Board approve this application, he would recommend the following landscape condition to be included in the permission:

The submission and implementation of landscape proposal to the satisfaction of the Director of Planning or of the Board.

10.1.8 Comments of Director of Leisure and Cultural Services (DLCS):

- (a) He has no specific comment on the application.
- (b) The project proponent should preserve trees as far as possible during design and construction stages. Every effort should be made to preserve the existing trees on site and minimise the adverse impact to them.
- (c) Should any trees be unavoidably affected, separate tree removal application with full justification should be submitted to relevant government department(s) for consideration and approval in

accordance with DEVB TC(W) No. 7/2015.

Drainage

10.1.9 Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) He has no objection to the application from public drainage viewpoint and has the following comments on the Environmental Assessment Report (Appendix IV of **Appendix Ia**):
 - (i) The applicant shall meet the full satisfaction of Environmental Protection Department, the planning authority of sewerage infrastructure, for the proposed sewage disposal scheme.
 - (ii) Terminal stormwater and sewerage manholes should be located within the lot as near to the lot boundary as possible.
 - (iii) It is noted that the applicant proposes to construct new channels and sewers along the existing footpath and staircases located on government land, which are currently under the maintenance of Home Affairs Department (HAD). While he notes that the applicant will be responsible for maintaining the improved staircases, seats and amenity area, the applicant should also take up the future maintenance responsibilities of the associated drainage facilities along the staircases.
- (b) In case the application is approved, a condition requiring the applicant to submit the detailed drainage design and to implement and maintain the drainage facilities proposed to the satisfaction of Director of Drainage Services should be stipulated.

Building Matters

10.1.10 Comments of Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

He has no objection in principle to the application and has the following comments:

- (a) If there are existing structures which had been erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application unless such are permissible under the Private Columbaria Ordinance (Cap. 630).
- (b) Before any new building works or alterations and addition works are to be carried out on the application site, the prior approval and

consent of the BD should be obtained, otherwise they are unauthorised building works (UBW). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

- (c) For UBW erected on leased land, enforcement action may be taken by the BD 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.
- (d) If the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application 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.
- (e) 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.
- (f) If the Site does not abut on a specified 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.
- (g) Noting the proposed development is a columbarium, the premises should comply with specified design and construction requirements for columbarium facilities as outlined in PNAP APP-154.
- (h) Detailed comments under the BO will be provided at the building plan submission stage.

Conservation

10.1.11 Comments of Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) He has no objection in principle to the application.
- (b) During his site inspection, it was observed that the Site comprises village settlement, orchard and temporary structures. According to the Planning Statement, the majority of trees to be felled are common fruit trees such as *Clausena lansium* (黃皮) and *Dimocarpus longan* (龍眼) in fair/poor conditions. Noting that compensation planting of trees and shrubs has been proposed, he has no major comment on the subject application from the nature conservation point perspective. Having said that, the applicant should be advised to minimise tree felling and avoid disturbance to

adjacent environment as far as practicable during the detailed design stage.

Fire Safety

10.1.12 Comments of Director of Fire Services (D of FS):

- (a) He has no objection in principle to the application subject to fire services installations and water supplies for firefighting being provided to his satisfaction. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans and licensing application.
- (b) No details of the emergency vehicular access (EVA) have been provided, comments could not be offered by his Department at the present stage. Nevertheless, the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administered by the BD.

Water Supply

10.1.13 Comments of Chief Engineer/Construction of Water Supplies Department (CE/C, WSD):

- (a) He has no objection to the application.
- (b) The existing water main within the Site provides water supply to the premises within the Site only and can be demolished when the proposed development commences.

Others

10.1.14 Comments of Head of the Geotechnical Engineering Office/Civil Engineering and Development Department (H(GEO), CEDD):

- (a) He has no comment on the application.
- (b) It is noted from the Geotechnical Planning Review Report (Appendix VI of **Appendix Ia**) that a detailed assessment, and if necessary, stabilisation/ upgrading/ preventive works of all existing slopes in the vicinity to the Site will be carried out to ensure the proposed development would not adversely affect or be affected by the existing slopes/ retaining walls.

10.1.15 Comments of Director of Electrical and Mechanical Services (DEMS)

He has no comment on the application. Comments on the proposed wheelchair lift will be provided upon receipt of type approval and use permit applications.

Local Views

10.1.16 Comments of Secretary for Education (S for E):

Principals of existing schools in the vicinity of the proposed columbarium strongly object to the application. Their reasons are summarised as follows:

- (a) adverse psychological impact on students of schools in the vicinity due to presence of the proposed columbarium;
- (b) potential environmental nuisance including noise and air pollution arising from ceremony and joss stick burning inside and immediately outside the proposed columbarium;
- (c) the proposed columbarium does not fit into the existing land use for the tertiary institution, secondary schools and kindergarten along the same side of Tsing Wun Road;
- (d) a columbarium on the opposite side of Tsing Wun Road would reduce nuisance to the existing schools; and
- (e) schools in the vicinity strongly oppose to the proposed columbarium.

10.1.17 Comments of District Officer/Tuen Mun (DO/TM):

- (a) He had distributed consultation letters to the locals concerned and understood that they would provide their comments to the Board direct.
- (b) The applicant has proposed some management and mitigation measures with a view to minimising potential nuisance to the local community. That said, it is noted that the Site is located in the vicinity of several existing/proposed columbaria, Tsing Shan Tsuen, one kindergarten, two secondary schools and a post-secondary institution. The proposed development is also located along the main access connecting Yeung Tsing Road and Tsing Shan Tsuen LRT station. He understands that the concerned Tuen Mun District Council members as well as locals living in the vicinity have all along expressed grave concerns on the potential adverse traffic, visual, noise and other environmental impacts of the proposed columbarium to the residents and schools nearby. It is envisaged that they would still have great concerns regarding the subject application, in particular when the cumulative effects of the adjoining existing/ proposed columbaria are taken into account.
- (c) It is noted that the applicant has proposed to carry out upgrading and maintenance work to the existing staircases linking the Site with Yeung Tsing Road after commencement of the proposed development. By way of background, the concerned staircases were located within the private land lot and constructed by his Office

many years ago for the convenience of access of residents living uphill and nearby (such as Tsing Shan Tsuen residents). His Office is responsible for the ad-hoc maintenance of the staircases. Noting that the concerned staircases are located within private lot, he is not in a position to comment on its maintenance and management issues. That said, if the application is approved, his Office will no longer provide ah-hoc maintenance to the concerned staircase.

10.2 The following departments have no comment/objection to the application:

- (a) Secretary for Home Affairs (SHA);
- (b) Project Manager/New Territories North and West, Civil Engineering and Development Department (PM/NTW, CEDD); and
- (c) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(A&M), AMO)

11 Public Comments Received During Statutory Publication Periods

11.1 The application and the subsequent FI were published for public inspection on 21.8.2018, 7.12.2018, 29.3.2019 and 30.7.2019. A total of 572 comments were received during the statutory publication periods. Apart from four supporting comments from individuals and four comments without indicating supporting or objecting stance from individuals, the 564 comments indicating objection are from Tuen Mun District Council members, representative of Yeung Siu Hang Tsuen, management office of Lung Mun Oasis, Owners' Corporations of the Hill Grove and Richie House, representatives of Tsing Tsui Court, the Alliance for the Concern over Columbarium Policy, the principal of Ju Ching Chu Secondary School (Tuen Mun) with the standard comments jointly signed by students and teachers as well as individuals of the public. Amongst the public comments received, 536 of them are in the form of standard comments (**Appendix IV(2) to IV(6)**). Samples of the comments received are at **Appendices IV to IV(6)**.

11.2 The major supporting and objection grounds are summarised as follows:

Supporting grounds

- (a) It is more desirable to concentrate columbaria in the same area in Tuen Mun for easy management by the government.
- (b) the proposed development will improve the environment of the Site and accessibility between Yeung Tsing Road and Tsing Shan Tsuen LRT Station; and
- (c) there is insufficient columbarium niches in Hong Kong.

Objection grounds

- (d) There are already around 20,000 niches in Tsing Shan Tsuen causing traffic congestion in the area during Ching Ming and Chung Yeung festivals, the proposed development will exacerbate the problem, causing traffic nuisance

and safety problem to the residents and students in the vicinity. The TIA submitted by the applicant is inadequate;

- (e) queried why it is allowed to use “G/IC” site and include government land for private columbarium for profit making;
- (f) the Site is located adjacent to residential developments and education institutions. The religious and grave sweeping activities will affect the living and learning environment of the surrounding developments. The proposed development is incompatible with the surrounding areas;
- (g) shortage of columbarium will be relieved by the proposed public columbarium in Tsang Tsui with more than 160,000 niches. The proposed development is not justified;
- (h) the Site is subject to on-going legal proceedings involving the occupiers of the residential structures at the Site and is thus not suitable for the proposed columbarium development;
- (i) residents have been living in the dwellings within the Site for more than 30 years. They have to be evicted by the proposed development. Reasonable compensation should be provided for the loss of the properties;
- (j) the existing staircases through the Site should not be affected by the proposed development;
- (k) there is geotechnical concern as the proposed columbarium is located on a slope which may be unstable and may affect the adjoining Tsing Shan Tsuen LRT station, the footpath, and pose safety problem on pedestrians and students nearby;
- (l) no drainage and sewerage impact assessments have been submitted to demonstrate technical acceptability; and
- (m) the consultation period is too short. No site notices were posted at Tsing Shan Tsuen LRT station to inform the residents as well as students, parents and teaching staff of the schools nearby. They are deprived of the chance to give their views.

12 Planning Considerations and Assessments

12.1 The application is for a proposed columbarium with not more than 3,000 single-urn niches to be provided in the semi-enclosed structures within the Site. A 3-storey administration building of 31.4mPD is proposed at the northwestern part of the Site which will accommodate the toilet facilities, meditation rooms, halls, meeting area, office etc. A public open space of about 318m² is proposed in the landscape area. The proposed columbarium has a total GFA of 864m². No vehicular access or parking, loading/unloading facilities are provided at the Site. **(Drawings A-1 and A-8)** The applicant proposes to upgrade and maintain the existing staircase connecting Yeung Tsing Road and the footpath adjoining Tsing

Shan Tsuen LRT station, to maintain the adjacent slopes and to provide and manage the proposed public open space (**Drawings A-1 and A-8**).

Planning Intention

- 12.2 The planning intention of the “G/IC” zone is primarily for the provision of GIC facilities serving the needs of the local residents and / or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments. The “G/IC” zone in Tsing Shan Tsuen is divided into two parts (eastern and western parts) by Yeung Tsing Road (**Plan A-1a**). The Site is located on the eastern part which is primarily intended for institutional and school uses. The proposed columbarium is not in line with the planning intention of this part of “G/IC” zone.

Land Use Compatibility

- 12.3 The GIC zone to the east of Yeung Tsing Road (sandwiched between Yeung Tsing Road and Tsing Wun Road/Lung Mun Road), where the Site is situated, is predominantly occupied by educational or training facilities intermixed with some residential structures (**Plans A-1a, A-2 and A-3**). This cluster of GIC facilities include the Hong Kong Institute of Vocational Education, the St Peter’s church and the associated kindergarten and child care centre, two secondary schools namely Yan Chai Hospital No. 2 Secondary School and Ju Ching Chu Secondary School, the ICAC Training Camp and a special school known as the Hong Chi Morninghill School (**Plan A-1a**). The GIC zone to the west of Yeung Tsing Road is predominantly occupied by religious institutions, temples, nunneries amidst residential developments. The approved columbaria (i.e. Filial Park (思親公園), Shan Guo (善果), Shan Yuan (善緣) and Fat Yuen Ching Shea (佛緣精舍)) are all located in this part of the GIC zone, i.e. west of Yeung Tsing Road (**Plan A-1a and A-1b**). In this regard, the proposed columbarium is not compatible with the surrounding schools, training facilities and residential uses and it may cause nuisance to nearby villagers and students of nearby schools.

Traffic and Crowd Management

- 12.4 C for T does not support the application as he does not agree with the conclusions set out in the TIA that the proposed columbarium will not have adverse traffic impact on the surrounding road network. C for T considers that the TIA report is not comprehensive. He has not yet agreed with the assumptions adopted in the TIA, such as the trip generation and attraction rates of the planned and committed columbaria in the vicinity, the kerb length capacity and the pick-up/drop off duration etc. As for the CMP, the TIA assumed that it would be implemented by Shan Guo, another application for columbarium use approved in 2013. The applicant should assess the traffic impacts in case the CMP was not implemented by Shan Guo, and provide improvement measures to address traffic problems if identified. C of P also has concern on the nil provision of parking and L/UL spaces within the Site, which will attract illegal parking. He also has doubt on applicant’s CMP as the staff employed by the applicant does not have legal power to perform traffic control duties or to screen vehicles for entering into Tsing Shan Tsuen area.

TPB Guidelines

- 12.5 The proposed columbarium does not comply with the Board’s Guidelines for

Application for Development/Redevelopment within “G/IC” zone for uses other than G/IC Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 16) in that the proposed development is not compatible in land-use terms with the surrounding areas and the applicant fails to demonstrate the proposed development would not cause adverse traffic impact on the surrounding area as mentioned in paragraphs 12.3 and 12.4.

Pedestrian linkage

- 12.6 An existing footpath and staircase traversing the Site, is currently managed by DO/TM, HAD and serves as the main access for local residents connecting Yeung Tsing Road and Tsing Shan Tsuen LRT station. The applicant has proposed to reconstruct and widen the staircase, to provide wheelchair stair lift for the disabled and to take over the management and maintenance responsibility of the staircase and the associated slopeworks at his own cost. The staircase will be open for public access at all times. DO/TM, HAD has no in-principle objection to the proposal.

Other technical considerations

- 12.7 CTP/UD&L, PlanD has no objection to the application from the landscape planning perspective having considered that the columbarium walls will be arranged in terrace profile with buffer plantings between them, open space with soft landscape provision will be provided for public use and other landscape provisions, such as green roof, will be provided at the administration building. Besides, the proposed columbarium has a building of three storeys which is in line with the BHR stipulated on the OZP. It is not anticipated that the proposed columbarium would cause significant visual impact. Other bureaux / departments consulted including S for FH, CE/MN,DSD, CE/C,WSD, DEP, D of FS, CBS/NTW,BD, H(GEO),CEDD, PM/NTW,CEDD and DEMS have no objection to / adverse comments on the proposed columbarium subject to the imposition of relevant planning conditions, if appropriate.

Undesirable Precedent

- 12.8 All the approved planning applications for columbarium use are located to west of Yeung Tsing Road, while there is no similar application approved in the “G/IC” zone to the east of Yeung Tsing Road (**Plan A-1a**). Approval of the current application would set an undesirable precedent and may encourage other similar applications for columbarium development in the “G/IC” zone to the east of Yeung Tsing Road, thereby defeating its intended uses for institutional and school.

Public Comments

- 12.9 During the four statutory publication periods, a total of 572 comments were received. Majority of the commenters (564) object to the application mainly on land use compatibility, environmental nuisance, traffic, drainage, sewage problems and visual impact of the proposed development. The comments from relevant government departments and planning assessments set out in the paragraphs 12.2 to 12.8 above are relevant.
- 12.10 Regarding the public comment on inadequate consultation, it should be noted that the application has been processed in accordance with the established procedure. DO/TM has also informed the major stakeholders in the vicinity of the Site, including representative of Tsing Shan Tsuen and schools nearby, about the

application. The public comments received during the inspection periods have been incorporated in the **Appendices IV to IV(6)** and summarised in paragraph 11 above for the consideration of the Committee.

13 Planning Department's Views

13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department does not support the application for the following reasons:

- (a) the applicant fails to demonstrate that the proposed columbarium would not cause adverse traffic impact to the surrounding areas and that the proposed CMP can be effectively implemented;
- (b) the proposed development is not in line with TPB Guidelines No. 16 in that it is not compatible with the surrounding GIC and residential uses; and
- (c) approval of the application would set an undesirable precedent for other similar applications which may lead to sporadic columbarium developments in this part of the "G/IC" zone which will cause nuisance to nearby residents and students.

13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 20.9.2023 and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the maximum number of niches within the site shall not exceed 3,000 niches;
- (b) the submission and implementation of fire services installation and water supply for fire fighting to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (c) the submission and implementation of landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board; and
- (d) the submission and implementation of detailed drainage design proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix V**.

14 Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 14.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

15 Attachments

Appendix I	Application form received on 10.8.2018
Appendix Ia	Planning statement
Appendix Ib	Applicant's email dated 16.8.2018
Appendix Ic	FI dated 30.11.2018
Appendix Id	FI dated 22.3.2019
Appendix Ie	FI dated 17.7.2019
Appendix If	FI dated 23.8.2019
Appendix II	Town Planning Board Guidelines No. 16 (TPB PG-No. 16) for 'Application for Development/ Redevelopment within "G/IC" zone for uses other than GIC Uses under Section 16 of the Town Planning Ordinance'
Appendix III	Similar applications
Appendices IV to IV(6)	Public comments received during statutory publication period
Appendix V	Advisory clauses
Drawing A-1	Master Layout Plan
Drawings A-2 and A-5	Floor Plans
Drawings A-6 and A-7	Section Plans
Drawing A-8	Landscape Master Plan
Drawing A-9	Proposed Access Arrangements
Drawing A-10	Existing Transport Facilities in the Vicinity
Plans A-1 and A-1a	Location Plan
Plan A-1b	Location plan of columbaria which have submitted applications for specified instruments to the Private Columbaria Licensing Board
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos