

**TOWN PLANNING BOARD GUIDELINES FOR
APPLICATION FOR DEVELOPMENT/REDEVELOPMENT WITHIN
"GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE FOR USES OTHER THAN
GOVERNMENT, INSTITUTION OR COMMUNITY USES
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

(Important Note :-

The Guidelines are intended for general reference only. The decision to approve or reject an application rests entirely with the Town Planning Board (the Board) and will be based on individual merits and other specific considerations of each case.

Any enquiry on this pamphlet should be directed to the Planning Information and Technical Administration Unit of the Planning Department, 17/F, North Point Government Offices, 333 Java Road, Hong Kong - Tel. No. 22315000.

The Guidelines are liable to revision without prior notice. The Board will only make reference to the Guidelines current at the date on which it considers an application.)

1. Scope and Application

- 1.1 "Government, Institution or Community" ("G/IC") zones are designated on statutory plans to reflect the existing Government, Institution or Community (GIC) uses and to reserve sites for future provision of GIC facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) to meet the present and future needs of the community. Some GIC developments, especially the low-rise and low-density ones, also serve as "breathing space" within a high-rise and high-density environment. Some areas/sites are also zoned "G/IC" to cater for unforeseen future demands and for which no specific GIC uses have been designated for the time being.
- 1.2 Over the years, due to changing demographic structure and revisions to the standards and requirements of provision of GIC facilities, some existing or planned facilities may become surplus, obsolete or under-utilised while some others may require in-situ expansion or reprovisioning elsewhere so as to meet the current and anticipated future operational needs. In these circumstances, opportunities exist for some "G/IC" sites to be developed/redeveloped for non-GIC uses or for a mixture of GIC and non-GIC uses.
- 1.3 Use of "G/IC" sites for non-GIC uses which fall within Column 2 of the Notes for the "G/IC" zone may or may not be permitted with or without conditions on application to the Town Planning Board (the Board) under section 16 of the Town Planning Ordinance. The planning permission system will enable the Board to maintain adequate planning control over the use of "G/IC" sites and yet allow sufficient flexibility in accommodating the changing aspirations and requirements of the community, and sometimes to meet demand for better utilisation of the site potential.
- 1.4 Applications for development/redevelopment within a "G/IC" zone for non-GIC uses will be considered by the Board on individual merits and in accordance with the main planning criteria set out in paragraph 2 below.
- 1.5 As a general rule, for sites zoned "G/IC", a major portion of the proposed development should be dedicated to GIC and other public uses including public open spaces. 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 circumstances, planning permission for such development would not be granted.
- 1.6 If the development is for predominantly non-GIC uses (e.g. more than 50% of the total site area or gross floor area of the development, as the case may be, are for non-GIC uses), the Board might consider rezoning the site to an appropriate zoning if the proponent could demonstrate that all the planning criteria have been met. Through zoning amendment to the relevant statutory plan, members of the public would be informed of the change in planning intention, and an opportunity could be provided

for the public to comment on the zoning amendments and lodge objections for the consideration of the Board under the provisions of the Town Planning Ordinance.

- 1.7 This set of Guidelines is applicable to both development and redevelopment of "G/IC" sites for non-GIC uses, including a mixture of GIC and non-GIC uses.

2. Main Planning Criteria

- 2.1 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 jeopardised and the concerned Government departments have no objection to releasing a particular "G/IC" site or a certain part of it for non-GIC uses. For applications for development/redevelopment for non-GIC uses within a "G/IC" site, the applicant should satisfactorily demonstrate the following:
 - a. in the case of a "G/IC" site designated with specific uses,
 - i. the application site is no longer required for the designated GIC uses, or adequate reprovisioning of the designated GIC uses is provided either in-situ or elsewhere; and
 - ii. there is adequate provision of other GIC facilities in the district, or the application site is not suitable for other GIC facilities; or
 - b. in the case of an undesignated "G/IC" site, the application site is no longer required to be reserved for any GIC uses; and
 - c. the proposed development/redevelopment would not adversely affect the provision of GIC facilities in the district on a long-term basis.
- 2.2 The proposed development should not adversely affect the normal operation of the existing GIC facilities nor delay the implementation of the planned GIC facilities, if any, within the "G/IC" site. Temporary reprovisioning, if necessary, should be provided prior to the completion of the proposed development.
- 2.3 The proposed development should be compatible in land-use terms with the GIC uses on the site, if any, and with the surrounding areas.
- 2.4 The scale and intensity of the proposed development should be in keeping with that of the adjacent area. In this regard, development restrictions stipulated on the statutory plan for similar development in the locality and the prevailing development restrictions administratively imposed by the Government on nearby similar developments (e.g. development restrictions in Special Control Areas and plot ratios in accordance with the density zones under the HKPSG) would be taken into consideration.
- 2.5 The scale and design of the proposed development 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. Where one of the planning intentions of the existing/designated GIC development on the site is to serve as a "breathing space" or visual break within a high-rise and high-density environment, the proposed development should be designed in such a way that this planning intention would not be undermined.
- 2.6 The proposed development should be sustainable in terms of the capacities of existing and planned infrastructure such as drainage, sewerage, roads, water supply and utilities in the locality and its surrounding areas.
- 2.7 There should be adequate provision of parking and loading/unloading facilities to serve the proposed development in accordance with the HKPSG and to the

satisfaction of the Transport Department. Adequate vehicular access arrangements should also be provided to the satisfaction of the Transport Department.

- 2.8 The proposed development should be sustainable in terms of the overall planned provision of open space and GIC facilities in the area.
- 2.9 The proposed development should not cause, directly or indirectly, the surrounding areas to be susceptible to adverse environmental impacts and should not be susceptible to adverse environmental impacts from pollution sources nearby including heavily trafficked road; otherwise adequate environmental mitigation, monitoring and audit measures must be provided.
- 2.10 For "G/IC" sites covered by mature trees and vegetation or located in areas of high landscape or amenity value, the design and layout of the proposed development should be compatible and should blend in well with the surrounding areas. The proposed development should not involve extensive clearance of existing natural vegetation, adversely affect the existing natural landscape, or cause adverse visual impact on the natural environment in the surrounding areas. A master landscape plan (including a detailed survey of the existing trees, proposals on preservation of the trees, tree transplanting, compensatory planting and, where appropriate, an indication of the proposed hard finishes of all landscape areas, slopes and retaining structures) should be submitted to the Board for consideration.
- 2.11 The design and layout of the proposed development should have regard to the preservation of any existing buildings of historical or architectural values on or adjoining the application site.
- 2.12 The financial viability of a development/redevelopment proposal in support of the GIC elements to be provided, the status of the land under lease and the planning gains to be brought about by the proposed development would also be part of the considerations of the Board when assessing the proposal. However, the amount of weight to be given to these considerations would depend on the circumstances and merits of each case. Under normal circumstances, planning considerations such as land-use compatibility, traffic and environmental impacts, and landscape and urban design concerns would take precedence.
- 2.13 All other statutory or non-statutory requirements of relevant Government departments should be met.

3. In-situ Conversion of "G/IC" Building for non-GIC Uses

- 3.1 With the exception of the criteria under para. 2.4, 2.5, 2.10 and 2.11 mentioned above, this set of Guidelines is also applicable to proposed in-situ conversion for non-GIC uses of an existing "G/IC" building, or part thereof, within the "G/IC" zone.

**Similar s.16 Applications for Columbarium
Within the same G/IC zone on the Tuen Mun OZP**

Approved Applications

Application No.	Proposed Use	Date of Consideration	Approval Conditions
Filial Park 思親公園 (6,265 niches and 7,150 ancestral tablets)			
A/TM/373 ¹	Proposed Religious Institution with Columbarium Use	18.7.2008	(4), (6) and (9)
A/TM/527 ²	Proposed Columbarium and Religious Institution Use	19.7.2019	(1) and (2)
Fat Yuen Ching Shea 佛緣精舍 (9,160 niches)			
A/TM/398	Proposed Columbarium	30.11.2012 [approved on review]	(2) to (5)
Shan Yuan 善緣 (5,000 niches)			
A/TM/387	Proposed Columbarium	21.8.2009 [revoked on 4.4.2012]	(4),(6) and (8)
A/TM/437	Columbarium	20.7.2012	(1) and (6)
Shan Guo 善果 (8,000 niches)			
A/TM/441	Proposed Columbarium	5.4.2013	(2) to (4), (6) to (7)
Sha Law Ching Shea 娑羅精舍 (4,444 niches)			
A/TM/537	Columbarium Use	29.5.2020	(2), (4), (9)

¹ The first application for columbarium use with 5,000 niches at the Site (Application No. A/TM/255) was approved by the Committee 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.

² The application is for addition of 1,265 niches and 7,150 ancestral tablets within the existing columbarium.

Approval Condition(s)

- (1) Submission and implementation water supply for of fire fighting and fire service installations
- (2) Maximum number of niches (or with ancestral tablets) at the Site
- (3) Submission and/or implementation of traffic and crowd management plan (TCMP) (including the traffic impact assessment (TIA))
- (4) Submission and/or implementation of emergency vehicular access (EVA), water supply for fire fighting and fire services installation proposal.
- (5) Submission and/or implementation of remedial works
- (6) Submission and/or implementation of landscape and tree preservation proposal (or with tree survey report)
- (7) Submission and/or of the design of the vehicular drop-off area adjoining the site and the footpath connect to the site
- (8) Submission and/or implementation of stormwater disposal facilities
- (9) Implementation of drainage/sewerage proposals

Rejected Applications

Application No.	Proposed Use	Date of Consideration	Rejection Reasons
Sin Sam Tong at Tsing Shan Tsuen 善心堂 (2,000 niches)			
A/TM/434	Proposed Columbarium Use	18.5.2012 (Rejected by TPB)	(1) to (3)
Tai Hak Tin Temple 大黑天殿 (1,220 niches)			
A/TM/465	Proposed Columbarium Use	21.8.2015	(4)
Lots 813 RP and 814 RP in D.D. 131 with adjoining Government Land, Tuen Mun (Not more than 3,000 niches)			
A/TM/531	Proposed Columbarium Use	20.9.2019	(5) to (7)

Rejection Reason(s)

- (1) Visitors and residents in very close proximity shared same access. Activities of columbarium would cause nuisance to nearby residents and could not be considered compatible with adjacent developments.
- (2) The proposed columbarium would pose potential pedestrian and traffic impacts on the surrounding road network.
- (3) The applicant failed to demonstrate that the proposed columbarium would not result in adverse environmental and landscape impacts on the surrounding areas. No technical assessment and mitigation measure to address such impacts.
- (4) The applicant failed to demonstrate that the potential pedestrian safety issue and traffic impacts associated with the proposed columbarium can be satisfactorily addressed.
- (5) The applicant failed to demonstrate that the proposed columbarium would not cause adverse traffic impact to the surrounding areas and that the proposed Crowd Management Plan can be effectively implemented.
- (6) 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;
- (7) 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.

**Similar s.16 Applications for Columbarium Use
within other “G/IC” zones on the Tuen Mun OZP**

Approved Applications

Application No.	Proposed Use	Date of Consideration	Approval Conditions
Ching Chung Sin Yuen 青松仙苑 (113,000 urns)			
A/TM/259	Proposed Addition of Columbarium	18.2.2000	(1)
A/TM/267	Addition of Columbarium Structures	8.9.2000	Nil
A/TM/329	Proposed Addition of Columbarium, tuck shops and toilet (Amendments to an approved under Application No. A/TM/259)	10.6.2005	(1) and (2)

Approval Condition(s)

- (1) The submission and implementation of landscaping proposals, including a tree preservation plan.
- (2) The provision of an emergency vehicular access, water supplies for fire fighting and fire services installations.
- (3) No burning activity, as proposed by the applicant, is allowed within the Premises at any time during the planning approval period.
- (4) The submission of a crowd management plan (CMP) and timing of implementation.
- (5) In relation to (4) above, the implementation of the proposed measures identified in the approved CMP.
- (6) The submission and implementation of water supply for fire fighting and fire services installations proposal.
- (7) The submission and implementation of drainage and sewerage proposals including connection to public sewer.

Rejected Applications

Application No.	Proposed Use	Date of Consideration	Rejection Reasons
Gig Lok Monastery at Fu Tei 極樂寺			
A/TM/419	Proposed Columbarium Use (4,900 niches)	1.2.2013 (Rejected by TPB upon review)	(1) to (6)
A/TM/530	Columbarium (1,567 niches and 1,089 ancestral tablets)	29.11.2019	(6) and (7)

Rejection Reason(s)

- (1) The applicant failed to demonstrate any planning merits of the proposed development.
- (2) The proposed development with 4,900 niches would pose adverse traffic impact on the surrounding road network. There was doubt on the implementability of the road layout in particular footpath widening on government land as proposed by the applicant. The applicant failed to demonstrate that the potential adverse pedestrian and vehicular traffic impacts associated with the proposed development could be satisfactorily addressed.
- (3) The applicant failed to demonstrate that the effectiveness of the traffic management scheme to ensure that the proposed development would not create adverse traffic impact on the surrounding area, in particular during festival periods.
- (4) The proposed development, which involved trees felling was considered not acceptable. There was doubt on the implementation of the landscape proposal which involved

- planting of new trees on government land.
- (5) The applicant failed to demonstrate that the proposed development would not create conflict and cause nuisances to the residents in surrounding areas.
 - (6) Approval of the application would set an undesirable precedent for other similar applications within the "G/IC" zone. The cumulative effect of approving such applications would aggravate the traffic congestion in the district and nuisances to the nearby residents.
 - (7) The proposed development is not in line with the Town Planning Board Guidelines No. 16 in that the columbarium use, which is in close proximity to the residential developments and sharing the same access road with the adjoining residential development, is not compatible with surrounding areas in land use terms.

Detailed Comments of the Commissioner for Transport

- (a) The TIA was not acceptable. When comparing the traffic flow diagram in Figure 4-3 with that in Figure 3-3, the traffic flow of Hing Choi Street westbound increased from 473pcu/hr to 502 pcu/hr by applying the growth rate factor of background traffic only. However, the additional vehicular trips attracted by the approved and planned columbaria in the vicinity of the Site as shown in Table 5.2 had not been added on top of the increased background traffic flow. When comparing the traffic flow diagram in Figure 5-3 with that in Figure 4-3, the traffic flow of Hing Choi Street westbound increased by 389 pcu/hr only, which was much less than the sum of additional vehicular trips attracted by the approved and planned columbaria in the vicinity of the Site as shown in Table 5.2 Hence, the cumulative traffic impact was not properly assessed and was underestimated.
- (b) In addition to junction performance assessment, road link performance capacity assessment (i.e. v/c ratios) should also be carried out.
- (c) Regarding the Level of Services (LOS) assessment, similar to traffic forecast, the applicant should elaborate how the pedestrian forecast was derived, including but not limited to the observed peak pedestrian trip rates generated and attracted by the existing columbaria, the background pedestrian traffic growth factor adopted, the additional pedestrian trips generated and attracted by the approved and planned columbaria in the vicinity of the Site, how the additional pedestrian trips distributed over various footpath sections under assessment, together with justifications and supporting calculations.
- (d) Noting the applicant might have difficulty in conducting survey on ‘normal Chung Yeung Festival’ due to the latest development of COVID-19, the applicant should provide relevant assessment or analysis to justify the traffic characteristic of the columbarium development in the vicinity that the grave sweeping visitors/traffic in Chung Yeung Festivals were less than those in Ching Ming Festivals.
- (e) Noting that the applicant proposed to provide shuttle bus services to address her comments on parking and loading/unloading provision, she has the following comments:
- (i) For the operation of proposed shuttle bus services, the following factors should be considered:
- the need for the services should be justified from transport operation perspective;
 - the level of service already provided or planned by other public transport operators;
 - traffic conditions in the areas and on the roads where the services are to be provided; and
 - the standard of service to be provided by the applicant.

- (ii) The applicant should also assess the traffic impacts on the road links and junctions along the routing of the proposed shuttle bus services.
- (iii) The location of the proposed stopping point at Tuen Mun Station Public Transport Interchange should be provided. The applicant should also assess the adequacy of the queuing area of the proposed stopping location. Besides the applicant should advise the crowd management measures at the queuing area, as well as at Tuen Mun Station in consultation with the MTR Corporation, and demonstrate the practicality and effectiveness of the proposed measures.
- (iv) The section of Wan Shan Road between Yuan Ming Monastery and Cheung Ming Ching Shea and the access road connecting the Site with Wan Shan Road are local single track access roads. It is noted that some sections of these local single track access roads are quite substandard in terms of gradient and road width even under the 'single track access road with passing bay' criteria, which leads to doubtful feasibility in terms of the overall road capacity. It was also questionable whether the widths of the access road were sufficient and safe for two-way shuttle buses with a service headway of around 10 minutes. Besides, the roads would also be used by vehicles of local villagers. In addition to assessing the overall road capacity of the local single track access roads, swept path analysis should be conducted to demonstrate that there would be sufficient space for safe and smooth maneuvering of two-way traffic and turning around of vehicles.
- (v) The width of the existing footpath was not desirable and the footpath was not provided continuously along the access road. Such may lead to safety problems since the access road was already serving 2-way give-way traffic.
- (vi) Although the applicant proposed imposition of House Rule in Sale Agreement to restrict visitors to use their shuttle bus service only, she has reservation on the effectiveness of these administrative measures. The applicant should seek the comments from FEHD and the Police on the practicality and enforceability of the administrative measures (including the proposed imposition of House Rule in Sale Agreement and booking system). Relevant contingency plans should also be prepared in case the visitors do not follow the administrative measure, such as provision of sufficient parking and loading/unloading spaces within the Site or any suitable locations to address the parking and loading/unloading demands induced by the proposed columbarium during the grave sweeping periods.
- (vii) The applicant did not address her comment on provision of sufficient parking and loading/unloading spaces within the Site or any suitable locations to meet the operational needs of the proposed columbarium in normal days.

- (f) The applicant should assess whether the existing local single track access roads were suitable/adequate to serve the development or if upgrading works are required.
- (g) Regarding the Management Plan submitted by the applicant, she has the following comments:
 - (i) the Management Plan should be revised to tally with the TIA report which was to be reviewed according to her comments;
 - (ii) in Section(4), the proposed pedestrian routing between the public transport services and the proposed columbarium should be provided;
 - (iii) in Section (4), the routing and stopping points of the proposed free shuttle bus services should be provided;
 - (iv) the visitors should be well informed of the proposed pedestrian routing between the public transport services and the proposed columbarium and the routing and stopping points of the proposed free shuttle bus service;
 - (v) for Section (7) regarding manpower deployment, the applicant should provide the years of service, experience and professional qualifications of the working personnel, particularly for those personnel responsible for implementing the TCMP. Details of staff training and management mode should also be provided.
 - (vi) for Section (8) regarding contingency plans, contingency plans for handling emergency situations related to traffic and crowd management should be provided, such as in case when traffic problems arise, in case when the vehicular and/or pedestrian traffic flows are higher than expected, in case the visitors do not follow the administrative measures (the visit-by-appointment arrangement), etc.
 - (vii) Fire Services Department should be consulted on the EVA requirements.
 - (viii) As mentioned in paragraph 6.3 of the TIA report, the proposed U-turn arrangement was crucial for addressing the overcapacity problems of the Hing Choi Street/Yeung Tsing Road. The road and junction performance after implementation of the proposed U-turn arrangement should be assessed in order to demonstrate the effectiveness of the proposed mitigation measure. Besides, the proposed U-turn arrangement should be included as part of the applicant's traffic and crowd management plan. The applicant should provide all supporting assessment and analysis to demonstrate the practicality of the proposed traffic management measures, including the junction queue length assessment, capacity assessment of the temporary pick-up/drop-off area and all necessary swept path analysis. Moreover, the applicant should elaborate the measure on how to filter grave sweeping vehicles and demonstrate the practicality and effectiveness of the measure without

leading to traffic congestion (including whether the staff employed by the applicant has the legal power to perform traffic control duties).

- (h) Comments from the Traffic Control Division of this Department on the assumptions made in the junction performance calculations to account for the impacts of LRT, as well as the applicant's responses-to-comments, should be provided.

Advisory Clauses

- (a) the planning permission is given to the proposed development under application. It does not condone any structures and uses which currently occur on the site but not covered by the application;
- (b) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - i. the proposed columbarium use and erection of a building on the lot for such purpose do not comply with the lease condition. In addition, there are some existing structures on the site and no permission has been given by her office for the erection of such;
 - ii. the site is currently accessible through a road branching off from Wan Shan Road. Portions of the access road are private lots. The road is not maintained by the LandsD and no right of way has been given by the Government over the Government land portion of the access road;
 - iii. the applicant will need to apply to LandsD for land exchange for the implementation of the proposal. The proposal will only be considered upon receipt of formal application from the applicant. There is no guarantee that the application, if received by LandsD, will be approved and she reserves her comment on such. There is also no guarantee that any right of access to the Site will be given and the applicant shall make his own arrangement. The application will be considered by LandsD acting in the capacity of 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 premium and administrative fee; and
 - iv. LandsD reserves the right to take enforcement action or land control action as may be considered appropriate should there be any breach of lease conditions or unauthorised occupation of Government land detected;
- (c) to note the comments of Comments of the Director of Food and Environmental Hygiene (DFEH) that
 - i. 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;
 - ii. 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 planning-related requirements 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. Once the applicant submitted the relevant specified instrument (SI) application to the Licensing Board, a

licence applicant is 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; and

- iii. in determining whether to approve an application for a licence, the Licensing Board must have regard to the public interest and may have regard to any other relevant considerations.
- (d) to note the comments of Chief Building Surveyor/ New Territories West, Buildings Department (CBS/NTW, BD) that:
- i. if the existing structures are erected on leased land without approval of the BD (not being a NTEH), 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 PCO;
 - ii. 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 application site under the BO;
 - iii. if the proposed use under application is subject to the issue of a licence, the applicant is reminded that any 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;
 - iv. the site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulations 5 and 41D of the Building (Planning) Regulation (B(P)R) respectively. 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;
 - v. noting that the proposed development is a columbarium, the premises should comply with the specified design and construction requirements for columbarium facilities as outline in the Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-154; and
 - vi. detailed comments under the BO will be provided at the building plan submission stage;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

- i. his department does not and will not maintain any access connecting the Site and the concerned section of Wan Shan Road or Yeung Tsing Road; and
 - ii. adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- i. the proposed sewage disposal scheme should meet full satisfaction of Environmental Protection Department, the planning authority of sewerage infrastructure;
 - ii. it is noted that shrub planting and paving will be situated on top of an existing village drain running along the north-eastern boundary of the site. The applicant should clarify the interface details of the proposed development and the existing drain. The applicant is also requested to indicate the alignment of the existing drains on the plan and ensure no structure would be built on top of the drainage facilities terminal;
 - iii. As the concerned existing drain is not under DSD's maintenance, the owner and maintenance party of the existing drain should be identified and agreement should be sought from them regarding any proposed modifications and interface issues of the existing drain associated with the proposed development; and
 - iv. In general, it is the developer's responsibility to identify/locate the existing government sewers and stormwater drains to which drainage connections from his site are to be proposed. The developer should verify the existence of any drains/sewers/utilities and also their exact locations, levels and alignments on site in order to ascertain the positions and levels of the proposed manholes and the associated connection works. The developer should also verify that the existing government drains/sewers, to which connections are proposed, are in normal working conditions and capable for taking the discharge from the site;
- (g) to note the comments of District Officer/Tuen Mun (DO/TM) that:
- i. the proposed columbarium is in close proximity to an open channel maintained by her office. The existing stream course is a storm water channel. Discharge of effluent from the works site to the channel is not allowed;
 - ii. the applicant should check and ensure storm water discharged from the works site will not adversely affect the discharging capacity of the drainage system;
 - iii. the applicant should not block or chock the drainage system during and after the construction period;

- iv. the applicant should make good of any damages to the drainage system at his own cost; and
- v. her office will not maintain any drainage works that is connected by the applicant;
- (h) to note the comments of Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans and licensing application. Furthermore, the emergency vehicle access provision in the captioned site shall comply with the requirements stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by the BD;
- (i) to note the comments of Director of Agriculture, Fisheries and Conservation that trees surrounding the Site shall not be disturbed and precautionary measures shall be in place before commencement of works on site; and
- (j) to liaise with the nearby residents, religious institutions and other parties including Tuen Mun District Council, if required, and to provide them with relevant information of the proposed development to address their concerns.