



The Secretary,
Town Planning Board
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong
(Attn. Ms. Leticia LEUNG)

Your Ref.: TPB/Y/TP/39

Dear Sir/ Madam,

10 June 2025

Section 12A Rezoning Application from “Village Type Development” to “Government, Institution or Community (3)” for Regularisation of a Pre-cut-off Columbarium ancillary to Buddhist Cheung Ha Temple, Lot Nos. 1087 and 1130 in D.D. 6 and Adjoining Government Land, Tai Po

We refer to the Further Information (I) (F.I. (I)) submitted on 17.2.2025 and 20.2.2025.

In response to the comments from Environmental Protection Department and Drainage Services Department on the F.I. (I) sent to us via Sha Tin, Tai Po and North District Planning Office's emails on 12.3.2025 and 1.4.2025 respectively, please find attached 4 copies of the table of our response to departmental comments with revised Sewerage Impact Assessment for your attention.

We note that the Private Columbaria (Amendment) Ordinance 2025 was gazetted on 30.5.2025. However, there are a number of Pre-cut-off Columbaria that have submitted Licence application to the Private Columbaria Licensing Board (PCLB) and still cannot meet the planning-related requirements. The Government have introduced an additional option for the operators of Pre-cut-off Columbarium to submit a new Exemption application¹ to the PCLB. Pre-cut-off Columbaria that may have successfully obtain an Exemption through the new application can retain niches they sold before the enactment of the Private Columbaria Ordinance. With such pragmatic and sympathetic approach, it enables the Pre-cut-off Columbaria to continue operating at their current scale, avoids social disruption from large-scale ash disposal, and at the same time, minimises their impact on the neighbourhood.

However, we have been informed that Buddhist Cheung Ha Temple (BCHT) is not eligible to apply for the new Exemption application, because it cannot fulfill one of the conditions that no previous planning application in respect of the columbarium has been refused by the Town Planning Board (TPB). In this regard, the Applicant has to continue with the Licence application, and this section 12A application is submitted in order to partly comply with the licensing requirements under the PCO and partly to satisfy the town planning requirements. This is the essential and only mechanism to obtain the Licence.

¹ Unlike that applicable to a Licence, an Exemption application is not required to fulfil the planning-related requirement, nor submit a management plan for prior approval by the PCLB.

Burial and worship arrangement are necessary elements to allow family, relatives and friends pay respect to their ancestors and loved ones, an important matter for both the departed and the living. The wish of the deceased to have their cremated ashes to be properly placed should be respected. In view of the long history of the columbarium and no insurmountable technical problem anticipated, we sincerely hope that honourable members of the TPB could give sympathetic consideration to this application.

Yours faithfully,

Toco Planning Consultants Ltd.



Ted Chan
Managing Director



c.c. DPO/STN - Mr. Nicol YU