VISION PLANNING CONSULTANTS LTD.
弘域城市規劃顧問有限公司

Our Ref: TP-KSR/RA/FLL/26-08 **By Hand**
Date: 16 November, 2026

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong.

Dear Sirs,

Rezoning Application from "Village Type Development" Zone to "Government, Institution or Community (4)" Zone at Nos. 74-75 Kam Shan Road and Adjoining Government Land, Tai Po, New Territories *(Application No. Y/TP/43)* – *Further Information 4*

The Applicant would like to submit herewith, a total of 4 hardcopy sets of (i) the Response to Comments **("R-to-C")** table **(Table A)** to respond to comments raised by the Drainage Services Department, and (ii) three replacement pages (i.e. Page 8, Page 16 and Figure 6a) of the Planning Statement in response to comments raised by the Planning Department.

The applicant would also like to confirm that the crowd gathering point for all visitors will be confined in the waiting area within the Application Site.

Should you have any queries with regard to the above, please do not hesitate to contact our Miss Michelle NG at [redacted] or the undersigned at [redacted].

Thank you very much for your kind attention.

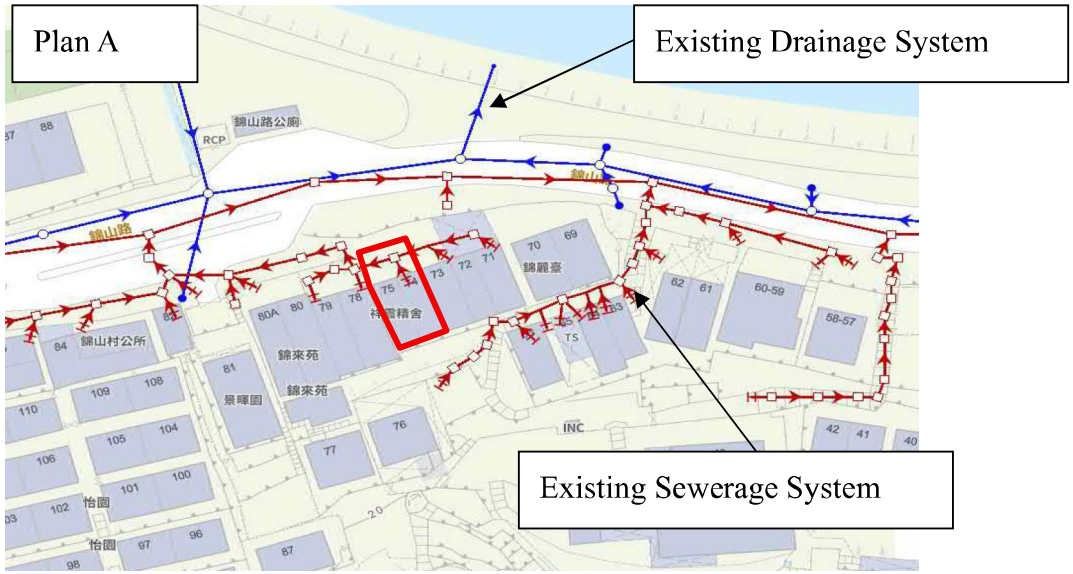
Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.

Kim On CHAN
Managing Director
Encl.
[KC/MN] [TP-KSR2/RA/CHCS/26-08]
c.c. Client

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Table A Applicant's Responses to Departmental Comments

Departmental Comments		Applicant's Responses
1.	**Drainage Services Department (DSD, Contact Person: Ms. Vicky Sy, Tel.: 3965 8928)**	
a.	It is noted that there is no information regarding how to collect and discharge surface runoff and how to discharge of sewerage generated for the captioned site. The applicant is requested to submit the current adopted drainage and sewerage system, or submit a drainage and sewerage proposal if no drainage and/or sewerage system for the site to the satisfaction of Director of Drainage Services or the TPB to ensure that it will not cause adverse drainage and sewerage impact to the adjacent area.	The Applicant wishes to confirm that toilet facilities are available for shared use should visitors require them. One is unisex toilet and one accessible-disabled toilet are situated at No.72 Kam Shan Road (through No. 71 Kam Shan Road); both of these two existing toilet facilities are owned by the Applicant. No additional brown-water (ground, cleaning-wash, hand-washing water) arising from the proposed development will discharge into the existing drainage system.  Upon TPB's agreement on present rezoning application, the Applicant shall apply for an operation license under the Private Columbaria Ordinance. The Applicant shall follow strictly to the Application Guide for Private Columbarium License and Other Specified Instruments and comply with the environmental related requirement in providing detailed specifications of the soak-away system, including particulars of the company to provide regular services for such treatment facilities as specified in Chapter 15 and Annex 10.

Departmental Comments	Applicant's Responses
	 Plan A above shows the alignment of the existing drainage and sewerage systems running in the vicinity of the Rezoning Area Extracted: https://www.map.gov.hk/gm/map/search/faci/__DSD_DP_M Legend: https://www.map.gov.hk/gm/res/images/legend/dsd/Legend_DSD_GeoInfo_Map.pdf

Kam Shan with MTR Tai Po Market Station **(Figure 5**). **Appendix 5** sets out full route details for these franchised bus services.

5. INDICATIVE REZONING PROPOSAL

Substantial Improvement Measures

5.1 Having regard to concerns raised across the three previous rezoning applications and in the interests of better integrating the proposed columbarium with the local community while minimising disturbance to neighbourhood, the Applicant has incorporated the following refinements into the present rezoning scheme relative to the most recent proposal under Application No. Y/TP/37.

a. A substantial 41.9% reduction in niche numbers, from 1,700 to 988 (including the 162 pre-cut-off sold single niches);
b. Shortening of daily operating hours by two hours, from 9am - 5pm (8 hours) to 10am - 4pm (6 hours) from Mondays to Saturdays (operation closes on Sundays);
c. A 50% reduction in maximum number of visitors permitted per booking session, from 24 to 12 persons;
d. A further 15-minute extension to each visiting session, from 30 minutes to 45 minutes (reducing daily visiting sessions by 50%, from 16 to 8);
e. A 240% increase in twin-niches reserved for indigenous villagers of Kam Shan Village, from 50 to 170 twin-niches;
f. Provision of independent entrance with a minimum 1.9m clearance set-back for users of Nos. 71-73 Kam Shan Road will facilitate optimal shared-use arrangements, and
g. Provision of at least 1.8m tall metal fence to enclose the waiting area and vertical screening landscaping treatments along the eastern and western of the fence.

Community Integration

5.2 With the above-mentioned scheme refinements, the maximum permitted daily visitor number will be limited to 96 persons, representing an average of only 16 visitors per operating hour. Vertical screening landscaping along both (eastern and western) sides of the waiting area boundary will enhance the degree of privacy for adjacent developments.

5.3 The expanded allocation of reserved twin-niches for indigenous villagers of Kam Shan Village will benefit up to 170 local households. This feature underscores the facility's function as a local community resource, while aligning fully with

Ku Ngam Ching Yuen 古巖淨苑 (A/ST/1013)	Lei Uk Tsuen 李屋村	

6.13 The proposed columbarium constitutes a needed community-oriented facility serving wider public needs. Subject to the proposed operating constraints, it will operate in a tidy, clean and quite manner, with an average of only 16 visitors per hour between 10am and 4pm from Mondays to Saturdays.

6.14 **Figure 5** shows those non-village type developments within the subject "V" zone. They include shop and services, temples/religious institutions, international school (about 3,500m^2 in extent), schools, recreational areas, public convenience, refuse collection point, factory, tutorial school and eating place.

6.15 Vertical landscaping on both sides of metal waiting area fence will deliver substantial visual screening and improve the degree of privacy for adjacent developments. Results from the Street Interview Survey (**"SIS"**) appended as **Appendix 6** show that, out of 103 interviewees, only 17.5% expressed opposition to the proposed columbarium at the Rezoning Area, citing the principal concerns below:

(i) Potential psychological impacts.
(ii) Perceived a bit too close proximity to residential dwellings.
(iii) Risk of noise nuisance (from religious activities) and air-quality nuisance (from incense burning).
(iv) Risk of overcrowding during Special Festival Periods disrupting local residents' normal daily routines.

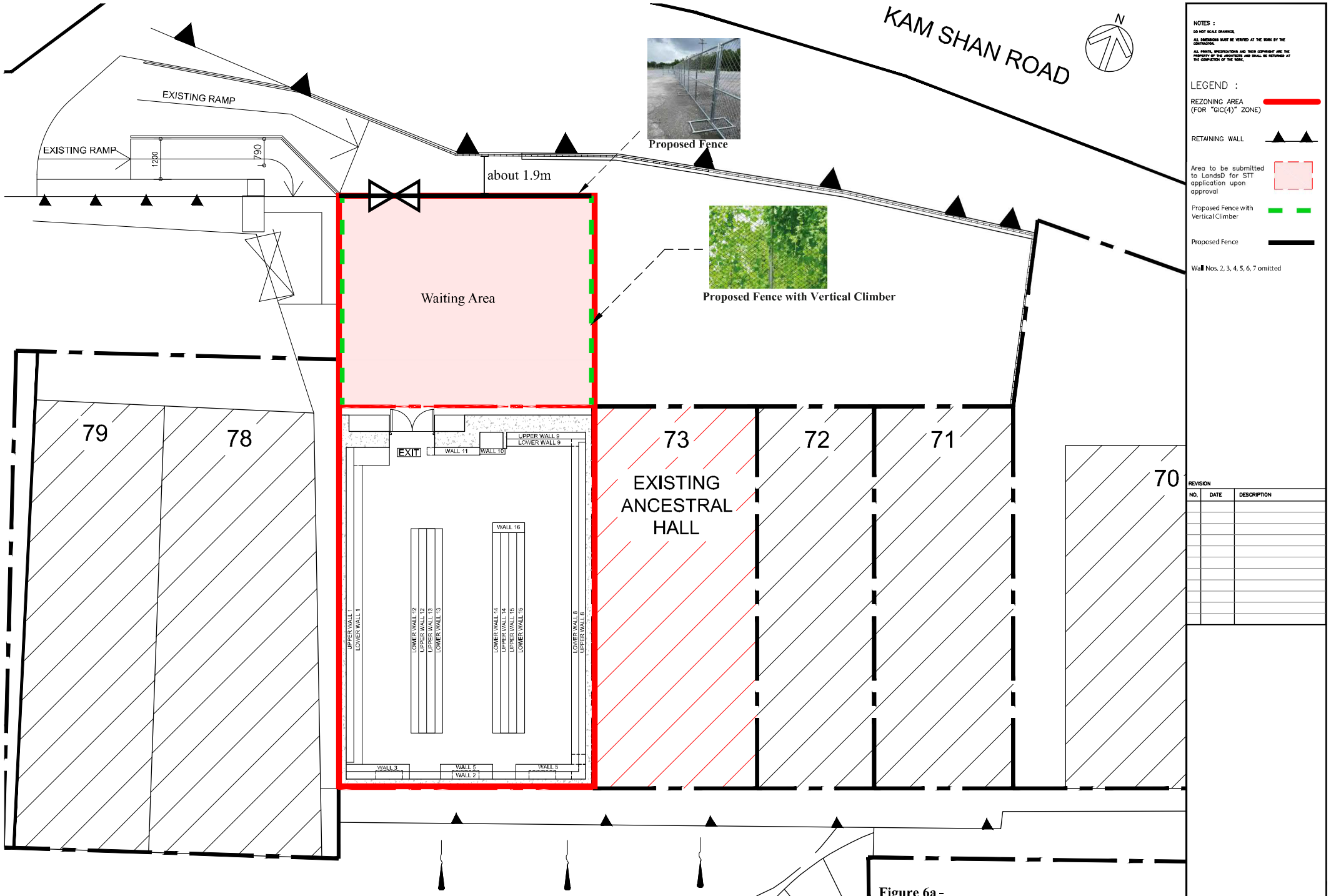


Figure 6a -
Indicative Layout of the (Proposed) Exisiting Columbarium

Appendix Ic