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Spencer Ka Tsun LEUNG/PLAND

寄件者: longlife longlife <[REDACTED]>
寄件日期: 2025年06月03日星期二 11:32
收件者: Spencer Ka Tsun LEUNG/PLAND
主旨: Re: Planning Application No. Y/YL-TYST/11 - Comments
附件: Replacement pages (rev.1).pdf

類別: Internet Email

Dear Mr. LEUNG,

Please find the attachment for replacement page.

[Thanks And Regards,](#)

Miss Wong
[REDACTED]

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	NO.45, TAN KWAI TSUEN, HUNG SHUI KIU, YUEN LONG, N.T. (DD.124 LOT NO.3971 R.P.)		
Site area 地盤面積	1397	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO.S/YL-TYST/14		
Zoning 地帶	RESIDENTIAL (GROUP B)3		
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from "RESIDENTIAL (GROUP B)3" to "OTHER SPECIFIED USES" 把申請地點由 _____ 地帶改劃為 _____		

Development Parameters (for indicative purpose only) 發展參數(只作指示用途)

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	305.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.2188 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
	Composite 綜合用途		

2. Description of Lots & Buildings

General description of the site

The Columbarium locates in Tan Kwai Tsuen abutting a footpath and a cycle track at the west. Total width of this footpath and a cycle track is over 6m. The other side of the cycle track is a 23m wide nullah separating the Tan Kwai village from Wo Ping Lane Road. The site, via a footbridge over the 23m wide nullah, is about 37m from the Wo Ping Lan San Tsuen Lane Road. Via the footpath and towards the north, the site is about 160 metre from the Castle Peak Road where a MTRC light rail station and the bus stops of several routes are located.

The total area of the site is 1397 m² and is enclosed by solid wall of height about 1.8m. At the back of the eastern side boundary wall there is an adjoining residential block. A row of trees had been planted to provide privacy to the columbarium. (The attached location plan refers.)

There are 2 buildings inside the site namely Building 1 and Building 2. Building 1 is a 2 storey high building where columbarium niches (totally 2987 nos.) are installed at only the ground floor (gross floor area is 124 sq m). Building 2 is a single storey building structure with gross floor area 57.6 sq m. Columbarium niches (totally 1992 nos.) are also installed in this building. The First floor of Building 1 is an ancillary office of the Columbarium where toilet for the management locates.

There are totally 3 number of entrances at the site. Two gates each with width over 3 m is located at the western boundary wall abutting the footpath and the cycle track. A 1 m wide door is located at the eastern boundary wall adjoining the nearby residential estate. 10m away from this entrance is an open space car park able to accommodate the parking of over 100 number private cars and lorries.

3. Rezoning Proposal

3.1 the purpose

The Columbarium site locates in the Tan Kwai Tsuen, an area zoned as "Residential (Group B)" in the Outline Zoning Plan (OZP) No. S/YL-TYST/14. The purpose of the application is for re-zoning the application site in the OZP for the development use of "OTHER SPECIFIED USES" annotated "Columbarium" thus complying with the licence requirement for columbarium as mentioned in paragraph 1. An Extract of the OZP No. S/YL-TYST/14 at Tan Kwai Tsuen is attached in the **Appendix D** for reference.

Other Specified Uses

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Columbarium	Public Utility Installation Utility Installation for Private Project

3.2 The Development Schedule

The development schedule, the Schedule of Structures and the Schedule of Niche Count of the Columbarium are summarized in the following tables:

Development schedule

Site Area	1397 m ²
GFA	305.6 m ²
Covered Area	181.6 m ²
Plot Ratio	0.2188
Site Coverage	13.00%.
Nos. of Buildings	2
No. of Storey	Max. 2
Maximum Building Height	7.62m (2-storey main building)

6. Impact Assessment

The following assessments shall be addressed to investigate the technical feasibility of the proposed development:

- a. Traffic Impact
- b. Environmental
- c. Sewerage
- d. Tree Preservation and Landscape Proposal

6.0 Basic Characteristics of the Development

instinctive

- a. there is no vehicular access to the site
- b. there are many tall standard tree existing in the site
- c. there is no kitchen in the development
- d. the site is well-served by road-based public transport
- e. the site is accessible by several 3m wide footpath of with high grade (Grade A) of Level of Service

Operative

- f. No joss paper burning activity
- g. No noisy religious ceremony
- h. Additional mobile toilets will be supplement in those Special Days, the days during the Ching Ming and Chung Yeung Festival Periods defined as follows:
 - (i) 2 Sundays before the Ching Ming and Chung Yeung Festival Days
 - (ii) On the the Ching Ming and Chung Yeung Festival Days
 - (iii) 2 Sundays after the Ching Ming and Chung Yeung Festival Days
 - (iv) Any public holidays within the 2 Sundays before and after the Ching Ming and Chung Yeung Festival Days
- i. Special traffic arrangements will be proposed by the applicant to minimize the potential impact associated with the Proposed Columbarium.
- j. Normal operation hours of the Proposed Columbarium is from 9:00 to 17:00 hours on normal weekdays and weekends, During the Ching Ming and Chung Yeung Festival Periods the Proposed Columbarium shall operation between 9:00 to 17:00 hours
- k. Mandatory Policy Agreement in Condition of Sale for the niches will be imposed to specify the above-mentioned restrictions in the Proposed Columbarium.

6.1 Traffic Impact Assessment (TIA)

6.1.1 The existing traffic situation

The subject site is located in Tan Kwai Tsuen in Hung Shui Kiu, Yuen Long. The subject site is bounded by a footpath and a cycle track to the west along a nullah, a residential development to the east, and various other temporary developments to the north and to the south. The subject site does not abut any road carriageway and therefore cannot be accessed by vehicular traffic. The subject site is served by Wo Ping San Tsuen Lane, a single-2 carriageway local road about 60m away, the Tan Kwai Tsuen Road, a single-carriageway local road about 150m away and Castle Peak Road-Hung Shui Kiu, a dual-2/3carriageway Trunk Road about 200m away. The subject site, however, is well-served by road-based public transport and there are numerous franchised bus, green minibus (GMB), red minibus(RMB), and MTR light Rail Transit (LRT). Table 6.1 showing the details of these services refers.

Table 6.1 ROAD-BASED PUBLIC TRANSPORT SERVICES OPERATING NEAR THE SUBJECT SITE

Route	Origin - Destination	Frequency (min)	Remark
KMB 53	Yoho Mall (Yuen Long) ↔ Tsuen Wan (Nina Tower)	25 -35	
KMB 63X	Hung Shui Kiu (Hung Fuk Estate) ↔ Jordan (West Kowloon Station)	12-30	
KMB 68A	Long Ping Estate ↔ Tsing Yi Station	8-20	
KMB 68X	Mogn Kok (Park Avenue) ↔ Hung Shui Kiu (Hung Fuk Estate)	9-25	
KMB 258A	Hung Shui Kiu (Hung Fuk Estate) → Lam Tin Station	1 per AM	(1)
KMB 258P	Hung Shui Kiu (Hung Fuk Estate) → Lam Tin Station	12-30	(3)
KMB 258P	Lam Tin Station → Hung Shui Kiu (Hung Fuk Estate)	20-30	(4)
KMB 261P	Tuen Mun (Siu Hong Court) → Sheung Shui (Ting Ping)	2-3 per AM	(3)
KMB 261P	Sheung Shui (Ting Ping) → Tuen Mun (Siu Hong Court)	1 per PM	(2)
KMB 268X	Hung Shui Kiu (Hung Fuk Estate) ↔ Jordan (West Kowloon Station)	10-30	
KMB 276P	Tin Shui Wai Station ↔ Sheung Shui	5-20	
KMB 960A	Central → Hung Shui Kiu (Hung Fuk Estate)	1 per PM	(2)
KMB 960P	Hung Shui Kiu (Hung Yuen Road) → Wan Chai North	10-35	(5)

KMB 960X	Hung Shui Kiu (Hung Yuen Road) → Quarry Bay	5 per AM	(1)
LWB NA37	Tin Shui Wai Town Centre → HZMB Hong Kong Port	1 per Day	(6)
CTB N969	Tin Shui Wai Town Centre ↔ Tin Shui Wai Town Centre	30	(6)
MTRB K75A	Tin Shui Wai Station ↔ Hung Shui Kiu	30	
MTRB K75P	Tin Shui ↔ Hung Shui Kiu	10-15	
NLB B2	Yuen Long Station ↔ Shenzhen Bay Port	60	
GMB 32	Yuen Long Station ↔ Tan Kwai Estate	10-15	
GMB 621	Hung Fuk Estate ↔ Tin Shui Wai Hospital	20-30	
GMB 622	Hung Fuk Estate ↔ Long Ping Station	15-30	(6)
GMB 606S	Yuen Long (Fung Cheung Road) ↔ Tsim Sha Tsui East	6-13	
RMB	Tuen Mun (Chi Lok Fa Yuen) ↔ Yuen Long (Yuen Long Hong Lok Rd)	n/a	
RMB	Tsuen Wan (Chung On St) → Tuen Mun and Yuen Long	n/a	(6)
RMB	Mong Kok (Reclamation St) → Tuen Mun and Yuen Long	n/a	
RMB	Yuen Long ↔ Jordan Rd (Parkes St)	n/a	
LRT 610	Yuen Long ↔ Tuen Mun Ferry Pier	7-17	
LRT 614	Yuen Long ↔ Tuen Mun Ferry Pier	14-23	
LRT 615	Yuen Long ↔ Tuen Mun Ferry Pier	9-23	
LRT 751	Tin Yat ↔ Yau Oi	6-15	

Note:

KMB – Kowloon Motorbus LWB – Long Wing Bus CTB – City Bus
MTRB – MTR Feeder Services NLB – New Lantau Bus GMB – Green Minibus
RMB – Red Minibus LRT – MTR Light Rail Transit

Remarks:

- (1) Monday to Friday. AM Peak Only. Except Public Holidays.
- (2) Monday to Friday. PM Peak Only. Except Public Holidays.
- (3) Monday to Saturday. AM Peak Only. Except Public Holidays.
- (4) Monday to Saturday. PM Peak Only. Except Public Holidays.
- (5) Monday to Sunday. AM Only. Except Public Holidays.
- (6) Overnight Services.

6.4 Tree Preservation and Landscape Proposal

(a) Summary of Tree preservation and landscape proposal

This proposal was based on the Tree Preservation and Landscape Proposal (to be submitted after approval of planning statement) prepared by Messrs LanDes, a landscaping consultant in 2013. The 14 numbers of trees existing in 2013, however, was reduced to 4 numbers during several typhoons during the last 13 years. Among them the Typhoon Mangkhut in 2018 was one of the severe one. These remaining trees on site will be preserved. In order to provide quality landscape for the proposed development soft landscape works and new trees will be provided.

(b) Landscape Assessment

A tree survey has been carried out on 13th June 2012. A total of 14 nos. of trees within site boundary were recorded. The dominant tree species is *Euphoria longan*. The remaining trees, i.e. *Araucaria heterophylla*, *Celtis sinensis* and *Plumeria rubra* var. *acutifolia* are also common plantation species in Hong Kong. 4 nos. of tree respectively T03, T04, T04 and T09 as stipulated in the Tree Survey Schedule included in the Proposal was damaged and removed off site during the Typhoon Mangkhut in 2018.

The aim of the landscape proposals is to respond to site conditions, building form and function and to provide a quality landscape scheme. The main factors to be taken into consideration are:

- Response to the site context, both in terms of landscape character and visual amenity.
- Response to the existing buildings and its architectural style.
- Creation of a green setting by maximizing the opportunity for soft landscape.
- Enhancement of the local biodiversity.
- Establishment of pleasant landscape areas which meet the varying needs of residents and satisfy the active and passive recreational requirements of the visitors.
- Minimization of future maintenance requirements

These are initiatives of the applicant to show good will and consideration to the neighbouring residents.

8.6 Appropriate Form of Development

The development proposal is a low density one, with a plot ratio of 0.2188, a site coverage of 13%, and a maximum building height of 7.62m.

The existing zoning on the OZP, i.e. "R(B)3" zone, allows maximum plot ratio of 1, maximum site coverage of 40%, maximum building height of 36m and 12 storeys. The dimensions of the proposed development have a much smaller density and height. Thus, the form of development will not have any adverse impact to the vicinity in terms of design and height.

8.7 No Adverse Impacts

The traffic, environment, sewage and landscape assessments show that the proposed columbarium will not impose adverse traffic, environmental, sewage, landscape or visual impacts to the area.

8.8 Planning Gain

The lack of supply and the keen demand for columbaria has become a serious social and political problem for the society and the government. The Government wishes every district to take up its share of responsibility to erect columbaria in each district. District Councils refuse to accept columbaria in their districts because they consider them offence.

To approve this columbarium will attain a significant planning gain:

He also offers 50 free niches to the Lord Grace Church of Hong Kong (a Christian community) for those who cannot afford a niche.

a. Social Aspect

The columbarium helps to meet the keen demand for the niches in North West New Territories,

Appendix D

Extract of OZP No. S/YL-TYST/14 at Tan Kwai Tsuen
