2024年 11月 5 日

此文件在_____收到，城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on -5 NOV 2024.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S12A
表格第 S12A 號

APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)第12A條遞交的修訂圖則申請

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a「✔」at the appropriate box 請在適當的方格內上加上「✔」號

240 2444 9/10 By hand

Form No. S12A 表格第 S12A 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	Y/TP/39
	Date Received 收到日期	-5 NOV 2024

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址： http://www.tpb.gov.hk/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

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1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☑ Company 公司 / ☐ Organisation 機構)

Buddhist Cheung Ha Temple Ltd.

佛教長霞淨院有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☑ Company 公司 / ☐ Organisation 機構)

Toco Planning Consultants Limited

達材都市規劃顧問有限公司

3. Application Site 申請地點

(a)	Whether the application directly relates to any specific site? 申請是否直接與某地點有關？	Yes 是 ☑ No 否 ☐ （Please proceed to Part 4 請跳到第 4 部分填寫）
(b)	Full address/ location/ demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lot Nos. 1087 and 1130 in D.D. 6 and Adjoining Government Land, 43-45, Kam Shan Village, Tai Po
(c)	Site Area 申請地點面積	1,052.4 sq.m 平方米 ☑ About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	662.2 sq.m 平方米 ☑ About 約
(e) Current use(s) 現時用途	The site is currently occupied by two 2-storey temple-cum-columbarium structures (namely Building A and Building B) and an open-air courtyard related to the religious and columbarium operation of BCHT at the upper platform, access area connecting the main temple access at the lower platform (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. Eligibility of Applicant 申請人資格

The applicant 申請人 –

☑ (a) is a person whose name is registered in the Land Registry as that of the sole owner or one of the owners of any non-Government land within the application site, when this application is made[&] (if the applicant is the sole owner, there is no need to fill in Part 5).
(a) 是一名人士，其姓名或名稱於提出申請時已在土地註冊處註冊，該註冊顯示申請人為申請地點內任何非政府土地的唯一或其中一名擁有人[&](如申請人為唯一擁有人，不用填寫第 5 部分)。

☐ (b) is a person who has obtained consent to this application from at least one owner as defined in (a) above[&].
(b) 是一名人士，已獲得最少一名上述 (a) 所界定的擁有人同意這宗申請[&]。

☐ (c) is a person who has obtained consent to this application from the Director of Lands in relation to any government land within the application site[&].
(c) 是一名人士，就這宗申請地點內的任何政府土地，已獲得地政總署署長同意這宗申請[&]。

☐ (d) is a public officer.
(d) 是公職人員。

☐ (e) is a public body as defined by section 2 of the Prevention of Bribery Ordinance (Cap. 201).
(e) 是《防止賄賂條例》(第 201 章)第 2 條所界定的公共機構。

5. Statement on Consent from/Notification to "Current Land Owner"[#] 就「現行土地擁有人」[#]的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s) "[#].
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –
☐ has obtained consent(s) of ..... "current land owner(s)"[#].
已取得 ..... 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

☐ has notified ..... "current land owner(s)"#
已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

☐ has taken reasonable steps to obtain consent of or give notification to "current land owner(s):
已採取合理步驟以取得「現行土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of "Current Land Owner(s)"# 取得「現行土地擁有人」# 的同意所採取的合理步驟

☐ sent request for consent to the "current land owner(s)"#& on _____ (DD/MM/YYYY)
於_____(日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to "Current Land Owner(s)"# 向「現行土地擁有人」# 發出通知所採取的合理步驟

☐ published notices in local newspapers& on _____ (DD/MM/YYYY)
於_____(日/月/年)在指定報章就申請刊登一次通知&

☐ posted notice in a prominent position on or near application site/premises& on
_____ (DD/MM/YYYY)
於_____(日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee& on _____ (DD/MM/YYYY)
於_____(日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

☐ others (please specify)
其他（請指明）

_____

_____

_____

_____

Note: May insert more than one「✔」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註: 可在多於一個方格內加上「✔」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Plan Proposed to be Amended 擬議修訂的圖則

(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Po Outline Zoning Plan No. S/TP/30
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	Village Type Development

7. Proposed Amendments 擬議修訂

(a) Propose to rezone the application site to the following zone(s)/use(s)
(May insert more than one 「✔」) (Please illustrate the details on plan)
建議將申請地點的用途地帶改劃作下列地帶 / 用途
(可在多於一個方格內加上「✔」號) (請在圖則顯示詳情)

☐ Comprehensive Development Area [ ]
綜合發展區 [ ]

☐ Residential (Group ☐A/☐B/☐C/☐D/☐E) [ ]
住宅 (☐甲類 / ☐乙類 / ☐丙類 / ☐丁類 / ☐戊類) [ ]

☐ Agriculture [ ] 農業 [ ]

☐ Industrial (Group D) [ ] 工業（丁類）[ ]

☑ Government, Institution or Community [3]
政府、機構或社區 [ ]

☐ Recreation [ ] 康樂 [ ]

☐ Country Park [ ] 郊野公園 [ ]

☐ Conservation Area [ ] 自然保育區 [ ]

☐ Commercial [ ] 商業 [ ]

☐ Village Type Development [ ]
鄉村式發展 [ ]

☐ Industrial [ ] 工業 [ ]

☐ Open Storage [ ] 露天貯物 [ ]

☐ Open Space [ ] 休憩用地 [ ]

☐ Green Belt [ ] 綠化地帶 [ ]

☐ Coastal Protection Area [ ]
海岸保護區 [ ]

☐ Site of Special Scientific Interest [ ]
具特殊科學價值地點 [ ]

☐ Other Specified Uses (☐Business/☐Industrial Estate/☐Mixed Use/☐Rural Use/☐Petrol Filling Station/☐Others (please specify_____)) [ ]
其他指定用途 (☐商貿 / ☐工業邨 / ☐混合用途 / ☐鄉郊用途 / ☐加油站 / ☐ 其他 (請註明：_____)) [ ]

☐ Road 道路

☐ Others (please specify_____)
其他 (請註明：_____)

Please insert subzone in [ ] as appropriate.
請於[ ]內註明支區，如適用。

(b) Propose to amend the Notes of the Plan(s) 建議修訂圖則的《註釋》

☐ Covering Notes 《註釋》說明頁

☑ Notes of the zone applicable to the Site 適用於申請地點土地用途地帶的《註釋》

Details of the proposed amendment(s) to the Notes of the Plan, where appropriate, are as follows:
(Please use separate sheets if the space below is insufficient)
建議修訂圖則的《註釋》的詳情，如適用：
(如下列空間不足，請另頁說明)

Please see attached Planning Statement.

☑ Proposed Notes of Schedule of Uses of the zone attached
夾附對《 註釋 》的擬議修訂

8. Details of Proposed Amendment (if any) 擬議修訂詳情 (倘有)

☑ Particulars of development are included in the **Appendix**.
附錄包括一個擬議發展的細節。

☐ No specific development proposal is included in this application.
這宗申請並不包括任何指定的擬議發展計劃。

9. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要請另頁說明。

Please see attached Planning Statement.

10. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

☐ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人

Signature 簽署 ..... Jchan .....

CHAN TAT CHOI
Name in Block Letters 姓名（請以正楷填寫）

Managing Director
Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格
☑ Member 會員 / ☐ Fellow of 資深會員
☑ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會/ ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他 ...MPIA.....

on behalf of 代表 Toco Planning Consultants Limited

☑ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期 9.10.2024 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.
委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

   (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
   處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
   (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
   方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)
根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)
擬議發展的發展計劃（只作指示用途）

1. Development Proposal 擬議發展計劃

☑ Proposed Gross floor area (GFA) 擬議總樓面面積	969.1 sq.m. 平方米	☑ About 約
☑ Proposed plot ratio 擬議地積比率	0.92	☑ About 約
☑ Proposed site coverage 擬議上蓋面積	55.2 %	☑ About 約
☑ Proposed number of blocks 擬議座數	2	
☑ Proposed number of storeys of each block 每座建築物的擬議層數	2 storeys 層 ☐ include 包括 ____ storeys of basements 層地庫 ☐ exclude 不包括 ____ storeys of basements 層地庫	
☑ Proposed building height of each block 每座建築物的擬議高度	8, 10 m 米	☑ About 約
	mPD 米(主水平基準上)	☐ About 約
☐ Domestic part 住用部分		
GFA 總樓面面積	sq.m. 平方米	☐ About 約
number of units 單位數目		
average unit size 單位平均面積	sq.m. 平方米	☐ About 約
estimated number of residents 估計住客數目		
	GFA 總樓面面積	
☑ Non-domestic part 非住用部分	969.1 sq.m.平方米	☑ About 約
☐ hotel 酒店	sq.m.平方米	☐ About 約
	(please specify the number of rooms 請註明房間數目:)	
☐ office 辦公室	sq.m.平方米	☐ About 約
☐ shop and services/eating place 商店及服務行業/食肆	sq.m.平方米	☐ About 約
☐ Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)	
☑ other(s)其他	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積) Religious Use: 242.5sqm Columbarium: 520.9sqm Covered Access: 181.2sqm Supporting Facilities: 24.5sqm	
☐ Open space 休憩用地	(please specify land area(s)) (請註明面積)	
☐ private open space 私人休憩用地	sq.m.平方米	☐ Not less than 不少於
☐ public open space 公共休憩用地	sq.m.平方米	☐ Not less than 不少於

☐ Transport-related facilities 與運輸有關的設施

☐ parking spaces 停車位 (please specify type(s) and number(s)) (請註明種類及數目)

Private Car Parking Spaces 私家車車位 .....
Motorcycle Parking Spaces 電單車車位 .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....
Others (Please Specify) 其他 (請列明) .....
.....

☐ loading/unloading spaces 上落客貨車位 (please specify type(s) and number(s)) (請註明種類及數目)

Taxi Spaces 的士車位 .....
Coach Spaces 旅遊巴車位 .....
Light Goods Vehicle Spaces 輕型貨車車位 .....
Medium Goods Vehicle Spaces 中型貨車車位 .....
Heavy Goods Vehicle Spaces 重型貨車車位 .....
Others (Please Specify) 其他 (請列明) .....
.....

☐ other transport-related facilities 其他與運輸有關的設施 (please specify type(s) and number(s)) (請註明種類及數目)
.....
.....

Use(s) of different floors (if applicable) 各樓層的用途(如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
Building A	G/F	Religious use, columbarium, supporting facilities, covered access
	1/F	Religious use, columbarium, toilet, supporting facilities, covered access
Building B	G/F	Religious use, columbarium, covered access, covered landscape area
	1/F	Columbarium, covered access

Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途
Religious and recreational courtyard and pedestrian access.
.....
.....

Any vehicular access to the site? 是否有車路通往地盤?

Yes 是 ☐ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明道路名稱(如適用))
.....

☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)
.....
.....

No 否 ☑

For Development involving columbarium use, please complete the table in the Annex to this Appendix.
如發展涉及靈灰安置所用途，請填妥於此附件後附錄的表格。

2. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情 ....
	No 否	☑
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
	No 否	☑

Would the development proposal cause any adverse impacts?
擬議發展計劃會否造成不良影響？

On environment 對環境	Yes 會 ☐	No 不會 ☑
On traffic 對交通	Yes 會 ☐	No 不會 ☑
On water supply 對供水	Yes 會 ☐	No 不會 ☑
On drainage 對排水	Yes 會 ☐	No 不會 ☑
On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑

_____
_____

Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)
請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

Please see attached Planning Statement.
.....
.....
.....
.....
.....
.....

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches 在龕位內最多可安放骨灰的數量	20,205
Maximum number of sets of ashes that may be interred other than in niches 在非龕位的範圍內最多可安放骨灰的數量	0
Total number of niches 龕位總數	11,726
Total number of single niches 單人龕位總數	3,907
Number of single niches (sold and occupied) 單人龕位數目 (已售並佔用)	1,131
Number of single niches (sold but unoccupied) 單人龕位數目 (已售但未佔用)	657
Number of single niches (residual for sale) 單人龕位數目 (待售)	2,119
Total number of double niches 雙人龕位總數	7,369
Number of double niches (sold and fully occupied) 雙人龕位數目 (已售並全部佔用)	954
Number of double niches (sold and partially occupied) 雙人龕位數目 (已售並部分佔用)	1,941
Number of double niches (sold but unoccupied) 雙人龕位數目 (已售但未佔用)	681
Number of double niches (residual for sale) 雙人龕位數目 (待售)	3,793

Total no. of niches other than single or double niches (please specify type) 除單人及雙人龕位外的其他龕位總數 (請列明類別)	Triple-urn 252	Quadruple-urn 192	Sextuple-urn 6
Number. of niches (sold and fully occupied) 龕位數目 (已售並全部佔用)	4	4	0
Number of niches (sold and partially occupied) 龕位數目 (已售並部分佔用)	52	54	1
Number of niches (sold but unoccupied) 龕位數目 (已售但未佔用)	14	15	0
Number of niches (residual for sale) 龕位數目 (待售)	182	119	5

Proposed operating hours 擬議營運時間

9:00 a.m. - 5:30 p.m. for normal days
7:00 a.m. - 7:00 p.m. for Ching Ming and Chung Yeung Festivals and shadow period

@ Ash interment capacity in relation to a columbarium means –
就靈灰安置所而言，骨灰安放容量指：
- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

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	Lots. 1087 and 1130 in D.D. 6 and adjoining Government Land, Kam Shan, Tai Po 新界大埔錦山丈量約份第 6 約地段第 1087 號及 1130 號及毗鄰的政府土地
Site area 地盤面積	1,052.4 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 662.2 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Tai Po Outline Zoning Plan No. S/TP/30 大埔分區計劃大綱核准圖編號 S/TP/30
Zoning 地帶	Village Type Development 鄉村式發展
Proposed Amendment(s) 擬議修訂	☐ Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 ☑ 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》 ☑ Rezone the application site from "Village Type Development" to "Government, Institution or Community (3)" 把申請地點由「鄉村式發展」地帶改劃為「政府、機構或社區(3)」

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

		sq.m 平方米	Plot Ratio 地積比率
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	- ☐ About 約 ☐ Not more than 不多於	- ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	969.1 ☑ About 約 ☐ Not more than 不多於	0.92 ☑ About 約 ☐ 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	-	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米 ☐ (Not more than 不多於)
		-	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		-	Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
	Non-domestic 非住用	10	m 米 ☑ (Not more than 不多於)
		-	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		2	Storeys(s) 層 ☑ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
	Composite 綜合用途	-	m 米 ☐ (Not more than 不多於)
		-	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		-	Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
(iv) Site coverage 上蓋面積		55.2	% ☑ About 約
(v) No. of units 單位數目		11,726 靈灰龕位 Columbarium Niches	
(vi) Open space 休憩用地	Private 私人	-	sq.m 平方米 ☐ Not less than 不少於
	Public 公眾	-	sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/~~Layout plan(s)~~ 總綱發展藍圖／~~布局設計圖~~	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☑
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☑
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☑
Others (please specify) 其他（請註明）	☐	☑
位置圖 Location Plan, 平面圖 Site Plan, 附近土地利用圖 Adjacent Land Use Plan, 土地類別圖 Land Status Plan		
樹木種植圖 Tree Planting Plan, 昔日測量圖 Historical Survey Plans, 錦山土地利用進化圖 Evolution of Land Use in Kam Shan Area		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☑
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☑
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☑
Others (please specify) 其他（請註明）	☐	☐
有關申請地點的照片 Photos regarding the application site, 岩土規劃檢討報告 Geotechnical Planning Review Report	☐	☑
管理方案 Management Plan		

Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Section 12A Rezoning Application from "V" to "G/IC (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

Planning Statement



Toco Planning Consultants Ltd.
Maurice Lee & Associates Ltd.
Blanc Design Studio
MVA Hong Kong Ltd.
Ramboll Hong Kong Ltd.
Hung Chi Consultants Ltd.

TOCO

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Executive Summary

This planning application under section 12A of the Town Planning Ordinance is submitted by Toco Planning Consultants Ltd. on behalf of Buddhist Cheung Ha Temple Ltd. (the Applicant), which is the land owner of Lot Nos. 1087 and 1130 in D.D. 6, Kam Shan, Tai Po. It is for the agreement of the Town Planning Board to rezoning the site covering the aforesaid private lots and adjoining Government land, from "Village Type Development" to "Government, Institution or Community (3)" ("G/IC(3)") on the Approved Tai Po Outline Zoning Plan No. S/TP/30. The proposed "G/IC(3)" zone will permit the Applicant to submit the subsequent planning application under section 16 of the Town Planning Ordinance to regularise the current Pre-cut-off Columbarium with 11,726 niches ancillary to the religious institution at the application site, namely Buddhist Cheung Ha Temple (BCHT). 2,000 niches have been reserved for selling to the local residents.

BCHT was established at the upper part of Kam Shan area in 1928. It is a bona fide religious organisation which has been active in holding ceremonies and events to promote Buddhism, as well as participating in charity works. In view of their religious principle and the strong demand of columbarium niches in Hong Kong over the past decades, the columbarium ancillary to BCHT has been in operation since the 1970s to serve the deceased members and the followers of BCHT, as well as people who were homeless and in financial difficulties. Until 1987, BCHT has been selling columbarium niches to the general public to maintain its daily operation. In response to the latest requirements of Private Columbaria Ordinance (PCO) which came into effect on 30.6.2017, the Applicant had submitted the private columbarium licensing application for the Pre-cut-off Columbarium for BCHT to the Private Columbaria Licensing Board on 28.3.2018. The Applicant had also fulfilled a series of requirements and obtained the Approval-in-principle Temporary Suspension of Liability (TSOL) on 21.9.2022. During the 3 years validity period of TSOL, the Applicant has to comply with all statutory and government requirements, including town planning, land lease and building safety.

This planning application is submitted to comply with the town planning requirements of PCO. It is in line with the Government's policy to resolve the historic problem of Pre-cut-off Columbaria under a pragmatic and sensitive approach. It will also help meeting part of the demand for columbarium niche spaces at this inconspicuous and tranquil location. The application site is suitable for columbarium use since it is segregated from the village houses with an appropriate distance and site level difference (also BCHT is not in the direct sightline of the village houses), and is visually obstructed by slopes and mature trees. It is within a short walking distance to Tai Wo MTR Station and other major public transport facilities. The present application will not propose any new building and all the existing low-rise developments and landscape features within the site would remain unchanged. Additional landscape features have been proposed along the main operational area of BCHT to provide a natural screening buffer for BCHT. In order to avoid any potential unnecessary disturbance to the neighbouring developments during the grave sweeping occasion, visitors will be directed by staff to access/ leave BCHT via the staircase (the least usage rate by the villagers) east of the site. Traffic management measures are proposed to ensure BCHT can be run in a safe, orderly and smooth fashion during the festive event.

Planning and technical assessments have been have indicated that the subject development will not result in any significant impacts on land use, traffic, environmental, drainage, sewerage, landscape, visual and geotechnical aspects of the locality. In view of its long history, inconspicuous location, appropriate scale and new policy initiatives, the application will not set an undesirable precedent for similar applications in the area. Nevertheless, the Applicant has decided to reduce 1,700 niches, which is the same niche number of Cheung Ha Ching Shea near the site, to relieve the concern on cumulative effect (if any).

行政摘要

(內容如有差異，應以英文版本爲準)

佛教長霞淨院有限公司 (申請人) 爲丈量約份第 6 約地段第 1087 及 1130 號之土地業主，現透過達材都市規劃顧問有限公司，根據城市規劃條例第 12A 條向城市規劃委員會遞交修訂圖則申請，將上述私人地段及毗連政府土地 (申請地點)，由現時在大埔分區計劃大綱核准圖編號 S/TP/30 內之「鄉村式發展」地帶改爲「政府、機構或社區(3)」地帶，以准許其後根據城規條例第 16 條作出規劃申請，將申請地點內名爲佛教長霞淨院 (下稱「廟宇」) 的附屬截算前骨灰安置所，共 11,726 個靈灰位規範化，當中 2,000 個靈灰位將會預留出售給當地居民。

廟宇於 1928 年在錦山半山建立，長久以來提供宗教拜祭及活動以宣揚佛法，並行常參與慈善工作，是一所正規的宗教組織。基於其宗教原則及過去香港對骨灰存放位供不應求的情況，廟宇的附屬靈灰安置所在 70 年代開始運作，以供給廟內已逝去之僧侶及善信使用，並且會提供給無家可歸及有經濟困難的人。直至 1987 年，廟宇開始出售靈灰位給公眾至今，以協助廟內的日常運作得以持續。申請人因應在 2017 年 6 月 30 日生效的私營骨灰安置所條例之最新要求，已於 2018 年 3 月 28 日向私營骨灰安置所發牌委員會提交了截算前骨灰安置所之牌照申請，並已經符合了一系列的要求，在 2022 年 9 月 21 日獲得了原則上同意暫免法律責任書。申請人必需在暫免法律責任書生效的三年寬限期內符合城市規劃、土地契約及建築安全等要求。

是次規劃申請迎合上述牌照申請之城規要求，完全符合了政府政策把截算前骨灰安置所這些歷史問題以務實和體恤的方式處理，並且滿足公眾人士對骨灰存放位的強烈需求。申請地點位置寧靜隱蔽，四周被山坡、樹木和護土牆所包圍，與附近村屋相隔著適當距離和地形水平的差距(而且村屋的方向亦不是直接朝向廟宇)，加上鄰近太和地鐵站及其他主要公共交通設施，因此很適合用作靈灰安置所用途。此外，是次申請不會在地盤加設新的建築物，而廟宇的現存低密度建築和園林綠化將保留不變，並會在界線邊緣加強綠化元素以作廟宇的天然視覺屏障。另外，爲盡力解決在春秋二祭所產生任何對附近居民造成滋擾的可能性，訪客將由工作人員引領到申請地點以東，最少居民使用的樓梯通道前往或離開廟宇。

規劃及工程研究認爲本計劃不會對區內及附近的土地利用、交通、環境、排水、排污、園景、視覺景觀及岩土造成不良影響。基於廟宇的長久歷史、隱蔽位置、合適規模和最新政策措施，本申請不會對類似申請構成不良先例。儘管如此，申請人決定減少 1,700 個靈灰位 (與附近祥霞精舍的靈灰位數目相同)，以緩解累積效應的影響。

PART I- MAIN REPORT

1. INTRODUCTION

1.1 Purpose of Submission

This planning application under section 12A of the Town Planning Ordinance (s.12A application) is submitted by Toco Planning Consultants Ltd. on behalf of Buddhist Cheung Ha Temple Ltd. (the Applicant), which is the land owner of Lot Nos. 1087 and 1130 in D.D. 6, Kam Shan, Tai Po. It is for the agreement of the Town Planning Board (TPB/the Board) to rezone a site covering the aforesaid private lots and adjoining Government land (the application site) from "Village Type Development" ("V") to "Government, Institution or Community (3)" ("G/IC(3)") on the Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/30 (see **Plan A**). The proposed "G/IC(3)" zone will permit the Applicant to submit the subsequent planning application under section 16 of the Town Planning Ordinance (s.16 application) to regularise the current Pre-cut-off Columbarium[(1)] with 11,726 niches ancillary to the religious institution at the application site, namely Buddhist Cheung Ha Temple (BCHT/佛教長霞淨院).

1.2 The Application's Background

BCHT, previously named Mei Chuen Tong (美全堂), is a religious institution of trai-lokya buddham (三寶佛) established at the upper part of Kam Shan area in 1928. It is a bona fide religious organisation which has been active in holding ceremonies and events to promote Buddhism. The ancillary columbarium use within the compound of BCHT have been in operation since the 1970s to serve the deceased members and the followers of BCHT, as well as people who were homeless and in financial difficulties. This practice has remained up to the present moment. In view of their religious principle and the strong demand of columbarium niches in Hong Kong over the past decades, the Temple has been selling columbarium niches to the general public to maintain its daily operation since 1987 (see **Appendix II**).

In response to the latest requirement of Private Columbaria Ordinance (PCO) enacted on 30.6.2017 (see **Annex I** of **Appendix I**), the Applicant had submitted the private columbarium licensing (PCL) application for BCHT to the Private Columbaria Licensing Board (PCLB) on 28.3.2018 (see **Annex II of Appendix I**). The Applicant had fulfilled a series of requirements and obtained the Approval-in-principle (AIP) Temporary Suspension of Liability (TSOL) on 21.9.2022 (see **Annex III** of **Appendix I**). During the 3 years validity period of TSOL, the Applicant has to satisfy the town planning, land lease and building safety requirements in order to obtain the Columbarium Licence. Hence, the Applicant herein submits the s.12A application, partly to comply with the licensing requirements under the PCO and partly to satisfy the town planning requirements.

(1) "Pre-cut-off columbarium" means a columbarium that was in operation, and in which ashes were interred in niches, immediately before the "cut-off time" (i.e. 8 a.m. on 18.6.2014)

1.3 The Improved Scheme in Reponses to the TPB's Concerns

The application site is the subject of a previous s.12A rezoning application (Application No. Y/TP/29) from "V" to "G/IC(3)" zone to regularise the existing columbarium at the site (hereafter refer as "the previous application"). The previous application was rejected by the Board mainly on the grounds in relation to land use incompatibility and precedent issues arising from the development. Hence, the consultant team has comprehensively studied the previous application and the Applicant has made utmost effort to address the above TPB's concerns by way of the present improved scheme, including:

Improvement to Address Landuse Compatibility

(a) Access which Minimises Disturbance to Nearby Residents

In order to avoid unnecessary disturbance to the neighbouring developments during the Festival Periods, visitors will be directed by staff to access/ leave the application site via the staircase east of the site (the main temple access), which is mainly be used by BCHT and House No.57-58. The Applicant has already obtained no objection letter from the tenants of House No. 57-58.

(b) Additional Visual and Landscape Buffer for the Temple

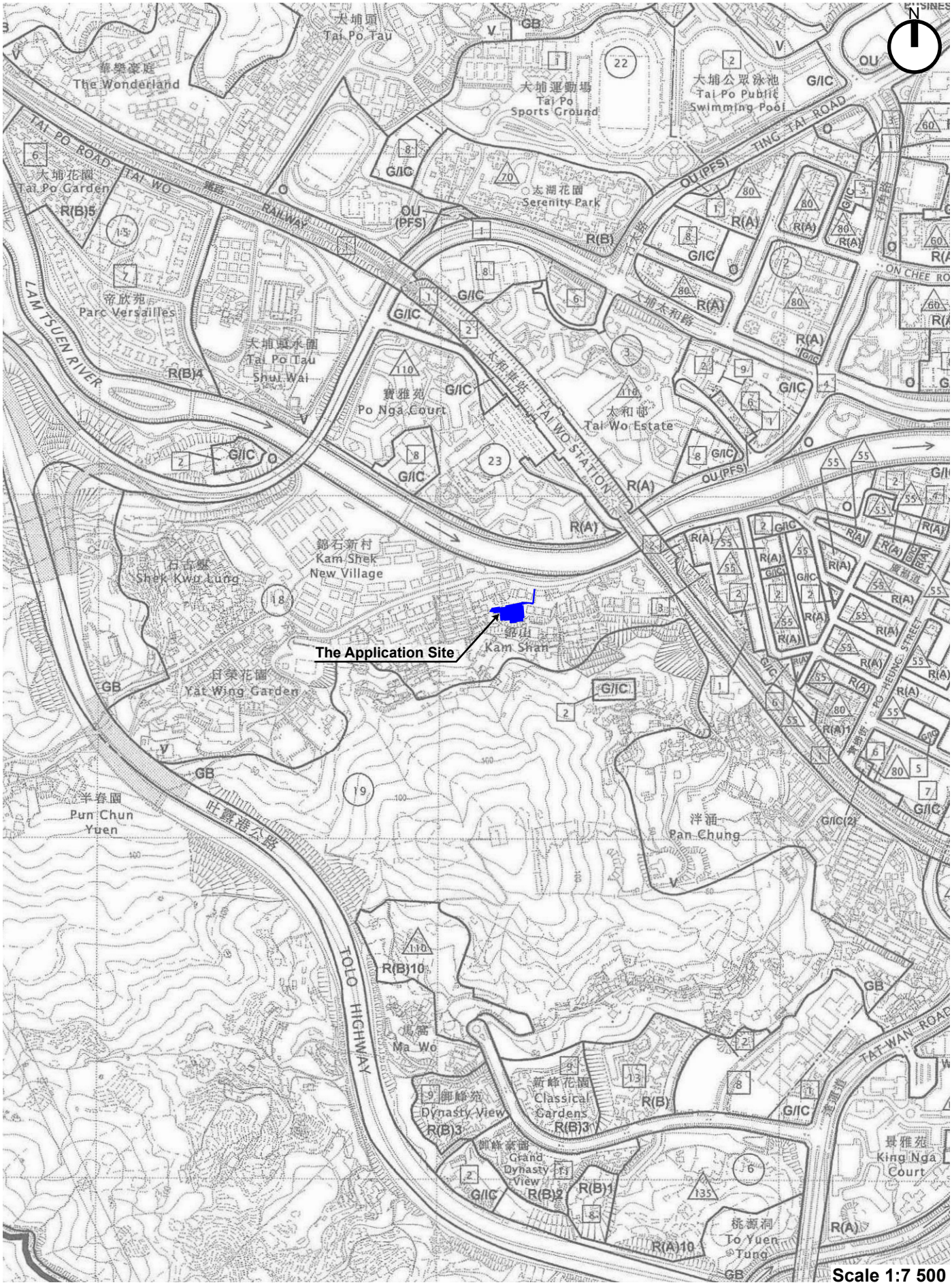
Urban Design Unit and Landscape Unit of Planning Department (PlanD) had no objection to the previous application from visual and landscape planning perspectives. In order to further relieve the concerns of the local villagers on any possible visual and psychological impacts of the existing columbarium, additional landscape features have been proposed along the boundary edge to provide a natural screening buffer for BCHT. Therefore, the low-rise buildings (and the visitors) within the site will be hardly visible from outside.

(c) Full Planning Control

The Applicant proposes to amend the zoning of the application site from "V" to "G/IC(3)" and 'Columbarium' will be put under column 2 of the schedule of uses in the proposed zoning. This will allow the relevant Government departments to strictly control the number of niches and the development scheme by approval conditions of the s.16 application. The rezoning boundary has been largely reduced and it is in line with the application boundary under the PCL application.

(d) Further Management Measures

A Management Plan which was prepared based on details in the previous Traffic Impact Assessment (TIA) report, has been submitted to the PCLB. Both Transport Department (TD) and Hong Kong Police Force (the Police) considered the crowd management measures as proposed under the previous application was acceptable. Further management measures as proposed in the attached Management Plan will ensure the Temple will eliminate the possibility of causing disturbance to the local villagers, in particular during the festive event.



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Plan A: Zoning and Location Plan

Extract of Approved Tai Po Outline Zoning Plan S/TP/30

Improvement to Address Precedent Effect

(e) Reduction of 1,700 Niches

During the deliberation session of the previous application, some TPB's members were concerned that approval of the application would set a precedent for similar application within the same "V" zone, i.e. Cheung Ha Ching Shea near the site. Although detailed planning assessment has already demonstrated that it was not the case, the Applicant has decided to reduce 1,700 niches, which is the same niche number of Cheung Ha Ching Shea as recorded on 30.6.2017, to relieve the concern on cumulative effect.

(f) Good Relationship with the Local Villagers and Benefits to the Locality

A number of support letters have been received from the local residents and local organisations (see **Appendix III**). In order to benefit the local community, the religious and recreational courtyard will be continuously open to public for passive recreational use during normal days of the operation hours of the Temple.In addition, the Applicant has decided to reserve 2,000 niches for selling to the residents of Tai Po District and Kam Shan area. The Temple will continue the practice for offering a certain number of free niches to those people in need.

(g) Environmental Improvement Measure

As Environmental Protection Department (EPD) had no objection to the previous application, the Applicant is committed to follow the operational arrangement as previously proposed.

Planning and technical assessments have indicated that the application is well justified based on the following reasons:

(a) BCHT and its ancillary columbarium have been in operation before the gazettal of the first Tai Po OZP. Approval of this case will support BCHT to continuously participate in religious and charity works (see **Appendix IV**);

(b) the proposed "G/IC(3)" zone is in line with the Government's policy and the requirements of PCO to regularise the Pre-cut-off Columbarium at BCHT;

(c) the proposed (existing) development is in line with the Government's intention to relieve part of the urgent demand for columbarium niche spaces. 2,000 niches have been reserved for selling to the local residents;

(d) the site is suitable for religious and columbarium uses as it is located at a tranquil and inconspicuous location. It is hardly visible from outside in view of the major level difference from the surrounding area, retaining wall, slopes and mature trees;

(e) the site is within a short walking distance to public transportation. Management measures have been proposed to encourage visitors to use the existing staircase east of House no. 57-58 to reduce disturbance to neighbouring developments;

(f) the buildings at the site are low-rise in nature and they are compatible with the local land use character, which is dominated by a mix-use of religious institutions, small houses, columbaria and schools. Additional landscape features are proposed to provide a natural screening buffer for the Temple;

(g) the proposed scheme will not result in adverse impact on "V" zone due to sufficient land for small house development and strong supports from the local residents;

(h) it will not result in any significant impact on land use, traffic, environmental, drainage, sewerage, landscape, visual and geotechnical aspects of the locality. Traffic management measures are proposed to ensure the Temple can be run in a safe, orderly and smooth fashion during the festive event; and

(i) the proposed new zoning is tailor-made for BCHT and it will not set an undesirable precedent for similar applications. Nevertheless, the Applicant has decided to reduce 1,700 niches, to relieve the concern on cumulative effect.

The above planning justifications will be explained in detail in the following sections. Besides, detailed planning assessments to address the above TPB's concerns on land use compatibility and precedent issues have been conducted, as detailed in **Section 7**. Details of various technical assessments are attached in **Appendices V** to **VIII**.

2. PLANNING BACKGROUND

The location, accessibility, site condition, adjacent land uses, planning history and land status of the application site will be presented in this section.

2.1 Site Location and Accessibility (Plan A and Plan B)

The application site is located at the upper part of Kam Shan, Tai Po (**Photo 1**). It is bounded by the medium platform area and slope with mature trees to the north; slope with some trees and house nos. 41-42 (living quarters for staffs/associated persons of BCHT) to the east; vegetated slope to the south; and the religious office of BCHT and landscape garden to the west. The site is situated in a tranquil and inconspicuous location shielded by slopes and mature trees and, due to the major level difference between the site and the adjacent area, it is hardly visible from outside.

The application site is located within a 600-radius catchment area (about 7-8 minutes walking time) from Tai Wo MTR Station, major bus stops, green minibus/ public light bus (GMB/ PLB) stops, taxi stands, public car parks and pick-up/ drop-off spaces (**Photo 15** and **Photo 16**). It is accessible from Kam Shan Road via footpaths/stairs with varying width from about 1.4m to 1.8m. Kam Shan Road is a single two-lane carriageway linking to the major road network via Pak Shing Street and Kwong Fuk Road. A new administrative arrangement has been adopted by BCHT recently that all visitors of BCHT only use the stairs to the east of house nos. 57-58 connecting from Kam Shan Road to the main entrance of BCHT as the main temple access (**Photo 6**).

2.2 Site Condition (Plan B)

The application site is occupied by a religious institution named BCHT, which is a bona fide religious organisation established in 1928. It has a total area of about 1,052.4m^2 and is covered by two platform areas situated in a level of 18.4mpD (namely the medium platform) and 20.6mPD (namely the upper platform) respectively (**Photo 4** and **Photo 5**). The upper platform area consists of two 2-storey temple-cum-columbarium structures (namely Building A and Building B) (**Photo 2** and **Photo 3**) and an open-air courtyard related to the religious and columbarium operation of BCHT, while the medium platform area covers some access area connecting the main temple access (**Photo 5** and **Photo 6**). The ancillary columbarium use within the temple-cum-columbarium structures has been in operation since the 1970s (**Photo 8**).

The entire site is characterised by a religious and tranquil environment. There are three existing trees planted around the northern edge and western edge within the application site. A strip of potted bamboos have been planted along the eastern side of the site to serve as a visual buffer between BCHT and the adjacent village houses (**Photo 7**). In order to provide a convenient gathering place for the local people, the religious and recreational courtyard has been open to public for passive recreational use, such as Tai Chi exercise, during normal days of the operation hours of BCHT.

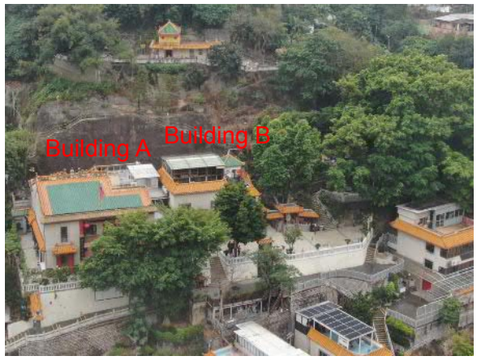


Photo 1: Buddhist Cheung Ha Temple.



Photo 2: Building A.



Photo 3: Building B



Photo 4: Upper platform area.

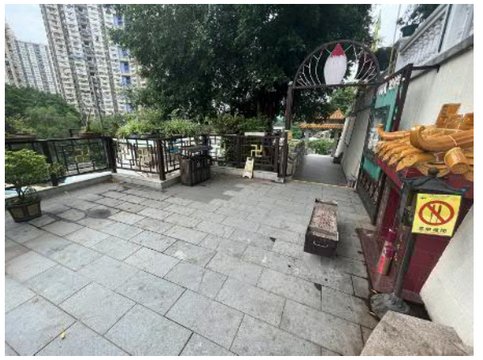


Photo 5: Medium platform area.



Photo 6: Tha Main Temple Access.

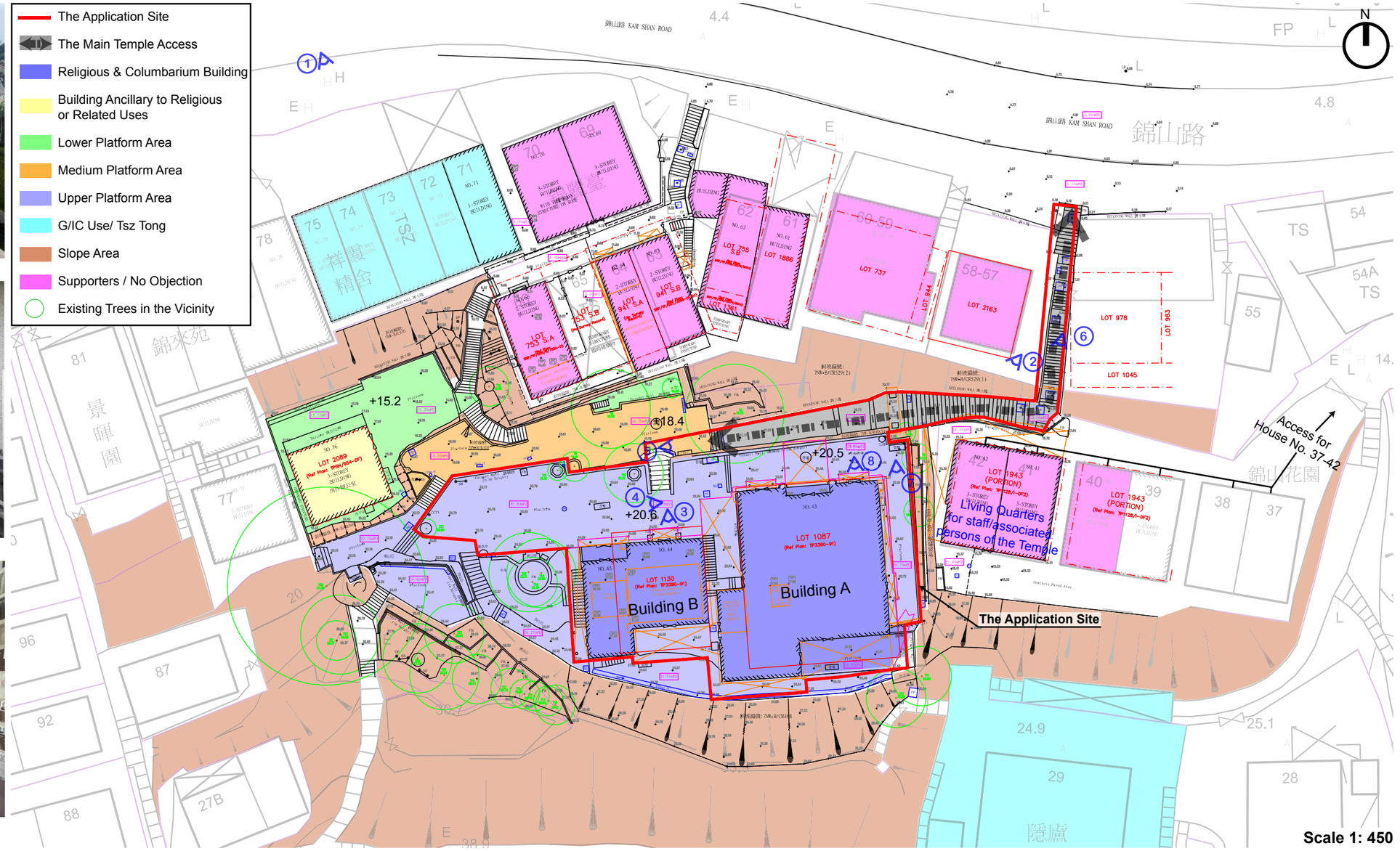


Photo 7: Bamboos along the side of Building A.



Photo 8: The columbarium hall.

- The Application Site
- The Main Temple Access
- Religious & Columbarium Building
- Building Ancillary to Religious or Related Uses
- Lower Platform Area
- Medium Platform Area
- Upper Platform Area
- G/IC Use/ Tsz Tong
- Slope Area
- Supporters / No Objection
- Existing Trees in the Vicinity



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Plan B: Site Plan

2.3 Adjacent Land Uses (Plan C)

The application site falls within the Kam Shan area, which has a special land use character dominated by religious institutions, village houses, columbaria and schools. Adjacent land uses of the site are described below:-

(a) North – To the immediate north of the site is covered by the medium platform area and slope area with mature trees, which could serve as an effective buffer for the village houses further north of the site (**Photo 9**). In fact, those village houses are sited at the level of 8.8 mPD, which is about 11m lower than the upper platform with temple-cum-columbarium structures. A columbarium namely Cheung Ha Ching Shea (**Photo 10**) is located along Kam Shan Road further north of the site.

(b) East – To the further east of the site across a strip of slope area with some trees is House Nos. 41 and 42 of Kam Shan Village, which are occupied by the living quarters for staff/associated persons for BCHT (**Photo 11**). The users of House Nos. 41 and 42 and their adjacent neighbours have their own pedestrian access route.

(c) South – To the immediate south of the site is the vegetated slopes. A religious institution called Yan Lo is located further south of the site (**Photo 12**).

(d) West – To the immediate west of the site is the religious office of BCHT (**Photo 13**) and landscape garden. To the further west across the religious office is the vegetated slope composed of village houses, footpaths and some communal uses such as Norwegian International School (**Photo 14**).

Although the application site is situated within Kam Shan Village, BCHT has maintained a good relationship with its adjacent neighbourhood. A number of support letters from the local villagers, Tai Po residents, reputable persons, representatives and organisations in the area have been received (see **Appendix III**).

2.4 Planning History

The application site falls within "V" zone on the Approved Tai Po OZP No. S/TP/30. According to the Notes of the OZP, the planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Other commercial, community and recreational uses may be permitted on application to the Board.

The application site has been used for religious and ancillary columbarium uses long before the gazette of the first Tai Po OZP on 12.12.1980 (see **Appendix II**). According to the TPB Guidelines No. 24D, a use in existence before the publication of the first plan which has continued since it came into existence. Thus, the facilities in BCHT could be regarded as "existing uses" and planning permission from the Board is not required.

However, it is difficult to obtain sufficient historical evidence to support the claim under the legal procedure in a short period of time. In particular taking photographs of the niches inside a columbarium in the past decade is considered very disrespectful to the deceased according to the traditional religious principle. Therefore, the Applicant has decided to go through the planning application system in order to comply with the town planning requirement for the columbarium licensing application.

The application site is partly the subject of a previous s.12A application (Application No. Y/TP/29) from "V" to "G/IC(3)" zone to regularise the existing columbarium with 13,426 niches at the site. Whilst majority of the Government departments had no adverse comment on the application, it was rejected by the Board on 4.9.2020 mainly on the reasons that the columbarium use at the site was not compatible with existing village setting of the area; and approval of the application would set an undesirable precedent for other similar application within the "V" zone.

In order to address TPB's concerns, a new s.12A application with an improved scheme and detailed planning assessments on land use compatibility and precedent effect is herein submitted for consideration of the Board.

2.5 Land Status (Plan D)

The application site covers private Lot Nos. 1087 and 1130 in D.D. 6 and adjoining Government land. Land status of the application site is described as follows:-

(i) <u>The Private Lots</u>
The private lots with a total area of about 390.2m^2 at the site are entirely owned by the Applicant. They are mostly covered by Building A and Building B. Lot Nos. 1087 and 1130 are held under New Grant No. 4961 and TP5543 respectively as Building Lots subject to General Conditions of Sale and Special Condition No. 2(a) published in Government Notification No. 570 of 1924 and are restricted to: 2 storeys in height; no grave nor human remains be interred in, or deposited on the Lots; and not used as a "Chai Tong" or for any other purpose of a similar nature except with the written consent of Lands Department (LandsD).

(ii) <u>The Government Land</u>
The Government land within the application site is about 662.2m^2. It is mainly occupied by the waiting area, religious and landscape courtyard and the main pedestrian access to BCHT, while part of Building A and Building B are built on Government land.

If the s.12A application and the subsequent s.16 application are approved by the Board, the Applicant will apply to LandsD for a temporary waiver of any breach of lease conditions covering the private lots at the application site. An application for Short Term Tenancy (STT) covering the adjoining Government land will also be submitted to LandsD in order to allow the use of the Government land.



Photo 9: Major level difference and mature trees.



Photo 10: Cheung Ha Ching Shea.



Photo 11: Staff/associated persons for BCHT.



Photo 12: Yan Lo Temple (隱盧).



Photo 13: Religious office of BCHT.



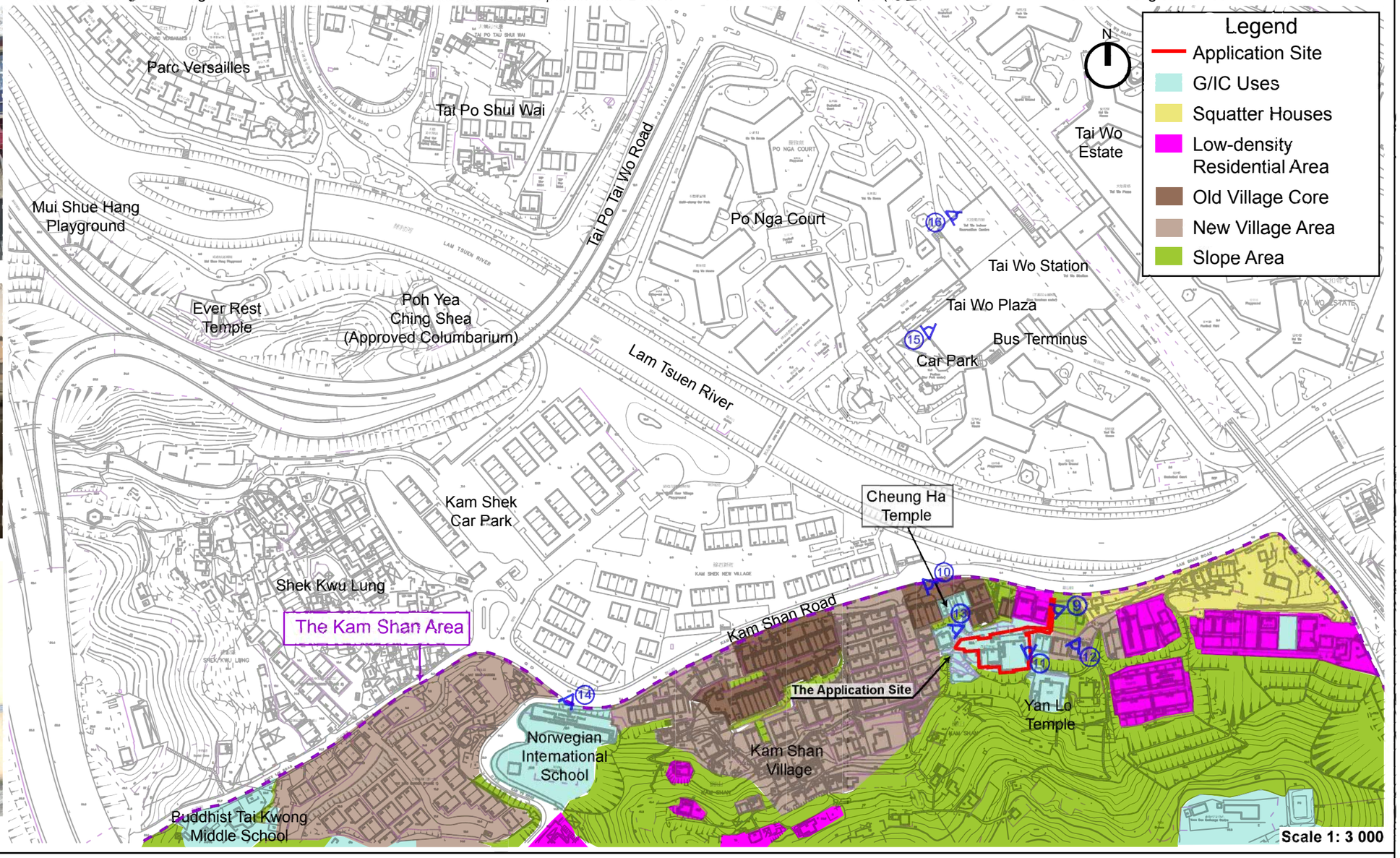
Photo 14: Norwegian International School.



Photo 15: Carpark at Tai Wo Plaza

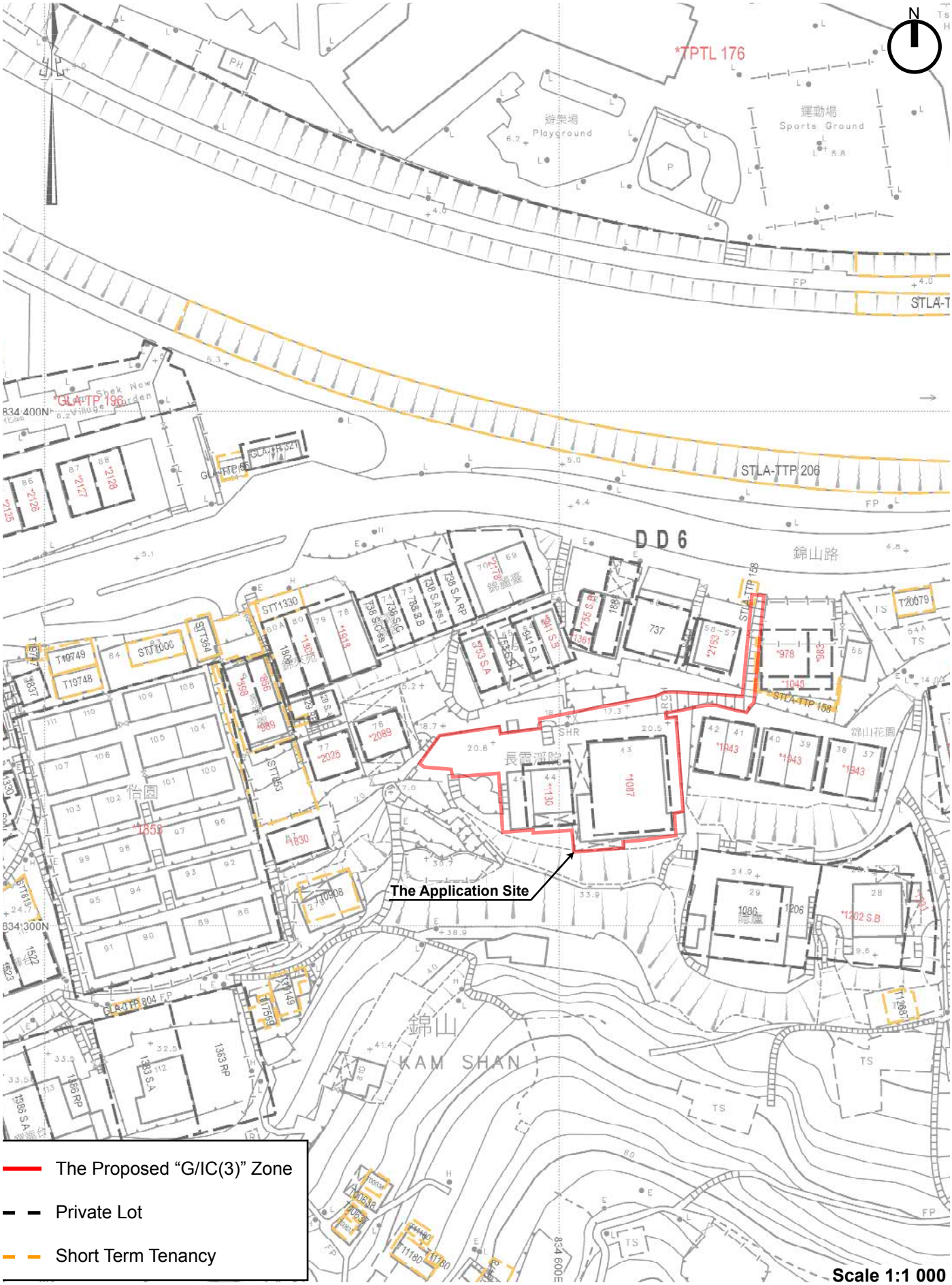


Photo 16: Taxi stand at Tai Wo Plaza



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Plan C: Site and Adjacent Land Use Plan



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Plan D: Land Status Plan

3. REZONING PROPOSAL

3.1 Proposed Amendments to the Outline Zoning Plan

This s.12A application involves the following amendments to the current approved Tai Po OZP No. S/TP/30:-

(i) <u>Amendment Item 1 – OZP (Plan E)</u>

It is proposed to rezone the zoning of the application site covering Lot Nos. 1087 and 1130 in D.D. 6 and adjoining Government land from "V" to "G/IC(3)". As previously advised by the relevant departments, the planning application (or the rezoning) boundary shall be tally with the PCL application boundary. Moreover, those areas related to the columbarium operation (i.e. columbarium premises, main access and waiting area) shall form part of the licensing boundary to ensure enforceability by the Private Columbaria Affairs Office (PCAO). Therefore, the rezoning boundary under this application is the same boundary as proposed under the PCL application for BCHT.

(ii) <u>Amendment Item 2 – Schedule of Uses (Table 3.1)</u>

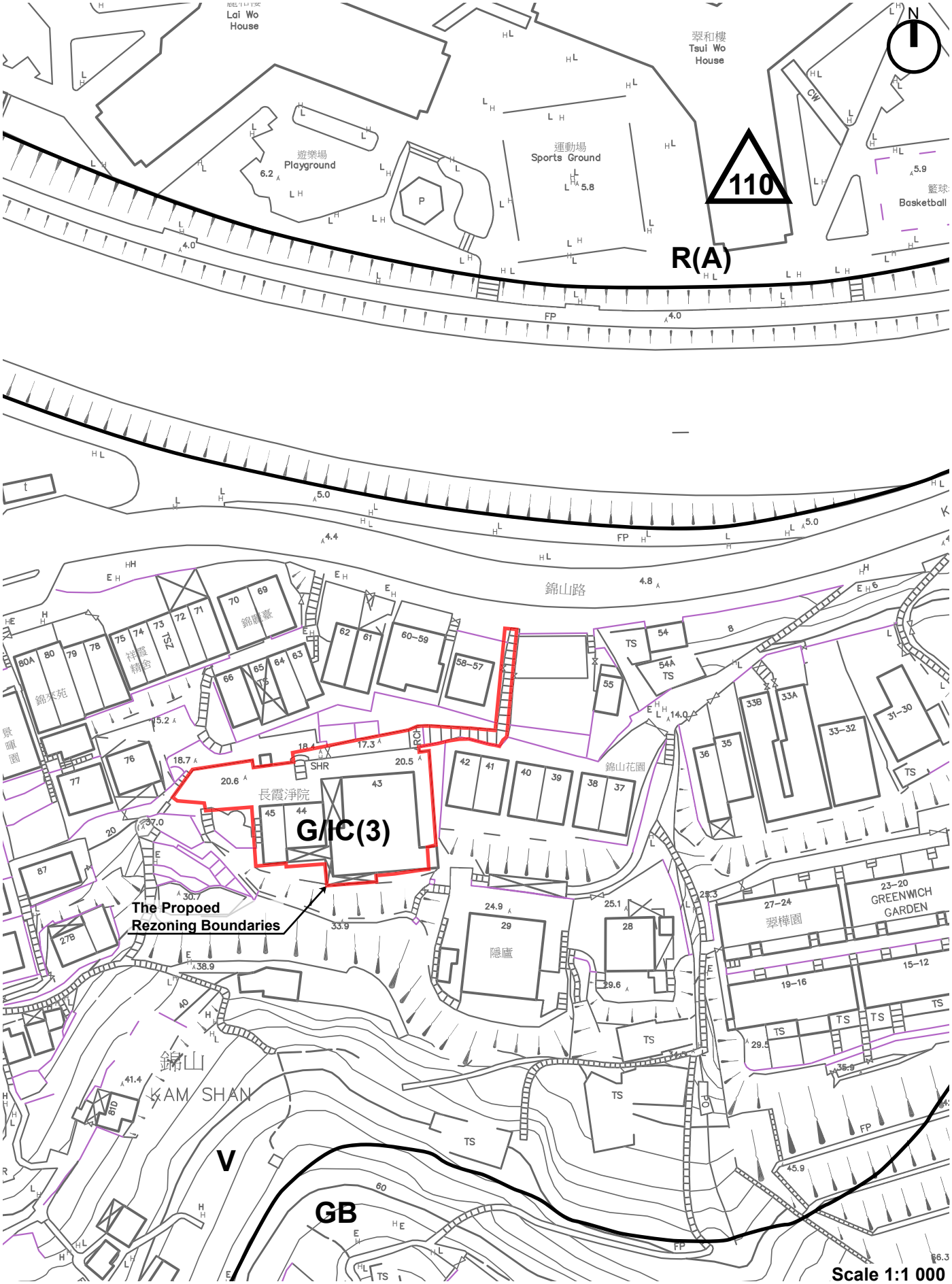
Since 'Religious Institution' use at BCHT has been in existence long before the statuary town plan of this area came into force, it is therefore suggested that 'Religious Institution' use could be put under column 1 of the schedule of uses in the proposed "G/IC(3)" zone. On the other hand, 'Columbarium' use has been included under column 2 of the schedule of uses in the proposed "G/IC(3)" zone so as to allow the subsequent submission of a s.16 application for the regularisation of the columbarium ancillary to BCHT.

Most uses that are currently fall under column 1 or column 2 of the schedule of uses in the "V" zone, such as 'Agricultural Use' and 'House (New Territories Exempted House only' etc., will be excluded to be put under the schedule of uses in the proposed "G/IC(3)" zone. They are not related to the current operation or future improvement plan of BCHT.

(iii) <u>Amendment Item 3 – Planning Intention and Remarks (Table 3.1)</u>

It is proposed to specify this new zoning is intended for religious institution and columbarium use. The maximum number of columbarium niches within this zone as a whole shall not exceed 11,726 niches (a reduction of 1,700 niches from 13,426 niches as of 30.6.2017). A maximum building height restriction of 2 storeys has also been imposed.

The proposed "G/IC(3)" zone will facilitate the relevant departments to properly control the number of niches and the development scheme by approved conditions of the s.16 application. This special zoning is tailor-made for BCHT and it will not set a precedent case for other similar applications in the area. It should be noted the provision of a new columbarium should be defined as the "Post-cut-off Columbarium".



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Plan E: Proposed Amendments to the Tai Po OZP

3.2 Basis of the Proposed Rezoning

The Government has emphasised in many public occasions that they are prepared to adopt a pragmatic and sensitive approach to resolve the historic problem of these Pre-cut-off Columbaria so as to minimise any social disruption arising from people who have purchased these niches and massive displacement of interred ashes before the introduction of regulatory regime (see **Annex I of Appendix I**). On 30.6.2017, the PCO came into effect and the private columbarium in Hong Kong must be covered with a Columbarium Licence, Exemption or TSOL. The policy objectives aim at stipulating proper regulation on private columbaria so that they could complement the public columbaria to meet the social needs for ancestral worshipping, to add supply and choice of niches and related services. Therefore, the Applicant had submitted the PCL for BCHT before the expiry date on 29.3.2018.

The Applicant had fulfilled a series of requirements and obtained the AIP TSOL on 3.9.2021 (see **Annex III of Appendix I**). During the 3 years validity period of TSOL, the Applicant has to satisfy, including but not limited to, town planning, land lease and building safety. To comply with the town planning requirements, PlanD advised in the letter that the Applicant is required to submit the s.12A application or s.16 application unless the columbarium is an "Existing Use" (in existence before the publication of the first statutory town plan in Tai Po, i.e. 12.12.1980) (see **Annex IV of Appendix I**).

Although the ancillary columbarium have been in operation since the 1970s, it is difficult to trace back the evidence on the date of first interment in niche for the columbarium as stated **Section 2.4**. Therefore, the Applicant has decided to go through the planning application system in order to comply with the town planning requirement for the PCL application. However, 'Columbarium' use does not fall under Column 1 or Column 2 of the current "V" zone. The Applicant has to submit a s.12A application to amend the zoning of the site to "G/IC(3)" with 'Columbarium' listed under column 2. After the plan marking procedure by TPB is completed, then the Applicant could submit a s.16 application for columbarium use so as to in compliance with the town planning requirements.

In view of the above, the proposed rezoning is an essential mechanism to facilitate regularization of the columbarium in BCHT. It is in line with the Government's intention to take care of the sentiment of the descendants, in particular their wish not to upset the resting place of the deceased as far as practicable. Moreover, it will facilitate the future improvement plans of promoting religious and charitable services (see **Appendix IV**).

Table 3.1 Proposed Schedule of Uses for "G/IC(3)" Zone

GOVERNMENT, INSTITUTION OR COMMUNITY (3)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Government Use (not elsewhere specified) Religious Institution	Columbarium (specified number of niches in paragraph (d) under Remarks) Eating Place Public Convenience Public Utility Installation Shop and Services Utility Installation for Private Project

Planning Intention

This sub-zone is intended primarily for the provision of religious institution and associated columbarium use serving the needs of the local residents as well as the general public. Any development within this zone shall be low-density and low-rise in nature and shall be compatible and blend in harmoniously with its surrounding environment.

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights of 2 storeys or the height of the existing building, whichever is the greater.

(b) In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(d) The maximum number of niches for columbarium use within this zone as a whole shall not exceed 11,726.

4. DEVELOPMENT PROPOSAL

4.1 Master Layout Plan and Development Schedule

4.1.1 Design and Planning Consideration

The application site is partly the subject of a previous s.12A application (Application No. Y/TP/29) from "V" to "G/IC(3)" zone for regularising the existing columbarium at the site. It is noted that the following Government departments had no objection to the application and key observations on the Rural and New Town Planning Committee (RNTPC) Paper are as summarised as follows:

(a) Food and Environmental Hygiene Department (FEHD) noted that the total number of niches and ash interment capacity proposed for the columbarium licensing application was in line with that under the planning application and they had no comments on the Applicant's proposed 'pre-booking system' arrangement;

(b) Home Affairs Bureau (HAB) confirmed that Buddhist Cheung Ha Temple is a bona fide religious organisation;

(c) LandsD had no objection to the application and advised the Applicant to submit a waiver and STT application after the planning approval is obtained;

(d) TD had no in-principle objection to the application from traffic engineering point of view and the Police considered the crowd management plan is acceptable;

(e) EPD and Drainage Services Department (DSD) had no objection to the application from environmental and public drainage viewpoint;

(f) Both Urban Design Unit and Landscape Unit of PlanD had no objection on the application from urban design (visual) and landscape perspectives;

(g) Fire Services Department (FSD) and Buildings Department (BD) had no objection to the application from the fire safety and building matters point of view;

(h) Home Affairs Department (HAD) had no comment on the application and only a commenter raised concerns on the case was received; and

(i) Agriculture, Fisheries and Conservation Department (AFCD), Water Supplies Department (WSD), Highways Department (HyD), Geotechnical Engineering Office (GEO), Civil Engineering and Development Department (CEDD), Electrical and Mechanical Services Department (EMSD) had no objection on the application.

Since majority of the Government departments had no objection on the previous application, this application will not propose any change in the overall building form of the existing buildings and no additional building has been proposed at the site.

4.1.2 Master Layout Plan

The Master Layout Plan, which reflects the latest proposed layout plan for the PCL application for BCHT, is shown at **Plan F**. The development scheme in support of this s.12A application is intended to comply with the requirements of PCO for regularising the existing columbarium ancillary to BCHT at the application site. The existing facilities are indicated on the Master Layout Plan are summarized as follows:-

- two 2-storey temple-cum-columbarium structures (with toilet facilities);
- religious and recreational courtyard; and
- the main temple access

It is noticed from the latest previous s.12A application (Application No. Y/TP/35) that the two major issues for the BCHT case are mainly the **site boundary clarification** and **land use compatibility**. Subsequently, the Applicant and the consultant team had spent effort (with several rounds of discussion with the relevant departments) to address those issues. In February 2023, the Applicant had submitted a revised layout plan for the PCL application to the PCAO (same as the Master Layout Plan under this application) and the aforesaid scheme has the following improvements (see **Plan G**):

(a) <u>Site Boundary</u>

As advised by the relevant departments, the planning application boundary shall be tally with the PCL application boundary. Moreover, those areas related to the columbarium operation (i.e. main access and waiting area) shall form part of the site boundary to ensure enforceability by the PCAO and to facilitate the subsequent land application. Hence, the revised PCL drawings with an updated boundary were submitted to the PCAO in February 2023, and the Applicant had been informed that the site boundary under the PCL application was acceptable.

(b) <u>Land Use Compatibility</u>

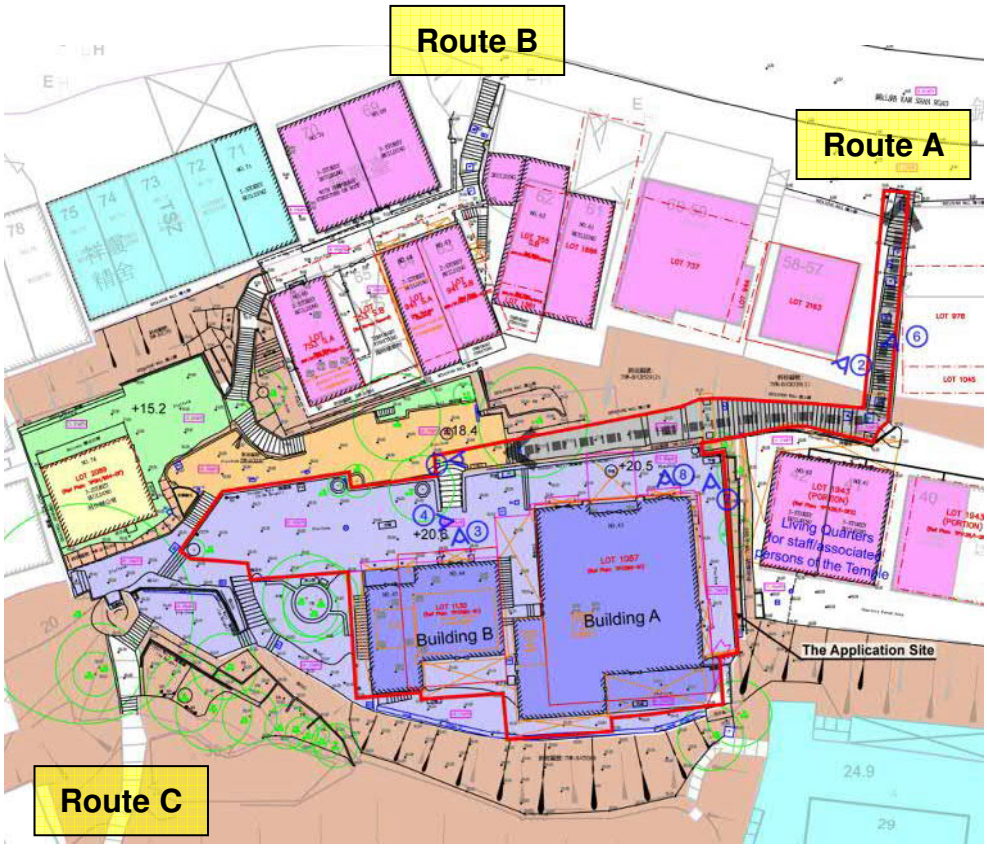
Based on the Applicant's understanding, the concern on the land use compatibility issue is mainly related to the sharing the same access with the villagers, BCHT operation imposes potential nuisance to the villagers and visual impact. The Applicant has identified some possible courses of action to address the issue:

- **<u>The Main Temple Access</u>**

  The application site can be accessible from Kam Shan Road via three footpath/stairs, i.e. stairs to the east of Nos. 57-58 Kam Shan Village (referred as Route A); footpath/stairs to the east of No. 69 Kam Shan Village (referred as Route B); and footpath/stairs to the east of No. 144 Kam Shan Village (referred as Route C). As an administrative arrangement adopted by BCHT in 2022, all visitors of BCHT only use Route A as the ingress/egress routes for BCHT as the main temple access. Since then,

BCHT has regularly sent messages to inform the visitors on the new access arrangement.

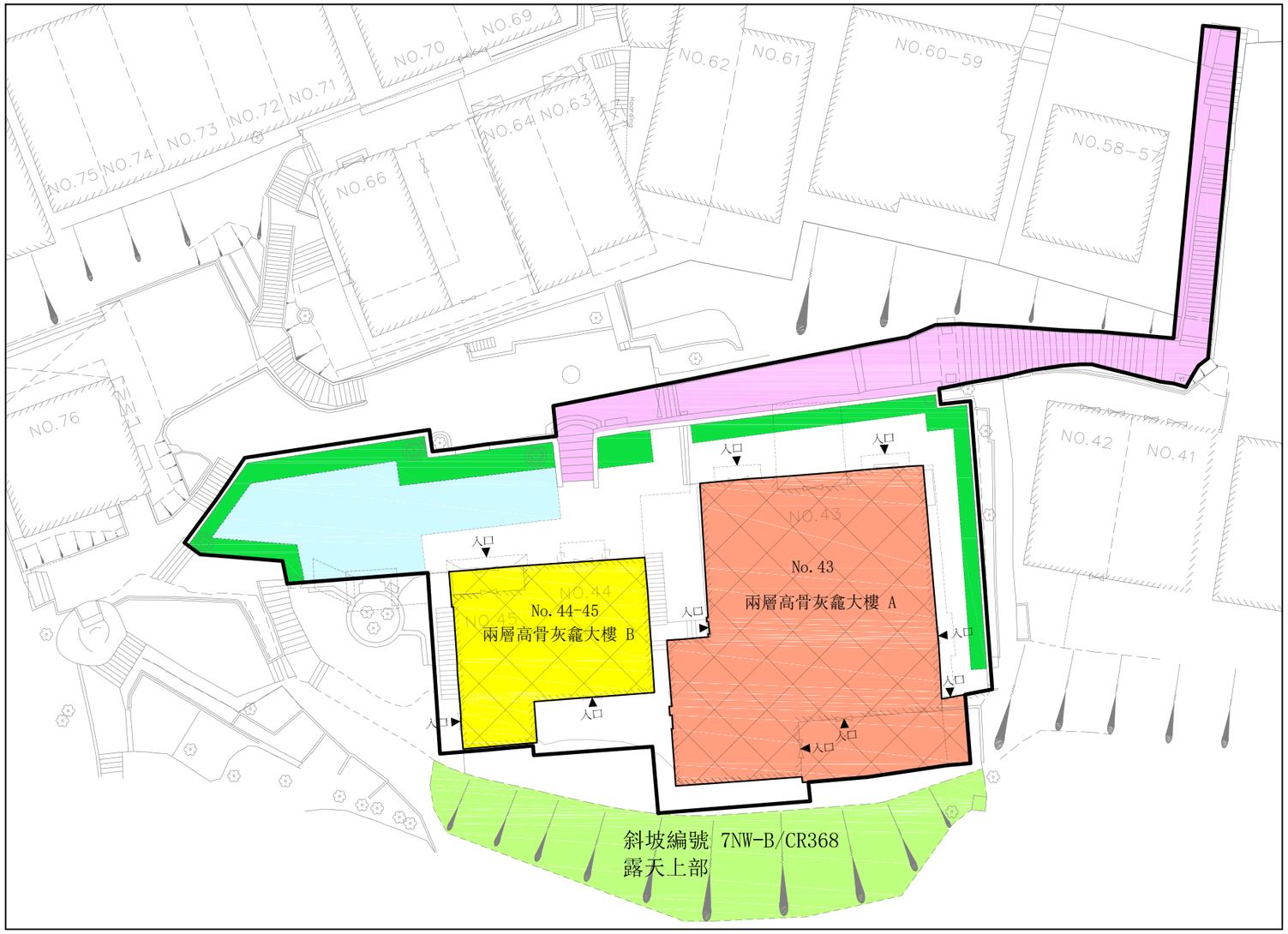
In the 2024 of Ching Ming Festival and shadow period, BCHT has implemented the Management Plan and sufficient staffs have been stationed in Kam Shan Road to provide access guidance. In order to test the workability of this new administrative measure, traffic surveys along Route A, Route B and Route C have been conducted by MVA Hong Kong Ltd. in 2024 of Ching Ming Festival Day.



The traffic survey conducted on 2024 Ching Ming Festival Day recorded 454 visitors during peak hour and a total of 2,308 visitors throughout the festival day. It indicates that around 95% of the visitors, both during peak hour and throughout the festival day, have followed the new access arrangement. Based on the survey results, only a few visitors (less than 5% of the visitors throughout the festival day) using Route B to leaving/ entering BCHT. In addition, it was observed that a very few visitors using Route C to walk around and come back to BCHT. This is a very **satisfactory** result for the first go and, nevertheless, the Applicant will spare no effort to ensure all visitors to absolutely follow the arrangement in future.

Furthermore, with the new planters proposed along the eastern side of the application site, BCHT will be completed separated from further east area of

建議布局圖
就截算前骨灰安置所的牌照申請



圖例：

	場地界線
	可核證建築物 (符合《私營骨灰安置所條例》附表 2 第 3(1)(b) 條規定)
	可就截算前骨灰安置所核證的構築物 (符合《私營骨灰安置所條例》附表 2 第 4(3) 條規定)
	斜坡範圍
必要配套設施	
	行人通道/行人路徑/出入口及樓梯
	種植區
	等候區

(A3 圖紙 1:300 比例)

建議布局圖 (圖則編號: 002)

骨灰安置所名稱： 佛教長霞淨院

地 址：新界大埔錦山村 43-45號,丈量約份第6約地段第 1087 號及第 1130 號及毗鄰政府土地

27/02/2023
日期 (日/月/年)

潘冠球
獲授權人士 姓名及簽署

27/02/2023
日期 (日/月/年)

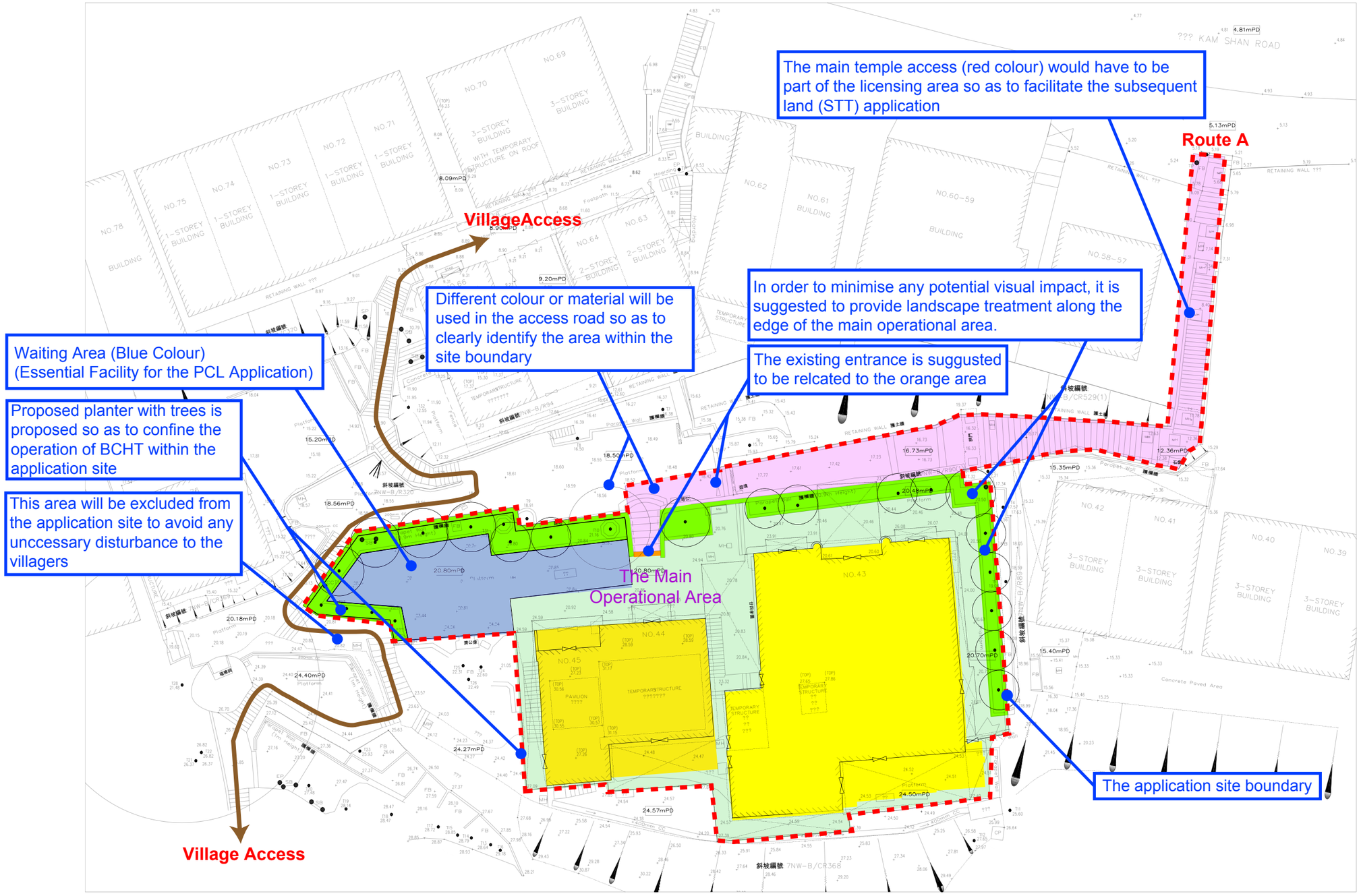
邵冠開
認可人士/註冊結構工程師 姓名及簽署
[認可人士/註冊結構工程師指根據《建築物條例》(第 123 章)第 3 條註冊的人士]

[redacted]
香港身份証號碼

註冊編號#： AP(E) 98/82 RSE 98/82

註冊有效期滿日期#： 31/12/2025

Plan F: Master Layout Plan



Scale 1:300

TOCO

Plan G: Proposed Improvements Over the Previous Scheme

the upper platform. The distance between the entrance gate of BCHT (after relocation) and Kam Shan Road via Route B and Route C will be longer in future:

- **Route A:~40m**
- Route B:~65m
- Route C:~220m

Therefore, visitors will have less incentive to use Route B and Route C for entering/leaving BCHT because they will be longer routing under the current development scheme.

- **Confined into a Smaller Operational Area**

  Although the only peak event of BCHT is the main day of Ching Ming Festival, the Applicant has decided to limit the operational area to the columbarium premises and its adjoining area (i.e. part of the upper platform area). In comparison with the previous application, the application site (or operational area) has been largely reduced. Large part of the middle platform and the lower platform will no longer be used, thereby freeing up more Government land.

  In order to implement the above arrangement, the original entrance gate will be relocated to the stairwell to the upper platform, and the operational area will be completed confined by the existing and proposed planters and retaining walls. Since the religious and columbarium activities will be confined at a smaller area, where the area is segregated from the nearby village houses with reasonable buffer distance and (existing and proposed) vegetation, the potential nuisance to the villagers and visual impact posed by the BCHT's activities is expected to be insignificant.

- **Visual Compatibility Enhanced by Additional Landscape Features**

  A properly-designed columbarium with appropriate development intensity and landscape features is essential to help minimising visual impact of the development and nuisance to neighbouring residents. While Urban Design Unit and Landscape Unit had no objection to the previous application, this proposal involves the retention of existing low-rise buildings and additional landscape features have been proposed to enhance the landscape value of the site and to help minimise the potential visual impact to the locality. In view of the temple-cum-columbarium structures are located at a reasonable distance away from the village houses and they are well screened off from them by the existing and proposed trees, the proposed scheme could be locationally and visually compatible with the surrounding environment. Details of the landscape proposal will be mentioned in **Section 4.2**.

- **Reduction of 1,700 Niches to Address Precedent Effect**
  During the deliberation session of the previous application, some TPB's members were concerned that approval of the application would set a precedent for similar application within the same "V" zone, i.e. Cheung Ha Ching Shea near the site. Detailed planning assessment in **Section 6.10(c)** has already demonstrated that BCHT is totally different to Cheung Ha Ching Shea. Nevertheless, in order to further address such TPB's concerns, the Applicant has decided to reduce 1,700 niches, which is the same niche number of Cheung Ha Ching Shea as recorded on 30.6.2017. Hence, this application has taken into account the anticipated cumulative impact arising from the proposed development.

- **Reservation of 2,000 Niches for Selling to Local Community**
  Currently, Kam Shan Village has a population of about 6,000 and there are several amounts of niches within BCHT which stored the cremated ashes of the local residents. As advised by the village representatives of Kam Shan Village, there is not enough suitable land within the permitted burial ground site to meet the future demand for funeral related facilities for the local villagers. Therefore, the Applicant has decided to reserve 1,000 niches for selling to the residents of Kam Shan area and 1,000 niches for selling to the residents of Tai Po District. BCHT will continue the practice of offering a certain number of free niches to those people who are homeless and in financial difficulties.

Internal layouts of each building at the application site are shown in **Plan H** and **Plan I**. Adequate spaces have been reserved inside the buildings and the religious and recreational courtyard so as to facilitate the visitors to worship the ancestors, in particular during the grave sweeping occasions. Fire fighting facilities such as fire extinguishers have been provided in the buildings in order to ensure fire safety.

4.1.3 Development Schedule and Number of Niches

Development schedule and breakdown of gross floor area (GFA) calculation for the proposed scheme are shown in **Table 4.1** and **Table 4.2** respectively. The Applicant does not propose any new building or change in the building form of the existing buildings. The discrepancy of GFA calculation between the present application and the previous application is mainly based on the Applicant didn't include the covered access adjoining Building A and Building B in the past.

Since the columbarium niches in BCHT will be reduced from 13,426 to 11,726 (i.e. reduction of 1,700 niches), new arrangement on distribution of the niches for the Temple is shown in **Table 4.3**.

Table 4.1: Development Schedule for the Proposed Scheme

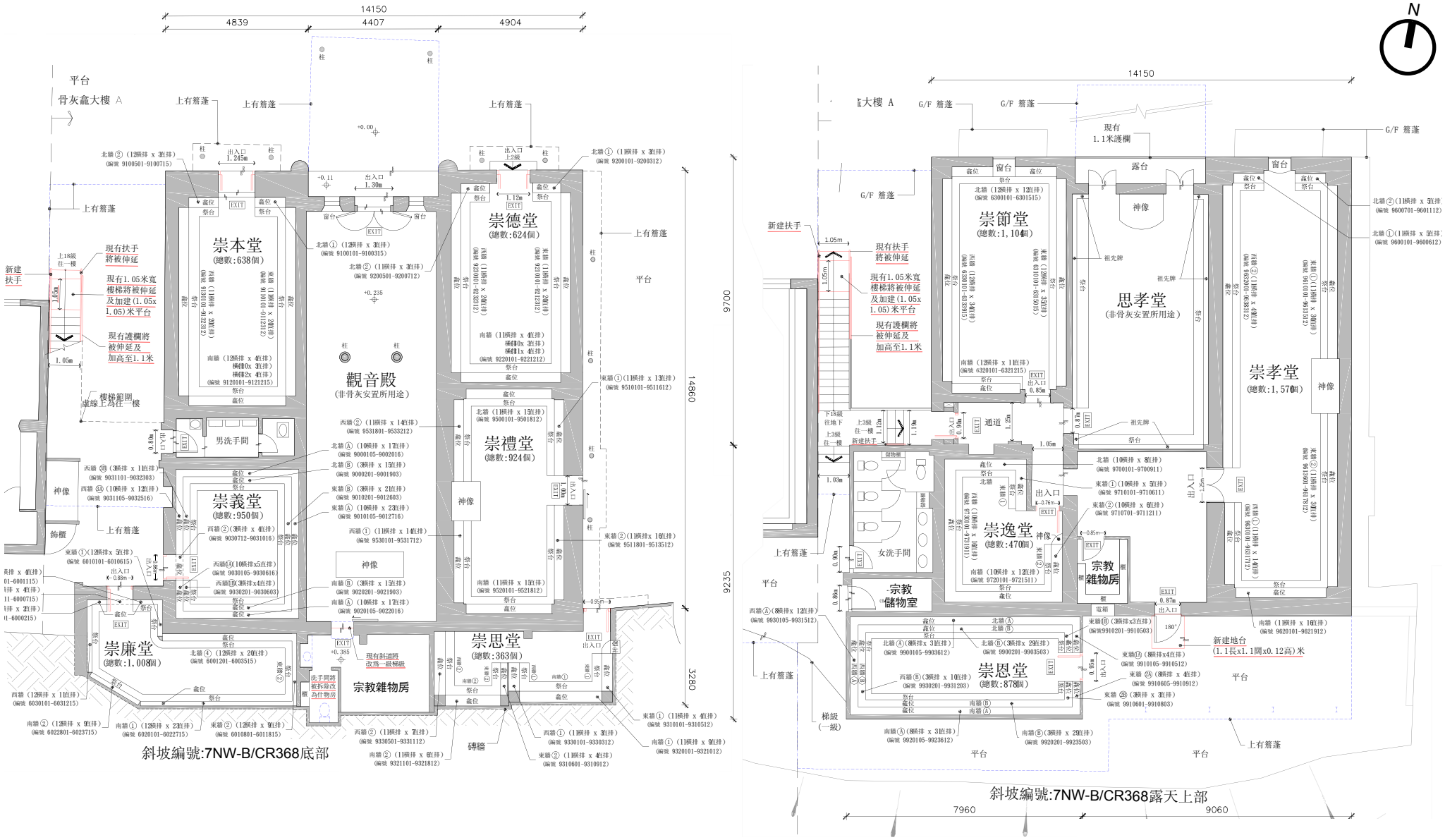
	Application Site			
Site Area (m^2)	About 1,052.4m^2			
Plot Ratio	0.92 (approximate)			
Proposed GFA (m^2) and Maximum Building Height (BH)	Block	Use	Proposed GFA	Maximum BH
	Total		Not exceeding 969.1m^2	10m
	Building A	Religious Use	155.7m^2	10m (2 storeys)
		Columbarium	348.9m^2	
		Supporting Facilities	24.5m^2	
		Covered Access	149.2m^2	
	Building B	Religious Use	86.8m^2	8m (2 storeys)
		Columbarium	172m^2	
		Covered Access	32m^2	
Site Coverage	55.2% (approximate)			
No. of Block(s)	2			

Table 4.2: Breakdown of GFA (in m^2) Calculation for the Proposed Scheme

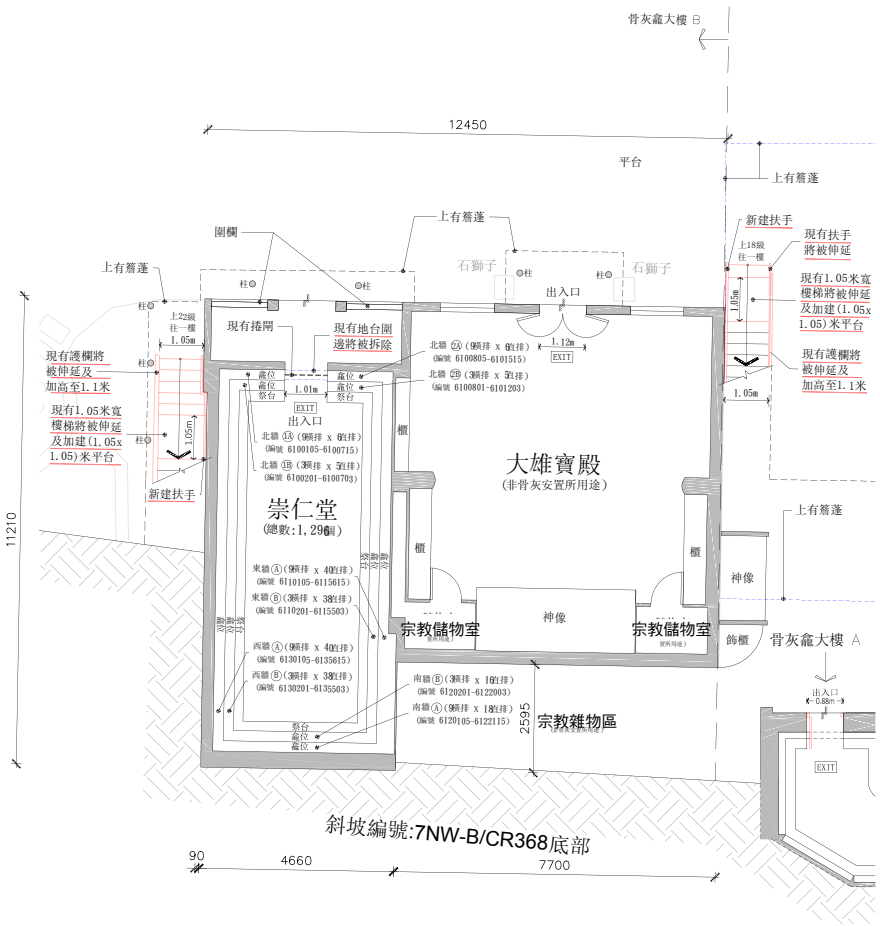
Blg.	Room	GFA	Use	Blg.	Room	GFA	Use
G/F				1/F			
A	觀音殿	68.7	Religious	A	思孝堂 及後堂	68.7	Religious
A	崇德堂 崇禮堂	76.4	Columbarium	A	崇孝堂	76.4	Columbarium
A	崇本堂	38.7	Columbarium	A	崇節堂	38.7	Columbarium
A	崇義堂	26.5	Columbarium	A	崇逸堂	22.7	Columbarium
	男洗手間	10.2	Supporting	A	室內通道	14.0	Access
A	崇廉堂	24.1	Columbarium	A	崇恩堂	28.6	Columbarium
A	崇思堂	16.7	Columbarium	A	女洗手間	14.3	Supporting
A	宗教雜物房	14.5	Religious	A	宗教雜物房	3.9	Religious
A	簷蓬 / 有蓋通道	40.5	Access	A	簷蓬	94.7	Access
B	大雄寶殿	67.2	Religious	B	崇敬堂	65.5	Columbarium
B	崇仁堂	52.7	Columbarium	B	崇愛堂	53.8	Columbarium
B	宗教雜物區	19.6	Religious	B	簷蓬	13.3	Access
B	簷蓬	18.7	Access				

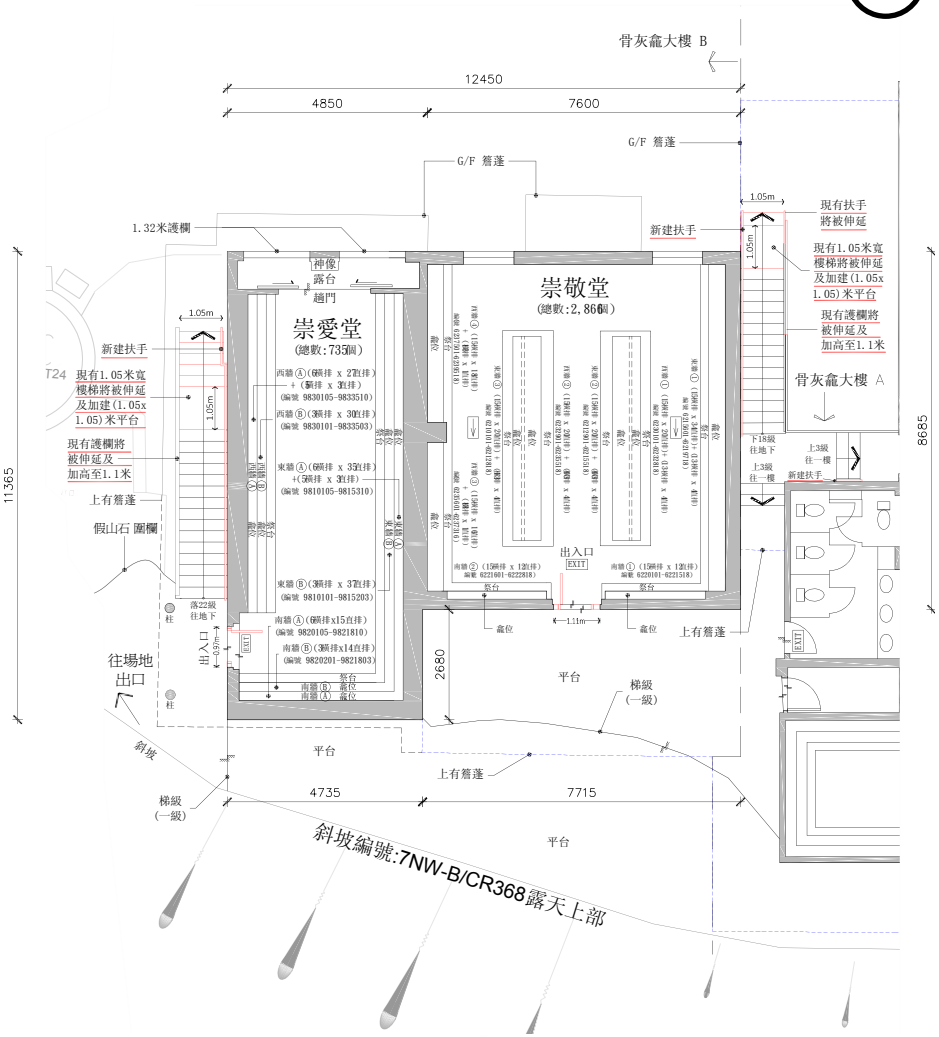
Table 4.3: Columbarium Niches and Memorial Tablets under New Arrangement

Classification	Single-urn	Double-urn	Triple-urn	Quadruple-urn	Sextuple-urn	Total
Total No. of Niches	**3,907**	**7,369**	**252**	**192**	**6**	**11,726**
• Lot No. 1087	2,671	5,360	45	155	0	8,231
• Lot No. 1130	1,246	2,002	204	37	6	3,495
Total No. of Sold Niches	**1,788**	**3,576**	**70**	**73**	**1**	**5,508**
• Occupied	1,131	2,895	56	58	1	4,141
• Not Yet Occupied	657	681	14	15	0	1,367
No. of Niches Available for Sale	**2,119**	**3,793**	**182**	**119**	**5**	**6,218**
Total No. of Memorial Tablets	N/A	N/A	N/A	N/A	N/A	3,049
• Sold						2,044
• Available for Sale						1,005



Plan H: Floor Plans (Building A)





Ground Floor Plan

First Floor Plan

Not to Scale

Plan I: Floor Plans (Building B)

4.2 Landscape Proposal

The application site is a Chinese temple setting backed by a wooded hill on its south. The Applicant has decided to improve the landscape quality of the site by providing greenery in front of the Building A and Building B along the upper platform. The Landscape Master Plan is prepared in **Plan J** and the proposed introduction of trees would be a positive contribution to the landscape character of the whole area by:

- planting for long term greening, and promoting of a more robust landscape structure through the use of new planted trees to promote more sustainable woodland habitats;
- creating shade and shelter to the edge of balcony, screening to the adjacent village and estate opposite the site; and
- providing a high quality and aesthetic appearance in greenery scene to the site.

By having the proposed landscape features strategically located within the site, the view from the adjacent local villagers will be directed to the proposed trees at the site and the existing slopes with mature trees surrounding the site rather than the buildings. This connectivity with the overall landscape framework is designed to create a greater sense of landscape and visual integration. Thus, the visual impact (or potential psychological impact if any) will be significantly reduced. The Tree Planting Proposal is in **Plan J** and the summary of the proposed trees to be planted at the site is shown in **Table 4.4** below:-

Table 4.4: Summary of Introduced Trees

Species	Chinese Name	Number of Specimens	Height (m)	Spread (m)	DBH (mm)	Quantity
Bischofia trifoliata	重陽木	22	5-6m	4	100	2
Celtis sinensis	朴樹	17	5-6m	4	100	3
Cinnamomum burmannii	陰香	3	4-5m	3	75	4
Cinnamomum camphora	樟樹	5	5-6m	4	100	1
Elaeocarpus apiculatus	尖葉杜英	1	4-5m	2.5-3	75	2
Khaya senegalensis	非洲楝	4	5-6m	4	100	3
Liquidambar formosana	楓樹		5-6m	4	100	1
Litsea glutinosa	潺槁樹		4-5m	3	75	2
Michelia alba	白蘭	2	4-5m	2.5-3	75	1

The proposed tree planting would be unobtrusive and could provide a screening effect to the periphery of the application site be enhanced where possible through the utilization of landscape buffer planting linked to the overall landscape framework. This connectivity with the overall landscape framework is designed to create a greater sense of landscape and visual integration. The species selection for the proposed landscape buffer planting would be commonly found in Hong Kong.

A more comprehensive package of proposals will be formulated during the detailed design stage of the project.

Tree Schedule

	Species	Chinese Name	Number of Specimens	Height (m)	Spread (m)	DBH (mm)	Quantity
①	Bischofia trifoliata	重陽木	22	5-6m	4	100	2
②	Celtis sinensis	朴樹	17	5-6m	4	100	3
③	Cinnamomum burmannii	陰香	3	4-5m	3	75	4
④	Cinnamomum camphora	樟樹	5	5-6m	4	100	1
⑤	Elaeocarpus apiculatus	尖葉杜英	1	4-5m	2.5-3	75	2
⑥	Khaya senegalensis	非洲楝	4	5-6m	4	100	3
⑦	Liquidambar formosana	楓樹		5-6m	4	100	1
⑧	Litsea glutinosa	潺槁樹		4-5m	3	75	2
⑨	Michelia alba	白蘭	2	4-5m	2.5-3	75	1



Scale 1:250

TOCO

Plan J: Landscape Master Plan

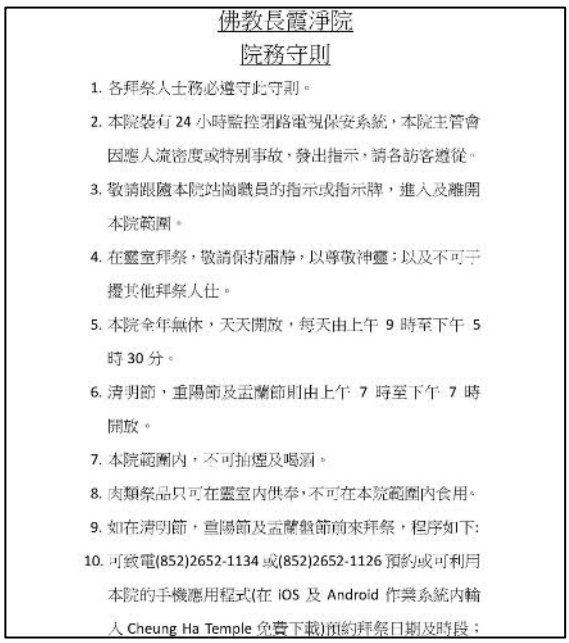
4.3 Operation and Management of Buddhist Cheung Ha Temple

BCHT is a popular Buddhist religious institution established at the application site in 1928. It has its own management team (23 full-time staffs) to undertake the management and maintenance of the facilities within the site. Up to the present moment, the management team has demonstrated that the smooth operation of BCHT and its facilities at the site are always up to satisfactory standard.

The operation hour of BCHT is from 9:00am to 5:30pm during the normal days (including Saturday, Sunday and public holiday) and from 7:00am to 7:00pm during the traditional grave sweeping festival days (i.e. Ching Ming Festival and Chung Yeung Festival) and its shadow period (one weekend before and after festive days, including holiday(s) in between the shadow period).

No furnace facility is, or will be, provided with the Temple. Burning of joss paper and/or paper offerings within the site is strictly prohibited. Communal toilet facilities are provided inside Building A.

In order to operate the Temple in a safe, orderly and smooth fashion without creating any crisis during the grave sweeping occasions, a Management Plan for the Temple has been proposed as attached in **Appendix VI**. Additional 13 part-time staffs (a total of 36 staffs) will be deployed to meet the sudden increase in demand during festival days. A set of the House Rules has already been implemented within the Temple and they are shown as follows:-



佛教長霞淨院

院務守則

1. 各拜祭人士務必遵守此守則。
2. 本院裝有 24 小時監控閉路電視保安系統，本院主管會因應人流密度或特別事故，發出指示，請各訪客遵從。
3. 敬請跟隨本院站崗職員的指示或指示牌，進入及離開本院範圍。
4. 在靈室拜祭，敬請保持肅靜，以尊敬神靈；以及不可干擾其他拜祭人仕。
5. 本院全年無休，天天開放，每天由上午 9 時至下午 5 時 30 分。
6. 清明節，重陽節及盂蘭節則由上午 7 時至下午 7 時開放。
7. 本院範圍內，不可抽煙及喝酒。
8. 肉類祭品只可在靈室內供奉，不可在本院範圍內食用。
9. 如在清明節，重陽節及盂蘭盤節前來拜祭，程序如下:
10. 可致電(852)2652-1134 或(852)2652-1126 預約或可利用本院的手機應用程式(在 iOS 及 Android 作業系統內輸入 Cheung Ha Temple 免費下載)預約拜祭日期及時段；
11. 根據預約成功的日期及時間向報到處 報到，並出示預約登記號碼；
12. 依照職員指示前往靈室拜祭。如有疑問，可向現場站崗職員及寫字樓職員查詢；
13. 因本院不設置化寶爐設備，請勿携帶香燭衣紙來院。本院會向每人派送一炷環保清香(如有需要)以供拜祭；
14. 每節預約拜祭時限為 30 分鐘。如超時，本院職員會友善提示拜祭人士離開靈室，以便下一組預約人士參拜；
15. 如沒有作預約，本院職員有權拒絕入院拜祭。
16. 為照顧海外人士或因其他原因未能前來參拜。本院也設有"網上拜祭"服務。

詳情請上本院網址 www.cheunghatemple.org。

The Applicant has already included the pre-booking system requirement in the House Rules and the pre-booking mobile application has been implemented since 2019 Ching Ming Festival Period. Additionally, the staff assistants already notified the visitors at the site during 2019 Ching Ming Festival Period that the pre-booking mobile application were under operation and advised the visitors to make their reservations for the preferred time slot through the mobile application. QR Code will be generated by pre-booking mobile application/mail/WhatsApp after making their reservations.

4.4 Access Arrangement and Special Traffic Arrangement

4.4.1 Access Arrangement

The application site is well served by public transport services in the vicinity. The pedestrian routes to/from the public transport facilities from/to the site are shown in **Plan K**. At present, the application site has never been served by any vehicular access, and no parking or loading/unloading facility has ever been provided inside the site. All daily deliveries are conducted by hand and this practice will continue in future. All visitors are well aware of this arrangement.

In accordance with statutory requirements as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG), no car parking and servicing provisions have been specified for the of "Columbarium" development.

4.4.2 Traffic and Crowd Management Plan

To minimise the traffic impact during festival period, appropriate traffic management measures are proposed to be implemented in the TIA and the Management Plan (see **Appendix V** and **Appendix VI**). The proposed measures are summarized as follows:-

(a) <u>Traffic and Public Transport Arrangement</u>

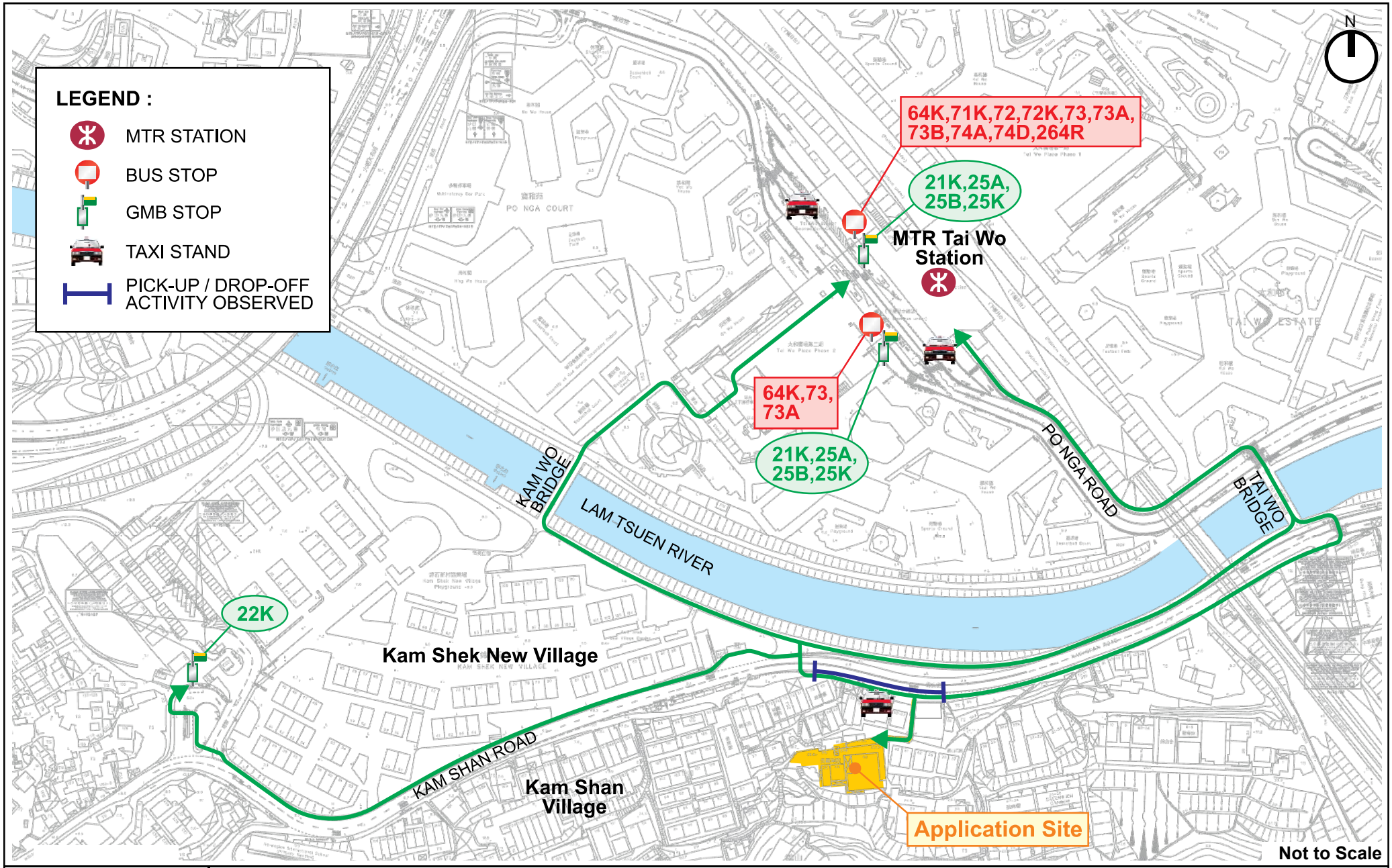
To further promote the access by public transport, the Applicant shall inform visitors the location of public transport facilities and the corresponding access routes one month before Ching Ming/Chung Yeung Festival Day. The Applicant has prepared the website and Pre-booking Mobile Application which provide the major routes from public transport facilities, to encourage the access by public transport to the application site during Ching Ming/Chung Yeung Festival Period. They will be notified and explained in detail of the site location and access arrangement that no on-site parking space is provided for the visitors due to the inherent site constraints.

(b) <u>Pedestrian Access</u>

To avoid unnecessary disturbance to the neighbouring developments caused by BCHT related activities, in particular during the grave sweeping occasions, all visitors of BCHT only use the staircase (the least usage rate by the villagers in Kam Shan) to the east of house nos. 57-58 connecting from Kam Shan Road to the main entrance of BCHT as the main temple access. During festival days, visitors will be directed by staffs to access/ leave the application site via this access route.

(c) <u>Temporary Directional Signs</u>

In order to guide the visitors, appropriate temporary direction signs would be erected along the proposed visitors' ingress/ egress routing.



SYSTRA MVA

Plan K: Existing Transport Facilities in the Vicinity of the Site

(d) Staff Assistants

23 staffs are employed for day-to-day operation during normal days. With foreseeable high number of visitors during the grave sweeping occasions to the application site, additional manpower will be deployed. A total of 36 staffs will be on duty during festival period.

Staff will be deployed at the entrances of the application site and at key points on identified visitors' routes to provide assistance for the visitors so that order and smooth pedestrian flow can be maintained.

(e) Admission Control

Admission control will be adopted at the entrance of the application site. Staff will be stationed at the entrance to ensure only visitors with valid QR code can enter the site. Visitors without prior booking are not allowed to enter the site. Staff will check the visitors' booked time slot upon their arrival to the site. If the visitors arrive earlier than the reserved time slot, they will be asked to wait at the waiting area to await the start of session. If the visitors arrive on time, or the visitors waiting at the waiting area have reached their designated time slot, staff will provide guidance for the visitors to leave the waiting areas in sequence and go into the columbarium.

Visitors arriving 30 minutes or above prior to their reserved time slot are not allowed to enter the application site. Besides, visitors will receive advance notices (i.e. not arrive more than 30 minutes early) from the Applicant via the pre-booking mobile application to advise them not to arrive more than 30 minutes early.

(f) House Rules (Pre-Booking System)

The Applicant shall require the niche purchasers, including visitors who purchased "sold niches" and visitors who will purchase "un-sold niches", to adhere to the House Rules. Pre-booking for the preferred time slot will be required before visiting the site during Ching Ming/ Chung Yeung Festival Days and their shadow periods. The Applicant has already included the pre-booking system requirement in the House Rules and the pre-booking mobile application has been implemented during the 2024 Ching Ming Festival Period. Additionally, the staff assistants already notified the visitors at the site 2024 Ching Ming Festival Period that the pre-booking mobile application were under operation and advised the visitors to make their reservations for the preferred time slot through the mobile application. QR code will be generated by the pre-booking mobile application/ mail/ WhatsApp after making their reservations. The Applicant shall exercise strict control of the number of visitors at a manageable level which would not exceed its holding capacity.

(g) Standing Area

In order to determine the holding capacity, the available standing area of the building is considered. The standing area of the buildings (indoor area for the flow of visitors) is around 425m^2. To fulfil the requirement from the BD, the holding capacity in each time slot would be 117 persons. Therefore, under the pre-booking system, it allows for a maximum of 117 visitors per 30-minute session (i.e. maximum of 234 visitors per hour).

(h) Waiting Area

In case of early arrival of the subsequent time slot, a waiting area with around 98m^2 will be provided for visitors within the site. Visitors arriving 30 minutes or above prior to their reserved time slot are not allowed to enter the site. In light of this, the total holding capacity of the waiting areas is 117 persons.

(i) Advance Coordination with the Police

For better coordination with the Police, the Applicant will take an active role to inform the Police, such as operation hours, crowd management measures, etc., before the Ching Ming and Chung Yeung Festival Days and their Shadow Periods. The relevant past letters regarding the Buddhist Festival, Ching Ming Festival and Yu Lan Festival from the Applicant to the Police are attached in the TIA report.

(j) Online Memorial Service

In order to minimise the traffic impact during the peak seasons, the Applicant will provide Online Memorial Services for all visitors in the future. Online memorial service is a virtual platform on the internet for visitors to have niches worshipping activities at any time of the day or night. It is expected that the implementation of online memorial can further reduce the demand of people visiting the site in person, especially during Festival Days and their shadow periods.

Thus, with the implementation of the Management Plan, the columbarium with a reasonable number of visitors per hour accessing the site will not cause any traffic disruption to the roads in the vicinity or to cause any burden to the transport system. Moreover, the possible nuisance caused to the local villagers will be highly remote.

4.5 Environmental Proposal

Since EPD had no objection to the previous application, the Applicant is committed to follow the operational arrangement as previously proposed, i.e.:-

(a) no furnace facility will be provided within the premises. Burning of joss paper and paper offerings will be strictly prohibited within the premises;

(b) wastewater generated from the site will be conveyed to public sewerage;

(c) administrative measures will be in place to control the number of visitors during festival periods; and

(d) the operation hours of the premises would be between 9:00am and 5:30pm on Monday to Sundays; and would be extended from 7:00am to 7:00pm during Ching Ming/Chung Yeung Festivals and the two weekends before and after these Festival days as well as Yu Lan Festival.

An adequate drainage network exists within the application site. Since this application only involves the regularisation of the columbarium use without affecting the building bulk within the site, it is anticipated that the drainage flow would not be significantly changed.

4.6 Implementation Programme

This s.12A application is intended to regularise the Pre-cut-off Columbarium in BCHT. The Columbarium Licence is anticipated to be obtained from the PCLB by 2029, taking into account the timing for processing this application, TPB's plan making on OZP, the subsequent s.16 planning application, fulfilment of planning approval conditions, land application and compliance of relevant building safety regulation, etc.

5. TECHNICAL ASSESSMENTS

5.1 Minimum Traffic Impact

A TIA has been carried out as presented in **Appendix V**. It has the following conclusions:

(a) The application site is located at Lot Nos. 1087 and 1130 in D.D. 6 and their adjoining government land, Kam Shan, Tai Po. It is currently occupied by BCHT. The Applicant intends to regularise the existing two temple-cum-columbarium structures within the application site. There are totally 11,726 columbarium niches (i.e. 5,508 being sold and 6,218 being unsold) and 3,049 memorial tables (i.e. 2,121 being sold and 928 being unsold) in two structures at the site.

(b) Under the present s.12A application, the Applicant has intended to propose the site from "V" zone to "G/IC(3) zone with some changes over the previous application, including reduction of 1,700 niches to address precedent effect.

(c) At present, the application site is not served by any vehicular access, so there is no parking facilities provided inside the site. In view of the availability of various public transports in the vicinity, the application site is highly accessible by public transport services. The MTR Tai Wo Station is located within 7-8 minutes walking time to and from the application site. Also, various road-based public transports of franchised bus and GMB routes are operating in the vicinity of the site.

(d) The proposed (existing) columbarium is scheduled to be completed by year 2029 tentatively and hence that the design year of 2032 (i.e. three years after occupation) is adopted in this study for assessment. The design year 2032 traffic and pedestrian flows during Ching Ming and Chung Yeung Festival Period were derived based on the year 2024 observed traffic and pedestrian demand by adopting an appropriate growth rate. The traffic and pedestrian generations and attractions of the proposed (existing) columbarium are estimated under the implementation of pre-booking system, which is one of the crowd management measures as proposed by the Applicant.

(e) In order to ensure road safety and smooth pedestrian during the Chung Yeung and Ching Ming Festival Period, staff will be deployed on-site or key points on pedestrian routes to guide and provide assistance for the visitors, and temporary management plans for pedestrian would be implemented. Moreover, to minimise the traffic impact during the peak seasons, it is proposed to adopt a pre-booking system for all visitors to the proposed (existing) columbarium during the Chung Yeung/ Ching Ming Festival Days and their shadow periods.

(f) The operation performance assessments for the identified key junction during Ching Ming Festival Period in the design year 2032 were conducted. The results have indicated that the identified key junction would operate within their capacities. It also proved that the traffic flows generated by the proposed (existing) columbarium does not induce adverse traffic impact to the surrounding pedestrian network.

(g) The operation performance assessments for the identified pedestrian facilities during Ching Ming Festival Period in the design year 2032 were conducted. The V/C Ratio of staircases and cautionary crossing at the application site access are below 0.85 and the Level of Service (LOS) of identified footpaths surrounding the site are C or above in design year 2032 under difference scenarios. It indicates that under the implementation of crowd management measure, all the identified footpaths near the application site are expected to operate with adequate spare capacities to cater for the future demand during the peak hours under design scenario.

(h) Based on the parking inventory survey, it is anticipated that the public car park will have adequate parking spaces to cater for the potential parking need of the application site.

For the crowd management, pre-booking system, staff assistant and temporary management plans for pedestrian to be implemented during the Chung Yeung and Ching Ming Festival Period as to enhance the safety and smooth pedestrian flow.

According to the above assessment and the management plans, it can be concluded that the proposed (existing) columbarium development with a total of 11,726 columbarium niches and 3,049 memorial tablets will not cause adverse impact to traffic and pedestrian on adjacent road network and is acceptable from traffic engineering point of view.

A Management Plan, which was prepared based on the crowd management measures as presented in the TIA report, had been submitted to the PCLB. It is noted that TD and the Police considered the crowd management measures as proposed in the TIA report under the previous application was acceptable. Under the present s.12A application, the Management Plan has been further updated as attached in **Appendix VI** so as to reflect the latest crowd management measures as detailed in the updated TIA report.

5.2 Minimum Environmental Impact

The subject development will not result in any significant environmental impact based on the following considerations:

(a) Environmental Consideration

Since EPD had no objection to the previous application, the Applicant is committed to follow the operational arrangement as previously proposed, i.e.:-

i) no furnace facility will be provided within the premises. Burning of joss paper and paper offerings will be strictly prohibited within the premises;

ii) wastewater generated from the site will be conveyed to public sewerage;

iii) administrative measures will be in place to control the number of visitors during festival periods; and

iv) the operation hours of the premises would be between 9:00am and 5:30pm on Monday to Sundays; and would be extended from 7:00am to 7:00pm during Ching Ming/Chung Yeung Festivals and the two weekends before and after these Festival days as well as Yu Lan Festival.

The Applicant will ensure proper implementation of the proposed environmental mitigation measures and good operational practices, which can be imposed as part of the approval conditions under the subsequent s.16 planning application.

(b) Drainage Consideration

It is noted that DSD had no in-principle objection to the previous application from public drainage viewpoint. There are public stormwater drains maintained by DSD in the vicinity.

There are no plans for new building blocks, expansion, or change in surface inclination with the application site. Due to the reduction of concrete paved area and increase in grassland area, the impact on existing system can be further minimised. Stormwater is conveyed away from the site and discharged at Lam Tsuen River via the existing drainage infrastructure.

The application site is located at a slope of Kam Shan and is about 40m and 50m from Kam Shan Road and Lam Tsuen River downhill, respectively. The existing drainage infrastructure works well and causes no reported impacts to adjacent areas downstream or flooding in the vicinity and, hence, requires no upgrading.

The Applicant will prepare and implement a drainage proposal for the application site and will maintain the existing drainage system properly and rectify the systems if they are found to be inadequate or ineffective during operation.

(c) Sewerage Consideration

A Sewerage Impact Assessment (SIA) has been carried out as presented in **Appendix VII**. Key findings of the assessment are summarised as follows:

i) As the subject columbarium has been established and in operation within the existing structures for a long time, no construction, addition or alteration works will be required. The columbarium is projected to have a total of 11,726 sold niches after BCHT has acquired the Columbarium Licence under the PCO from PCLB.

ii) Public sewers have already been installed within the application site for disposal of sewage generated on-site. Given limited toilet facilities, and observed short stay of visitors, a surge in sewage generation during the peak seasons is not envisaged.

iii) Results of this SIA, which have taken into account of the increase in visitors after all niches are sold, confirm that the existing sewerage catchment would have enough capacity to handle peak flows from the application site during peak seasons (Ching Ming or Chung Yeung Festivals) as well as peak flows from other relevant catchments. The increase in sewage flow in the receiving public sewers due to the application site would be within the capacities of the downstream pipes. Sewage generated from the site will be conveyed to Tai Po Sewage Treatment Works for treatment.

It is noted that DSD had no in-principle objection to the previous application from public drainage viewpoint. In addition, DSD had no comment on the SIA submitted for the previous application. There are existing public sewers maintained by DSD within the site and public stormwater drains maintained by DSD in the vicinity.

5.3 Minimum Visual and Landscape Impacts

The development scheme will not result in any significant visual and landscape impacts based on the following considerations:

(a) <u>Visual Consideration</u>

The present application is intended only to rectify the existing two 2-storey temple-cum-columbarium structures without change in building bulk and building height. Due to the isolated and tranquil location with existing slopes and mature trees surrounding the site, and the level difference between the application site and the public access along Kam Shan Road, the existing small scale development is hardly visible from outside (see **Plan L** and **Plan M**). BCHT is not in the direct sightline of the village houses due to their building orientation.

It is noted that Urban Design Unit of PlanD had no objection to the previous application from urban design (visual) perspective. In comparison with the previous application, the application site boundary has been largely reduced and the present scheme, as stated above, will not have new building blocks to be erected at the site. The building bulk and building height of the existing structures will remain unchanged. Additional landscape features have been proposed along the boundary edge to provide a natural screening buffer for BCHT.

(b) <u>Landscape Consideration</u>

The application site is situated in an area of rural landscape character comprising village houses and scattered tree groups. The proposed (existing) development is already built and under operation for a long period of time. According to the previous application, Landscape Unit of PlanD had no objection to the previous application from landscape planning perspective. Similarly, the development proposal under this application would not involve alteration or extension of the existing buildings. The existing trees are not in direct conflict with the applied use. Thus, further significant adverse impact on landscape resources is not anticipated.

As mentioned in **Section 4.2**, additional landscape treatments are proposed under the present application to further relieve the local concern on the possible "psychological impact" of the development. In the traditional Chinese philosophy and belief, 'Harmony with Nature' is an important element and this is also important concept in the design of the religious and columbarium development. The proposed tree planting would be unobtrusive and could provide a screening effect to the periphery of the application site be enhanced where possible through the utilisation of landscape buffer planting linked to the overall landscape framework. The species selection for the proposed landscape buffer planting would be commonly found in Hong Kong.



After Improvement



Before Improvement

TOCO

Plan L: Visual Improvement (1)

(View from Lai Wo House, Po Nga Court)



After Improvement



Before Improvement

TOCO

Plan M: Visual Improvement (2)

(View from Hing Wo House, Po Nga Court)

5.4 Minimum Geotechnical Impact

A Geotechnical Planning Review Report (GPRR) has been carried out as presented in **Appendix VIII**. It has the following conclusions:

(a) No major geotechnical problems are identified during walkover site inspections. Based on the MLP, significant site formation works would not be required when the existing buildings and the existing retaining walls with the retained platforms and slope within and adjoining the site remain unchanged in the foreseeable future.

(b) The proposed site formation works should include the stability assessments of the existing retaining walls and slopes and the overall stability of the existing and proposed site formation whether their stability to be achieved the current design safety standards, which should not affect and be affected by the subject development.

(c) Based on the above considerations and preliminary geotechnical assessment, the subject development for the application site is considered to be geotechnically feasible. To implement this development, the following geotechnical engineering works are recommended for further studies and detailed design:

i) A detailed site investigation should be carried out at the later design stage to reveal the geological profile, the groundwater table, geotechnical engineering properties and the engineering details of existing retaining walls and slopes within and adjoining the site. The proposed ground investigation works as shown in the site formation plan could be taken into consideration.

ii) If necessary, a topographic survey to identify the extent of the existing slopes and walls within and adjacent to the site should be carried out for stability assessment of the existing slopes and walls or geotechnical features.

iii) To ensure the proposed site formation for existing features within or adjoining the site that should not affect or be affected the subject development, the further liaison with the maintenance responsible parties and stability studies on the features as stated in the GPRR should be carried out.

iv) When the results of the stability analyses for the above features are not achieved the current safety standards, the strengthening works for those features should be included in the proposed site formation, which will be submitted to BD for approval at the implementation stage.

vi) All the proposed site formation, foundation or geotechnical works for this development should not affect or be affected by the adjacent access road, slopes and structures.

vii) The proposed stormwater drainage works for this development should comply with DSD's requirements.

6. PLANNING JUSTIFICATIONS

(A) MATERIAL PLANNING CONSIDERATIONS

In order to regularise the Pre-cut-off Columbarium for BCHT, a s.12A application with supporting planning and technical assessments was submitted to the TPB (Application No. Y/TP/29). While major departments including TD and the Police had no adverse comment on the application, the Board decided to reject the application on 4.9.2020 based on the following reasons:

(a) *the site falls within an area zoned "V" with the planning intention primarily for development of small houses by indigenous villagers. The columbarium use is considered not compatible with the existing village setting of the area, particularly the residential dwellings located to its immediate north, east and west. There is no strong planning justification for rezoning of the site from "G/IC(3)" to make provision for application for columbarium use. The current "V" zone for the site is considered appropriate; and*

(b) *the approval of the application would set an undesirable precedent for other similar rezoning applications within the "V" zone. The cumulative effect of approving such similar applications would result in further proliferation of columbarium use in the "V" zone, thereby aggravating the land use incompatibility in the village environment.*

On 28.11.2023, the Town Planning Appeal Board (TPAB) provided important guidance to the TPB at the decision concerning the costs awarded to Gig Lok Monastery (GLM) arising from the GLM Appeal Decision No. 5 of 2021 (on costs) (GLM Costs Decision). Relevant guidance in relation to the subject application may be summarised as follows:

(a) The TPB has a duty to act fairly and reasonably.

(b) Consistency is a cardinal principle of good administration, and therefore similar cases should be treated in a similar way. Government departments should therefore take positions that are coordinated and consistent with each other, and there is no good reason why the Government should say one thing on the same subject matter, while the TPB should say another on the same subject.

(c) A Government policy initiative under another regulatory regime such as the PCO can be (and was indeed found to be) highly relevant to ensuring consistency, fairness and good administration.

It is important to highlight that, on 7.5.2021, the TPB considered a s.16 application (No. A/TM/530) for regularising a Pre-cut-off Columbarium in GLM, Tuen Mun. At the TPB hearing, the Chairperson asked whether there were similar cases rejected due to close proximity to residential development and the need to share road access. The

representative from PlanD replied that a s.12A application (No. Y/TP/29) for rezoning the BCHT site in Tai Po for columbarium development was rejected by the Board on 4.9.2020 and the access road for BCHT also had to pass through existing villages and other residential dwellings. Eventually, the TPB decided on review to refuse the planning application for the relatively similar reasons to the BCHT case as follows:

(a) the proposed development is not in line with the TPB Guidelines No. 16 in that the columbarium use, which is in close proximity to the residential development and sharing the same access road with the adjoining residential development, is not compatible with surrounding areas in land use terms; and

(b) approval of the application would set an undesirable precedent for other similar applications within the "G/IC" zone. The cumulative effect of approving such similar applications would cause nuisances to the residential neighbourhood.

Subsequently, GLM lodged a planning appeal No. 5 of 2021 against the TPB's decision. At the TPAB hearing, the TPB's Counsel made clear that the TPB did not pursue the argument that approval would set an undesirable precedent (i.e. rejection reason (b)). Therefore, detailed discussion during the TPAB hearing was mainly focused on the rejection reason (a) related to the relevant planning intention and TPB Guidelines (i.e. land use compatibility and nuisance issues). On 29.9.2023, the TPAB allowed GLM's appeal and granted GLM the planning approval (GLM Appeal Decision). From the GLM Appeal Decision, some important messages from the TPAB in relation to land use compatibility and the PCO are summarised into **8 planning aspects** below:

(a) The TPB argues that the Appellant's application to the PCLB under the PCO is "irrelevant". However with respect, that argument is wrong. **(PCO is highly relevant)**

(b) The TPB's argument that a columbarium does not "meet community needs" is evidently wrong. It also assumes that only Government can and does provide such services, when this is plainly not so. In practice, the provision of columbaria is by Government, and private niches, in combination. **(Columbarium meets the community needs)**

(c) While Parkland Villas (adjoining residential development) was built around 2000, that development must be viewed in its proper context. On the evidence, columbaria use was already in existence from March 1966 onwards, and by the time of the 1994 OZP – some 28 years later. Furthermore, the situation developed over time, from ancillary use to use requiring planning permission, the fact that planning permission became necessary does not constitute impropriety, misconduct, or moral blame. **(Timing and context are important)**

(d) When considering public comments, one would usually consider the number in

the majority, and minority, and give effect to the majority view. The TPB's approach to give effect to the minority, and disregard the majority, is both unexplained and unfair. In fact, the Appellant's approach was not to do nothing. He was over-ambitious in making several planning applications including on larger scale, which were scaled down. **(Relevance and weight)**

(e) The TPAB do not consider the columbarium is a sensitive community facility. This focuses on a mortuary, funeral depots, and funeral parlours – with dead bodies, which raise health and safety issues. In contrast, ashes in an urn pose no health and safety risks. In any event, even if the HKPSG applies (which the TPAB do not accept), there is a sufficient buffer by the trees, and the columbaria are enclosed within a building. **(Columbarium is not a sensitive community facility)**

(f) In terms of plan making, Tuen On Lane serves not only Parkland Villas, but also the Appellant, and Ching Leung Nunnery (adjoining religious institution). It is also indisputable that there are 3 pedestrian routes or footpaths which serve Parkland Villas and the Appellant. Thus, it is inappropriate for the TPB to focus on vehicle traffic only, without properly considering pedestrian traffic as an alternative. **(No share access problem depending on the actual situation)**

(g) This ground (alleged nuisance) focuses on traffic. The TPB did not reply on nuisance as a matter of law. In weighing up the evidence, the two Government departments, TD and the Police, in charge of traffic matters consider that the revised traffic management plan is acceptable. Therefore, it is unclear why the TPB as a public body, should take a position that is neither consistent, nor coordinated. Insofar as the TPB relies on such concerns, these appear to be based on speculation, rather than evidence. **(No alleged nuisance subject to the view from TD and the Police)**

(h) As Hong Kong is densely populated, it is quite common to have cemeteries side by side with residential developments. Moreover, there is no scientific evidence that columbaria or ashes have caused any particular psychological impact on residents at Parkland Villas or elsewhere, and at what distance(s). **(Common for residential properties to be close or adjacent to cemeteries)**

In view of this s.16 application is similar to the GLM case, the Applicant will provide detailed justifications (as presented in subsection B of this chapter) to demonstrate that the present application has already complied with the above **8 planning aspects** and, thus, no land use incompatible and nuisance issues will result from BHCT (in response to rejection reason (a)). This is in line with the TPAB recent guidance on consistency.

On the other hand, in response to the rejection reason (b) on the precedent effect of the development, a planning assessment on precedent case have been conducted as presented in subsection C of this chapter.

(B) LAND USE COMPATIBILITY ASSESSMENT

Hong Kong is a compact city and it is common to find a mixture of uses in the urban area. TPB Guidelines states that the Board recognised there are merits in functionally and physically integrating different types of compatible uses within a building or over a spatial area, in particular when it helps create vitality and diversity in an area. Appropriate planning control should be provided to avoid the possible nuisance and interface problem.

There are many dictionary definitions of 'compatible'. The most apposite meaning in an urban design context is capable of existing together in harmony. Compatibility is thus different from sameness. It is in the sense that different users can co-exist subject to technical feasibilities. In response to the rejection reason (a) on land use compatibility, a planning assessment has been conducted to demonstrate that the subject columbarium has complied with the **8 planning aspects** in relation to the PCO and land use compatibility as detailed in Section 5(A). Planning justifications are detailed below:

6.1 Fully Complied with the Private Columbaria Ordinance

The Government has emphasised in many public occasions that they are prepared to adopt a pragmatic and sensitive approach to resolve the historic problem of these Pre-cut-off Columbaria so as to minimise any social disruption arising from people who have purchased these niches and massive displacement of interred ashes before the introduction of regulatory regime (see **Annex I of Appendix I**). In response to the latest requirement of PCO enacted on 30.6.2017, the Applicant had submitted the PCL application for BCHT to the PCLB on 28.3.2018 (see **Annex II of Appendix I**). The Applicant had fulfilled a series of requirements and obtained the AIP TSOL on 21.9.2022 (see **Annex III of Appendix I**). During the 3 years validity period of TSOL, the Applicant has to satisfy the town planning, land lease and building safety requirements in order to obtain the Columbarium Licence. Hence, the Applicant herein submits the s.12A application, partly to comply with the licensing requirements under the PCO and partly to satisfy the town planning requirements.

The importance of the Pre-cut-off Columbaria Policy was noted in both the GLM Appeal Decision and the GLM Cost Decision. The TPAB considered that the TPB as a public body has a duty to act fairly and reasonably, while consistency and fairness are linked concerning Government's policy initiatives for Pre-cut-off Columbaria, i.e.:-

(a) Government's purpose was to take into account the "overall interests of the community"; to minimise losses and "any social disruption"; and "to avoid affecting the descendants in particular their wish not to disturb the interred ashes of the deceased as far as practicable".

(b) On how such aims would be achieved, this included reference to the fact that niches were purchased and ashes interred before members of the public knew that Government would introduce a regulatory regime in the PCO, which came into effect on 30 June 2017, and was not retrospective.

The TPAB also raised the point that Government's policy initiative and Press Release are highly relevant. As consistency is a cardinal principle of good administration, a pragmatic and sensitive approach (rather than strict, over legalistic, or literalistic) are appropriate.

6.2 Essential Social Facilities to meet the Community Needs

Burial arrangement is a necessary element to allow family, relatives and friends pay respect to their ancestors and loved ones, which is an important matter for both the departed and the living. The wish of deceased to have their cremated ashes to be properly placed should be respected. According to another TPAB case No. 6 of 2015, which involves the provision of a new columbarium in Au Tau, Yuen Long (Joyous Cheer Appeal Decision), the TPAB has acknowledged a columbarium is a public gain since there is a high demand for niches by the public. FHB has also acknowledged in the PCO the importance of existing private columbaria in the three-pronged strategy for handling cremated human ashes in the past.

It is important to note that the subject application is not concerned with a new or standalone columbarium. Regularisation is necessary to enable the Applicant to apply for a Columbarium Licence under the PCO. The human factor is highly relevant as one is concerned with human ashes, which should be dealt with using empathy, and compassion. However, if the subject application is refused by the Board, it would create social disruption and/or disadvantages to the public due to the following reasons:

- The operator would have to carry out the "prescribed ash disposal procedures" set out in the PCO, including returning the ashes to the eligible claimants, which is not in line with the Government's policy to adopt a pragmatic and sensitive approach towards the consumers who have purchased these niches, and the dedicated persons, to minimise their losses and any social disruption arising from massive displacement of interred ashes. In this case, there are 5,508 niches already sold, among which 4,141 niches are already occupied.

- It would result in losing an extremely rare and unique opportunity to help meeting part of the demand for columbarium niche spaces in Hong Kong. The columbarium in BCHT still has around 6,200 niche spaces available for sale.

On balance, it is considered that the benefits of regularising the Pre-cut-off Columbarium outweigh the above disadvantages. It will also be of advantage to the local residents in the area if planning permission with a list of stringent conditions is given by the Board in the subsequent s.16 application. Moreover, the Applicant is well aware that the planning approval will be revoked by the Board, which will at the same time affect the Columbarium Licence, if the undertakings and approval conditions are breached.

At the present moment, there are about 60 occupied niches in BCHT for keeping the cremated ashes of the local residents while a large portion of the niches were used by people from other villages in Tai Po. In order to further benefit the local community, the Applicant has decided to reserve 2,000 niches for selling to the residents of Kam Shan area and Tai Po District. BCHT will also continue the practice for offering a certain number of free niches to those people who are homeless and in financial difficulties.

6.3 Columbarium Existed Long Before Later Houses Adjacent

BCHT, previously named Mei Chuen Tong (美全堂), is a traditional Buddhist religious institution established by Sik Cheung Kit (釋昌潔) at the upper part of Kam Shan area in 1928. BCHT and the adjacent Yan Lo and Shing Shing Tong (性成堂) are one of the earliest religious institutions in the area. With a history of over 90 years, BCHT has long been one of the well-known local temples in Tai Po. HAB had confirmed in the previous application that BCHT is a bona fide religious organisation.

The first set of cremated ash kept at BCHT since 1969 was the ashes of Sik Cheung Sin (釋昌善), who is one of the founders of BCHT. Later onwards, the abbots (院長) and the students of BCHT and Mr. Yau – the chief elder of Kam Shan (錦山族長) passed away and their urns had been placed inside the BCHT. In the same decade, the number of cremations in Hong Kong had risen substantially due to the halt of processing applications for private cemeteries by the Government but the progress in providing new public columbaria had been constrained by the limited land supply and public objections. The columbarium in BCHT has been in operation since the 1970s to serve the deceased members and the followers of BCHT, as well as people who were homeless and in financial difficulties. This practice has remained up to the present moment. In view of their religious principle and the continuous strong demand of columbarium niches in Hong Kong over the past decades, BCHT has been selling columbarium niches to the general public to maintain its daily operation since 1987. The history of BCHT and the affirmation from the locals in relation to the historical background of the columbarium is attached in **Appendix II**.

It is common for columbaria to be in and part of a temple. In this instance, there was a religious institution on the site from 1928, which started having urns with ashes within from 1969 – several decades before the adjacent village houses were built in 1990. As show in the Historical plan in 1970 (see **Figure 1 of Plan N**), the time when BCHT started placing cremated ashes, indicated that there are only a few village houses situated in the vicinity of the application site. It is very important to point out that the structures immediate east of BCHT were Shing Shing Tong. According to the description from the University of Hong Kong University Libraries (see **Plan O**), Shing Shing Tong was a **Buddhist temple** in Kam Shan, Tai Po. Until 1982, the said structures had been marked as "ruin" (see **Figure 2 of Plan N**). Historical plans also recorded that Shing Shing Tong was demolished in 1988 (see **Figure 3 of Plan N**) and Houses No. 37-42 were only constructed in 1990 (see **Figure 4 of Plan N**) (remarks: certificate of compliance was obtained on 19.11.1991 as per land register).

According to the GLM Appeal Decision, the TPAB confirmed that timing and context are important because many columbaria existed long before later residential buildings close by or adjacent. In this regard, in 1969 BCHT was mainly surrounded by religious institutions (i.e. Shing Shing Tong and Yan Lo). By 1987 when BCHT started selling columbarium niches to the general public, Shing Shing Tong was still there but in ruin condition and the village houses were still located away from BCHT.

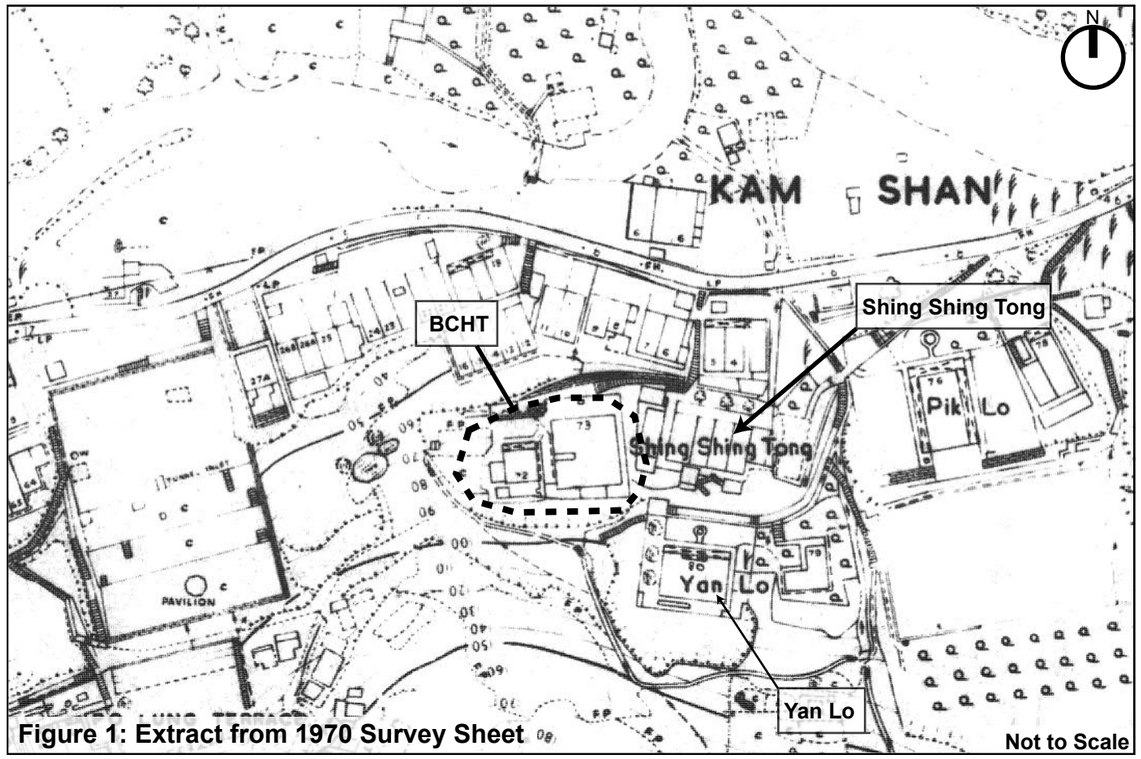


Figure 1: Extract from 1970 Survey Sheet

Not to Scale

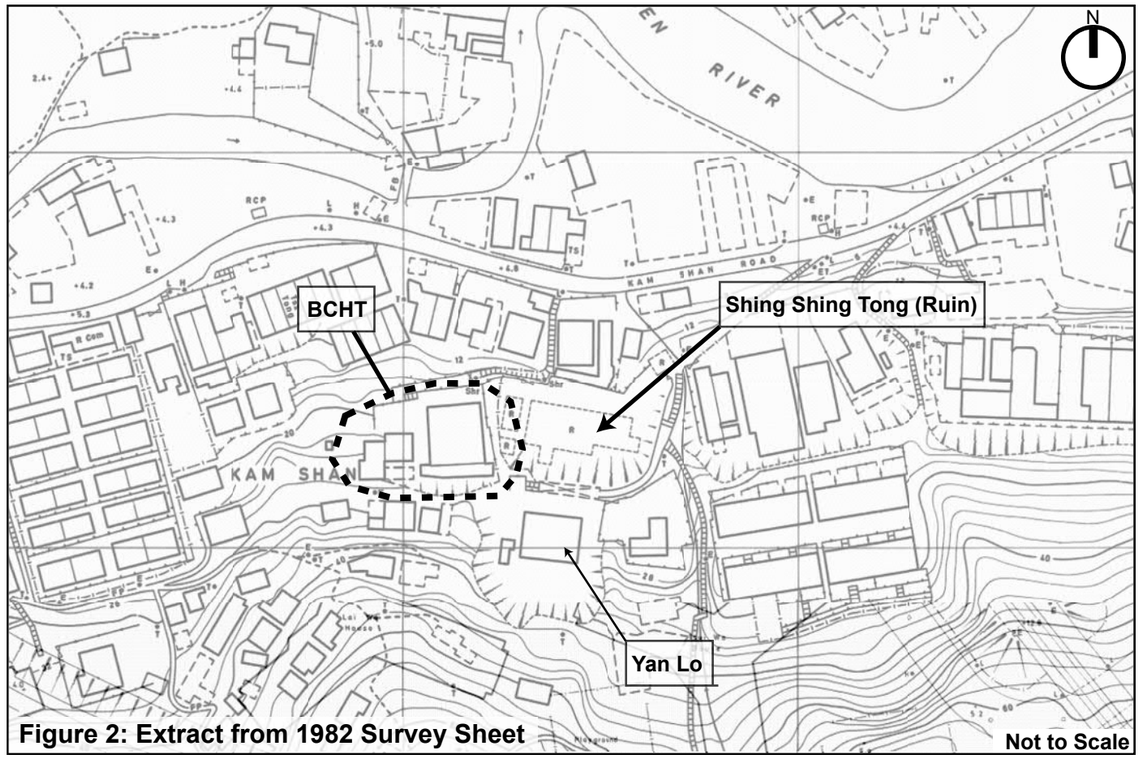


Figure 2: Extract from 1982 Survey Sheet

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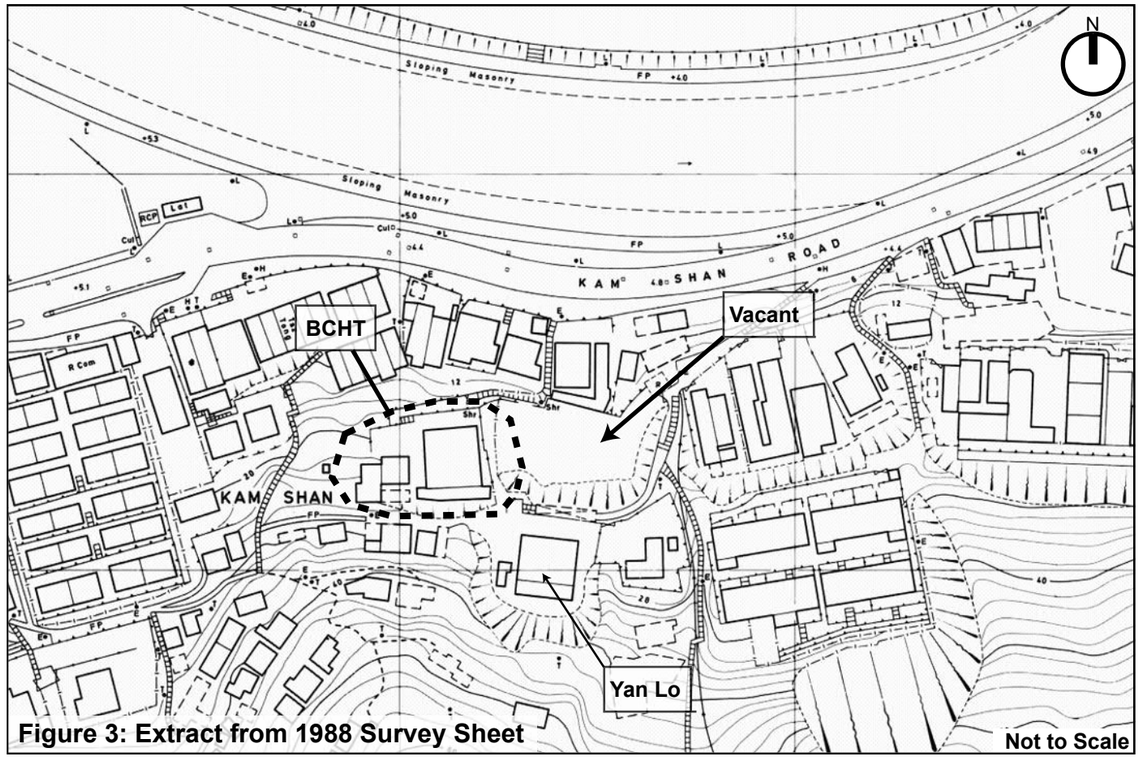


Figure 3: Extract from 1988 Survey Sheet

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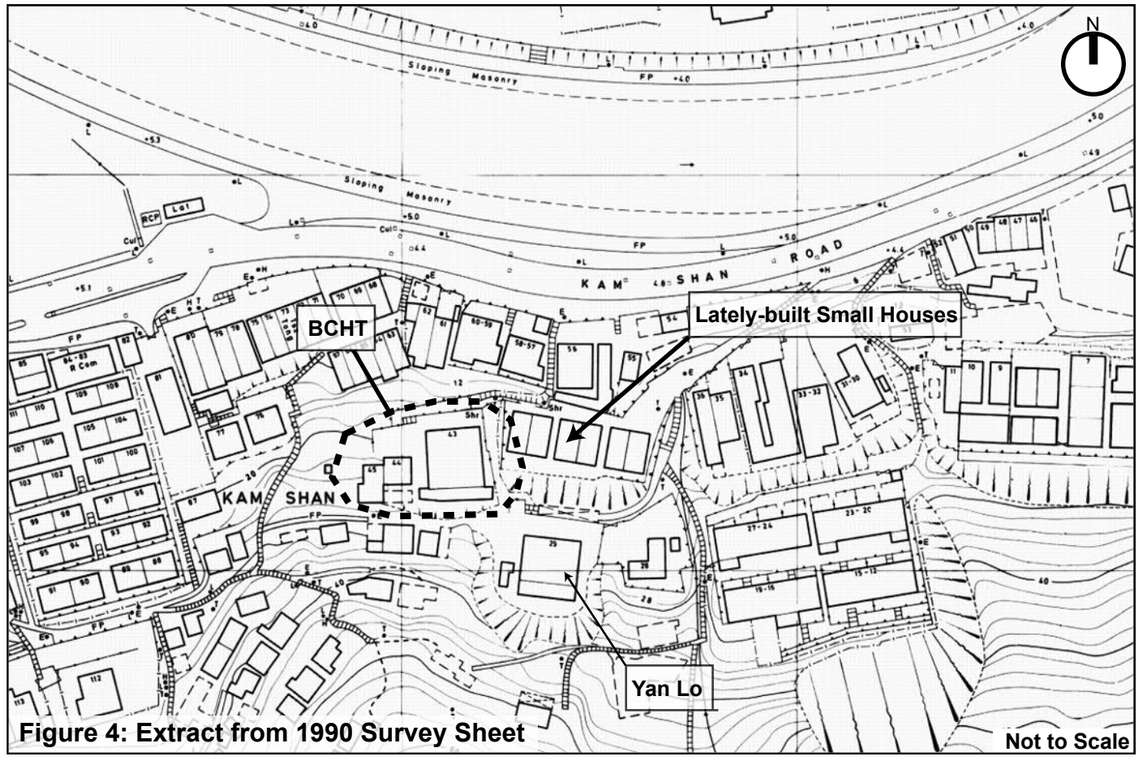


Figure 4: Extract from 1990 Survey Sheet

Not to Scale

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Plan N: Historical Plans in Kam Shan

Shing Shing Tong, Kam Shan, Tai Po 大埔錦山性成堂

大埔錦山的性成堂古廟，是一所佛教庵堂。Shing Shing Tong, a Buddhist temple in Kam Shan, Tai Po.



Photographer	陳平遠 Chan, Ping-yuen
Date	1961
Subject	Temples, Chinese
Location	Kam Shan, Tai Po District
Source	Chan, Ping-yuen, Reports on the land use survey of Tai Po (unpublished, 1961) Library call number: MSS 333.7095125 C45
Shelf	MSSG-27-029
See Also	http://find.lib.hku.hk/record=HKU_IZ21406412390003414
Accession No	hkid_lus_00027-00029
Resource Type	Image
Source Type	Photography -- B&W
HK District	Tai Po
License	All rights reserved
Rights Statement	In Copyright

Screenshot from digitalrepository.lib.hku.hk

The University of Hong Kong Libraries

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Plan O: Information for Shing Shing Tong

In addition, the TPAB stated in the GLM Appeal Decision that it was unclear whether planning approval was necessary – especially if the columbarium was initially ancillary, as small scale. The situation developed over time, from ancillary use to use requiring planning permission, the fact that planning permission became necessary does not constitute impropriety, misconduct, or moral blame. In this regard, the present s.12A application for BCHT will help the Applicant to re-define clearly the land-use function and the nature of the existing religious and columbarium use from the land use planning standpoint.

6.4 Substantial Support from the Local Residents and Organisations

BCHT is a popular religious institution in Tai Po, which has been active in holding ceremonies and events to promote Buddhism and participated in public welfare and charity activities for the community (see **Plan P** and **Appendix IV**). For example, the Temple has been providing social and charity support to volunteering organisation, rural and village's committees, religious institutions, local sports club, etc. They also donated money in helping the people who suffered from natural disaster. Those famous volunteering organisations include:-

- Doctors Without Borders (無國界醫生)
- Hong Kong Committee for UNICEF (世界兒童基金會)
- Hong Kong Women Development Association (香港婦聯)
- Po Leung Kuk (保良局)
- Tung Wah Group of Hospitals (東華三院)
- Hong Kong Buddhist Association (香港佛教聯合會)

BCHT has maintained a good relationship with the locals, including the Chairman of Village Committee for Kam Shan Village, Indigenous Representatives for Kam Shan Village and the local villagers, in particular those living near the site. In order to further relieve the public concerns on any potential nuisance to the local villagers in this locality, the Applicant has spent utmost efforts on the local communication works (地區聯絡工作). In the previous applications (Nos. Y/TP/29, Y/TP/34 and Y/TP/35), the Applicant recorded that over 8,000 of the public comments were in support of the planning application (see **Table 6.1**).

Table 6.1: Public Comments from Previous Applications

Application No.	Total	Support	Opposite	Neutral	Not Relevant
Y/TP/29 (rejected)	2,521 (100%)	2,108 (83.62%)	413 (16.38%)	0 (0%)	0 (0%)
Y/TP/34 (withdrawn)	5,759 (100%)	5,731 (99.52%)	25 (0.43%)	1 (0.02%)	2 (0.03%)
Y/TP/35 (withdrawn)	1,127 (100%)	1,070 (94.94%)	57 (5.06%)	0 (0%)	0 (0%)
Total	**9,407 (100%)**	**8,909 (94.71%)**	**495 (5.26%)**	**1 (0.01%)**	**2 (0.02%)**



Long religious history in the area.



Long religious history in the area.



Holding religious ceremonies.



Holding religious ceremonies.



Religious event.



Grave sweeping occasions.



Good Relationship with the local villagers.



Actively promote charity works.

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Plan P: Popular Religious Institution in the Area

Those supporting comments received were mostly from the local residents living in Kam Shan Tsuen and Tai Po District. In addition, a number of reputable persons, representatives and organisations in the area wrote to the Board to express their strong support to the application (see **Appendix V**). They include:-

- 大埔鄉事委員會主席、副主席及代表
- 大埔聯益鄉地區事務委員會副主席及代表
- 養浩安老院代表
- 家樂協會復康宿舍有限公司代表
- 香港新界蘇氏宗親會理事長
- 大埔聯益鄉鄉公所代表
- 大埔元洲仔漁民村公所代表
- 大埔元洲仔大王爺神廟管理演戲委員會有限公司主席
- 黃碧嬌太平紳士 (大埔青年協會永遠會長、樂群義工聯盟主席、大埔各界協會副主席)
- 錦山村村委會主席
- 錦山村村代表
- 錦山村原居民代表
- 區議員
- 大埔天后宮代表
- 新界校長會會長

According to the GLM Appeal Decision, the TPAB pointed out that when considering public comments, one would usually consider the number in the majority, and minority, and give effect to the majority view. In this regard, amongst the public comments received from the previous applications for BCHT, 8,909 (about 95%) supported the applications and only 495 (about 5%) objected. The overwhelming support received, especially majority of the support were from the local residents and the stakeholders of BCHT, illustrates that the general public consider the subject development is favourable and acceptable. However, the TPB could not support the previous application No. Y/TP/29 because a number of local residents had raised objection to the application. The TPB's approach to give effect to the minority (about 16.38%), and disregard the majority (about 83.62%), is both unexplained and unfair.

Furthermore, the Applicant has been over-ambitious in making several planning applications including on larger scale, which were scaled down (see **Table 6.2**). Strong efforts have been made by the Applicant to reduce any potential impact (in particular nuisance to the local residents) from the development.

Table 6.2: Current Scheme vs Previous Scheme (No. Y/TP/29)

	Current Scheme	**Previous Scheme**
Site Area	1,052.4m^2 (including 662.2m^2 Government Land)	1,665m^2 (including 1,311.8m^2 Government Land)
No. of niche(s)	11,726 niches	13,426 niches
Planning Parameters • GFA (m^2) • Maximum BH • No. of Block(s)	 969.1m^2 10m (2 storeys) 2	 971.7m^2 10m (3 storeys) 3
Traffic Arrangement	Pre-booking system Limit to 351 visitors per hour Deployment of staff Directional signage and waiting area	Pre-booking system Limit to 434 visitors per hour Deployment of staff Directional signage and waiting area

	Only one main temple access	
Landscape Proposal	Existing trees will be retained in-situ. Additional trees are proposed.	Existing trees will be retained in-situ.
Environmental Proposal	No burning of joss papers.	No burning of joss papers.

6.5 Columbarium is not a Sensitive Community Facility

Columbarium is an essential social facility for the community to allow family, relatives and friends pay respect to their ancestors and loved ones, which is an important matter for both the departed and the living. It is similar in nature and of equal importance as other communal and institutional facilities such as hospital, home for the aged and school. The Government had openly emphasised the importance of dispelling the misconception harboured by some members of the public that graveyards and columbaria are evil and offensive. Hence, columbarium is considered not an incompatible use in the community which can be commonly found in the urban area or adjacent to the flats developments or village houses, i.e. Po Fook Hill in Sha Tin.

According to the court case UNI-Creation Investments Ltd. v Secretary for Justice (HCMP 2166/2015) (hereafter refers as "the Nim Yuen case"), the Court ruled that the word "offensive" does not restrict to be purely physical sensations, offensive to the ear, or the nose or the eye. They opined that there are other private columbaria in Hong Kong and their operation does not constitute an offensive trade. The judge opined that the Lung Ngan Monastery at Tai O and Lung Shan temple near Fanling are columbaria which have resident houses nearby. They also said columbarium itself is not an offensive business, and that legislation has been put in place to regulate such businesses in Hong Kong to make sure they are properly managed.

According to the GLM Appeal Decision, the TPAB also considered that the columbarium is not a sensitive community facility, under the HKPSG. This focuses on a mortuary, funeral depots, and funeral parlours – with dead bodies, which raise health and safety issues. In contrast, ashes in an urn pose no health and safety risks. It is common and a fact of life, for residential properties to be close or adjacent to cemeteries (e.g. Happy Valley and Pokfulam).

More importantly, the columbarium ancillary to BCHT is not a brand-new development but an establishment that has already been in existence and operation in the area for a long time (more than 40 years). In order to meet the planning requirement for the PCL application under the PCO enacted on 30.6.2017, the present s.12A application is submitted only to regularise the existing columbarium with 11,726 niches (a reduction of 13,426 niches as recorded on 30.6.2017) and no additional niches or redevelopment scheme are proposed. It is fully in line with the Government's policy to properly resolve the historic problems of this special nature of use (Pre-cut-off Columbarium) which have accumulated over the years. Moreover, there is a sufficient buffer by the trees, and columbarium niches are enclosed within the buildings.

6.6 Sharing the Same Access Road is Non-issue for the Temple

In the previous application, the Board was concerned that access to the BCHT solely relies on the existing footpaths/stairs shared by the adjoining village houses which would bring nuisance to the local residents. This concern can be divided into two issues: (1) existing access shared by the adjoining village houses; and (2) bring nuisance to the local residents. This section will provide details in response to the first issue on sharing the access road.

With reference to the GLM Appeal Decision, the TPAB considered that timing and context are important as they are not concerned with new columbaria, but columbaria in existence for many years. In terms of plan making, Tuen On Lane (access road to GLM) serves not only Parkland Villas (adjoining residential development), but also the Appellant, and Ching Leung Nunnery (adjoining religious institution). The situation is very similar to the subject BCHT case, because:

(a) <u>The Main Temple Access is not only to Serve the Village Houses</u>

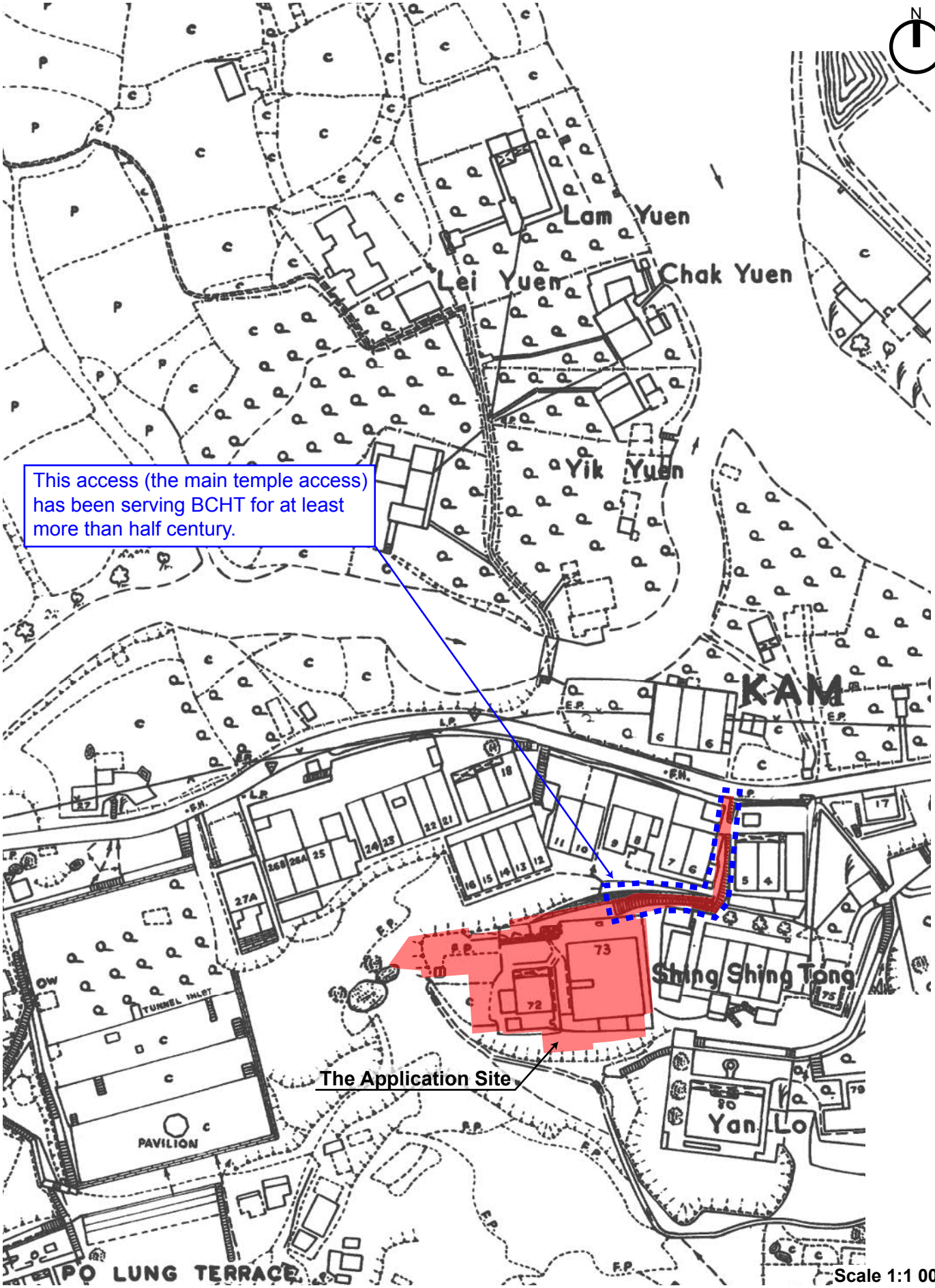
It should be highlighted that the main temple access (i.e. stairs to the east of house nos. 57-58) serves not only the village houses in the area, but also BCHT. The first historical survey plan in the area (i.e. 1957) clearly shows that the said access was serving BCHT, Shing Shing Tong, Houses No. 57 and 58 (previously named as Houses No. 6 and 7) and the two houses (previously named as Houses No. 4 and 5) that had already demonstrated in 1999 (see **Plan Q**). Also, the said access was the only access to BCHT at that time.

This situation was unchanged when the first statutory town plan in the area (No. LTP/47) was gazetted on 12.12.1980. As the said access is a public road, there is no indication in the OZP's planning intention of any priority given to the village houses or any other development, over the Applicant. Subsequently in the 1990s, Shing Shing Tong was demolished and re-developed into 6 village houses, which have their own pedestrian access route. Thus, from the plan making point of view, Houses No. 57 and 58 should share the same existing access road with BCHT.

(b) <u>There are Several Pedestrian Routes Serving the Village Houses</u>

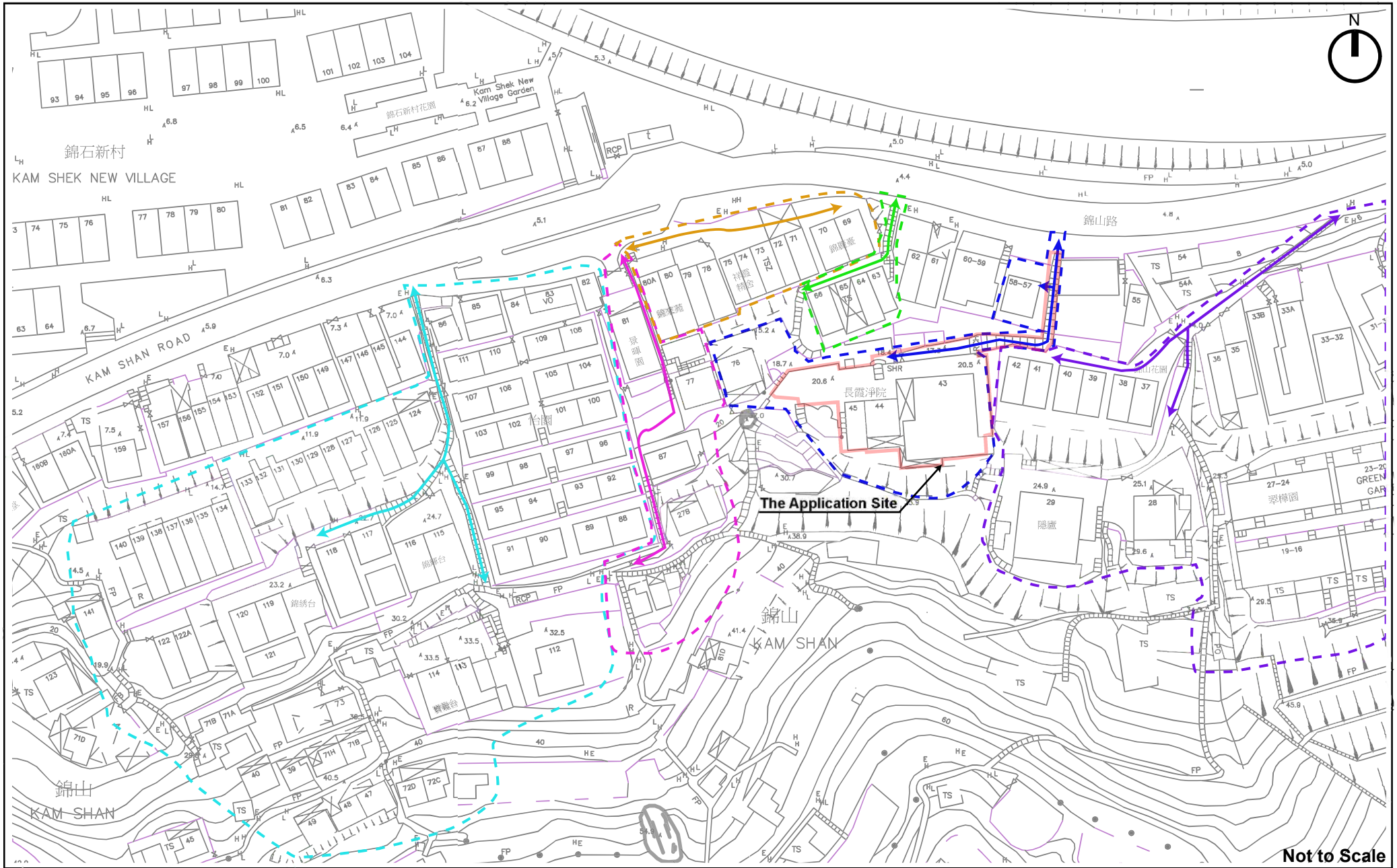
It is also indisputable that, at the present moment, there are several pedestrian routes or footpaths serving the village houses in Kam Shan (see **Plan R**). In order to avoid any potential unnecessary disturbance to the neighbouring developments caused by BCHT, as a new administrative arrangement adopted by BCHT, all visitors of BCHT only use the main temple access for site entering/ leaving purpose. As detailed above, the main temple access at the present moment only serves BCHT and Houses No. 57 and 58, and both users have been sharing the same access for at least more than half century. The tenants of Houses No. 57 and 58 are in <u>support</u> of the rezoning request for BHCT (see **Appendix III**).

This new administrative arrangement has been incorporated into the latest



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Plan Q: The First (1957) Historical Survey Plan in Kam Shan Area



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Plan R: Pedestrian Routes Serving the Village Houses

Management Plan (see **Appendix VI**) and has been "trail-run" by the Applicant in the 2024 of Ching Ming Festival Day. Prior to the festival day, BCHT has actively notified the members by different means (i.e. letters, whatsApp, website, etc.) on the new access arrangement. As detailed in **Section 4.1.2(b)**, the traffic survey conducted in the recent Ching Ming Festival Day indicates that **around 95%** of the visitors throughout the festival day have followed the new access arrangement, which is a very satisfactory result for the first go. Nevertheless, the Applicant will spare no effort to ensure all visitors to absolutely follow the arrangement in future.

6.7 No Alleged Nuisance to the Neighbourhood

In response to the second issue on sharing the same access would bring nuisance to the local residents, it is helpful to make reference from the TPAB's finding of the GLM Appeal Decision. In short, the TPAB considered that the shared access route for GLM was a non-issue because there was no evidence that access to the columbarium during festival dates was causative of any traffic or pedestrian issues. Moreover, both TD and the Police have found the traffic management plan to be acceptable with no significant impact anticipated. In this regard, the Applicant has provided the following factual and expert evidence to demonstrate that BCHT will not result in any significant nuisance to the neighbourhood from sharing the same access road:

(a) The Temple Access Mainly Used by BCHT and Houses No. 57-58

As detailed in **Section 6.6**, the users of BCHT and Houses No. 57-78 have long been sharing the access over 60 years. There are several pedestrian routes or footpaths which serve the other village houses in Kam Shan and, in reality, the tenants of those village houses will unlikely to use the main temple access due to longer walking distance to their houses. Hence, BCHT and Houses No. 57-78 are the main users of the said access. There is no solid information of congestion caused by such pedestrian traffic to and from BCHT in the past.

(b) Management Measures

According to the GLM Appeal Decision, when considering alleged nuisance, the TPAB accepted the Appellant's contentions on the balance of probabilities and, in weighing up the evidence, the two Government departments in charge of traffic matter consider that the revised traffic management plan is acceptable or have no in principle objection. In this regard, although the total number of niches for BCHT is greater than GLM, it should be noted that the visitors will not arrive at BCHT at the same time. The Applicant will implement the traffic management plan to control the number of visitors to a controllable level during the grave sweeping occasion. In fact, pre-booking system for BCHT has already been implemented during the 2024 of Ching Ming Festival Period. Under pre-booking system, the maximum allowed visitor for the columbarium is 351 persons per hours. According to the revised traffic management plan from the TIA of GLM, it is estimated that there will be a total of 643 pedestrian trips (2-way) (332 attraction and 311 generation) during the Ching Ming Festival peak hour, which is double the number of visitors than BCHT.

(c) <u>Expert Evidence – No Objection from Traffic Authorities</u>

According to the previous application (No. Y/TP/29) which applied for 13,426 niches (more niches than the present case), TD and the Police, the responsible Government departments for traffic, found the crowd management measures as proposed in the TIA acceptable or had no in principle objection, highlighted that alleged traffic congestion has no significant impact. Under the present s.12A application, the Applicant has intended to propose changes over previous applications, including: (1) reduction of 1,700 niches; (2): only one temple access arrangement; and (3) reduction of visitors per hour from 424 persons to 351 persons. The proposed scheme had made significant improvements over the previous scheme.

In view of the justifications as presented in **Section 6.6** and **Section 6.7** above, the existing columbarium ancillary to BCHT, with the implementation of crowd management measures, would not cause nuisances to the residential neighbourhood due to the existing access shared between BCHT and House No. 57-58. The TPB concern on the subject columbarium would attract a larger number of grave sweepers to the village causing nuisance and disturbance to the local residents in the village is not supported by factual or expert evidence.

6.8 Compatibility in the Area

In the previous application, the TPB considered that the columbarium was not compatible with the existing village setting in the area, particularly the residential dwellings located in the immediate vicinity. In this regard, the Applicant has provided the following justifications to substantiate the columbarium ancillary to BCHT will not result land use incompatibility issue:

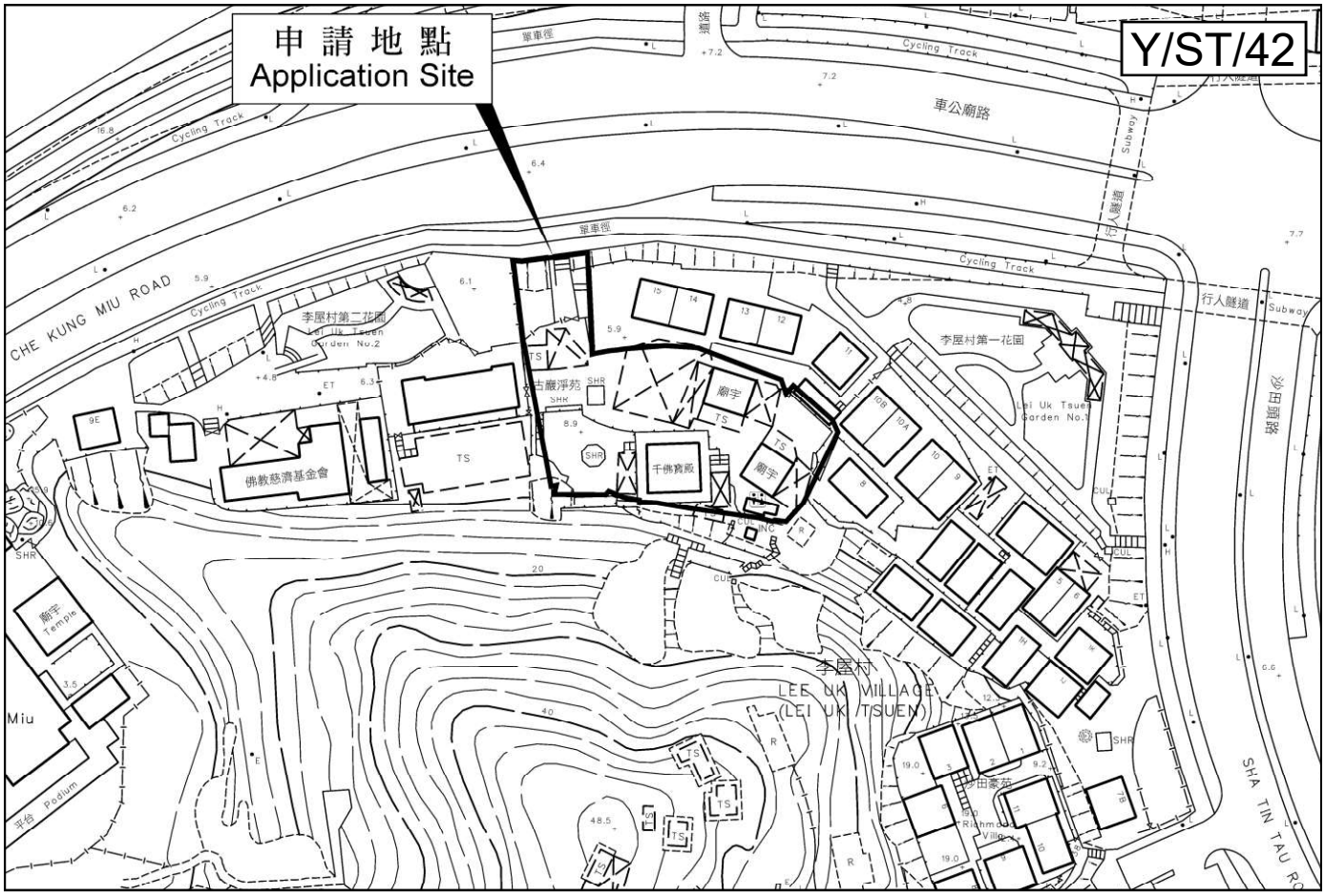
(a) <u>Common for Residential Properties to be Close or Adjacent to Cemeteries</u>

Referencing GLM Appeal Decision, as Hong Kong is densely populated, it is quite common to have cemeteries side by side with residential developments. Moreover, there is no scientific evidence that columbaria or ashes have caused any particular psychological impact on residents at Parkland Villas or elsewhere, and at what distance(s).

It is noticed that the planning circumstances related to the planning applications for columbarium case in close proximity to the village houses within "V" zone has been recently changed. The Board had recently approved two similar applications for regularising the Pre-cut-off Columbarium, namely Ku Ngam Ching Yuen and Memorial Park Hong Kong within "V" zone in Sha Tin on 4.12.2020 and 10.9.2021 respectively (Nos. Y/ST/42 and Y/ST/47) (see **Plan S**). Both columbaria are very close to a cluster of village houses.

(b) <u>Rationalisation of the Existing Land Use Pattern of the Area</u>

In order to facilitate the comprehensive improvement programme of Tai Po





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Plan S: Change in Planning Circumstances
(Similar Cases in "V" Zone)

District in the 1980s, the first Tai Po OZP was gazetted on 12.12.1980 (No. LTP/47). Kam Shan and the surrounding area had been rapidly put into statutory planning control and entirely zoned as "V". Since BCHT, as well as Yan Lo, is located within the Kam Shan area, it had been included in the larger "V" zone. Similarly in Mui Shue Hang area situated further west of the site, some institutional uses such as Poh Yea Ching Shea and Ever Rest Temple had also been extensively zoned as "Green Belt". ("GB"), and subsequently rezoned to "Open Space" under the draft Tai Po OZP No. LTP/47B on 21.10.1983. Until 21.12.2007, TPB had rezoned Poh Yea Ching Shea to "G/IC" on the draft Tai Po OZP No. S/TP/20 to reflect its existing institutional land use character. An evolution of the land use pattern of the area is shown in **Plan T**.

In reality, BCHT should be zoned as "G/IC" rather than "V" in first place. It has been in operation in the Kam Shan area since 1928, which is similar to Poh Yea Ching Shea established in Mui Shue Hang for a long time (i.e. Year 1915). Therefore, the present application for rezoning the application site to "G/IC(3)" zone is very logical in order to rectify the former broad brush zoning approach and to clearly reflect the existing use of the site and back to its appropriate use.

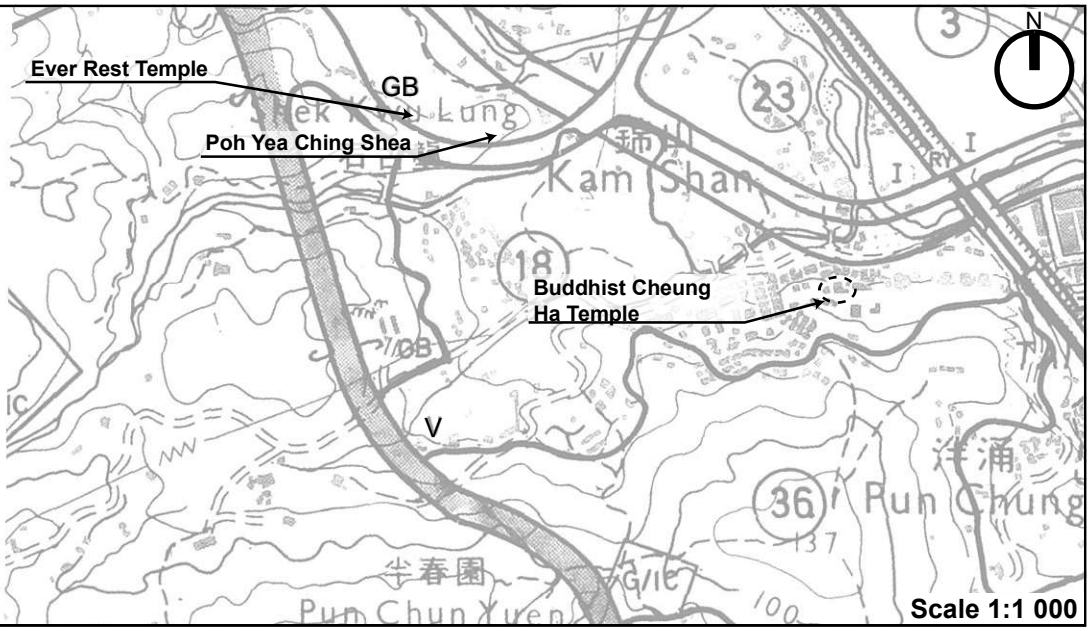
(c) Sufficient Buffer and Segregation

The two 2-storey temple-cum-columbarium structures have long been located at the upper part of Kam Shan area, which is a relatively inconspicuous and tranquil environment. They are surrounded by other religious uses, slopes and existing/ proposed trees. The closest houses to the ancillary columbarium, i.e. Nos. 41 and 42 Kam Shan Village, are currently the living quarters for staff/associated persons of BCHT which can also serve as a buffer to segregate the village houses further east of the site (remarks: these houses were constructed after the columbarium in operation). Nevertheless, additional landscape features have been proposed along the boundary edge to provide a natural screening buffer for BCHT.

In view of the visual obstruction surrounding the site, major level difference between the site and the adjacent area, and the existing retaining wall built along the BCHT, the existing small scale columbarium structures are hardly visible from outside (see **Plan U**). They are not in the direct sightline of the village houses due to their building orientation. Thus, significant visual impact is not anticipated. It is noted that relevant departments had no objection on the previous application from visual perspective.

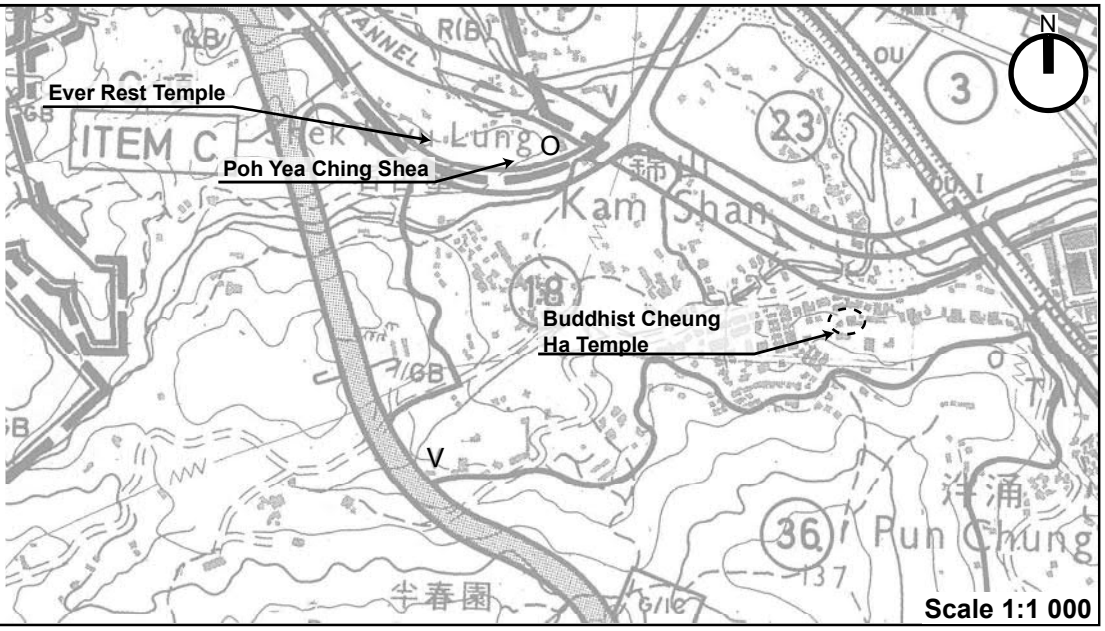
Based on the strong justifications above, the small scale columbarium within the temple, which is well screened off from the village houses by visual and landscape buffer, is considered visually compatible with the surrounding area. The BCHT management team will ensure the smooth operation of the temple and good relationship with the adjoining local villagers as usual. The Applicant will strictly and properly implement the Management Plan to ensure the columbarium of BCHT will not create any unnecessary interface issue in Kam Shan, especially during festive seasons.

TPB zoned Kam Shan as "V" and at the same time zoned Mui Shue Hang as "GB"



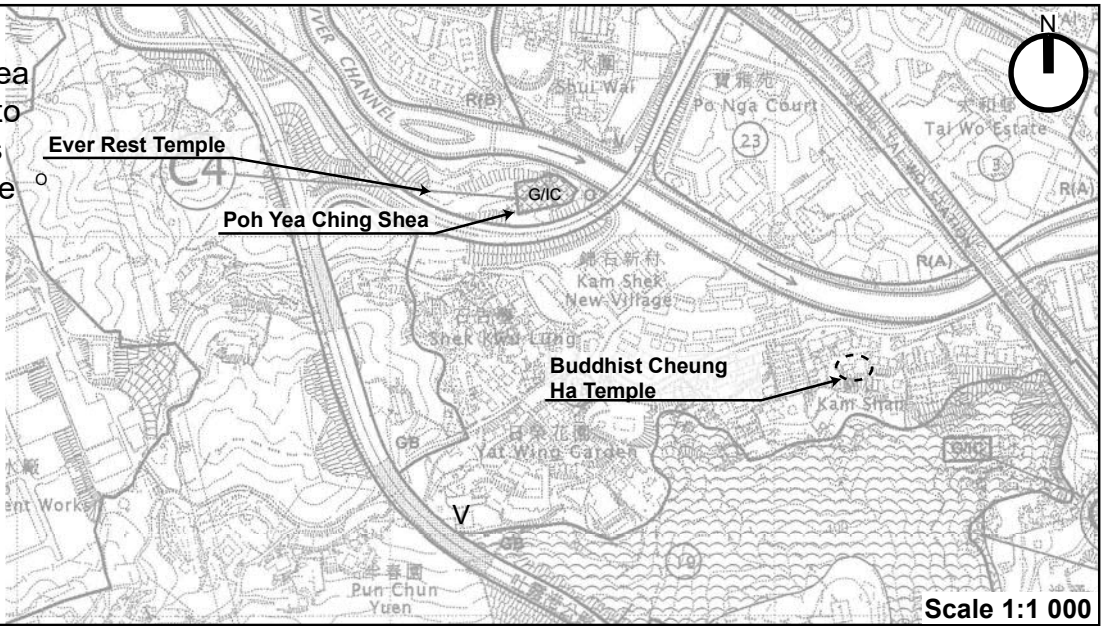
Draft Tai Po OZP (No. LTP/47) Date: 12.12.1980

TPB retain Kam Shan as "V" zone, whilst rezoned Mui Shue Hang from "GB" to "O"



Draft Tai Po OZP (No. LTP/47B) Date: 21.10.1983

TPB rezoned Poh Yea Ching Shea from "O" to "G/IC" to reflect the religious character of the site



Draft Tai Po OZP (No. S/TP/20) Date: 21.12.2007

TOCO

Plan T: Evolution of Land Use in Kam Shan Area



After Improvement



Before Improvement

TOCO

Plan U: Photomontages (3)

CONCLUDING REMARKS ON: (B) LAND USE COMPATIBILITY ASSESSMENT

The TPB was concerned the columbarium in BCHT being located within the village may bring nuisance to or result in aggravation of land use conflict with the adjacent neighbourhood. This planning assessment concluded that departmental concerns on land use compatibility have been satisfactorily addressed with the following conclusion:-

- Government's policy initiative and Press Release are highly relevant. As consistency is a cardinal principle of good administration, a pragmatic and sensitive approach (rather than strict, over legalistic, or literalistic) are appropriate. The Applicant has obtained the AIP TSOL and the current s.12A application for regularizing the existing columbarium is partly to comply with the licensing requirements under the PCO and partly to satisfy the town planning requirements.

- Columbarium is a public gain since there is a high demand for niches by the public. The human factor is highly relevant as one is concerned with human ashes, which should be dealt with using empathy, and compassion. The benefits of regularising the Pre-cut-off Columbarium outweighs the consequences if the subject application is refused by the Board, it would create social disruption and/or disadvantages to the public.

- Historical plans have shown that BCHT and its ancillary columbarium has been in existence before the adjacent village houses were built. Although it is undeniable that the scale of the columbarium has increased over time, from ancillary use to use requiring planning permission, the fact that planning permission became necessary does not constitute impropriety, misconduct, or moral blame.

- When considering public comments, one would usually consider the number in the majority, and minority, and give effect to the majority view. Amongst the public comments received from the previous applications for BCHT, 8,909 (about 95%) supported the applications and were mostly from the local residents living in Kam Shan Tsuen and Tai Po District. This shows that the stakeholders who are allegedly most likely to be affected by the proposed (existing) development, does not consider the proposed (existing) columbarium as a nuisance.

- Columbarium is not a sensitive community facility but an essential social facility which is similar in nature and of equal importance as other communal and institutional facilities. The present s.12A application is fully in line with the Government's policy to properly resolve the historic problems of this special nature of use (Pre-cut-off Columbarium) which have accumulated over the years. Moreover, there is a sufficient buffer by the trees, and columbarium niches are enclosed within the buildings.

- Historical plans have also shown that the main access to BCHT had been a shared access serving BCHT, Shing Shing Tong, and Houses No. 57-58 since as early as 1957. Back then, the said access was the only access to BCHT. Therefore, based on timing and context, the problem of sharing access with residential development is not a concern. The Applicant has already obtained no objection letter from the tenants of House No. 57-58.

- The low-rise religious cum columbarium buildings are well separated from the adjacent village houses by existing slope, existing/proposed mature trees, and retaining wall with level difference. Technical concerns arising from the development have been fully addressed. Visual assessment has demonstrated that the small scale development with appropriate additional landscape treatment and planting will not result in any visual impact on the adjacent development.

- The Applicant has proposed additional management measures and conducted a trial run during the 2024 of Ching Ming Festival Period. The TIA concluded that the existing columbarium will not cause adverse impact to traffic and pedestrian on adjacent road network and is acceptable from traffic engineering point of view. In addition, no solid information of congestion caused by such pedestrian traffic to and from BCHT in the past was recorded. Therefore, nuisance to the neighbourhood is not anticipated.

- There are similar cases that the Board had approved applications for regularising Pre-cut-off Columbarium within "V" zone where the location of these columbaria are in close proximity to village houses within the "V" zone. Moreover, there is no scientific evidence that columbaria or ashes have caused any particular psychological impact on residents or elsewhere, and at what distance(s).

It must be stressed that land use compatibility should not depend on the distance as there are many existing or recently approved columbaria located in very close proximity to the residential blocks in the urban areas of Hong Kong. It should be assessed based on whether the columbarium would actually affect the local residents on scientific evidences, such as visual, traffic and environmental aspects, rather than distance. The application site is suitable for columbarium use in terms of location, land use and visual compatibility. The present scheme, with additional landscape treatment, a reduction of columbarium niches and proper implementation of the Management Plan, will not cause significant adverse traffic and environmental impacts, or possible nuisance, on the neighbourhood.

In view of the detailed planning justifications above, it is considered that the first concern of the Board has been satisfactory addressed.

(C) PLANNING ASSESSMENT ON PRECEDENT CASE

As mentioned in **Section 6(A)**, the second reason provided by the TPB for rejecting the previous application was that the approval of application would set an "undesirable precedent for other applications in similar circumstances". In this regards, it is considered that "other applications in similar circumstances" refers to columbarium (if any) within the subject "V" zone within the OZP. Regardless of which definition one adopts, this reason is not adequate for reasons set out below.

6.9 Serving Social Needs

Placement of urns in a columbarium is necessary as it allows families, relatives and friends to pay their respect to ancestors and loved ones. In particular, this is in line with Chinese culture and traditions which place emphasis on worshiping and paying tribute in memory of their ancestors. Further, the wish of a deceased to have their cremated ashes be properly placed should be respected. According to the Joyous Cheer Appeal Decision, the TPAB has previously acknowledged that columbaria serve social needs and should be regarded as a "public gain" as there is a high demand for niches by the public.

Undeniably, there is a great demand for niches in Hong Kong. According to the Census and Statistics Department, Hong Kong has an annual death rate of about 6.9% (see **Table 6.3**). The numbers indicate a steady increase in annual demand for niche spaces. The demand for niche spaces will continue to increase due to the ageing population and other factors. With a growing ageing population in Hong Kong, the numbers of deaths and cremations have been gradually rising annually, resulting in an increasing public demand for columbarium facilities. Although columbaria are essential facilities for the community, it is not easy to develop given the small geographical size and the large population as well as strong local resistance against such facilities to be provided in their area.

Table 6.3: No. of Death and Death Rate in Hong Kong (2017 - 2022)

	2017	2018	2019	2020	2021	2022
No. of Death	46,800	47,400	49,000	50,700	51,400	63,700
Death Rate	6.3	6.4	6.5	6.8	6.9	8.7

Source: Census and Statistics Department

The subject columbarium with around 6,200 niche spaces available for sale at this suitable location can facilitate in increasing the supply of columbarium niches to help meeting the urgent public demand, especially in Tai Po District. 2,000 niches will be reserved for selling to the local residents in Tai Po. FHB agreed that the provision of columbarium should be supported, subject to all statutory requirements and lease conditions being fulfilled, as well as to address local and relevant departmental concerns over the proposed development.

6.10 The Only Two Pre-cut-off Columbarium within the Subject "V" Zone

This s.12A application is submitted to regularise a Pre-cut-off Columbarium. The following reasons would explain why approval of this special type of planning application would not set a precedent for similar applications within the same "V" zone:

(a) Regularisation of Pre-cut-off Columbarium

On 30.6.2017, the PCO came into effect and the private columbarium in Hong Kong must be covered with Columbarium Licence, Exemption or TSOL. In response to the latest requirement of PCO, the Applicant had submitted the PCL application to the PCLB on 28.3.2018 and the Applicant had fulfilled a series of requirements and obtained the AIP TSOL on 21.9.2022.

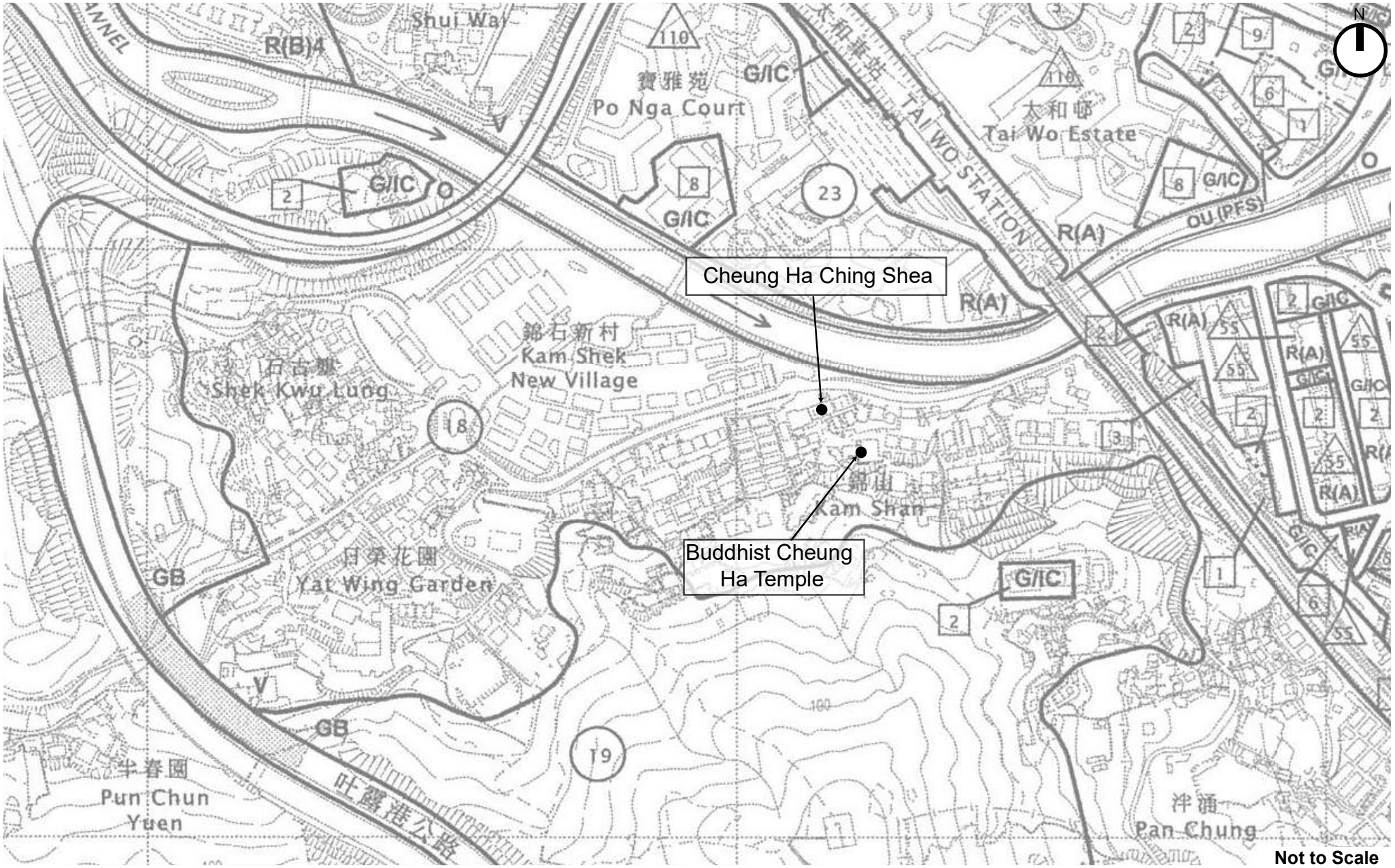
During the 3 years of the validity period of TSOL, the Applicant has to comply with all statutory and Government requirements, including town planning. As such, the present s.12A application is submitted to regularise the Pre-cut-off Columbarium in order to comply with the regulatory planning requirements of PCO. A Pre-cut-off Columbarium means a columbarium that was in operation, and in which ashes were interred in niches, immediately before the cut-off time, i.e. 8:00 a.m. on 18.6.2014. Therefore, it is totally different to those planning application for increasing number of columbarium niches or providing a new columbarium, which should be defined as the "Post-cut-off Columbarium".

(b) Pre-cut-off Columbarium within the Same "V" Zone

The Board was concerned that approval of the application would set a precedent for other similar applications within the subject "V" zone. According to the list of PCL applications for Pre-cut-off Columbarium submitted to the PCLB before 29.3.2018, there are a total of 7 PCL applications within the Tai Po OZP still under processing, namely:-

- **Buddhist Cheung Ha Temple (the subject application)**
- Cheung Ha Ching Shea
- Pun Chun Yuen
- Siu Ling Shan (Ling Hin Fat Yuen)
- Poh Yea Ching Shea
- Ever Rest Temple
- The Hong Kong Tin Tak Shing Kau Chung Woo Ching Sai Association

Apart from BCHT, there is only one Pre-cut-off Columbarium within the same "V" zone – Cheung Ha Ching Shea (CHCS) (see **Plan V**). The Pre-cut-off Columbaria in Tai Po are mainly located in other areas such as Shek Kwu Lung, Mui Shue Hang and Ma Wo. Moreover, the Pre-cut-off Columbaria in Ling Hin Fat Yuen, Poh Yea Ching Shea and Pun Chun Yuen were already approved by the Board under s.16 application (Nos. A/TP/652, A/TP/657 and A/TP/681) on 19.7.2019, 29.11.2019 and 26.8.2022 respectively. The Pre-cut-off Columbarium in Ever



TOCO

Plan V: Similar Site within the Same "V" Zone

Rest Temple was also agreed by the Board under s.12A application (No. Y/TP/36) on 10.11.2023. The Pre-cut-off Columbarium in The Hong Kong Tin Tak Shing Kau Chung Woo Ching Sai Association has applied for Exemption to the PCLB and planning permission is not required. Thus, the risk of creating a precedent is not substantial.

(c) Totally Different Circumstances to Cheung Ha Ching Shea

According to the previous application (No. Y/TP/29), some TPB members was concerned the circumstance of BCHT were very similar to CHCS, which was rejected by the TPB in 16.5.2020 mainly on the grounds of land use incompatibility and precedent effect. Therefore, they considered that rejecting the previous application was in line with the TPB's previous decision.

In this regard, a comparison (i.e. location, nature of use, history, development scale, planning and technical aspects, and local's view) has been made between BCHT and CHCS submitted to the TPB (No. Y/TP/37) and recently rejected. **Table 6.4** clearly indicated that the nature and circumstances (i.e. long history, strong religious background, unique site character, traffic and landscape arrangement and strong local supports) of BCHT are totally different to CHCS. Thus, approval of this application will unlikely set a precedent for CHCS, thereby aggravating the land use incompatibility in the village environment.

Table 6.4: Buddhist Cheung Ha Temple vs Cheung Ha Ching Shea

Comparison	Buddhist Cheung Ha Temple (Present Application)	Cheung Ha Ching Shea (No. Y/TP/37)
Location	Upper part of Kam Shan	Facing Kam Shan Road
Main Use at the Site	Religious institution & ancillary columbarium (Bona fide religious institution as confirmed by HAB)	Religious institution & ancillary columbarium (columbarium converted from an existing old village house)
Date of Establishment	1928 (Temple) 1970s (Columbarium)	2007 (Columbarium)
Site Area	About 1,052m^2	About 160m^2
Site Coverage	About 55%	About 55%
Building Height	2-storey	1-storey
Number of Niches	13,426 niches (before reduction) 11,726 niches (after reduction)	1,700 niches
Land Use Character	Adjacent to village houses but segregated by slopes & mature trees	Closely surrounded by village houses
Traffic Arrangement	Management measures during festivals	Closure during festivals
Environmental Proposal	No burning of incense	No burning of incense
Landscape Proposal	Additional Landscape Treatment	N/A
Local's View	Supports from villagers, residents, individuals & village committee/representatives **(2,108 supported & 413 objected)** (Based on No. Y/TP/29)	Supports from villagers, residents, individuals & a village representative **(71 supported & 55 objected)** (Based on No. Y/TP/37)

6.11 No Cumulative Effect

Although the above analysis has clearly indicated that BCHT is totally different to CHCS from the background, operation and planning point of view, the Applicant has decided to reduce 1,700 niches for BCHT, which is the same niche number of CHCS as recorded on 30.6.2017, in order to further relieve the TPB's concern on cumulative effect.

Under the requirement of PCO for Pre-cut-off Columbarium, the total number of niches for CHCS must be the same, or less than the situation, as of 30.6.2017. Thus, even if both planning applications for BCHT and CHCS are approved by the TPB, the possible provision of the total number of columbarium niches for Pre-cut-off Columbarium within the same "V" zone shall only be limited to not more than 13,426 niches. In other words, approval of this application would not pose cumulative effect from the only potential similar application – CHCS, thereby avoiding further degradation of the traffic and environmental conditions of the area.

As explained in **Section 6.3**, BCHT was established in 1928 and the columbarium existed since the 1970s. BCHT and its ancillary columbarium have existed for many years without causing nuisance to its surrounding developments. In particular, the adjacent village houses were only built in the early 1990s and it is reasonable to infer that during the course of its planning, the existence of the columbarium should have been taken into consideration and any possible nuisance issues would have been addressed. Therefore, there should be no cumulative effect of approving the s.12A application.

In fact, as detailed in **Section 6.7**, the subject columbarium with the implementation of crowd management measures would not attract a larger number of grave sweepers to the village, thereby causing nuisance and disturbance to the local residents in the village. TD and the Police, the responsible Government departments for traffic, found the crowd management measures acceptable. Burning of joss paper and paper offerings will be strictly prohibited within the premises. To emphasise, columbarium is not *per se* an offensive trade and it can be properly controlled through licensing requirements. The columbarium in the subsequent s. 16 application can also be approved subject to the approval conditions. Although some people have an aversion to living in the vicinity of the dead, there is no scientific evidence to support that the presence of columbaria would have any psychological impact on residents in nearby residential developments. All grave sweeping activities will be held during the daytime of these festivals and inside the temple-cum-columbarium structures to reduce any nuisance which may be caused.

The Applicant trusts that, as the fundamental principle of TPB, each application would be considered by the Board based on its individual merits. Example could be found from the s.12A approved case for columbarium use in Chi Ha Yuen, Sha Tin (No. Y/ST/13). The Board gave favourable consideration to such application doesn't mean that they will automatically give a "green light" to other planning cases for columbarium use within the same "V" zone. Subsequent to the TPB hearing on 10.2.2012, the Board rejected two s.12A cases for columbarium use in Buddhist Wai Chuen Monastery (No. Y/ST/24) and Tsing Lin Tsing She (No. Y/ST/35), which are located within the same "V" zone.

6.12 Provision of Columbarium in "V" Zones and Near Residential Areas

As stated in **Section 6.9**, the present s.12A application is a special type of planning application which is intended to rectify the Pre-cut-off Columbarium ancillary to BCHT and its columbarium niches as recorded on 30.6.2017. **Table 6.2** shows that there are a number of approved cases which have the similar characteristics to this application, such as:

- The columbarium has been established for a long period of time
- Before the rezoning request had been agreed by the Board, the columbarium was previously zoned "V" on the OZP;
- The columbarium is (or was) one of the Pre-cut-off Columbaria under the PCO;
- The columbarium is a use ancillary to the religious institution; and
- TD and the Police had no comment on the TIA and Management Plan (if submitted).

Table 6.5: Similar Rezoning Cases (From "V" Zone) for Pre-cut-off Columbarium

Application No.	Location	Approval Date
Y/ST/47	Memorial Park Hong Kong	10.9.2021
Y/ST/42	Ku Ngam Ching Yuen	4.12.2020
Y/ST/13	Chi Ha Yuen	10.2.2012

Source: Town Planning Board

All of these similar applications were approved regardless of the "precedent" the TPB would set. They show that it is desirable in the public interest to have columbaria, there is a demand for columbaria and precedents have already been set. Therefore, it is hoped that the Board would also give sympathetic consideration to this similar application.

Furthermore, it is noticed that the planning circumstances related to the planning applications for columbarium case in close proximity to the village houses within "V" zone has been recently changed. The Board had recently approved two similar applications for regularising the Pre-cut-off Columbarium, namely Ku Ngam Ching Yuen and Memorial Park Hong Kong within "V" zone in Sha Tin on 4.12.2020 and 10.9.2021 respectively (Nos. Y/ST/42 and Y/ST/47). Both columbaria are very close to a cluster of village houses. Therefore, approving this s.12A application will not set any "undesirable precedent" as there are already many columbaria, cemeteries, funeral parlours and temples located near residential areas such as Po Fook Hill in Sha Tin.

CONCLUDING REMARKS ON: (C) PLANNING ASSESSMENT ON PRECEDENT CASE

An examination of the site character and similar applications has been undertaken. Site analysis and planning assessment have demonstrated that the columbarium in BCHT will unlikely become a precedent for similar applications based on the following reasons:-

- The present application is submitted to regularise the Pre-cut-off Columbarium in order to comply with the regulatory planning requirements of PCO. Those applications for increasing the number of columbarium niches or providing a new columbarium should be defined as the "Post-cut-off Columbarium".

- Apart from BCHT, CHCS is the only Pre-cut-off Columbarium within the same "V" zone. Detailed planning analysis has clearly indicated that the nature and circumstances of BCHT are totally different to CHCS. Thus, approval of this application will not set a precedent for CHCS, thereby aggravating the land use incompatibility in the village environment.

- Nevertheless, the Applicant has decided to reduce 1,700 niches for BCHT, which is the same niche number of CHCS as recorded on 30.6.2017, to relieve the TPB's concern on cumulative effect.

- The provision of columbarium use is a public gain as it will provide emotional and spiritual support to the society. Columbarium is not an offensive business, and it can be properly controlled by stringent conditions under planning approval and Columbarium License. This planning application is an essential planning mechanism to comply with the columbarium licensing application under PCO.

- Approval of this application will allow the remaining existing unsold niches at the site could be put up for sale so as to help meeting part of the demand for columbarium niche spaces in Hong Kong. It will also help to improve the financial situation in promoting religious and charitable services and enhancing the facilities at the site.

- There are many approved cases which have similar characteristics to this application. They had received favourable consideration by the Board. The Applicant has maintained a good relationship with the local villagers

Based on the merits and unique site character of the application site as justified above, **it is considered that the second concerns of the Board on the precedent effect arising from the subject application have been satisfactory addressed.** The Applicant trusts that TPB could consider the each case on its individual merits to ensure no adverse impact will be resulted.

7. CONCLUSION

The Government has emphasised in many public occasions that they need to adopt a pragmatic and sensitive approach to resolve properly the historic problems of Pre-cut-off Columbarium which have accumulated over the years. The PCO came into effect on 30.6.2017 and the private columbarium in Hong Kong must be covered with Columbarium Licence, Exemption or TSOL. During the validity period, BCHT had submitted the PCL application which must comply with all statutory and government requirements, including town planning, land lease and building safety.

This s.12A application is submitted for the TPB's agreement to amend the zoning of the site covering various lots in D.D. 6 and adjoining government land from "V" to "G/IC(3)" on the current Tai Po OZP. The proposed "G/IC(3)" zone will permit the Applicant to submit the subsequent s.16 application to regularise the Pre-cut-off Columbarium with 11,726 niches ancillary to BCHT. In order to fully address the TPB's concerns on the previous application in relation to land use compatibility and precedent issues, the Applicant, who has made utmost effort, is committed to implement a number of additional improvement measures as proposed in this development scheme, including:

- Encourage visitors to use the most direct access to BCHT that would affect the neighbouring developments the least;
- Additional visual and landscape buffet along the boundary edge;
- Full planning control under the proposed new zoning;
- Further management measures to properly control the visitors;
- Reduction of 1,700 niches to address cumulative effect;
- Ensure good relationship with the locals and the religious courtyard open to public;
- Implementation of environmental improvement measures to avoid nuisance.

Planning and technical assessments have indicated that the present application is well justified based on the following reasons:

(a) BCHT and its ancillary columbarium have been in operation before the gazettal of the first Tai Po OZP. Approval of this case will support BCHT to continuously participate in religious and charity works;

(b) the proposed "G/IC(3)" zone is in line with the Government's policy and the requirements of PCO to regularise the Pre-cut-off Columbarium at BCHT;

(c) the proposed (existing) development is in line with the Government's intention to relieve part of the urgent demand for columbarium niche spaces. 2,000 niches have been reserved for selling to the local residents;

(d) the site is suitable for religious and columbarium uses as it is located at a tranquil and inconspicuous location. It is hardly visible from outside in view of the major level difference from the surrounding area, retaining wall, slopes and mature trees;

(e) the site is within a short walking distance to public transportation. Management measures have been proposed to encourage visitors to use the existing staircase east of House no. 57-58 to reduce disturbance to neighbouring developments;

(f) the buildings at the site are low-rise in nature and they are compatible with the local land use character, which is dominated by a mix-use of religious institutions, small houses, columbaria and schools. Additional landscape features are proposed to provide a natural screening buffer for the Temple;

(g) the proposed scheme will not result in adverse impact on "V" zone due to sufficient land for small house development and strong supports from the local residents;

(h) it will not result in any significant impact on land use, traffic, environmental, drainage, sewerage, landscape, visual and geotechnical aspects of the locality. Traffic management measures are proposed to ensure the Temple can be run in a safe, orderly and smooth fashion during the festive event; and

(i) the proposed new zoning is tailor-made for BCHT and it will not set an undesirable precedent for similar applications. Nevertheless, the Applicant has decided to reduce 1,700 niches, to relieve the concern on cumulative effect.

Furthermore, detailed planning assessments to address the above TPB's concerns on land use compatibility and precedent issues have been conducted. The Applicant, after carrying out detailed design works, comprehensive planning and technical assessments and continuous public engagement exercises in the past several years, is confident that, the concerns of the relevant Government departments and the Board have been fully addressed. In view of the merits of the proposed scheme and detailed planning justifications presented in this Planning Statement, honourable members of the TPB are requested to agree with this s.12A application.

PART II- LIST OF APPENDICES

Appendix I	***Supporting Documents of the Planning Statement***
Appendix II	***The History of the Temple and the Affirmation from the Locals***
Appendix III	***Support Letters from the Local Villagers and the Reputable Persons, Representatives and Organisations in the Area***
Appendix IV	***Charity Records of the Temple***
Appendix V	***Traffic Impact Assessment***
Appendix VI	***Management Plan***
Appendix VII	***Sewerage Impact Assessment***
Appendix VIII	***Geotechnical Planning Review Report***

APPENDIX I
Supporting Documents of the Planning Statement

Annex I
Policy initiatives for Pre-cut-off Columbaria

Annex II
Submission Letter for Applications for
Columbarium Licence and Temporary Suspension of Liability on 28.3.2018

Annex III
Approval-in-principle for Temporary Suspension of Liability Application

Annex IV
Comments from Planning Department
under the Private Columbarium Licensing Application

Private Columbaria Ordinance
Press Release
Important Dates
Frequently Asked Questions
Alternative Means of Disposal of Ashes
Private Columbaria Affairs Office
Enquiry, Suggestion and Complaint
Related Links

Press Release

Policy initiatives related to land premium and traffic impact assessment of pre-cut-off columbaria announced by Government

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The Government today (November 22) announced that the Chief Executive in Council has approved two policy initiatives to address the land premium and traffic impact assessment (TIA) issues of pre-cut-off columbaria seeking a licence.

According to the Private Columbaria Ordinance, a pre-cut-off columbarium means a columbarium that was in operation, and in which ashes were interred in niches, immediately before the cut-off time, i.e. 8am on June 18, 2014.

Policy initiatives in line with overall interests of the community

A government spokesman said, "We need to resolve properly the historic problems which have accumulated over the years. Quite a number of people had purchased niches from these columbaria or even interred the ashes of their deceased relatives therein before they knew that the Government would introduce a regulatory regime. Given this, we need to adopt a pragmatic and sensitive approach towards the consumers who have purchased these niches, and the dedicated persons, to minimise their losses and any social disruption arising from massive displacement of interred ashes.

"In contemplating these policy initiatives, the Government mainly takes into account the overall interests of the community so as to avoid affecting the descendants, in particular their wish not to disturb the interred ashes of the deceased as far as practicable.

"We must emphasise that all pre-cut-off columbaria will not automatically get a licence as a result of the policy initiatives. The Private Columbaria Licensing Board will still consider each application in accordance with the requirements for applying for a licence as set out in the Ordinance."

Land premium arrangement and safeguards to protect consumers

On land premium, in respect of pre-cut-off sold niches, originally only pre-cut-off columbaria eligible for an exemption in all other respects (in operation before January 1, 1990) were allowed to apply for waiving payment for the regularisation exercise (the waiving arrangement). The Government has now decided to extend the waiving arrangement to allow pre-cut-off columbaria eligible for a licence in all other respects (in operation before 8am on June 18, 2014) to apply.

The Government spokesman added, "Only those pre-cut-off columbaria eligible for a licence in all other respects can apply. In other words, the prerequisites are that the operator: 1) must be a pre-cut-off columbarium; 2) must fulfil the licensing criteria for a licence in all other respects, which include more than 10 relevant requirements on planning, building and fire safety.

Specifically, a pre-cut-off columbarium confirmed to be eligible for a licence in all other respects may apply for administratively regularising, in respect of the pre-cut-off sold niches, breaches of relevant lease conditions and/or unlawful occupation of unleased land by way of a waiver and/or a short term tenancy (STT), and waiving the relevant waiver fees, STT rentals and administrative fees before and during the licence

Updated Information for Consumers
Updated Information for Operators
Private Columbaria Licensing Board
List of Applications for Specified Instruments Received
Ash Temporary Storage Service by FEHD
Updated Application Guide and Forms for Licence and Other Specified Instruments
Updated Guidelines for Carrying out the Prescribed Ash Disposal Procedures
Updated Other Multimedia Information
Updated Information on Ash Disposal by Columbaria

period. However, each application will be considered on a case-by-case basis having regard to its circumstances and merits.

The Government will impose a series of safeguards on pre-cut-off sold niches covered by the waiving arrangement, including that the operators are not allowed to impose extra charges beyond what was provided in the original agreements with the consumers concerned.

At the same time, the operators should seek the agreement of the consumers to abide by the restrictions below: (1) for those partially filled or unfilled niches, replacing the name of a dedicated person where his/her ashes have yet to be interred with another person is only limited to his/her relative (in accordance with the definition of "relative" in the Ordinance); (2) for filled niches, if any interred ashes are removed subsequently in the future, such niches are not allowed to be "refilled". After the niches referred to in (1) have become the niches referred to in (2) in future, the restriction in (2) would also apply to them. As such, the operators have to provide to the Licensing Board registers for endorsement for the purpose of the restrictions in (1) and (2) above.

For the number of niches without agreement between the operator and the consumers being reached, or in the absence of other equally effective means to ensure compliance with the above safeguards, a full market value (FMV) land premium will be payable. If FMV land premium is paid, such niches could be traded in the market free of the above restrictions. The operators must pay an FMV land premium for all the post-cut-off sold or newly let out niches.

"The above waiving arrangement is aimed at protecting consumers. From the consumer's perspective, whether a pre-cut-off columbarium applies for an exemption or a licence should make no difference to them as they have already purchased or even have been using the relevant niches. If the operators recoup land premium from consumers who have purchased the niches in the past or they pass on the land premium to consumers who will purchase niches in future, various kinds of disputes will arise," said the spokesman.

Initiative relating to TIA

Taking into account the overall interests of the community, the Government has decided to use an empirical evidence approach as the basis for assessing traffic impacts when the Government departments process the licence application from a pre-cut-off columbarium whose operation only involves the number of niches sold before June 30, 2017 (the enactment date of the Ordinance).

The Government has studied this issue in depth and has the following three observations. Firstly, the columbaria concerned are not brand-new planned establishments but have already been in existence and operation in the community for a long time. Secondly, the traffic and pedestrian flow problem mainly surface during the grave-sweeping seasons (Ching Ming Festival and Chung Yeung Festival) and the situation outside the grave-sweeping seasons is usually not a major concern. Thirdly, an applicant for a licence would have to submit a management plan covering the traffic and crowd control measures for prior approval by the Licensing Board, and is required to comply with the licensing conditions relating to the traffic and pedestrian flow management measures imposed by the Board.

According to on-site observation, traffic and pedestrian flow management arrangements are already implemented by the Government departments in some of the areas where a number of columbaria are located together. The Government departments concerned have prepared contingency plans in areas with needs to cater for ad hoc situations. The Government has also noticed that some columbaria also

actively make some traffic arrangements during Ching Ming Festival and Chung Yeung Festival, such as providing dedicated coaches to pick up and drop off gravesweepers. If only niches sold as at June 30, 2017 of pre-cut-off columbaria are counted, the traffic level in those areas during the peak hours is, overall speaking, still at an acceptable level. On the part of individual columbaria, operators have the responsibility to provide practicable mitigation measures within their capability. The Government departments will reflect to the Licensing Board their views on suitable mitigation measures that should be followed up by individual cases. We believe that the Licensing Board will, having regard to the situation, vet the management plan of the operators and impose appropriate licensing conditions.

If a pre-cut-off columbarium would like to sell or newly let out niches after June 30, 2017, or any post-cut-off columbarium would like to submit planning or licence applications for their development, the TIA mechanism is applicable to them.

Responsibilities of private columbarium operators

"The operation of a private columbarium in Hong Kong must be covered by a licence, an exemption or a temporary suspension of liability according to the Ordinance. Only private columbaria that have obtained licences may sell or newly let out niches. This fundamental principle has not been changed and will not be changed," added the spokesman.

"Operators of private columbaria have the responsibility to abide by the various licensing requirements as stipulated under the Ordinance."

According to section 99 of the Ordinance, a person who commits an offence of providing information that is false or misleading is liable on conviction to a fine of $500,000 and to imprisonment for two years. In addition, if an operator deceives the Government, thus resulting in prejudice to the Government, that person commits the offence of fraud under the Theft Ordinance, which would render an offender liable on conviction to a maximum penalty of imprisonment for 14 years. Moreover, if a columbarium operator and a consumer conspire to deceive the Government, they commit the offence of conspiracy to defraud. Such an act is contrary to Common Law and punishable under the Crimes Ordinance, which would render an offender liable to a maximum penalty of imprisonment for 14 years.

A Legislative Council brief on the above arrangements can be downloaded from the Food and Health Bureau's website (www.fhb.gov.hk/download/press_and_publications/otherinfo/160700_columbarium/e_legco_brief_on_land_premium_TIA.pdf).

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Annex II: Submission Letter for Applications for Columbarium Licence and Temporary Suspension of Liability on 28.3.2018

佛教長霞淨院有限公司
BUDDHIST CHEUNG HA TEMPLE LIMITED
香港新界大埔錦山路43-45號
43-45,Kam Shan Road,Tai Po,N.T.,Hong Kong

骨灰所辦事處
食環署
吕祺中心六楼
湾仔
香港.

執事先生,

香港法例第 630 章骨灰安置所條例
申請牌照及暫免法律责任书
佛教長霞淨院有限公司

為申請牌照及暫免法律责任书, 现附上下列文件:---

1, 申請表;
2. 图则証明书 4 頁,
3. 图则 NO.13/05,13/11A,13/06A, 及 13/10 各一,
4. 公司授权书及接受书各一, 及
5. 3 月 26 日致大埔地政処信件 2 封連附件

如有疑问, 請电本人 Tel.[redacted] 联络.

此祝

安康

代表　　佛教長霞淨院有限公司

(潘冠球)
董事及院長

2018 年 3 月 28 日

電話 Tel: (852) 2652 1126 / (852) 2652 1134　傳真 Fax: (852) 2652 1101　電郵 Email: cshtc@cheunghatemple.org　www.cheunghatemple.o

(2)

認收回條

致：潘冠球 (姓名) 先生 / ~~女士~~

佛教長慶禪院有限公司 (骨灰安置所名稱)

本辦事處已收到閣下於 2018 年 3 月 28 日 提交的申請。

Food And Environmental Hygiene Department
Private Columbaria Licensing Team
私營骨灰安置所牌照組
食物環境衞生署

私營骨灰安置所事務辦事處
食物環境衞生署

日期：28 March 2018

香港灣仔皇后大道東 269 號呂祺教育服務中心 5 樓
5/F, Lui Kee Education Services Centre, 269 Queen's Road East, Wan Chai, Hong Kong.
電話 Tel : 2350 7319 傳真 Fax : 2893 7683

食物環境衞生署
Food and Environmental Hygiene Department

私營骨灰安置所事務辦事處
Private Columbaria Affairs Office

覆函請寄交食物環境衞生署並引用本署檔案編號

本署檔號: (17) in FEHD PC 72-40/62/2018/113 Pt. 7

掛號郵件

新界大埔錦山村43-45號
佛教長霞淨院有限公司
(獲授權人士：潘冠球先生)

潘先生：

根據《私營骨灰安置所條例》(第630章) (《條例》)
申請指明文書

骨灰安置所名稱:	佛教長霞淨院
骨灰安置所地址:	新界大埔錦山村 43-45 號 丈量約份第 6 約地段第 1087 號及第 1130 號及毗鄰政府土地
申請人:	佛教長霞淨院有限公司 (Buddhist Cheung Ha Temple Limited)
私營骨灰安置所發牌委員會收到申請的日期:	2018 年 3 月 28 日
申請指明文書類別:	就截算前骨灰安置所申請牌照及暫免法律責任書

原則上同意暫免法律責任書申請
通知書

現致函通知上述申請人，私營骨灰安置所發牌委員會(發牌委員會)已「原則上同意」上述名為佛教長霞淨院的私營骨灰安置所的暫免法律責任書申請，有效期為3年，由發出此通知書的日期開始計算(即有效期由2022年9月21日至2025年9月20日)。

請注意以下事項:

2. 在上述有效期內，申請人須遵守以下的條件：

(i) 申請人須確保該骨灰安置所持續符合由消防處制定及適時更新的“私營骨灰安置所消防安全規定”(請參看「私營骨灰安置所牌照及其他指明文書申請指引」附件9的附錄1)；

(ii) 申請人須確保建議布局圖(圖則編號002)和樓面平面圖內標示的骨灰安置所的所有出口、捲閘及趟門於營業時間內保持開啟。如須關緊該出口門，以防止任何人進入，有關的鎖扣裝置須屬可由內毋須使用鑰匙迅速開啟的類型；

(iii) 樓面平面圖上顯示的以下位置不能作其他用途：

骨灰安置所A座

(a) 地下觀音殿的雜物房；
(b) 一樓崇恩堂旁的儲物室；
(c) 一樓崇逸堂旁的雜物房。

骨灰安置所B座

地下大雄寶殿的儲物室；以及

(iv) 申請人須在骨灰安置所A座1字樓（即位置：思孝堂、崇節堂、崇孝堂及崇逸堂）的顯眼位置，展示一份尺寸不少於420毫米(長)及297毫米(闊)的中英文告示，告示須以耐用物料製成，以不少於72點的字體及數字，述明“在任何同一時間內，此骨灰安置所處所的總人數連同職員在內，不得超過30人”。

3. 如果申請人在「原則上同意暫免法律責任書申請」的有效期內不遵守上文第2段所述的條件，發牌委員會可能考慮取消上述「原則上同意暫免法律責任書申請」，並立即就整組申請作定奪。若屆時申請人仍未符合與該暫免法律責任書申請一併提交的牌照申請的所有規定和要求，發牌委員會將可能拒絕整組申請，在該情況下，上述骨灰安置所須結束營運，並按《條例》的相關規定處置骨灰。

4. 在上述3年的有效期內，申請人須根據載於**附件一**為了符合有關的暫免法律責任書申請要求而提交並獲發牌委員會接納的行動計劃連同時間表，合理地迅速採取所有所需步驟，以符合與該暫免法律責任書申請一併提交的牌照申請的要求，並盡快向發牌委員會(由骨灰所辦代收)提交有關的證明文件及資料。

5. 現時發牌委員會並未就上述暫免法律責任書申請作出最終定奪，在上述「原則上同意暫免法律責任書申請」的有效期間，上述骨灰安置所仍處於寬限期。若在「原則上同意暫免法律責任書申請」的有效期內，申請人已符合上述牌照申請的所有規定和要求，發牌委員會會考慮舉行公開會議審議該申請，以直接就該牌照申請作定奪。在定奪上述指明文書申請時，發牌委員會須顧及公眾利益及可顧及任何其他相關因素。

6. 發牌委員會「原則上同意暫免法律責任書申請」並不代表上述牌照申請最終一定獲批。現時就佛教長霞淨院的牌照申請的建議圖則(包括龕位資料)的審核工作仍在進行中，現時未確定此暫免法律責任書申請是否符合《條例》第21(2)(a)(ii)條有關骨灰安放容量限於其在以截算時間狀況為準的容量的規定，「原則上同意暫免法律責任書申請」並不表示發牌委員會已接納與此暫免法律責任書申請一併提交的牌照申請的建議圖則(包括龕位資料)內的資料。

7. 當上述「原則上同意暫免法律責任書申請」期限接近屆滿時，若申請人仍未符合與該暫免法律責任書申請一併提交的牌照申請的所有規定和要求，而如果申請人已按照載於**附件二**的行政安排提交**附件二**所指明的文件，發牌委員會會考慮應否延長「原則上同意暫免法律責任書申請」的有效期。發牌委員會在決定是否延長「原則上同意暫免法律責任書申請」的有效期時會考慮的因素載於**附件二**，當中包括申請人有否證明已根據其為了符合該暫免法律責任書申請要求而提交並獲發牌委員會接納的行動計劃連同時間表(見**附件一**)，合理地迅速採取所有所需步驟，以符合與該暫免法律責任書申請一併提交的牌照申請的所有要求。

8. 若申請人仍未符合與該暫免法律責任書申請一併提交的牌照申請的所有規定和要求，亦未能證明致使發牌委員會信納申請人已合理地迅速採取所有所需步驟，以符合《條例》中有關上述牌照申請的所有規定和要求，發牌委員會將不會延續「原則上同意暫免法律責任書申請」的有效期，而會就上述整組申請作定奪。若申請人在發牌委員會作出定奪時仍未符合有關上述牌照申請的所有規定和要求，發牌委員會將拒絕整組申請。在此情況下，骨灰安置所須結束營運，並按《條例》的相關規定處置骨灰。

9. 若有任何疑問，請致電 2350 7363 或發送電郵致pc_app@fehd.gov.hk與個案經理姚詩懿女士聯絡。

私營骨灰安置所發牌委員會秘書林綺萍

2022年9月21日

重要提示

骨灰安置所營辦者有責任確保骨灰安置所符合所有適用於其骨灰安置所的法例和政府規定，並且遵守所有相關當局(包括但不限於建築事務監督、地政總署署長、規劃署署長、消防處處長、警務處處長、運輸署署長、環境保護署署長、機電工程署署長或其他決策局、政府部門以及有關的主管當局)按其執行的法例或職權所訂立的一切要求及條件，以及須就違反的事項承擔各類刑罰及法律責任。

重要提醒

任何私營骨灰安置所在 2018 年 3 月 29 日之後，如果沒有暫免法律責任書申請在處理中，亦未取得任何指明文書，便不能繼續營辦。任何人士在沒有指明文書的情況下營辦、維持、管理或以任何方式控制骨灰安置所即屬違法，循簡易程序定罪，可處罰款二百萬元及監禁 3 年；如循公訴程序定罪，則可處罰款五百萬元及監禁 7 年。

在寬限期後而沒有持有任何指明文書的情況下繼續營運骨灰安置所，或停辦骨灰安置所，營辦人須根據《私營骨灰安置所條例》附表 5 的「訂明骨灰處置程序」處置存放於該骨灰安置所內的骨灰，否則即屬犯罪，違例者可被檢控，循簡易程序定罪，可處最高罰款二百萬元及監禁 3 年；而循公訴程序定罪，則可處最高罰款五百萬元及監禁 7 年。

重要事項

《私營骨灰安置所條例》第 99 條 － 提供虛假或具誤導性的資料的罪行

(1) 任何人如 －

(a) 根據本條例，就某骨灰安置所提出申請，而在該申請中，或在與該申請相關的情況下，提供在要項上屬虛假或具誤導性的資料；或

(b) 在知悉某資料在要項上屬虛假或具誤導性的情況下，根據本條例，向署長、獲授權人員或公職人員，提供該資料，

即屬犯罪。

(2) 任何人犯第(1)款所訂罪行，一經定罪，可處罰款五十萬元及監禁 2 年。

副本送：

暫免法律責任書申請檔案：FEHD PC 72-40/64/2018/141

食物環境衞生署
Food and Environmental Hygiene Department

私營骨灰安置所事務辦事處
Private Columbaria Affairs Office

覆函請寄交食物環境衞生署並引用本署檔案編號

本署檔號: (47) in FEHD PC 72-40/62/2018/113 Pt. 5

掛號郵件

佛教長霞淨院
新界大埔錦山村43-45號
佛教長霞淨院有限公司
(獲授權人士: 潘冠球先生)

潘先生：

根據《私營骨灰安置所條例》（第630章）（《條例》）
申請指明文書
佛教長霞淨院
新界大埔錦山村43-45號,
丈量約份第6約地段第1087號及第1130號及毗鄰政府土地

關於你在 2018 年 3 月 28 日就上述私營骨灰安置所向私營骨灰安置所發牌委員會(發牌委員會) 提交的牌照及暫免法律責任書申請，私營骨灰安置所事務辦事處(骨灰所辦) 已分送到相關部門，由各有關部門審核屬於其範疇的證明文件及資料，並就申請是否符合該範疇的要求給予意見。規劃署就你提交的文件及資料提出的意見詳情列於附件一。就**關乎規劃的規定牌照申請人須注意事項**，請參閱附件二。

如需要就規劃署要求澄清及/或補交所須文件及資料等事項回應及補充文件和資料，請盡快向骨灰所辦提交回應及補充文件和資料，以便本署送交有關部門跟進上述申請。若你對規劃署的意見有任何疑問，請致電 2158 6172 與城市規劃師/新界區總部 2 邢江洲先生聯絡。

申請人是否因應上述部門的意見而進行某些跟進工作(例如改動處所/裝置的工程) 純屬申請人的決定，完成某些跟進工作並不保證上述指明文書申請一定最終獲批。各有關部門就該申請是否符合該部門範疇的要求給予的意見會提交發牌委員會考慮。當發牌委員會就某項指明文書申請作出定奪時，該項申請必須已提交足夠證明致使委員會信納該申請符合《條例》指明的所有規定及發牌委員會的所有相關要求，發牌委員會才會考慮是否批出指明文書。在作出決定時，發牌委員會須顧及公眾利益及可顧及任何其他相關因素。

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

以上並非涵蓋所有相關部門就上述私營骨灰安置所提交的牌照及暫免法律責任書申請的意見，當骨灰所辦陸續收到其他有關部門的意見時，會盡快通知申請人。此外，在處理有關指明文書申請的過程中，各部門有可能因應新的資訊及/或最新的情況而修訂其意見及/或建議的要求/條件。

若有任何疑問，請致電 2350 7363 或電郵發送致 pc_app@fehd.gov.hk 與個案經理姚詩懿女士聯絡。

食物環境衞生署署長

(朱俊禧 代行)

2021 年 7 月 5 日

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

重要事項

《私營骨灰安置所條例》第 99 條 － 提供虛假或具誤導性的資料的罪行

(1) 任何人如 －

(a) 根據本條例，就某骨灰安置所提出申請，而在該申請中，或在與該申請相關的情況下，提供在要項上屬虛假或具誤導性的資料；或

(b) 在知悉某資料在要項上屬虛假或具誤導性的情況下，根據本條例，向署長、獲授權人員或公職人員，提供該資料，

即屬犯罪。

(2) 任何人犯第(1)款所訂罪行，一經定罪，可處罰款五十萬元及監禁 2 年。

重要提醒

(1) 任何私營骨灰安置所在2018年3月29日之後，如果沒有暫免法律責任書申請在處理中，亦未取得任何指明文書，便不能繼續營辦。任何人士在沒有指明文書的情況下營辦、維持、管理或以任何方式控制骨灰安置所即屬違法，循簡易程序定罪，可處罰款二百萬元及監禁3年；如循公訴程序定罪，則可處罰款五百萬元及監禁7年。

(2) 在寬限期後而沒有持有任何指明文書的情況下繼續營運骨灰安置所，或停辦骨灰安置所，營辦人須根據《私營骨灰安置所條例》附表5的「訂明骨灰處置程序」處置存放於該骨灰安置所內的骨灰，否則即屬犯罪，違例者可被檢控，循簡易程序定罪，可處最高罰款二百萬元及監禁3年；而循公訴程序定罪，則可處最高罰款五百萬元及監禁7年。

副本送(如適用)：

暫免法律責任書申請檔案：FEHD PC 72-40/64/2018/141

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

附件 1

規劃署對根據《私營骨灰安置所條例》(《條例》)(第630章)就截算前骨灰安置所提交的牌照及暫免法律責任書申請的意見

骨灰安置所名稱：佛教長頌淨院
申請人姓名： 佛教長頌淨院有限公司
骨灰安置所地址：43-45, Kam Shan Village, Tai Po, New Territories
(Lot Nos. 1087 and 1130 in DD6)

檔號：(40) in FEHD PC 72-40/62/2018/113 Pt. 4 (牌照)
檔號：(3) in FEHD PC 72-40/62/2018/113 Pt. 5 (牌照)
檔號：(128,135) in FEHD PC 72-40/64/2018/141 (暫免法律責任書)

本署對題述申請(包括申請人就申請提交的建議圖則)的意見如下：

I. 是否有《條例》第17條所述的指明執法行動針對有關骨灰安置所？
[請在以下其中一個方格內加上✓號。]

☑ 沒有《條例》第 17 條所述就違例發展採取的指明執法行動針對有關骨灰安置所。

☐ 有《條例》第 17 條所述就違例發展採取的指明執法行動針對有關骨灰安置所，詳情載於附錄 3。

II. 關乎規劃要求內有關「骨灰安置」的規定：

(1) 是否准許在牌照申請範圍內存放骨灰？
☐ 是 ☑ 否

(2) 如上述第(II)部問題(1)的答案為「是」，請在適當方格內加上✓號：

☐ 在有關分區計劃大綱圖內，存放骨灰屬經常准許的用途
(如有特定限制，請註明：_____)

☐ 已獲城市規劃委員會根據《城市規劃條例》第 16 條批准規劃許可申請

☐ 屬現有用途

附件 1

(3) 如在上述第(II)部問題(1)的答案為「是」，有否註明在牌照申請範圍內准許骨灰龕位數目上限？

☐ 有，請註明准許骨灰龕位數目上限：_____ 個

☐ 否

(4) 如在上述第(II)部問題(1)的答案為「是」，有否註明在牌照申請範圍內准許安放骨灰份數(或骨灰甕數)上限？

☐ 有，請註明准許上限：_____ 份骨灰/個骨灰甕

☐ 否

(5) 如上述第(II)部問題(1)的答案為「否」，理由如下：

「骨灰安置所」並非相關法定圖則下的「鄉村式發展」地帶的准許用途。

(6) [如申請人須提供進一步資料，請在以下方格內加上✓號]

☑ 申請人須提供進一步資料，以便本署審核申請是否符合《條例》內關乎規劃的要求內有關「骨灰安置」的規定。所需資料載列於附錄1(見第V部)。

III. 對申請人就牌照申請提交的建議圖則的意見

[請在以下其中一個方格內加上✓號。]

☐ 本署對上述牌照申請的建議圖則並無意見。

☑ 本署對上述牌照申請的建議圖則有以下意見：

請參閱上列第 II 部分的意見。

IV. 對牌照申請人所提交的管理方案的意見

[請在適當方格內加上✓號。]

☑ 本署對上述管理方案並無意見。進一步的意見將會於根據城市規劃條例第 12A 條或第 16 條提出的申請獲批准後提供(如有)。

☐ 本署對上述管理方案有以下意見：

☐ 沒有提交管理方案。請要求申請人提交管理方案，以便進一步處理／在根據城市規劃條例第 12A 條或 16 條提出規劃申請時提交可容納的訪客量及入場管制／交通及公共運輸安排／人流管理／應對火警或其他緊急情況的應變方案等資料*。

☐ 管理方案沒有提供以下的資料：可容納的訪客量及入場管制／交通及公共運輸安排／人流管理／應對火警或其他緊急情況的應變方案／其他(請註明：_____)"。請要求申請人提交已包括上述資料的修訂管理方案。

☐ 管理方案沒有提供下列的資料：可容納的訪客量及入場管制／交通及公共運輸安排／人流管理／應對火警或其他緊急情況的應變方案／其他(請註明：_____)"。請要求申請人在根據城市規劃條例第 12A 條或第 16 條提出的規劃申請時提交所有上述資料。

☑ 其他意見：
本署現階段對上述管理方案未能提供意見。有關意見將會於根據城市規劃條例第 12A 條或第 16 條提出的申請獲批准後提供(如有)。

V. 對將列入"須符合的要求的通知書"內的要求的意見
[請在以下其中一個方格內加上✓號。]

☐ 就牌照的申請，本署對將列入"須符合的要求的通知書"內的要求並無意見。

☑ 本署建議把附錄 1 所載的要求列入發給申請人的"須符合的要求的通知書"。

VI. 建議對將發出的牌照(如批准)施加的條件
如私營骨灰安置所發牌委員會決定批准這宗申請，
[請在以下其中一個方格內加上✓號。]

☐ 本署建議對牌照施加附錄 2 所載的條件。

☐ 本署對施加於牌照的條件並無任何建議。

☑ 本署會待牌照的申請人報告已符合"須符合的要求的通知書"內關乎規劃的要求後，才提出建議(見附錄1)。

VII. 對暫免法律責任書申請人所提交有關符合申請牌照要求的行動計劃(如適用)的意見
[請在適當方格內加上✓號。]

☑ 本署對申請人的行動計劃並無意見。

☐ 本署對申請人的行動計劃有以下意見：

VIII. 訴訟程序#

[請在以下其中一個方格內加上✓號。]

☑ 本署與上述申請指明文件的私營骨灰安置所或申請人現時沒有進行訴訟程序。

☐ 本署與上述申請指明文件的私營骨灰安置所或申請人現正進行訴訟程序，詳情如下：

_____

IX. 其他意見

請申請人注意，在根據《城市規劃條例》第 12A 條/第 16 條向城規會提交規劃申請前，應先向發牌委員會就牌照申請提交已獲合資格人士核證的建議圖則（包括龕位資料），並在骨灰所辦完成審核及接納龕位資料後，才向城規會提交規劃申請。

在提交規劃申請時，申請人應利用夾附在申請指引附件 8 中附錄 1 的表格一併提交龕位數目的詳情，並應提交可容納的訪客量及入場管制／交通及公共運輸安排／人流管理／應對火警或其他緊急情況的應變方案等資料。

首份涵蓋有關地點的法定圖則的公告在憲報刊登的日期是：1980 年 12 月 12 日。如申請人要求享有法定圖則下「現有用途」權利，應提交：

- *在緊接首份涵蓋申請地點／處所的法定圖則的公告在憲報刊登前已被用作「靈灰安置所」用途及其規模的證明；以及*
- *自首份涵蓋申請地點／處所的法定圖則的公告在憲報刊登以來一直持續進行「靈灰安置所」用途及其規模（即地點／處所的範圍及龕位數目）的證明；或*
- *自首份涵蓋申請地點／處所的法定圖則的公告在憲報刊登其後的任何一份圖則所准許的「靈灰安置所」用途，而該「靈灰安置所」用途在有關圖則有效期內展開，而且自展開以來一直持續進行及其規模（即地點／處所的範圍及龕位數目）的證明。*
- *有關證明包括布局圖、地點／處所的照片／航攝照片、已批准的建築圖則、短期豁免書、短期租約、租賃協議、商業登記申請表、土地業權證明及單據等。*

規劃署向私營骨灰安置所事務辦事處提出上述意見的日期： *26/1/2021*

**刪去不適用者*

#指除第I部分所述的執法行動以外的法律事宜。

附錄 1

根據《私營骨灰安置所條例》(第630章)
規劃署建議列入"須符合的要求的通知書"內的關乎規劃的要求

就截算前骨灰安置所中請牌照及暫免法律責任書

骨灰安置所名稱：佛教長壽淨院
申請人姓名： 佛教長壽淨院有限公司
骨灰安置所地址：43-45, Kam Shan Village, Tai Po, New Territories
(Lot Nos. 1087 and 1130 in DD6)

檔號：(40) in FEHD PC 72-40/62/2018/113 Pt. 4 (牌照)
檔號：(3) in FEHD PC 72-40/62/2018/113 Pt. 5 (牌照)
檔號：(128, 135) in FEHD PC 72-40/64/2018/141 (暫免法律責任書)

項目	申請人須符合的要求
1	*申請人可：* *(a) 根據《城市規劃條例》第12A條向城規會提出修訂法定圖則申請，每宗申請將按其個別情況作考慮。請注意縱使城規會同意/部份同意有關申請，亦不一定代表可即時符合「關乎規劃的要求」；* *(i) 若城規會同意把「靈灰安置所」用途納入擬議地帶的第一欄用途之內，相關法定圖則須在作出修改後（即宣至草圖刊憲後），方可視為完全符合「關乎規劃的要求」；或* *(ii) 若城規會同意把「靈灰安置所」用途納入擬議地帶的第二欄用途之內，申請人仍須根據《城市規劃條例》第16條向城規會提交規劃許可申請。若城規會在有附帶條件下批給許可，申請人須在完全履行附帶的條件後，方可視為符合「關乎規劃的要求」；* *及/或* *(b) 要求享有法定圖則下「現有用途」權利。請注意任何人士如要求享有「現有用途權利」，便須提供足夠證據，以證明確有資格享有這項權利。*

規劃署向私營骨灰安置所事務辦事處提出上述意見的日期：*26/1/2021*

**刪去不適用者*

附件二

關乎規劃的規定
牌照申請人須注意事項

《私營骨灰安置所條例》（第 630 章）（《條例》）：

根據《條例》第18(1)(a)(ii)條及附表2第2條，申請牌照的私營骨灰安置所須符合《城市規劃條例》(第131章)的規定。

如果牌照申請涉及的骨灰安置所處所的用途並不符合《條例》內關乎規劃的規定，申請人須按照規劃署的意見 (附件 1/附錄 1) 去採取行動 (包括向城市規劃委員會提出修訂圖則／規劃許可申請、履行規劃許可的附帶條件等) 。

請注意: 申請人如要求享有「現有用途」權利，須提供足夠有力證據以證明該申請處所在有關首份法定圖則刊憲之前已被用作並在其後一直持續用作「靈灰安置所」用途，主要詳情如下:

- 在緊接首份涵蓋申請地點／處所的法定圖則的公告在憲報刊登前已被用作「靈灰安置所」用途及其規模 (即地點／處所的範圍及龕位數目) 的證明；及

- 自首份涵蓋申請地點／處所的法定圖則的公告在憲報刊登以來一直持續進行「靈灰安置所」用途及其規模 (即地點／處所的範圍及龕位數目) 的證明。

有關證明包括布局圖、地點／處所的照片／航攝照片、已批准的建築圖則、短期豁免書、短期租約、租賃協議、土地業權證明及單據等。

提交管理方案事宜

就申請牌照的「截算前骨灰安置所」在符合規劃規定時是否須提交交通影響評估方面，政府在2017年11月22日公布政策措施。因應這項政策措施的相關安排，請參閱私營骨灰安置所發牌委員會(發牌委員會)公布的《私營骨灰安置所牌照及其他指明文書申請指引》(《申請指引》)的第18章，該章已在2018年1月公布，而當時私營骨灰安置所事務辦事處(骨灰所辦)亦已向就「截算前骨灰安置所」申請牌照的申請人發出通知信；當中內容提及下列安排:

- 如果「截算前骨灰安置所」並未符合關乎規劃的規定，申請人在向發牌委員會提交管理方案前，應先向城規會提交規劃申請並取得城規會的同意/批准。

- 如果該規劃申請只包括在 2017 年 6 月 30 日前已出售的龕位，在就規劃申請提供意見時，相關部門不會要求申請人遞交交通影響評估。

- 申請人在向城規會提交規劃申請前，應先向發牌委員會就牌照申請提交已獲合資格人士核證的建議圖則(包括龕位資料)，並在骨灰所辦完成審核龕位資料及接納以該些資料作為進一步處理其牌照申請的基礎後，才向城規會提交規劃申請。

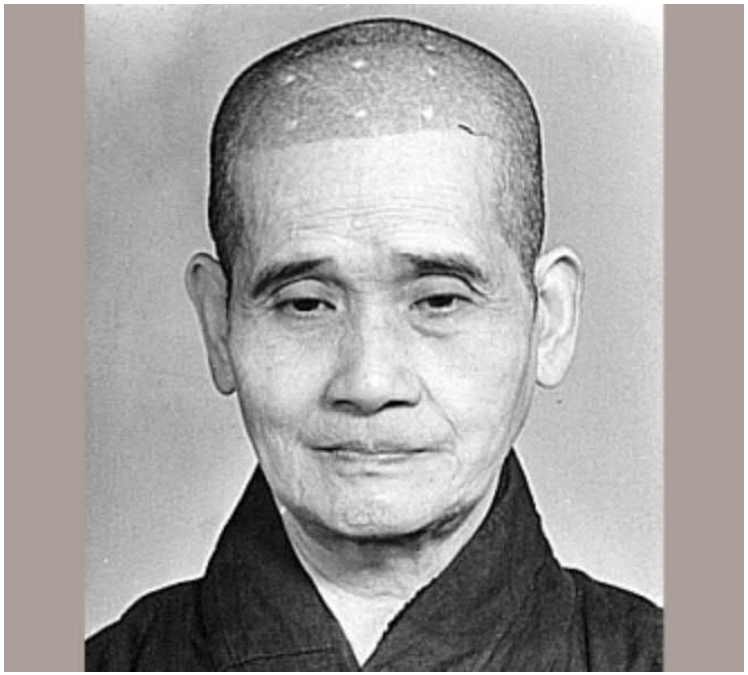
- 申請人在獲得城規會的同意/批准後，向發牌委員會提交管理方案，並在管理方案內加入城規會審批規劃申請時相關部門及城規會接納的人流及交通管理措施(及所施加的條件(如有)) 和在《申請指引》)的第 18 章和附件 16 內指明的所須資料。

- 如果申請人在未獲規劃署確認其牌照申請符合規劃規定前已向發牌委員會提交了管理方案，有關部門可能會待牌照申請獲規劃署確認符合規劃規定後才就管理方案提供意見。申請人應盡快採取行動以符合規劃規定。

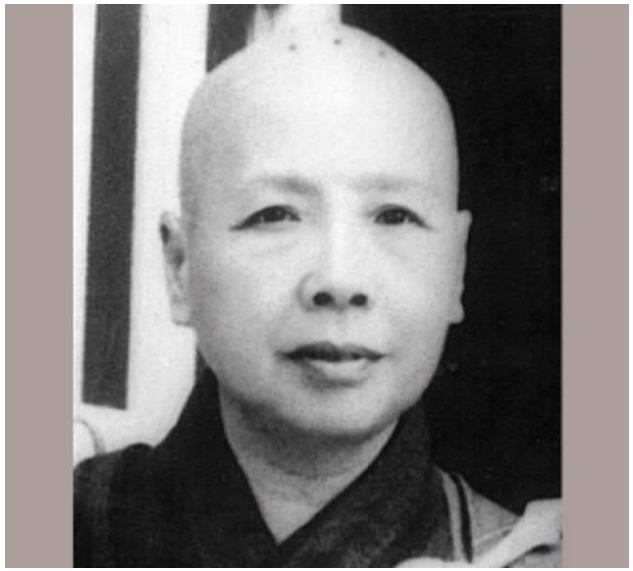
私營骨灰安置所發牌委員會

佛教長霞淨院歷史簡介

一九二八年，本院由釋昌潔開山先師及同門釋昌善，釋昌定於大埔錦山（前及為大埔禁山），結奄同修，成立「美全堂」(即佛教長霞淨院前身)，以供奉三寶佛及觀音佛像，第一任開山祖師釋昌潔開山種地，招賢納眾，不時為在世佛弟子及佛教徒舉行法會消災擋難，淨化善信心靈，開導善信，以解決善信疑難為任，而弘法利生，故此奠定了「美全堂」在大埔及錦山村的重要性。



在一九四八年，第一代開山祖師釋昌潔傳位予第二代先師住持，釋宏本大法師。



於一九四八年起，本院以弘法利生為己任，不時舉行佛法講學，消災法會等等等。





在一九六九年，本院第一代同行開山祖師伯釋昌善圓寂，骨灰開始存放於本院，而至一九七五年釋昌定師伯亦相續圓寂，兩位先師骨灰存放於本院「後室」；該段時間內亦有數眾佛教居士存放骨灰於本院後室；一九八一年師叔釋隆康及一九八五年，第二代主持釋宏本先師圓寂，同樣安放本院後室。而第一代開山祖師釋昌潔於一九八六年圓寂後亦安放在院內，直至二 O 一四年第三代主持釋惟端先師圓寂時安放在崇仁堂，現任院長以表對開山祖師們的敬意，將本院三位主持及師叔伯(共六位)靈灰安放本院崇仁堂一拼供奉。

於一九六五年起，第二代主持釋宏本先師亦傳位予第三代主持釋惟端老法師，老法師於二 O 一四年圓寂。



在一九七O年代，本院見大眾對骨灰龕需求上升，在寺內僧眾及善信懇請下，本院住持決定設立眾生骨灰龕位，除了先師及佛學居士外，外來善信亦可以存放骨灰於本院內。而正式易名長霞精舍。

長霞淨院經歷了農禪並重、造就僧才、公益慈善、弘法利生、迄今已約百年歷史。

經歷數十年春秋，佛寺歷盡滄桑，更曾受山洪洗禮，幸得佛力加庇未受嚴重損害，亦獲各方善信賢達鄉紳父老熱心居士等擁戴，眾集資重修，使得幽雅中更顯莊嚴。于 2002 年由現任院長潘冠球發起地方賢達，並易名「佛教長霞淨院」。

現任在家院長潘冠球於二 OO 八年在大埔長霞淨院，慈航普渡堂上虔禮觀音菩薩為師，並請長霞淨院住持，惟端老法師佐證，並皈依教導，即賜法名（仁宗），循循扶助，去煩匡智，福慧雙修，秉承佛命。 除以上機緣得入惟端門下受法，並於二 O 一二年又得遇大嶼山寶蓮寺智鴻大師宿世緣聚，皈依受法，賜名（妙冠），續掌長霞淨院，普渡眾生， 發揚佛法。





規劃署署長台監:

本人確定位號#9100703，崇本堂北座 7 行 3 號位，無名氏之墓，已於 1972 年安放在本院後室，這人是無親人及家人的遺骸，是由本人師父(釋惟端)處理，接收該副遺骸，令先人可以入土為安，長受香火供奉。

6/12/2020

佛教長霞淨院院長

潘冠球(妙冠居士)



規劃署署長:

本人師伯，釋昌善於一九六九年歸空火化，於一九七零年其骨灰安奉在廟內後室，而另一師伯釋昌定亦於一九七五年歸空火化放亦安奉在廟內，除二位師伯外，开山祖師釋昌潔(一九八六)，第二代主持釋宏本(一九八五)及本人師父釋惟端(二零一四)，師叔釋隆康(一九八一)歸空後骨灰亦安奉在廟內，而現在六位寺廟內修行人都安奉在廟內崇仁堂一起恭奉。

6/12/2020

長霞淨院院長：潘冠球(妙冠居士)上






海
南


圓寂比丘尼釋昌善淨慧老師太靈龕


圓寂比丘尼釋隆慶靈龕

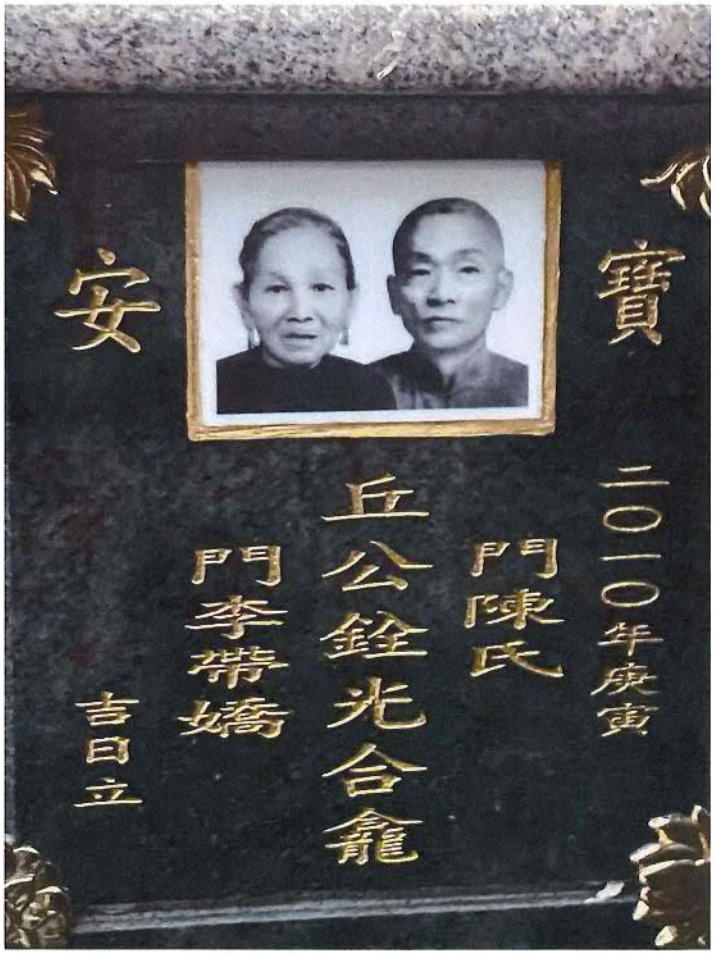
規劃署署長:

我是大埔錦山村委員會主席丘觀有，茲證明先祖父丘銓光約 1940 年往生，並於 1978 年起骨後，安放在長霞淨院，方便供奉。

丘觀有

丘觀有
大埔錦山村委員會主席
2020 年 12 月 7 日

此人丘銓光為錦山村丘氏開村祖及開村族長，根據丘氏後人丘觀有所說，丘銓光約於 1940 年往生，但是在 1978 年才起骨，自 1978 年起骨灰就一直安放本院觀音殿，直到 2010 年，就將先人骨灰安放在本院崇仁堂東庫 55 行 3 號位，位號 6115503。而丘銓光是丘觀有的先祖父。丘觀有亦證明了丘銓光在 1978 年已安放在本院。



規劃署署長台監:

本人王樹文證明祖先王正定於一九七六年起已安放在長霞淨院內。特此證明。

萬玉薇

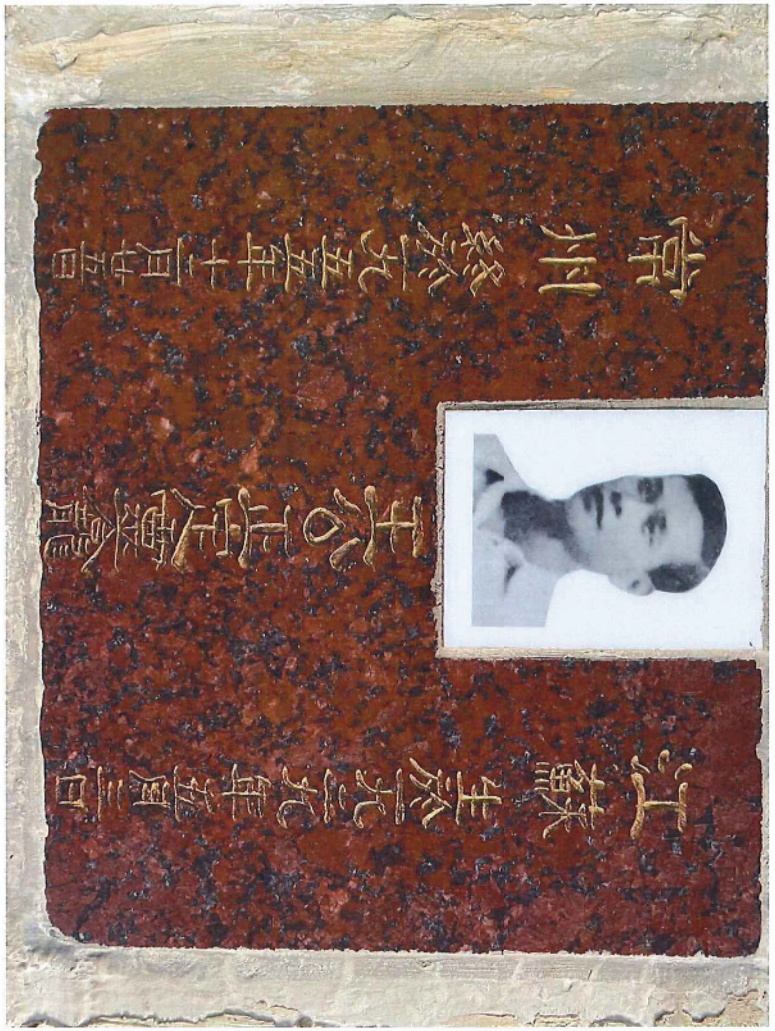
王樹文 (表弟)

身份證號碼: [redacted]

電話號碼: [redacted]

2020 年 12 月 3 日

先人王正定於 1976 年已安放在本院後室，後來淨院因山泥傾瀉重修，重修後一直安放在崇德西座第 10 行 3 號位，位號 9231003。先人王正定是王樹文先生的先祖父，由於委託人王樹文先生長期身處外國，由其表姐萬玉薇代簽。以證明先人在 1976 年起已安放在本院。現以碑面為證。



規劃署署長台監:

本人萬玉薇茲證明本人祖先萬蘭清已於 1974 已安放在長霞淨院。特此證明。

萬玉薇

萬玉薇

身份證號碼:[redacted]

電話號碼:[redacted]

2020 年 12 月 6 日

先人萬蘭清於 1974 年已安放在本院後室，後來淨院因山泥傾宗瀉重修，重修後一直安放在崇德堂南座 7 行 5 號位，位號 9220705，先人萬蘭清是萬玉薇的先祖父，證明先人在 1976 年起已安放在本院，現以碑面為證。



規劃署署長台監:

本人萬里程證明祖先王順昌、黃秀金於一九七七年起已安放在長霞淨院內。特此證明。

萬玉薇 (姊)

萬里程 (弟)

身份證號碼: [redacted]

電話號碼: [redacted]

2020 年 12 月 6 日

先人王順昌，黃秀金於 1977 年已安放在本院後室，後來淨院因山泥重修，重修後一直安放在崇德堂西座 10 行 7 號位，位號 9231007，原委託人王炳珍已故，故此委託人轉為其子萬里程，而王順昌及黃秀金是現委託人萬里程的先外祖父及先外祖母，但由於萬里程長期身處外國，亦交由其姐萬玉薇代行簽名。

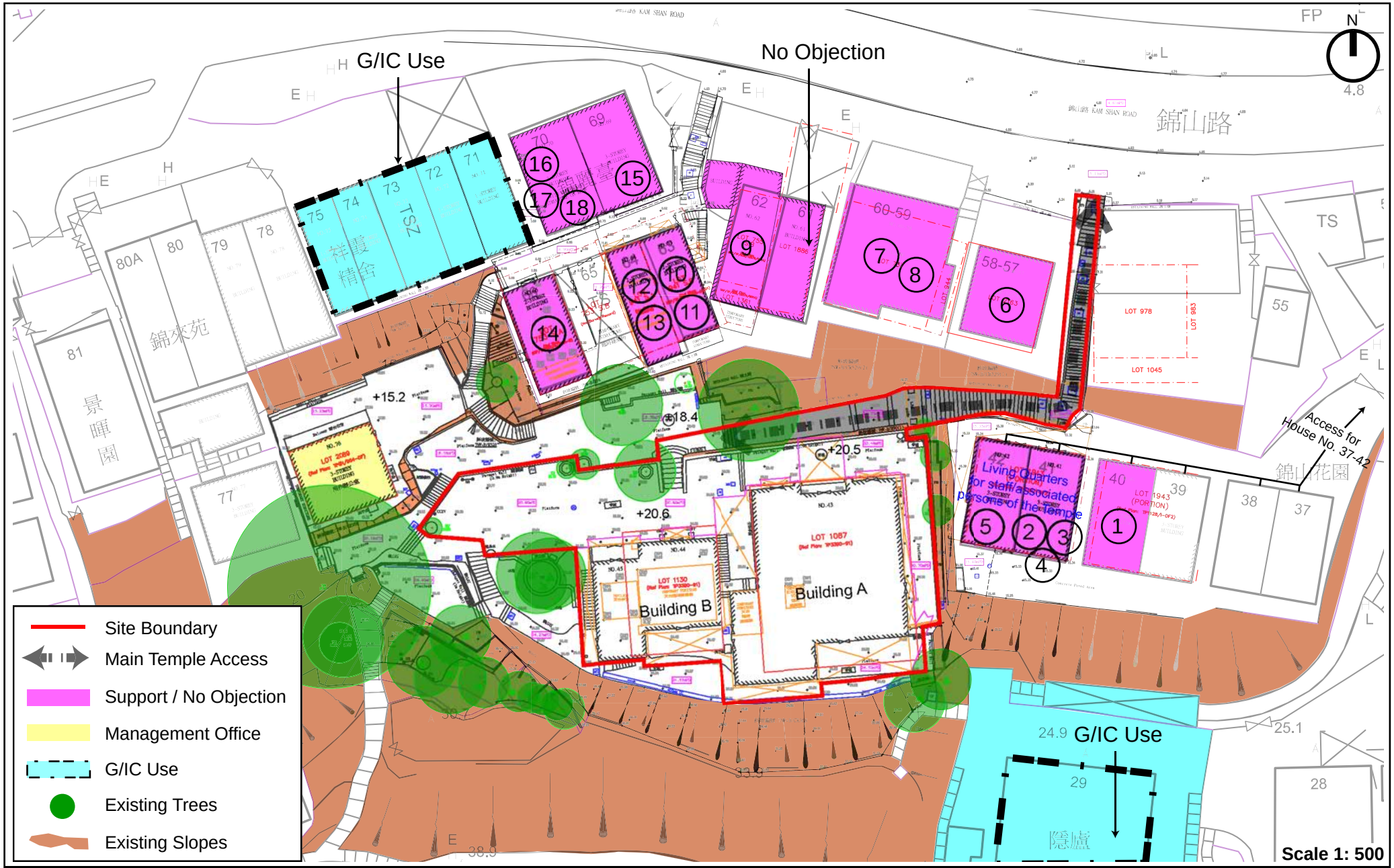


Appendix III: Support Letters from the Local Villagers and the Reputable Persons, Representatives & Organisations in the Area

Annex A: Supported Villagers in the Vicinity of the Site

Annex B: Support from the Other Residents of Kam Shan Village

Annex C: Support from the Reputable Persons, Representatives and Organisations in the Area



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Annex A: Supported Villagers in the Vicinity of the Site

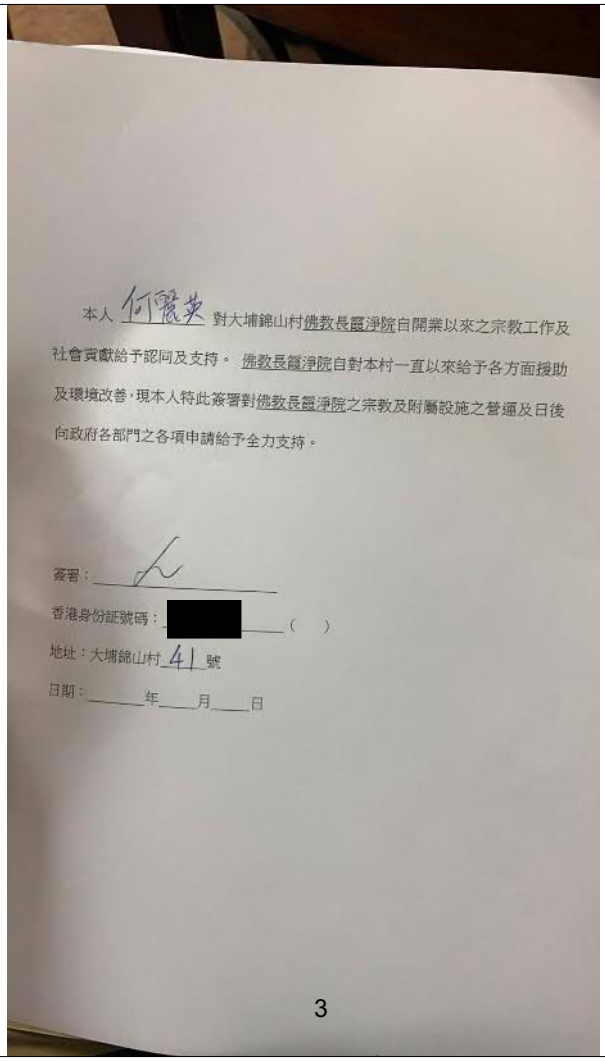
本人陳美貞對大埔錦山村佛教長靈淨院自開業以來之宗教工作及社會貢獻給予認同及支持。佛教長靈淨院自對本村一直以來給予各方面援助及環境改善，現本人特此簽署對佛教長靈淨院之宗教及附屬設施之營運及日後向政府各部門之各項申請給予全力支持。

簽署：[redacted]

香港身份証號碼：[redacted]

地址：大埔錦山村40號

日期：2020年11月27日



本人何麗英對大埔錦山村佛教長靈淨院自開業以來之宗教工作及社會貢獻給予認同及支持。佛教長靈淨院自對本村一直以來給予各方面援助及環境改善，現本人特此簽署對佛教長靈淨院之宗教及附屬設施之營運及日後向政府各部門之各項申請給予全力支持。

簽署：[redacted]

香港身份証號碼：[redacted]

地址：大埔錦山村41號

日期：____年____月____日

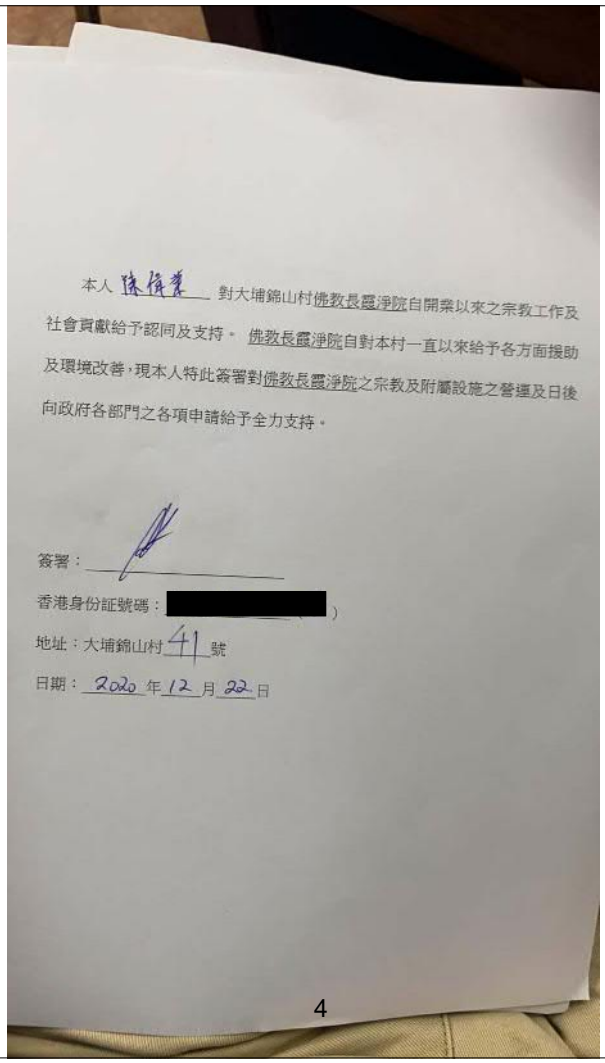
本人劉家強對大埔錦山村佛教長靈淨院自開業以來之宗教工作及社會貢獻給予認同及支持。佛教長靈淨院自對本村一直以來給予各方面援助及環境改善，現本人特此簽署對佛教長靈淨院之宗教及附屬設施之營運及日後向政府各部門之各項申請給予全力支持。

簽署：[redacted]

香港身份証號碼：[redacted]

地址：大埔錦山村41號

日期：2020年12月10日



本人陳偉業對大埔錦山村佛教長靈淨院自開業以來之宗教工作及社會貢獻給予認同及支持。佛教長靈淨院自對本村一直以來給予各方面援助及環境改善，現本人特此簽署對佛教長靈淨院之宗教及附屬設施之營運及日後向政府各部門之各項申請給予全力支持。

簽署：[redacted]

香港身份証號碼：[redacted]

地址：大埔錦山村41號

日期：2020年12月22日

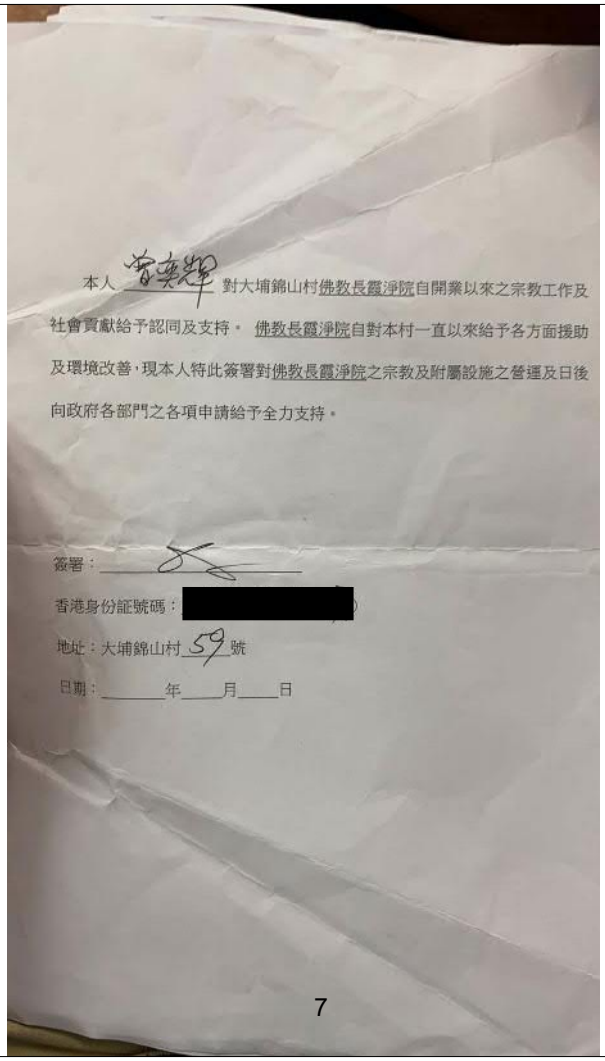
本人凌志娟對大埔錦山村佛教長霞淨院自開業以來之宗教工作及社會貢獻給予認同及支持。 佛教長霞淨院自對本村一直以來給予各方面援助及環境改善，現本人特此簽署對佛教長霞淨院之宗教及附屬設施之營運及日後向政府各部門之各項申請給予全力支持。

簽署：凌志娟

香港身份証號碼：A888479（2）

地址：大埔錦山村42號 三樓

日期：2021年2月10日



本人曾美華對大埔錦山村佛教長霞淨院自開業以來之宗教工作及社會貢獻給予認同及支持。 佛教長霞淨院自對本村一直以來給予各方面援助及環境改善，現本人特此簽署對佛教長霞淨院之宗教及附屬設施之營運及日後向政府各部門之各項申請給予全力支持。

簽署：曾美華

香港身份証號碼：[redacted]

地址：大埔錦山村59號

日期：＿＿年＿＿月＿＿日

本人蔡潔儀對大埔錦山村佛教長霞淨院自開業以來之宗教工作及社會貢獻給予認同及支持。 佛教長霞淨院自對本村一直以來給予各方面援助及環境改善，現本人特此簽署對佛教長霞淨院之宗教及附屬設施之營運及日後向政府各部門之各項申請給予全力支持。

簽署：蔡潔儀

香港身份証號碼：[redacted]

地址：大埔錦山村57號

日期：2020年11月26日

本人[redacted]對大埔錦山村佛教長霞淨院自開業以來之宗教工作及社會貢獻給予認同及支持。 佛教長霞淨院自對本村一直以來給予各方面援助及環境改善，現本人特此簽署對佛教長霞淨院之宗教及附屬設施之營運及日後向政府各部門之各項申請給予全力支持。

簽署：[redacted]

香港身份証號碼：[redacted]

地址：大埔錦山村[redacted]號

日期：[redacted]

[redacted]

香港
北角
渣華道 333 號
北角政府合署 15 樓
致城市規劃委員會:

本人是大埔錦山村 62 號屋業主徐燕貞 [redacted]，就規劃申請 Y/TP/34，佛教長慶淨院把申請由「鄉村式發展」地帶改劃為「政府、機構或社區(3)」及「政府、機構或社區(4)」地帶，本人以示支持。

徐燕貞
[redacted]

簽名: 徐燕貞

日期: 12-8-2021

本人 陳佩倫，對大埔錦山村佛教長慶淨院自開業以來之宗教工作及社會貢獻給予認同及支持。 佛教長慶淨院自駐本村一直以來給予各方面援助及環境改善，現本人特此簽署對佛教長慶淨院之宗教及附屬設施之發展及日後向政府各部門之各項申請給予全力支持。

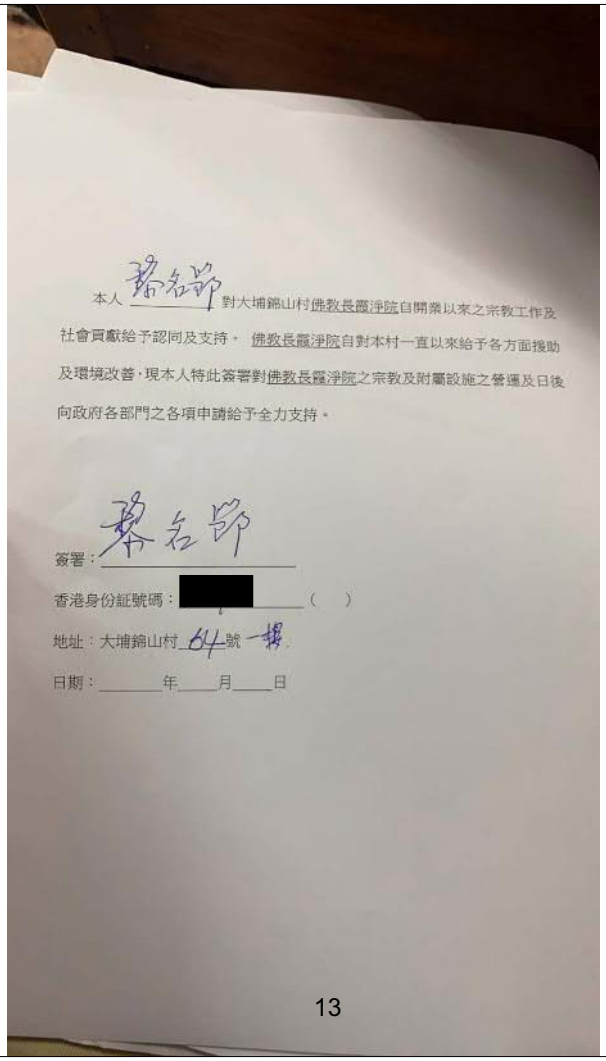
簽署：
香港身份証號碼：[redacted]
地址：大埔錦山村 63 號 一樓
日期：2020 年 11 月 25 日

本人 黃鏡之 對大埔錦山村佛教長慶淨院自開業以來之宗教工作及社會貢獻給予認同及支持。 佛教長慶淨院自駐本村一直以來給予各方面援助及環境改善，現本人特此簽署對佛教長慶淨院之宗教及附屬設施之發展及日後向政府各部門之各項申請給予全力支持。

簽署：
香港身份証號碼：[redacted]
地址：大埔錦山村 63 號 地下
日期：2020 年 11 月 25 日

本人 張滿鴻，對大埔錦山村佛教長慶淨院自開業以來之宗教工作及社會貢獻給予認同及支持。 佛教長慶淨院自駐本村一直以來給予各方面援助及環境改善，現本人特此簽署對佛教長慶淨院之宗教及附屬設施之發展及日後向政府各部門之各項申請給予全力支持。

簽署：
香港身份証號碼：[redacted]
地址：大埔錦山村 64 號 地下
日期：2020 年 11 月 25 日



本人 [redacted] 對大埔錦山村佛教長霞淨院自開業以來之宗教工作及社會貢獻給予認同及支持。 佛教長霞淨院自對本村一直以來給予各方面援助及環境改善，現本人特此簽署對佛教長霞淨院之宗教及附屬設施之營運及日後向政府各部門之各項申請給予全力支持。

簽署：[redacted]

香港身份証號碼：[redacted]（ ）

地址：大埔錦山村 64 號一樓

日期：_____年____月____日

本人 [redacted] 對大埔錦山村佛教長霞淨院自開業以來之宗教工作及社會貢獻給予認同及支持。 佛教長霞淨院自對本村一直以來給予各方面援助及環境改善，現本人特此簽署對佛教長霞淨院之宗教及附屬設施之營運及日後向政府各部門之各項申請給予全力支持。

簽署：[redacted]

香港身份証號碼：[redacted]（ ）

地址：大埔錦山村 [redacted] 號

日期：2020 年 [redacted] 月 [redacted] 日

本人 [redacted] 對大埔錦山村佛教長霞淨院自開業以來之宗教工作及社會貢獻給予認同及支持。 佛教長霞淨院自對本村一直以來給予各方面援助及環境改善，現本人特此簽署對佛教長霞淨院之宗教及附屬設施之營運及日後向政府各部門之各項申請給予全力支持。

簽署：[redacted]

香港身份証號碼：[redacted]（ ）

地址：大埔錦山村 69 號

日期：2020 年 11 月 26 日

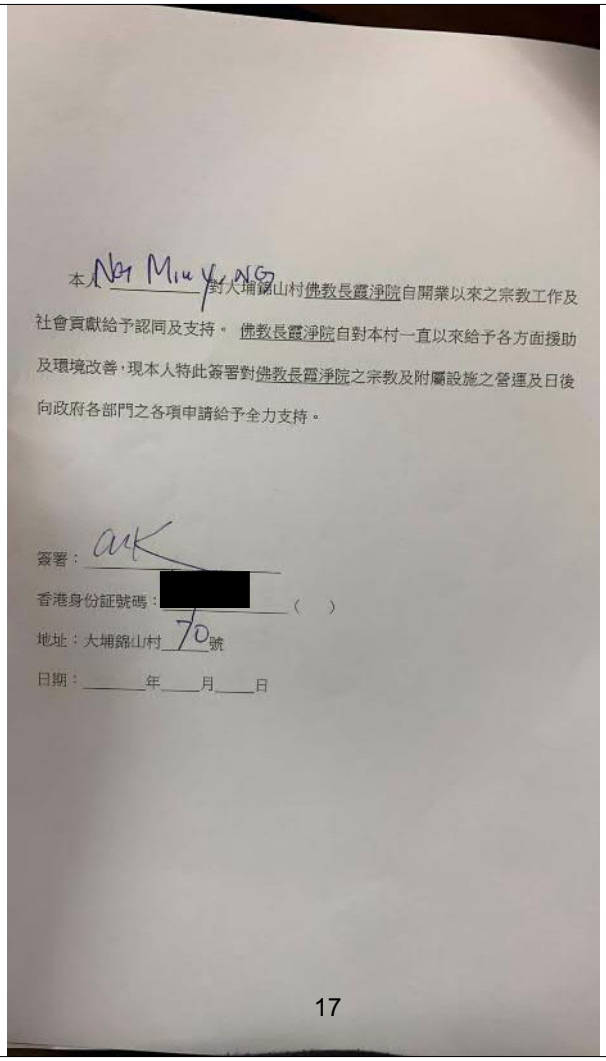
本人 [redacted] 對大埔錦山村佛教長霞淨院自開業以來之宗教工作及社會貢獻給予認同及支持。 佛教長霞淨院自對本村一直以來給予各方面援助及環境改善，現本人特此簽署對佛教長霞淨院之宗教及附屬設施之營運及日後向政府各部門之各項申請給予全力支持。

簽署：[redacted]

香港身份証號碼：[redacted]（ ）

地址：大埔錦山村 [redacted] 號 地下

日期：[redacted] 年 [redacted] 月 [redacted] 日



本人 Ng Miu Yung 對大埔錦山村佛教長霞淨院自開業以來之宗教工作及社會貢獻給予認同及支持。 佛教長霞淨院自對本村一直以來給予各方面援助及環境改善，現本人特此簽署對佛教長霞淨院之宗教及附屬設施之營運及日後向政府各部門之各項申請給予全力支持。

簽署：[redacted]

香港身份証號碼：[redacted]( )

地址：大埔錦山村 70 號

日期：_____年____月____日

致城市規劃委員會委員：

本人是劉祖光身份證[redacted]大埔錦山村 70B 號三樓住戶，有關佛教長霞淨院改規劃申請，本人是支持長霞淨院山鄉村式發展轉為政府、機構或社區設施。

祝

順安

劉祖光

[redacted]

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大埔佛教長霞淨院 (第 6 約地段第 1087 號、第 1130 號及第 2089 號)
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姓名: [illegible]
簽署: [illegible]
日期: 05-03-2021

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大埔佛教長霞淨院 (第 6 約地段第 1087 號、第 1130 號及第 2089 號)
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姓名: 葉綽忍
簽署: [illegible]
日期: 5/3/2021

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 黃梅芬
簽署: 黃梅芬
日期: 5/3/2021

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 陳家煜
簽署: [illegible]
日期: 8/3

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 關業後
簽署:
日期: 10 - 3 - 2021

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 林西存
簽署: 林西存
日期:

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 鄧滾
簽署:
日期: 10 - 3 - 2021

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 林從從
簽署: 林從從
日期:

致：城市規劃委員會
香港北角渣華道 333 號
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姓名: 林木西良

簽署: 林木西良

日期: _____

9

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 林瑞南

簽署: 林瑞南

日期: _____

11

致：城市規劃委員會
香港北角渣華道 333 號
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姓名: 林美榮

簽署: 林美榮

日期: _____

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致：城市規劃委員會
香港北角渣華道 333 號
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姓名: 林明男

簽署: 林明男

日期: _____

12

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姓名: 彭花华

簽署: 华

日期: _____

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大埔佛教長霞淨院 (第 6 約地段第 1087 號、第 1130 號及第 2089 號)
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姓名: 劉

簽署: 劉

日期: _____

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 劉松

簽署: 松

日期: _____

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 陳敬釗

簽署: 陳

日期: 27-2-2024

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: Ip Wai Wah
簽署:
日期:

17

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大埔佛教長霞淨院 (第 6 約地段第 1087 號、第 1130 號及第 2089 號)
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姓名: 黃潔雯
簽署:
日期: 20-02-2024

19

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大埔佛教長霞淨院 (第 6 約地段第 1087 號、第 1130 號及第 2089 號)
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姓名:
簽署:
日期: 24/2/24

18

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大埔佛教長霞淨院 (第 6 約地段第 1087 號、第 1130 號及第 2089 號)
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姓名: Chang Siu Tung Angela
簽署:
日期: 20-2-2024

20

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大埔佛教長霞淨院 (第 6 約地段第 1087 號、第 1130 號及第 2089 號)
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姓名: Yau Hin Hon
簽署:
日期: 26 - 2 - 2021

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大埔佛教長霞淨院 (第 6 約地段第 1087 號、第 1130 號及第 2089 號)
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姓名: IP Sau Kwan
簽署:
日期: 20/02/2021

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名:
簽署:
日期: 20-2-21

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: IP Sau Hei
簽署:
日期: 26-2-2021

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: [illegible]
簽署: [illegible]
日期: 2021-2-20

25

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 邱觀連
簽署: 邱觀連
日期: 23-2-2021

27

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: YAU Koon Sang
簽署: YAU Koon Sang
日期: 23-2-2021

26

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大埔佛教長霞淨院 (第 6 約地段第 1087 號、第 1130 號及第 2089 號)
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姓名: 丘觀有
簽署: 丘觀有
日期: 20-2-2021

28

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大埔佛教長霞淨院 (第 6 約地段第 1087 號、第 1130 號及第 2089 號)
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姓名: 丘林鳳英
簽署: 丘林鳳英
日期: 23-2-2021

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大埔佛教長霞淨院 (第 6 約地段第 1087 號、第 1130 號及第 2089 號)
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姓名: 梁金全
簽署: [illegible]
日期: 24-2-2021

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 梁志強
簽署: [illegible]
日期: 24-2-2021

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 趙永安
簽署: [illegible]
日期: 25-2-2021

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 潘文生
簽署: 潘文生
日期: 2021-1-29

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 黃仁新
簽署:
日期: 2021-1-29

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 龍鶴
簽署: 龍鶴
日期: 2021-1-29

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大埔佛教長霞淨院 (第 6 約地段第 1087 號、第 1130 號及第 2089 號)
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姓名: 朱詩生
簽署: 朱詩生
日期: 2021-1-30

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 溫進
簽署: 溫進
日期: 2021-1-29

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 黃光耀生
簽署: 黃光耀生
日期: 2021-1-29

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香港北角渣華道 333 號
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姓名: 謝秀林
簽署: 謝秀林
日期: 2021-1-29

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 忘前
簽署: 忘前
日期: 2021-1-29

致：城市規劃委員會
香港北角渣華道 333 號
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姓名: 李翊
簽署: 李翊
日期: 2021-1-29

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 周芬
簽署: 周芬
日期: 2021-1-29

致：城市規劃委員會
香港北角渣華道 333 號
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姓名: 曾悅璋
簽署: 曾悅璋
日期: 2021-1-29

致：城市規劃委員會
香港北角渣華道 333 號
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姓名: 馬大志
簽署: 大志
日期: 2021-1-29

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 林美文
簽署: 林美文
日期: 2021-1-29

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香港北角渣華道 333 號
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姓名: 謝天霽
簽署: 謝
日期: 2021-1-29

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姓名: 莊浩發
簽署: 莊浩發
日期: 2021-1-29

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姓名: 黃林
簽署: 黃林
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姓名: 李光
簽署: 李光
日期: 2021-1-29

致：城市規劃委員會
香港北角渣華道 333 號
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姓名: 任俊龍
簽署: 任俊龍
日期: 2021-1-29

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姓名: 潘梓濤
簽署: 梓濤
日期: 2021-1-29

致：城市規劃委員會
香港北角渣華道 333 號
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姓名: 葉倫基
簽署: 葉倫基
日期: 2021-1-29

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姓名: 李三文
簽署: 李三文
日期: 29/1/2021

致：城市規劃委員會
香港北角渣華道 333 號
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姓名: 馮進
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本人是大埔錦山村居民，得知大埔佛教長霞淨院現正向城規會作出靈灰安置所申請，因此特此致函表示支持。本人對長霞淨院自開業以來之宗教工作及社會貢獻給予認同及支持，並對本村一直以來給予各方面援助及環境改善。

佛教長霞淨院委託專業顧問進行詳細的規劃及技術評估報告研究，以減少對附近村民之影響。本人明白佛教長霞淨院將會在春秋二祭實行特別交通管理安排，加上佛教長霞淨院擁有優秀的管理團隊，因此相信該申請不會對鄰近居民及交通構成影響。

靈灰存放服務是必需的社區設施，有助紓緩本港及大埔區骨灰位短缺的問題，因此希望貴會能盡快批准此計劃。

姓名: 陳[illegible]
簽署: [illegible]
日期: 29-1-2021

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大埔佛教長霞淨院 (第 6 約地段第 1087 號、第 1130 號及第 2089 號)
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姓名: 文建
簽署: 文建
日期: 2021-1-29

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 岑秀宜
簽署: 岑宜
日期: 2021-1-29

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 項家祥
簽署: 項祥
日期: 2020-1-29

重要支持人士

1. 大埔鄉事委員會 主席 林奕權
1. 大埔鄉事委員會 副主席 陳笑權
1. 大埔鄉事委員會 副主席 張國棟
2. 大埔聯益鄉地區事務委員會 代表 鄧錦祺
3. 大埔聯益鄉地區事務委員會 副主席 李國輝
4. 養浩安老院 代表 盧炳業
5. 家樂協會復康宿舍有限公司 代表 麥嘉豐
6. 大埔元洲仔大王爺神廟管理演戲委員會有限公司 主席 鍾灶弟
7. 香港新界蘇氏宗親會 理事長 蘇理事長
8. 大埔元洲仔漁民村公所 代表 蘇代表
8. 大埔元洲仔漁民村公所 代表 李國榮
9. 大埔鄉事委員會 代表 林杜明
10. 大埔鄉事委員會 代表 張育文
11. 大埔鄉事委員會 代表 陳長有
12. 大埔聯益鄉鄉公所 主席 李玉明
14. 大埔天后宮 委員 王平東
15. 大埔天后宮 委員 王秋北
16. 黃碧嬌 BBS M.H. 太平紳士 (大埔青年協會永遠會長、樂群義工聯盟主席、大埔各界協會副主席)
17. 新界校長會 會長 朱景玄 (榮譽院士, SBS, BBS, MH, JP)
18. 錦山村村委會 主席 丘觀有
19. 錦山村 村代表 丘錦全
20. 錦山村 原居民代表 鄭容發
21. 錦山村 村代表 丘錦明
22. 沙田區議會 區議員 黃學禮
23. 沙田區議會 區議員 曾杰
24. 沙田區議會 區議員 陳兆陽
25. 沙田區議會 區議員 李永成
26. 沙田區議會 區議員 陳諾恒
27. 沙田區議會 區議員 趙柱幫
28. 沙田區議會 區議員 丘文俊
29. 沙田區議會 區議員 吳錦雄
30. 沙田區議會 區議員 石威廉
31. 沙田區議會 區議員 丁仕元
32. 沙田區議會 區議員 黎梓思
33. 沙田區議會 區議員 黃浩鋒
34. 沙田區議會 區議員 廖栢康
35. 沙田區議會 區議員 李志宏

大埔鄉事委員會
TAI PO RURAL COMMITTEE

本會檔號：22-114

北角渣華道 333 號北角政府合署 15 樓
城市規劃委員會秘書

敬啟者：

有關大埔錦山丈量約份第 6 約第 1087 號、第 1130 號及第 2089 號及毗鄰的政府土地申請改劃(申請編號：Y/TP/34)

從規劃署 2 月 18 日法定通告知悉，佛教長霞淨院透過達村都市規劃顧問有限公司根據城市規劃條例第 12A 條向城市規劃委員會遞交修訂圖則申請，將新界大埔錦山上述地點申請由鄉村式發展地帶改劃為「政府、機構或社區(3)」地帶，以及准許其後根據城規條例第 16 條向城規會作出規劃申請，將地盤內附屬宗教用途的截算前骨灰安置所共 13,426 個靈灰位規範化，本會全力支持有關申請。

佛教長霞淨院前身為「美全堂」，位於大埔錦山村，1928 年創辦，距今已有百多年歷史。「美全堂」1960 年代易名為「長霞精舍」，至 2002 年正名為「佛教長霞淨院」。佛堂自 1928 年由三數老修行之比丘尼道成立，開山闢地，供奉佛像及觀音，弘揚佛法，普渡眾生，又恆常參與各項慈善活動，深受本區居民歡迎。三位開祖主持及其弟子圓寂後，靈位皆安置院內供奉，佛堂一直以來都為善信提供殯葬服務，處理壽儀瑣事，又設立「率慈基金」為年老鰥寡、孤獨貧賤者免費殮葬並施贈骨灰龕。隨著數十年時間，善信日多，靈位逐漸增加，院方也設立專責部門管理靈位。

本會深明中國人落葉歸根，慎終追遠之情，每逢春秋二祭都渴望拜祭先人，院方提供的靈位正切合居民需要。香港地少人多，除住屋問題，近年先人安置亦成為城中之痛手山芋，在供不應求的情況下，佛堂能提供靈灰位供善信安置先人，確實令不少大埔區居民受惠。

佛教長霞淨院依山而建，位處隱蔽，環境古樸清幽，園林翠綠，又與附近村屋保持一段距離，並不影響附近觀感。加上院方管理嚴謹，特別對噪音、環境污染等問題非常重視，盡量減少對附近居民的影響。由於佛堂位處鄉村式發展地帶，故有關院方作出上述申請符合城規條例的要求。

專此奉達，祈為察亮。

此致
城市規劃委員會

大埔鄉事委員會主　席：林姿穗
副主席：陳笑權
張國棟

二〇二一年二月二十四日

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大埔佛教長霞淨院 (第 6 約地段第 1087 號、第 1130 號及第 2089 號)
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本人是大埔居民，得知大埔佛教長霞淨院現正向城規會作出靈灰安置所規範化申請，因此特此致函表示支持，原因如下：

(a) 長霞淨院遠於 1928 年在錦山建立，歷史悠久，是區內為人熟悉和重要的宗教場所及骨灰存放所，因此希望政府尊重市民意願，對這些有歷史價值的寺廟予以支援；

(b) 長霞淨院位置優越，它鄰近太和火車站及多個公共巴士站、小巴站及的士站，火車站旁的商場設有大型停車場，全程步行只需約 8 分鐘。長霞淨院有多條道路可直接步行到達，四通八達，易於疏導人流；

(c) 長霞淨院內的建築物只有兩至三層，規模細小，四周被大樹及斜坡包圍，環境清靜，因此不會有視覺及土地利用不協調問題；及

(d) 長霞淨院已委託專業人士進行技術評估，並會在春秋二祭實行特別交通管理安排，以減少對附近之影響。

靈灰安置所是必需的社區設施，本人認為上述申請可提供一所美觀而且管理優良的靈灰安置所，有助紓緩本港尤其是大埔區骨灰位短缺的問題。因此本人對此申請十分支持，亦希望貴會能盡快批准此計劃。

姓名：李國輝　大埔聯鄉鄉副主席
簽署：
日期：25.2.2021

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名：張錦強　鄉事委員會
簽署：
日期：2021-2-24

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名：盧炳業
簽署：
日期：28. 2. 2021

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 李嘉丰

簽署: Marco

日期: 26- Feb- 2021

致:城市規劃委員會
香港
北角
渣華道 333 號
北角政府合署 15 樓

本人是大埔大王爺廟負責人舒壯芳主席，對大埔佛教長霞淨院將現有土地用途由「鄉村式發展」改為「政府、機構或社區(3)」及「政府、機構或社區(4)」以示支持。

1. 大埔佛教長霞淨院是一所歷史悠久的廟宇，政府理應保留。

2. 由古到今，所有大小廟宇都會存放靈灰，理應保留傳統的華夏文化，使此文化得以延續。

3. 淨院經常協助及贊助本院經費及維修保護，是一所正宗的廟宇。

故此，本人十分支持佛教長霞淨院向城市規劃委員會作出靈灰安置所申請。希望貴會能批出申請事項，以安大眾之心。

姓名:

簽署: 舒壯芳

日期: 6-3-2021

致:城市規劃委員會
香港
北角
渣華道 333 號
北角政府合署 15 樓

規劃署長台監:
本會為香港新界蘇氏宗親會，據知大埔佛教長霞淨院向政府規劃署申請土地用途由「鄉村式發展」改為「政府、機構或社區(3)」及「政府、機構或社區(4)」。本會是一致地支持長霞淨院的申請。

本會不少鄉親由於來港已久，以視香港為家鄉，身後之事亦早已計劃安放於香港，而大部份的鄉親都選擇位於大埔較有實力和正宗的長霞淨院，因此，不少已故的鄉親已在長霞淨院立碑長存，亦有不少在世鄉親長霞預留長生福壽位以供他日使用。

故此，本會對此申請予以支持，希望 貴處能早日通過此項申請。

香港新界蘇氏宗親會 理事長 蘇萬俊

致:城市規劃委員會
香港
北角
渣華道 333 號
北角政府合署 15 樓

規劃署長台監：

本村為大埔元洲仔村，知悉長霞淨院現申請更改土地用途，故特上函，懇請署長，下察民情，長霞是一所正宗廟宇，不少本村村民及長老，身前都選擇安葬長霞淨院。基於民情，本村村委特上函貴處，敬希署長准予長霞通過規劃是荷。

大埔元洲仔村 鄉民代表

蘇萬俊 李國堂

致:城市規劃委員會
香港
北角
渣華道 33 號
北角政府合署 15 樓

本人是大埔鄉事委員會 林社明，本人得知大埔佛教長霞淨院再次向城市規劃委員會作出靈灰安置所申請，本人深表支持。

首先，佛教長霞淨院已有近百年歷史。佛教長霞淨院已成為了大埔的地標之一，是區內重要的宗教場所，更有不少大埔居民亦會在時節期間，入殿禮佛，因此希望政府能尊重市民意願，對具有歷史價值的宗教寺廟予以支持。

其次，不少大埔居民都在長霞淨院設立靈灰位安放先靈。在春秋二祭中，不少大埔居民亦會祭祖，而長霞位於大埔港鐵太和站，只需步行數分鐘，就能到達長霞，不但可以方便市民入內拜祭，更可以減少交通負荷。

最後，長霞淨院四周具有綠樹環繞，依山而建，環境清靜，在視覺上沒有對市民構成影響，而且長霞淨院致力綠化環境，更與四周環境融為一體。

故此，本人十分支持大埔佛教長霞淨院再次向城市規劃委員會作出靈灰安置所申請。希望貴會能盡快批出計劃，以安大眾之心。

姓名: 林社明

簽署:

日期: 23-2-2021

致:城市規劃委員會
香港
北角
渣華道 33 號
北角政府合署 15 樓

本人是大埔鄉事委員會 張育文，本人得知大埔佛教長霞淨院再次向城市規劃委員會作出靈灰安置所申請，本人深表支持。

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姓名: 張育文

簽署:

日期: 23-2-2021

致:城市規劃委員會
香港
北角
渣華道 33 號
北角政府合署 15 樓

本人是大埔鄉事委員會 鍾何安育，本人得知大埔佛教長霞淨院再次向城市規劃委員會作出靈灰安置所申請，本人深表支持。

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故此，本人十分支持大埔佛教長霞淨院再次向城市規劃委員會作出靈灰安置所申請。希望貴會能盡快批出計劃，以安大眾之心。

姓名: 鍾何安育

簽署:

日期: 23/2/2021

致:城市規劃委員會
香港
北角
渣華道 333 號
北角政府合署 15 樓

本人乃大埔聯益鄉鄉公所主席李玉明，得悉大埔佛教長霞淨院向城市規劃委員會提出將現有土地用途由「鄉村式發展」改為「政府、機構或社區(3)」及「政府、機構或社區(4)」，本人深表支持。

長霞淨院已有近百年歷史。淨院已成為了大埔的地標之一，是區內重要的宗教場所，更有不少大埔居民亦會在時節期間，入殿禮佛，因此希望政府能尊重市民意願，對具有歷史價值的宗教寺廟予以支持。

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而不少大埔居民都在淨院設立靈灰位安放先靈。在春秋二祭中，不少大埔居民亦會祭祖和禮佛，而淨院位於大埔港鐵太和站，只需步行數分鐘，就能到達淨院，不但可以方便市民入內拜祭，更可以減少交通負荷。

故此，本人十分支持佛教長霞淨院向城市規劃委員會作出靈灰安置所申請。希望貴會能盡快批出計劃，以安大眾之心。

姓名: 李玉明

簽署:

日期: 2021-2-25

大埔聯益鄉鄉公所
TAI PO LUEN YICK RURAL COMMITTEE
組織章程

第一章總則

（一）名稱：
本組織中文定名為「大埔聯益鄉鄉公所」
英文定名為TAI PO LUEN YICK RURAL COMMITTEE

（二）會址：新界大埔汀角路41號2樓大埔聯益鄉鄉公所

（三）宗旨：

（1） 協助政府施政及維持地方安寧

（2） 促進政府與鄉民之聯繫及溝通

（3） 推動地方福利及改善民生

（4） 發展鄉內漁、農業及林業

（5） 發展鄉內鄉內文化及教育

（6） 改善交通、環境及公共衛生

（7） 調解鄉民糾紛，維持地方習俗及良好風化

（8） 辦理有關本鄉一切事宜

（9） 本鄉服務及管轄下列各村：

舊墟 新圍仔 大埔頭 水圍 錦山 石鼓龍 梅樹坑
大窩 元嶺李屋 九龍坑 津涌新村 魚角 坪山仔
布心排 運頭角 營盤下竹坑 馬窩 三門仔新村
元洲仔漁村 陶子坳 運頭塘

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大埔佛教長霞淨院（第 6 約地段第 1087 號、第 1130 號及第 2089 號）
之 S.12A 修訂圖則規劃申請將靈灰安置所規範化

本人是大埔居民，得知大埔佛教長霞淨院現正向城規會作出靈灰安置所規範化申請，因此特此致函表示支持，原因如下：

(a) 長霞淨院遠於 1928 年在佛山建立，歷史悠久，是區內為人熟悉和重要的宗教場所及骨灰存放所，因此希望政府尊重市民意願，對這些有歷史價值的寺廟予以支援；

(b) 長霞淨院位置優越，它鄰近太和火車站及多個公共巴士站、小巴站及的士站，火車站旁的廣場設有大型停車場，全程步行只需約 8 分鐘。長霞淨院有多條道路可直接步行到達，四通八達，易於疏導人流；

(c) 長霞淨院內的建築物只有兩至三層，規模細小，四周被大樹及斜坡包圍，環境清靜，因此不會有視覺及土地利用不協調問題；及

(d) 長霞淨院已委託專業人士進行技術評估，並會在春秋二祭實行特別交通管理安排，以減少對附近之影響。

靈灰安置所是必需的社區設施，本人認為上述申請可提供一所美觀而且管理優良的靈灰安置所，有助紓緩本港尤其是大埔區骨灰位短缺的問題。因此本人對此申請十分支持，亦希望貴會能盡快批准此計劃。

姓名: 馬耿北 大埔宗親會委員
簽署: 馬耿北
日期: 25/02/2021

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大埔佛教長霞淨院（第 6 約地段第 1087 號、第 1130 號及第 2089 號）
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姓名: 王平秉 大埔宗親會委員
簽署: 王平秉
日期: 25-2-2021

致:城市規劃委員會
香港
北角
渣華道 333 號
北角政府合署 15 樓

大埔青年協會永遠會長
樂群義工聯盟 主席

本人黃碧纖 BBS 太平紳士 乃大埔 各界協會 副主席, 就大埔佛教長霞淨院提出申請規範化予以支持，茲原因如下:

A) 香港骨灰位不足，政府公營骨灰位難以達到短期內所需量。故此，政府理應盡快批出牌照。解決現時骨灰位不足的問題。

B) 長霞淨院地理位置極佳。位於大埔的佛教長霞淨院四面環山，周遭亦有綠蔭包圍，在視覺上與周邊融為一體。而大埔佛教長霞淨院位於半山，不會對附近居民有任何負面影響。

C) 長霞淨院交通方便，鄰近港鐵太和站，只需要在太和站步行 5-10 分鐘即可到達。而在廣福道亦有巴士及小型巴士，市民可以選擇不同的交通工具抵達淨院，故不會增加大埔區內交通負擔。

姓名: 黃碧纖
簽署:
黃碧纖BBS M.H.太平紳士(註冊社工)
日期:

新界校長會
NEW TERRITORIES SCHOOL HEADS ASSOCIATION
聯絡處：香港新界大埔太和邨太和鄰里社區中心6字樓 • 5/F, Tai Wo Neighbourhood Community Centre, Tai Wo Estate, Tai Po, N.T., HK.
電 話：(852) 2650 3115 • 傳 真：(852) 2650 3665 • 電 郵：ntsha@biznetvigator.com • 網 址：www.ntsha.org.hk

致：城市規劃委員會

敬啟者：

得悉大埔佛教長霞淨院再次向城市規劃委員會作出靈灰安置所申請，本人對此表示支持。

長霞淨院已有近百年歷史，並已成為了大埔的地標之一，是區內重要的宗教場所，不少大埔居民亦會在時節期間，入殿禮佛，因此希望政府能尊重市民意願，對具有歷史價值的宗教寺廟予以保留。

再者，長霞淨院依山而建，四周綠樹環繞，環境清幽，而且致力綠化工作，與自然環境融為一體，對市容起了點綴作用。

最後，不少大埔居民都在長霞淨院設立靈灰位安放先靈，每逢春秋二祭中，均會祭祖和拜佛，而長霞位近港鐵太和站，只需步行數分鐘便可到達，不但方便市民拜祭，更可減少交通負荷。

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祝

台綏！

新界校長會會長
朱景玄榮譽院士, SBS, BBS, MH, JP

二零二一年二月二十四日

0307_11_7 長霞淨院.doc

規劃署長台鑒：

本人為大埔錦山村村委會主席，現因長霞淨院申請規範化不獲通過。本人對此，問題影響殊深，事為：本人祖父丘銓光(錦山開村祖)族長，父親丘國忠(老村長)及族裡部份先人骨灰同靈位皆安奉於長霞淨院內，最早時已有五十多年矣，如長霞淨院不合規範化，本人之祖先骨灰亦不能長久安奉於本村土地之上，此舉實有違民望。

懇請

規劃署長，俯察民情，准於通過為荷。

丘觀有

錦山村村委會主席

丘觀有

二０二０年十一月二十五日

致規劃署署長：

署長先生，本人為大埔錦山村村代表丘錦全，知悉貴署對座落本村內有 90 多年之長霞淨院未獲貴署通過，故特上函，懇請署長，下察民情，事緣長霞淨院是一間歷史悠久之正宗廟宇，每年正月初三本村之龍獅隊及麒麟隊都會帶領村民一起到廟內參神，祭祖祈福，長霞與本村居民實是一體共存，基於歷史與民情，敬希貴署，署長下察民情准于長霞淨院通過貴署之規劃是荷。

錦山村村代表 丘錦全

二零二零年十二月三日

致規劃署署長：

本人是錦山村原居民村代表，知悉長霞淨院申請規範化改土地用途一事。

每年正月初三，本村的麒麟隊(本人為會長)都會帶領村民及善信一起到廟內參神，祭祖及祈福，長霞淨院與本村一直共存，並無存在不協調。

就我所知，不少村民都有先人供奉於長霞淨院內，是為本村重要建設之一，不少村民都會於節日到廟內上香祈福，長霞淨院是一間正宗廟宇，除弘揚佛法外，亦知道長霞淨院做了其他地方公益及善行，本村及區內無依靠之往生者亦免費安放在廟內。

其次，長霞淨院禁止燒衣化寶，已對附近環境沒有負面影響。

因此，本人是同意長霞淨院通過申請規範化，接受政府監管。

[redacted]

錦山村原居民 村代表鄭容發

04-12-2020

規劃署長台鑒：

本人乃大埔錦山村原居民代表丘錦明，近日聽聞規劃署對長霞的申請改土地用途未合規劃，故上函誠請署長通過，因本村人口老化，葬區遙遠，前往拜祭亦不便；再者，本村亦不想增加政府土地壓力，而不少錦山村原居民的骨灰大多數安放在長霞淨院已久，村民亦樂意將先人安放於長霞淨院內，方便拜祭，同時，長霞淨院亦承諾對錦山原居民日後如對長霞龕位有需要時給予優惠，因此本人對此申請十分支持，亦希望貴署盡快批准此項規範化申請。

錦山村村代表

丘錦明

5-12-2020

致:城市規劃委員會
香港
北角
渣華道 333 號
北角政府合署 15 樓

本人是沙田區議員黃英傑，就大埔佛教長霞淨院提出申請規範化予以支持，茲原因如下:

A) 香港骨灰位不足，政府公營骨灰位難以達到短期內所需量。故此，政府理應盡快批出牌照。解決現時骨灰位不足的問題。

B) 長霞淨院地理位置極佳。位於大埔的佛教長霞淨院四面環山，周遭亦有綠蔭包圍，在視覺上與周邊融為一體。而大埔佛教長霞淨院位於半山，不會對附近居民有任何負面影響。

C) 長霞淨院交通方便，鄰近港鐵太和站，只需要在太和站步行 5-10 分鐘即可到達，而在廣福道亦有巴士及小型巴士，市民可以選擇不同的交通工具抵達淨院，故不會增加大埔區內交通負擔。

D) 寺廟建於1920年代，歷史悠久，設有的骨灰位值得保留。

姓名: 黃英傑

簽署:

日期: 11/3/21

電話: [redacted]

致:城市規劃委員會
香港
北角
渣華道 333 號
北角政府合署 15 樓

本人是沙田區議員曾志，就大埔佛教長霞淨院提出申請規範化予以支持，茲原因如下:

A) 香港骨灰位不足，政府公營骨灰位難以達到短期內所需量。故此，政府理應盡快批出牌照。解決現時骨灰位不足的問題。

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D) 寺廟建於1920年代，歷史悠久，設有的骨灰位值得保留。

姓名: 曾志

簽署:

日期: 11/3/21

電話: [redacted]

致:城市規劃委員會
香港
北角
渣華道 333 號
北角政府合署 15 樓

本人是沙田區議員陳兆陽，就大埔佛教長霞淨院提出申請規範化予以支持，茲原因如下:

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D) 寺廟建於1920年代，歷史悠久，設有的骨灰位值得保留。

姓名: 陳兆陽

簽署:

日期: 11/3/21

電話: [redacted]

致:城市規劃委員會
香港
北角
渣華道 333 號
北角政府合署 15 樓

本人是 沙田 區議員 李永成，就大埔佛教長霞淨院提出申請規範化予以支持，茲原因如下:

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D) 寺廟建於 1920 年代，歷史悠久，設有的骨灰位須予保留。

姓名: 李永成
簽署:
日期: 11/3/24

電話: [redacted]

致:城市規劃委員會
香港
北角
渣華道 333 號
北角政府合署 15 樓

本人是 沙田 區議員 丘立俊，就大埔佛教長霞淨院提出申請規範化予以支持，茲原因如下:

A) 香港骨灰位不足，政府公營骨灰位難以達到短期內所需量。故此，政府理應盡快批出牌照。解決現時骨灰位不足的問題。

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D) 寺廟建於 1920 年代，歷史悠久，設有的骨灰位須予保留。

姓名: 丘立俊
簽署:
日期: 11/3/24

電話: [redacted]

致:城市規劃委員會
香港
北角
渣華道 333 號
北角政府合署 15 樓

本人是 沙田 區議員 陳添恒，就大埔佛教長霞淨院提出申請規範化予以支持，茲原因如下:

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D) 寺廟建於 1920 年代，歷史悠久，設有的骨灰位須予保留。

姓名: 陳添恒
簽署: Chan T H
日期: 11/3/24

電話: [redacted]

致:城市規劃委員會
香港
北角
渣華道 333 號
北角政府合署 15 樓

本人是 沙田 區議員 趙振華，就大埔佛教長霞淨院提出申請規範化予以支持，茲原因如下:

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D) 寺廟建於 1920 年代，歷史悠久，設有的骨灰位須予保留。

姓名: 趙振華
簽署:
日期: 11/3/24

電話: [redacted]

致:城市規劃委員會
香港
北角
渣華道 333 號
北角政府合署 15 樓

本人是沙田區議員吳靜琚，就大埔佛教長霞淨院提出申請規範化予以支持，茲原因如下:

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姓名: 吳靜琚
簽署:
日期: 11/3/21

電話: [redacted]

致:城市規劃委員會
香港
北角
渣華道 333 號
北角政府合署 15 樓

本人是沙田區議員丁仕元，就大埔佛教長霞淨院提出申請規範化予以支持，茲原因如下:

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D) 寺廟建於1920年代，歷史悠久，現有的骨灰位應予保留。

姓名: 丁仕元
簽署:
日期: 11/3/21

電話: [redacted]

致:城市規劃委員會
香港
北角
渣華道 333 號
北角政府合署 15 樓

本人是沙田區議員石威廉，就大埔佛教長霞淨院提出申請規範化予以支持，茲原因如下:

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D) 寺廟建於1920年代，歷史悠久，現有的骨灰位應予保留。

姓名: 石威廉
簽署:
日期: 11 Mar 2021

電話: [redacted]

致:城市規劃委員會
香港
北角
渣華道 333 號
北角政府合署 15 樓

本人是沙田區議員黎栢忠，就大埔佛教長霞淨院提出申請規範化予以支持，茲原因如下:

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D) 寺廟建於1920年代，歷史悠久，現有的骨灰位應予保留。

姓名: 黎栢忠
簽署:
日期: 11/3/21

電話: [redacted]

致:城市規劃委員會
香港
北角
渣華道 333 號
北角政府合署 15 樓

本人是沙田區議員黃浩銘，就大埔佛教長霞淨院提出申請規範化予以支持，茲原因如下:

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D) 寺廟建於 1920 年代，歷史悠久，設有的骨灰位須予保留。

姓名: 黃浩銘　　電話: [redacted]

簽署:

日期: 11 / 3 / 21

致:城市規劃委員會
香港
北角
渣華道 333 號
北角政府合署 15 樓

本人是沙田區議員李志宏，就大埔佛教長霞淨院提出申請規範化予以支持，茲原因如下:

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D) 寺廟建於 1920 年代，歷史悠久，設有的骨灰位須予保留。

姓名: 李志宏　　電話: [redacted]

簽署:

日期: 11 / 3 / 21

致:城市規劃委員會
香港
北角
渣華道 333 號
北角政府合署 15 樓

本人是沙田區議員鄧相康，就大埔佛教長霞淨院提出申請規範化予以支持，茲原因如下:

A) 香港骨灰位不足，政府公營骨灰位難以達到短期內所需量。故此，政府理應盡快批出牌照。解決現時骨灰位不足的問題。

B) 長霞淨院地理位置極佳。位於大埔的佛教長霞淨院四面環山，周遭亦有綠蔭包圍，在視覺上與周邊融為一體。而大埔佛教長霞淨院位於半山，不會對附近居民有任何負面影響。

C) 長霞淨院交通方便，鄰近港鐵太和站，只需要在太和站步行 5-10 分鐘即可到達，而在廣福道亦有巴士及小型巴士，市民可以選擇不同的交通工具抵達淨院，故不會增加大埔區內交通負擔。

D) 寺廟建於 1920 年代，歷史悠久，設有的骨灰位須予保留。

姓名: 鄧相康　　電話: [redacted]

簽署:

日期: 11 / 3 / 21

佛教長霞淨院有限公司
BUDDHIST CHEUNG HA TEMPLE LIMITED
www.cheunghatemple.org

捐款 / 贊助

記錄

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電話 Tel : (852) 2652 1126 / (852) 2652 1134　傳真 Fax : (852) 2652 1101　電郵 Email : csinfo@cheunghatemple.org

2005 捐款/贊助

日期	支票號碼	團體	用途	金額(HKD)
3/1/2005	轉賬	香港佛教聯合會	全港佛教人士緊急救援募款行動	[redacted]
			合共：	

2008 捐款/贊助

日期	支票號碼	團體	用途	金額(HKD)
31/12/2008	741548	大埔鄉事委員會	贊助大埔區地方人士獲獎聯歡晚宴$[redacted]	[redacted]
27/11/2008	640925	"	贊助戊子年耆老千歲宴$[redacted]	
9/7/2008		"	贊助大埔民間迎奧運巡遊$[redacted]	
12/12/2008	741535	新界地產商會	贊助金秋嘉年華盤菜+抽獎禮金	
15/11/2008	640904	羅舜泉	贊助2008年大埔動力長者之友歡樂茶敘暨生日會活動$[redacted]	
1/9/2008	640725	"	贊助2008年中秋嘉年華活動$[redacted]	
10/6/2008	640529	"	贊助民間迎回歸十一周年活動$[redacted]	
23/8/2008	640707	大埔足球會	名譽副會長贊助費	
14/10/2008	640831	林村鄉太平清醮建醮委員會	林村鄉太平清醮	
25/5/2008		民政事務局局長法團	四川地震	
12/6/2008		中央政府駐港聯絡辦新界工作部	四川地震	
10/7/2008		香港安老服務協會	千歲耆英慈善麻雀同樂日	
4/12/2008		新界社團聯會	新界社團聯會第九屆理事會	
			合共：	

2009 捐款/贊助

日期	支票號碼	團體	用途	金額(HKD)
19/1/2009	741645	羅舜泉	贊助2009年2月8月盆菜宴活動及抽獎禮物	[redacted]
3/3/2009	741733	東井圓佛會	贊助千歲宴	
30/3/2009	741880	林村許願廣場有限公司	贊助林村許願廣場一棵羅漢松	
19/3/2009	741805	新界鄉議局	祝賀劉皇發榮任行政會議成員	
4/5/2009	741876	大埔鄉事委員會	贊助五十周年金禧$[redacted]	
11/12/2009	048736	"	大埔鄉事委員會敬老活動$[redacted]	
17/6/2009	742025	元朗區體育會有限公司體育大樓重建基金	元朗區體育大樓重建捐款	
26/7/2009	860191	潮媒體有限公司	大埔心連心創刊賀啟贊助及廣告費	
25/7/2009	860190	大埔足球會	捐款贊助-名譽會長	
30/7/2009	860200	大埔區居民聯會	會務經費贊助$[redacted]	
24/9/2009	860346	"	贊助六十周年國慶$[redacted]	
25/9/2009	860348	大埔青年協會	捐款贊助-名譽會長	
13/10/2009		林村鄉太平清醮建醮委員會	林村鄉太平清醮	
7/11/2009	048649	運頭塘民生關注組	2009長者敬老匯知音	
11/11/2009	048656	新界地產商會有限公司	贊助課程物資費用	
11/12/2009	048737	雅麗氏何妙齡那打素醫院	(大埔健康安全城市)慈善籌款運動日	
			合共：	

2010 捐款/贊助

日期	支票號碼	團體	用途	金額(HKD)
7/1/2010	048817	大埔鄉事委員會	贊助聯歡晚宴$[redacted]	[redacted]
29/4/2010	817189	"	贊助青海玉樹縣414震災$[redacted]	
21/11/2010	075560	"	贊助$[redacted]	
28/2/2010	817022	顏绍雷	代支錦山春茗红酒$[redacted]	
28/2/2010	817023	潘冠球	代支錦山春茗$[redacted]	
5/3/2010	817079	現金	四川枯嚕寺賑災(火災)RMB[redacted]	
7/3/2010	817080	大埔區文藝協進會	第六屆2010年度國際沙龍展覽	
13/3/2010	817094	潘冠球	代支獅驊2010春茗席卷連利是	
19/4/2010	817180	大埔區龍舟存放場地及造新龍計劃管理委員會	捐贈龍舟	
14/5/2010	817257	蘇佛	大埔元洲仔大王爺神廟管理演戲委員會有限公司	
28/6/2010	008265	大埔各界協會	贊助	
1/6/2010	817284	徐笑霞	玉樹賑災捐款(善果林法師代轉交)	
2/7/2010	008308	羅舜泉	大埔動力:回歸13暨5就職	
13/8/2010	008412	大埔足球會	擔任名譽會長	
12/9/2010	008502	現金	戒靜師 建廟捐款	
26/9/2010	008516	東華三院	東華三院	
29/11/2010	075559	現金	發展局評級關注小組-經費	
27/11/2010	075567	大埔各界協會	贊助惠州交流團	
			合共：	

2011 捐款/贊助

日期	支票號碼	團體	用途	金額(HKD)
17/1/2011	075720	林村許願廣場發展有限公司	贊助	[redacted]
5/2/2011	206433	大埔動力	辛卯年龍獅大匯演新春同樂日	
13/2/2011	206445	潘冠球	代支贊助慈善用途	
12/2/2011	206446	現金	慈善用途	
5/3/2011	206511	現金	辛卯年春節聯歡暨祝賀本會員授勳	
2/4/2011	206574	新界地產商會有限公司	贊助$[redacted]	
11/4/2011	206605	"	贊助第三屆執行委員就職典禮特刊惠登廣告$[redacted]	
2/4/2011	206575	大埔區龍舟管理委員會	贊助	
20/5/2011	279289	大埔泮涌社區教育中心	贊助會務經費	
23/5/2011	279295	大埔元洲仔大王爺管理委員會	贊助大王爺酬神賀誕頒獎禮	
5/7/2011	279428	大埔鄉事委員會	捐贈新大樓設備$[redacted]	
5/12/2011	349517	"	大埔鄉事委員會敬老活動29/1/12 $[redacted]	
12/12/2011	349529	"	大埔各界社團聯合聯歡晚宴10/1/12 $[redacted]	
2/5/2011	206645	"	大埔鄉事委員會就職典禮特刊賀啟$[redacted]	
20/8/2011	349120	大埔各界慶祝國慶籌委會	中華人民共和國成立62周年國慶	
4/9/2011	349189	大埔足球會	大埔足球會經費	
24/9/2011	349237	現金	錦山村公所中秋節晚會	
24/9/2011	349241	大埔社團聯誼會	廣告賀啟	
4/12/2011	349512	太和邨業主立案法團	太和邨業主立案法團31/12/11 晚宴	

2011 捐款/贊助

日期	支票號碼	團體	用途	金額(HKD)
4/12/2011	349514	潘冠球	代支贊助東華三院經費	[redacted]
12/12/2011	349528	林村許願廣場發展有限公司	林村許願廣場2012銅贊助	

2012 捐款/贊助

日期	支票號碼	團體	用途	金額(HKD)
12/2/2012	498686	潘冠球	代支25/01/12錦山村盤菜3圍$[redacted], 席卷$[redacted], 紅酒$[redacted]	[redacted]
24/2/2012	497704	潘冠球	代支獅華聯歡18/2/12贊助$[redacted]	
17/3/2012	497803	潘冠球	代支贊助太和邨業主立案法團聯歡31-12-11	
26/3/2012	497818	潘冠球	代支贊助東華三院16/12/11活動	
30/3/2012	497824	大埔區龍舟管理委員會	贊助23/6/12龍舟一艘	
15/6/2012	524157	大埔元洲仔大王爺神廟管理演戲委員會有限公司	贊助經費	
18/6/2012	524162	樂群義工團	樂群義工團21/6/12晚宴	
20/6/2012	524166	潘冠球	代支樂群義工團21/6/12晚宴特刊	
1/7/2012	524192	大埔區居民聯會	大埔區居民聯會15/8/12(三)7PM	
4/8/2012	617710	大埔足球會	大埔足球總會29/8/12下午7時和富大埔	
16/10/2012	472232	現金	慈善用途	
13/11/2012	715329	大埔鄉事委員會	贊助敬老活動經費	
4/12/2012	715385	林村許願廣場發展有限公司	香港許願節2013(銅贊助)	
18/12/2012	715432	太和邨業主立案法團	贊助第六屆管理委員會就職典禮及除夕晚宴	
19/12/2012	715439	潘冠球	贊助護龍寺大雄寶殿32條立柱,潘生電匯入護龍寺戶口	
			合共：	

2013 捐款/贊助

日期	支票號碼	團體	用途	金額(HKD)
3/1/2013	715486	大埔泮涌社區教育中心有限公司	贊助大埔泮涌社區教育中心經費	[redacted]
24/2/2013	773504	潘冠球	錦山村春節聯歡，贊助全場紅酒+席券，潘冠球代支。	
7/3/2013	773563	大埔區龍舟管理委員會	贊助2013年度大埔區龍舟競賽	
3/4/2013	773651	潘冠球	贊助獅驊國術体育會春茗聯歡，潘冠球代支。	
22/5/2013	848564	新界社團聯會社會服務基金	贊助開展社會服務2013年度$[redacted]	
25/2/2013	773511	"	贊助會刊廣告$[redacted]	
27/5/2013	848571	潘冠球	贊助獅驊國術体育會聯歡共$[redacted]，於3/4/2013已出票#773651 $[redacted]，出餘額$[redacted]	
14/6/2013	848646	李馬天	贊助大王爺寶誕2013	
29/8/2013	848823	大埔足球會	贊助大埔足球會活動。	
15/9/2013	040746	東華三院	贊助東華三院活動。	
21/9/2013	040755	屯門醫院腎誼會	捐款及贊助	
11/10/2013	040827	樂群義工團	仁濟慈善雙週2013	
20/10/2013	040833	保良局	贊助保良局經費。	
22/10/2013	040836	蘇強發	大亞灣霞涌楊包真人廟維修捐款	
12/11/2013	000063	林村許願廣場發展有限公司	贊助香港許願節2014	
13/11/2013	000068	大埔鄉事委員會	贊助大埔鄉事委員會敬老活動2014	
8/11/2013	040904	潘冠球	贊助大埔醫院醫療服務，潘冠球代支。	
9/12/2013	774957	Golden Talent (ASEAN) Ltd.	贊助武當道家文化氣功武術巡迴(香港站)	
11/12/2013	774963	羅舜泉	贊助2013聖誕狂歡樂繽紛活動	

2013 捐款/贊助

日期	支票號碼	團體	用途	金額(HKD)
19/12/2013	774976	太和邨業主立案法團	贊助31/12/2013太和歌舞聯歡除夕夜	[redacted]
			合共：	

2014 捐款/贊助

日期	支票號碼	團體	用途	金額(HKD)
20/2/2014	789626	嚴沛材	贊助錦山村(8/2/14)春茗盆菜及酒水$[redacted]及春茗抽獎$15000 合共$[redacted],嚴沛材代支。	[redacted]
24/2/2014	789636	YUNG YIU CHUEN	贊助2014-2015獅聯國術訓練協會國術活動	
10/3/2014	789702	大埔區龍舟管理委員會	贊助2014年大埔區龍舟競賽委員會龍舟一艘	
3/4/2014	866567	潘冠球	贊助2013歡樂滿東華籌款活動，潘生代支	
5/4/2014	866573	香港救助兒童會有限公司	助100名兒童提供基本教學資源	
7/5/2014	866666	潘冠球	贊助救助兒童會由04/2013至03/2014之兒童保護使者，潘生代支。	
3/6/2014	867911	潘冠球	贊助仁濟醫院大埔區雙週晚宴，潘生代支。	
4/6/2014	867945	蘇佛	贊助大王爺寶誕2014年	
4/8/2014	970320	大埔足球會	大埔足球會周年大會暨(和富大埔)回歸甲組聯歡聚餐	
25/8/2014	970347	潘冠球	贊助大埔足球會周年大會卡拉OK贊助費，潘生代支	
13/10/2014	970478	大埔鄉事委員會	贊助敬老活動經費 $[redacted]	
17/10/2014	970486	"	贊助聯歡晚宴的銀贊助 $[redacted]	
3/11/2014	085096	潘冠球	贊助東華慈善演出2014.11.23，潘生代支。	
25/11/2014	085120	塔門青年會	援助塔門洗亞友重建家園	
4/12/2018	085158	太和邨業主立案法團	贊助太和邨業主立案法團第七屆管理委員會就職典禮暨除夕聯歡晚會	
15/12/2014	085170	林村許願廣場發展有限公司	贊助「香港許願節2015」活動經費	
23/12/2014	085178	羅舜泉	贊助羅舜泉議員(歡送2014，迎接2015)歡學聚會	
			合共：	

2015 捐款/贊助

日期	支票號碼	團體	用途	金額(HKD)
22/1/2015	085235	太和寶雅活動統籌委員會	贊助乙未年(2015)大埔耆老千歲宴	[redacted]
22/1/2015	085236	新界社團聯會	贊助新界社團聯會三十週年紀念特刊	
5/3/2015	085337	潘冠球	2月28日錦山村盆菜宴贊助抽獎，潘生代支	
16/3/2015	254126	香港救助兒童會有限公司	贊助拯救一個兒童的生命。	
24/3/2015	254134	翁耀泉	贊助獅驊國術訓練協會春茗抽獎。	
25/3/2015	254137	丘觀有	贊助錦山村花牌壹萬元及紅酒柒仟貳佰元。太極會壹萬元。	
25/3/2015	254138	潘冠球	贊助錦山村春茗。	
17/7/2015	254364	大埔社團聯誼會	廣告賀啟	
24/8/2015	416766	大埔元洲仔大王爺管理委員會	大埔元洲仔大王爺廟誕捐款	
14/10/2015	416855	大埔鄉事委員會	贊助2016年2月14日丙申年大埔耆老千歲宴 $[redacted]	
22/12/2015	416961	"	贊助聯歡晚宴26/1/2016 $[redacted]	
1/12/2015	416918	潘冠球	贊助大埔粵韻慈善耀東華，潘冠球代支。	
14/12/2015	416957	太和邨業主立案法團	贊助2015年12月31日除夕聯歡晚宴。	
			合共：	

2016 捐款/贊助

日期	支票號碼	團體	用途	金額(HKD)
16/2/2016	417058	大埔泮涌社區教育中心有限公司	贊助2016年2月25日金猴賀歲春茗了。	[redacted]
20/2/2016	739881	信願榮景慈善基金有限公司	贊助懷舊香港點點情活動。	
26/2/2016	739885	潘冠球	贊助錦山村盆菜宴抽獎，潘生代支。	
10/3/2016	739920	丘觀有	贊助錦山村春茗花牌、紅酒及盆菜宴。	
18/3/2016	739933	大埔區龍舟管理委員會	2016年捐贈大埔區龍舟競賽龍舟一艘	
15/4/2016	739982	敦珠佛學會國際有限公司	贊助佛事活動。	
6/5/2016	740024	大埔足球會	贊助2015-2016大埔足球會燒烤聯歡晚會。	
16/5/2016	740035	潘冠球	贊助東華三院各項服務發展經費，潘生代支。	
11/6/2016	740085	大埔元洲仔大王爺管理委員會	大埔元洲仔大王爺廟誕捐款	
25/6/2016	740096	現金	贊助妙覺寺做法事，法師利是。	
26/6/2016	740097	妙覺寺	贊助妙覺寺開光典禮。	
18/7/2016	740150	大埔足球會	贊助聯歡聚餐及出任名譽會長。	
7/9/2016	943953	敦珠佛學會國際有限公司	贊助海供法事。	
30/9/2016	943995	現金	贊助錦山村中秋節晚會，丘觀有負責。	
1/10/2016	943996	樂群義工團	贊助仁濟慈善雙週2016。	
2/11/2016	944054	林村許願廣場發展有限公司	贊助香港許願節2017活動經費。	
15/11/2016	944071	大埔鄉事委員會	贊助2017丁酉年大埔耆老千歲宴$[redacted]	
25/11/2016	944078	"	贊助2016榮獲特區政府頒授勳章、獎狀、嘉許狀聯歡晚會 $[redacted]	
29/11/2016	644082	"	贊助大埔鄉事委員會新會址開幕典禮特刊 $[redacted]	

2016 捐款/贊助

日期	支票號碼	團體	用途	金額(HKD)
19/12/2016	944123	大埔體育會有限公司	贊助第六屆全港運動大埔區籌備委員會經費	[redacted]
			合共：	

2017 捐款/贊助

日期	支票號碼	團體	用途	金額(HKD)
6/2/2017	167771	大埔動力	贊助羅曉楓議員1月12月盆菜宴抽獎禮物。	[redacted]
1/3/2017	167796	丘觀有	贊助2月11月錦山村村公所盆菜宴2席及全場红酒。	
1/3/2017	167802	YUNG YIU CHU	贊助獅驊國術訓練協會經費。	
1/3/2017	167811	潘冠球	代支2月11日錦山村村公所盆菜宴全場現金抽獎。	
4/4/2017	167865	大埔區龍舟管理委員會	贊助捐贈大埔區龍舟競賽委員會龍舟1艘。	
16/4/2017	167877	敦珠佛學會國際有限公司	贊助法事。	
15/5/2017	167931	林村鄉公所	贊助林村旅歐同鄉會活動經費。	
5/6/2017	167975	潘冠球	代支贊助東華各項服務發展經費。	
9/6/2017	167981	大埔元洲仔大王爺神廟管理演戲委員會有限公司	贊助大王爺誕。	
19/7/2017	168040	大埔動力	贊助慶回歸20周年暨金曲舞蹈獻長者活動。	
27/7/2017	397259	大埔足球會	贊助8月23日聯歡聚餐及出任名譽會長。	
10/8/2017	397304	林村鄉建醮委員會	贊助林村鄉丁酉年太平清醮廣告套餐。	
18/10/2017	397411	保良局	贊助保良局慈善活動。	
29/10/2017	397422	蘇北羅	贊助蘇氏宗親會建會50週年誌慶及第15屆理監事會就職典禮特刊廣告賀啟。	
29/10/2017	397424	樂群義工團	贊助仁濟慈善雙週2017。	
9/11/2017	397462	東華三院	贊助東華慈善活動。	
14/11/2017	397468	大埔鄉事委員會	贊助戊戌年大埔耆老千歲宴2018年2月22日$[redacted]	
13/12/2017	397524	"	贊助授勳人聯歡晚宴$[redacted]	
		合共：		

2018 捐款/贊助

日期	支票號碼	團體	用途	金額(HKD)
9/1/2018	714580	林村許願廣場發展有限公司	贊助香港許願節2018燈棚花牌.	[redacted]
26/2/2018	714676	大埔區龍舟管理委員會	贊助大埔區龍舟競賽委員會龍舟壹艘	
2/3/2018	714691	潘冠球	代支24/2/18錦山盆菜宴贊助抽獎(現金獎).	
2/3/2018	714692	邱錦明	贊助錦山村春茗紅酒及盤菜三席	
21/3/2018	714715	翁耀泉	贊助錦山村獅騂國術會	
11/4/2018	714759	大埔舊墟天后宮社區活動管理委員會	贊助天后寶誕特刊廣告	
14/6/2018	918420	世界兒童基金會有限公司	幫助敘利亞大屠殺事件下苦難兒童。$[redacted]	
1/7/2018	918434	"	幫助敘利亞大屠殺事件下苦難兒童。$	
1/8/2018	918490	"	幫助敘利亞大屠殺事件下苦難兒童。$	
1/9/2018	918536	"	幫助敘利亞大屠殺事件下苦難兒童。$	
1/10/2018	918585	"	幫助敘利亞大屠殺事件下苦難兒童。$	
1/11/2018	918630	"	幫助敘利亞大屠殺事件下苦難兒童。$	
1/12/2018	918688	"	幫助敘利亞大屠殺事件下苦難兒童。$	
10/7/2018	918465	大埔元洲仔大王爺神廟管理	贊助大王爺誕經費。	
7/8/2018	918517	大埔足球會	贊助大埔足球會周年大會及出任名譽會長。	
22/8/2018	918527	大埔動力	贊助大埔動力長者之友秋季生日會。$[redacted]	
3/12/2018	205452	"	贊助大埔動力長者之友冬季生日會。$[redacted]	
26/8/2018	918529	恩慈教育基金會	贊助活動。	
30/10/2018	918649	保良局	贊助慈善活動	
31/10/2018	918651	林村許願廣場發展有限公司	贊助2019年香港許願節花牌。	

2018 捐款/贊助

日期	支票號碼	團體	用途	金額(HKD)
12/11/2018	918668	香港有機農業生態研究協會有限公司	贊肋十五周年會慶及委員就職典禮。	[redacted]
15/11/2018	918675	大埔鄉事委員會	贊助2019太埔耆老千歲宴。	
4/12/2018	205454	"	贊助祝賀大埔區地方人士2018榮獲特區政府頒救授勳章、獎狀及嘉許狀聯歡晚宴。	
10/12/2018	205460	香港婦聯有限公司	大埔區婦女聯會四周年會慶暨廣西百色市「產業到家、、牽手媽媽」扶貧項目籌款晚宴	
			合共：	

2019 捐款/贊助

日期	支票號碼	團體	用途	金額(HKD)
1/1/2019	205478	世界兒童基金會有限公司	幫助敘利亞大屠殺事件下苦難兒童。$	[redacted]
1/2/2019	205558	"	幫助敘利亞大屠殺事件下苦難兒童。$	
1/3/2019	205588	"	幫助敘利亞大屠殺事件下苦難兒童。$	
1/4/2019	371816	"	幫助敘利亞大屠殺事件下苦難兒童。$	
1/5/2019	371889	"	幫助敘利亞大屠殺事件下苦難兒童。$	
1/6/2019	371947	無國界醫生	贊助以支持無國界醫生救援工作。$	
1/7/2019	372002	"	贊助以支持無國界醫生救援工作。$	
1/8/2019	372061	"	贊助以支持無國界醫生救援工作。$	
1/9/2019	531310	"	贊助以支持無國界醫生救援工作。$	
1/10/2019	531364	"	贊助以支持無國界醫生救援工作。$	
1/11/2019	531419	"	贊助以支持無國界醫生救援工作。$	
1/12/2019	531498	"	贊助以支持無國界醫生救援工作。$	
20/7/2019		無國界醫生	贊助以支持無國界醫生救援工作，潘冠球代支。	
18/1/2019	205521	大埔動力	贊助2019一家人開開心心盆菜宴及擔任主禮嘉賓。	
21/1/2019	205525	大埔體育會有限公司	贊助大埔區代表團參加第七屆全港運動會。	
30/1/2019	205557	大埔區龍舟管理委員會	贊助大埔區龍舟競賽委員會龍舟1艘(6月7日)。	
19/2/2019	205579	大埔泮涌社區教育中心有限公司	贊助己亥年賀歲春茗暨泮涌教育獎學金頒獎禮。	
30/9/2019	531361	亞洲婦女協進會有限公司	贊助其活動及會務。	
29/10/2019	531415	林村許願廣場發展有限公司	贊助2020年香港許願節	

2019 捐款/贊助

日期	支票號碼	團體	用途	金額(HKD)
28/2/2019	205606	潘冠球	贊助錦山村公所春茗红酒$[redacted], 現金抽獎$[redacted] 及盆菜3圍$[redacted], 潘生代支。	[redacted]
19/4/2019	371873	"	贊助錦山村村公所長者旅行團[redacted] 合共$[redacted], 潘生代支。其中$[redacted]為贊助錦山村村公所未來經費。	
7/5/2019	371922	"	贊助獅驊國術訓練協會2019年度國術活動，潘冠球代支。	
10/6/2019	371979	"	贊助更換錦山村村公所帳蓬，潘冠球代支。	
19/4/2019	371872	大埔舊墟天后宮社區活動管理委員會	贊助大埔墟天后宮賀誕活動。	
20/5/2019	371936	香港青年協會	贊助香港青年協會獅子會大埔青年空間提升設施及裝置。	
27/5/2019	371940	大埔鄉事委員會	贊助刊登廣告/賀啟(第二十二屆執行委員就職典禮暨成立60週年紀念。	
23/12/2019	725584	"	贊助祝賀大埔區地方人士2019榮獲特區政府頒授勳章聯歡晚宴。	
24/6/2019	371993	大埔社團聯誼會	贊助第十二屆執行委員就職典禮特刊賀啟廣告。	
26/6/2019	371997	大埔元洲仔大王爺神廟管理演戲委員會有限公司	贊助大王爺誕	
5/11/2019	531452	東華三院	贊助慈善活動。	
16/11/2019	531458	丘錦明	贊助錦山村鄉公所錦山村民秋季旅遊。	

2020 捐款/贊助

日期	支票號碼	團體	用途	金額(HKD)
1/1/2020	725587	無國界醫生	贊助以支持無國界醫生救援工作。	$[redacted]
7/2/2020	725696	"	贊助以支持無國界醫生救援工作。	$[redacted]
1/3/2020	725730	"	贊助以支持無國界醫生救援工作。	$[redacted]
1/4/2020	792180	"	贊助以支持無國界醫生救援工作。	$[redacted]
1/5/2020	792300	"	贊助以支持無國界醫生救援工作。	$[redacted]
1/6/2020	792355	"	贊助以支持無國界醫生救援工作。	$[redacted]
1/7/2020	792442	"	贊助以支持無國界醫生救援工作。	$[redacted]
1/8/2020	910430	"	贊助以支持無國界醫生救援工作。	$[redacted]
28/8/2020		無國界醫生	贊助以支持無國界醫生救援工作，潘冠球代支。	[redacted]
6/1/2020	725614	大埔鄉事委員會	贊助大埔鄉事委員會庚子年大埔耆老千歲宴。	
24/2/2020	725709	潘冠球	贊助東華各項服務發展經費，潘冠球代支。	
3/3/2020	725743	"	贊助錦山村元旦燒烤晚會，潘冠球代支。	

佛教長霞淨院有限公司
Buddhist Cheung Ha Temple Limited
Period : 1 January 2021 to 31 December 2021
截至二零二一年十二月三十一日止

Donation

Date	Payee / Recipient	Description	Amount	Amount	Cheque	Voucher
6-Jan-21	無國界醫生	贊助以支持其救援工作 - [redacted]	[redacted]		[redacted]	
5-Feb-21	無國界醫生	贊助以支持其救援工作 -				
5-Mar-21	無國界醫生	贊助以支持其救援工作 -				
9-Apr-21	無國界醫生	贊助以支持其救援工作				
5-May-21	無國界醫生	贊助以支持其救援工作				
4-Jun-21	無國界醫生	贊助以支持其救援工作				
7-Jul-21	無國界醫生	贊助以支持其救援工作				
5-Aug-21	無國界醫生	贊助以支持其救援工作				
3-Sep-21	無國界醫生	贊助以支持其救援工作				
6-Oct-21	無國界醫生	贊助以支持其救援工作				
17-Mar-21	長者安居協會	贊助協會經費 - [redacted]	[redacted]	[redacted]		
13-Apr-21	長者安居協會	贊助協會經費				
6-May-21	長者安居協會	贊助協會經費				
9-Jun-21	長者安居協會	贊助協會經費				
12-Jul-21	長者安居協會	贊助協會經費				
11-Aug-21	長者安居協會	贊助協會經費				
3-Sep-21	長者安居協會	贊助協會經費				
26-Oct-21	長者安居協會	贊助協會經費				
28-Jan-21	博愛醫院	贊助博愛愛心傳萬家街坊年捐活動	[redacted]	[redacted]		
28-Feb-21	獅驊 & 真心堂	潘冠球代付贊助活動經費各[redacted]				
30-Mar-21	明亮國際科技有限公司	贊助刊登[2021年復活節暨辛丑年大埔天后寶誕]賀啟				
28-May-21	明亮國際科技有限公司	贊助慶祝中國共產黨成立100周年暨香港回歸祖國24周年並賀端陽佳節				

12-Aug-21	大埔鄉事委員會	捐款支援河南鄭州救災工作
17-Aug-21	動物伴我行會社有限公司	贊助日常經費
31-Aug-21	保良局	贊助粵韻愛心獻保良
7-Sep-21	大埔各界慶祝國慶籌委會	贊助會務經費
14-Sep-21	動物伴我行會社有限公司	贊助日常經費
20-Oct-21	明亮國際科技有限公司	T-Post 2021-2022年度賀啟贊助
20-Oct-21	動物伴我行會社有限公司	贊助日常經費
24-Nov-21	保良局	贊助粵韻愛心獻保良籌款活動2021
30-Nov-21	香港惠陽蘇徐李鍾石宗親聯會	贊助經費
15-Dec-21	大埔區婦女聯會	《大埔區婦女聯會七周年會慶聯歡冕宴暨義工嘉許華服・迎新禧》贊助費

[redacted]

08/10/2024

Reference number CHK50801110

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

TRAFFIC IMPACT ASSESSMENT STUDY

SYSTRA MVA

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3.4 2024 Observed Traffic Flows (Ching Ming Festival Period)

3.5.1 Existing Operational Performance of Identified Pedestrian Facilities in Year 2024 (Weekend prior to Ching Ming Festival)

3.5.2 Existing Operational Performance of Identified Pedestrian Facilities in Year 2024 (Ching Ming Festival)

3.5.3 Existing Operational Performance of Identified Pedestrian Facilities in Year 2024 (Weekend after Ching Ming Festival)

3.6 Parking Facilities in Vicinity

4.1 Adjacent Columbarium Developments

4.2 2032 Reference Traffic Flows (Ching Ming Festival Period)

4.3 Net Difference in Development Traffic Flows

4.4 2032 Design Traffic Flows (Ching Ming Festival Period)

5.1 Proposed Crowd Management Measure

5.2 Proposed Visitors Ingress Routing

5.3 Proposed Visitors Egress Routing

6.1.1 Operational Performance of Identified Pedestrian Facilities in Design Year 2032 (Weekend prior to Ching Ming Festival)

6.1.2 Operational Performance of Identified Pedestrian Facilities in Design Year 2032 (Ching Ming Festival)

6.1.3 Operational Performance of Identified Pedestrian Facilities in Design Year 2032 (Weekend after Ching Ming Festival)

1. INTRODUCTION

1.1 Background

1.1.1 The Application Site is located at Lots Nos. 1087 and 1130 in D.D.6 and their Adjoining Government Land, Kam Shan, Tai Po, New Territories. The location of the Application Site is shown in **Drawing No. 1.1**.

1.1.2 The Application Site is currently occupied by Buddhist Cheung Ha Temple Limited(佛教長霞淨院有限公司). The Applicant intends to regularize the existing religious and ancillary columbarium structures within the Application site. There are totally 11,726 columbarium niches (i.e. 5,508 being sold and 6,218 being un-sold) and 3,049 memorial tablets (i.e. 2,121 being sold and 928 being un-sold) in two columbarium structures at the Application Site.

1.1.3 The Application Site falls within an area zoned "Village Type Development" ("V") on the approved Tai Po Outline Zoning Plan (OZP No. S/TP/30). In accordance with the previous rezoning proposal under Application No. Y/TP/29, the Applicant intended to request for rezoning the Application Site from "V" Zone to "Government, Institution or Community (3)" ("G/IC(3)") Zone under Section 12A of the Town Planning Ordinance to regularize the existing religious and ancillary columbarium structures at the Application Site.

1.1.4 Under the present Section 12A Rezoning Application, the Applicant has intended to propose the Application Site from "V" Zone to G/IC(3) with some changes over the previous application, including:

- Reduction of 1,700 niches to address precedent effect, which will be mentioned in **Section 2.2**; and;
- Minimising disturbance to nearby residents during the festival periods by directing visitors to access/ leave the Application Site via the staircase east of the site (the main temple access).

1.1.5 MVA Hong Kong Limited was commissioned by the Applicant as a traffic consultant to undertake a Traffic Impact Assessment (TIA) study in support of Section 12A (S12A) Rezoning Application.

1.1.6 The purpose of this study is to present findings of TIA study and the proposed traffic management plan in association with proposed (existing) columbarium development at the Application Site during Ching Ming Festival Day and its shadow weekends (i.e. two weeks before and two weeks after festival day, including public holiday, if any) (here under called the "festival period"). This festival period is deemed as the peak period with the relatively higher in volume of visitors.

1.2 Study Objectives

1.2.1 The main objective of this study is to assess traffic impact of the captioned development in support of the S12A Rezoning Application. The following tasks were carried out and included in this report:

- to evaluate the current traffic conditions in the vicinity of the Application Site;
- to estimate the traffic and pedestrian generations and attractions of the proposed (existing) columbarium developments during the festival period;
- to produce traffic and pedestrian demand forecast for an appropriate design year;
- to investigate the traffic impact to the identified junction by the proposed (existing) columbarium development and;
- to recommend crowd management measures for vehicular and pedestrian traffic during festival periods to alleviate the anticipated vehicular and pedestrian traffic problems generated by proposed (existing) columbarium development on the surrounding road networks, if necessary.

1.3 Study Objectives

1.3.1 Following this introductory chapter, there are six further chapters:

- **Chapter 2 – Proposed (Existing) Development**, which presents the proposed development schedule, and its internal transport facilities.
- **Chapter 3 – Existing Traffic Conditions**, which reviews the existing road network in the vicinity of the Application Site, presents the summary of vehicular and pedestrian surveys and assesses the existing traffic and pedestrian conditions during 2024 Ching Ming Festival Period.
- **Chapter 4 – Traffic Forecasts**, which presents the potential traffic and pedestrian generation and attraction of the proposed (existing) columbarium development on festival period and summaries the methodology for future traffic forecasts.
- **Chapter 5 – Traffic Management Plan,** which presents the necessary crowd management measures for the proposed (existing) columbarium development during the festival period.
- **Chapter 6 – Traffic Impact Assessment**, which presents the findings of traffic and pedestrian impact assessment in the future design year during the festival period.
- **Chapter 7 – Summary and Conclusion,** which summaries the findings of the study and presents the conclusion and recommendations regarding the traffic and pedestrian issues associated with the proposed (existing) columbarium development at the Application Site.

2. PROPOSED (EXISTING) DEVELOPMENT

2.1 Existing Site Conditions

2.1.1 The Application Site is located at Lots Nos. 1087 and 1130 in D.D.6 and their Adjoining Government Land, Kam Shan, Tai Po, New Territories. The location of the Application Site is shown in **Drawing No. 1.1**.

2.1.2 The Application Site is zoned as "Village Type Development" ("V") on the approved Tai Po Outline Zoning Plan (OZP No. S/TP/30).

2.2 Proposed (Existing) In-site Columbarium Development

2.2.1 To address precedent effect for similar application with the same "V" zone, i.e. Cheung Ha Ching Shea near the Application Site, it is proposed to reduce the total number of niches from 13,426 (under previous Application No. Y/TP/29) to 11,726 (i.e. reduction of 1,700 niches, which is the same niches number of Cheung Ha Ching Shea as recorded on 30th June, 2017).

2.2.2 **Table 2.1** summaries the status of the columbarium niches and memorial tablets within the Application Site.

Table 2.1 Status of Columbarium Niches and Memorial Tablets

Items	No. of Niches(1)	No. of Memorial Tablets(2)	Sub-Total
Sold Niches and Memorial Tablets	5,508	2,121	7,629
Un-sold Niches and Memorial Tablets	6,218	928	7,146
Total no. of Niches and Memorial Tablets	11,726	3,049	14,775

Note: (1) The numbers and the conditions of sold niches were already recorded and submitted to the government on or before 30th June, 2017 for "Pre-Cut-Off columbarium".
(1) The numbers of memorial tablets presented in **Tables 2.1** were the latest count in April 2024.

2.3 Internal Transport Facilities

2.3.1 At present, the Application Site has never been served by any vehicular access, no parking or loading/ unloading facility has ever been provided inside the Site. All daily deliveries are conducted by hands and this practice will continue in future. All visitors are well aware of this arrangement.

2.3.2 In accordance with statutory requirements as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG), no car parking and servicing provisions have ever been specified for the of "Columbarium" development.

2.3.3 To minimize the traffic impact during the festival period, appropriate traffic management measures are proposed to be implemented in **Chapter 5** of this TIA report.

3. EXISTING TRAFFIC CONDITIONS

3.1 Existing Road Network

3.1.1 The existing road network in the vicinity of the Application Site is shown in **Drawing No. 3.1**.

3.1.2 A major frontage of the Application Site is located to the south of Kam Shan Road, which is a single two-lane carriageway south of Lam Tsuen River, linking to the major road network via Pak Shing Street and Kwong Fuk Road.

3.1.3 Pak Shing Street is a single two-lane carriageway south of Lam Tsuen River, connecting Kam Shan Road to the west and Kwong Fuk Road to the east.

3.1.4 Kwong Fuk Road is a single 4-lane carriageway with local road linking to Tai Po Central and Tai Po Market, as well as linkages to Tolo Highway for Shatin and Kowloon bound.

3.2 Existing Public Transport Services

3.2.1 Currently, Kam Shan Road is served by GMB route 22K, which only operates at AM peak.

3.2.2 However, the MTR Tai Wo Station is located in the close proximity of the Application Site, which is within 600m walking distance (around 7-8 minutes walking time) from/to the Application Site via Kam Wo Bridge or Tai Wo Bridge.

3.2.3 In addition to the MTR East Rail Line, various road-based public transports of franchised bus and Green Mini-Bus (GMB) routes are serving in close proximity to the Application Site. They are summarised in **Table 3.1** and **Table 3.2,** and illustrated in **Drawing No. 3.2**.

Table 3.1 Existing Bus Routes in the Vicinity (Sunday/ Public Holiday Services)

Route No.	Origin – Destination	Frequency (minutes)
Franchised Bus		
64K	Yuen Long West – Tai Po Market Station	7 – 10
71K	Tai Wo – Tai Po Market Station	15 - 20
72	Tai Wo – Cheung Sha Wan	20 - 30
72K	Tai Wo – Fu Tip Estate (Circular)	20
73	Tai Po Industrial Estate – Wah Ming	30
73A	Wah Ming – Yu Chui Court	30
73B	Chuen On Road (Nethersole Hospital) – Sheung Shui (Circular)	25 - 30
74A	Tai Wo – Kai Yip	60
74D	Kau Lung Hang – Kwun Tong Ferry	60
264R	Yuen Long (West) – Tai Po Market Station	20

Table 3.2 Existing GMB Routes in the Vicinity (Sunday/ Public Holiday Services)

Route No.	Origin/Destination	Frequency (minutes)
GMB Routes		
22K	Kam Shan Road – Tai Po Market (Nam Shing Street)	AM Peak Only
21K	Wai Tau Tsuen – Tai Po Market (Nam Shing Street)	15 – 30
25A	Nam Wa Po – Tai Po Market (Nam Shing Street)	5 – 10
25B	Kau Lung Heng/ Yuen Leng – Tai Po Market (Nam Shing Street)	4 – 8
25K	Ng Tung Chai – Tai Po Market (Nam Shing Street)	5 – 12

3.2.4 Additionally, there is no "Non-Stop Restriction" imposed along the concerned road section of Kam Shan Road just outside the Application Site, so visitors can also access the Application Site by Taxi.

3.2.5 In view of the availability of various public transports in the vicinity, the Application Site enjoys high accessibility of public transport services.

3.3 Identified Junction for Assessment

3.3.1 For columbarium development, the Ching Ming Festival and its shadow weekends (e.g. two weeks before and two weeks after festival day) are generally regarded as the peak period with the relatively higher in volume of visitors.

3.3.2 Thus, to reveal the critical traffic situation during the grave sweeping festival periods, traffic count surveys were carried out at the identified junction within the local study area from 07:00 to 19:00 during 2024 Ching Ming Festival Period as follows:

1. Weekend prior to Ching Ming Festival – Sunday on 31st March 2024
2. Ching Ming Festival – Thursday on 4th April 2024
3. Weekend after Ching Ming Festival – Sunday on 7th April 2024

3.3.3 The location of the junctions are identified in **Drawing No. 3.1** and the list of drawing for the existing junction layouts is summarised in **Table 3.3**.

Table 3.3 Identified Junctions to be Assessed

Ref. No.	Junction	Method of Control	Drawing No.
J1	Pak Shing Street Near Sui On Street	Signal	**3.3.1**
J2	Kam Shan Road/ Hon Ka Road	Priority	**3.3.2**
J3	Kam Shan Road/ Access Road Linking to Kam Shek New Village Car Park	Priority	**3.3.3**

3.3.4 Based on the observed traffic flows, the Peak hours during 2024 Ching Ming Festival Period are summarised in the **Table 3.4**.

Table 3.4 Identified Peak Periods for Vehicles during the Survey Time Period

Survey Periods	Identified Peak Periods
Weekend prior to Ching Ming Festival (31st March 2024)	10:30 – 11:30
Ching Ming Festival (4th April 2024)	10:45 – 11:45
Weekend after Ching Ming Festival (7th April 2024)	10:45 – 11:45

3.3.5 To evaluate the existing traffic conditions in the vicinity of the Application Site, the operational performance of the identified junctions were assessed based on the observed traffic flows shown in **Drawing Nos. 3.4**, and its existing junction layout and method of control are indicated in **Drawing Nos. 3.3.1** to **3.3.3**. The assessment results during 2024 Ching Ming Festival Period are summarised as shown in **Table 3.5**. The details of junction calculations are attached in **Appendix A**.

Table 3.5 Existing Junction Operational Performance during 2024 Ching Ming Festival Period

Ref. No. (1)	Junction	Method of Control	Year 2024 Existing RC (2)/DFC(3)		
			Weekend prior to Ching Ming Festival (31st March 2024)	Ching Ming Festival (4th April 2024)	Weekend after Ching Ming Festival (7th April 2024)
J1	Pak Shing Street Near Sui On Street	Signal	>100%	>100%	>100%
J2	Kam Shan Road/ Hon Ka Road	Priority	0.06	0.13	0.06
J3	Kam Shan Road/ Access Road Linking to Kam Shek New Village Car Park	Priority	0.15	0.34	0.07

Note: (1) Refer to **Drawing No. 3.1** for the location of identified junction.
(2) RC - Reserve Capacity for signalised junction.
(3) DFC – Design flow to Capacity Ratio for priority junction

3.3.6 The results of the assessment have indicated that the identified junctions operated within its capacities during peak hours of 2024 Ching Ming Festival Period.

3.4 Assessment of Identified Pedestrian Facilities

3.4.1 Pedestrian headcount surveys at the Application Site and various sections of existing pedestrian facilities (i.e. footpath, cautionary crossing and staircase) in the vicinity were conducted during the survey period specified in **Section 3.3.2**.

3.4.2 Based on the observed pedestrian flows, the identified peak hours during 2024 Ching Ming Festival Period are summarised in the **Table 3.6**.

Table 3.6 Identified Peak Periods for Pedestrians during the Survey Time Period

Survey Periods	Identified Peak Periods
Weekend prior to Ching Ming Festival (31st March 2024)	10:40 – 11:40
Ching Ming Festival (4th April 2024)	10:35 – 11:35
Weekend after Ching Ming Festival (7th April 2024)	10:45 – 11:45

3.4.3 At present, there are two existing staircases (i.e. F4 and F5) connected to the Application Site at Kam Shan Road. Under the Traffic Management Plan (to be discussed in **Chapter 5**), visitors are directed by staffs to access/ leave the Application Site exclusively via the existing staircase at northeastern of the site (i.e. F5).

3.4.4 Pre-booking system for columbarium development of the Application Site (to be discussed in **Chapter 5**) has already been executed during 2024 Ching Ming Festival Period as one of the crowd management measures to mitigate the potential traffic impact on the local area. Under pre-booking system, the maximum number of visitors is controlled at 117 visitors per 30-minute session (i.e. a maximum of 234 visitors per hour), which reduces the traffic impact by the Application Site to the surrounding pedestrian network.

3.4.5 The existing operational performance of the identified pedestrian facilities have been assessed based on the following scenarios:

- Assessment Scenario 1: Pedestrian peak flows in 60-minute interval
- Assessment Scenario 2: Pedestrian peak flows in 15-minute interval

3.4.6 To evaluate the existing pedestrian facilities surrounding the Application Site, the operational performance of pedestrian facilities at the surveyed sections have been assessed based on:

1. Level-of-Service (LOS) methodology as stipulated in Highway Capacity Manual 2000 and TPDM; and
2. Ratio of Volume to Capacity (V/C Ratio) for staircase and cautionary crossing as stipulated in Transport Planning and Design Manual (TPDM), Vol. 2, Ch. 3.7.

3.4.7 In general, V/C Ratio (i.e. V/C < 0.85) and LOS C are desirable for most design at street with dominant 'living' pedestrian activities. The results shown in **Drawing Nos. 3.5.1** to **3.5.3** and summarised in **Tables 3.7** to **3.9**.

Table 3.7 Existing Operational Performance of Identified Pedestrian Facilities during Weekend prior to 2024 Ching Ming Festival

Ref. [1]	Actual Width (m)	Effective Width (m) [2]	Assessment Scenario 1 (Pedestrian peak flows in 60-minute interval)			Assessment Scenario 2 (Pedestrian peak flows in 15-minute interval)		
			Peak Hourly Flow (ped/hr)	Peak Flow Rate [3] (ped/min/m)	V/C Ratio [4][5] / LOS [6]	Peak 15-min Flow [7] (ped/15-min)	Peak Flow Rate [8] (ped/min/m)	V/C Ratio [4][5] / LOS [6]
F1 (Footpath connecting the western of the Site)	1.3	0.3	245	13.61	A	74	16.44	B
F2 (Footpath between the two staircases at site access)	3.2	2.2	246	1.86	A	74	2.24	A
F3 (Footpath connecting the eastern of the Site)	3.2	2.2	295	2.23	A	89	2.70	A
F4[9] (Staircase at northwestern of site access)	1.25	0.25	25	1.67	0.042	8	2.13	0.053
F5 (Staircase at northeastern of site access)	1.7	0.7	505	12.02	0.301	152	14.48	0.362
F6 (Cautionary Crossing at Kam Shan Road)	2.5	2.5	164	1.09	0.109	50	1.33	0.133
F7 (Footpath at Eastbound of Kam Shan Road)	3.2	2.2	243	1.84	A	73	2.21	A
F8 (Kam Wo Bridge)	6.2	5.2	638	2.04	A	192	2.46	A
F9 (Tai Wo Bridge)	7.2	6.2	1,434	3.85	A	431	4.63	A

Notes:
(1) Refer to **Drawing No. 3.5.1** for location and operation performance of the footpaths, cautionary crossing and staircases.
(2) Effective width of footpath and staircase = Actual width – 1.0m dead width (0.5m dead width on one side of footpath)
(3) Peak flow rate = Peak hourly flow ÷ 60 ÷ effective width
(4) V/C Ratio = Peak flow ÷ capacity [5]
(5) According to TPDM, the capacity flow of the staircase = 40 ped/m/min, and the capacity of 2.5m width of cautionary crossing = 1500 ped/hr
(6) Refer to TPDM for LOS description in **Appendix B.**
(7) Peak factor of 1.2 is applied for calculating the pedestrian peak flows in 15-minute interval based on the ratio of surveyed peak hourly pedestrian flows and surveyed peak 15-min flows.
(8) Peak flow rate = Peak hourly flow ÷ 15 ÷ effective width
(9) Based on the survey results, a few visitors have used staircases F4 to access/ leave the Application Site instead during 2024 Ching Ming Festival.

Table 3.8 Existing Operational Performance of Identified Pedestrian Facilities during 2024 Ching Ming Festival

Ref. [1]	Actual Width (m)	Effective Width (m) [2]	Assessment Scenario 1 (Pedestrian peak flows in 60-minute interval)			Assessment Scenario 2 (Pedestrian peak flows in 15-minute interval)		
			Peak Hourly Flow (ped/hr)	Peak Flow Rate [3] (ped/min/m)	V/C Ratio [4][5] / LOS [6]	Peak 15-min Flow [7] (ped/15-min)	Peak Flow Rate [8] (ped/min/m)	V/C Ratio [4][5] / LOS [6]
F1 (Footpath connecting the western of the Site)	1.3	0.3	411	22.83	B	124	27.56	C
F2 (Footpath between the two staircases at site access)	3.2	2.2	403	3.05	A	121	3.67	A
F3 (Footpath connecting the eastern of the Site)	3.2	2.2	476	3.61	A	143	4.33	A
F4[9] (Staircase at northwestern of site access)	1.25	0.25	18	1.20	0.03	6	1.60	0.04
F5 (Staircase at northeastern of site access)	1.7	0.7	823	19.60	0.49	247	23.52	0.588
F6 (Cautionary Crossing at Kam Shan Road)	2.5	2.5	334	2.23	0.223	101	2.69	0.269
F7 (Footpath at Eastbound of Kam Shan Road)	3.2	2.2	355	2.69	A	107	3.24	A
F8 (Kam Wo Bridge)	6.2	5.2	998	3.20	A	300	3.85	A
F9 (Tai Wo Bridge)	7.2	6.2	1,569	4.22	A	471	5.06	A

Notes:
(1) Refer to **Drawing No. 3.5.2** for location and operation performance of the footpaths, cautionary crossing and staircases.
(2) Effective width of footpath and staircase = Actual width – 1.0m dead width (0.5m dead width on one side of footpath)
(3) Peak flow rate = Peak hourly flow ÷ 60 ÷ effective width
(4) V/C Ratio = Peak flow ÷ capacity [5]
(5) According to TPDM, the capacity flow of the staircase = 40 ped/m/min, and the capacity of 2.5m width of cautionary crossing = 1500 ped/hr
(6) Refer to TPDM for LOS description in **Appendix B.**
(7) Peak factor of 1.2 is applied for calculating the pedestrian peak flows in 15-minute interval based on the ratio of surveyed peak hourly pedestrian flows and surveyed peak 15-min flows.
(8) Peak flow rate = Peak hourly flow ÷ 15 ÷ effective width
(9) Based on the survey results, a few visitors have used staircases F4 to access/ leave the Application Site instead during 2024 Ching Ming Festival.

Table 3.9 Existing Operational Performance of Identified Pedestrian Facilities during Weekend after 2024 Ching Ming Festival

Ref. [1]	Actual Width (m)	Effective Width (m) [2]	Assessment Scenario 1 (Pedestrian peak flows in 60-minute interval)			Assessment Scenario 2 (Pedestrian peak flows in 15-minute interval)		
			Peak Hourly Flow (ped/hr)	Peak Flow Rate [3] (ped/min/m)	V/C Ratio [4][5] / LOS [6]	Peak 15-min Flow [7] (ped/15-min)	Peak Flow Rate [8] (ped/min/m)	V/C Ratio [4][5] / LOS [6]
F1 (Footpath connecting the western of the Site)	1.3	0.3	292	16.22	B	88	19.56	B
F2 (Footpath between the two staircases at site access)	3.2	2.2	309	2.34	A	93	2.82	A
F3 (Footpath connecting the eastern of the Site)	3.2	2.2	381	2.89	A	115	3.48	A
F4[9] (Staircase at northwestern of site access)	1.25	0.25	25	1.67	0.042	8	2.13	0.053
F5 (Staircase at northeastern of site access)	1.7	0.7	632	15.05	0.376	190	18.10	0.452
F6 (Cautionary Crossing at Kam Shan Road)	2.5	2.5	246	6.56	0.164	74	1.97	0.197
F7 (Footpath at Eastbound of Kam Shan Road)	3.2	2.2	387	2.93	A	117	3.55	A
F8 (Kam Wo Bridge)	6.2	5.2	686	2.20	A	206	2.64	A
F9 (Tai Wo Bridge)	7.2	6.2	1,947	5.23	A	585	6.29	A

Notes:
(1) Refer to **Drawing No. 3.5.3** for location and operation performance of the footpaths, cautionary crossing and staircases.
(2) Effective width of footpath and staircase = Actual width – 1.0m dead width (0.5m dead width on one side of footpath)
(3) Peak flow rate = Peak hourly flow ÷ 60 ÷ effective width
(4) V/C Ratio = Peak flow ÷ capacity [5]
(5) According to TPDM, the capacity flow of the staircase = 40 ped/m/min, and the capacity of 2.5m width of cautionary crossing = 1500 ped/hr
(6) Refer to TPDM for LOS description in **Appendix B.**
(7) Peak factor of 1.2 is applied for calculating the pedestrian peak flows in 15-minute interval based on the ratio of surveyed peak hourly pedestrian flows and surveyed peak 15-min flows.
(8) Peak flow rate = Peak hourly flow ÷ 15 ÷ effective width
(9) Based on the survey results, a few visitors have used staircases F4 to access/ leave the Application Site instead during 2024 Ching Ming Festival.

3.4.8 As shown in **Tables 3.7** to **3.9**, the V/C Ratio of staircases and cautionary crossing at the Application Site are below 0.85. All the level-of service (LOS) of the identified footpaths surrounding the Application Site are LOS A to LOS C. The results have indicated that all the identified pedestrian facilities are operating with adequate spare capacities to cater for the existing demand during in peak hour of 2024 Ching Ming Festival Period under the implementation of Pre-booking system.

3.5 Visitor Trip Generation of the Application Site

3.5.1 To determine the visitor trip generation of the proposed (existing) columbarium development, headcount surveys at site entry were conducted from 07:00 to 19:00 during the identified peak periods as mentioned in **Section 3.4.2**. Visitors to the Application Site could be classified into two groups, namely (1) visitors due to columbarium development (including niches and memorial tablets) and (2) visitors due to religious activity. These two groups of visitors share the same staircase for access.

3.5.2 The visitor trip generation and attraction due to columbarium development and religious activity of the Application Site during 2024 Ching Ming Festival Period are summarised as **Tables 3.10** and **3.11** below.

Table 3.10 Surveyed Visitor Trip Generation and Attraction due to Columbarium Development of the Application Site

Development	Date	Identified Peak Periods	No. of Sold Niches[1] and Memorial Tablets[2]	No. of Daily Visitors (Person/day)	Peak Hour Trip (Person/hr)		Peak Hour Trip Rate (Person/hr/(niche/tablet))	
					Gen.	Att.	Gen.	Att.
Columbarium Development	Weekend prior to Ching Ming Festival (31st March, 2024)	10:40 – 11:40	7,629[3]	894	240	283	0.031	0.037
	Ching Ming Festival (4th April, 2024)	10:35 – 11:35		2,308	377	351	0.049	0.046
	Weekend after Ching Ming Festival (7th April, 2024)	10:45 – 11:45		1,190	309	334	0.041	0.044

Note: (1) No. of niches sold were already recorded and submitted to the government on or before 30th June, 2017 for "Pre-Cut-Off columbarium".
(2) At time of survey during 2024 Ching Ming Festival Period, the recoded number of sold memorial tablets were 2,121 and the number of un-sold memorial tablets were 928.
(3) At time of survey during 2024 Ching Ming Festival Period, the no. of sold niches and memorial tables = 5,508 +2,121 = 7,629

Table 3.11 Surveyed Visitor Trip Generation and Attraction due to Religious Activity of the Application Site

Development	Date	Identified Peak Periods	Peak Hour Trip (Person/hr)	
			Gen.	Att.
Religious Activity	Weekend prior to Ching Ming Festival (31st March, 2024)	10:40 – 11:40	-	-
	Ching Ming Festival (4th April, 2024)	10:35 – 11:35	-	103
	Weekend after Ching Ming Festival (7th April, 2024)	10:45 – 11:45	-	-

3.5.3 Pre-booking system for columbarium development of the Application Site (to be discussed in **Chapter 5**) has already been implemented during 2024 Ching Ming Festival Period, which allows for a maximum of 117 visitors per 30-minute session (i.e. maximum of 234 visitors per hour). In addition, a waiting area has been provided within the Application Site for allowing visitors arriving 30 minutes or below prior to their reserved time slot (i.e. maximum of 117 visitors per hour). Therefore, under pre-booking system, the maximum allowed visitor for columbarium development of the Application Site is 234 + 117 = 351 persons/hr.

3.5.4 As presented in **Table 3.10**, the numbers of visitor attracted to the Application Site due to columbarium development during peak hours of weekend prior to Ching Ming Festival (31st March, 2024) and weekend after Ching Ming Festival (7th April, 2024) were 283 persons/hr and 334 persons/hr respectively, within the maximum allowed visitor of 351 persons/hr. It indicates that there were no full bookings during the shadow period of Ching Ming festival period.

3.5.5 The numbers of visitor attracted to the Application Site due to columbarium development during peak hours of Ching Ming Festival (4th April,2024) was 351 persons/hr, which was equal to the maximum allowed visitor of 351 persons/hr, revealing that there was full booking on the Ching Ming Festival. It has indicated that pre-booking system is an effective measure to control the number of visitors induced by the proposed (existing) columbarium development based on the survey results.

3.6 Existing Parking Provision

3.6.1 The public car parks available in the vicinity of the Application Site are illustrated in **Drawing No. 3.6**.

3.6.2 The on-street meter parking on Park Shing Street outside Yan Hing Street refuse collection point (CP1) provides a total of 8 parking spaces.

3.6.3 The on-street meter parking on Hei Yuen Street, Sui On Street, and Yan Hing Street (CP2) provides a total of 38 parking spaces.

3.6.4 The lay-by at Kam Shan Road (CP3) provides 7 parking spaces.

3.6.5 The on-street meter parking at Kam Shek New Village (CP4) provides around 67 parking spaces.

3.6.6 Two indoor hourly public parking located across Lam Tsuen River in Tai Wo Estate near Po Nga Road (CP5) and Kai Wo Road (CP6), provides around 200 parking spaces each respectively.

3.6.7 Parking inventory surveys on the above-mentioned car parks were carried out during 2024 Ching Ming Festival Period, to study the spare capacity for the potential parking need of the Application Site. The results of the survey will be discussed in **Section 6.3.**

4. TRAFFIC FORECASTS

4.1 Design Year

4.1.1 For the purpose of setting up the Design Year for this Traffic Impact Assessment study, it is assumed the un-sold niches in proposed (existing) columbarium is scheduled to be fully sold out by year 2029 tentatively (regarded as "Completion Year"). With reference to the relevant guidelines for Traffic Impact Assessment, either 3 years after completion (i.e. 2029 + 3 years = 2032) or 5 years from the date of submission (i.e. 2024 + 5 years = 2029), whichever is later, should be adopted as design year for TIA Study. Therefore, year 2032 is adopted as design year for traffic forecast and operational assessment.

4.2 Growth Factor for Traffic Forecast

4.2.1 To derive year 2032 reference traffic flows in the local study area, an appropriate growth factor has been identified for the area, which have been anticipated based on the year 2024 observed traffic flows and the derived growth factors for background traffic with the review on the following information, which are available from the current government websites:

- Annual Traffic Census (ATC) historical traffic data of road links in the vicinity published by Transport Department (TD) are shown in **Table 4.1**;
- Projections of Population Distribution by Tertiary Planning Unit from 2023 to 2031 published by Planning Department are shown in **Table 4.2**; and
- Data extracted from Hong Kong Population Projections 2022-2046 issued by Census and Statistics Department are shown in **Table 4.3**

Historical Trend

4.2.2 Transport Department has traffic count stations adjacent to the Application Site. The past 6 years traffic counts reported in the ATC are summarised in **Table 4.1**.

Table 4.1 Average Annual Daily Traffic (A.A.D.T.) Data from ATC

ATC Stn. No.	Road	From	To	A.A.D.T. (veh/day)						Annual Growth Rate (% p.a.)
				2017	2018	2019	2020	2021	2022	2017 - 2022
6040	Po Heung St	Kwong Fuk Rd	Tai Po Tai Wo Rd	32,850	29,520	29,310*	28,100*	29,200*	31,920	-0.57%
5646	Kwong Fuk Rd	Wan Tau St	Po Heung St	14,690*	15,050*	14,940*	13,110	14,140	13,710*	-1.37%
5009	Kwong Fuk Rd	Nam Wan Rd	Wan Tau St	20,100	20,210	19,720	18,230	19,010	17,830	-2.37%
Total				**67,640**	**64,780**	**63,970**	**59,440**	**62,370**	**63,460**	**-1.27%**

Note: (*) A.A.D.T. estimated by growth factor.

4.2.3 The Average Annual Daily Traffic (A.A.D.T.) flows in **Table 4.1** show that the annual traffic growth rate in the study area are -1.27% per annum from year 2017 to 2022.

Planning Data

4.2.4 The Projection of Population Distribution by Tertiary Planning Unit from 2023-2031 published by Planning Department is shown in **Table 4.2**.

Table 4.2 Growth Rates Derived from Projection of Population Distribution by Tertiary Planning Unit

Tertiary Planning Unit	Projection of Population by Tertiary Planning Unit 2024-2027 (1) (2)				Annual Growth Rate (% p.a.)
	2024	2025	2026	2027	2024-2027
723(3)	71,000	70,100	70,200	71,500	**+0.23%**

Notes: (1) Projection of Population by Tertiary Planning Unit are taken from Table 15 of "Projection of Population Distribution 2023-2031" published by Planning Department.
(2) Source: https://www.pland.gov.hk/pland_en/resources/population_data/pop_dist_proj/index.html
(3) As illustrated in **Appendix C** regarding the TPU boundaries, the Application Site is located inside TPU 723.
(*) Base year estimates.

4.2.5 **Table 4.2** indicates the average annual growth rates of population in the area from year 2024 to 2027 is +0.23%.

4.2.6 The Hong Kong Population Projection 2022-2046 published by Census and Statistics Department is shown in **Table 4.3**.

Table 4.3 Growth Rates derived from data in Hong Kong Population

Year	Hong Kong Resident Population
2024	7,526,800
2025	7,559,800
2026	7,596,800
2027	7,638,700
2028	7,684,500
2029	7,731,100
2030	7,777,100
2031	7,820,200
2032	7,862,100
Growth Rates derived from Hong Kong Population Projection (Annual Growth Rate (% p.a.))	
2024-2032	**+0.55%**

4.2.7 **Table 4.3** indicates the average annual growth rate of Hong Kong population from year 2024 to 2032 is +0.55%.

Adopted Growth Factor

4.2.8 Based on the information given by A.A.D.T. historical data and planning data as shown in **Tables 4.1** to **4.3**, in order to produce a conservative assessment, the growth rate +1.0% per annum was adopted to cover the growth in traffic and pedestrian from observed year 2024 up to design year 2032. This is deemed sufficient to allow for any unexpected future growth as a result of some changes in land use or redevelopments in the area, if any.

4.3 Visitor and Traffic Trip Generation for Proposed (Existing) Columbarium Development

Net Increases in Visitor Trip Generation for Proposed (Existing) Columbarium Development

4.3.1 For the proposed (existing) columbarium development, pre-booking system, as one of crowd management measures, will be adopted to control the numbers of visitor during Chung Yeung Festival and Ching Ming Festival Periods, the details of pre-booking system will be discussed in the **Chapter 5**.

4.3.2 According to the details of pre-booking system and the calculation of holding capacity of the proposed (existing) columbarium development in **Chapter 5**, the proposed (existing) columbarium development could allow 117 visitors to undertake niches worshipping at each time slot.

4.3.3 Taking 30 minutes as the duration of each time slot and 07:00 to 19:00 (12 hours in total during the Ching Ming / Cheung Yeung Festivals and their shadow periods) as the opening hours under the implementation of pre-booking system for niches worshipping, the visitor trip generation of the proposed (existing) columbarium development would be:

Visitor Trip Generation per hour = *117 persons / (30 minutes / 60 minutes)* = *234 persons/ hr*

4.3.4 In case of early arrival of the subsequent time slot (i.e. 117 persons), the total waiting areas with around 98m^2 will be provided for visitors within the Application Site. Visitors arriving 30 minutes or above prior to their reserved time slot are not allowed to enter the Application Site. In the light of this, the additional trips attracted/allowed arising from the holding capacity of the waiting areas is 117 persons, which will be incorporated in the pedestrian trip attraction. The pedestrian trip attraction of the proposed (existing) columbarium development is therefore 234 + 117 = 351 persons/hr under the implementation of pre-booking system.

4.3.5 As discussed in **Section 3.5.4**, there were no full bookings for columbarium development during peak hours of weekend prior to Ching Ming Festival and weekend after Ching Ming Festival, indicating that there was surplus capacity to cater for a potential increase in visitors upon full booking.

4.3.6 The net increase in visitor trip generation for proposed (existing) columbarium development when comparing the existing numbers of visitor during 2024 Ching Ming Festival Period and numbers of visitor under full booking are presented in **Table 4.4** below.

Table 4.4 Net Difference in Visitor Trip Generation for Proposed (Existing) Columbarium Development

Development	Date	Existing Peak Hour Trip in 2024 Ching Ming Festival Period [1] [A] (Person/hr)		Peak Hour Trip under Full Booking [2] [3] [B] (Person/hr)		Net Difference [B] - [A]	
		Gen.	Att.	Gen.	Att.	Gen.	Att.
Columbarium Development	Weekend prior to Ching Ming Festival	240	283	298	351	+58	+68
	Ching Ming Festival	377	351	377	351	0	0
	Weekend after Ching Ming Festival	309	334	325	351	+16	+17

Note: (1) Refer to **Table 3.10** for the visitor trip generation and attraction due to columbarium development of the Application Site during 2024 Ching Ming Festival Period.
(2) As discussed in **Section 4.3.4**, the pedestrian trip attraction of the proposed (existing) columbarium development is 351 person/hr under full booking.
(3) The pedestrian trip generation under full booking is estimated by using the ratio between the existing peak hour trip attraction and the peak hour trip attraction under full booking.

4.3.7 Since the religious activity of the Application Site (as discussed in **Section 3.5**) is independent of the proposed (existing) columbarium development of the Application Site, the future visitor trip generation due to religious activity is expected to remain unchanged as the survey count during 2024 Ching Ming Festival period.

Net Increases in Traffic Trip Generation for Proposed (Existing) Columbarium Development

4.3.8 To acquire the modal split of visitors of the Application Site, an interview survey was conducted during the survey period mentioned in **Section 3.3.5**. The results are summarised in **Table 4.5** below.

Table 4.5 Modal Split of Visitor of the Application Site

Survey Periods	Taxi	Private Car	Railway	Bus	GMB	Walking	Total
Ching Ming Festival Period	8%	30%	33%	9%	3%	17%	100%

4.3.9 As shown in **Table 4.5**, most visitors used public transport or walking to access the Application Site. It showed that the Application Site enjoys high accessibility of MTR, Bus and GMB services.

4.3.10 The vehicular trip generation by the Application Site would be attributed to taxi and private car. The estimated net increase in traffic trip generation of the proposed (existing) columbarium development during Ching Ming Festival Period are determined as shown in **Table 4.6**.

Table 4.6 Net Difference in Traffic Trip Generation of the Proposed (Existing) Columbarium Development

Development	Period	Net Difference in Pedestrian Trip Generation [1] (person/hr)	Modal Split of Visitor [2]		Net Difference in Nos. of Visitor [3] (person/hr)		Net Difference in Traffic Trip Generation (pcu/hr)		
			Taxi	Private Car	Taxi	Private Car	Taxi [4][5]	Private Car [4][6]	Total
Columbarium Development	Weekend prior to Ching Ming Festival	+68	8%	30%	+6	+21	+2	+6	**+8**
	Ching Ming Festival	0	8%	30%	0	0	0	0	**0**
	Weekend after Ching Ming Festival	+17	8%	30%	+2	+6	+1	+2	**+3**

Note: (1) Refer to **Table 4.4** for the net difference in pedestrian trip generation (adopt the higher one between generation and attraction).
(2) Refer to **Table 4.5** for the observed modal split of visitor of the Application Site.
(3) No. of visitor taking taxi or private car = pedestrian trip generation x modal split of taxi or private car.
(4) According to the results of interview surveys, the average occupancy rate for taxis and private car are 3 and 4 visitors per vehicle respectively.
(5) No. of taxi generated = nos. of visitor taking taxi ÷ 3 nos. of visitor per taxi
(6) No. of private car generated = nos. of visitor taking private car ÷ 4 nos. of visitor per private car

4.4 Adjacent Columbarium Developments

4.4.1 Adjacent columbarium developments are identified in the vicinity of the Application Site as shown in **Drawing No. 4.1**, and the development parameters are summarised as shown in **Table 4.7**.

Table 4.7 Adjacent Columbarium Developments

Ref. No.	Adjacent Columbarium Development	Proposed No. of Niches and Memorial Tablets		No. of Niches and Memorial Tablets Occupied		Information on Columbarium Development (1)	Application Status(6)
		Niches	Memorial Tablets	Niches	Memorial Tablets		
1	**Poh Yea Ching Shea** (2 Mui Shue Hang, Tai Po, New Territories)	5,302(2)	174(2)	1,035	-	Part B	Approved with condition(s) on 29th November, 2019
2	**Ling Hin Fat Yuen** (Shek Kwu Lung, Tai Po, New Territories)	757(3)	1,782(3)	174	877	Part B	Approved with condition(s) on 19th July,2019
3	**Ever Rest Temple** (8 Mui Shue Hang, Tai Po, New Territories)	763(4)	49(4)	174	6	Part B	Approved on 10th November,2023
4	**Pun Chun Yuen** (17 Shek Lin Road, Tai Po, New Territoeries)	3,834(5)	3,257(5)	2,466	2,096	Part B	Approved with condition(s) on 26th August,2022

Notes: (1) According to the information on private columbaria from the website of Development Bureau,
(i) Part A: Private columbaria compliant with user restrictions in the land leases and the statutory town planning requirements and are not illegally occupying Government land
(ii) Part B: Other private columbaria made known to the Lands Department and/or Planning Department that do not fall under Part A
Source: https://www.devb.gov.hk/en/issues_in_focus/private_columbaria/index.html (update of 29 March 2018)
(2) According to the Planning Application No. A/TP/657, 5,302 niches and 174 memorial tablets are proposed and the columbarium development has already in existence and operation.
(3) According to the Planning Application No. A/TP/652, 757 niches and 1,782 memorial tablets are proposed and the columbarium development has already in existence and operation.
(4) According to the Rezoning Application No. Y/TP/36, 763 niches and 49 memorial tablets are proposed and the columbarium development has already in existence and operation.
(5) According to the Planning Application No. A/TP/681, 3,834 niches and 3,257 memorial tablets are proposed and the columbarium development has already in existence and operation.
(6) The application status is updated in July 2024.

4.4.2 The estimated pedestrian trip generations of existing adjacent columbarium development during peak hour are summarised in **Table 4.8**.

Table 4.8 Estimated Pedestrian Trip Generations of Adjacent Columbarium Development

Ref. No.	Columbarium Development	Proposed No. of Niches and Memorial Tablets		Pedestrian Trip Generation (person/hr)	
		Niches	Memorial Tablets	Gen.	Att.
1	Poh Yea Ching Shea	5,302	174	976(1)	954(1)
2	Ling Hin Fat Yuen	757	1,782	48(2)	48(2)
3	Ever Rest Temple	763	49	80(3)	80(3)
4	Pun Chun Yuen	3,834	3,257	200(4)	200(4)

Note: (1) Refer to Table 5-4 of the TIA in approved Planning Application No. A/TP/657.
(2) Refer to Table 4.1 of the TIA in approved Planning Application No. A/TP/652, the peak hour visitor flow under full occupation of niches are 96 visitor/ hr (two-way).
(3) Refer to approved Rezoning Application No. Y/TP/36, the visitor number will be restricted to a maximum of 60 visitors per 45-minute session under "visit-by-appointment" system.
(4) Refer to approved Table 5.4 of the TIA in approved Planning Application No. A/TP/681.

4.4.3 The estimated traffic trip generations of existing adjacent columbarium development during peak hour are summarised in **Table 4.9** below.

Table 4.9 Estimated Traffic Trip Generations of Adjacent Columbarium Development

Ref. No.	Columbarium Development	Pedestrian Trip Generation[1] (person/hr)	Mode of Transport			Nos. of Visitor [2]			Traffic Trip Generation[3] [4] (pcu/hr)			
			Private Car	Taxi	Shuttle Service	Private Car	Taxi	Shuttle Service	Private Car	Taxi	Shuttle Service	Total
1	Poh Yea Ching Shea	976	20%[5]	9%[5]	-	196	88	-	49	30	-	**79**
2	Ling Hin Fat Yuen	48	-	100%[6]	-	-	48	-	-	16	-	**16**
3	Ever Rest Temple	80	20%[7]	9%[7]	-	16	8	-	4	3	-	**7**
4	Pun Chun Yuen	200	31%	28%[8]	29%[8]	62	56	58	16	19	8	**43**

Note: (1) Refer to **Table 4.8** for the pedestrian trip generation (adopted the higher one between generation and attraction).
(2) Nos. of visitor = pedestrian trip generation x mode of transport.
(3) Assume the the average occupancy rate for taxis and private car are 3 and 4 visitors per vehicle respectively, while the average occupancy rate for shuttle service is 14 visitors per vehicle according to Table 2.8 of the TIA in Planning Application No. A/TP/681.
(4) Traffic trip generation = nos. of visitor taking private car ÷ 4 nos. of visitor per vehicle + nos. of visitor taking taxi ÷ 3 nos. of visitor per vehicle + (nos. of visitor taking shuttle service ÷ 14 nos. of visitor per vehicle)*1.5 pcu factor
(5) According to Table 5-3 of the TIA in approved Planning Application No. A/TP/657, the estimated modal split of Poh Yea Ching Shea's visitors taking private car and taxi are 20% and 9% respectively.
(6) According to Section 2.1.5 of the TIA in approved Planning Application No. A/TP/652, all visitors will take taxi to access Ling Hin Fat Yuen.
(7) Assume the modal split of Ever Rest Temple's visitors taking taxi or private car are the same as that of Poh Yea Ching Shea, which is located adjacent to Ever Rest Temple.
(8) According to Table 5.2 of the TIA in Planning Application No. A/TP/681, the estimated modal split of Pun Chun Yuen's visitors taking private car and taxi are 31% and 28% respectively, while that of taking shuttle service is 29% (traffic trip attraction is adopted).

4.5 Year 2032 Traffic Forecasts

Year 2032 Reference Traffic Flows

4.5.1 The year 2032 reference traffic flows (without proposed (existing) columbarium development) were derived by applying the adopted growth rate of +1.0% p.a. on the background traffic (i.e. disregard of existing traffic induced by the proposed (existing) columbarium development due to implementation of pre-booking system as explained in **Chapter 5**), then assigning the trip generations from adjacent columbarium developments. The year 2032 reference traffic flows during Ching Ming Festival Period are shown in **Drawing No. 4.2**.

2032 Reference Traffic Flows during Ching Ming Festival Period **(Drawing No. 4.2)**	=	(2024 Observed Traffic Flows on Ching Ming Festival Period – Traffic Flows generated by the proposed (existing) columbarium development on 2024 Ching Ming/Chung Yeung Festival Period) x $(1+1\%)^{8}$ + Traffic Flows generated by the proposed (existing) columbarium development on 2024 Ching Ming/Chung Yeung Festival Period + Trip Generations from Adjacent Columbarium Developments

Year 2032 Design Traffic Flows

4.5.2 The proposed (existing) columbarium development traffic flows (under the implementation of pre-booking system) as shown in **Drawing No. 4.3** was then superimposed onto year 2032 reference traffic flows in **Drawing No. 4.2** to produce the year 2032 design traffic flows as shown in **Drawing No. 4.4**.

2032 Design Traffic Flows during Ching Ming Festival Period **(Drawing No. 4.4)**	=	2032 Reference Traffic Flows under different scenarios (**Drawing No. 4.2**) + Net Difference in Proposed (existing) Development Traffic Flows **(Drawing No. 4.3)**

5. TRAFFIC MANAGEMENT PLAN

5.1 Crowd Management Measures

Traffic and Public Transport Arrangement

5.1.1 At present, the Application Site is well served by public transport services in the vicinity. The pedestrian routes to/from the public transport facilities from/to the Application Site are shown in **Drawing No. 5.1** and summarised in **Table 5.1**.

Table 5.1 Pedestrian Routes to/from the Public Transport Facilities from/to the Application Site

Route No. (1)	Destination	Walking Distance	Travel Time (2)
1	From/to public transport at Tai Wo Station (1)	~ 500m	~7 mins
2	From/to public transport at Tai Wo Station (2)	~ 600m	~8.5 mins
3	From/to public transport at Tai Wo Station (3)	~ 550m	~8 mins

Note: (1) Refer to **Drawing No. 5.1** for location of the pedestrian routes.

5.1.2 To further promote the access by public transport, the Applicant shall inform visitors the location of public transport facilities and the corresponding access routes one month before Ching Ming/Chung Yeung Festival day. The Applicant has prepared the website and Pre-booking Mobile Application, which provide the major routes from public transport facilities, to encourage the access by public transport to the Application Site during Ching Ming/ Chung Yeung Festival Period. They will be notified and explained in detail of the site location and access arrangement that no on-site parking space is provided for the visitors due to the inherent site constraints.

Pedestrian Access Arrangement

5.1.3 To avoid unnecessary disturbance to the neighboring developments caused by the temple related activities during Ching Ming/ Chung Yeung Festival Periods, visitors are directed by staffs to access/ leave the Application Site exclusively via the existing staircase east of the site (the main temple access, i.e. F5). The proposed visitor ingress and egress routings are illustrated in **Drawing Nos. 5.2** to **5.3** respectively. In addition, the villagers are free to access both the existing staircase F4 and F5.

Temporary Directional Signs

5.1.4 In order to guide the visitors, appropriate temporary directional signs would be erected along the proposed visitors ingress/ egress routing as shown in in **Drawing Nos. 5.2** to **5.3**.

Staff Assistants

5.1.5 23 staffs are employed for day-to-day operation during normal days. With foreseeable high numbers of visitors during Ching Ming/ Chung Yeung Festival Period to the Application Site, additional manpower will be deployed. A total of 36 staffs will be on duty during Ching Ming/ Chung Yeung Festival Period.

5.1.6 Staff will be deployed at the entrances of the Application Site and at key points on the identified visitors routes as indicated in in **Drawing Nos. 5.2** to **5.3** to provide assistance for the visitors so that order and smooth pedestrian flow can be maintained.

5.1.7 Admission control will be adopted at the entrance of the Application Site. Staff will be stationed at entrance to ensure only visitors with valid QR code can enter the Application Site. Visitors without prior booking is not allowed to enter the Application Site. As illustrated in **Drawing No. 5.2**, staff will check the visitors' booked time slot upon their arrival to the Application Site. If the visitors arrive earlier than the reserved time slot, they will be asked to wait at the waiting area to await the start of session. If the visitors arrive on time, or the visitors waiting at waiting area have reached their designated time slot, staff will provide guidance for the visitors to leave the waiting areas in sequence and go into the columbarium buildings.

5.1.8 Visitors arriving 30 minutes or above prior to their reserved time slot are not allowed to enter the Application Site. Besides, visitors will receive advance notices (i.e. not arrive more than 30 minutes early) from the Applicant via the pre-booking Mobile Application to advise them not to arrive more than 30 minutes early.

House Rules (Pre-Booking System)

5.1.9 The Applicant shall require the niche purchasers, including visitors who purchased "sold niches" and visitors who will purchase "un-sold niches", to adhere to the House Rules. Pre-booking for the preferred time slot will be required before visiting the Application Site during Ching Ming/ Chung Yeung Festival Days and their Shadow Periods. The Applicant has already included the pre-booking system requirement in the House Rules and the pre-booking mobile application has been implemented during the 2024 Ching Ming Festival Period. Additionally, the staff assistants already notified the visitors at the site during the 2024 Ching Ming Festival Period that the pre-booking mobile application were under operation and advised the visitors to make their reservations for the preferred time slot through the mobile application. QR code will be generated by the pre-booking mobile application/mail/Whatsapp after making their reservations. The Applicant shall exercise strict control of the number of visitors at a manageable level which would not exceed its holding capacity.

5.1.10 In order to calculate the holding capacity, the available standing area of the buildings and occupancy factor are considered.

5.1.11 As advised by KELand Surveying Planning & GIS Co. Ltd, the standing area of the buildings (indoor area for the flow of visitors) is around 425m^2. In accordance with the means of escape for Use Classification 5d of Part B in the Code of Practice for Fire Safety in Buildings 2011, the

occupancy factor is $2m^2$ per person for columbarium use. Thus, the holding capacity of the buildings of the Application Site is around 212 persons (i.e. $425m^2$/ $2m^2$ per person) for each time slot.

Occupancy Factor of the Buildings in Each Time Slot = *$425m^2$ / 2 m^2 per person* = *212 per person*

5.1.12 Under the current pre-booking system for columbarium development of the Application Site described in **Chapter 3,** it allows for the maximum of 117 visitors for each time slot, which do not exceed the holding capacity of the building with around 212 persons for each time slot.

5.1.13 Therefore, under the pre-booking system, it allows for a maximum of 117 visitors per 30-minute session (i.e. maximum of 234 visitors per hour).

5.1.14 To assess the pre-booking system under existing demand, the observed numbers of daily visitors during 2024 Ching Ming Festival Period is compared with the maximum numbers of daily visitors under pre-booking system. The comparison is summarised in **Table 5.2** below.

Table 5.2 Comparison of the Maximum Numbers of Daily Visitors and 2024 Observed Numbers of Daily Visitors of the Application Site

Date	2024 Ching Ming Festival Period			Maximum no. of Daily Visitors under Pre-Booking System (visitor per day) [B]	Surplus/ Shortage [B] – [A]
	No. of Niches and Memorial Tablets (2)	Observed Daily Nos. of Visitor [A]	Observed Daily Visitor Trip Rate (1) (Person/day/(niche/tablet))		
Weekend prior to Ching Ming Festival	7,629 (2)	894	0.117	2,808	+1,914
Ching Ming Festival		2,308	0.303	2,808	+500
Weekend after Ching Ming Festival		1,190	0.156	2,808	+1,618
Total		**4,392**	-	**8,424**	**+4,032**

Note: (1) Daily Visitor Trip Rate = Observed Daily Nos. of Visitor ÷ Existing No. of Niches and Memorial Tablets.
(2) Refer to **Table 2.1**.

5.1.15 As presented in **Table 5.2**, the observed number of daily visitors on Ching Ming Festival is greater than the maximum numbers of daily visitors under pre-booking system (with surplus of 4,032 no. of visitor). Under advance booking, the numbers of visitors can be controlled and re-distributed so as to balance throughout the whole Ching Ming Festival and its shadow period.

5.1.16 To assess the pre-booking system after full occupation of niches, the expected numbers of daily visitors are compared with the maximum numbers of daily visitors under pre-booking system. The estimated numbers of daily visitors after full occupation of niches during Ching Ming Festival and their Shadow Periods are calculated based on the observed daily visitor trip rate as presented in **Table 5.2**.

5.1.17 The booking capacity analysis upon full occupation of niches and memorial tablets are determined in Table **5.3** below.

Table 5.3 Comparison of the Maximum Numbers of Daily Visitors and Estimated Daily Demand Upon Full Occupation of Niches and Memorial Tablets

Date	Upon Full Occupation of Niches and Memorial Tablets			Maximum no. of Daily Visitors under Pre-Booking System (visitor per day) [B]	Surplus/ Shortage [B] – [A]
	No. of Niches and Memorial Tablets [2]	Adopted Daily Visitor Trip Rate [1] (Person/day/(niche/tablet))	Estimated Daily Nos. of Visitor [A]		
Weekend prior to Ching Ming Festival	14,775 [2]	0.117	1,740	2,808	+1,068
Ching Ming Festival		0.303	4,470	2,808	-1,662
Weekend after Ching Ming Festival		0.156	2,310	2,808	+498
Total		-	**8,520**	**8,424**	**-96**

Note: (1) Refer to **Table 5.2**.
(2) Refer to **Table 2.1**.

5.1.18 The shortage of booking capacity during Ching Ming Festival Period can be re-distributed to the shadow periods under pre-booking system as shown in **Table 5.4** below.

Table 5.4 Comparison of the Maximum Numbers of Daily Visitors and the Estimated Daily Demand under Pre-booking system

Date	Estimated Daily Person Trip [1] (person/day)	Maximum no. of Daily Visitor under Pre-booking System (person/day)
Weekend prior to Ching Ming Festival	1,740	2,808
Ching Ming Festival	4,470	2,808
Weekend after Ching Ming Festival	2,310	2,808
Shadow Period of Ching Ming Festival [2]	2,310	2,808
TOTAL	**10,830**	**11,232**

Note: (1) Refer to **Table 5.3**.
(2) Assume the estimated daily person trip of shadow period of Ching Ming Festival are the same.

5.1.19 As presented in **Table 5.4**, under the pre-booking system, the numbers of visitors can be controlled and re-distributed so as to balance throughout the whole Ching Ming Festival and their shadow periods. Therefore, the anticipated demand of visitor upon full occupation of niches and memorial tablets can be accommodated under the implementation of pre-booking system.

5.1.20 In case of early arrival of the subsequent time slot, a waiting area with around 98m^2 will be provided for visitors within the Application Site. Visitors arriving 30 minutes or above prior to their reserved time slot are not allowed to enter the Application Site. In light of this, the total holding capacity of the waiting areas is 117 persons. The location of the waiting area (i.e. 98m^2) within the Application Site is shown in **Drawing Nos. 5.2** to **5.3**.

5.1.21 The traffic impact on the holding areas for waiting visitors is assessed by assuming 117 persons of subsequent time slot arriving the Application Site early. The assessment is conducted and presented in **Table 5.5** below.

Table 5.5 Operational Performance of the Identified Holding Areas for Waiting Visitors

Total Holding Areas for Waiting Visitors (m^2)	Additional Trips attracted/allowed arising from the Holding Areas (persons)	Space per visitor in the Holding Areas (m^2/person)	Level of Service[1] (LOS)
98	117	0.84	C

Note: (1) Refer to Highway Capacity Manual 2000 for LOS description in **Appendix B**.

5.1.22 According to the description of queuing area Level-of-Service (LOS) in Highway Capacity Manual 2000 shown in **Appendix B**, the LOS of the waiting area provided can achieve LOS C, which is acceptable for personal comfort.

5.1.23 Therefore, the waiting area within the Application Site can provide a comfortable environment for visitors of the subsequent time slot under the implementation of pre-booking system. The results have also demonstrated that the additional trips allowed arising from the holding areas for waiting visitors would not induce adverse traffic impact to said holding areas.

Advance Coordination with Hong Kong Police Force (HKPF)

5.1.24 For better coordination with Hong Kong Police Force (HKPF), the Applicant will take an active role to inform HKPF, such as operation hours, crowd management measures, etc., before the Ching Ming and Chung Yeung Festival Days and their Shadow Periods. The relevant past letters regarding the Buddhist Festival, Ching Ming Festival and Yu Lan Festival from the Applicant to HKPF have been attached in **Appendix D**.

5.2 Other Management Measure

Online Memorial Service

5.2.1 In order to minimise the traffic impact during the peak seasons, the Applicant will provide Online Memorial Services for all visitors in the future. Online memorial service is the virtual platform on the internet for visitors to have niches worshipping activities at any time of the day or night. Visitors can express their affection and respect for their departed relatives through the platform after the registration of online memorial services. It is expected that the implementation of online memorial can further reduce the demand of people visiting the Application Site in person, especially during Ching Ming Festival and Chung Yeung Festival Days as well as their shadow periods.

6. TRAFFIC IMPACT ASSESSMENT

6.1 Operational Junction Assessment

6.1.1 The operational performance of the junction identified in **Section 3.3** were assessed with the forecasted peak hour traffic flows in design year 2032 under the implementation of crowd management measures shown in **Chapter 5**. The assessment results are summarised in **Tables 6.1** to **6.2** and the relevant junction calculation sheets are attached in **Appendix A**.

Table 6.1 Junction Operational Performance in Year 2032 Reference Scenario

Ref. No.(1)	Junction	Method of Control	Year 2032 Reference Scenario RC (2)/DFC (3)		
			Weekend prior to Ching Ming Festival	Ching Ming Festival	Weekend after Ching Ming Festival
J1	Pak Shing Street Near Sui On Street	Signal	>100%	>100%	>100%
J2	Kam Shan Road/ Hon Ka Road	Priority	0.09	0.16	0.09
J3	Kam Shan Road/ Access Road Linking to Kam Shek New Village Car Park	Priority	0.19	0.40	0.11

Note: (1) Refer to **Drawing No. 3.1** for the location of identified junction.
(2) RC - Reserve Capacity for signalised junction.
(3) DFC – Design flow to Capacity Ratio for priority junction

Table 6.2 Junction Operational Performance in Year 2032 Design Scenario

Ref. No.(1)	Junction	Method of Control	Year 2032 Design Scenario RC (2)/DFC (3)		
			Weekend prior to Ching Ming Festival	Ching Ming Festival	Weekend after Ching Ming Festival
J1	Pak Shing Street Near Sui On Street	Signal	>100%	>100%	>100%
J2	Kam Shan Road/ Hon Ka Road	Priority	0.09	0.16	0.09
J3	Kam Shan Road/ Access Road Linking to Kam Shek New Village Car Park	Priority	0.19	0.40	0.11

Note: (1) Refer to **Drawing No. 3.1** for the location of identified junction.
(2) RC - Reserve Capacity for signalised junction.
(3) DFC – Design flow to Capacity Ratio for priority junction

6.1.2 The assessment results in **Tables 6.1** to **6.2** have indicated that the assessed junctions are expected to operate within capacities in Year 2032 under both reference and design scenarios. The traffic impact due to the traffic generation of proposed (existing) columbarium development at the Application Site is considered insignificant.

6.2 Operational Performance of Pedestrian Facilities

6.2.1 The operational performance of the pedestrian facilities identified in **Section 3.4** were assessed with the forecasted peak hour pedestrian flows in Year 2032 under design scenarios (with proposed (existing) columbarium development).

6.2.2 The operational performance of the identified pedestrian facilities in Year 2032 have been assessed based on the following scenarios:

- Assessment Scenario 1: Pedestrian peak flows in 60-minute interval
- Assessment Scenario 2: Pedestrian peak flows in 15-minute interval

6.2.3 The results of the operational performance of the pedestrian facilities are shown in **Drawing Nos. 6.1.1** to **6.1.3** and summarised in **Tables 6.3** to **6.5**.

Table 6.3 Operational Performance of Identified Pedestrian Facilities in Design Year 2032 (Weekend prior to Ching Ming Festival)

Ref. [1]	Actual Width (m)	Effective Width [2] (m)	Assessment Scenario 1 (Pedestrian peak flows in 60-minute interval)			Assessment Scenario 2 (Pedestrian peak flows in 15-minute interval)		
			Peak Hourly Flow (ped/hr)	Peak Flow Rate (ped/min/m) [3]	V/C Ratio [4][5] / LOS [6]	Peak 15-min Flow [7] (ped/15-min)	Peak Flow Rate [8] (ped/min/m)	V/C Ratio [4][5] / LOS [6]
F1 (Footpath connecting the western of the Site)	1.3	0.3	305	16.94	B	92	20.44	B
F2 (Footpath between the two staircases at site access)	3.2	2.2	301	2.28	A	91	2.76	A
F3 (Footpath connecting the eastern of the Site)	3.2	2.2	369	2.80	A	111	3.36	A
F4[9] (Staircase at northwestern of site access)	1.25	0.25	4	0.27	0.007	2	0.53	0.013
F5[9] (Staircase at northeastern of site access)	1.7	0.7	656	15.62	0.39	197	18.76	0.469
F6 (Cautionary Crossing at Kam Shan Road)	2.5	2.5	204	1.36	0.136	62	1.65	0.165
F7 (Footpath at Eastbound of Kam Shan Road)	3.2	2.2	266	2.02	A	80	2.42	A
F8 (Kam Wo Bridge)	6.2	5.2	2967	9.51	A	891	11.42	A
F9 (Tai Wo Bridge)	7.2	6.2	1580	4.25	A	4747	5.10	A

Notes:
(1) Refer to **Drawing No. 6.1.1** for location and operation performance of the footpaths, cautionary crossing and staircases.
(2) Effective width of footpath and staircase = Actual width – 1.0m dead width (0.5m dead width on one side of footpath)
(3) Peak flow rate = Peak hourly flow ÷ 60 ÷ effective width
(4) V/C Ratio = Peak flow ÷ capacity [5]
(5) According to TPDM, the capacity flow of the staircase = 40 ped/m/min, and the capacity of 2.5m width of cautionary crossing = 1500 ped/hr
(6) Refer to TPDM for LOS description in **Appendix B.**
(7) Peak factor of 1.2 is applied for calculating the pedestrian peak flows in 15-minute interval based on the ratio of surveyed peak hourly pedestrian flows and surveyed peak 15-min flows.
(8) Peak flow rate = Peak hourly flow ÷ 15 ÷ effective width
(9) Under the crowd management, visitors are directed by staffs to access/ leave the Application Site exclusively via the existing staircase at northeastern of the site (i.e. from F4 to F5).

Table 6.4 Operational Performance of Identified Pedestrian Facilities in Design Year 2032 (Ching Ming Festival)

Ref. [1]	Actual Width (m)	Effective Width [2] (m)	Assessment Scenario 1 (Pedestrian peak flows in 60-minute interval)			Assessment Scenario 2 (Pedestrian peak flows in 15-minute interval)		
			Peak Hourly Flow (ped/hr)	Peak Flow Rate (ped/min/m) [3]	V/C Ratio [4][5] / LOS [6]	Peak 15-min Flow [7] (ped/15-min)	Peak Flow Rate [8] (ped/min/m)	V/C Ratio [4][5] / LOS [6]
F1[10] (Footpath connecting the western of the Site)	1.3	0.3	416	23.11	C	125	27.78	C
F2 (Footpath between the two staircases at site access)	3.2	2.2	418	3.17	A	126	3.82	A
F3 (Footpath connecting the eastern of the Site)	3.2	2.2	486	3.68	A	146	4.42	A
F4[9] (Staircase at northwestern of site access)	1.25	0.25	8	0.53	0.013	3	0.8	0.02
F5[9] (Staircase at northeastern of site access)	1.7	0.7	844	20.10	0.502	254	24.19	0.605
F6 (Cautionary Crossing at Kam Shan Road)	2.5	2.5	340	2.27	0.227	102	2.72	0.272
F7 (Footpath at Eastbound of Kam Shan Road)	3.2	2.2	384	2.91	A	116	3.52	A
F8 (Kam Wo Bridge)	6.2	5.2	3314	10.62	A	995	12.76	A
F9 (Tai Wo Bridge)	7.2	6.2	1680	4.52	A	504	5.42	A

Notes:
(1) Refer to **Drawing No. 6.1.2** for location and operation performance of the footpaths, cautionary crossing and staircases.
(2) Effective width of footpath and staircase = Actual width – 1.0m dead width (0.5m dead width on one side of footpath)
(3) Peak flow rate = Peak hourly flow ÷ 60 ÷ effective width
(4) V/C Ratio = Peak flow ÷ capacity [5]
(5) According to TPDM, the capacity flow of the staircase = 40 ped/m/min, and the capacity of 2.5m width of cautionary crossing = 1500 ped/hr
(6) Refer to TPDM for LOS description in **Appendix B.**
(7) Peak factor of 1.2 is applied for calculating the pedestrian peak flows in 15-minute interval based on the ratio of surveyed peak hourly pedestrian flows and surveyed peak 15-min flows.
(8) Peak flow rate = Peak hourly flow ÷ 15 ÷ effective width
(9) Under the crowd management, visitors are directed by staffs to access/ leave the Application Site exclusively via the existing staircase at northeastern of the site (i.e. from F4 to F5).

Table 6.5 Operational Performance of Identified Pedestrian Facilities in Design Year (Weekend after Ching Ming Festival)

Ref. [1]	Actual Width (m)	Effective Width [2] (m)	Assessment Scenario 1 (Pedestrian peak flows in 60-minute interval)			Assessment Scenario 2 (Pedestrian peak flows in 15-minute interval)		
			Peak Hourly Flow (ped/hr)	Peak Flow Rate (ped/min/m) [3]	V/C Ratio [4][5] / LOS [6]	Peak 15-min Flow [7] (ped/15-min)	Peak Flow Rate [8] (ped/min/m)	V/C Ratio [4][5] / LOS [6]
F1[10] (Footpath connecting the western of the Site)	1.3	0.3	313	17.39	B	94	20.89	B
F2 (Footpath between the two staircases at site access)	3.2	2.2	321	2.43	A	97	2.94	A
F3 (Footpath connecting the eastern of the Site)	3.2	2.2	402	3.05	A	121	3.67	A
F4[9] (Staircase at northwestern of site access)	1.25	0.25	8	0.53	0.013	3	0.8	0.02
F5[9] (Staircase at northeastern of site access)	1.7	0.7	687	16.36	0.409	207	19.71	0.493
F6 (Cautionary Crossing at Kam Shan Road)	2.5	2.5	264	1.76	0.176	80	2.13	0.213
F7 (Footpath at Eastbound of Kam Shan Road)	3.2	2.2	420	3.18	A	126	3.82	A
F8 (Kam Wo Bridge)	6.2	5.2	2994	9.60	A	899	11.53	A
F9 (Tai Wo Bridge)	7.2	6.2	2102	5.65	A	631	6.78	A

Notes:
(1) Refer to **Drawing No. 6.1.3** for location and operation performance of the footpaths, cautionary crossing and staircases.
(2) Effective width of footpath and staircase = Actual width – 1.0m dead width (0.5m dead width on one side of footpath)
(3) Peak flow rate = Peak hourly flow ÷ 60 ÷ effective width
(4) V/C Ratio = Peak flow ÷ capacity [5]
(5) According to TPDM, the capacity flow of the staircase = 40 ped/m/min, and the capacity of 2.5m width of cautionary crossing = 1500 ped/hr
(6) Refer to TPDM for LOS description in **Appendix B.**
(7) Peak factor of 1.2 is applied for calculating the pedestrian peak flows in 15-minute interval based on the ratio of surveyed peak hourly pedestrian flows and surveyed peak 15-min flows.
(8) Peak flow rate = Peak hourly flow ÷ 15 ÷ effective width
(9) Under the crowd management, visitors are directed by staffs to access/ leave the Application Site exclusively via the existing staircase at northeastern of the site (i.e. from F4 to F5).

6.2.4 As shown in **Tables 6.3** to **6.5**, the V/C Ratio of staircases and cautionary crossing at the Application Site access are below 0.85 and the LOS of identified footpaths surrounding the Application Site are C or above in design year 2032 during Ching Ming Festival Period. It indicates that under the implementation of crowd management measures, all the identified footpaths near the Application Site are expected to operate with adequate spare capacities to cater for the future demand during the peak hours under design scenario.

6.3 Provision of Car Parking Facilities in the Vicinity

6.3.1 As presented in **Table 4.5**, the modal split of visitor taking private car was 30% during Ching Ming Festival Period. For conservative approach, some visitors might still access the Application Site by private car despite the implementation of traffic management plan, the potential increase in parking need of the Application Site are determined in **Table 6.6** below.

Table 6.6 Potential Increase in Parking Need of the Application Site

Period	Net Difference in Pedestrian Trip Generation(1) (person/hr)	Modal Split of Visitor taking Private Car	Net Difference in Nos. of Visitor taking Private Car(2)	Potential Increase in Parking Need (3) (veh/hr)
Weekend prior to Ching Ming Festival Period	+68	30%	+21	+6
Ching Ming Festival Period	0	30%	0	0
Weekend after Ching Ming Festival Period	+17	30%	+6	+2

Note: (1) Refer to **Table 4.4** for the net difference in pedestrian trip generation (adopt the higher one between generation and attraction).
(2) Net difference in no. of visitor taking private car = net difference in pedestrian trip generation x modal split of private car.
(3) According to the results of interview surveys, the average occupancy rate for private car is 4 visitors per vehicle.

6.3.2 As shown in **Table 6.6**, the potential increase in parking need of the Application Site would be +2 to +6 veh/hr during Ching Ming Festival Period. Therefore, parking inventory survey on the identified public car parks in the vicinity of the Application Site as shown in **Drawing No. 3.6** was carried out to study their spare capacity.

6.3.3 The result of parking survey on 2024 Ching Ming Festival during the peak hour (i.e. 10:35 – 11:35) is summarised in **Table 6.7** below.

Table 6.7 Available Parking Spaces in the vicinity of the Application Site during 2024 Ching Ming Festival

Ref. No	Car Park	Parking Provision (nos.)	Available Parking Space (nos.)		
			Weekend prior to Ching Ming Festival	Ching Ming Festival	Weekend after Ching Ming Festival
CP1	Pak Shing Street	8	0	0	0
CP2	Hei Yuen Street, Sui On Street, Yan Hing Street	38	0	0	0
CP3	Kam Shan Road	7	0	0	0
CP4	Kam Shek New Village	67	0	0	15
CP5	Tai Wo Estate near Po Nga Road	205	22	7	18
CP6	Tai Wo Estate near Kai Wo Road	218	18	37	5
Total		543	**40**	**44**	**38**

Note: (1) Refer to **Drawing No. 3.6** for locations of the identified public car parks.

6.3.4 As shown in **Table 6.7**, there were 38 to 44 surplus parking spaces during peak hour in these identified public car parks located in the vicinity of the Application Site. Thus, it is anticipated that the identified public car parks have adequate parking spaces to cater for the potential increase in parking need of the Application Site (i.e. 2 veh/hr and 6 veh/hr).

6.3.5 Even though there is sufficient surplus parking space during peak hour in these identified public car parks located in the vicinity of the Application Site, the Applicant has strongly encouraged the visitors to access by public transport during Ching Ming/ Chung Yeung Festival via advance notice in the website and Pre-booking Mobile Application as discussed in **Chapter 5**.

7. SUMMARY AND CONCLUSION

7.1 Summary

7.1.1 The Application Site is located at Lots Nos. 1087 and 1130 in D.D.6 and their Adjoining Government Land, Kam Shan, Tai Po, New Territories. The location of the Application Site is shown in **Drawing No. 1.1**.

7.1.2 The Application Site is currently occupied by Buddhist Cheung Ha Temple Limited(佛教長霞淨院有限公司). The Applicant intends to regularize the existing religious and ancillary columbarium structures within the Application site. There are totally 11,726 columbarium niches (i.e. 5,508 being sold and 6,218 being un-sold) and 3,049 memorial tablets (i.e. 2,121 being sold and 928 being un-sold) in two columbarium structures at the Application Site.

7.1.3 Under the present Section 12A Rezoning Application, the Applicant has intended to propose the Application Site from "V" Zone to G/IC(3) with some changes over the previous application, including reduction of 1,700 niches to address precedent effect.

7.1.4 At present, the Application Site is not served by any vehicular access, so there are no parking facilities provided inside the Site.

7.1.5 In view of the availability of various public transports in the vicinity, the Application Site is highly accessible by public transport services. The MTR Tai Wo Station is located within 7-8 minutes walking time to and from the Application Site. Also, various road-based public transports of franchised bus and GMB routes are operating in the vicinity of the Application Site.

7.1.6 The proposed (existing) columbarium is scheduled to be completed by year 2029 tentatively and hence that the design year of 2032 (i.e. three years after occupation) is adopted in this study for assessment.

7.1.7 The design year 2032 traffic and pedestrian flows during Ching Ming Festival Period were derived based on the year 2024 observed traffic and pedestrian demand by adopting an appropriate growth rate. The traffic and pedestrian generations and attractions of the proposed (existing) columbarium are estimated under the implementation of pre-booking system, which is one of the crowd management measures as explained in **Chapter 5**.

7.1.8 In order to ensure road safety and smooth pedestrian during the Festival Period, staff will be deployed on-site or key points on pedestrian routes to guide and provide assistance for the visitors; and temporary management plans for pedestrian would be implemented as illustrated in **Drawing Nos. 5.1** to **5.3**.

7.1.9 To minimise the traffic impact during the peak seasons, it is proposed to adopt a pre-booking system for all visitors to the proposed (existing) columbarium during the Chung Yeung/ Ching Ming Festival Days and their shadow periods.

7.1.10 The operation performance assessments for the identified key junction during Ching Ming in the design year 2032 were conducted. The results have indicated that the identified key junction would operate within their capacities. It also proved that the traffic flows generated by the proposed (existing) columbarium does not induce adverse traffic impact to the surrounding pedestrian network.

7.1.11 The operation performance assessments for the identified pedestrian facilities during Ching Ming Festival Period in the design year 2032 were conducted. The V/C Ratio of staircases and cautionary crossing at the Application Site access are below 0.85 and the LOS of identified footpaths surrounding the Application Site are C or above in design year 2032 during Ching Ming Festival Period. It indicates that under the implementation of crowd management measures, all the identified footpaths near the Application Site are expected to operate with adequate spare capacities to cater for the future demand during the peak hours under design scenario.

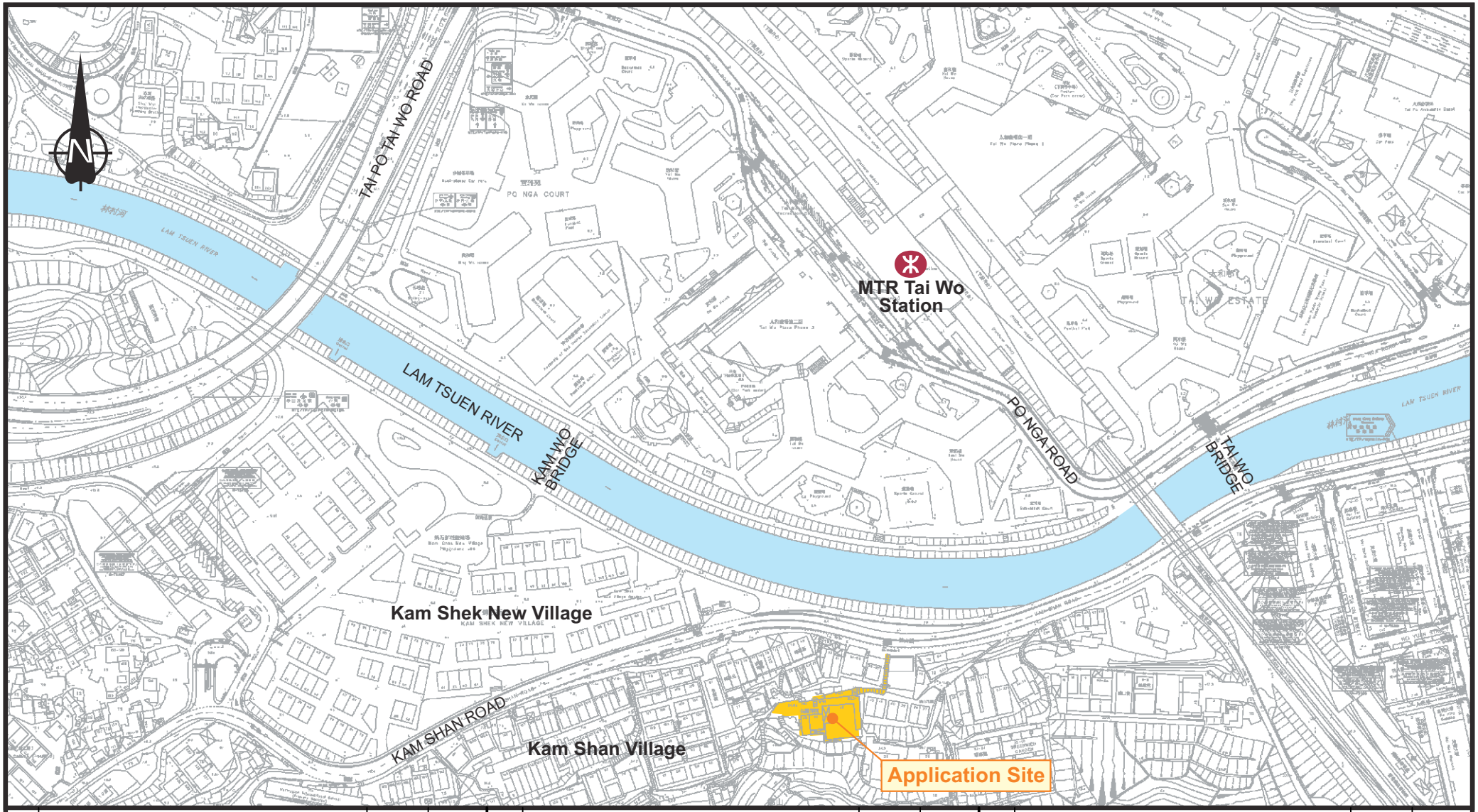
7.1.12 Based on the parking inventory survey, it is anticipated that the public car park will have adequate parking spaces to cater for the potential parking need of the Application Site.

7.2 Conclusion

7.2.1 For the crowd management, pre-booking system, staff assistant and temporary management plans for pedestrian will be implemented during the Chung Yeung and Ching Ming Festival Period as to enhance the safety and smooth pedestrian flow.

7.2.2 According to the above assessment and the management plans, it can be concluded that the proposed (existing) columbarium development with a total of 11,726 columbarium niches and 3,049 memorial tablets will not cause adverse impact to traffic and pedestrian on adjacent road network and is acceptable from traffic engineering point of view.

DRAWINGS



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Project Title

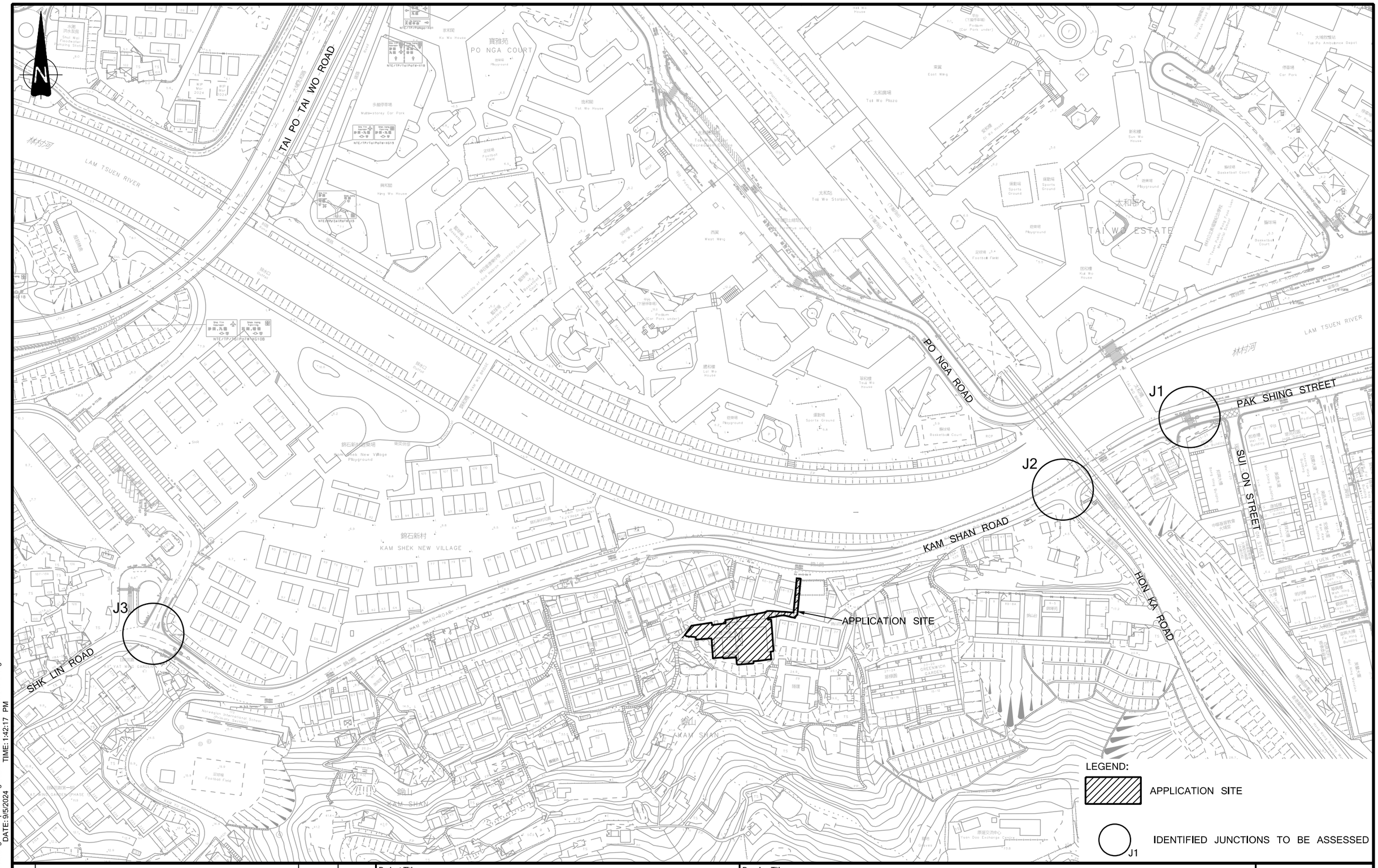
TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

SITE LOCATION

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SYSTRA MVA



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Project Title

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN D.D.6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

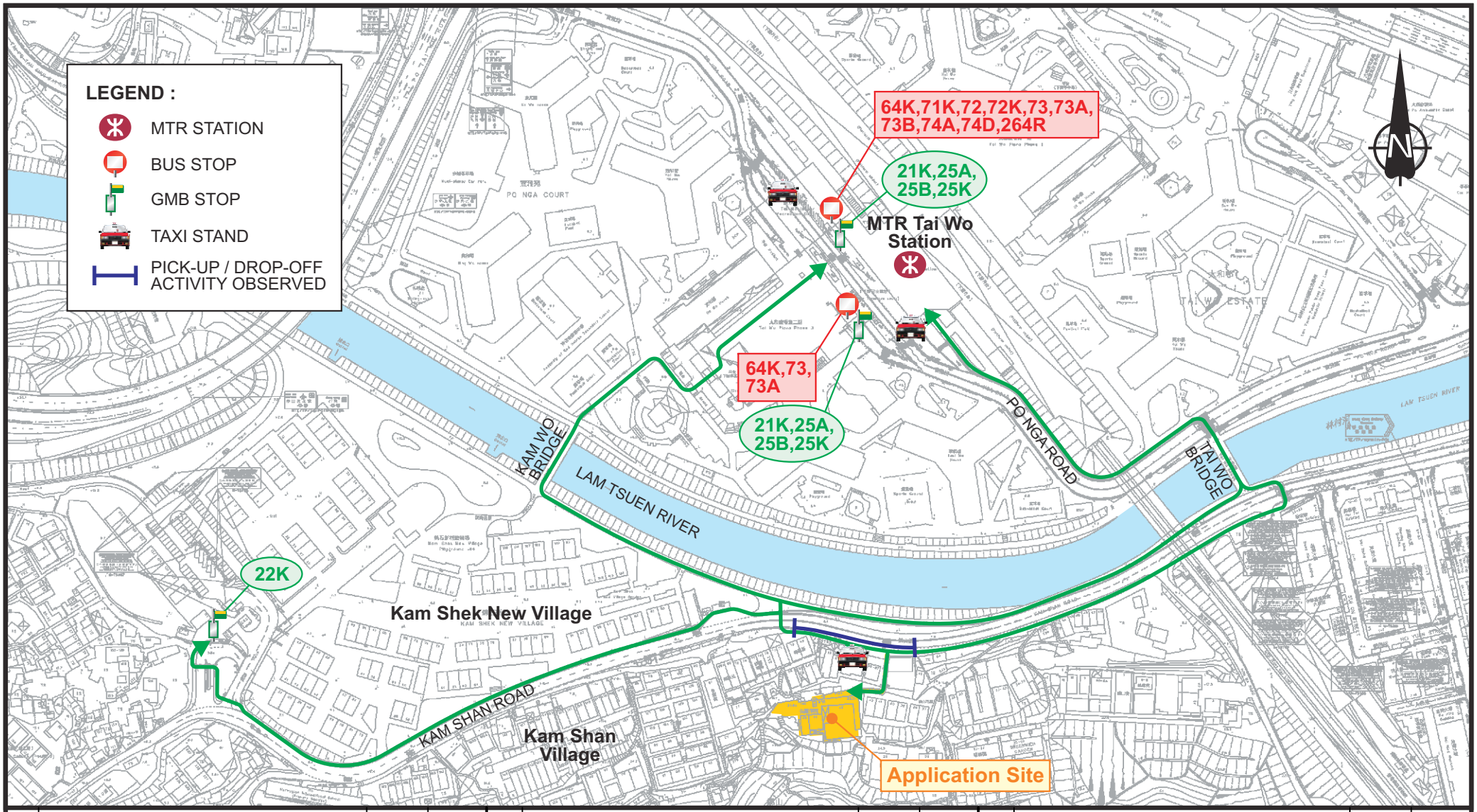
EXISTING ROAD NETWORK AND IDENTIFIED JUNCTIONS TO BE ASSESSED

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SYSTRA MVA

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Project Title

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

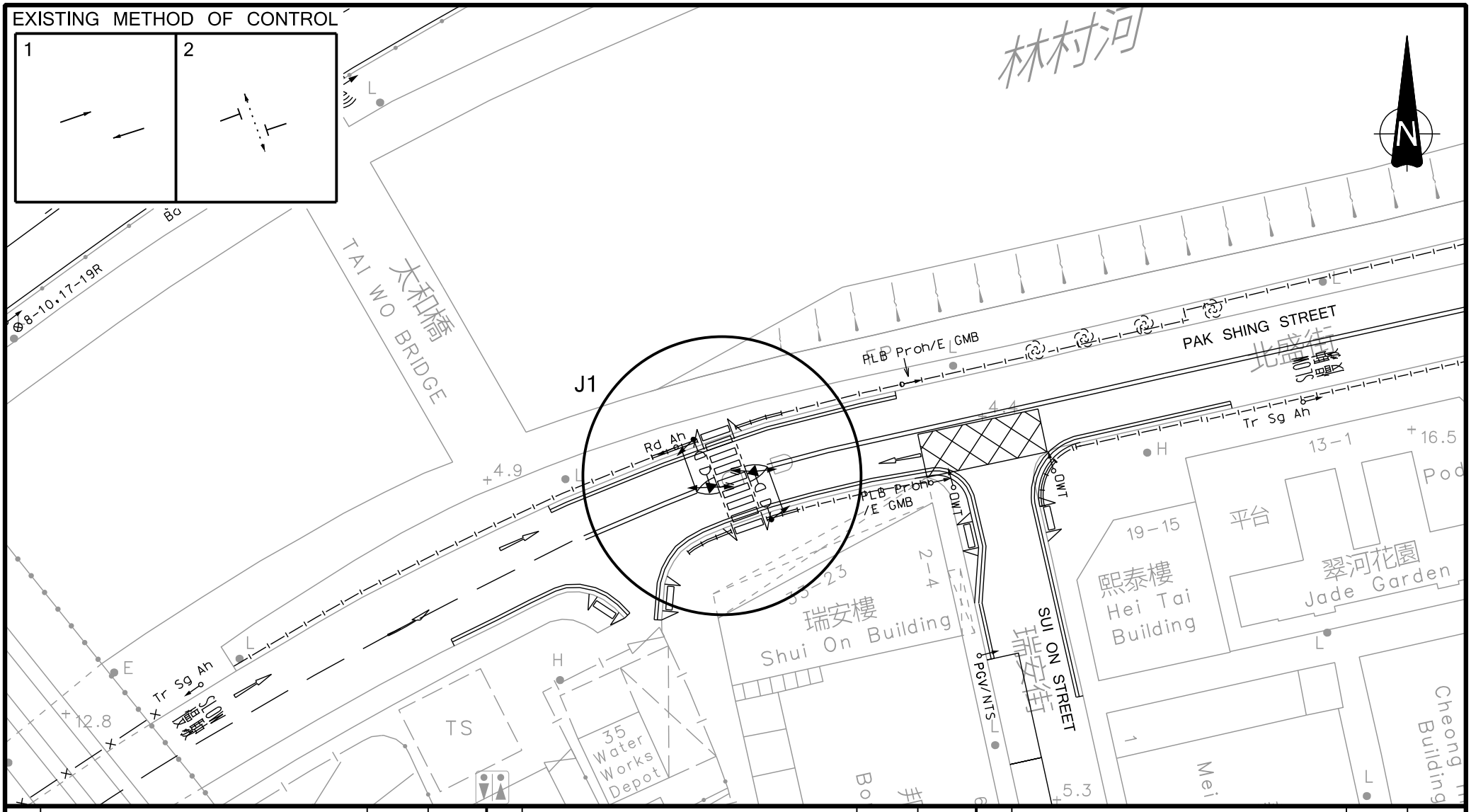
EXISTING PUBLIC TRANSPORT SERVICES IN THE VICINITY

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Project Title

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN D.D.6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

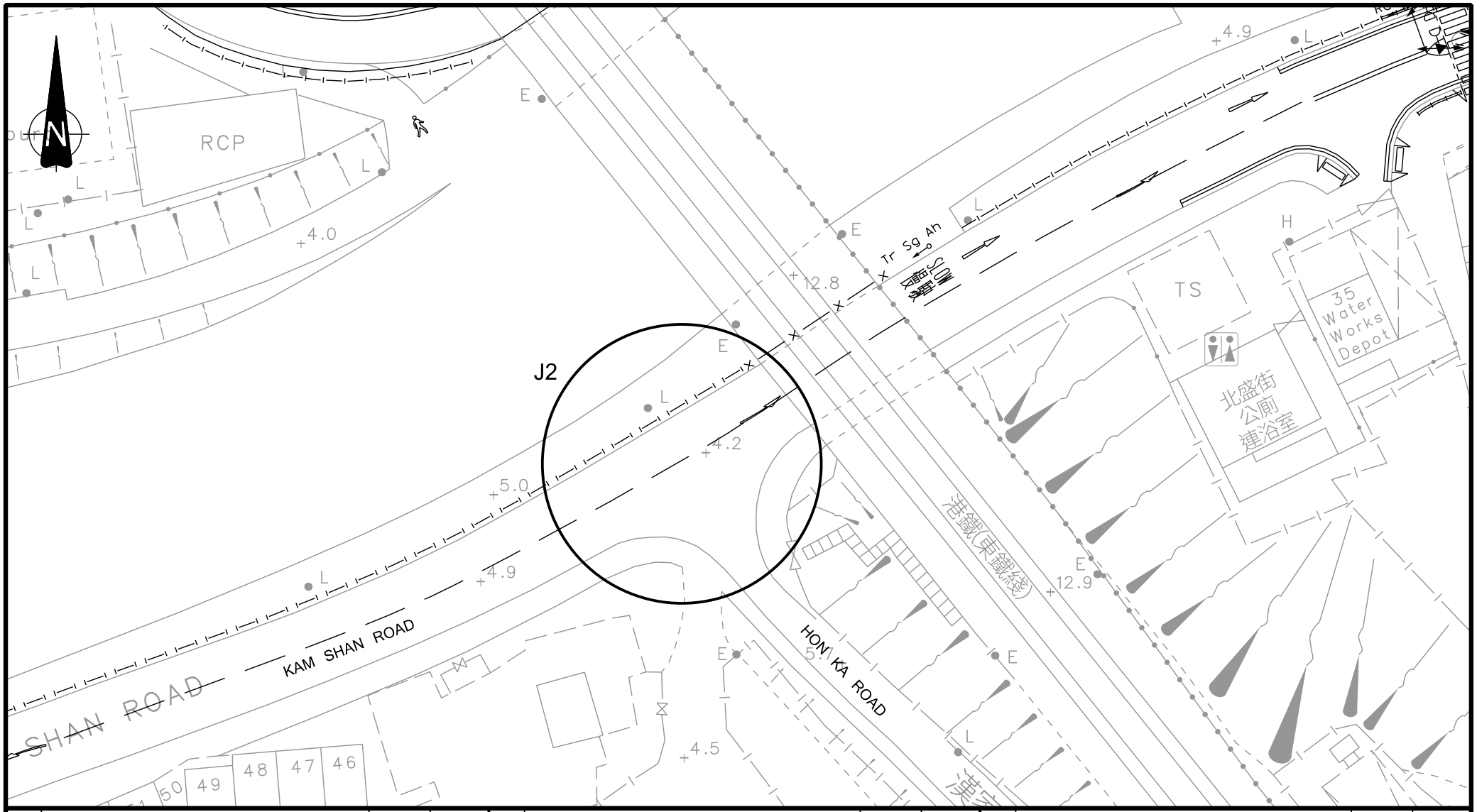
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Project Title

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN D.D.6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

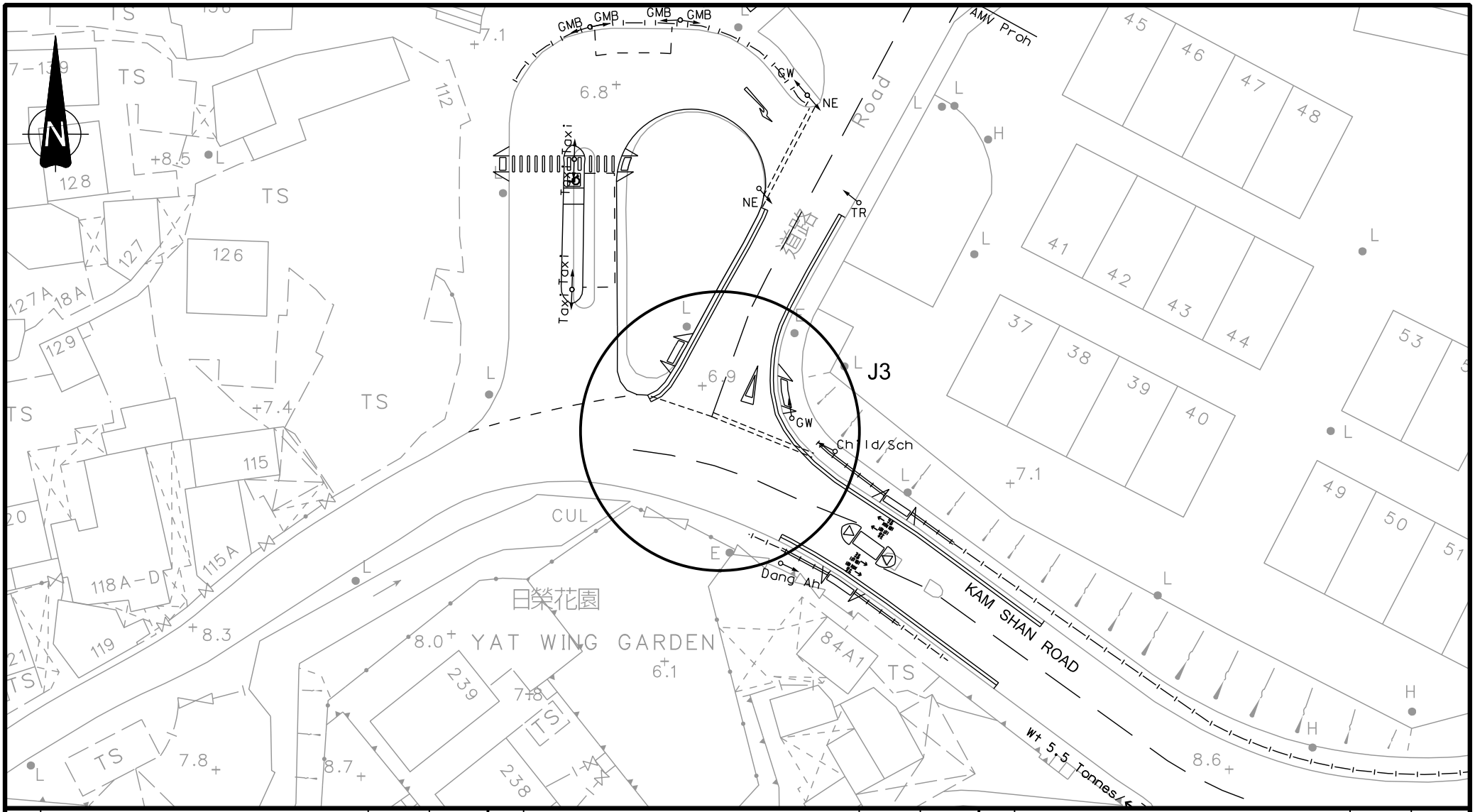
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Project Title

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN D.D.6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

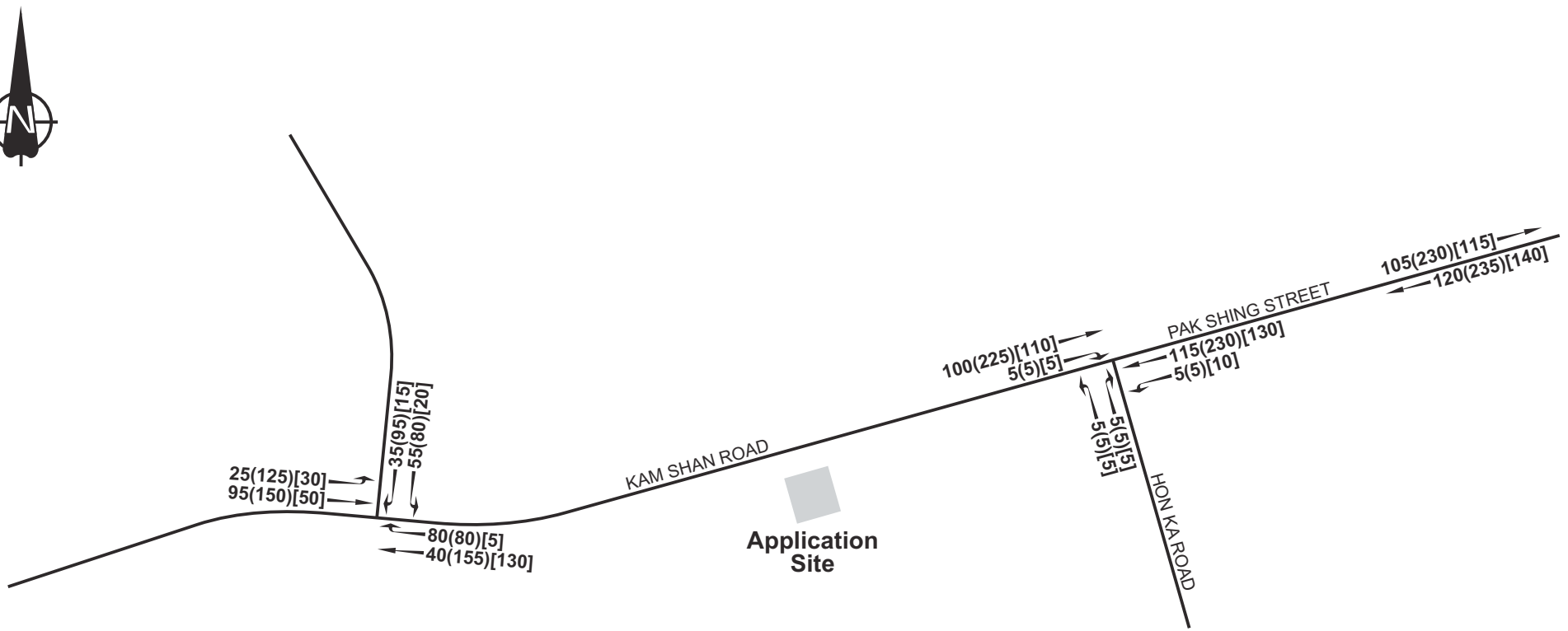
EXISTING JUNCTION LAYOUT OF KAM SHAN ROAD / ACCESS ROAD LINKING TO KAM SHEK NEW VILLAGE CAR PARK (J3)

Designed	Checked	Scale	Date	Drawing No.	Rev.
MST	MYL	1:500(A4)	SEP 2024	3.3.3	-

SYSTRA MVA

FILENAME: C:\Users\lkwong\Desktop\Working\20240905\CHK50801110\TIA\F333.dgn
PRINTED BY: lkwong DATE: 9/5/2024 TIME: 1:44:08 PM

Original Size : A4



LEGEND :

115	PEAK HOUR TRAFFIC FLOW (PCU/HR) (WEEKEND PRIOR TO CHING MING FESTIVAL)
(230)	PEAK HOUR TRAFFIC FLOW (PCU/HR) (CHING MING FESTIVAL)
[130]	PEAK HOUR TRAFFIC FLOW (PCU/HR) (WEEKEND AFTER CHING MING FESTIVAL)

Rev.	Description	Checked	Date
-	-	-	-

Rev.	Description	Checked	Date
-	-	-	-

Rev.	Description	Checked	Date
-	-	-	-

Project Title

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

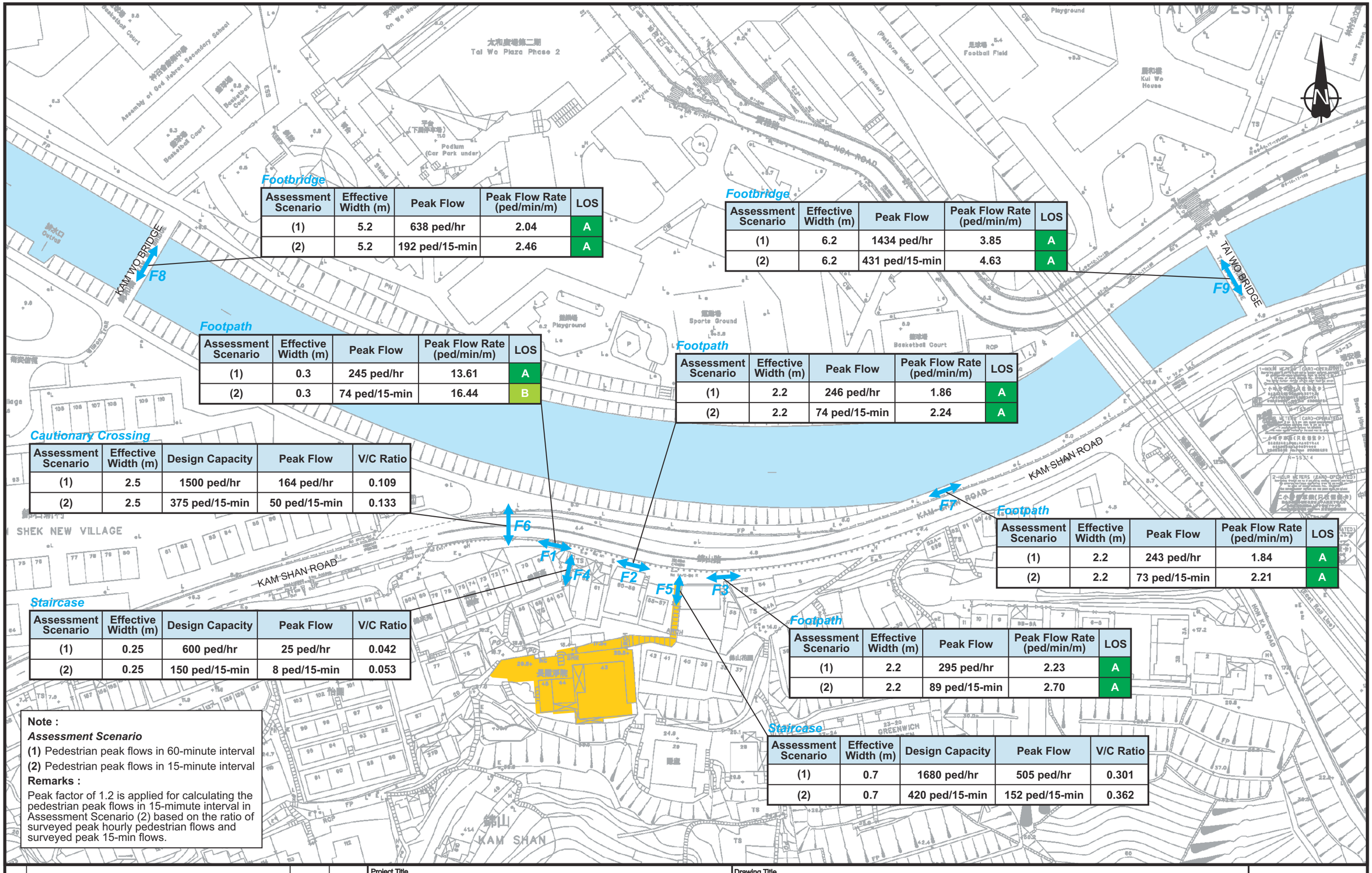
2024 OBSERVED TRAFFIC FLOWS (CHING MING FESTIVAL PERIOD)

Designed	Checked	Scale	Date	Drawing No.	Rev.
MST	MYL	NTS	SEP 2024	3.4	-

SYSTRA MVA

CHK50801110/TIA/F34.CDR/LLH/5SEP24

Original Size : A4



Footbridge

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	5.2	638 ped/hr	2.04	A
(2)	5.2	192 ped/15-min	2.46	A

Footbridge

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	6.2	1434 ped/hr	3.85	A
(2)	6.2	431 ped/15-min	4.63	A

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	0.3	245 ped/hr	13.61	A
(2)	0.3	74 ped/15-min	16.44	B

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	2.2	246 ped/hr	1.86	A
(2)	2.2	74 ped/15-min	2.24	A

Cautionary Crossing

Assessment Scenario	Effective Width (m)	Design Capacity	Peak Flow	V/C Ratio
(1)	2.5	1500 ped/hr	164 ped/hr	0.109
(2)	2.5	375 ped/15-min	50 ped/15-min	0.133

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	2.2	243 ped/hr	1.84	A
(2)	2.2	73 ped/15-min	2.21	A

Staircase

Assessment Scenario	Effective Width (m)	Design Capacity	Peak Flow	V/C Ratio
(1)	0.25	600 ped/hr	25 ped/hr	0.042
(2)	0.25	150 ped/15-min	8 ped/15-min	0.053

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	2.2	295 ped/hr	2.23	A
(2)	2.2	89 ped/15-min	2.70	A

Staircase

Assessment Scenario	Effective Width (m)	Design Capacity	Peak Flow	V/C Ratio
(1)	0.7	1680 ped/hr	505 ped/hr	0.301
(2)	0.7	420 ped/15-min	152 ped/15-min	0.362

Note :

Assessment Scenario

(1) Pedestrian peak flows in 60-minute interval

(2) Pedestrian peak flows in 15-minute interval

Remarks :

Peak factor of 1.2 is applied for calculating the pedestrian peak flows in 15-mimute interval in Assessment Scenario (2) based on the ratio of surveyed peak hourly pedestrian flows and surveyed peak 15-min flows.

Rev.	Description	Checked	Date
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-	-	-	-
-	-	-	-
-	-	-	-

Project Title

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

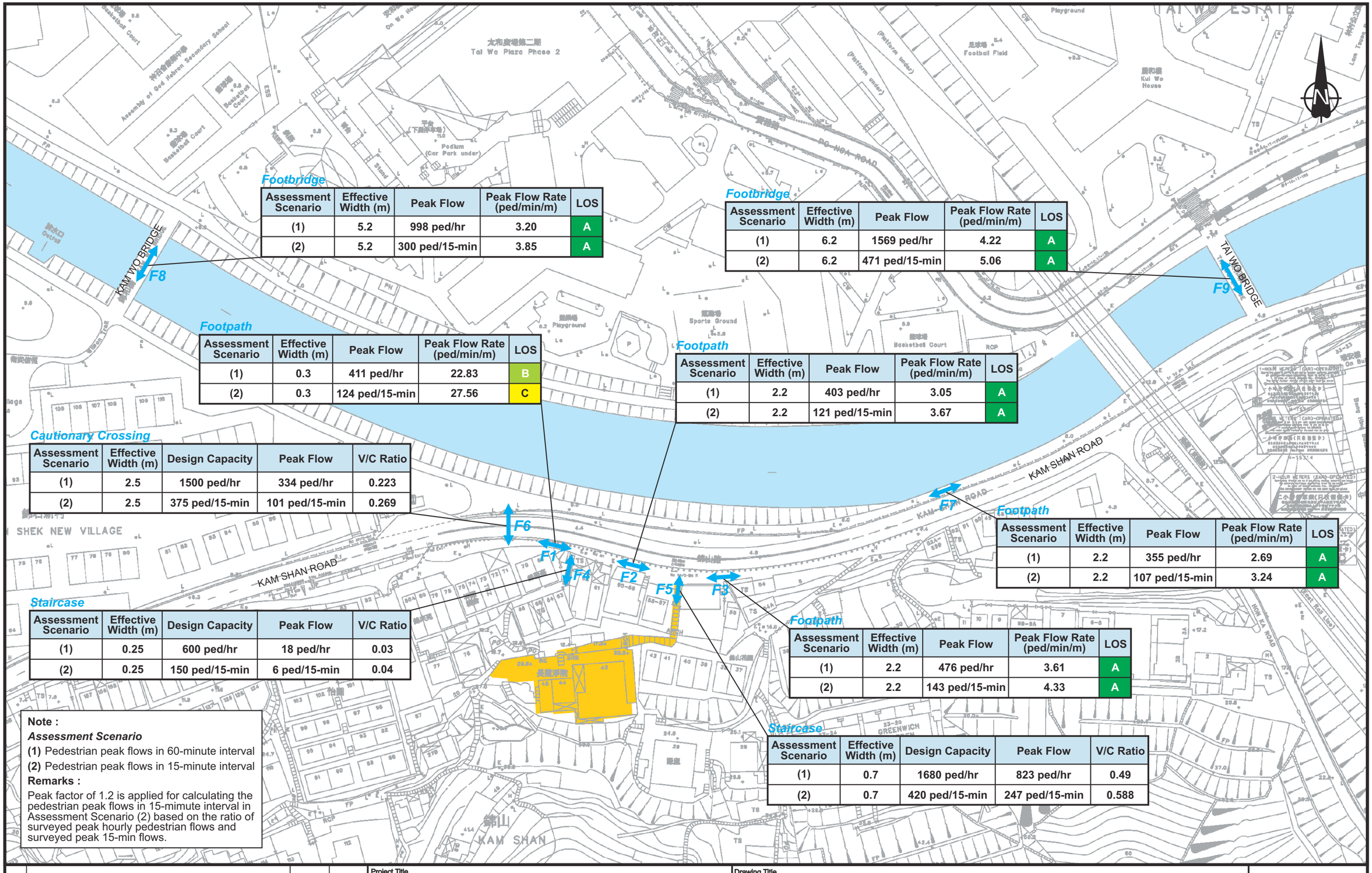
EXISTING OPERATIONAL PERFORMANCE OF IDENTIFIED PEDESTRIAN FACILITIES IN YEAR 2024 (WEEKEND PRIOR TO CHING MING FESTIVAL)

Designed	Checked	Scale	Date	Drawing No.	Rev.
MST	MYL	NTS	SEP 2024	3.5.1	-

SYSTRA MVA

CHK50801110/TIA/F351.CDR/LLH/5SEP24

Original Size : A3



Footbridge

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	5.2	998 ped/hr	3.20	A
(2)	5.2	300 ped/15-min	3.85	A

Footbridge

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	6.2	1569 ped/hr	4.22	A
(2)	6.2	471 ped/15-min	5.06	A

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	0.3	411 ped/hr	22.83	B
(2)	0.3	124 ped/15-min	27.56	C

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	2.2	403 ped/hr	3.05	A
(2)	2.2	121 ped/15-min	3.67	A

Cautionary Crossing

Assessment Scenario	Effective Width (m)	Design Capacity	Peak Flow	V/C Ratio
(1)	2.5	1500 ped/hr	334 ped/hr	0.223
(2)	2.5	375 ped/15-min	101 ped/15-min	0.269

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	2.2	355 ped/hr	2.69	A
(2)	2.2	107 ped/15-min	3.24	A

Staircase

Assessment Scenario	Effective Width (m)	Design Capacity	Peak Flow	V/C Ratio
(1)	0.25	600 ped/hr	18 ped/hr	0.03
(2)	0.25	150 ped/15-min	6 ped/15-min	0.04

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	2.2	476 ped/hr	3.61	A
(2)	2.2	143 ped/15-min	4.33	A

Staircase

Assessment Scenario	Effective Width (m)	Design Capacity	Peak Flow	V/C Ratio
(1)	0.7	1680 ped/hr	823 ped/hr	0.49
(2)	0.7	420 ped/15-min	247 ped/15-min	0.588

Note :

Assessment Scenario

(1) Pedestrian peak flows in 60-minute interval

(2) Pedestrian peak flows in 15-minute interval

Remarks :

Peak factor of 1.2 is applied for calculating the pedestrian peak flows in 15-mimute interval in Assessment Scenario (2) based on the ratio of surveyed peak hourly pedestrian flows and surveyed peak 15-min flows.

Rev.	Description	Checked	Date
-	-	-	-
-	-	-	-
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-	-	-	-

Project Title

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

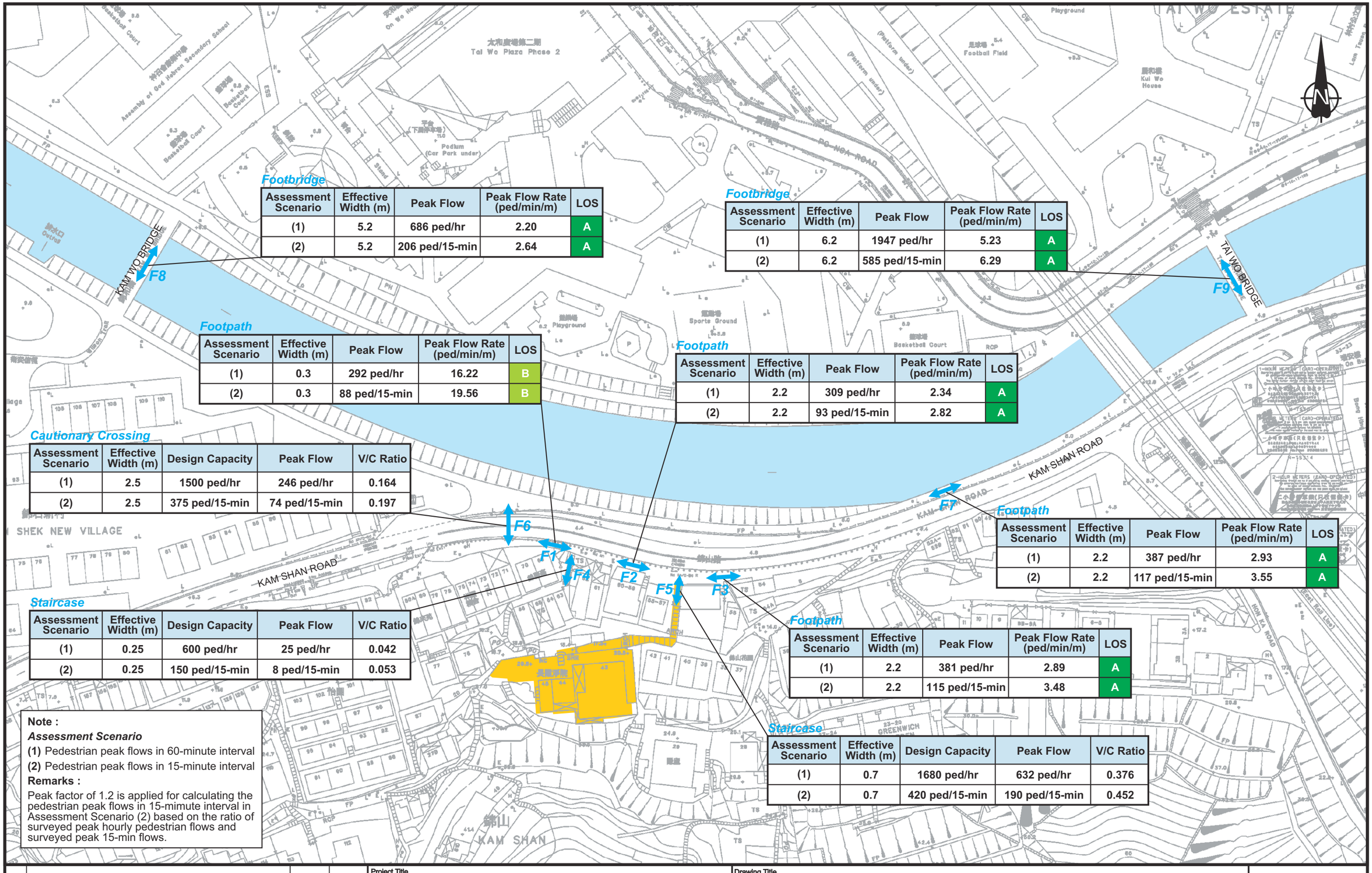
EXISTING OPERATIONAL PERFORMANCE OF IDENTIFIED PEDESTRIAN FACILITIES IN YEAR 2024 (CHING MING FESTIVAL)

Designed	Checked	Scale	Date	Drawing No.	Rev.
MST	MYL	NTS	SEP 2024	3.5.2	-

SYSTRA MVA

CHK50801110/TIA/F352.CDR/LLH/6SEP24

Original Size : A3



Footbridge

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	5.2	686 ped/hr	2.20	A
(2)	5.2	206 ped/15-min	2.64	A

Footbridge

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	6.2	1947 ped/hr	5.23	A
(2)	6.2	585 ped/15-min	6.29	A

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	0.3	292 ped/hr	16.22	B
(2)	0.3	88 ped/15-min	19.56	B

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	2.2	309 ped/hr	2.34	A
(2)	2.2	93 ped/15-min	2.82	A

Cautionary Crossing

Assessment Scenario	Effective Width (m)	Design Capacity	Peak Flow	V/C Ratio
(1)	2.5	1500 ped/hr	246 ped/hr	0.164
(2)	2.5	375 ped/15-min	74 ped/15-min	0.197

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	2.2	387 ped/hr	2.93	A
(2)	2.2	117 ped/15-min	3.55	A

Staircase

Assessment Scenario	Effective Width (m)	Design Capacity	Peak Flow	V/C Ratio
(1)	0.25	600 ped/hr	25 ped/hr	0.042
(2)	0.25	150 ped/15-min	8 ped/15-min	0.053

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	2.2	381 ped/hr	2.89	A
(2)	2.2	115 ped/15-min	3.48	A

Staircase

Assessment Scenario	Effective Width (m)	Design Capacity	Peak Flow	V/C Ratio
(1)	0.7	1680 ped/hr	632 ped/hr	0.376
(2)	0.7	420 ped/15-min	190 ped/15-min	0.452

Note :

Assessment Scenario

(1) Pedestrian peak flows in 60-minute interval

(2) Pedestrian peak flows in 15-minute interval

Remarks :

Peak factor of 1.2 is applied for calculating the pedestrian peak flows in 15-mimute interval in Assessment Scenario (2) based on the ratio of surveyed peak hourly pedestrian flows and surveyed peak 15-min flows.

Rev.	Description	Checked	Date
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Project Title

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

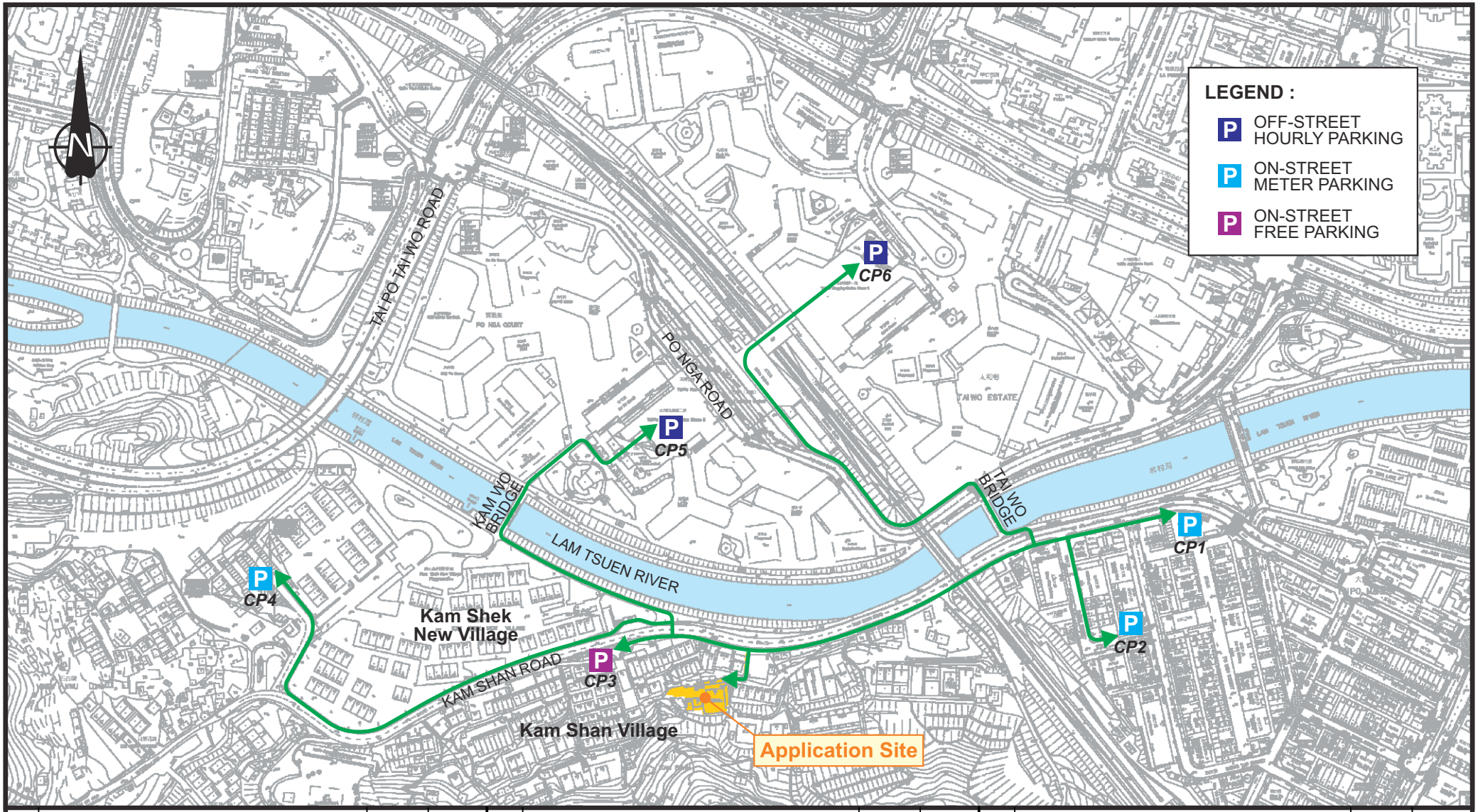
EXISTING OPERATIONAL PERFORMANCE OF IDENTIFIED PEDESTRIAN FACILITIES IN YEAR 2024 (WEEKEND AFTER CHING MING FESTIVAL)

Designed	Checked	Scale	Date	Drawing No.	Rev.
MST	MYL	NTS	SEP 2024	3.5.3	-

SYSTRA MVA

CHK50801110/TIA/F353.CDR/LLH/6SEP24

Original Size : A3



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Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date

Project Title

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

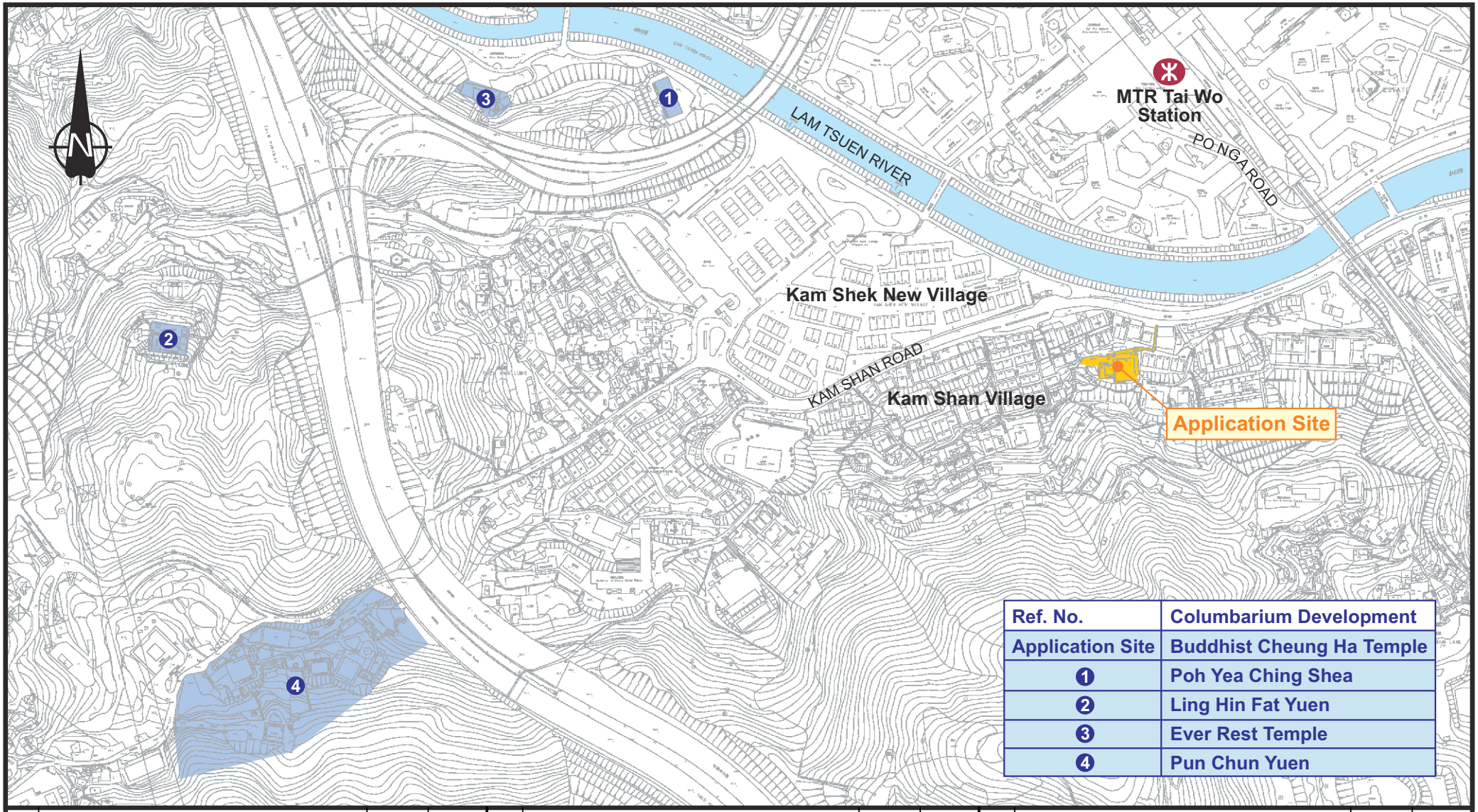
PARKING FACILITIES IN VICINITY

Designed	Checked	Scale	Date	Drawing No.	Rev.
MST	MYL	NTS	SEP 2024	3.6	-

SYSTRA MVA

CHK50801110/TIA/F36.CDR/LLH/6SEP24

Original Size : A4



Ref. No.	Columbarium Development
Application Site	Buddhist Cheung Ha Temple
1	Poh Yea Ching Shea
2	Ling Hin Fat Yuen
3	Ever Rest Temple
4	Pun Chun Yuen

Rev.	Description	Checked	Date
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Rev.	Description	Checked	Date
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Rev.	Description	Checked	Date
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Project Title

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

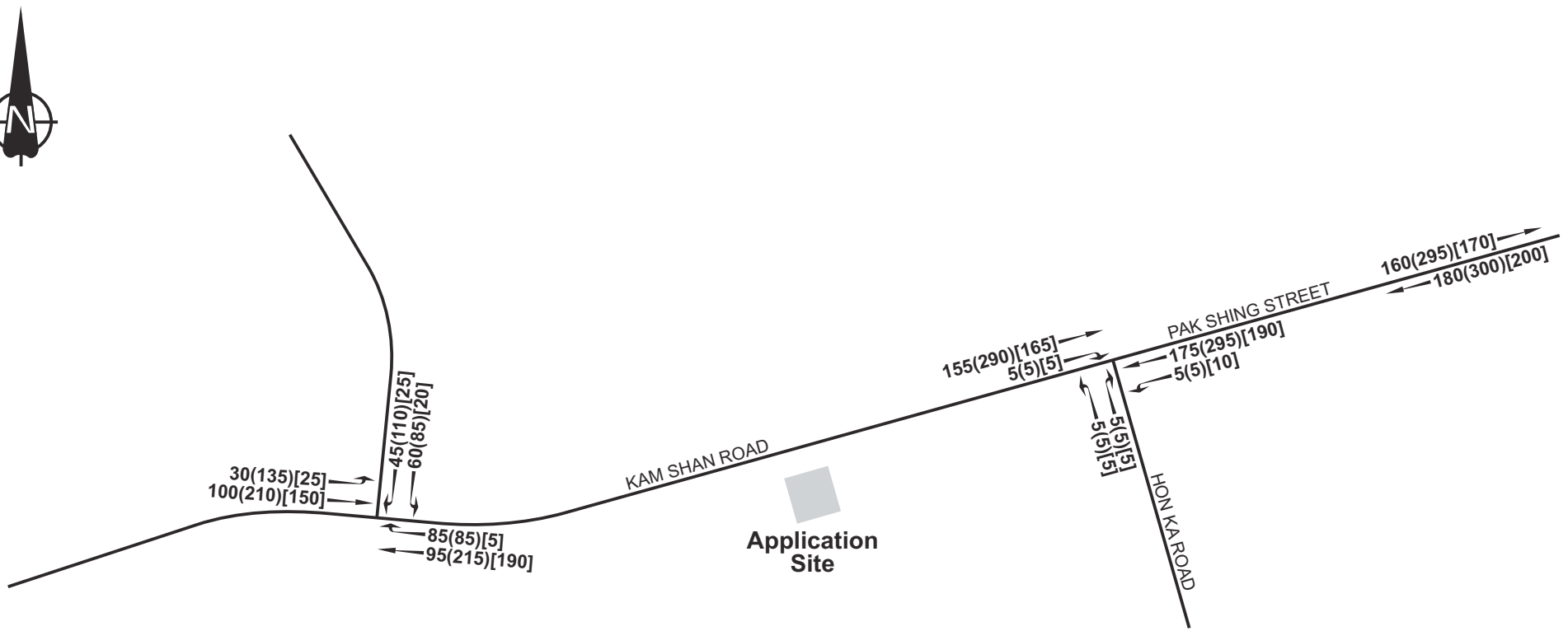
ADJACENT COLUMBARIUM DEVELOPMENTS

Designed	Checked	Scale	Date	Drawing No.	Rev.
MST	MYL	NTS	SEP 2024	4.1	-

SYSTRA MVA

CHK50801110/TIA/F41.CDR/LLH/6SEP24

Original Size : A4



LEGEND :

175	PEAK HOUR TRAFFIC FLOW (PCU/HR) (WEEKEND PRIOR TO CHING MING FESTIVAL)
(295)	PEAK HOUR TRAFFIC FLOW (PCU/HR) (CHING MING FESTIVAL)
[190]	PEAK HOUR TRAFFIC FLOW (PCU/HR) (WEEKEND AFTER CHING MING FESTIVAL)

Rev.	Description	Checked	Date
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Rev.	Description	Checked	Date
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Project Title

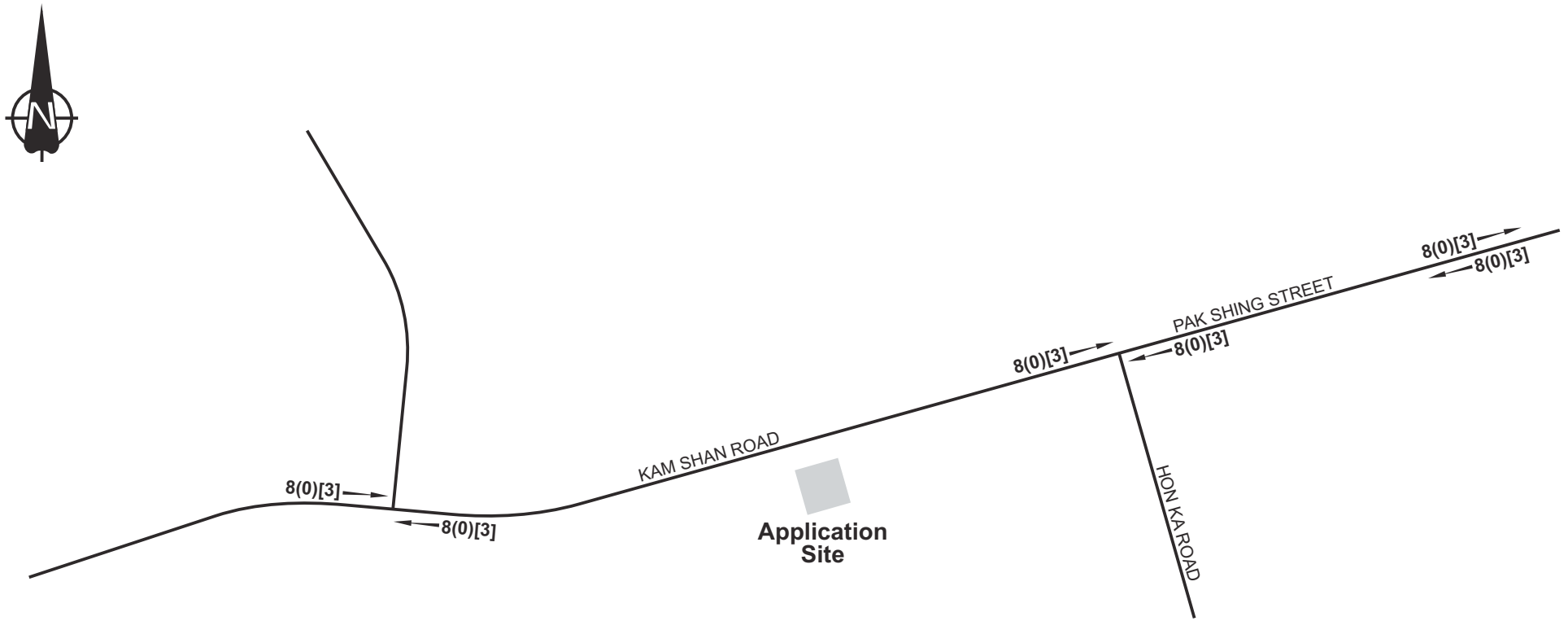
TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

2032 REFERENCE TRAFFIC FLOWS (CHING MING FESTIVAL PERIOD)

Designed	Checked	Scale	Date	Drawing No.	Rev.
MST	MYL	NTS	SEP 2024	4.2	-

SYSTRA MVA



LEGEND :

8	PEAK HOUR TRAFFIC FLOW (PCU/HR) (WEEKEND PRIOR TO CHING MING FESTIVAL)
(0)	PEAK HOUR TRAFFIC FLOW (PCU/HR) (CHING MING FESTIVAL)
[3]	PEAK HOUR TRAFFIC FLOW (PCU/HR) (WEEKEND AFTER CHING MING FESTIVAL)

Rev.	Description	Checked	Date
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Rev.	Description	Checked	Date
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Rev.	Description	Checked	Date
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Project Title

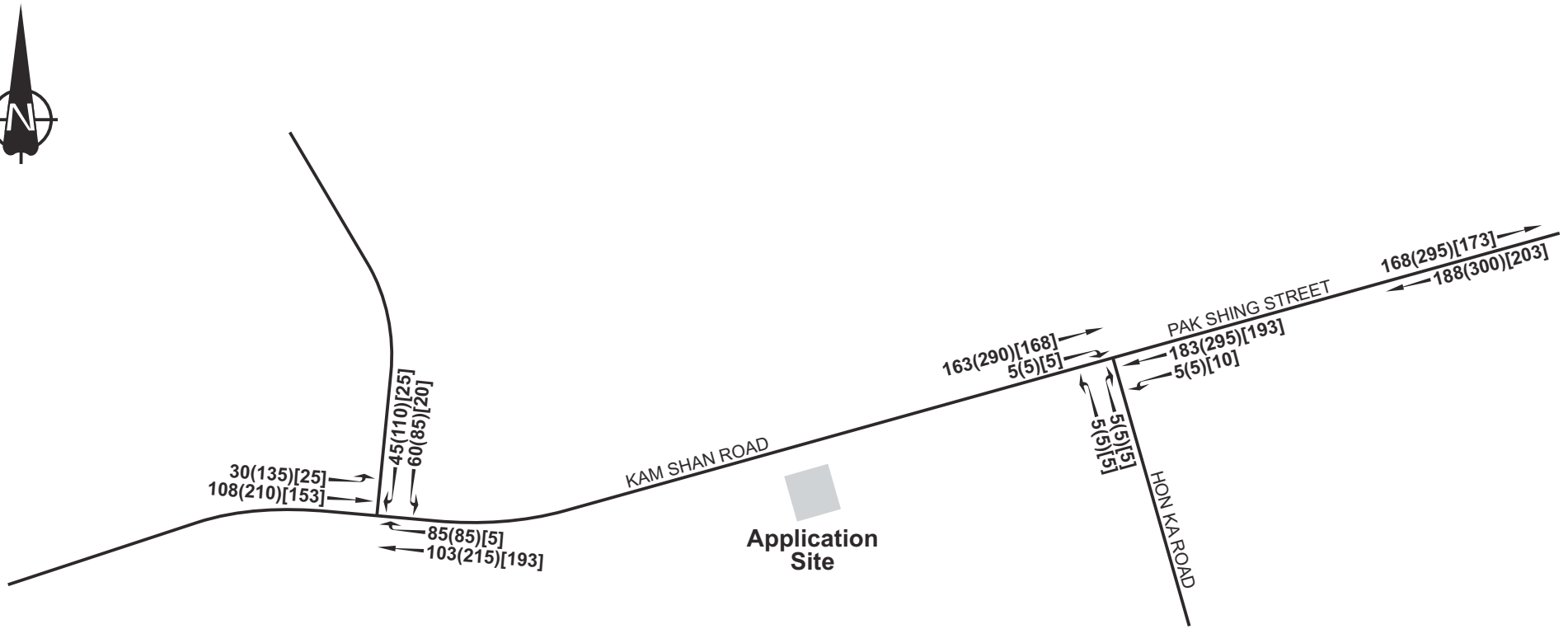
TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

NET DIFFERENT IN DEVELOPMENT TRAFFIC FLOWS

Designed	Checked	Scale	Date	Drawing No.	Rev.
MST	MYL	NTS	SEP 2024	4.3	-

SYSTRA MVA



LEGEND :

183	PEAK HOUR TRAFFIC FLOW (PCU/HR) (WEEKEND PRIOR TO CHING MING FESTIVAL)
(295)	PEAK HOUR TRAFFIC FLOW (PCU/HR) (CHING MING FESTIVAL)
[193]	PEAK HOUR TRAFFIC FLOW (PCU/HR) (WEEKEND AFTER CHING MING FESTIVAL)

Rev.	Description	Checked	Date
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Rev.	Description	Checked	Date
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Rev.	Description	Checked	Date
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Project Title

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

2032 DESIGN TRAFFIC FLOWS (CHING MING FESTIVAL PERIOD)

Designed	Checked	Scale	Date	Drawing No.	Rev.
MST	MYL	NTS	SEP 2024	4.4	-

SYSTRA MVA

Route No.	Destination	Walking Distance	Travel Time
1	From / to Public Transport at Tai Wo Station (1)	~500m	~7 mins
2	From / to Public Transport at Tai Wo Station (2)	~600m	~8.5 mins
3	From / to Public Transport at Tai Wo Station (3)	~550m	~8 mins

TAI PO TAU SHUI WAI
TAI PO TAI WO ROAD
PO NGA COURT
LAM TSUEN RIVER
KAM WO BRIDGE
MTR Tai Wo Station
TAI WO ESTATE
PO NGA ROAD
TAI WO BRIDGE
Route No.1
For details, please refer to drawing no. 5.2 to 5.3
Route No.3
Route No.2
Kam Shek New Village
KAM SHAN ROAD
Kam Shan Village
Application Site

LEGEND :

- APPLICATION SITE
- BUS STOP
- GMB STOP
- MTR STATION

Rev.	Description	Checked	Date
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Project Title

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

PROPOSED CROWD MANAGEMENT MEASURE

Designed	Checked	Scale	Date	Drawing No.	Rev.
MST	MYL	NTS	SEP 2024	5.1	-

SYSTRA MVA

CHK50801110/TIA/F51.CDR/LLH/6SEP24

Original Size : A3

Process :

1. Staff will be stationed at entrance to ensure only visitors with valid appointment can enter the Application Site.
2. Staff will check the visitors' booked time slot upon their arrival to the Application Site. If the visitors arrive earlier than the reserved time slot, they will be asked to go to waiting area to await the start of session.
3. If the visitors arrive on time, or the visitors waiting at waiting area have reached their designated time slot, staffs will provide guidance for the visitors to leave the waiting area in sequence and go into the columbarium buildings.

KAM SHAN ROAD

錦山路

Buddhist Cheung Ha Temple 佛教長霞淨院

Building A

Building B

LEGEND :

- SITE BOUNDARY
- PROPOSED WAITING AREA
- PROPOSED VISITORS INGRESS ROUTING
- PROPOSED VISITORS INGRESS ROUTING TOWARDS 1/F OF COLUMBARIUM BUILDING
- STAFF OF BUDDHIST CHEUNG HA TEMPLE

Note :

1 Temporary railing or barrier will be provided for visitors queuing at the waiting area.
2 Existing handrail has been installed at staircase to prevent injurious fall.
3. Signages will be displayed to indicate the waiting area.

Rev.	Description	Checked	Date
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-	-	-	-
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Project Title

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

PROPOSED VISITORS INGRESS ROUTING

Designed	Checked	Scale	Date	Drawing No.	Rev.
MST	MYL	NTS	SEP 2024	5.2	-

SYSTRA MVA

CHK50801110/TIA/F52.CDR/LLH/6SEP24

Original Size : A3

Process :

4 Visitors shall leave the Application Site at staircase at northeastern of the site access under the guidance of staff.

KAM SHAN ROAD

錦山路

Exit 出口

Exit 出口

Exit 出口

Building A

Building B

LEGEND :

- SITE BOUNDARY
- PROPOSED WAITING AREA
- PROPOSED VISITORS EGRESS ROUTING
- STAFF OF BUDDHIST CHEUNG HA TEMPLE

Note :

1 Temporary railing or barrier will be provided for visitors queuing at the waiting area.

2 Existing handrail has been installed at staircase to prevent injurious fall.

3. Signages will be displayed to indicate the waiting area.

Rev.	Description	Checked	Date
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Project Title

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

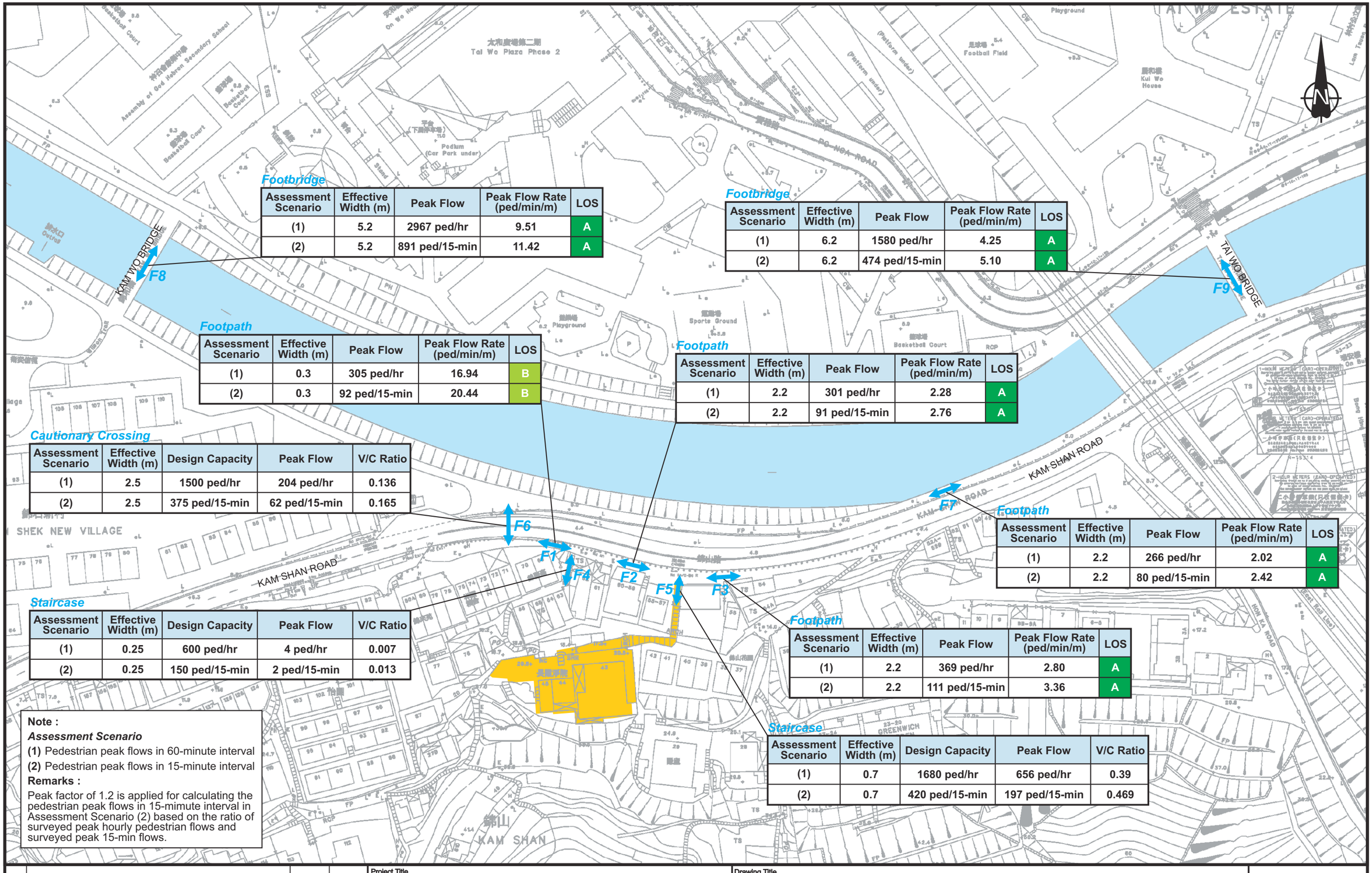
PROPOSED VISITORS EGRESS ROUTING

Designed	Checked	Scale	Date	Drawing No.	Rev.
MST	MYL	NTS	SEP 2024	5.3	-

SYSTRA MVA

CHK50801110/TIA/F53.CDR/LLH/6SEP24

Original Size : A3



Footbridge

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	5.2	2967 ped/hr	9.51	A
(2)	5.2	891 ped/15-min	11.42	A

Footbridge

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	6.2	1580 ped/hr	4.25	A
(2)	6.2	474 ped/15-min	5.10	A

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	0.3	305 ped/hr	16.94	B
(2)	0.3	92 ped/15-min	20.44	B

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	2.2	301 ped/hr	2.28	A
(2)	2.2	91 ped/15-min	2.76	A

Cautionary Crossing

Assessment Scenario	Effective Width (m)	Design Capacity	Peak Flow	V/C Ratio
(1)	2.5	1500 ped/hr	204 ped/hr	0.136
(2)	2.5	375 ped/15-min	62 ped/15-min	0.165

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	2.2	266 ped/hr	2.02	A
(2)	2.2	80 ped/15-min	2.42	A

Staircase

Assessment Scenario	Effective Width (m)	Design Capacity	Peak Flow	V/C Ratio
(1)	0.25	600 ped/hr	4 ped/hr	0.007
(2)	0.25	150 ped/15-min	2 ped/15-min	0.013

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	2.2	369 ped/hr	2.80	A
(2)	2.2	111 ped/15-min	3.36	A

Staircase

Assessment Scenario	Effective Width (m)	Design Capacity	Peak Flow	V/C Ratio
(1)	0.7	1680 ped/hr	656 ped/hr	0.39
(2)	0.7	420 ped/15-min	197 ped/15-min	0.469

Note :

Assessment Scenario

(1) Pedestrian peak flows in 60-minute interval

(2) Pedestrian peak flows in 15-minute interval

Remarks :

Peak factor of 1.2 is applied for calculating the pedestrian peak flows in 15-mimute interval in Assessment Scenario (2) based on the ratio of surveyed peak hourly pedestrian flows and surveyed peak 15-min flows.

Rev.	Description	Checked	Date
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Project Title

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

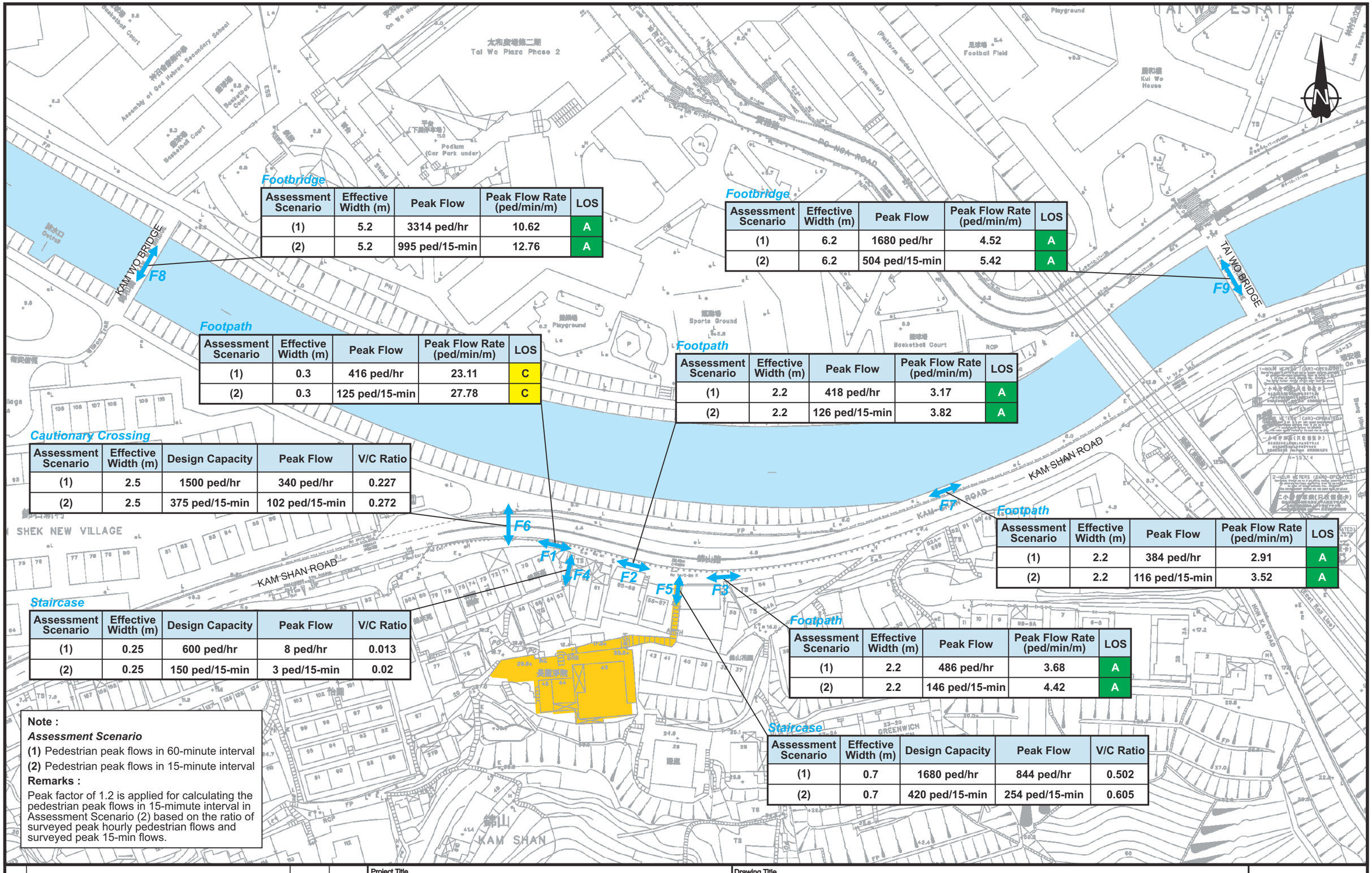
OPERATIONAL PERFORMANCE OF IDENTIFIED PEDESTRIAN FACILITIES IN DESIGN YEAR 2032 (WEEKEND PRIOR TO CHING MING FESTIVAL)

Designed	Checked	Scale	Date	Drawing No.	Rev.
MST	MYL	NTS	SEP 2024	6.1.1	-

SYSTRA MVA

CHK50801110/TIA/F611.CDR/LLH/6SEP24

Original Size : A3



Footbridge

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	5.2	3314 ped/hr	10.62	A
(2)	5.2	995 ped/15-min	12.76	A

Footbridge

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	6.2	1680 ped/hr	4.52	A
(2)	6.2	504 ped/15-min	5.42	A

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	0.3	416 ped/hr	23.11	C
(2)	0.3	125 ped/15-min	27.78	C

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	2.2	418 ped/hr	3.17	A
(2)	2.2	126 ped/15-min	3.82	A

Cautionary Crossing

Assessment Scenario	Effective Width (m)	Design Capacity	Peak Flow	V/C Ratio
(1)	2.5	1500 ped/hr	340 ped/hr	0.227
(2)	2.5	375 ped/15-min	102 ped/15-min	0.272

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	2.2	384 ped/hr	2.91	A
(2)	2.2	116 ped/15-min	3.52	A

Staircase

Assessment Scenario	Effective Width (m)	Design Capacity	Peak Flow	V/C Ratio
(1)	0.25	600 ped/hr	8 ped/hr	0.013
(2)	0.25	150 ped/15-min	3 ped/15-min	0.02

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	2.2	486 ped/hr	3.68	A
(2)	2.2	146 ped/15-min	4.42	A

Staircase

Assessment Scenario	Effective Width (m)	Design Capacity	Peak Flow	V/C Ratio
(1)	0.7	1680 ped/hr	844 ped/hr	0.502
(2)	0.7	420 ped/15-min	254 ped/15-min	0.605

Note :

Assessment Scenario

(1) Pedestrian peak flows in 60-minute interval

(2) Pedestrian peak flows in 15-minute interval

Remarks :

Peak factor of 1.2 is applied for calculating the pedestrian peak flows in 15-mimute interval in Assessment Scenario (2) based on the ratio of surveyed peak hourly pedestrian flows and surveyed peak 15-min flows.

Rev.	Description	Checked	Date
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Project Title

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

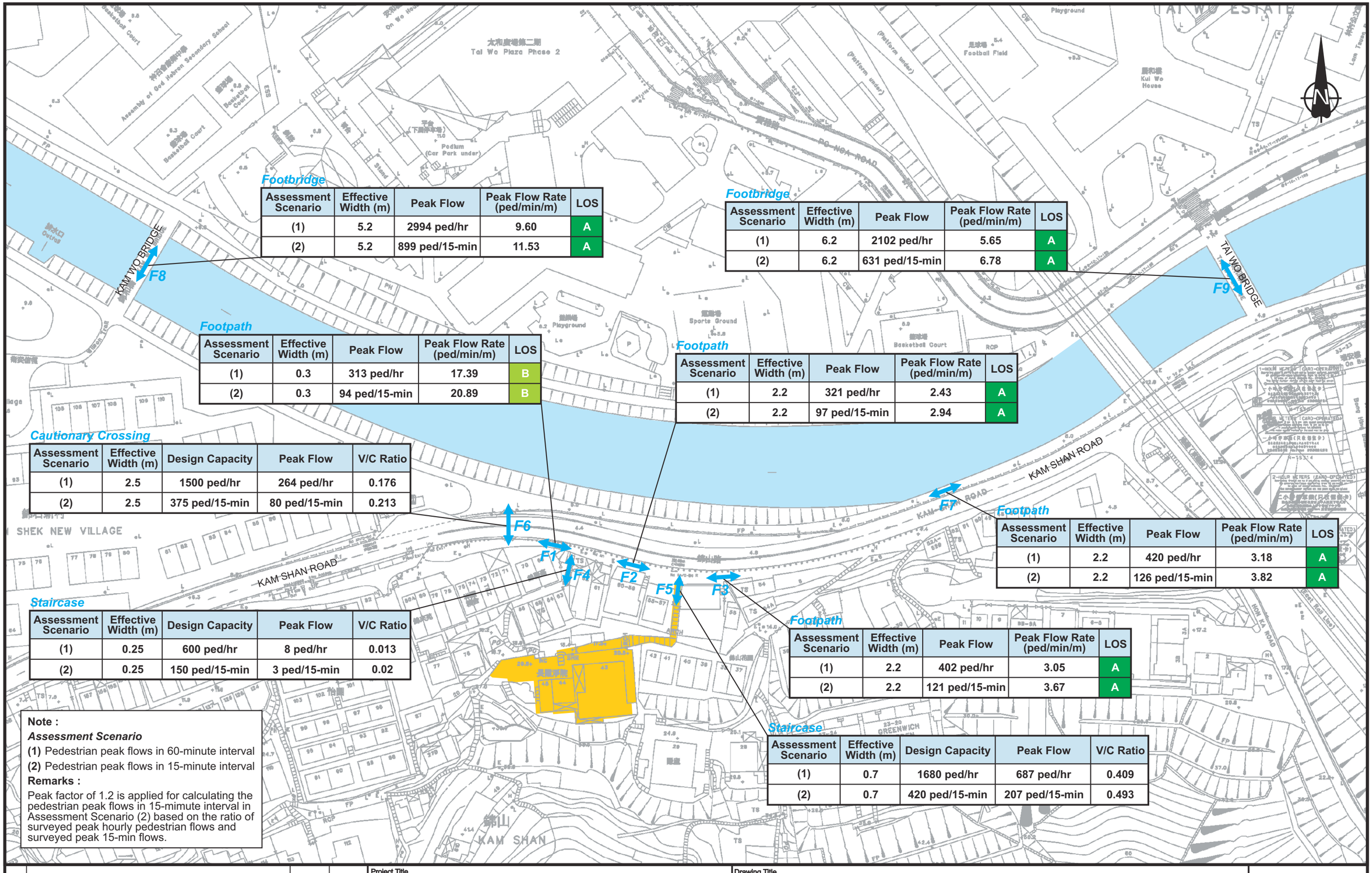
OPERATIONAL PERFORMANCE OF IDENTIFIED PEDESTRIAN FACILITIES IN DESIGN YEAR 2032 (CHING MING FESTIVAL)

Designed	Checked	Scale	Date	Drawing No.	Rev.
MST	MYL	NTS	SEP 2024	6.1.2	-

SYSTRA MVA

CHK50801110/TIA/F612.CDR/LLH/6SEP24

Original Size : A3



Footbridge

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	5.2	2994 ped/hr	9.60	A
(2)	5.2	899 ped/15-min	11.53	A

Footbridge

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	6.2	2102 ped/hr	5.65	A
(2)	6.2	631 ped/15-min	6.78	A

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	0.3	313 ped/hr	17.39	B
(2)	0.3	94 ped/15-min	20.89	B

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	2.2	321 ped/hr	2.43	A
(2)	2.2	97 ped/15-min	2.94	A

Cautionary Crossing

Assessment Scenario	Effective Width (m)	Design Capacity	Peak Flow	V/C Ratio
(1)	2.5	1500 ped/hr	264 ped/hr	0.176
(2)	2.5	375 ped/15-min	80 ped/15-min	0.213

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	2.2	420 ped/hr	3.18	A
(2)	2.2	126 ped/15-min	3.82	A

Staircase

Assessment Scenario	Effective Width (m)	Design Capacity	Peak Flow	V/C Ratio
(1)	0.25	600 ped/hr	8 ped/hr	0.013
(2)	0.25	150 ped/15-min	3 ped/15-min	0.02

Footpath

Assessment Scenario	Effective Width (m)	Peak Flow	Peak Flow Rate (ped/min/m)	LOS
(1)	2.2	402 ped/hr	3.05	A
(2)	2.2	121 ped/15-min	3.67	A

Staircase

Assessment Scenario	Effective Width (m)	Design Capacity	Peak Flow	V/C Ratio
(1)	0.7	1680 ped/hr	687 ped/hr	0.409
(2)	0.7	420 ped/15-min	207 ped/15-min	0.493

Note :

Assessment Scenario

(1) Pedestrian peak flows in 60-minute interval

(2) Pedestrian peak flows in 15-minute interval

Remarks :

Peak factor of 1.2 is applied for calculating the pedestrian peak flows in 15-mimute interval in Assessment Scenario (2) based on the ratio of surveyed peak hourly pedestrian flows and surveyed peak 15-min flows.

Rev.	Description	Checked	Date
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Project Title

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

OPERATIONAL PERFORMANCE OF IDENTIFIED PEDESTRIAN FACILITIES IN DESIGN YEAR 2032 (WEEKEND AFTER CHUNG YEUNG FESTIVAL)

Designed	Checked	Scale	Date	Drawing No.	Rev.
MST	MYL	NTS	SEP 2024	6.1.3	-

SYSTRA MVA

CHK50801110/TIA/F613.CDR/LLH/6SEP24

Original Size : A3

APPENDIX A –

Detail of Junction Calculation Sheets

TRAFFIC SIGNALS CALCULATION

Job No.: CHK50801110 **MVA HONG KONG LIMITED**

Junction: Pak Shing Street Near Sui On Street (J1) Design Year: 2024

Description: 2024 Observed Traffic Flows (Weekend prior to Ching Ming Festival) Designed By: MST Checked By: MYL

Approach	Movements	Phase	Stage	Width (m)	Radius (m) Left	Radius (m) Right	Gradient (%)	Pro. Turning (%) Peak	Pro. Turning (%)	Revised Saturation Flow (pcu/hr) Peak	Revised Saturation Flow (pcu/hr)	Peak Flow (pcu/hr)	Peak y Value	Peak Critical y	Flow (pcu/hr)	y Value	Critical y
Pak Shing St WB	←	A	1	4.000						2015	2015	120	0.060	0.060	0	0.000	0.000
Pak Shing St EB	→	A	1	4.000						2015	2015	105	0.052		0	0.000	
Pedestrian Crossing		Bp	2	MIN GREEN + FLASH =	5		+	10		=	15			*			*

Notes:

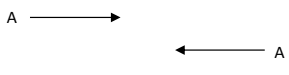
Flow: (pcu/hr)



Group		A,Bp	Group		
y		0.060	y		
L (sec)		22	L (sec)		
C (sec)		48	C (sec)		
y pract.		0.488	y pract.		
R.C. (%)		719%	R.C. (%)		

Stage / Phase Diagrams

1.



2.



3.

4.

5.

I/G= 3		I/G= 5	15	I/G=		I/G=		I/G=	

Date: JUL, 2024 **Junction:** (J1) Pak Shing Street Near Sui On Street (J1)

TRAFFIC SIGNALS CALCULATION

Job No.: CHK50801110 **MVA HONG KONG LIMITED**

Junction: Pak Shing Street Near Sui On Street (J1) Design Year: 2024

Description: 2024 Observed Traffic Flows (Ching Ming Festival) Designed By: MST Checked By: MYL

Approach	Movements	Phase	Stage	Width (m)	Radius (m) Left	Radius (m) Right	Gradient (%)	Pro. Turning (%) Peak	Pro. Turning (%)	Revised Saturation Flow (pcu/hr) Peak	Revised Saturation Flow (pcu/hr)	Peak Flow (pcu/hr)	Peak y Value	Peak Critical y	Flow (pcu/hr)	y Value	Critical y
Pak Shing St WB	←	A	1	4.000						2015	2015	235	0.117	0.117	0	0.000	0.000
Pak Shing St EB	→	A	1	4.000						2015	2015	230	0.114		0	0.000	
Pedestrian Crossing		Bp	2	MIN GREEN + FLASH =	5		+	10		=	15			*			*

Notes:

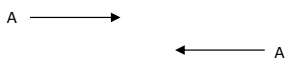
Flow: (pcu/hr)



Group		A,Bp	Group		
y		0.117	y		
L (sec)		22	L (sec)		
C (sec)		48	C (sec)		
y pract.		0.488	y pract.		
R.C. (%)		318%	R.C. (%)		

Stage / Phase Diagrams

1.



2.



3.

4.

5.

I/G= 3		I/G= 5	15	I/G=		I/G=		I/G=	

Date: JUL, 2024 **Junction:** (J1) Pak Shing Street Near Sui On Street (J1)

TRAFFIC SIGNALS CALCULATION

Job No.: CHK50801110 **MVA HONG KONG LIMITED**

Junction: Pak Shing Street Near Sui On Street (J1) Design Year: 2024

Description: 2024 Observed Traffic Flows (Weekend after Ching Ming Festival) Designed By: MST Checked By: MYL

Approach	Movements	Phase	Stage	Width (m)	Radius (m) Left	Radius (m) Right	Gradient (%)	Pro. Turning (%) Peak	Pro. Turning (%)	Revised Saturation Flow (pcu/hr) Peak	Revised Saturation Flow (pcu/hr)	Peak Flow (pcu/hr)	Peak y Value	Peak Critical y	Flow (pcu/hr)	y Value	Critical y
Pak Shing St WB	←	A	1	4.000						2015	2015	140	0.069	0.069	0	0.000	0.000
Pak Shing St EB	→	A	1	4.000						2015	2015	115	0.057		0	0.000	
Pedestrian Crossing		Bp	2	MIN GREEN + FLASH =			5	+	10	=	15			*			*

Notes:

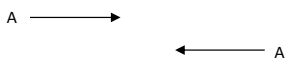
Flow: (pcu/hr)



Group		A,Bp	Group		
y		0.069	y		
L (sec)		22	L (sec)		
C (sec)		48	C (sec)		
y pract.		0.488	y pract.		
R.C. (%)		602%	R.C. (%)		

Stage / Phase Diagrams

1.



2.



3.

4.

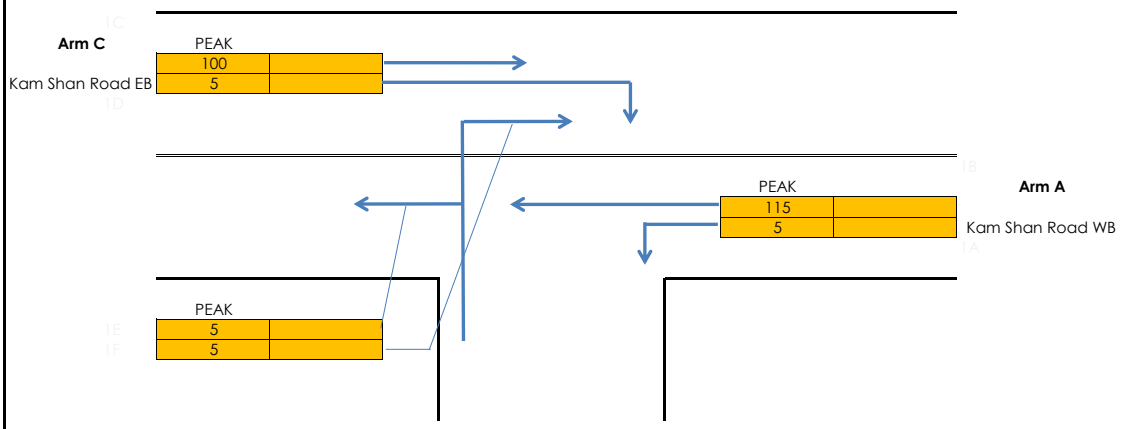
5.

I/G= 3		I/G= 5	15	I/G=		I/G=		I/G=	

Date: JUL, 2024 **Junction:** (J1) Pak Shing Street Near Sui On Street (J1)

Simplified Priority Junction Capacity Calculation

Job Title:	Traffic Consultancy Services for Buddhist Cheung Ha Temple		
Junction:	Kam Shan Road/ Hon Ka Road (J2)		Designed by: MST
Scheme:	Existing (Weekend prior to Ching Ming Festival)		Checked by: MYL
Design Year: 2024		Job No.:CHK50801110	Date: Jul-24
Arm A:	Kam Shan Road WB		
Arm B:	Hon Ka Road		
Arm C:	Kam Shan Road EB		



GEOMETRY

Major Road Width (m)	W	7.30	Lane widths (m)	w(b-a)	3.50
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.50
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.65
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	20	Calculated Parameters	D	0.843
	Vl(b-a)	50		E	0.897
	Vr(b-c)	20		F	0.937
	Vr(c-b)	50		Y	0.748

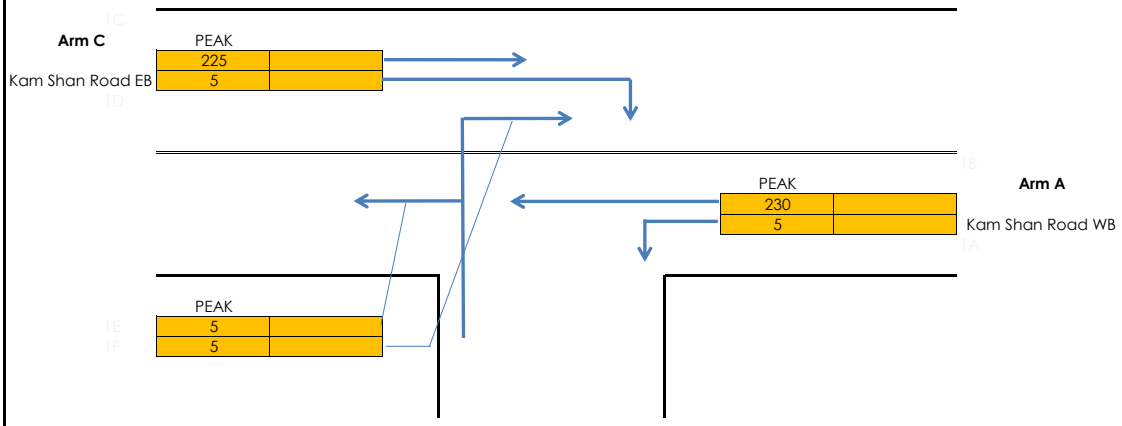
ANALYSIS		**PEAK**
TRAFFIC FLOWS (pcu/hr)	q(c-a)	100
	q(c-b)	5
	q(a-b)	5
	q(a-c)	115
	q(b-a)	5
	q(b-c)	5
	f	0.50
CAPACITIES (pcu/hr)	Q(b-ac)	552.28
	Q(c-a)	1786.5
	Q(c-b)	667.44
RFC's	c-a	0.06
	c-b	0.01
	b-ac	0.02
RFC		**0.06**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(wc-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q(b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a) Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1

Simplified Priority Junction Capacity Calculation

Job Title:	Traffic Consultancy Services for Buddhist Cheung Ha Temple		
Junction:	Kam Shan Road/ Hon Ka Road (J2)		Designed by: MST
Scheme:	Existing (Ching Ming Festival)		Checked by: MYL
Design Year: 2024		Job No.:CHK50801110	Date: Jul-24
Arm A:	Kam Shan Road WB		
Arm B:	Hon Ka Road		
Arm C:	Kam Shan Road EB		



GEOMETRY

Major Road Width (m)	W	7.30	Lane widths (m)	w(b-a)	3.50
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.50
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.65
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	20	Calculated Parameters	D	0.843
	Vl(b-a)	50		E	0.897
	Vr(b-c)	20		F	0.937
	Vr(c-b)	50		Y	0.748

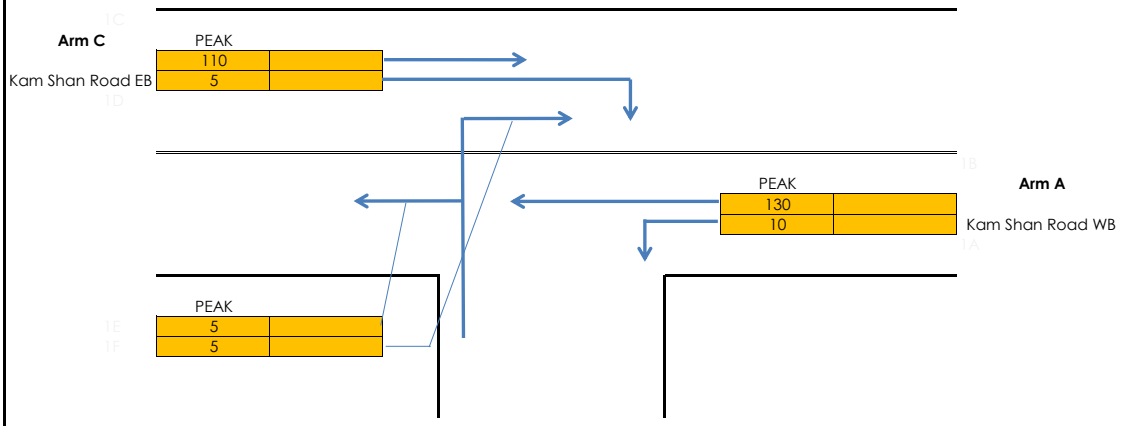
ANALYSIS		**PEAK**
TRAFFIC FLOWS (pcu/hr)	q(c-a)	225
	q(c-b)	5
	q(a-b)	5
	q(a-c)	230
	q(b-a)	5
	q(b-c)	5
	f	0.50
CAPACITIES (pcu/hr)	Q(b-ac)	512.75
	Q(c-a)	1785.9
	Q(c-b)	638.1
RFC's	c-a	0.13
	c-b	0.01
	b-ac	0.02
RFC		**0.13**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(wc-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q(b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a) Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1

Simplified Priority Junction Capacity Calculation

Job Title:	Traffic Consultancy Services for Buddhist Cheung Ha Temple		
Junction:	Kam Shan Road/ Hon Ka Road (J2)		Designed by: MST
Scheme:	Existing (Weekend after Ching Ming Festival)		Checked by: MYL
Design Year: 2024		Job No.:CHK50801110	Date: Jul-24
Arm A:	Kam Shan Road WB		
Arm B:	Hon Ka Road		
Arm C:	Kam Shan Road EB		



GEOMETRY

Major Road Width (m)	W	7.30	Lane widths (m)	w(b-a)	3.50
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.50
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.65
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	20	Calculated Parameters	D	0.843
	Vl(b-a)	50		E	0.897
	Vr(b-c)	20		F	0.937
	Vr(c-b)	50		Y	0.748

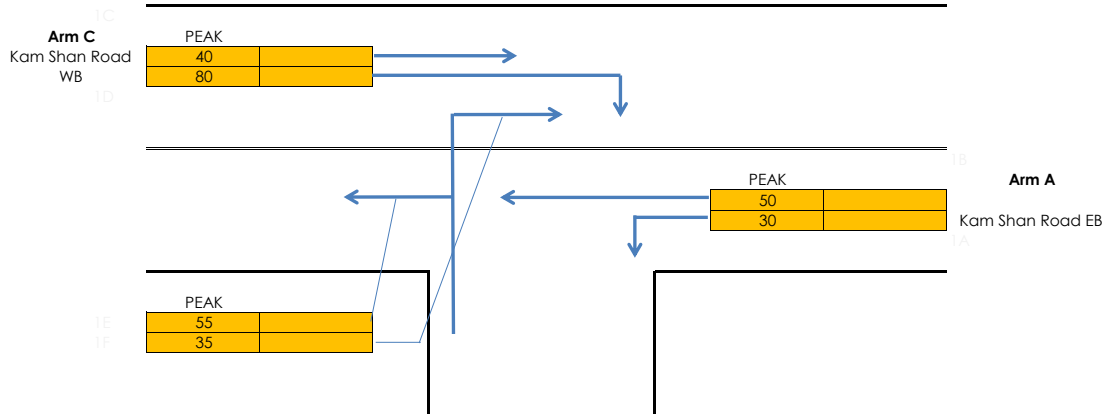
ANALYSIS		**PEAK**
TRAFFIC FLOWS (pcu/hr)	q(c-a)	110
	q(c-b)	5
	q(a-b)	10
	q(a-c)	130
	q(b-a)	5
	q(b-c)	5
	f	0.50
CAPACITIES (pcu/hr)	Q(b-ac)	547.28
	Q(c-a)	1786.4
	Q(c-b)	662.34
RFC's	c-a	0.06
	c-b	0.01
	b-ac	0.02
RFC		**0.06**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(wc-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q(b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a) Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1

Simplified Priority Junction Capacity Calculation

Job Title:	Traffic Consultancy Services for Buddhist Cheung Ha Temple		
Junction:	Kam Shan Road/ Access Road Linking to Kam Shek New Village Car Park (J3)	Designed by:	MST
Scheme:	Existing (Weekend prior to Ching Ming Festival)	Checked by:	MYL
Design Year: 2024	Job No.:CHK50801110	Date:	Jul-24
Arm A:	Kam Shan Road EB		
Arm B:	Access Road Linking to Kam Shek New Village Car Park		
Arm C:	Kam Shan Road WB		



Arm B Access Road Linking to Kam Shek New Village Car Park

GEOMETRY

Major Road Width (m)	W	7.00	Lane widths (m)	w(b-a)	3.70
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.70
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.90
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	40	Calculated Parameters	D	0.865
	Vl(b-a)	30		E	0.932
	Vr(b-c)	40		F	0.959
	Vr(c-b)	50		Y	0.759

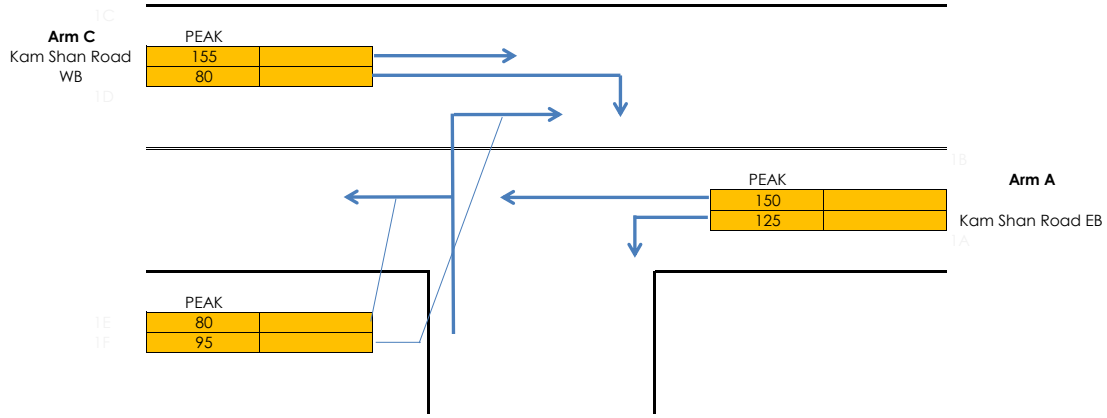
ANALYSIS		**PEAK**
TRAFFIC FLOWS (pcu/hr)	q(c-a)	40
	q(c-b)	80
	q(a-b)	30
	q(a-c)	50
	q(b-a)	35
	q(b-c)	55
	f	0.61
CAPACITIES (pcu/hr)	Q(b-ac)	592.76
	Q(c-a)	1592.3
	Q(c-b)	693.29
RFC's	c-a	0.03
	c-b	0.12
	b-ac	0.15
RFC		**0.15**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(wc-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q(b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a) Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1

Simplified Priority Junction Capacity Calculation

Job Title:	Traffic Consultancy Services for Buddhist Cheung Ha Temple		
Junction:	Kam Shan Road/ Access Road Linking to Kam Shek New Village Car Park (J3)	Designed by:	MST
Scheme:	Existing (Ching Ming Festival)	Checked by:	MYL
Design Year: 2024	Job No.:CHK50801110	Date:	Jul-24
Arm A:	Kam Shan Road EB		
Arm B:	Access Road Linking to Kam Shek New Village Car Park		
Arm C:	Kam Shan Road WB		



Arm B Access Road Linking to Kam Shek New Village Car Park

GEOMETRY

Major Road Width (m)	W	7.00	Lane widths (m)	w(b-a)	3.70
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.70
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.90
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	40	Calculated Parameters	D	0.865
	Vl(b-a)	30		E	0.932
	Vr(b-c)	40		F	0.959
	Vr(c-b)	50		Y	0.759

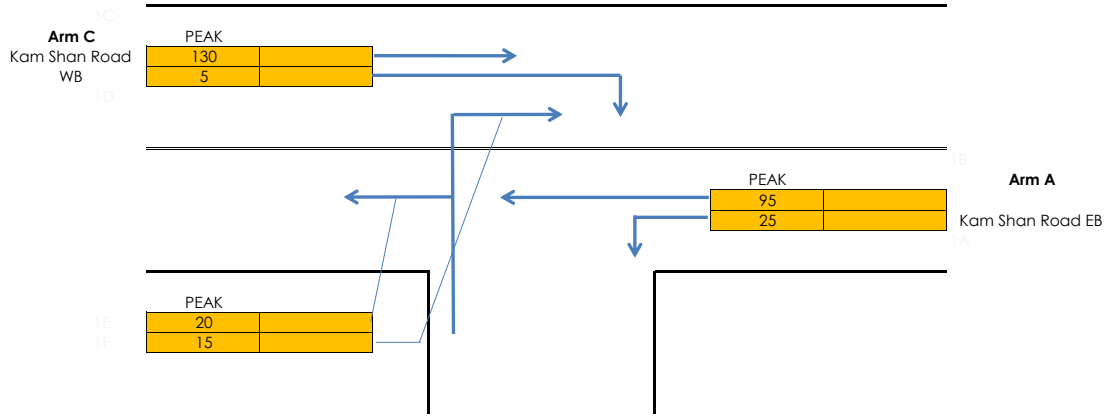
ANALYSIS		**PEAK**
TRAFFIC FLOWS (pcu/hr)	q(c-a)	155
	q(c-b)	80
	q(a-b)	125
	q(a-c)	150
	q(b-a)	95
	q(b-c)	80
	f	0.46
CAPACITIES (pcu/hr)	Q(b-ac)	517.44
	Q(c-a)	1575.6
	Q(c-b)	641.66
RFC's	c-a	0.10
	c-b	0.12
	b-ac	0.34
RFC		**0.34**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(wc-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q(b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a) Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1

Simplified Priority Junction Capacity Calculation

Job Title:	Traffic Consultancy Services for Buddhist Cheung Ha Temple		
Junction:	Kam Shan Road/ Access Road Linking to Kam Shek New Village Car Park (J3)	Designed by:	MST
Scheme:	Existing (Weekend after Ching Ming Festival)	Checked by:	MYL
Design Year: 2024	Job No.:CHK50801110	Date:	Jul-24
Arm A:	Kam Shan Road EB		
Arm B:	Access Road Linking to Kam Shek New Village Car Park		
Arm C:	Kam Shan Road WB		



Arm B Access Road Linking to Kam Shek New Village Car Park

GEOMETRY

Major Road Width (m)	W	7.00	Lane widths (m)	w(b-a)	3.70
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.70
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.90
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	40	Calculated Parameters	D	0.865
	Vl(b-a)	30		E	0.932
	Vr(b-c)	40		F	0.959
	Vr(c-b)	50		Y	0.759

ANALYSIS		**PEAK**
TRAFFIC FLOWS (pcu/hr)	q(c-a)	130
	q(c-b)	5
	q(a-b)	25
	q(a-c)	95
	q(b-a)	15
	q(b-c)	20
	f	0.57
CAPACITIES (pcu/hr)	Q(b-ac)	581.52
	Q(c-a)	1786.8
	Q(c-b)	682.7
RFC's	c-a	0.07
	c-b	0.01
	b-ac	0.06
RFC		**0.07**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(wc-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q(b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a) Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1

TRAFFIC SIGNALS CALCULATION

Job No.: CHK50801110 **MVA HONG KONG LIMITED**

Junction: Pak Shing Street Near Sui On Street (J1) Design Year: 2032

Description: 2032 Reference Traffic Flows (Weekend prior to Ching Ming Festival) Designed By: MST Checked By: MYL

Approach	Movements	Phase	Stage	Width (m)	Radius (m) Left	Radius (m) Right	Gradient (%)	Pro. Turning (%) Peak	Pro. Turning (%)	Revised Saturation Flow (pcu/hr) Peak	Revised Saturation Flow (pcu/hr)	Peak Flow (pcu/hr)	Peak y Value	Peak Critical y	Flow (pcu/hr)	y Value	Critical y
Pak Shing St WB	←	A	1	4.000						2015	2015	180	0.089	0.089	0	0.000	0.000
Pak Shing St EB	→	A	1	4.000						2015	2015	160	0.079		0	0.000	
Pedestrian Crossing		Bp	2	MIN GREEN + FLASH =	5		+	10		=	15			*			*

Notes:

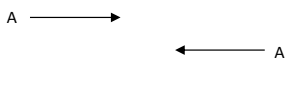
Flow: (pcu/hr)



Group		A,Bp	Group		
y		0.089	y		
L (sec)		22	L (sec)		
C (sec)		48	C (sec)		
y pract.		0.488	y pract.		
R.C. (%)		446%	R.C. (%)		

Stage / Phase Diagrams

1.



2.



3.

4.

5.

I/G= 3		I/G= 5	15	I/G=		I/G=		I/G=	

Date: JUL, 2024 **Junction:** (J1) Pak Shing Street Near Sui On Street (J1)

TRAFFIC SIGNALS CALCULATION

Job No.: CHK50801110 **MVA HONG KONG LIMITED**

Junction: Pak Shing Street Near Sui On Street (J1) Design Year: 2032

Description: 2032 Reference Traffic Flows (Ching Ming Festival) Designed By: MST Checked By: MYL

Approach	Movements	Phase	Stage	Width (m)	Radius (m) Left	Radius (m) Right	Gradient (%)	Pro. Turning (%) Peak	Pro. Turning (%)	Revised Saturation Flow (pcu/hr) Peak	Revised Saturation Flow (pcu/hr)	Peak Flow (pcu/hr)	Peak y Value	Peak Critical y	Flow (pcu/hr)	y Value	Critical y
Pak Shing St WB	←	A	1	4.000						2015	2015	300	0.149	0.149	0	0.000	0.000
Pak Shing St EB	→	A	1	4.000						2015	2015	295	0.146		0	0.000	
Pedestrian Crossing		Bp	2	MIN GREEN + FLASH =	5		+	10		=	15			*			*

Notes:

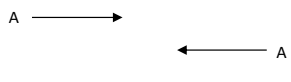
Flow: (pcu/hr)



Group		A,Bp	Group		
y		0.149	y		
L (sec)		22	L (sec)		
C (sec)		48	C (sec)		
y pract.		0.488	y pract.		
R.C. (%)		227%	R.C. (%)		

Stage / Phase Diagrams

1.



2.



3.

4.

5.

I/G= 3		I/G= 5	15	I/G=		I/G=		I/G=	

Date: JUL, 2024 **Junction:** (J1) Pak Shing Street Near Sui On Street (J1)

TRAFFIC SIGNALS CALCULATION

Job No.: CHK50801110 **MVA HONG KONG LIMITED**

Junction: Pak Shing Street Near Sui On Street (J1) Design Year: 2032

Description: 2032 Reference Traffic Flows (Weekend after Ching Ming Festival) Designed By: MST Checked By: MYL

Approach	Movements	Phase	Stage	Width (m)	Radius (m) Left	Radius (m) Right	Gradient (%)	Pro. Turning (%) Peak	Pro. Turning (%)	Revised Saturation Flow (pcu/hr) Peak	Revised Saturation Flow (pcu/hr)	Peak Flow (pcu/hr)	Peak y Value	Peak Critical y	Flow (pcu/hr)	y Value	Critical y
Pak Shing St WB	←	A	1	4.000						2015	2015	200	0.099	0.099	0	0.000	0.000
Pak Shing St EB	→	A	1	4.000						2015	2015	170	0.084		0	0.000	
Pedestrian Crossing		Bp	2	MIN GREEN + FLASH =	5		+	10		=	15			*			*

Notes:

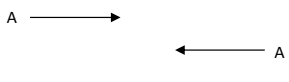
Flow: (pcu/hr)



Group		A,Bp	Group		
y		0.099	y		
L (sec)		22	L (sec)		
C (sec)		48	C (sec)		
y pract.		0.488	y pract.		
R.C. (%)		391%	R.C. (%)		

Stage / Phase Diagrams

1.



2.



3.

4.

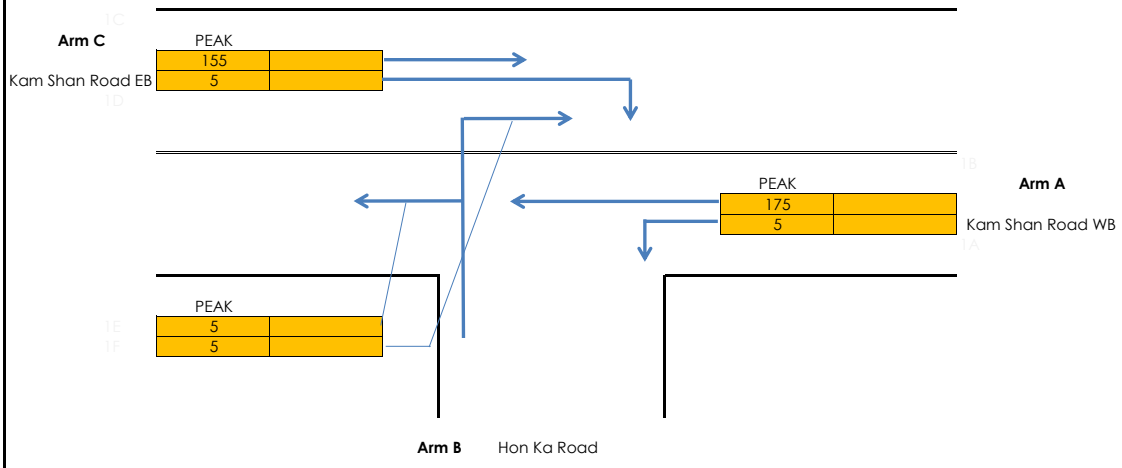
5.

I/G= 3		I/G= 5	15	I/G=		I/G=		I/G=	

Date: JUL, 2024 **Junction:** (J1) Pak Shing Street Near Sui On Street (J1)

Simplified Priority Junction Capacity Calculation

Job Title:	Traffic Consultancy Services for Buddhist Cheung Ha Temple		
Junction:	Kam Shan Road/ Hon Ka Road (J2)		Designed by: MST
Scheme:	2032 Reference Traffic Flows(Weekend prior to Ching Ming Festival)		Checked by: MYL
Design Year: 2032		Job No.:CHK50801110	Date: Jul-24
Arm A:	Kam Shan Road WB		
Arm B:	Hon Ka Road		
Arm C:	Kam Shan Road EB		



GEOMETRY

Major Road Width (m)	W	7.30	Lane widths (m)	w(b-a)	3.50
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.50
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.65
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	20	Calculated Parameters	D	0.843
	Vl(b-a)	50		E	0.897
	Vr(b-c)	20		F	0.937
	Vr(c-b)	50		Y	0.748

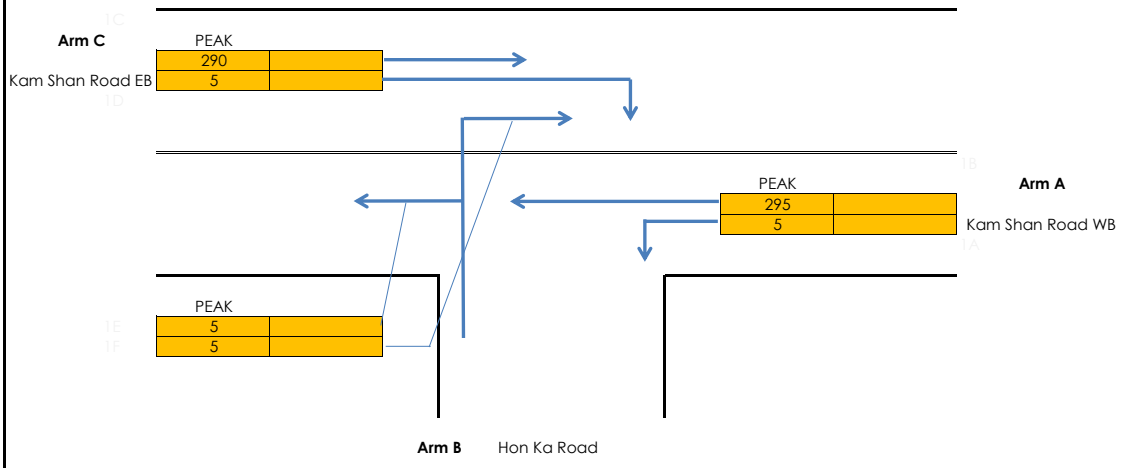
ANALYSIS		**PEAK**
TRAFFIC FLOWS (pcu/hr)	q(c-a)	155
	q(c-b)	5
	q(a-b)	5
	q(a-c)	175
	q(b-a)	5
	q(b-c)	5
	f	0.50
CAPACITIES (pcu/hr)	Q(b-ac)	532.71
	Q(c-a)	1786.2
	Q(c-b)	652.13
RFC's	c-a	0.09
	c-b	0.01
	b-ac	0.02
RFC		**0.09**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(wc-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q(b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a) Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1

Simplified Priority Junction Capacity Calculation

Job Title:	Traffic Consultancy Services for Buddhist Cheung Ha Temple		
Junction:	Kam Shan Road/ Hon Ka Road (J2)		Designed by: MST
Scheme:	2032 Reference Traffic Flows (Ching Ming Festival)		Checked by: MYL
Design Year: 2032		Job No.:CHK50801110	Date: Jul-24
Arm A:	Kam Shan Road WB		
Arm B:	Hon Ka Road		
Arm C:	Kam Shan Road EB		



GEOMETRY

Major Road Width (m)	W	7.30	Lane widths (m)	w(b-a)	3.50
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.50
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.65
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	20	Calculated Parameters	D	0.843
	Vl(b-a)	50		E	0.897
	Vr(b-c)	20		F	0.937
	Vr(c-b)	50		Y	0.748

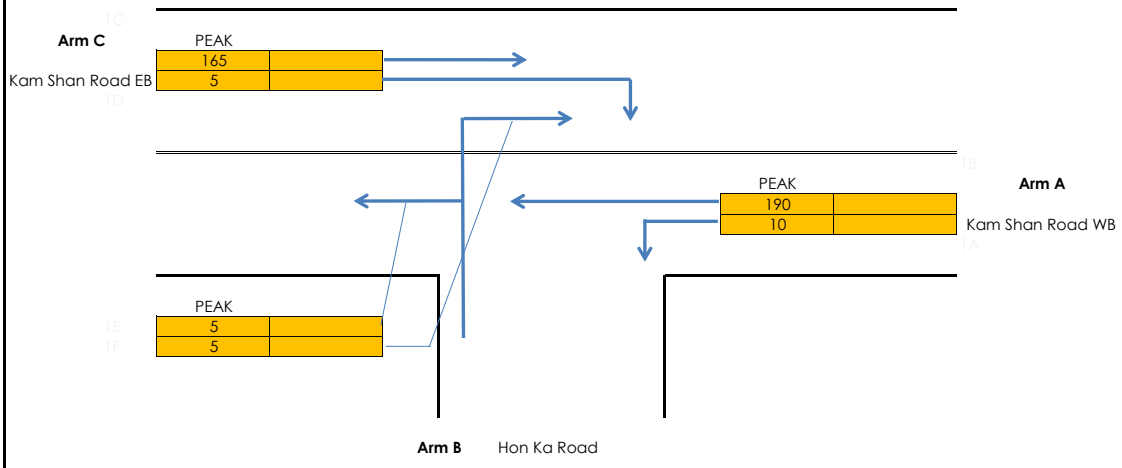
ANALYSIS		**PEAK**
TRAFFIC FLOWS (pcu/hr)	q(c-a)	290
	q(c-b)	5
	q(a-b)	5
	q(a-c)	295
	q(b-a)	5
	q(b-c)	5
	f	0.50
CAPACITIES (pcu/hr)	Q(b-ac)	490.65
	Q(c-a)	1785.5
	Q(c-b)	621.51
RFC's	c-a	0.16
	c-b	0.01
	b-ac	0.02
RFC		**0.16**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(wc-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q(b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a) Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1

Simplified Priority Junction Capacity Calculation

Job Title:	Traffic Consultancy Services for Buddhist Cheung Ha Temple		
Junction:	Kam Shan Road/ Hon Ka Road (J2)		Designed by: MST
Scheme:	2032 Reference Traffic Flows (Weekend after Ching Ming Festival)		Checked by: MYL
Design Year: 2032		Job No.:CHK50801110	Date: Jul-24
Arm A:	Kam Shan Road WB		
Arm B:	Hon Ka Road		
Arm C:	Kam Shan Road EB		



GEOMETRY

Major Road Width (m)	W	7.30	Lane widths (m)	w(b-a)	3.50
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.50
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.65
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	20	Calculated Parameters	D	0.843
	Vl(b-a)	50		E	0.897
	Vr(b-c)	20		F	0.937
	Vr(c-b)	50		Y	0.748

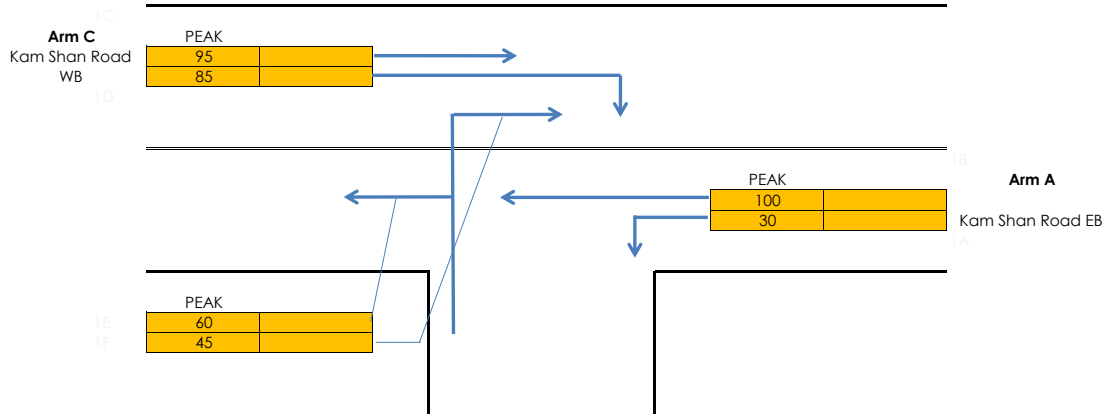
ANALYSIS		**PEAK**
TRAFFIC FLOWS (pcu/hr)	q(c-a)	165
	q(c-b)	5
	q(a-b)	10
	q(a-c)	190
	q(b-a)	5
	q(b-c)	5
	f	0.50
CAPACITIES (pcu/hr)	Q(b-ac)	527.68
	Q(c-a)	1786.1
	Q(c-b)	647.03
RFC's	c-a	0.09
	c-b	0.01
	b-ac	0.02
RFC		**0.09**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(wc-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q(b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a) Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1

Simplified Priority Junction Capacity Calculation

Job Title:	Traffic Consultancy Services for Buddhist Cheung Ha Temple		
Junction:	Kam Shan Road/ Access Road Linking to Kam Shek New Village Car Park (J3)	Designed by:	MST
Scheme:	2032 Reference Traffic Flows (Weekend prior to Ching Ming Festival)	Checked by:	MYL
Design Year: 2032	Job No.:CHK50801110	Date:	Jul-24
Arm A:	Kam Shan Road EB		
Arm B:	Access Road Linking to Kam Shek New Village Car Park		
Arm C:	Kam Shan Road WB		



Arm B Access Road Linking to Kam Shek New Village Car Park

GEOMETRY

Major Road Width (m)	W	7.00	Lane widths (m)	w(b-a)	3.70
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.70
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.90
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	40	Calculated Parameters	D	0.865
	Vl(b-a)	30		E	0.932
	Vr(b-c)	40		F	0.959
	Vr(c-b)	50		Y	0.759

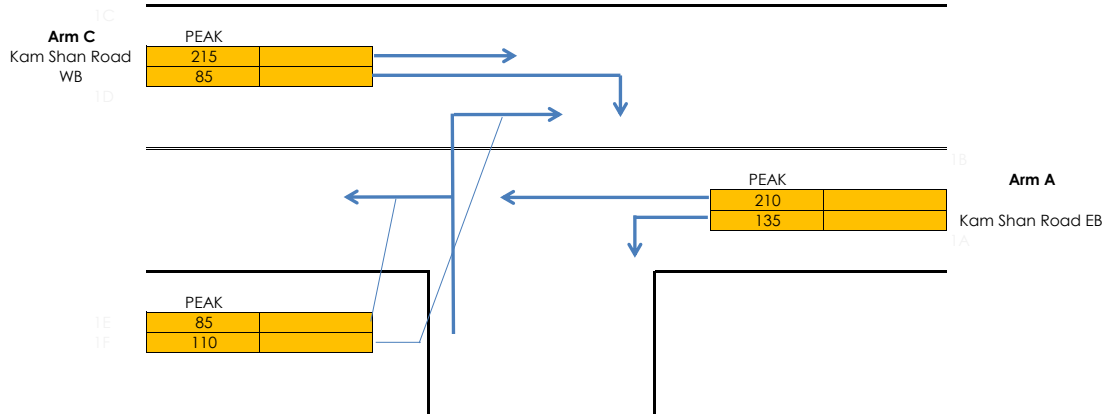
ANALYSIS		**PEAK**
TRAFFIC FLOWS (pcu/hr)	q(c-a)	95
	q(c-b)	85
	q(a-b)	30
	q(a-c)	100
	q(b-a)	45
	q(b-c)	60
	f	0.57
CAPACITIES (pcu/hr)	Q(b-ac)	566.48
	Q(c-a)	1575
	Q(c-b)	680.05
RFC's	c-a	0.06
	c-b	0.12
	b-ac	0.19
RFC		**0.19**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(wc-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q(b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a) Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1

Simplified Priority Junction Capacity Calculation

Job Title:	Traffic Consultancy Services for Buddhist Cheung Ha Temple		
Junction:	Kam Shan Road/ Access Road Linking to Kam Shek New Village Car Park (J3)		Designed by: MST
Scheme:	2032 Reference Traffic Flows (Ching Ming Festival)		Checked by: MYL
Design Year: 2032		Job No.:CHK50801110	Date: Jul-24
Arm A:	Kam Shan Road EB		
Arm B:	Access Road Linking to Kam Shek New Village Car Park		
Arm C:	Kam Shan Road WB		



Arm B Access Road Linking to Kam Shek New Village Car Park

GEOMETRY

Major Road Width (m)	W	7.00	Lane widths (m)	w(b-a)	3.70
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.70
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.90
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	40	Calculated Parameters	D	0.865
	Vl(b-a)	30		E	0.932
	Vr(b-c)	40		F	0.959
	Vr(c-b)	50		Y	0.759

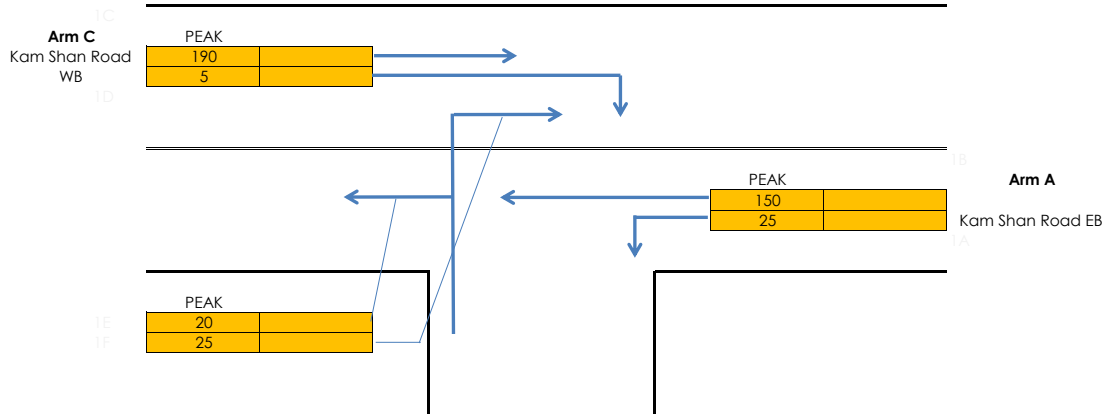
ANALYSIS		**PEAK**
TRAFFIC FLOWS (pcu/hr)	q(c-a)	215
	q(c-b)	85
	q(a-b)	135
	q(a-c)	210
	q(b-a)	110
	q(b-c)	85
	f	0.44
CAPACITIES (pcu/hr)	Q(b-ac)	489.21
	Q(c-a)	1554.5
	Q(c-b)	623.12
RFC's	c-a	0.14
	c-b	0.14
	b-ac	0.40
RFC		**0.40**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(wc-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q(b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a) Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1

Simplified Priority Junction Capacity Calculation

Job Title:	Traffic Consultancy Services for Buddhist Cheung Ha Temple		
Junction:	Kam Shan Road/ Access Road Linking to Kam Shek New Village Car Park (J3)	Designed by:	MST
Scheme:	2032 Reference Traffic Flows (Weekend after Ching Ming Festival)	Checked by:	MYL
Design Year: 2032	Job No.:CHK50801110	Date:	Jul-24
Arm A:	Kam Shan Road EB		
Arm B:	Access Road Linking to Kam Shek New Village Car Park		
Arm C:	Kam Shan Road WB		



Arm B Access Road Linking to Kam Shek New Village Car Park

GEOMETRY

Major Road Width (m)	W	7.00	Lane widths (m)	w(b-a)	3.70
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.70
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.90
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	40	Calculated Parameters	D	0.865
	Vl(b-a)	30		E	0.932
	Vr(b-c)	40		F	0.959
	Vr(c-b)	50		Y	0.759

ANALYSIS		**PEAK**
TRAFFIC FLOWS (pcu/hr)	q(c-a)	190
	q(c-b)	5
	q(a-b)	25
	q(a-c)	150
	q(b-a)	25
	q(b-c)	20
	f	0.44
CAPACITIES (pcu/hr)	Q(b-ac)	539.93
	Q(c-a)	1786.5
	Q(c-b)	668.13
RFC's	c-a	0.11
	c-b	0.01
	b-ac	0.08
RFC		**0.11**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(wc-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q(b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a) Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1

TRAFFIC SIGNALS CALCULATION

Job No.: CHK50801110 **MVA HONG KONG LIMITED**

Junction: Pak Shing Street Near Sui On Street (J1) Design Year: 2032

Description: 2032 Design Traffic Flows (Weekend prior to Ching Ming Festival) Designed By: MST Checked By: MYL

Approach	Movements	Phase	Stage	Width (m)	Radius (m) Left	Radius (m) Right	Gradient (%)	Pro. Turning (%) Peak	Pro. Turning (%)	Revised Saturation Flow (pcu/hr) Peak	Revised Saturation Flow (pcu/hr)	Peak Flow (pcu/hr)	Peak y Value	Peak Critical y	Flow (pcu/hr)	y Value	Critical y
Pak Shing St WB	←	A	1	4.000						2015	2015	188	0.093	0.093	0	0.000	0.000
Pak Shing St EB	→	A	1	4.000						2015	2015	168	0.083		0	0.000	
Pedestrian Crossing		Bp	2	MIN GREEN + FLASH =	5		+	10		=	15			*			*

Notes:

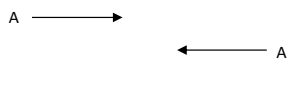
Flow: (pcu/hr)



Group		A,Bp	Group		
y		0.093	y		
L (sec)		22	L (sec)		
C (sec)		48	C (sec)		
y pract.		0.488	y pract.		
R.C. (%)		423%	R.C. (%)		

Stage / Phase Diagrams

1.



2.



3.

4.

5.

I/G= 3		I/G= 5	15	I/G=		I/G=		I/G=	

Date: JUL, 2024 **Junction:** (J1) Pak Shing Street Near Sui On Street (J1)

TRAFFIC SIGNALS CALCULATION

Job No.: CHK50801110 **MVA HONG KONG LIMITED**

Junction: Pak Shing Street Near Sui On Street (J1) Design Year: 2032

Description: 2032 Design Traffic Flows (Ching Ming Festival) Designed By: MST Checked By: MYL

Approach	Movements	Phase	Stage	Width (m)	Radius (m) Left	Radius (m) Right	Gradient (%)	Pro. Turning (%) Peak	Pro. Turning (%)	Revised Saturation Flow (pcu/hr) Peak	Revised Saturation Flow (pcu/hr)	Peak Flow (pcu/hr)	Peak y Value	Peak Critical y	Flow (pcu/hr)	y Value	Critical y
Pak Shing St WB	←	A	1	4.000						2015	2015	300	0.149	0.149	0	0.000	0.000
Pak Shing St EB	→	A	1	4.000						2015	2015	295	0.146		0	0.000	
Pedestrian Crossing		Bp	2	MIN GREEN + FLASH =	5		+	10		=	15			*			*

Notes:

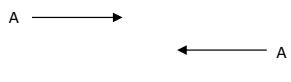
Flow: (pcu/hr)



Group		A,Bp	Group		
y		0.149	y		
L (sec)		22	L (sec)		
C (sec)		48	C (sec)		
y pract.		0.488	y pract.		
R.C. (%)		227%	R.C. (%)		

Stage / Phase Diagrams

1.



2.



3.

4.

5.

I/G= 3		I/G= 5	15	I/G=		I/G=		I/G=	

Date: JUL, 2024 **Junction:** (J1) Pak Shing Street Near Sui On Street (J1)

TRAFFIC SIGNALS CALCULATION

Job No.: CHK50801110 **MVA HONG KONG LIMITED**

Junction: Pak Shing Street Near Sui On Street (J1) Design Year: 2032

Description: 2032 Design Traffic Flows (Weekend after Ching Ming Festival) Designed By: MST Checked By: MYL

Approach	Movements	Phase	Stage	Width (m)	Radius (m) Left	Radius (m) Right	Gradient (%)	Pro. Turning (%) Peak	Pro. Turning (%)	Revised Saturation Flow (pcu/hr) Peak	Revised Saturation Flow (pcu/hr)	Peak Flow (pcu/hr)	Peak y Value	Peak Critical y	Flow (pcu/hr)	y Value	Critical y
Pak Shing St WB	←	A	1	4.000						2015	2015	203	0.101	0.101	0	0.000	0.000
Pak Shing St EB	→	A	1	4.000						2015	2015	173	0.086		0	0.000	
Pedestrian Crossing		Bp	2	MIN GREEN + FLASH =			5	+	10	=	15			*			*

Notes:

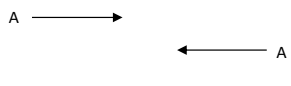
Flow: (pcu/hr)



Group		A,Bp	Group		
y		0.101	y		
L (sec)		22	L (sec)		
C (sec)		48	C (sec)		
y pract.		0.488	y pract.		
R.C. (%)		384%	R.C. (%)		

Stage / Phase Diagrams

1.



2.



3.

4.

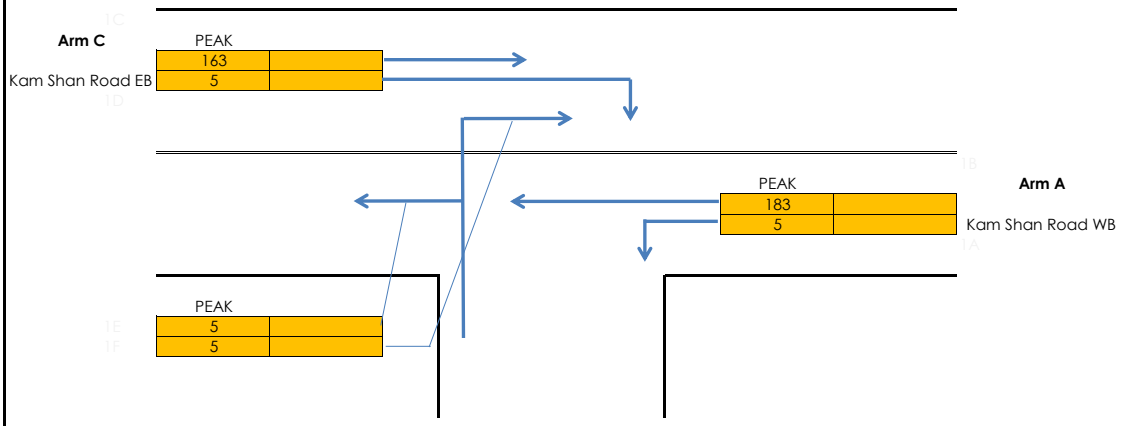
5.

I/G= 3		I/G= 5	15	I/G=		I/G=		I/G=	

Date: JUL, 2024 **Junction:** (J1) Pak Shing Street Near Sui On Street (J1)

Simplified Priority Junction Capacity Calculation

Job Title:	Traffic Consultancy Services for Buddhist Cheung Ha Temple		
Junction:	Kam Shan Road/ Hon Ka Road (J2)		Designed by: MST
Scheme:	2032 Design Traffic Flows (Weekend prior to Ching Ming Festival)		Checked by: MYL
Design Year: 2032		Job No.:CHK50801110	Date: Jul-24
Arm A:	Kam Shan Road WB		
Arm B:	Hon Ka Road		
Arm C:	Kam Shan Road EB		



GEOMETRY

Major Road Width (m)	W	7.30	Lane widths (m)	w(b-a)	3.50
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.50
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.65
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	20	Calculated Parameters	D	0.843
	Vl(b-a)	50		E	0.897
	Vr(b-c)	20		F	0.937
	Vr(c-b)	50		Y	0.748

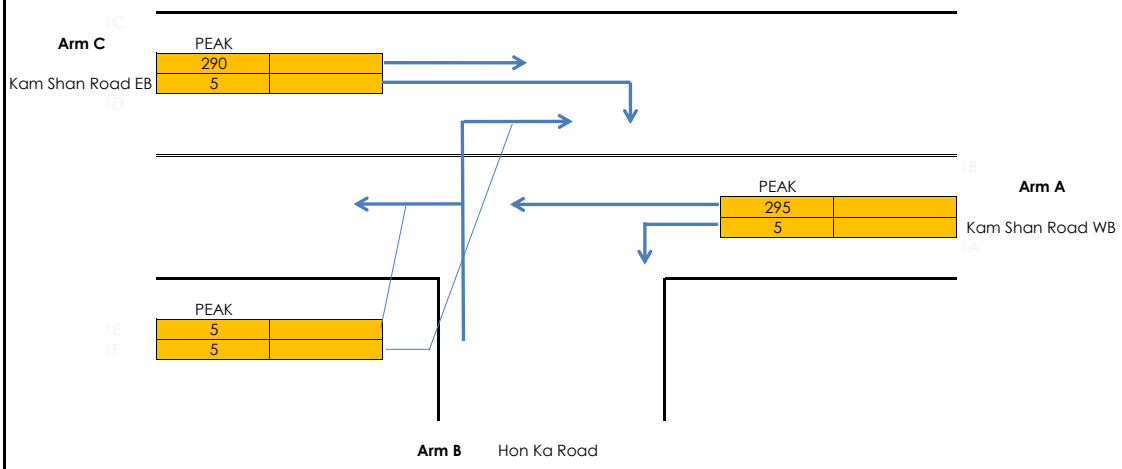
ANALYSIS		**PEAK**
TRAFFIC FLOWS (pcu/hr)	q(c-a)	163
	q(c-b)	5
	q(a-b)	5
	q(a-c)	183
	q(b-a)	5
	q(b-c)	5
	f	0.50
CAPACITIES (pcu/hr)	Q(b-ac)	530.03
	Q(c-a)	1786.2
	Q(c-b)	650.09
RFC's	c-a	0.09
	c-b	0.01
	b-ac	0.02
RFC		**0.09**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(wc-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q(b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a) Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1

Simplified Priority Junction Capacity Calculation

Job Title:	Traffic Consultancy Services for Buddhist Cheung Ha Temple		
Junction:	Kam Shan Road/ Hon Ka Road (J2)		Designed by: MST
Scheme:	2032 Design Traffic Flows (Ching Ming Festival)		Checked by: MYL
Design Year: 2032		Job No.:CHK50801110	Date: Jul-24
Arm A:	Kam Shan Road WB		
Arm B:	Hon Ka Road		
Arm C:	Kam Shan Road EB		



GEOMETRY

Major Road Width (m)	W	7.30	Lane widths (m)	w(b-a)	3.50
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.50
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.65
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	20	Calculated Parameters	D	0.843
	Vl(b-a)	50		E	0.897
	Vr(b-c)	20		F	0.937
	Vr(c-b)	50		Y	0.748

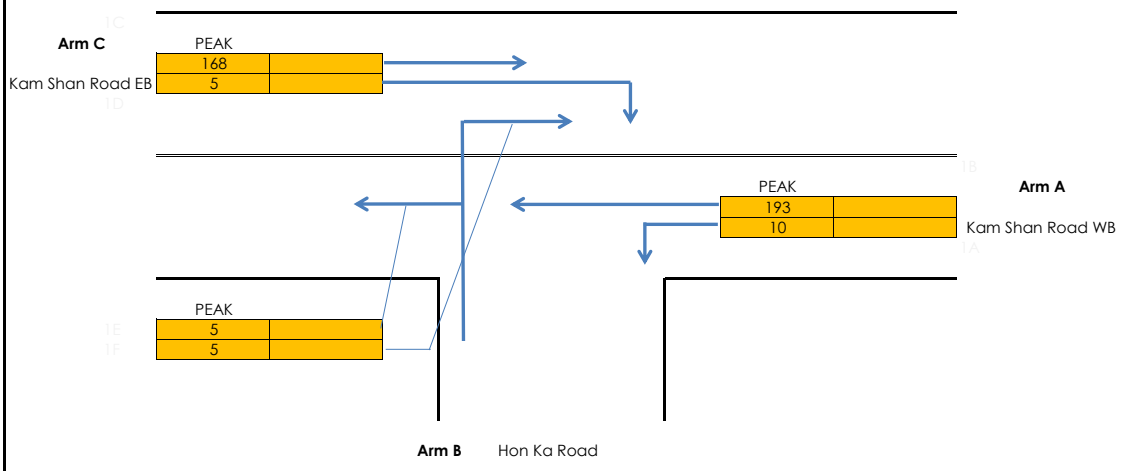
ANALYSIS		**PEAK**
TRAFFIC FLOWS (pcu/hr)	q(c-a)	290
	q(c-b)	5
	q(a-b)	5
	q(a-c)	295
	q(b-a)	5
	q(b-c)	5
	f	0.50
CAPACITIES (pcu/hr)	Q(b-ac)	490.65
	Q(c-a)	1785.5
	Q(c-b)	621.51
RFC's	c-a	0.16
	c-b	0.01
	b-ac	0.02
RFC		**0.16**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(wc-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q(b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a) Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1

Simplified Priority Junction Capacity Calculation

Job Title:	Traffic Consultancy Services for Buddhist Cheung Ha Temple		
Junction:	Kam Shan Road/ Hon Ka Road (J2)		Designed by: MST
Scheme:	2032 Design Traffic Flows (Weekend after Ching Ming Festival)		Checked by: MYL
Design Year: 2032		Job No.:CHK50801110	Date: Jul-24
Arm A:	Kam Shan Road WB		
Arm B:	Hon Ka Road		
Arm C:	Kam Shan Road EB		



GEOMETRY

Major Road Width (m)	W	7.30	Lane widths (m)	w(b-a)	3.50
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.50
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.65
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	20	Calculated Parameters	D	0.843
	Vl(b-a)	50		E	0.897
	Vr(b-c)	20		F	0.937
	Vr(c-b)	50		Y	0.748

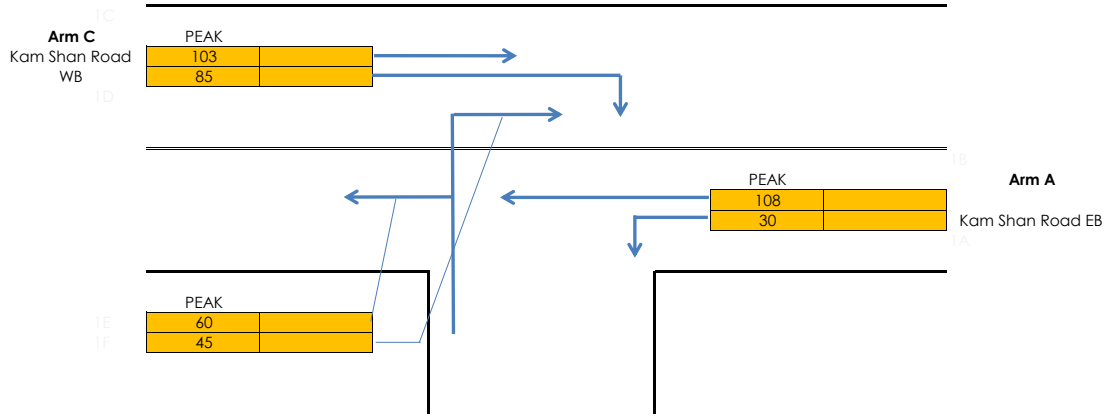
ANALYSIS		**PEAK**
TRAFFIC FLOWS (pcu/hr)	q(c-a)	168
	q(c-b)	5
	q(a-b)	10
	q(a-c)	193
	q(b-a)	5
	q(b-c)	5
	f	0.50
CAPACITIES (pcu/hr)	Q(b-ac)	526.68
	Q(c-a)	1786.1
	Q(c-b)	646.27
RFC's	c-a	0.09
	c-b	0.01
	b-ac	0.02
RFC		**0.09**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(wc-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q(b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a) Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1

Simplified Priority Junction Capacity Calculation

Job Title:	Traffic Consultancy Services for Buddhist Cheung Ha Temple		
Junction:	Kam Shan Road/ Access Road Linking to Kam Shek New Village Car Park (J3)	Designed by:	MST
Scheme:	2032 Design Traffic Flows (Weekend prior to Ching Ming Festival)	Checked by:	MYL
Design Year: 2032	Job No.:CHK50801110	Date:	Jul-24
Arm A:	Kam Shan Road EB		
Arm B:	Access Road Linking to Kam Shek New Village Car Park		
Arm C:	Kam Shan Road WB		



Arm B Access Road Linking to Kam Shek New Village Car Park

GEOMETRY

Major Road Width (m)	W	7.00	Lane widths (m)	w(b-a)	3.70
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.70
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.90
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	40	Calculated Parameters	D	0.865
	Vl(b-a)	30		E	0.932
	Vr(b-c)	40		F	0.959
	Vr(c-b)	50		Y	0.759

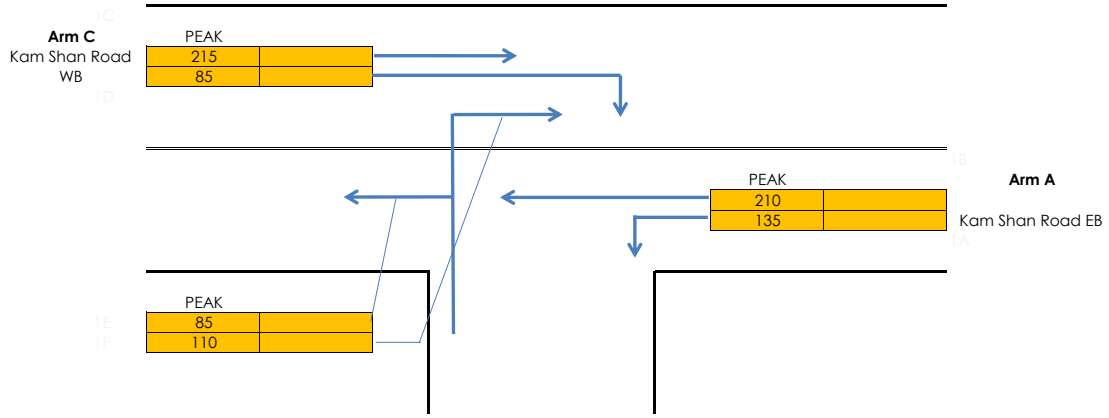
ANALYSIS		**PEAK**
TRAFFIC FLOWS (pcu/hr)	q(c-a)	103
	q(c-b)	85
	q(a-b)	30
	q(a-c)	108
	q(b-a)	45
	q(b-c)	60
	f	0.57
CAPACITIES (pcu/hr)	Q(b-ac)	563.71
	Q(c-a)	1574.3
	Q(c-b)	677.93
RFC's	c-a	0.07
	c-b	0.13
	b-ac	0.19
RFC		**0.19**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(wc-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q(b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a) Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1

Simplified Priority Junction Capacity Calculation

Job Title:	Traffic Consultancy Services for Buddhist Cheung Ha Temple		
Junction:	Kam Shan Road/ Access Road Linking to Kam Shek New Village Car Park (J3)	Designed by:	MST
Scheme:	2032 Design Traffic Flows (Ching Ming Festival)	Checked by:	MYL
Design Year: 2032	Job No.:CHK50801110	Date:	Jul-24
Arm A:	Kam Shan Road EB		
Arm B:	Access Road Linking to Kam Shek New Village Car Park		
Arm C:	Kam Shan Road WB		



Arm B Access Road Linking to Kam Shek New Village Car Park

GEOMETRY

Major Road Width (m)	W	7.00	Lane widths (m)	w(b-a)	3.70
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.70
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.90
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	40	Calculated Parameters	D	0.865
	Vl(b-a)	30		E	0.932
	Vr(b-c)	40		F	0.959
	Vr(c-b)	50		Y	0.759

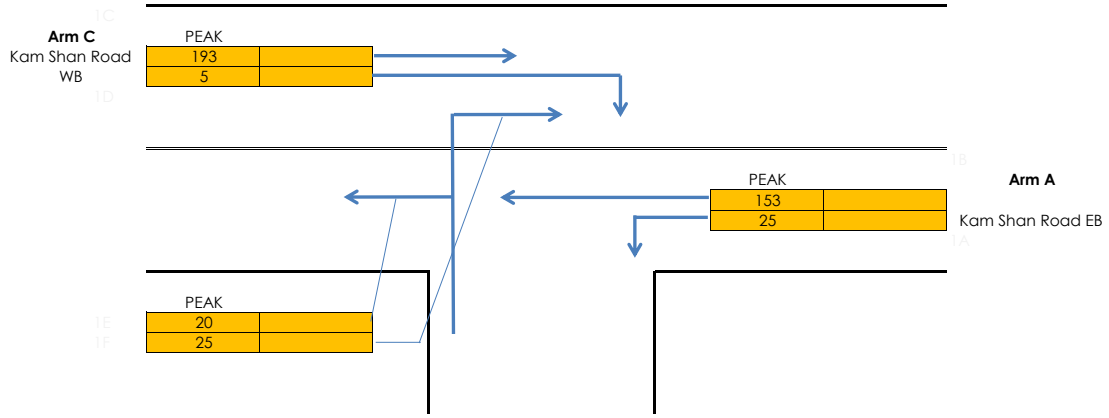
ANALYSIS		**PEAK**
TRAFFIC FLOWS (pcu/hr)	q(c-a)	215
	q(c-b)	85
	q(a-b)	135
	q(a-c)	210
	q(b-a)	110
	q(b-c)	85
	f	0.44
CAPACITIES (pcu/hr)	Q(b-ac)	489.21
	Q(c-a)	1554.5
	Q(c-b)	623.12
RFC's	c-a	0.14
	c-b	0.14
	b-ac	0.40
RFC		**0.40**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(wc-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q(b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a) Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1

Simplified Priority Junction Capacity Calculation

Job Title:	Traffic Consultancy Services for Buddhist Cheung Ha Temple		
Junction:	Kam Shan Road/ Access Road Linking to Kam Shek New Village Car Park (J3)	Designed by:	MST
Scheme:	2032 Design Traffic Flows (Weekend after Ching Ming Festival)	Checked by:	MYL
Design Year: 2032	Job No.:CHK50801110	Date:	Jul-24
Arm A:	Kam Shan Road EB		
Arm B:	Access Road Linking to Kam Shek New Village Car Park		
Arm C:	Kam Shan Road WB		



Arm B Access Road Linking to Kam Shek New Village Car Park

GEOMETRY

Major Road Width (m)	W	7.00	Lane widths (m)	w(b-a)	3.70
Central Reserve Width (m)	Wcr	0.00		w(b-c)	3.70
Blockage of major road right turn	Y/N?	Y		w(c-b)	3.90
Combined stream on minor arm	Y/N?	Y			
Visibility Distances (m)	Vr(b-a)	40	Calculated Parameters	D	0.865
	Vl(b-a)	30		E	0.932
	Vr(b-c)	40		F	0.959
	Vr(c-b)	50		Y	0.759

ANALYSIS		**PEAK**
TRAFFIC FLOWS (pcu/hr)	q(c-a)	193
	q(c-b)	5
	q(a-b)	25
	q(a-c)	153
	q(b-a)	25
	q(b-c)	20
	f	0.44
CAPACITIES (pcu/hr)	Q(b-ac)	538.85
	Q(c-a)	1786.5
	Q(c-b)	667.34
RFC's	c-a	0.11
	c-b	0.01
	b-ac	0.08
RFC		**0.11**

Where Vl and Vr are visibility distances to the left or right of the respective streams
D = (1+0.094(w(b-a)-3.65))(1+0.0009(Vr(b-a)-120))(1+0.0006(Vl(b-a)-150))
E = (1+0.094(w(b-c)-3.65))(1+0.0009(Vr(b-c)-120))
F = (1+0.094(wc-b)-3.65))(1+0.0009(Vr(c-b)-120))
Y = 1-0.0345W
f = proportion of minor traffic turning left
Q(b-ac) = Q(b-c)*Q(b-a)/(1-f)*Q(b-c)+f*Q(b-a) Capacity of combined streams

All the above formulas are in accordance to T.P.D.M. Volume 2 Chapter 4 Appendix 1

APPENDIX B–

Descriptions of Level-of-Services (LOS)

Description of Pedestrian Walkway Level-of-Service (LOS)

LOS	Flow Rate (ped/min/m)	Description
A	≤ 16	Pedestrians basically move in desired paths without altering their movements in response to other pedestrians. Walking speeds are freely selected, and conflicts between pedestrians are unlikely.
B	16 – 23	Sufficient space is provided for pedestrians to freely select their walking speeds, to bypass other pedestrians and to avoid crossing conflicts with others. At this level, pedestrians begin to be aware of other pedestrians and to respond to their presence in the selection of walking paths.
C	23 – 33	Sufficient space is available to select normal walking speeds and to bypass other pedestrians primarily in unidirectional stream. Where reverse direction or crossing movement exist, minor conflicts will occur, and speed and volume will be somewhat lower.
D	33 – 49	Freedom to select individual walking speeds and bypass other pedestrians is restricted. Where crossing or reverse-flow movements exist, the probability of conflicts is high and its avoidance requires changes of speeds and position. The LOS provides reasonable fluid flow; however considerable friction and interactions between pedestrians are likely to occur.
E	49 – 75	Virtually, all pedestrians would have their normal walking speeds restricted. At the lower range of this LOS, forward movement is possible only by shuffling. Space is insufficient to pass over slower pedestrians. Cross- and reverse-movement are possible only with extreme difficulties. Design volumes approach the limit of walking capacity with resulting stoppages and interruptions to flow.
F	> 75	Walking speeds are severely restricted. Forward progress is made only by shuffling. There are frequent and unavoidable conflicts with other pedestrians. Cross- and reverse-movements are virtually impossible. Flow is sporadic and unstable. Space is more characteristics of queued pedestrians than of moving pedestrian streams.

Description of Queueing Area Level-of-Service (LOS)

LOS	Average Pedestrian Area (m^2/person)	Description
A	> 1.2	Standing and free circulation through the queueing area is possible without disturbing others within the queue.
B	0.9 – 1.2	Standing and partially restricted circulation to avoid disturbing others in the queue is possible.
C	0.6 – 0.9	Standing and restricted circulation through the queuing area by distributing others in the queue is possible; this density is within the range of personal comfort.
D	0.3 – 0.6	Standing without touching is possible; circulation is severely restricted within the queue and forward movement is only possible as a group; long-term waiting at this density is uncomfortable.
E	0.2 – 0.3	Standing in physical contact with others is unavoidable; circulation in the queue is not possible; queueing can only be sustained for a short period without serious discomfort.
F	≤ 0.2	Virtually all persons within the queue are standing in direct physical contact with others; this density is extremely uncomfortable; no movement is possible in the queue; there is potential for panic in large crowds at this density.

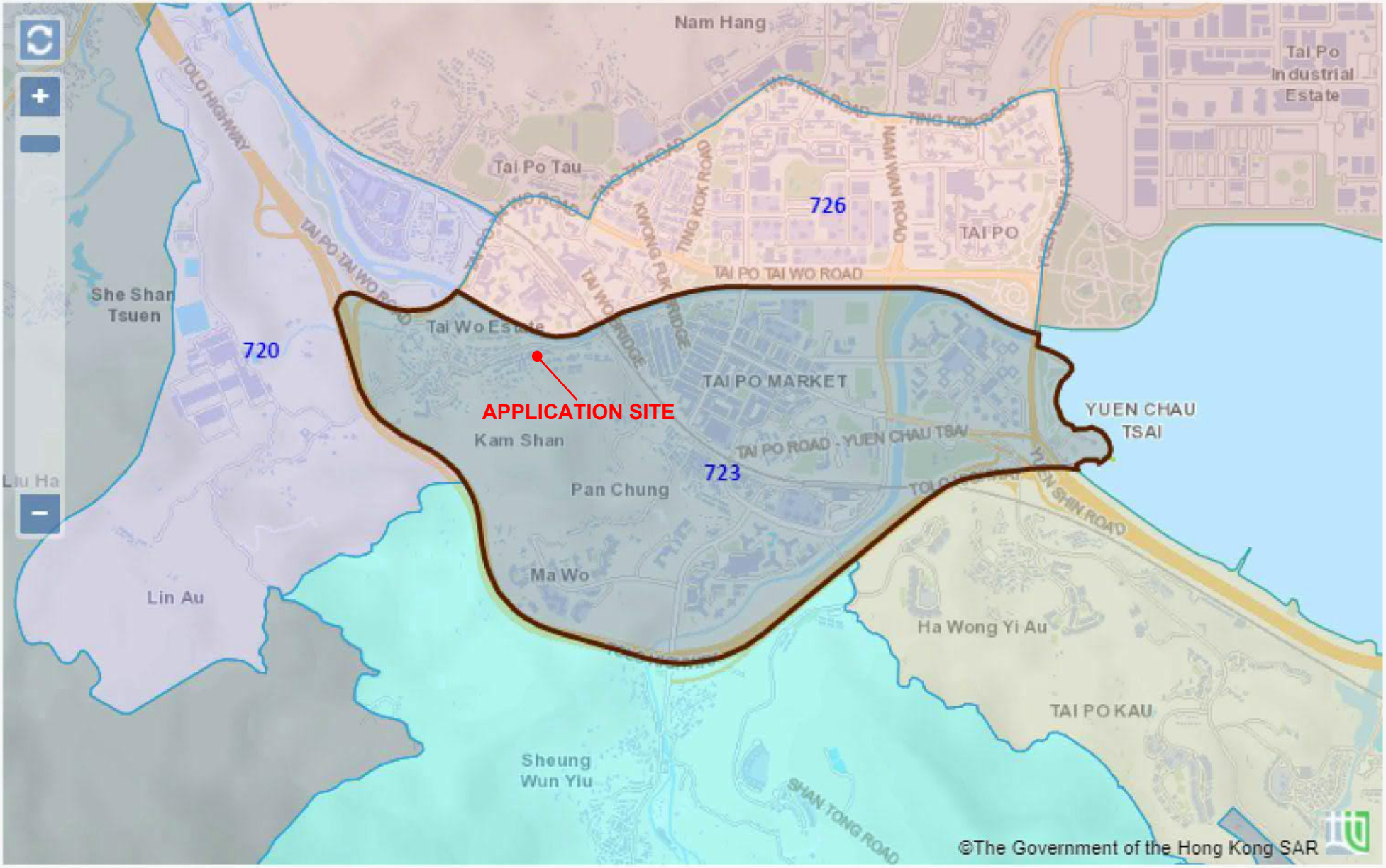
APPENDIX C –

Tertiary Planning Unit (TPU) Boundaries

Capture of Tertiary Planning Unit (TPU) Boundaries from 2016 Population By-census

Tertiary Planning Unit: 723

Reset



APPENDIX D –

Letters from the Applicant to Hong Kong Police Force (HKPF)

2012-5-01

佛教長霞淨院有限公司
BUDDHIST CHEUNG HA TEMPLE LIMITED
香港新界大埔錦山路43 - 45號
43-45, Kam Shan Road, Tai Po, N.T., Hong Kong

CIP/Traffic NTN Hq,

8th Dec.,2012

1st and 3rd floors,

Sheung Shui Polce Station,

Fanling Roundabout,Fanling,

New Territories.

BY FAX 2683 1801 and POST

Dear Sirs,

Traffic Control on Kam Shan Road, Tai Po,New Territories

On Buddhist 阿彌陀佛聖誕 on 27th,28th and 29th Dec.,2012

Please be informed that we will hold the 2012 Buddhist 阿彌陀佛聖誕 on 27th,28th and 29th Dec.,2012. The details are shown below:---

Date	Hours of Operation	Expected no. of Participants
27th Dec.,2012	10:00 to 16:00	600
28th Dec.,,2012	10:00 to 16:00	800
29th Dec.,,2012	10:00 to 16:00	900

We should be grateful if you would kindly arrange partols on Kam Shan Road, especially the section from Hon Kar Road to Kam Shan Village Office.

Thank you for your attention and co-operation.

Yours faithfully,

For and on bahalf of

BUDDHIST CHEUNG HA TEMPLE LTD.

(Auser AU)

Project Manager

BUDDHIST CHEUNG HA TEMPLE LIMITED 佛教長霞淨院有限公司

2014-CM-01

佛教長霞淨院有限公司
BUDDHIST CHEUNG HA TEMPLE LIMITED

香港新界大埔錦山路43 - 45號
43-45, Kam Shan Road, Tai Po, N.T., Hong Kong

Hong Kong Police Force

16th March,2014

Tai Po District,
Tai Po Division,
No.,4, On Po Lane,
Tai Po,
N T.

FILE

BY *FAX* 2144 1126 and MAIL

(Attention: DVC/Tai Po)

Dear Sirs,

Traffic Control on Kam Shan Road, Tai Po, New Territories
On Ching Ming Festival Days on 5th April,2014

Please be informed that Ching Ming Festival this year falls on 5th April,2014. It is expected that the Buddhists followers and members of the public will come to worship their ancestors two weeks before and after the Ching Ming Festival.,i.e., 22nd March to 19th April,2014 especially on Saturdays and Sundays within the aforesaid period.

We should be grateful if you would kindly arrange patrols on Kam Shan Road,especially the section from Hon Kar Road to Kam Shan Village Office.

Thank you for your attention and co-operation.

Yours faithfully,
For and on behalf of
BUDDHIST CHEUNG HA TEMPLE LTD.

CHEUNG HA TEMPLE BUDDHIST LIMITED 佛教長霞淨院 有限公司

(Auser AU)
Administrator

c.c. NT/N Regional Hqs.,
1st and 3rd Floors,
Sheung SHui Police Station,
Fanling Roundabout,
Fanling,
New Territories.

By FAX 2683 1801 and MAIL

(Attention: CIP/Traffic,NTN/HQ)

2015-CM-01

佛教長霞淨院有限公司
BUDDHIST CHEUNG HA TEMPLE LIMITED
香港新界大埔錦山路43 - 45號
43-45, Kam Shan Road, Tai Po, N.T., Hong Kong

FILE

N T North Regional Headquarters,
1st and 3rd Floors.
Sheung Shui Police Station,
Fanling Roundabout,
Fanling,
N.T.
(Attention: CIP/Traffic,NTN,HQ)

11th March,2015.

By FAX 2683 1801 and Post

Dear Sirs,

Traffic Control on Kam Shan Road, Tai Po, New Territories
On Ching Ming Festival Days on 3rd to 6th April, 2015 inclusive

Please be informed that Ching Ming Festival this year falls on 5th April,2015 (Sunday). It is expected that the Buddhists followers and members of the public will come to worship their ancestors two weeks before and after the Ching Ming Festival,i.e., 29th March,2015 to 12th April,2015 inclusive, especially on Saturdays and Sundays within the aforesaid period. As there might be pedestrian and vehicular congestion around and near to our Temple campus ,we shoule be grateful if you would kindly arrange patrols on Kam Shan Road,especially the section from Hon Kar Road to Kam Shan Village Office.

Thank you for your attention and co-operation.

Yours faithfully,
For and on behalf of
BUDDHIST CHEUNG HA TEMPLE LTD.

(Auser AU)
Administrator.

c.c. Hong Kong Police Force,
Tai Po District, Tai Po Division,
No. 4, On Po Lane,Tai Po
,New Territories. **(Attention: DVC/Tai Po)**

BY FAX 2144 1126 and POST

2017-YL-01 1/2

FILE

佛教長霞淨院有限公司
BUDDHIST CHEUNG HA TEMPLE LIMITED
香港新界大埔錦山路43 - 45號
43-45, Kam Shan Road, Tai Po, N.T., Hong Kong

Hong Kong Police Force,
N T North Regional Headquarters,
Traffic N.T. North Headquarters,
2nd Floor, No. 6, On Po Lane,
Tai Po,
N.T.
(Attention: SSP/Traffic,NTN,HQ)

10 JUL 2017

By FAX 2665 1500 and Post

Dear Sirs,

Traffic Control on Kam Shan Road, Tai Po, New Territories
On Yu Lan Festival Days on 2nd to 4th Sept., 2017 inclusive

Please be informed that **Yu Lan Festival(盂蘭節)** this year falls in early Sept.,2017. It is expected that the Buddhists followers and members of the public will come to worship their ancestors in columbaria in our Temple on the following days inclusive:---

Date	Day	Time
2, 3, and 4 Sept.	Saturday to Monday	08:00 to 18:00 hrs.

As there might be pedestrian and vehicular congestion around and near to our Temple campus ,we shoule be grateful if you would kindly arrange patrols on Kam Shan Road, especially the section from Hon Kar Road to Kam Shan Village Office.

Thank you for your attention and co-operation.

Yours faithfully,
For and on behalf of
BUDDHIST CHEUNG HA TEMPLE LTD.

(Auser AU)
Administrator.

佛教長霞淨院有限公司
BUDDHIST CHEUNG HA TEMPLE LIMITED
香港新界大埔錦山路43 - 45號
43-45, Kam Shan Road, Tai Po, N.T., Hong Kong

2017-YL-02 2/2

c.c. Hong Kong Police Force,
Tai Po District,
Tai Po Division,
No. 4, On Po Lane,
Tai Po,
New Territories. **(Attention: DVC/Tai Po)** **BY FAX 2144 1126 and POST**

電話 Tel : (852) 2652 1126 / (852) 2652 1134 傳真 Fax : (852) 2652 1126 電郵 Email : csinfo@cheunghatemple.org www.cheunghatemple.org

佛教長霞淨院有限公司
BUDDHIST CHEUNG HA TEMPLE LIMITED
香港新界大埔錦山路43-45號
43-45,Kam Shan Road,Tai Po,N.T.,Hong Kong

香港警務署處長
(受文者---新界北高级警司)
新界北交通总部
大埔安埔里 6 號三楼
新界大埔

平郵及傳真 2665 1500

敬爱的警務長官,

佛教長霞淨院 2018 年 8 月 24 至 26 日盂蘭節法會
大埔錦山路交通管制問題

敬請留意, 本院将於本年 8 月 24(星期五)至 26 日(星期日) 举行一年一度盂蘭節法會, 預料有很多善信會前来参与儀式及拜祭, 至令人流及車流大量增加. 如往年一樣,烦請你預先作出安排, 到時派出人员, 巡視本院附近錦山路尤其由漢家路至錦山村村公所的一段地域. 本院亦會相应特派員工, 疏導挤塞情况.

日期表列如下:---

日期	農曆	星期	時間
24/8	七月十四	五	07 :00 至 19:00
25/8	七月十五	六	07 :00 至 19:00
26/8	七月十六	日	07 :00 至 17:00

多蒙合作, 如有疑问, 可电联本人, 手机 9233 5672 並順祝安康.

代表 佛教長霞淨院有限公司

潘冠球
董事兼院長
2018 年 8 月 1 日

副本: 大埔警署署長 (傳真 2144 1126 及平郵)

COPY

TP 1/3

佛教長霞淨院有限公司
BUDDHIST CHEUNG HA TEMPLE LIMITED
香港新界大埔錦山路43 - 45號
43-45, Kam Shan Road, Tai Po, N.T., Hong Kong

香港警務署處長
(受文者---新界北高级警司)
新界北交通总部
大埔安埔里 6 號三楼
新界大埔

平郵及傳真 **2665 1500**

敬爱的警務長官,

佛教長霞淨院 **2019** 年清明節拜祭活動
大埔錦山路交通管制問題

敬請留意, 本年清明節為 **4** 月 **5** 日(星期五), 預料在此日前後壹星期會有很多善信前来本院拜祭先人, 至令人流及車流大量增加. 如往年一樣,煩請你預先作出安排, 到時派出人员, 巡視本院附近錦山路尤其由漢家路至錦山村村公所的一段地域. 本院亦會相应特派員工, 疏導挤塞情况.

預期下列日期時段人流及車流會特別繁忙:---,表列如下:---

日期	農曆	星期	時間
30/3 及 **31/3**	二月廿四日及廿五日	六及日	**07 :00** 至 **19:00**
5/4,6/4 及 **7/4**	三月初一初二及初三日	五,六及日	**07 :00** 至 **19:00**
13/4 及 **14/4**	三月初九及初十日	六及日	**07 :00** 至 **17:00**

多蒙合作, 如有疑问, 可电联本人, 手机 **9233 5672** 並順祝安康.

代表　佛教長霞淨院有限公司

潘冠球
董事兼院長
2019 年 **2** 月 **27** 日

副本:　大埔警署署長　**(傳真 2144 1126** 及平郵**)**

佛教長霞淨院有限公司
BUDDHIST CHEUNG HA TEMPLE LIMITED
香港新界大埔錦山路43 - 45號
43-45, Kam Shan Road, Tai Po, N.T., Hong Kong

COPY TP 2/3

香港警務署處長
(受文者---新界北高级警司)
新界北交通总部
大埔安埔里 6 號三楼
新界大埔

平郵及傳真 **2665 1500**

敬爱的警務長官,

佛教長霞淨院 **2019** 年 **8** 月 **9** 至 **11** 日盂蘭節法會
大埔錦山路交通管制問題

敬請留意, 本院將於本年 **8** 月 **9**(星期五)至 **11** 日(星期日) 举行一年一度盂蘭節法會, 預料有很多善信會前来参与儀式及拜祭, 至令人流及車流大量增加. 如往年一樣,烦請你預先作出安排, 到時派出人员, 巡視本院附近錦山路尤其由漢家路至錦山村村公所的一段地域. 本院亦會相应特派員工, 疏導挤塞情况.

日期表列如下:---

日期	農曆	星期	時間
9/8	七月初九日	五	**07 :00** 至 **19:00**
10/8	七月初十日	六	**07 :00** 至 **19:00**
11/8	七月十一日	日	**07 :00** 至 **17:00**

多蒙合作, 如有疑问, 可电联本人, 手机 **9233 5672** 並順祝安康.

代表　佛教長霞淨院有限公司

潘冠球
董事兼院長
2019 年 **2** 月 **27** 日

副本:　大埔警署署長　**(傳真 2144 1126** 及平郵)

COPY TP3/3

PERSONAL DATA - 個人資料

香 港 警 務 處
新界北總區警察總部
新界北總區交通調查組
新界大埔安埔里 6 號 217 室

HONG KONG POLICE FORCE
Traffic New Territories, North,
Traffic Investigation Group
NTN Regional Headquarters,
Room 217, No 6, On Po Lane,
Tai Po, New Territories

本署檔號 Our Ref. : (132) in NTN 18/5/2 Pt.6
來函檔號 Your Ref. :
電話 Telephone : 3661 3409
傳真 Fax No. : 2946 1041

新界 大埔
錦山路 43-45 號
佛教長霞淨院有限公司
董事兼院長 潘冠球

潘先生：

回覆-佛教長霞淨院 2019 年清明節拜祭活動及盂蘭節法會
大埔錦山路交通管制問題

本處已收悉 貴院於 2019 年 2 月 27 日致本處的兩封來信，有關 2019 年清明節拜祭活動及盂蘭節法會大埔錦山路交通管制問題。

本處已得悉信內事項並將作出相關跟進。

如有任何查詢，請致電 3661 3408 與新界北總區交通部支援組劉毅康高級督察聯絡。

警務處處長

劉毅康

（劉毅康 代行）

2019 年 3 月 5 日

佛教長霞淨院有限公司
BUDDHIST CHEUNG HA TEMPLE LIMITED
香港新界大埔錦山路43 - 45號
43-45, Kam Shan Road, Tai Po, N.T., Hong Kong

香港警務署處長
(受文者---新界北高级警司)
新界北交通总部
大埔安埔里 **6** 號三楼
新界大埔

平郵及傳真 **2665 1500**

敬爱的警務長官,

修正日期
佛教長霞淨院 **2019** 年 **8** 月 **8** 至 **12** 日盂蘭節法會
大埔錦山路交通管制問題

敬請留意, 本院已修正日期,将於本年 **8** 月 **8** 日(星期四)至 **12** 日(星期一) 举行一年一度盂蘭節法會, 預料有很多善信會前来参与儀式及拜祭, 至令人流及車流大量增加. 如往年一樣,烦請你預先作出安排, 到時派出人员, 巡視本院附近錦山路尤其由忠信里(漢家路)至錦山村村公所的一段地域. 本院亦會相应特派員工, 疏導挤塞情况.

日期表列如下:---

日期	農曆	星期	時間
8/8	七月初八日	四	**07 :00** 至 **19:00**
9/8	七月初九日	五	**07:00** 至 **19:00**
10/8	七月初十日	六	**07 :00** 至 **19:00**
11/8	七月十一日	日	**07 :00** 至 **19:00**
12/8	七月十二日	一	**07:00** 至 **17:00**

多蒙合作, 如有疑问, 可电联本人, 手机 **9233 5672** 並順祝安康.

代表 佛教長霞淨院有限公司

潘冠球
董事兼院長
2019 年 **4** 月 **26** 日

副本: 大埔警署署長 **(傳真 2144 1126** 及平郵)

佛教長霞淨院有限公司
BUDDHIST CHEUNG HA TEMPLE LIMITED
香港新界大埔錦山路43 - 45號
43-45, Kam Shan Road, Tai Po, N.T., Hong Kong

香港警務處處長
(受文者---新界北高級警司)
新界北總區警察總部
新界北總區交通調查組
新界大埔安埔里 6 號 217 室

平郵及傳真 2946 1041 3661 3209 / 2661 1500

FAXED 26/9

敬愛的警務長官,

佛教長霞淨院 2019 年重陽節拜祭活動
大埔錦山路交通管制問題

敬請留意，本年重陽節為 10 月 7 日(星期一)，預料在此日前後壹星期會有很多家屬前來拜祭先人，致令人流及車流大量增加。如往年一樣，煩請您預先作出安排，到時派出人員，巡視本院附近錦山路尤其由忠信里(漢家路)至錦山村村公所一段地域。本院亦會相應特派員工，疏導擠塞情況。

日期表列如下：

日期	農歷	星期	時間
6-10-2019	九月初八日	日	07：00 至 19：00
7-10-2019	九月初九日	一	07：00 至 19：00
13-10-2019	九月十五日	日	07：00 至 19：00

多蒙合作，如有任何疑問，請致電 9233 5672 與本人聯絡。

代表　佛教長霞淨院有限公司

BUDDHIST CHEUNG HA TEMPLE LIMITED 佛教長霞淨院 有限公司

潘冠球
董事兼院長
2019 年 9 月 26 日

副本：大埔警處處長 (傳真 2946 1041 及平郵)

PERSONAL DATA - 個人資料

香 港 警 務 處
新界北總區警察總部
新界北總區交通調查組
新界大埔安埔里 6 號 217 室

HONG KONG POLICE FORCE
Traffic New Territories, North,
Traffic Investigation Group
NTN Regional Headquarters,
Room 217, No 6, On Po Lane,
Tai Po, New Territories

本署檔號 Our Ref. : (79) in NTN 18/5/2 Pt.7
來函檔號 Your Ref. :
電話 Telephone : 3661 3409
傳真 Fax No. : 2665 1500

新界 大埔
錦山路 43-45 號
佛教長霞淨院有限公司
董事兼院長 潘冠球

潘先生：

回覆-佛教長霞淨院 **2019** 年重陽節拜祭活動
大埔錦山路交通管制問題

本處已收悉 貴院於 2019 年 9 月 26 日致本處的來信，有關上述重陽節拜祭活動大埔錦山路一帶的交通管制問題。

本處已得悉信內事項，並已將上述個案轉介至大埔警區行動主任以便作出跟進。

如有任何查詢，請致電 3661 3409 與新界北總區交通部支援組李家陞督察聯絡。

警務處處長

（李家陞 代行）

2019 年 10 月 01 日

佛教長霞淨院有限公司
BUDDHIST CHEUNG HA TEMPLE LIMITED
香港新界大埔錦山路43 - 45號
43-45, Kam Shan Road, Tai Po, N.T., Hong Kong

香港警務處處長
(受文者---新界北高级警司)
新界北交通總部
大埔安埔里 6 號三樓
新界大埔

平郵及傳真 2665 1500

敬爱的警務長官,

佛教長霞淨院 2020 年清明節拜祭活動
大埔錦山路交通管制問題

敬請留意, 本年清明節為 4 月 4 日(星期六), 雖然我們已請各善位避免於清明正日及公衆假日前來拜祭先人及利用本院 Apps 預约拜祭, 然而預料在此日前後壹星期會有很多善信前来本院拜祭先人, 至令人流及車流大量增加. 如往年一樣, 烦請你預先作出安排, 到時派出人员, 巡視本院附近錦山路尤其由漢家路至錦山村村公所的一段地域. 本院亦會相應特派員工, 疏導擠塞情况.

預期下列日期時段人流及車流會特别繁忙,表列如下:---

日期	農曆	星期	時間
4/4 及 5/4	三月十二日及十三日	六及日	07 :00 至 19:00
10/4 至 13/4	三月十八至廿一日	五至一	07 :00 至 19:00

多蒙合作, 如有疑问, 可电联本人, 手机 9233 5672 並順祝安康.

代表 佛教長霞淨院有限公司

潘冠球
董事兼院長
2020 年 3 月 18 日

副本: 大埔警署署長 (傳真 2144 1126 及平郵)

佛教長霞淨院有限公司
BUDDHIST CHEUNG HA TEMPLE LIMITED
香港新界大埔錦山路43 - 45號
43-45, Kam Shan Road, Tai Po, N.T., Hong Kong

善

21 AUG 2020

大埔警署署長

大埔錦山村佛教長霞淨院 2020 年度盂蘭法事

如以往數年一樣，茲謹通知貴署我院將於下列日期時間舉行本年度盂蘭法事：

日期	時間
28/08/2020 至 30/08/2020 (星期五 至 星期日)	09 : 00 至 17 : 00

但基於 2019 新冠肺炎防疫措施，為了減少感染，本院不開放信眾來本院拜祭或觀禮，故很少信眾會進出本院。

僅此實報貴署，共祝

安康

代表
佛教長霞淨院有限公司

(潘冠球)
董事兼院長

CHEUNG HA TEMPLE BUDDHIST LIMITED
佛教長霞淨院
有限公司

副本送：新界北(交通)總警司

電話 Tel : (852) 2652 1126 / (852) 2652 1134 傳真 Fax : (852) 2652 1126 電郵 Email : csinfo@cheunghatemple.org www.cheunghatemple.org

佛教長霞淨院有限公司
BUDDHIST CHEUNG HA TEMPLE LIMITED
香港新界大埔錦山路43 - 45號
43-45, Kam Shan Road, Tai Po, N.T., Hong Kong

2024 年 3 月 23 日

香港警務處處長
新界北交通總部
新界大埔埔安埔里 6 號 217 室

親愛的警務處處長，

佛教長霞淨院 2024 年清明節拜祭活動
大埔錦山路交通管制問題

敬請垂注，本年度清明節於 4 月 4 日(星期四)，當天本院有清明節法事活動舉行。本院預料以下日期會有眾多家屬前來拜祭先人，人流及車流同時會大量增加。
煩請貴處預先作出安排，到時派員到場巡視本院附近錦山路，尤其由忠信里(漢家路) 至錦山村村公所一段地域。本院在以下日期亦會相應特派員工，以疏導交通擠塞情況。

日期表列如下:

日期	農曆	星期	時間
31/3/2024	二月廿二日	日	07:00 至 19:00
4/4/2024	二月廿六日	四	07:00 至 19:00
7/4/2024	二月廿九日	日	07:00 至 19:00

多蒙合作，如有任何疑問，請致電 9233 5672 與本人聯絡。

潘冠球
(董事及院長)
代表 佛教長霞淨院有限公司

副本：大埔警務處處長(傳真 2144 1126)

佛教長霞淨院

私營骨灰安置所

管理方案

2024 年 9 月

目錄

前言 · · ·

前言

本院自 1928 年由三五比丘尼結庵同修，成立「美全堂」; (即佛教長霞淨院前身)，以供奉三寶佛及觀世音菩薩、淨化心靈、開導善信、弘法利生為任，故此奠定了「美全堂」在錦山村已至大埔區的重要性，並且源流至今。時至一九六零年代，「美全堂」易名「長霞精舍」。百年風雨，淨院曾受山洪破壞，幸得佛力庇祐，及各方善信鄉親父老集資重修，時維 2002 年，易名為「長霞淨院」。歷任住持為釋上昌下潔，傳釋上宏下本，傳釋上惟下端，至此傳至在家修行弟子妙冠 [潘冠球] 為現任院長，妙冠院長秉承祖師佛法，本院駐有法師上遠下塵早晚禮敬諸佛及誦經於本院所有先人、與眾善信結萬善之緣、修葺廟宇及佛像、有大雄寶殿、觀音殿、靈鷲宮、主要為釋迦牟尼佛及觀世音菩薩、地藏菩薩、濟公活佛、十八羅漢等。

至於陰宅，骨灰及祖先靈位早晚炷香，初一、十五齋菜供奉，每年舉辦不同法會超度先人，院方行使現代化管理，院內以莊嚴，雅潔為主，並以善行為常務。

私營骨灰安置所管理方案

1. 骨灰安置所基本資料

骨灰安置所名稱 ： 佛教長霞淨院

骨灰安置所地址 ： 新界大埔錦山村 43 至 45 號, 丈量約份第 6 約地段第 1087 號及第 1130 號及毗鄰政府土地

開始營辦年份 ：1970

營辦者名稱 ： 佛教長霞淨院有限公司

營辦者的身分 ： 土地擁有人

骨灰安置所所屬宗教 ： 佛教

佛教長霞淨院使命包括：供奉三寶及先靈、施龕及一切善行。

2. 場地資料及樓宇排列

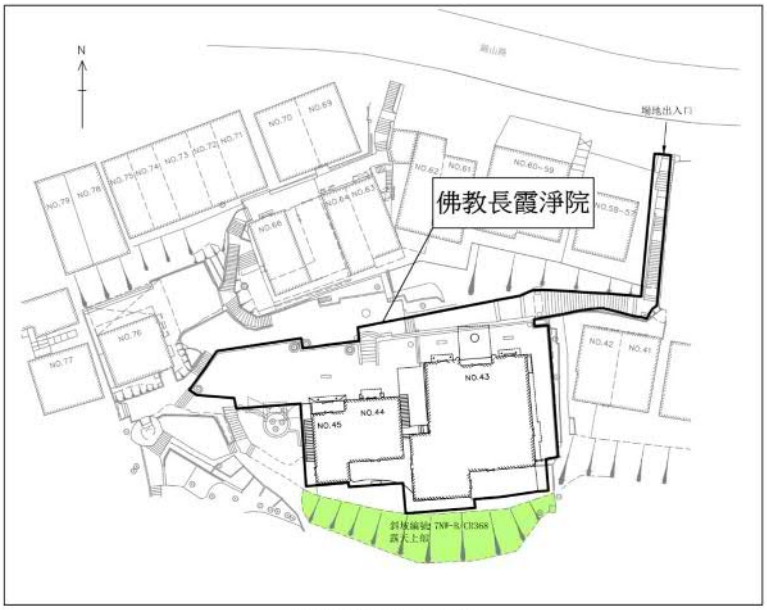
骨灰安置所佔地約 1,052.4 平方米，總樓宇建築面積約 969.1 平方米，共有 2 座骨灰安置所大樓。

其他支援骨灰安置所運作的必要配套設施及建築物：

名稱	性質	數量
◆ 男洗手間	拜祭人士如廁的地方	1 個
◆ 女洗手間	拜祭人士如廁的地方	1 個
◆ 觀音殿	拜祭人士拜祭的地方	1 間
◆ 大雄寶殿	拜祭人士拜祭的地方	1 間
◆ 思孝堂	拜祭人士拜祭的地方	1 間
◆ 什物區	用來放置什物的地方	1 個
◆ 儲物室	用來儲物的地方	3 間
◆ 什物房	用來放置什物的地方	2 間

場地平面圖

建議場地平面圖
就截算前骨灰安置所的牌照申請



圖例：

———	場地界線
▬	斜坡範圍

(A3 圖紙 1:500 比例)
建議場地平面圖（圖則編號：001）

3. 可容納的訪客量及入場管制

開放時間 ：

i. 平日開放時間　　上午九時 至 下午五時三十分

ii. 星期六、日及公眾假期的開放時間　　上午九時 至 下午五時三十分

iii. 掃墓高峰日子, 即清明節及重陽節期間的特別開放時間

正日　　上午七時 至 下午七時

正日前一週和後一週的星期六、日　　上午七時 至 下午七時

骨灰安置所可容納的訪客量 ：

本院每時段的拜祭人數上限為 117 人，每時段為 30 分鐘。

根據 2011 年建築物消防安全守則，每位客人於逃生時需佔有至少 2 平方米。以每時段拜祭人數上限為 117 人所計算，每位客人於室內的佔用地 為 3.63 平方米，因此，本院符合建築物消防安全守則。

每小時容納人數: 117/(30 分鐘/60 分鐘) = 234 人(拜祭人士)

每小時總可容納人數:234(拜祭人士)+117(等候人士)= 351 人

確保進場訪客人數不會超出上述可容納訪客量的措施 ：

i. 在掃墓高峰日子，拜祭時間分段，家屬必須透過本院的 「長霞淨院」電子應用程式預約拜祭時間，完成登記後會產生二維碼，登記人須依登記之時段持二維碼入場拜祭。

ii. 有關「長霞淨院」電子應用程式使用說明 (參閱附件一)

iii. 在掃墓高峰日子一個月前，透過郵信、WhatsApp、「長霞淨院」電子應用程式

和網站上通知家人避免正日拜祭，使訪客量可平均分佈於節日前後週末，減低人流負荷。亦會透過以上方法提醒前來拜祭人士須依登記之時間持二維碼入場拜祭。拜祭人士必須準時，如在預約 30 分鐘前到達或遲到，本院職員有權拒絕前來人士內進拜祭。

iv. 如客人未能有效地使用電子應用程式預約，可提前致電本院職員，會幫忙透過其他途徑如 Whatsapp 和郵寄方式，確保客人收到有效的二維碼，以方便年邁的拜祭人士。屆時，家屬需出示有效的二維碼方可內進。

v. 根據顧問公司提供之數據及可容納人數，透過電子應用程式預約系統嚴格控制在場人數，如訪客沒有預約不可入場拜祭。

vi. 拜祭人士來到本院，會先在正門經保安人員及職員掃瞄電子應用程式中的二維碼；由職員安排下帶到等候區；如有早到或遲到者，在等候區有足夠空間的情況下，由職員安排到等候區等候，等待場內環境允許下再安排進場。

vii. 本院會在等候區設立明確的中英雙語出入口指示牌及等候區指示牌。

買賣協議和場地規則中有關入場管制的安排 ：

在《佛教長霞淨院骨灰龕安放權協議》第 9.2 點列明客人必須同意佛教長霞淨院之「章則」，就有關入場管制的安排。「章則」第 9.2(b)點列明「在清明節及重陽節拜祭高峰期間的規定，使用院方電子應用程式預約才能進場拜祭，每個龕位預約最多四人，並禁止燃點蠟燭、燒衣及擺放過大祭品」。(附件二)

4. 交通及公共運輸安排

訪客前往骨灰安置所對附近道路產生的影響及建議的紓緩措施 :

i. 本院不設停車場，入口為錦山路旁，路旁不設停車位，本院不鼓勵訪客駕車前來拜祭。

ii. 在掃墓高峰日子，本院會於入口處設站崗及增加多名臨時職員指揮交通，安排車輛上落客後盡快離開，或指示往其他停車場泊車，以免阻塞交通。

公共交通工具 （見圖 A）:

i. 火車: 港鐵太和站 A 出口，途經神召會中學，過錦和橋後左轉直走，路程約 5-10 分鐘。

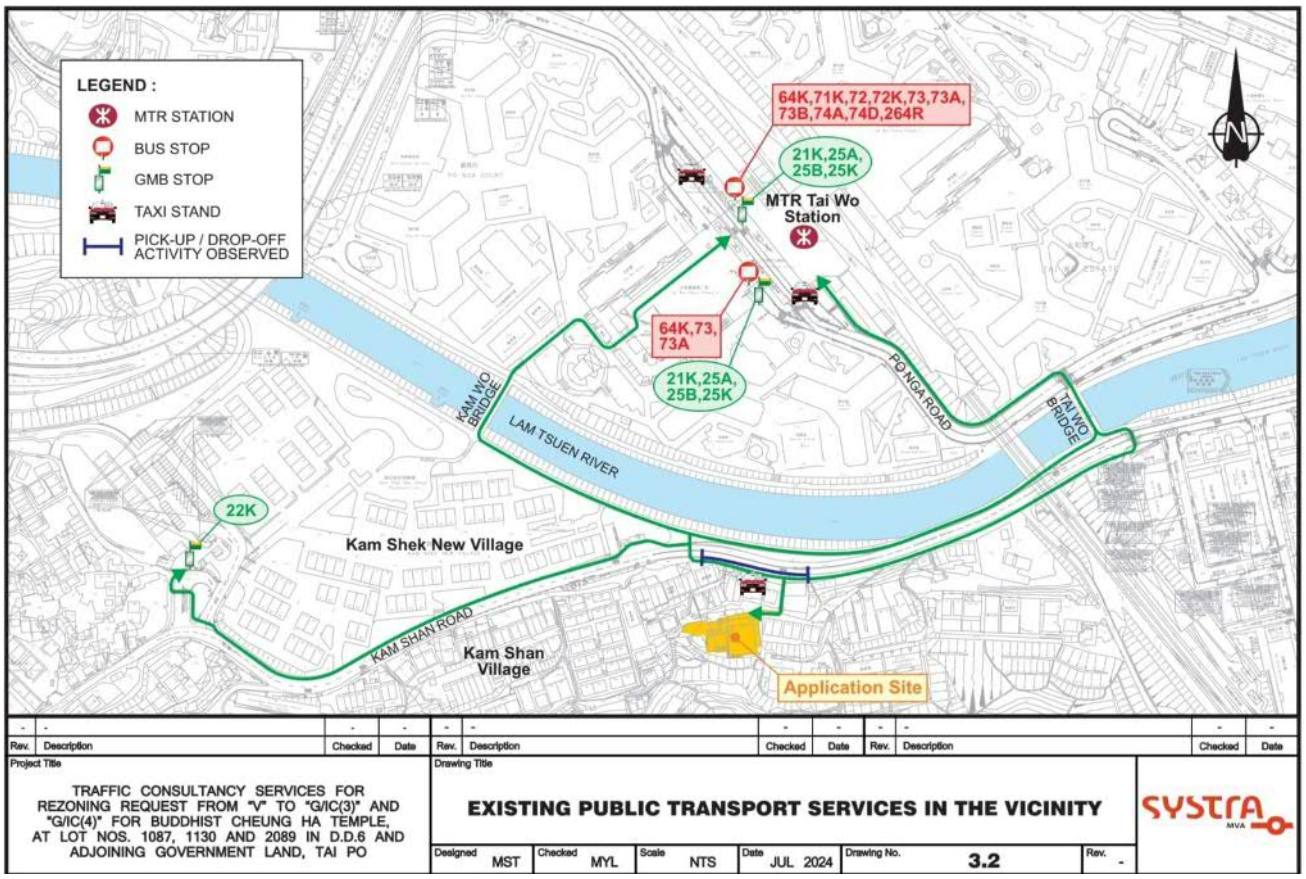
ii. 巴士: 乘 72，72A，72X，271，73A，73X，74X，64K，75X，及 E41 於廣福道巴士站下車步行至本寺院，約 8 分鐘。

iii. 綠色小巴: 26，28K，806A，806B ;

紅色小巴: 旺角至大埔，元朗至大埔，荃灣至大埔，深水埗至大埔，佐敦道至大埔，落馬洲至觀塘，銅鑼灣至大埔路線於寶鄉街站下車步行至本寺院，約 10 分鐘。

iv. 的士

圖 A



人流高峰期間本院（包括清明節及重陽節）的特別安排：

i. 於高峰日子前一個月，在本院電子應用程式及網站上發公告通知訪客儘量乘坐公共交通工具前往本院。

ii. 與新界北交通部及大埔警署聯絡，申請安排警務人員到本院協助維持秩序。

iii. 於本院出入口位置增調 5 名臨時保安員維持秩序。以應付掃墓高峰日子的人流。由於保安員需要不斷巡視場內的一切情況，因此沒有指定的站崗位置。保安員的職責主要應對拜祭高峰日子的人流管理；意外的出現；及罪案的發生等等。

iv. 高峰時期（ 包括清明節及重陽節 ）已聘請智畧保安服務及保安系統有限公司（ 保安牌照號碼:1712 ）協助維持秩序。

5. 人流管理

本院在人流高峰期間 (包括清明節及重陽節) 會實行人流管制措施及人手調配計劃(附件三)，控制本院的可容納人數不超上限，維持出入口處附近路段行人和車輛的秩序安全及確保本院西北方出入口在掃墓高峰日子派員維持秩序安全及確保拜祭人士不會使用該出入口進場及離開，詳細的安排包括 :

道路及行人路的布局與人流方向 :

i. 參閱圖 B 及圖 C （ 佛教長霞淨院人流方向平面圖 ）

ii. 本院會在沿途及出入口張貼明確的中英雙語出入口指示牌，以便外藉人士。

人流管制的配套設施 :

i. 設有 1 個等候區，由工作人員安排訪客有秩序入場拜祭，本院會在等候區設立明確的中英雙語出入口指示牌及等候區指示牌。

(參閱圖 B 及圖 C 黃色區域)

ii. 在出入口路線增加中英雙語路線指示牌。

(參閱圖 B 及圖 C)

圖 B

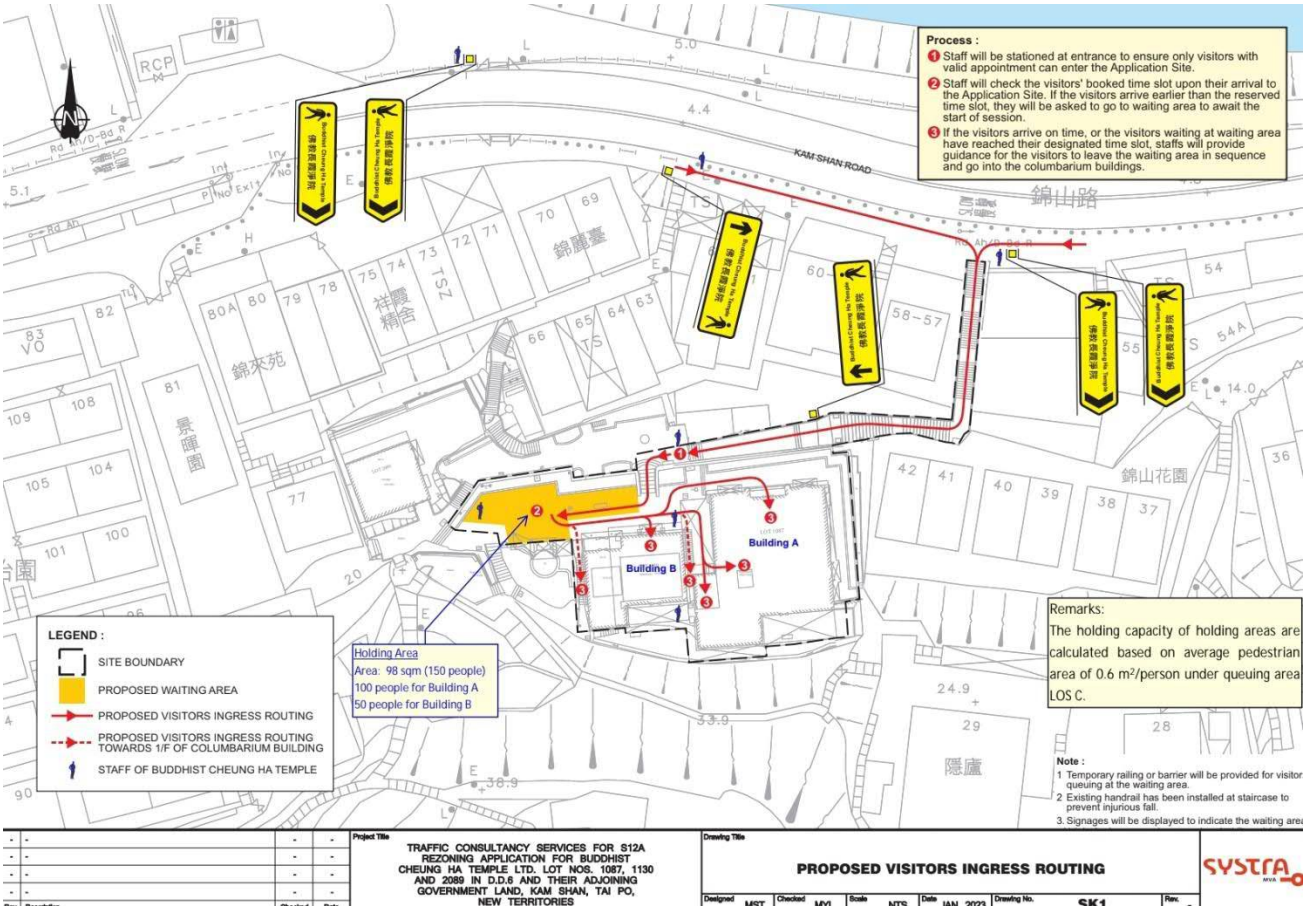
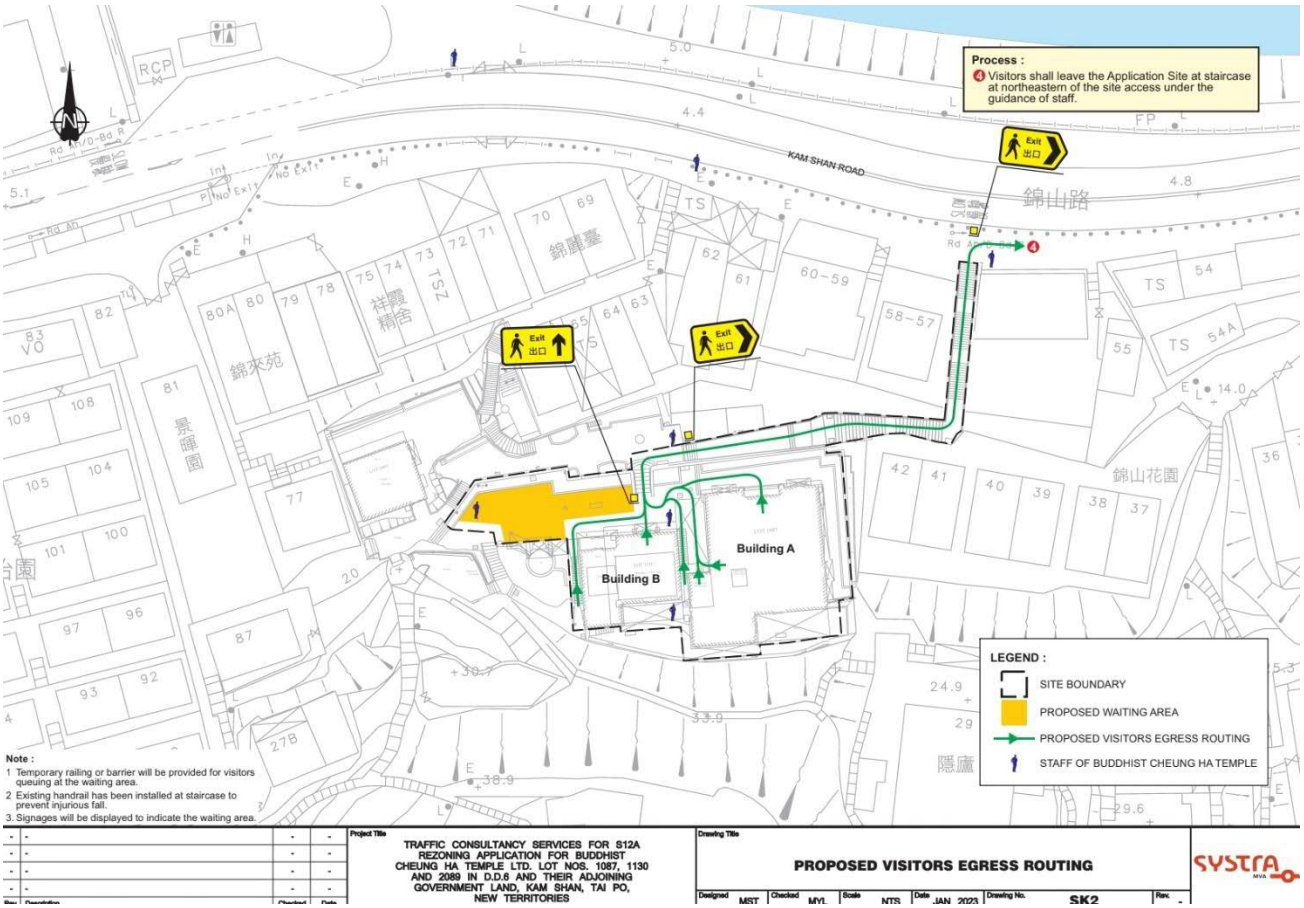

Process :
1 Staff will be stationed at entrance to ensure only visitors with valid appointment can enter the Application Site.
2 Staff will check the visitors' booked time slot upon their arrival to the Application Site. If the visitors arrive earlier than the reserved time slot, they will be asked to go to waiting area to await the start of session.
3 If the visitors arrive on time, or the visitors waiting at waiting area have reached their designated time slot, staffs will provide guidance for the visitors to leave the waiting area in sequence and go into the columbarium buildings.
KAM SHAN ROAD
錦山路
Building A
Building B
LEGEND :
SITE BOUNDARY
PROPOSED WAITING AREA
PROPOSED VISITORS INGRESS ROUTING
PROPOSED VISITORS INGRESS ROUTING TOWARDS 1/F OF COLUMBARIUM BUILDING
STAFF OF BUDDHIST CHEUNG HA TEMPLE
Holding Area
Area: 98 sqm (150 people)
100 people for Building A
50 people for Building B
Remarks:
The holding capacity of holding areas are calculated based on average pedestrian area of 0.6 m²/person under queuing area LOS C.
Note :
1. Temporary railing or barrier will be provided for visitor queuing at the waiting area.
2. Existing handrail has been installed at staircase to prevent injurious fall.
3. Signages will be displayed to indicate the waiting area
Project Title
TRAFFIC CONSULTANCY SERVICES FOR S12A REZONING APPLICATION FOR BUDDHIST CHEUNG HA TEMPLE LTD. LOT NOS. 1087, 1130 AND 2089 IN D.D.6 AND THEIR ADJOINING GOVERNMENT LAND, KAM SHAN, TAI PO, NEW TERRITORIES
Drawing Title
PROPOSED VISITORS INGRESS ROUTING
SYSTRA

圖 C



監察及廣播措施及安排：

i. 設有閉路電視系統，實時監察院內情況，保障在場人士安全。

ii. 設有院內廣播系統，在清明節及重陽節期間的特別開放時間，院方會每十分鐘廣播一次監察人流情況及指示拜祭者小心香火，準時離開及突發事件。

就人流高峰期間本院的特別安排：

增派兩組工作人員，每組四位，共八位工作人員。在入口處鑑別預約紀錄及時段正確才放行入場拜祭，早到的客人及長者由工作人員帶領到等候區等候。

本院增聘兼職人手於春秋二祭及前後以應付人流高峰期。

本院會於春秋二祭及前一週和後一週的星期六、日延長開放時間，開放時間由每日早上九時至下午五時三十分改為早上七時至晚上七時，以便分流當天人流。

本院就 MVA 建議，每 30 分鐘的可容納人數為 234 人(包括等候區)，每小時 351 人(包括等候區)，正門會有職員及保安人員當值，若人數超出上限，保安人員會禁止拜祭人士進入，與此同時，會帶領等候者到等待區。

本院會於在清明節及重陽節兩星期前張貼特別告示於錦山村村公所門外告示板、本院網頁、本院電子應用程式及場地出入口，以通知本村村民及公眾人士以便他們了解本院人流高峰期的安排。

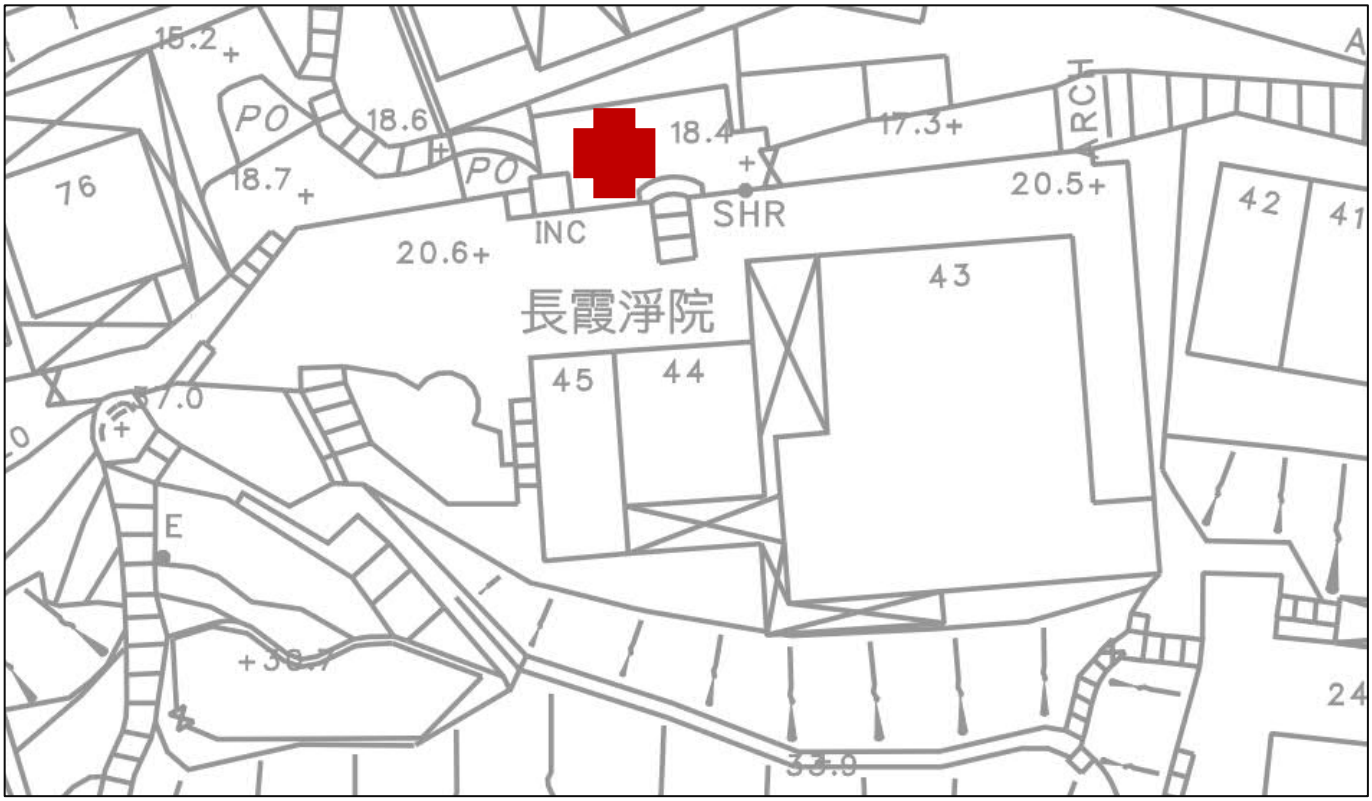
本院會於特別告示中留有本院職員聯絡電話及公司電話，以便居民反映特別情況及任何查詢。

急救服務：

i. 有需要時在清明節及重陽節正日及前一週和後一週的星期六、日會安排「聖約翰救傷隊」當值服務。
ii. 在辦事處設有急救箱及場內設有一個急救站。

(見圖 D)

圖 D



6. 保安管理(以確保訪客及公眾安全)

i. 聘請智署保安服務及保安系統有限公司(牌照號碼:1712)在本院值更。

ii. 設有 24 小時閉路電視系統，確保院內設施及訪客安全。

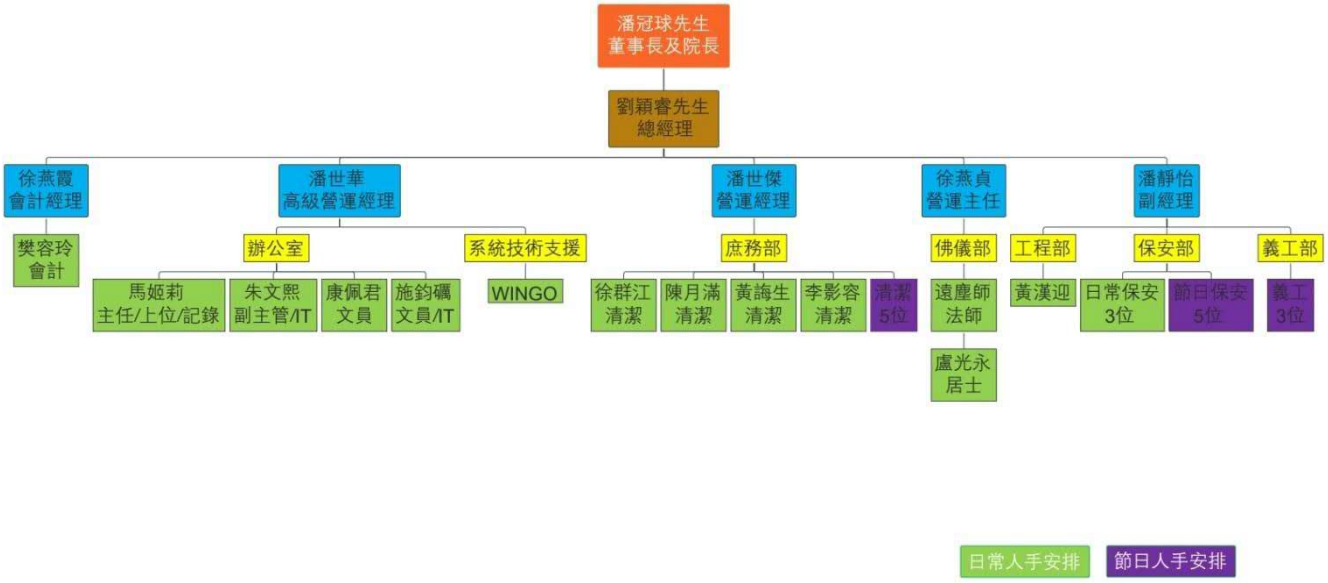
iii. 24 小時保安人員，以保障院內和周遭的安全。

iv. 本院已購第三者保險及火險，以為拜祭人士提供保障。

7. 人手調配

本私營骨灰安置所共僱用 23 名全職員工。

高峰期本院會額外增設至 36 名員工以應付人流。



本院聘用 3 名日常保安，而清明節及重陽節期間的特別開放時間將增設 5 名保安，共 8 名保安，以應付掃墓高峰日子的人流。由於保安員需要不斷巡視場內的一切情況，因此沒有指定的站崗位置。保安員的職責主要應對拜祭高峰日子的人流管理；意外的出現；及罪案的發生等等。

本院十分注重職員的專業操守、工作技能、及處理突發事件的應變能力，無論在平日或是掃墓的高峰日子，長霞淨院會安排一名維修技工在場內負責應付及處理維修事宜。另外，長霞淨院聘用 4 名日常清潔什工，而清明節及重陽節期間的特別開放時間在有需要時將增設 5 名清潔什工，共 9 名清潔什工，以保持場內的衛生情況

管理層資料：

姓名：劉穎睿先生

職位：總經理

電話：[redacted]

學歷：澳洲新南威爾斯大學商業系碩士

新西蘭梅西大學商業系學士

姓名：潘靜怡小姐

職位：副總經理

電話：[redacted]

學歷：奧克蘭科技大學工商管理系學士

姓名：朱文熙

職位：副主管

電話：[redacted]

8. 應對火警或其他緊急情況的應變方案

應對火警的設備 ：

已由認可的消防公司(利昌工程顧問有限公司)在本院安裝消防設備。

包括：(附件四)

i. 於每個靈室增設消防出口指示燈

ii. 於每個靈室增設 9L Water F.E 滅火劑 21 樽

iii. 於全院室內增設緊急後備照明系統

iv. 所有木門，木器，木板樓板底都已噴淋阻燃劑

v. 每靈室當眼處，均設有走火路線圖

如職員發現火警或其他緊急情況, 本院將啟動以下程序 ：

i. 每位當值職員高聲呼叫「火警」。

ii. 立即通知控制室總務。

iii. 當值職員需協助在場人場逃離危險地點,前往集合點１，如環境仍未安全，雖前往集合地點２ 。

iv. 當值職員會以公眾和職員的安全為首要考慮，對緊急情況作出判斷和決定，提供即時支援，以及就需要致電 999 要求緊急援助。

v. 若當值職員認為緊急情況需要疏散院內職員和訪客，將會使用院內廣播系統作出通知及指示。

員工職責 ：

熟悉院內走火通道、逃生路線及集合地點，遇緊急情況通知總務作下一步安排，並協助拜祭人士安全離開。

負責人 ：

姓名 ： 朱文熙先生

職位 ： 副主管

聯絡電話號碼 ：[redacted]

可獲的支援和資源 ：

(參閱附件四)

演習、員工訓練及專業資格 ：

i. 每年會進行二次消防安全及急救演習, 並在演習後進行檢討，以提升消防安全意識。

ii. 每年會有一共六名職員參加「消防安全大使計劃」。

iii. 每年會有一共三名職員參加紅十字會或聖約翰救傷隊的急救課程。

逃生路線及安全集合地點 ：

(參閱附件四)

9. 確保遵從發牌委員會訂明的發牌條件或發出的指引及實務守則的措施

佛教長霞淨院以專業及嚴謹的態度遵從發牌委員會訂明的發牌條件或發出的指引及實務守則的措施，本院除了自身的專業團隊外，還外聘請各類專業人士包括;

會計師 (鄭鄭會計師事務所有限公司)

土地注冊結構公程師 (建地測量規劃及地理信息系統有限公司)

建築師 (江明工程顧問有限公司)

認可人士 (李榮護建築工程師事務所有限公司)

工程師 (業成建造工程有限公司)

城市規劃師 (達材都市規劃顧問有限公司)

消防顧問公司 (利昌防火工程材料有限公司)

建築設計師 (LE 顧問有限公司)

園景設計顧問 (柏狄設計公司)

電子系統公司 (Seawing)

電子應用程式公司 (EMO)

斜坡顧問公司 (鴻智顧問有限公司)

渠務顧問公司 (英環香港有限公司)

交通顧問公司(弘達交通顧問有限公司)

以確保我們遵從刻下所有的指引，務實地完成發牌過程。

10. 投訴處理

接受投訴的途徑 ：

i. 電話 : 2652 1134

ii. 電郵 : csinfo@cheunghatemple.org

iii. 長霞官方 Whatsapp : 55778345

iv. 「長霞淨院」電子應用程式

v. 傳真 : 2652 1101

vi. 書信 ： 寄往大埔錦山村 43 至 45 號佛教長霞淨院院長收

流程 ：

i. 如接獲投訴, 由辦事處當值員工 / 主管紀錄事件於<投訴記事簿>。

ii. 通知院長及總務有關投訴, 並檢討是否需要改善及記錄事件以作日後對照和跟進。

時 間 表： 在七個工作天內回覆申訴人有關事件的結果。

回應機制： 用 Whatsapp、電話或書信回覆。

補救行動： 依骨灰安置所條例處理。

記錄投訴： 由負責職員填寫。

11. 確保骨灰安置所持續營運的財務方案

(參閱附件五)

12. 管理方案的執行人及批准人

i. 負責執行管理方案的人員的資料

姓名：劉穎睿先生

職位：總經理

聯絡電話號碼：[redacted]

姓名：朱文熙先生

職位：副主管

聯絡電話號碼：[redacted]

ii. 負責批准管理方案的人員的資料：

姓名：潘冠球先生

職位：院長

聯絡電話號碼：[redacted]

代表上述骨灰安置所提交本管理方案的人員資料

姓名　　：　潘冠球

職位　　：　院長及董事長

聯絡電話號碼：　[redacted]

電郵地址　　：　csinfo@cheunghatemple.org

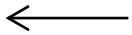
簽署　　：

日期　　：　 - -

附件一



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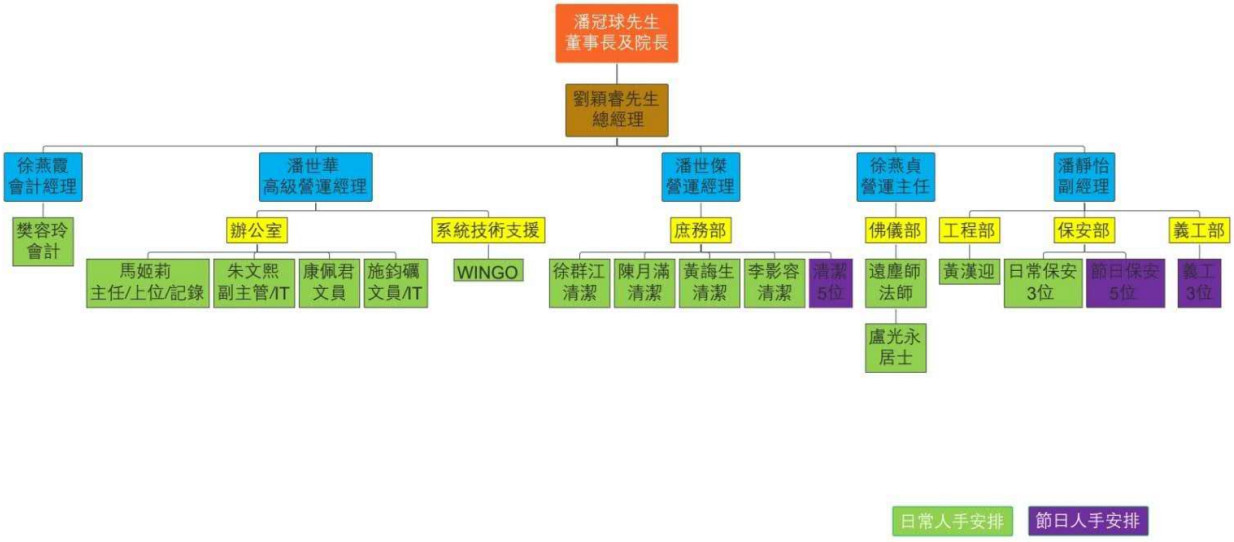
附件二



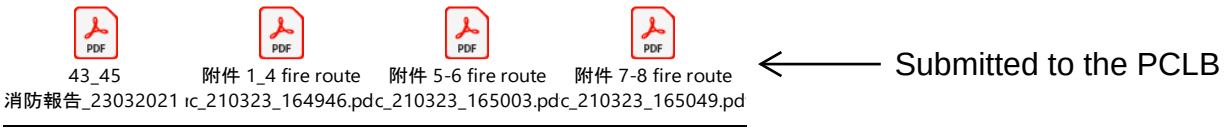
協議書(修訂版)6月9日 6-20前最新.pd

←——— Submitted to the PCLB

附件三


潘冠球先生
董事長及院長
劉穎睿先生
總經理
徐燕霞
會計經理
樊容玲
會計
潘世華
高級營運經理
辦公室
馬姬莉
主任/上位/記錄
朱文熙
副主管/IT
康佩君
文員
施鈞礪
文員/IT
系統技術支援
WINGO
潘世傑
營運經理
庶務部
徐群江
清潔
陳月滿
清潔
黃誨生
清潔
李影容
清潔
清潔
5位
徐燕貞
營運主任
佛儀部
遠塵師
法師
盧光永
居士
潘靜怡
副經理
工程部
黃漢迎
保安部
日常保安
3位
節日保安
5位
義工部
義工
3位
日常人手安排
節日人手安排

附件四


43_45 消防報告_23032021
附件 1_4 fire route ıc_210323_164946.pd
附件 5-6 fire route c_210323_165003.pd
附件 7-8 fire route c_210323_165049.pd
Submitted to the PCLB

附件五



財務預算annex16 b v2.xlsx ⟵ Submitted to the PCLB



AB0162_Forecast BKK Report and Br ⟵ Submitted to the PCLB

Prepared for

Buddhist Cheung Ha Temple (佛教長霞淨院)

Prepared by

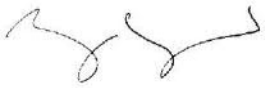
Ramboll Hong Kong Limited

REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOTS NO. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

SEWERAGE IMPACT ASSESSMENT

In association with

Toco Planning Consultants Ltd

Date	**September 2024**
Prepared by	**Jolene Wong** **Environmental Consultant**
Signed	
Approved by	**Katie Yu** **Senior Manager**
Signed	
Project Reference	**CHTS12ASIA01**
Document No.	**R9427_V1.3_SIA.docx**

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CHAPTERS

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Appendix 2.1 Details of Sewerage Impact Assessment
Appendix 2.2 DSD's Drainage Record Plan

1. INTRODUCTION

1.1 Background and Objectives

1.1.1 The Applicant operates the Buddhist Cheung Ha Temple (佛教長霞淨院), hereinafter referred to as the "Temple", at the present location at Nos. 43 - 45, Kam Shan Tsuen since 1928. The Temple has been in existence before the first Tai Po Outline Zoning Plan No. LTP/47 gazetted on 12 December 1980. The Application Site (or "the Site") falls within an area zoned "Village Type Development" ("V") on the approved Tai Po Outline Zoning Plan No. S/TP/30 ("OZP"). The Application Site includes two buildings that contain religious and columbarium uses, namely Religious Block A and Block B (i.e: Lot 1087 and 1130 in D.D.6.).

1.1.2 Buddhist Cheung Ha Temple is located in the suburban area of Tai Po at Kam Shan and is about 300 m south of Tai Wo MTR Station. See **Figure 1.1** for the site location, its boundary and the environ is presented in **Figure 1.2**, showing the general layout of the Temple.

1.1.3 This Section 12A Rezoning Application intends to facilitate regularisation of the Columbarium as part of Buddhist Cheung Ha Temple based on the existing site boundary.

1.2 Purpose of this Submission

1.2.1 This Sewerage Impact Assessment ("SIA") examines the potential sewage discharge impacts that would be associated with operations at the Application Site, particularly during the peak seasons of visitors (i.e. Ching Ming and Chung Yeung Festivals, and their shadow periods), so as to identify the appropriate mitigation measures and sewerage upgrade/ improvement, where necessary, to alleviate the impact.

1.2.2 Ramboll Hong Kong Ltd. has been commissioned by the Applicant to conduct this SIA, and to provide technical justifications on environmental fronts in the rezoning application.

1.3 Project Location and the Environ

1.3.1 The Application Site is located at Lots No. 1087 and 1130 in D.D. 6 and their adjoining Government land at Kam Shan, Tai Po. It can be accessed from Kam Shan Road via staircases which connect the Temple to Kam Shan Road. The Temple abuts village-typed residential developments along Kam Shan Road.

1.3.2 Buddhist Cheung Ha Temple operates between 09:00 and 17:30 in non-festival periods and between 07:00 and 19:00 during peak periods (i.e. one weekend before and after Ching Ming and Chung Yeung Festival).

1.4 Project Description

1.4.1 The ancillary columbarium has been in use since 1970s. It is expected that the columbarium will have 11,726 niches, all of which could be sold once the temple acquired a licence under the *Private Columbaria Ordinance (Cap. 630)* from the FEHD.

2. SEWERAGE IMPACT ASSESSMENT

2.1 Introduction

2.1.1 This section summarises an assessment of the sewerage impact during the operation phase. It also recommends measures to mitigate such impact where necessary.

2.2 Sources of Wastewater and Sewerage Infrastructure

Sewage Sources on-site

2.2.1 Buddhist Cheung Ha Temple (佛教長霞淨院) has toilets and hand-washing basins provided on-site for use by visitors. Each toilet is equipped with hand-washing basins inside.

2.2.2 Existing facilities within the application site that produce effluents include:

1. Washroom (1 male and 1 female)
2. Hand-washing basins (a total of 4 nos. including 3 nos. in the women's washroom and 1 no. in the men's washroom).

2.2.3 **Figure 2.1** shows the location of these sources of wastewater and effluent discharge network on-site. **Figure 2.2** presents photos of the facilities mentioned above. Discharges from toilets and hand-washing basins are diverted to the public sewers connecting to the Application Site (**Figure 2.1**).

Sewerage Infrastructure in the Vicinity

2.2.4 According to drainage record plans published by the Drainage Services Department (DSD), public sewers are available along Kam Shan Road as shown in **Figure 2.3** and **Figure 2.4**. DSD's drainage record plans are provided in **Appendix 2.2**.

2.2.5 Sewage from the Application Site is currently discharged to existing manhole G1 (FMH1001408) to the east of the Application Site, which then connects to manhole FMH1001060 along Kam Shan Road.

2.2.6 Since there is no change in the existing site layout or drainage system in this Application, the existing manholes will be kept as is.

2.3 Assessment of Sewage Impact

Sewage Catchment

2.3.1 As the existing sewerage network north of Kam Shan is connected with the downstream catchment system along Pak Shing Street (**Figure 2.4** and **Figure 2.5**), the relevant sewerage network upstream and downstream of the Application Site have been analysed in this SIA to confirm if there are adequate spare capacities in the relevant sewerage sections receiving flows from the Application Site. The sewage catchments involved in the SIA are given in **Table 2.1** below and shown in **Figure 2.5** and **Figure 2.6**, with details of the SIA appended in **Appendix 2.1**. Discharge from the Application Site is included as Catchment B2.

Table 2.1 Sewage Catchments Involved in this SIA

Catchment	ID	Constituent Population	Population
A	1	Kam Shan Tsuen Nos. 69 - 75, 77 - 81	101
	2	Kam Shan Tsuen Nos. 82 - 86	12

Catchment	ID	Constituent Population	Population
	3	Ye Yuen Estate (Kam Shan Tsuen Nos. 88 - 111)	202
	4	Kam Shek New Village Nos. 1 - 36	303
	5	Kam Shek New Village Nos. 37 - 110	619
	5.1	105 Café and Proposed Extension (Kam Shek New Village No. 105)	5
	6	Kam Shan Tusen Nos. 27B, 81D, 87	26
	7	Kam Shan Tsuen Nos. 112 - 169	488
	8	Kam Shan village houses	42
	9	Norwegian International School	220
	10	School of Everyday Life (former Buddhist Tai Kwong Middle School)	481
	11	Yat Wing Garden Phase 1 (201 - 239 Kam Shan)	328
	12	Yat Wing Garden Phase 2 (152 - 166 Shek Kwu Lung)	126
	13	Yat Wing Garden Phase 3 (168 - 173 Shek Kwu Lung) and 24A Shek Kwu Lung	51
	14	Shek Kwu Lung village houses	773
	15	Kam Shek Tsuen 130 - 138, 141	84
	16	Kam Shan 171A 171B, 172 - 175, 179 - 182 and Temporary Structures at Kam Yu Road	90
	17	Cypress (Block 1 to Block 10) at Shek Lin Road	84
	43	Pun Chun Yuen	-
B1	18	Kam Shan Tsuen No. 76 (Cheung Ha Temple office)	20
	19	Kam Shan Tsuen No. 65 – 66	12
	20	Kam Shan Tsuen Nos. 63 - 64	17
	21	Kam Shan Tsuen Nos. 61 - 62	17
	22	Kam Shan Tsuen Nos. 57 - 60	17
B2	23	Kam Shan Tsuen Nos. 43, 44 and 45 (Cheung Ha Temple)	9
C1	24	Kam Shan Tsuen Nos. 54, 54A, 55	23
C2	25	Kam Shan Tsuen Nos. 12 - 27 (Greenwich Garden)	90
	26	Kam Shan Tsuen Nos. 28 - 29 and nearby temporary structures	42
	27	Kam Shan Tsuen Nos. 30 - 33, 33A, 33B, 35 - 36	51
	28	Kam Shan Tsuen Nos. 37 - 42	51
C3	29	Kam Shan Tsuen Nos. 52, 52A, 52B	12
	30	Kam Shan Tsuen Nos. 1, 2, 3A and 3B	34
	31	Kam Shan Tsuen Nos. 5 - 11, 8A and 8B	76

Catchment	ID	Constituent Population	Population
	32	Kam Shan Tsuen Nos. 46 - 51	17
	33	Temporary structures near the junction of Hon Ka Road and Kam Shan Road	9
	34	Retail shops at the junction of Hon Ka Road and Kam Shan Road	6
D1	35	Pak Shing Street Public Toilet and Bathhouse	-
p	36	Shui On Building (1/F - 5/F)	56
	37	Bong Hing Building (2/F - 10/F)	224
	38	Fu Shin Home for the Aged (1/F, Bong Hing Building)	71
	39	Retail shops at the G/F of Shui On Building	4
	40	Restaurants at the G/F of Shui On Building	5
	41	Retail shops at the G/F of Bong Hing Building	24
	42	Restaurants at the G/F of Bong Hing Building	5

Notes:

1. *The population in the village type development was estimated based on the number of household within each house block multiplied by the average domestic household size acquired from 2023 General Household Survey (2.8 for Tai Po).*
2. *The contribution population from retail shops is estimated with reference to Table 2 in Chapter 5 of the Hong Kong Planning Standards and Guidelines (HKPSG).*
3. *The contribution population from restaurants is estimated with reference to Figure 9 of the Commercial and Industrial Floor Space Utilization Survey.*

Sewage Generated by the Application Site

2.3.2 Sewage arising from the Application Site will mainly be contributed by the washroom facilities in the temple, as listed out in **Figure 2.2**, generated by employees and visitors. The sewage flow rate of the employee of the site is expected to be 2.5 m^3/day, where the peak flow (with toilet flow) is expected to be 3.6 litre/sec.

2.3.3 Given a high transient population and limited toilets/ hand-washing facilities, the peak sewage flow was estimated using a facilities-constrained approach elaborated in **Appendix 2.1** instead of the conventional approach outlined in the "*Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, v1*" published by EPD [ref: Report No: EPD/TP 1/05 dated March 2005].

Estimation of Average Dry-weather Flow ("ADWF") from Catchments

2.3.4 As per the EPD/TP 1/05, the average flow from each sewage catchment was estimated and presented in **Appendix 2.1** based on:

$$Q_{AVERAGE} = (Q_{DOMESTIC} + Q_{COMMERCIAL} + Q_{INSTITUTIONAL} + Q_{INDUSTRIAL}) \times P_{CIF}$$

where

$Q_{DOMESTIC}$ = Average dry weather domestic flow

$Q_{COMMERCIAL}$ = Average dry weather commercial flow

$Q_{INSTITUTIONAL}$ = Average dry weather institutional flow

$Q_{INDUSTRIAL}$ = Average dry weather industrial flow

P_{CIF} = Catchment inflow factor to account for overall ingress of water or wastewater to the sewerage system (1.00 for Tai Po)

2.3.5 The individual ADWF in each catchment are calculated by multiplying the population with the relevant unit flow factors given in Table T-1 and Table T-2 in EPD/TP 1/05 (**Appendix 2.1**).

Peak Flow Estimation for the Catchments

2.3.6 To account for diurnal and seasonal flow variation with stormwater allowance, the average dry weather flows from each catchment have been scaled up by the population dependent peaking factor given in Table T-5 in EPD/TP 1/05 (**Appendix 2.1**).

$$Q_{PEAK} = Q_{AVERAGE} \times P$$

where

Q_{PEAK} = Peak flow

$Q_{AVERAGE}$ = Average dry weather flow, ADWF

P = Peaking factor to account for the diurnal and seasonal flow variation with stormwater allowance

Overall Peak Flows from the Catchments

2.3.7 The estimated sewage generated from upstream and downstream catchments have been included in the calculations in **Appendix 2.1**.

Results of SIA

2.3.8 Results given in Table 4 of **Appendix 2.1** indicate that sewage contribution from the Application Site and catchment areas would be well within the capacities of the existing sewers along Kam Shan Road.

2.3.9 As such, no new sewerage network nor upgrading works are required. As all sewage will eventually be conveyed to Tai Po Sewage Treatment Works for treatment prior to marine disposal, no unacceptable local water quality impact is anticipated.

3. CONCLUSION

3.1 Overall Conclusion

3.1.1 A Section 12A Rezoning Application is necessary to facilitate regularisation of the present Columbarium, which has been in use since 1970s.

3.1.2 As the Columbarium has been established and in operation within the existing structures, no construction, addition or alteration works will be required. The Columbarium is projected to have a total of 11,726 sold niches after the temple has acquired the licence under the *Private Columbaria Ordinance (Cap. 630)* from the FEHD.

3.1.3 Public sewers have already been installed within the Application Site for disposal of sewage generated on-site. Given limited toilet facilities, and observed short stay of visitors, a surge in sewage generation during the peak seasons is not envisaged.

3.1.4 Results of this sewerage impact assessment, which takes into account the increase in visitors when all niches are sold, confirm that the existing sewerage catchment would have enough capacity to handle peak flows from the Application Site during peak seasons (Ching Ming or Chung Yeung Festivals) as well as peak flows from other relevant catchments. The increase in sewage flow in the receiving public sewers due to the Application Site would be within the capacities of the downstream pipes. Sewage generated from the Application Site will be conveyed to Tai Po Sewage Treatment Works for treatment.

Figure

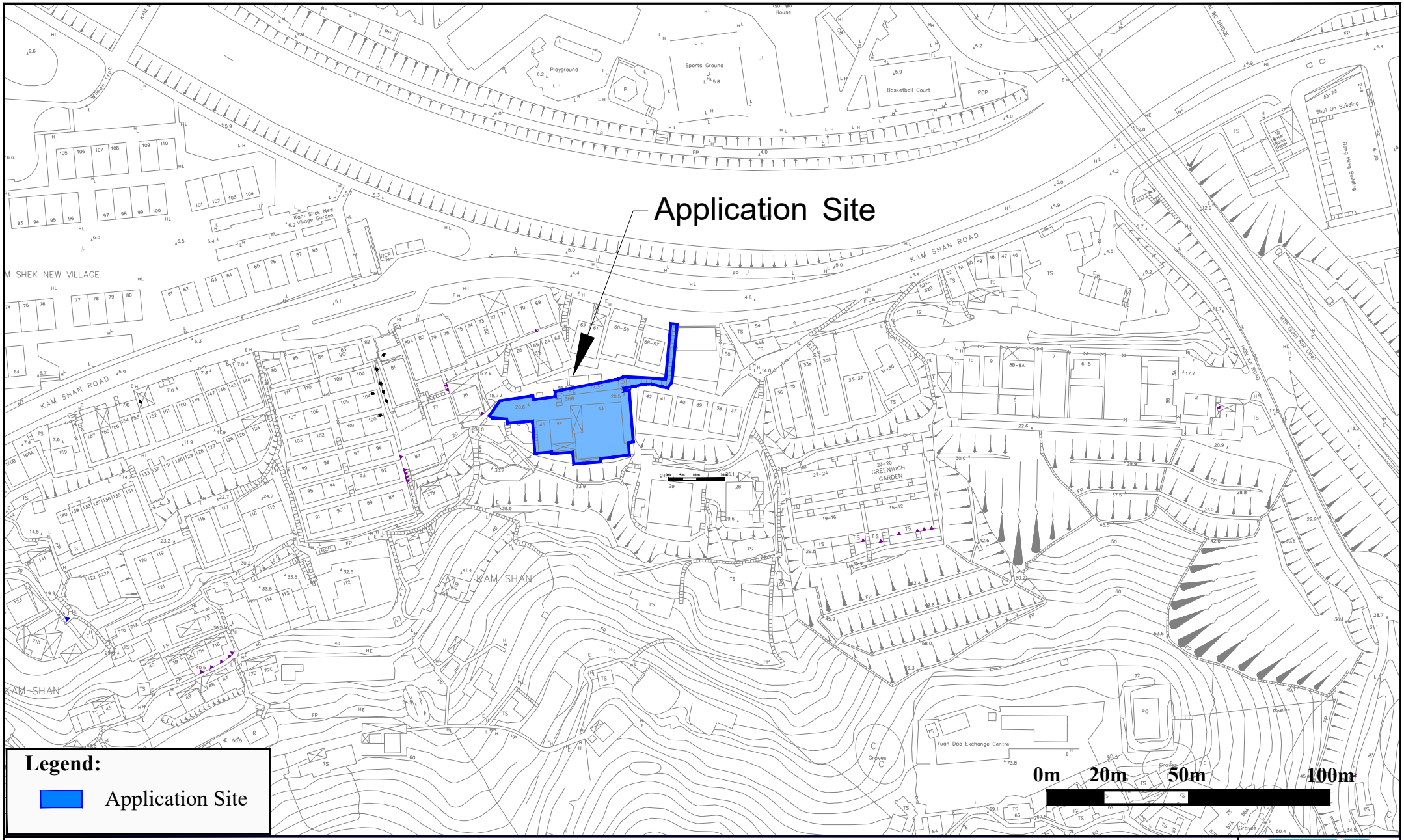


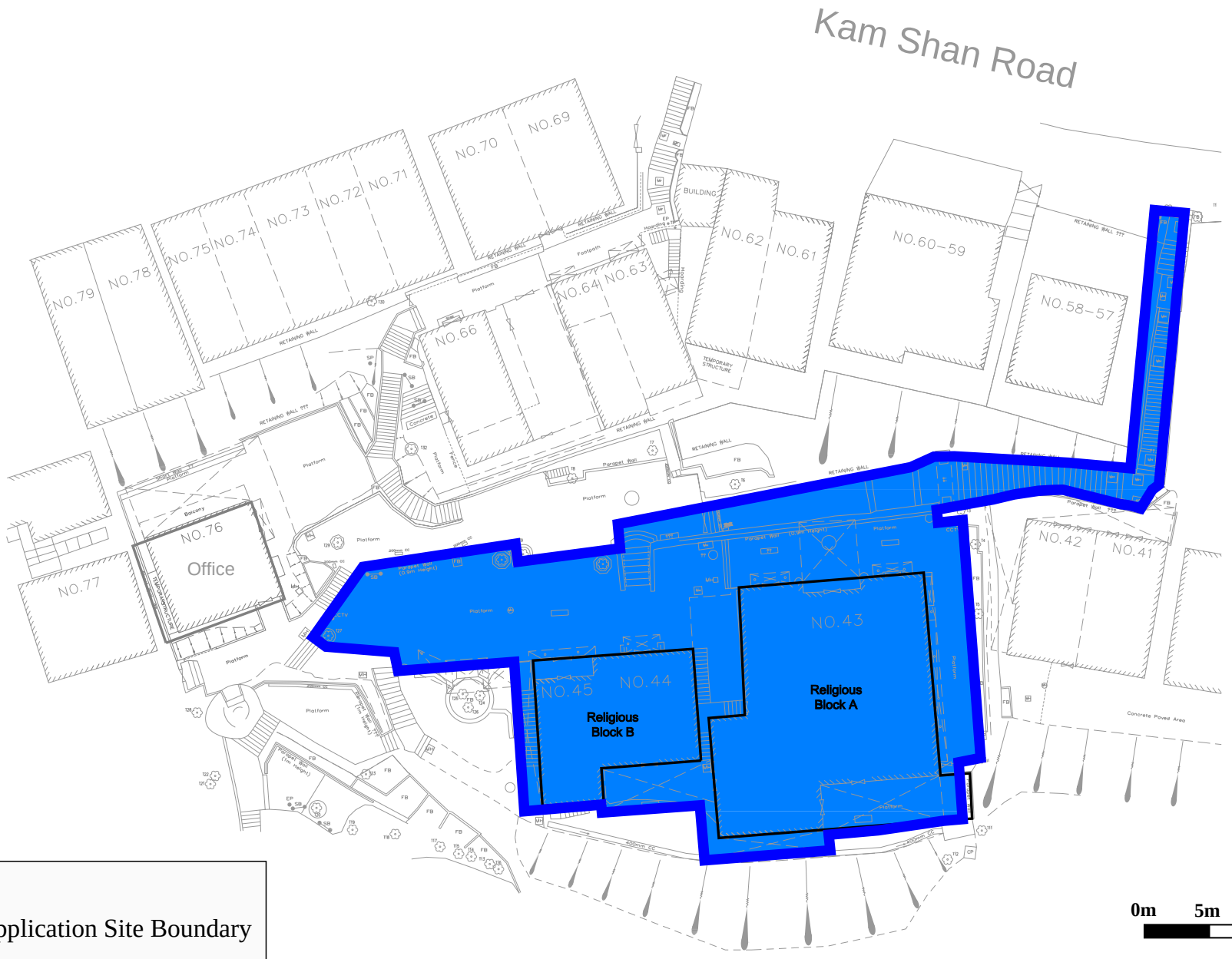
Figure: 1.1

Title: Location of Application Site

Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po

RAMBOLL

Drawn by:	JW
Checked by:	KY
Rev.:	1.3
Date:	Sep 2024



Legend:

Application Site Boundary

Figure:	1.2
Title:	Layout of Application Site
Project:	Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po

RAMBOLL

Drawn by:	JW
Checked by:	KY
Rev.:	1.0
Date:	Aug 2024

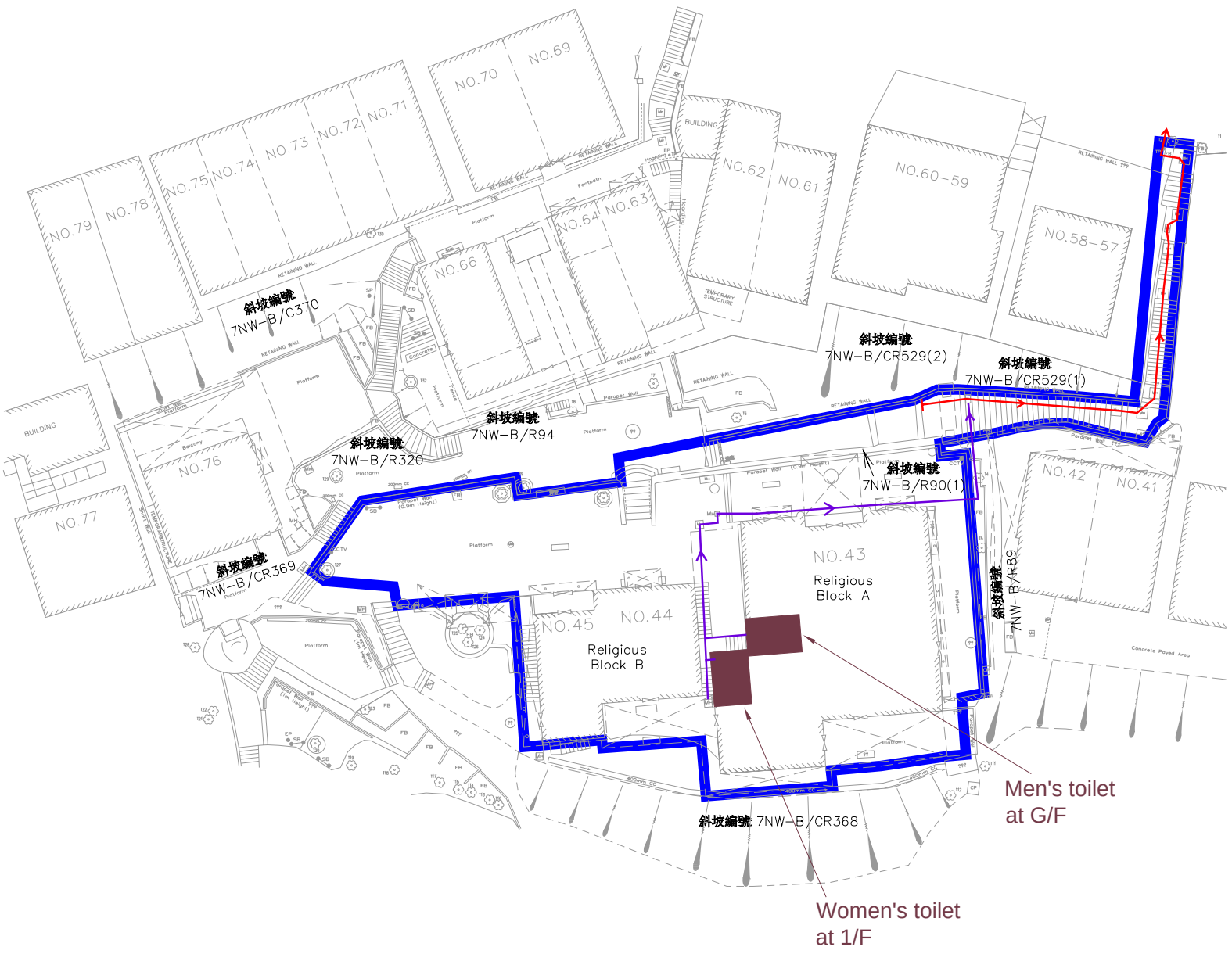
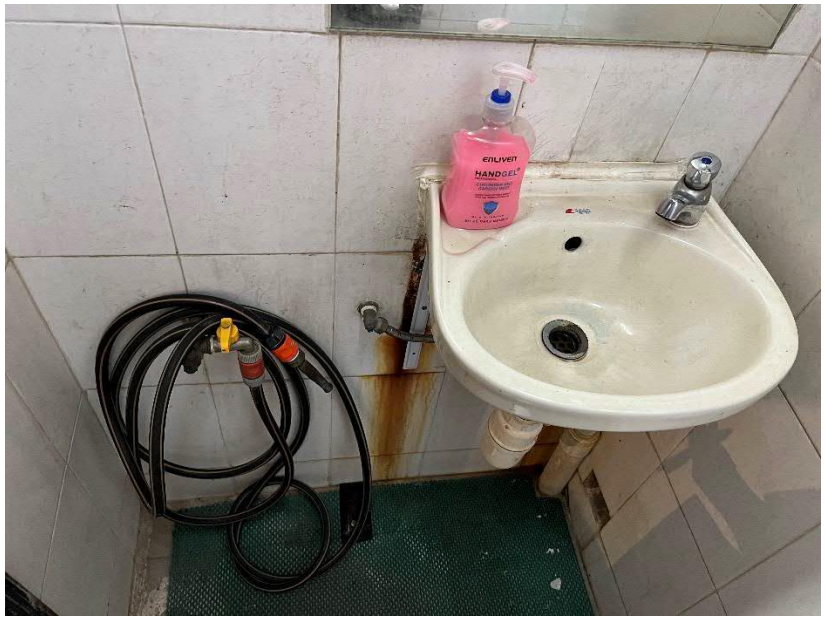


Figure: 2.1	RAMBOLL
Title: Sources of wastewater generated from the Application Site	Drawn by: JW Checked by: KY
Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po	Rev.: 1.0 Date: Aug 2024



Women's Toilet with washing basins (3 nos.) and water closets (4 nos.)



Men's Toilet with washing basin (1 no.), urinals (3 nos.) and water closet (1 no.)

Figure: 2.2	RAMBOLL
Title: Sources of Wastewater on site	Drawn by: JW
	Checked by: KY
Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po	Rev.: 1.0
	Date: May 2024

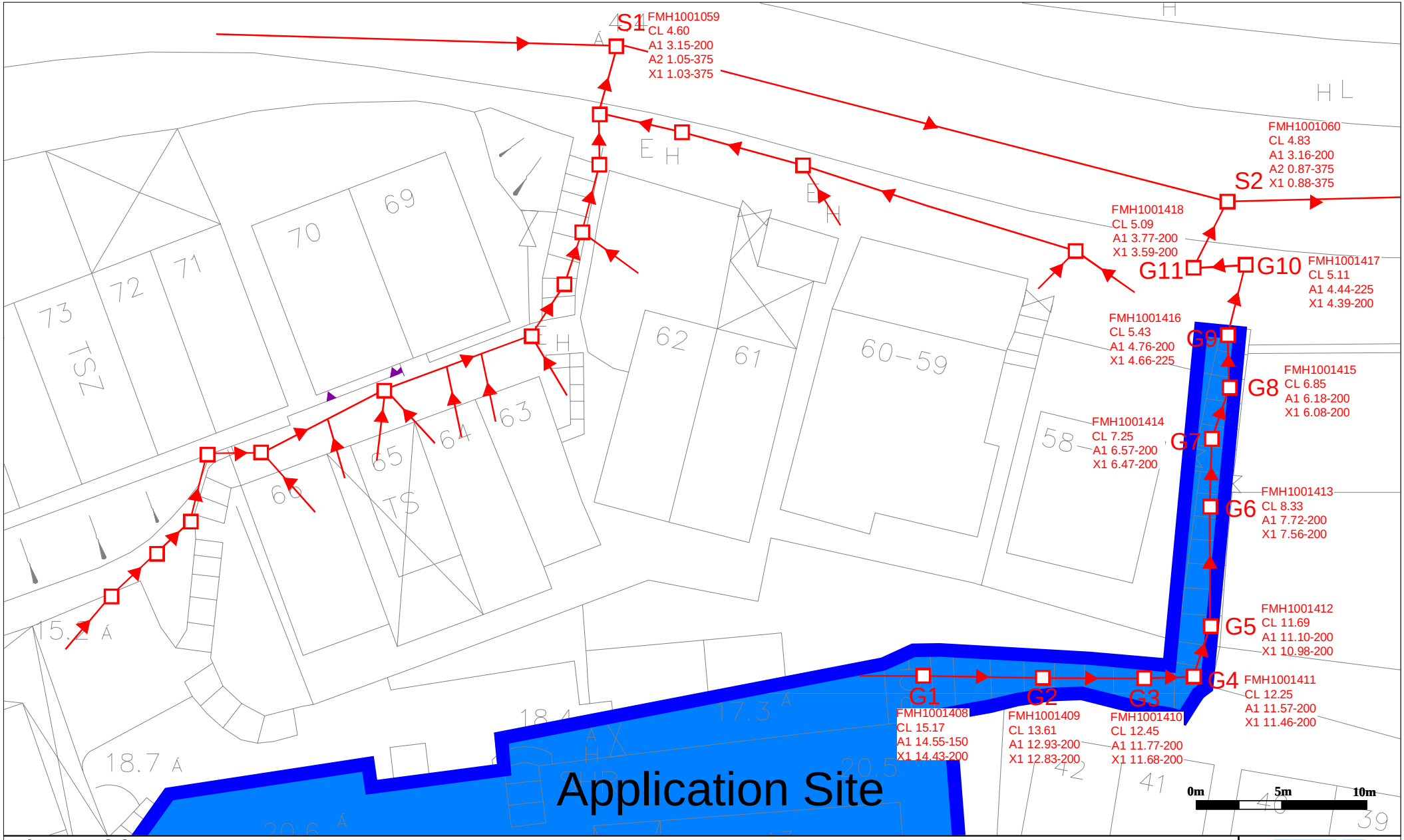


Figure: 2.3	RAMBOLL
Title: Existing Sewerage Infrastructure in the Vicinity of the Application Site	Drawn by: JW
	Checked by: KY
Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po	Rev.: 1.0
	Date: May-2024

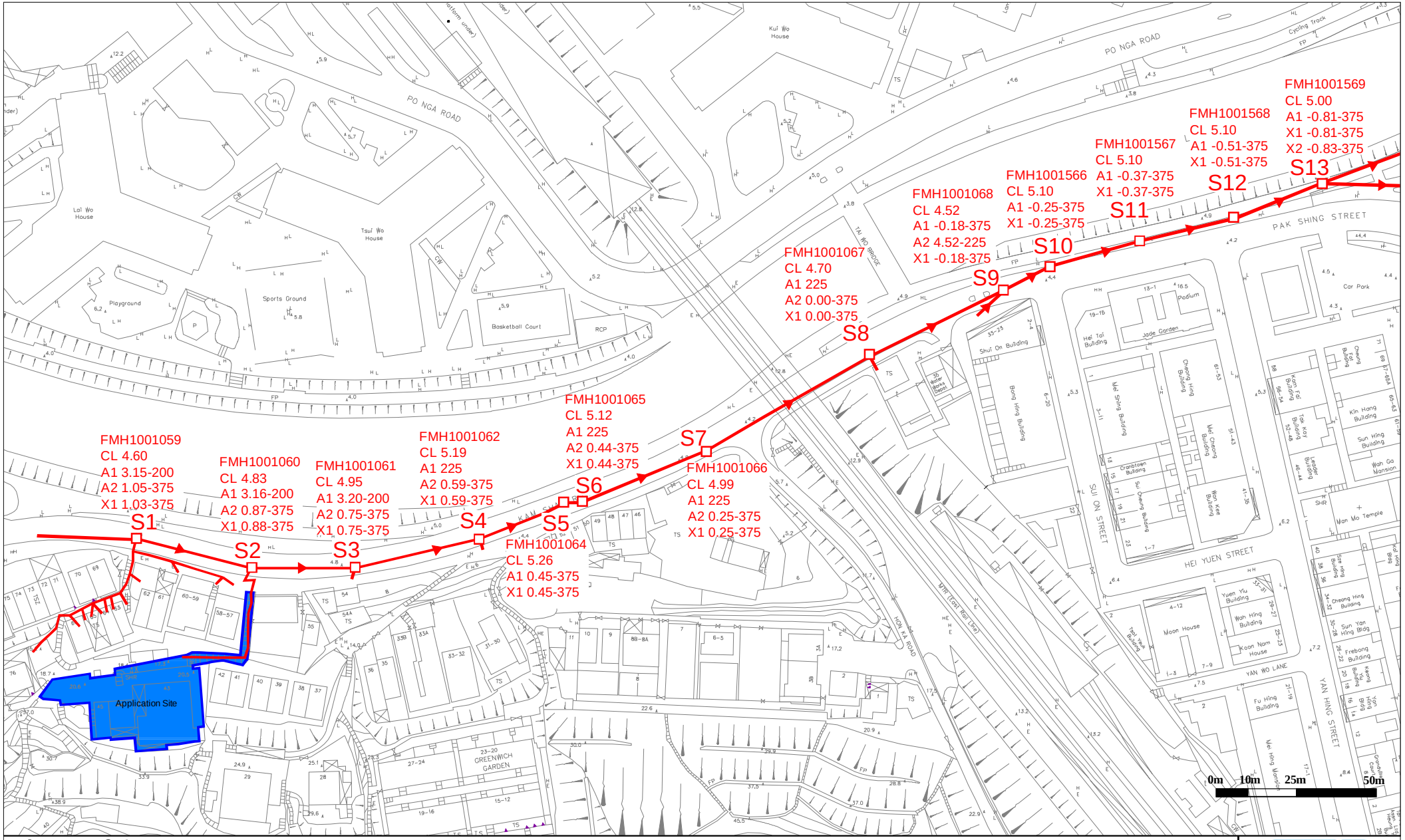


Figure: 2.4	RAMBOLL
Title: Existing Sewerage Infrastructure North of Kam Shan	Drawn by: JW
	Checked by: KY
Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po	Rev.: 1.0
	Date: May-2024

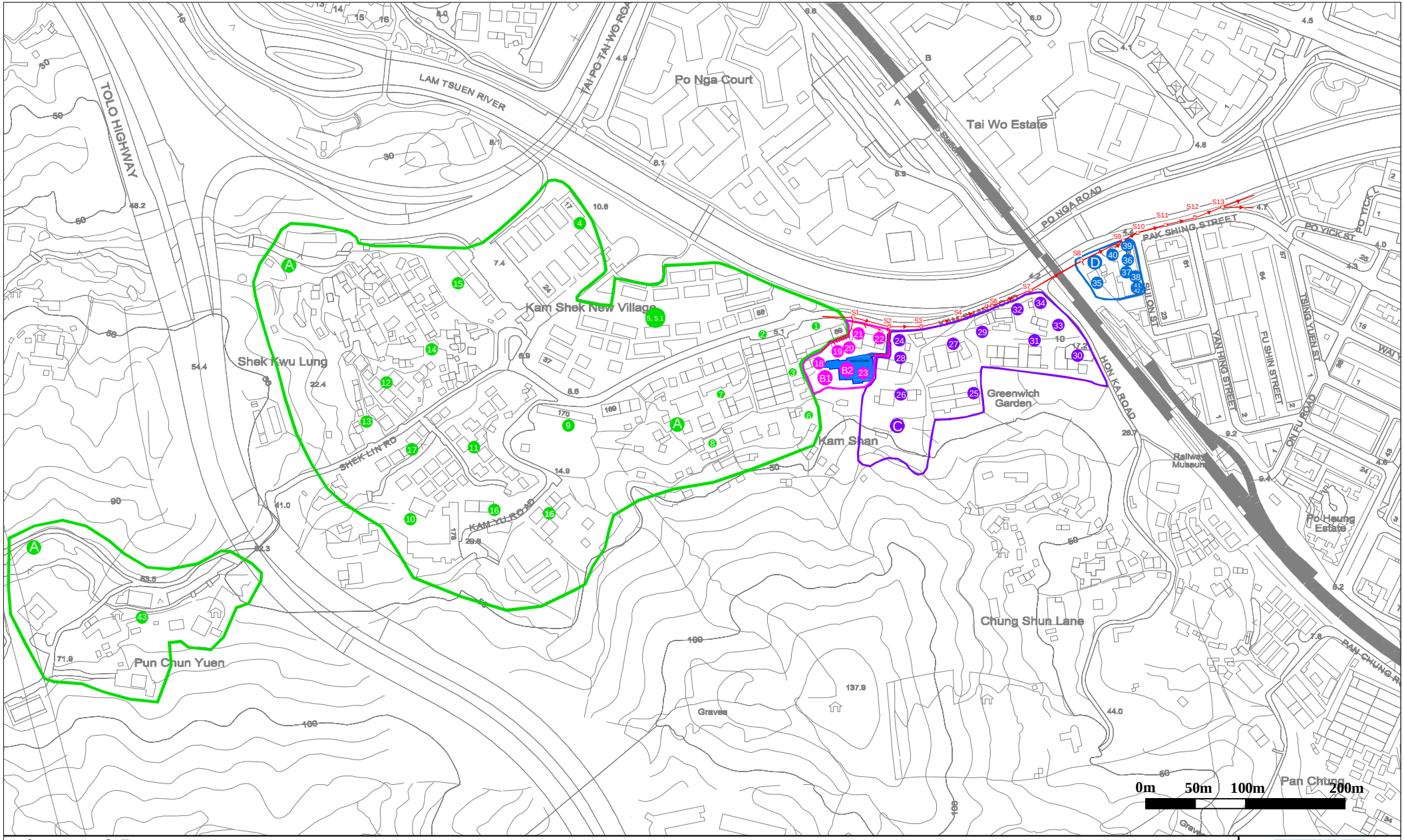


Figure: 2.5	RAMBOLL
Title: Catchments Identified in the Sewerage Network Assessed under SIA for the Adequacy of Capacity (1 of 2)	Drawn by: JW
	Checked by: KY
Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po	Rev.: 1.0
	Date: May-2024

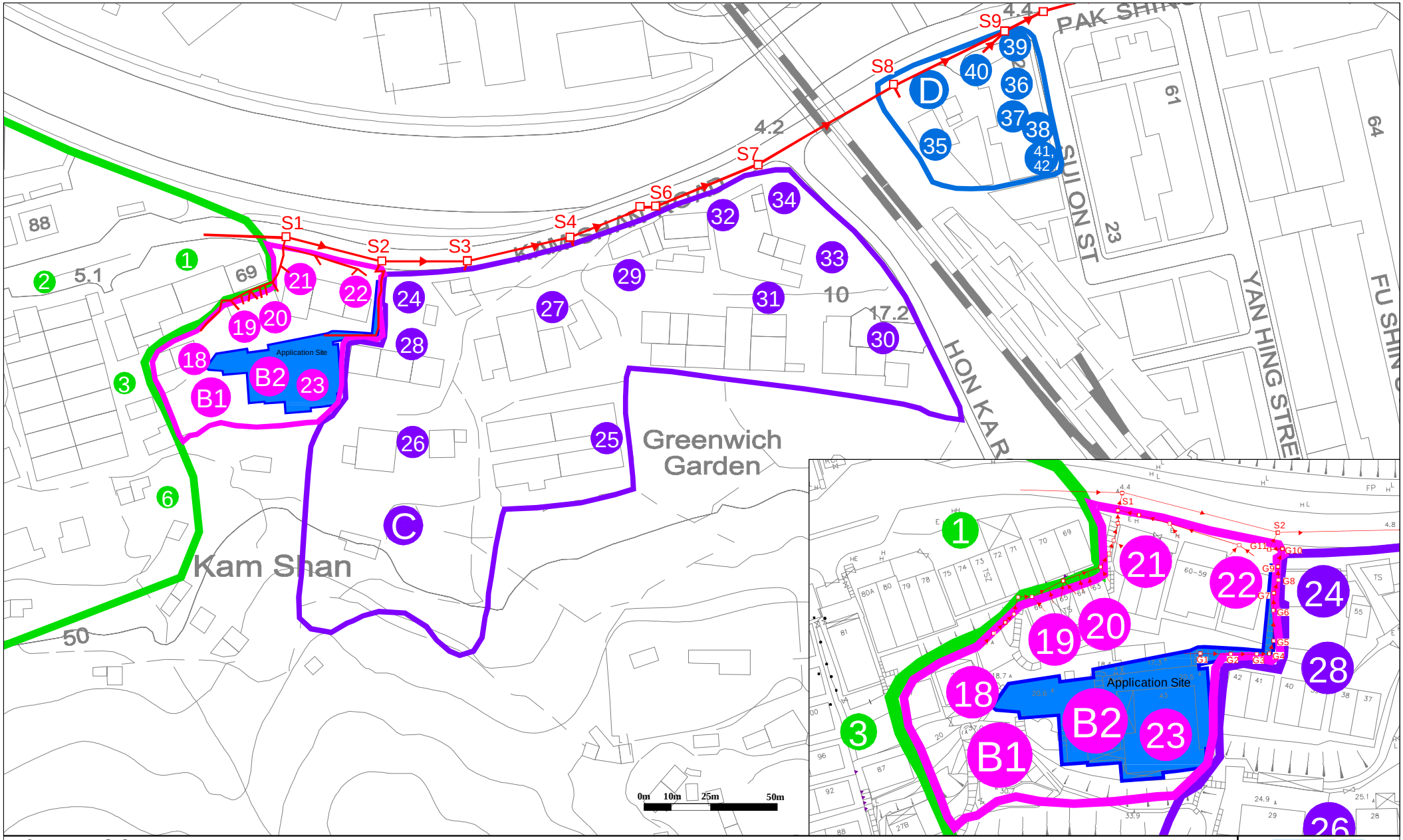


Figure: 2.6	RAMBOLL
Title: Catchments Identified in the Sewerage Network assessed under SIA for the Adequacy of Capacity (2 of 2)	Drawn by: JW
	Checked by: KY
Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po	Rev.: 1.0
	Date: May-2024

Appendix 2.1 Details of Sewerage Impact Assessment

Table 1 Estimated Sewage Generated from the Application Site

Application Site: Kam Shan Tsuen Nos. 43, 44 and 45 (Cheung Ha Temple)

2a. Assumed number of employees	=	9	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
2b. Design flow	=	8	m^3/person/day -- (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)
2c. Sewage Generation rate	=	**72.0**	m^3/day
2d. Wash Basin (1 Male + 3 Female)	=	1.2	litre/sec (DU of 0.3 L/s per basin) (1)
2e. Single Urinals with cistern (3 Male)	=	1.2	litre/sec (DU of 0.4 L/s per urinal) (1)
2f. WC with cistern (1 Male + 4 Female)	=	9.0	litre/sec (DU of 1.8 L/s per WC) (1)
2g. Frequency of use (K) (2)	=	1.0	
2h. Wastewater Flow Rate (3)	=	**3.4**	litre/sec

Sub-total Application Site (Temple) discharged to Manhole G1 (FMH1001408) (Catchment B2)

Flow Rate	=	72.0	m^3/day
Contributing Population	=	267	people
Peaking factor	=	8	Refer to Table T-5 of GESF for population <1,000 including stormwater allowance
Peak Flow	=	**6.7**	litre/sec
Peak Flow with Toilet Flow	=	**10.0**	litre/sec

Note:

(1) Institution of Plumbing – Table 5 (which gives the discharge unit values (DU), in litres per second, for common appliances) under "Sanitary plumbing and drainage" on page 112 in *Plumbing Engineering Services Design Guide* (IoP Guide)

(2) Frequency of use (K) = 1.0 (congested use, e.g. toilets and/ or showers open to the public) for asessment of peak design flow, Institution of Plumbing – Table 6 under "Sanitary plumbing and drainage" on page 112 in IoP Guide

(3) Wastewater flow rate = K ´ $\sqrt{\sum}$DU (for assessment of peak design flow presented under "Sanitary plumbing and drainage" on page 112 in IoP Guide)

Table 2 Hydraulic Capacity of Existing Sewers at Kam Shan Road, Tai Po

Segment	Manhole Reference	Manhole Reference	Pipe Dia.	Pipe Length	Invert Level 1	Invert Level 2	g	k_s	s	v	V	Area	Q	Estimated Capacity
			mm	m	mPD	mPD	m/s^2	m		m^2/s	m/s	m^2	m^3/s	L/s
S1-S2	FMH1001059	FMH1001060	375	36.5	1.03	0.87	9.81	0.0006	0.004	0.000001	1.20	0.11	0.13	132
G1-G2	FMH1001408	FMH1001409	200	6.4	14.43	12.93	9.81	0.0006	0.235	0.000001	5.92	0.03	0.19	186
G2-G3	FMH1001409	FMH1001410	200	5.4	12.83	11.77	9.81	0.0006	0.197	0.000001	5.42	0.03	0.17	170
G3-G4	FMH1001410	FMH1001411	200	2.4	11.68	11.57	9.81	0.0006	0.046	0.000001	2.62	0.03	0.08	82
G4-G5	FMH1001411	FMH1001412	200	2.5	11.46	11.10	9.81	0.0006	0.142	0.000001	4.60	0.03	0.14	144
G5-G6	FMH1001412	FMH1001413	200	6.4	10.98	7.72	9.81	0.0006	0.511	0.000001	8.74	0.03	0.27	275
G6-G7	FMH1001413	FMH1001414	200	3.4	7.56	6.57	9.81	0.0006	0.293	0.000001	6.61	0.03	0.21	208
G7-G8	FMH1001414	FMH1001415	200	2.5	6.47	6.18	9.81	0.0006	0.114	0.000001	4.12	0.03	0.13	130
G8-G9	FMH1001415	FMH1001416	200	2.4	6.08	4.76	9.81	0.0006	0.555	0.000001	9.11	0.03	0.29	286
G9-G10	FMH1001416	FMH1001417	225	3.5	4.66	4.44	9.81	0.0006	0.063	0.000001	3.30	0.04	0.13	131
G10-G11	FMH1001417	FMH1001418	200	2.4	4.39	3.77	9.81	0.0006	0.261	0.000001	6.24	0.03	0.20	196
G11-S2	FMH1001418	FMH1001060	200	3.9	3.59	3.16	9.81	0.0006	0.112	0.000001	4.08	0.03	0.13	128
S2-S3	FMH1001060	FMH1001061	375	31.4	0.88	0.75	9.81	0.0006	0.004	0.000001	1.16	0.11	0.13	128
S3-S4	FMH1001061	FMH1001062	375	39.4	0.75	0.59	9.81	0.0006	0.004	0.000001	1.15	0.11	0.13	127
S4-S5	FMH1001062	FMH1001064	375	28.5	0.59	0.45	9.81	0.0006	0.005	0.000001	1.27	0.11	0.14	140
S5-S6	FMH1001064	FMH1001065	375	4.4	0.45	0.44	9.81	0.0006	0.002	0.000001	0.86	0.11	0.09	95
S6-S7	FMH1001065	FMH1001066	375	41.5	0.44	0.25	9.81	0.0006	0.005	0.000001	1.22	0.11	0.13	135
S7-S8	FMH1001066	FMH1001067	375	58.6	0.25	0.00	9.81	0.0006	0.004	0.000001	1.18	0.11	0.13	130
S8-S9	FMH1001067	FMH1001068	375	45.0	0.00	-0.18	9.81	0.0006	0.004	0.000001	1.14	0.11	0.13	126
S9-S10	FMH1001068	FMH1001566	375	16.4	-0.18	-0.25	9.81	0.0006	0.004	0.000001	1.18	0.11	0.13	130
S10-S11	FMH1001566	FMH1001567	375	28.5	-0.25	-0.37	9.81	0.0006	0.004	0.000001	1.17	0.11	0.13	129
S11-S12	FMH1001567	FMH1001568	375	30.2	-0.37	-0.51	9.81	0.0006	0.005	0.000001	1.23	0.11	0.14	136
S12-S13	FMH1001568	FMH1001569	375	28.5	-0.51	-0.81	9.81	0.0006	0.011	0.000001	1.86	0.11	0.21	205

Remarks: (1) g=gravitational acceleration; k_s=equivalent sand roughness; s=gradient; v=kinematic viscosity of water; V=mean velocity

(2) The value of k_s = 0.6mm is used for the calculation of slimed clayware sewer, poor condition with velocity of approximately 1.2 m/s (based on Table 5: Recommended roughness values in Sewerage Manual)

(3) The value of velocity (V) is referred to the Tables for the hydraulic design of pipes, sewers and channels (8th edition)

(4) Equation used: $$V = -\sqrt{(8gDs)}\log\left(\frac{k_s}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

Table 3a Calculation for Sewage Generation Rate of the Existing Surrounding (Catchment A)

Catchment A

1. Kam Shan Tsuen Nos. 69 - 75, 77 - 81

1a. Assumed number of residents	=	101	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
1b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
1c. Sewage Generation rate	=	**27.3**	m^3/day

2. Kam Shan Tsuen Nos. 82-86

2a. Assumed number of residents	=	12	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
2b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
2c. Sewage Generation rate	=	**3.2**	m^3/day

3. Ye Yuen Estate (Kam Shan Tsuen Nos. 88-111)

3a. Assumed number of residents	=	202	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
3b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
3c. Sewage Generation rate	=	**54.5**	m^3/day

4. Kam Shek New Village Nos. 1-36

4a. Assumed number of residents	=	303	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
4b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
4c. Sewage Generation rate	=	**81.8**	m^3/day

5. Kam Shek New Village Nos. 37-110

5a. Assumed number of residents	=	619	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
5b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
5c. Sewage Generation rate	=	**167.1**	m^3/day

5.1. 105 Café and Proposed Extension (Kam Shek New Village No. 105)

Reference: Planning application A/TP/679 (https://www.ozp.tpb.gov.hk/api/Perm/Gist?caseNo=A%2fTP%2f679&lang=EN&ext=pdf&dType=in)

5ia. Assumed Floor Area	=	99.4	m^2
5ib. Assumed floor area per employee	=	19.6	m^2 per employee -- (refer to Table 8 of CIFSUS - Restaurants)
5ic. Total number of employees	=	5	employees
5id. Design flow for commercial employee	=	1.58	m^3/employee/day -- (refer to Table T-2 of GESF - J10 Restaurants & Hotels)
5ie. Sewage Generation rate	=	**8**	m3/day

6. Kam Shan Tusen Nos. 27B, 81D, 87

6a. Assumed number of residents	=	26	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
6b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
6c. Sewage Generation rate	=	**7.0**	m^3/day

7. Kam Shan Tsuen Nos. 112-169

7a. Assumed number of residents	=	488	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
7b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
7c. Sewage Generation rate	=	**131.8**	m^3/day

8. Kam Shan Village Houses

8a. Assumed number of residents	=	42	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
8b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
8c. Sewage Generation rate	=	**11.3**	m^3/day

9. Norwegian International School

Reference: https://en.wikipedia.org/wiki/Norwegian_International_School

9a. Total number of teachers & staff	=	20	teachers & staff
9c. Design flow for teachers & staff	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)
9b. Total number of students	=	200	students
9d. Design flow for students	=	0.04	m^3/person/day -- (School Student in Table T-2 of GESF)
9e. Sewage Generation rate	=	**13.6**	m^3/day

10. School of Everyday Life (former Buddhist Tai Kwong Middle School)

Reference:
https://www.schooland.hk/ss/btkchc#:~:text=%E8%B7%9F%E5%85%B6%E4%BB%96440%20%E9%96%93%E5%AD%B8%E6%A0%A1,2021%2F2022%20%E5%AD%B8%E5%B9%B4%E7%9A%84%E6%95%B8%E6%93%9A%E3%80%82
https://www.btkchc.edu.hk/image/catalog/school_plan/Report/2122_school_report.pdf

10a. Total number of teachers & staff	=	53	teachers & staff
10c. Design flow for teachers & staff	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)
10b. Total number of students	=	428	students
10d. Design flow for students	=	0.04	m^3/person/day -- (School Student in Table T-2 of GESF)
10e. Sewage Generation rate	=	**32.0**	m^3/day

11. Yat Wing Garden Phase 1 (201-239 Kam Shan)

11a. Assumed number of residents	=	328	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
11b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
11c. Sewage Generation rate	=	**88.6**	m^3/day

12. Yat Wing Garden Phase 2 (152-166 Shek Kwu Lung)

12a. Assumed number of residents	=	126	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
12b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)

Table 3a Calculation for Sewage Generation Rate of the Existing Surrounding (Catchment A)

12c. Sewage Generation rate	=	**34.0**	m^3/day

13. Yat Wing Garden Phase 3 (168-173 Shek Kwu Lung) and 24A Shek Kwu Lung

13a. Assumed number of residents	=	51	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
13b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
13c. Sewage Generation rate	=	**13.8**	m^3/day

14. Shek Kwu Lung Village Houses

14a. Assumed number of residents	=	773	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
14b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
14c. Sewage Generation rate	=	**208.7**	m^3/day

15. Kam Shek Tsuen 130-138, 141

15a. Assumed number of residents	=	84	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
15b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
15c. Sewage Generation rate	=	**22.7**	m^3/day

16. Kam Shan 171A 171B, 172 - 175, 179 - 182 and Temporary Structures at Kam Yu Road

16a. Assumed number of residents	=	90	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
16b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
16c. Sewage Generation rate	=	**24.3**	m^3/day

17. Cypress (Blocks 1 to 10) at Shek Lin Road

17a. Assumed number of residents	=	84	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
17b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
17c. Sewage Generation rate	=	**22.7**	m^3/day

43. Pun Chun Yuen

Reference: Planning Application A/TP/681 (https://www.ozp.tpb.gov.hk/api/Perm/Gist?caseNo=A%2fTP%2f681&lang=EN&ext=pdf&dType=in)

43a. Sewage Generation rate	=	**17.6**	m^3/day

Sub-total Catchment A discharged to Manhole S1 (FMH1001059)

Flow Rate	=	969.9	m^3/day
Contributing Population	=	3592	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 1,000-5,000 including stormwater allowance
Peak Flow	=	**67.4**	litre/sec

Table 3b Calculation for Sewage Generation Rate of the Existing Surrounding (Catchment B)

Catchment B1

18. Kam Shan Tsuen No. 76 (Cheung Ha Temple Office)

18a. Assumed number of employees	=	20	(as advised by Cheung Ha Temple)
18b. Design flow	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)
18c. Sewage Generation rate	=	**5.6**	m^3/day

19. Kam Shan Tusen No. 65-66

19a. Assumed number of residents	=	12	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
19b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
19c. Sewage Generation rate	=	**3.2**	m^3/day

20. Kam Shan Tsuen Nos. 63-64

20a. Assumed number of residents	=	17	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
20b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
20c. Sewage Generation rate	=	**4.6**	m^3/day

21. Kam Shan Tsuen Nos. 61-62

21a. Assumed number of residents	=	17	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
21b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
21c. Sewage Generation rate	=	**4.6**	m^3/day

22. Kam Shan Tsuen Nos. 57-60

22a. Assumed number of residents	=	17	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
22b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
22c. Sewage Generation rate	=	**4.6**	m^3/day

Sub-total Catchment B1 discharged to Manhole S1 (FMH1001059)

Flow Rate	=	22.6	m^3/day
Contributing Population	=	84	people
Peaking factor	=	8	Refer to Table T-5 of GESF for population <1,000 including stormwater allowance
Peak Flow	=	**2.1**	litre/sec
Peak Flow with Basin	=	**2.1**	litre/sec

Sub-total Catchment A + B1 discharged to Manhole S1 (FMH1001059)

Flow Rate	=	992.5	m^3/day
Contributing Population	=	3676	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 1,000-5,000 including stormwater allowance
Peak Flow	=	**68.9**	litre/sec
Peak Flow with Basin	=	**68.9**	litre/sec

Catchment B2 (Application Site)

23. Kam Shan Tsuen Nos. 43, 44 and 45 (Cheung Ha Temple)

23a. Assumed number of employees	=	9	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
23b. Design flow	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)
23c. Sewage Generation rate	=	**2.5**	m^3/day
23d. Wash Basin (1 Male + 3 Female)	=	1.2	litre/sec (DU of 0.3 L/s per basin)
23e. Single Urinals with cistern (3 Male)	=	1.2	litre/sec (DU of 0.4 L/s per urinal)
23f. WC with cistern (1 Male + 4 Female)	=	9.0	litre/sec (DU of 1.8 L/s per WC)
23g. Frequency of use (K)	=	1.0	
23h. Wastewater Flow Rate	=	**3.4**	litre/sec

Sub-total Catchment A + B1 + B2 discharged to Manhole S2 (FMH1001060)

Flow Rate	=	995.0	m^3/day
Contributing Population	=	3685	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 1,000-5,000 including stormwater allowance
Peak Flow	=	**69.1**	litre/sec
Peak Flow with Basin	=	**72.5**	litre/sec

Table 3c Calculation for Sewage Generation Rate of the Existing Surrounding (Catchment C)

Catchment C1

24. Kam Shan Tsuen Nos. 54, 54A, 55

24a. Assumed number of residents	=	23	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
24b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
24c. Sewage Generation rate	=	**6.2**	m^3/day

Sub-total Catchment A + B1 + B2 + C1 discharged to Manhole S3 (FMH1001061)

Flow Rate	=	1001.2	m^3/day
Contributing Population	=	3708	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 1,000-5,000 including stormwater allowance
Peak Flow	=	**69.5**	litre/sec
Peak Flow with Basin and Toilet Flow	=	**72.9**	litre/sec

Catchment C2

25. Kam Shan Tsuen Nos. 12 - 27 (Greenwich Garden)

25a. Assumed number of residents	=	90	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
25b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
25c. Sewage Generation rate	=	**24.3**	m^3/day

26. Kam Shan Tsuen Nos. 28 - 29 and nearby temporary structures

26a. Assumed number of residents	=	42	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
26b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
26c. Sewage Generation rate	=	**11.3**	m^3/day

27. Kam Shan Tsuen Nos. 30 - 33, 33A, 33B, 35 - 36

26a. Assumed number of residents	=	51	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
26b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
26c. Sewage Generation rate	=	**13.8**	m^3/day

28. Kam Shan Tsuen Nos. 37 - 42

26a. Assumed number of residents	=	51	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
26b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
26c. Sewage Generation rate	=	**13.8**	m^3/day

Sub-total Catchment A + B1 + B2 + C1 + C2 discharged to Manhole S4 (FMH1001062)

Flow Rate	=	1064.4	m^3/day
Contributing Population	=	3942	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 1,000-5,000 including stormwater allowance
Peak Flow	=	**73.9**	litre/sec
Peak Flow with Basin and Toilet Flow	=	**77.3**	litre/sec

Catchment C3

29. Kam Shan Tsuen Nos. 52, 52A, 52B

26a. Assumed number of residents	=	12	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
26b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
26c. Sewage Generation rate	=	**3.2**	m^3/day

30. Kam Shan Tsuen Nos. 1, 2, 3A and 3B

30a. Assumed number of residents	=	34	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
30b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
30c. Sewage Generation rate	=	**9.2**	m^3/day

31. Kam Shan Tsuen Nos. 5 - 11, 8A and 8B

31a. Assumed number of residents	=	76	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
31b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
31c. Sewage Generation rate	=	**20.5**	m^3/day

32. Kam Shan Tsuen Nos. 46 - 51

32a. Assumed number of residents	=	17	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
32b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
32c. Sewage Generation rate	=	**4.6**	m^3/day

33. Temporary structures near the junction of Hon Ka Road and Kam Shan Road

33a. Assumed number of residents	=	9	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
33b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
33c. Sewage Generation rate	=	**2.4**	m^3/day

34. Retail shops at the junction of Hon Ka Road and Kam Shan Road

34a. Assumed Floor Area	=	150	m^2
34b. Assumed floor area per employee	=	28.6	m^2 per employee -- (refer to Table 8 of CIFSUS - Retail Trade)
34c. Total number of employees	=	6	employees
34d. Design flow for commercial employee	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J4 Wholesale & Retail)
34e. Sewage Generation rate	=	**1.7**	m^3/day

Sub-total Catchment A + B1 + B2 + C1 + C2 + C3 discharged to Manhole S7 (FMH1001066)

Flow Rate	=	1106.0	m^3/day
Contributing Population	=	4096	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 5,000-10,000 including stormwater allowance
Peak Flow	=	**76.8**	litre/sec
Peak Flow with Basin and Toilet Flow	=	**80.2**	litre/sec

Table 3d Calculation for Sewage Generation Rate of the Existing Surrounding (Catchment D)

Catchment D1

35. Pak Shing Street Public Toilet cum Bathhouse

35a. Wash Basin (Male + 5 Female)	=	2.4	litre/sec (DU of 0.3 L/s per basin)
35b. Single Urinals with cistern (6 Male)	=	2.4	litre/sec (DU of 0.4 L/s per urinal)
35c. WC with cistern (5 Male + 10 Female)	=	27.0	litre/sec (DU of 1.8 L/s per WC)
35d. Shower without plug (6 Male + 4 Female)	=	4.0	litre/sec (DU of 1.8 L/s per shower)
35d. Frequency of use (K)	=	1.0	
35e. Wastewater Flow Rate	=	**6.0**	litre/sec

Sub-total Catchment A + B1 + B2 + C1 to C3 + D1 discharged to Manhole S8 (FMH1001067)

Flow Rate	=	1106.0	m^3/day
Contributing Population	=	4096	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 5,000-10,000 including stormwater allowance
Peak Flow	=	**76.8**	litre/sec
Peak Flow with Basin and Toilet Flow	=	**86.2**	litre/sec

Catchment D2 **9.0**

36. Shui On Building (1/F - 5/F)

36a. Assumed number of residents	=	56	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
36b. Design flow	=	0.27	m^3/person/day -- (Private R2 in Table T-1 of GESF)
36c. Sewage Generation rate	=	**15.1**	m^3/day

37. Bong Hing Building (2/F - 10/F)

37a. Assumed number of residents	=	224	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
37b. Design flow	=	0.27	m^3/person/day -- (Private R2 in Table T-1 of GESF)
37c. Sewage Generation rate	=	**60.5**	m^3/day

38. Fu Shin Home for the Aged (1/F, Bong Hing Building)

38a. Assumed number of residents	=	71	residents
38b. Design flow for residents	=	0.19	m^3 resident/day -- (refer to Table T-1 of GESF - Domestic - Institutional and Special Class)
38a. Assumed number of employees	=	9	people
38b. Design flow for employees	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)
38c. Sewage Generation rate	=	**16.0**	m^3/day

39. Retail shops at the G/F of Shui On Building

39a. Assumed Floor Area	=	100	m^2
39b. Assumed floor area per employee	=	28.6	m^2 per employee -- (refer to Table 8 of CIFSUS - Retail Trade)
39c. Total number of employees	=	4	employees
39d. Design flow for commercial employee	=	0.28	m3/person/day -- (refer to Table T-2 of GESF - J4 Wholesale & Retail)
39e. Sewage Generation rate	=	**1.0**	m^3/day

40. Restaurants at the G/F of Shui On Building

40a. Assumed Floor Area	=	100	m^2
40b. Assumed floor area per employee	=	19.6	m^2 per employee -- (refer to Table 8 of CIFSUS - Restaurant)
40c. Total number of employees	=	5	employees
40d. Design flow for commercial employee	=	1.58	m3/person/day-- (refer to Table T-2 of GESF - J10 Restaurants & Hotels)
40e. Sewage Generation rate	=	**7.9**	m^3/day

41. Retail shops at the G/F of Bong Hing Building

41a. Assumed Floor Area	=	681	m^2
41b. Assumed floor area per employee	=	28.6	m^2 per employee -- (refer to Table 8 of CIFSUS - Retail Trade)
41c. Total number of employees	=	24	employees
41d. Design flow for commercial employee	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J4 Wholesale & Retail)
41e. Sewage Generation rate	=	**6.7**	m^3/day

42. Restaurants at the G/F of Bong Hing Building

41a. Assumed Floor Area	=	99	m^2
41b. Assumed floor area per employee	=	19.6	m^2 per employee -- (refer to Table 8 of CIFSUS - Restaurant)
41c. Total number of employees	=	5	employees
41d. Design flow for commercial employee	=	0.28	m3/employee/day -- (refer to Table T-2 of GESF - J10 Restaurants & Hotels)
41e. Sewage Generation rate	=	**1.4**	m3/day

Sub-total Catchment A + B1 + B2 + C1 to C3 + D1 + D2 discharged to Manhole S9 (FMH1001068)

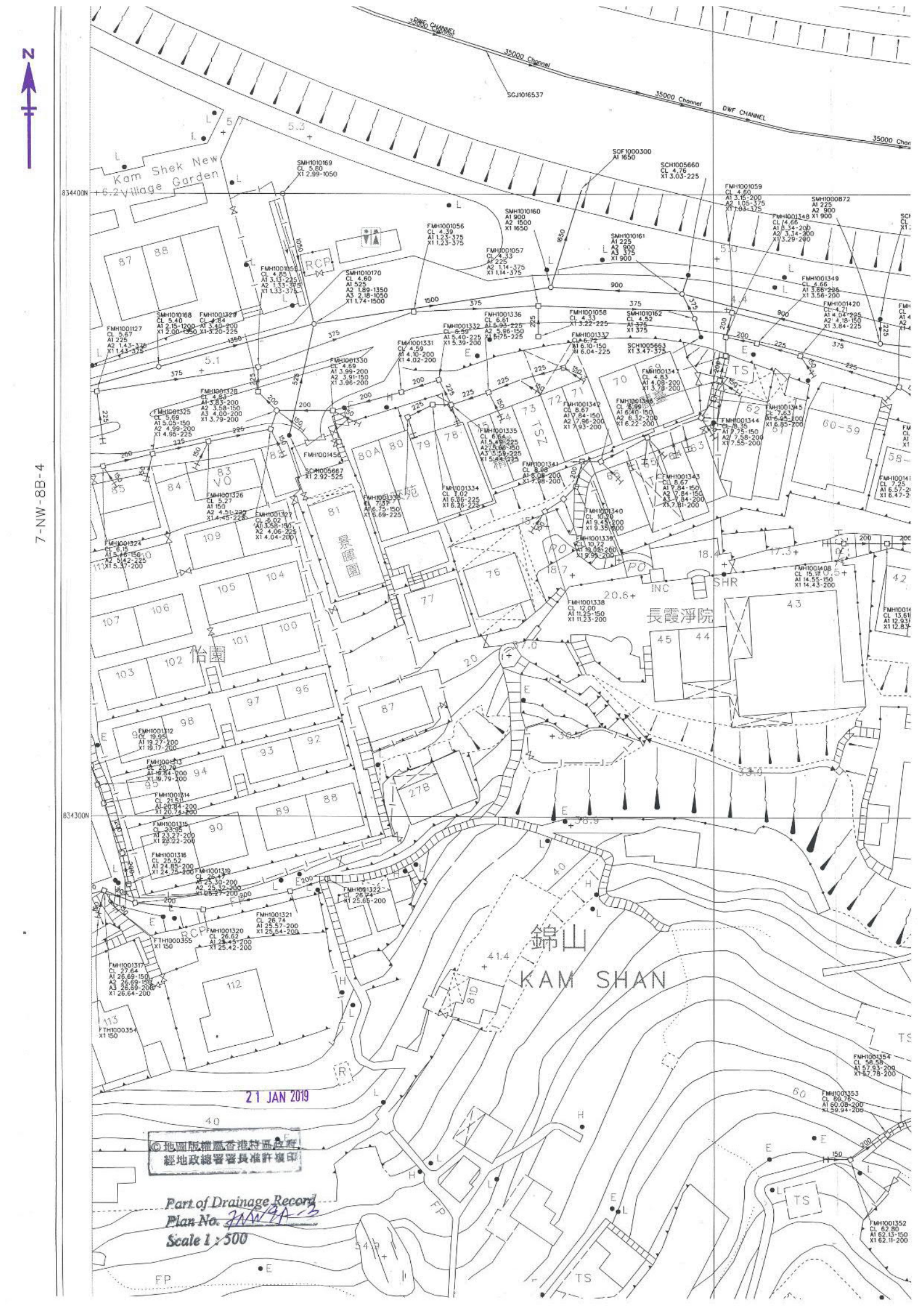
Flow Rate	=	1214.7	m^3/day
Contributing Population	=	4499	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 1,000-5,000 including stormwater allowance
Peak Flow	=	**84.4**	litre/sec
Peak Flow with Basin and Toilet Flow	=	**93.8**	litre/sec

Table 4 Comparision of the Hydraulic Capacity of Existing Sewers for Sewage generated from the Application Site and Surrounding Catchment Areas

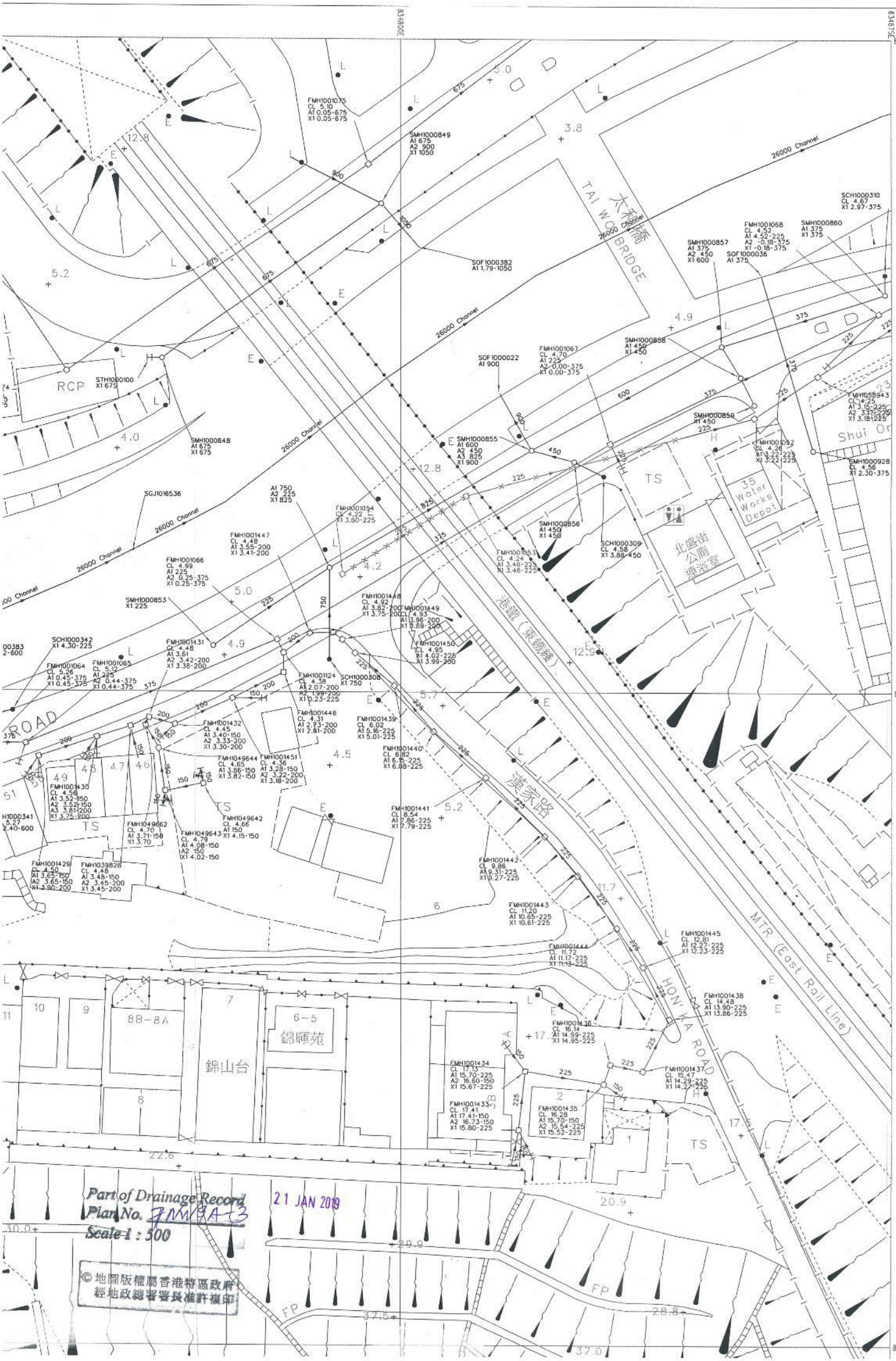
Segment	Pipe Dia. (mm)	Pipe Length (m)	Gradient	Estimated Capacity (L/s)	Included Catchment	Peak Flow from the Application Site and Catchment Areas (L/s)	Contribution from the Application Site and the Surrounding Catchment Areas (%)	Status
S1-S2	375	36.5	0.004	132	A + B1	68.9	52.2%	OK
G1-G2	200	6.4	0.235	186	Application Site (B2)	10.0	5.4%	OK
G2-G3	200	5.4	0.197	170	Application Site (B2)	10.0	5.9%	OK
G3-G4	200	2.4	0.046	82	Application Site (B2)	10.0	12.2%	OK
G4-G5	200	9.0	0.142	144	Application Site (B2)	10.0	7.0%	OK
G5-G6	200	6.4	0.511	275	Application Site (B2)	10.0	3.7%	OK
G6-G7	200	3.4	0.293	208	Application Site (B2)	10.0	4.8%	OK
G7-G8	200	2.5	0.114	130	Application Site (B2)	10.0	7.8%	OK
G8-G9	200	2.4	0.555	286	Application Site (B2)	10.0	3.5%	OK
G9-G10	225	3.5	0.063	131	Application Site (B2)	10.0	7.7%	OK
G10-G11	200	2.4	0.261	196	Application Site (B2)	10.0	5.1%	OK
G11-S2	200	3.9	0.112	128	Application Site (B2)	10.0	7.8%	OK
S2-S3	375	31.4	0.004	128	A + B1 + B2	72.5	56.5%	OK
S3-S4	375	39.4	0.004	127	A + B1 + B2 + C1	72.9	57.4%	OK
S4-S5	375	28.5	0.005	140	A + B1 + B2 + C1 + C2	77.3	55.3%	OK
S5-S6	375	4.4	0.002	95	A + B1 + B2 + C1 + C2	77.3	81.4%	OK
S6-S7	375	41.5	0.005	135	A + B1 + B2 + C1 + C2	77.3	57.3%	OK
S7-S8	375	58.6	0.004	130	A + B1 + B2 + C1 + C2 + C3	80.2	61.5%	OK
S8-S9	375	45.0	0.004	126	A + B1+ B2 + C1 to C3 + D1	86.2	68.4%	OK
S9-S10	375	16.4	0.004	130	A + B1 + B2 + C1 to C3 + D1 + D2	93.8	72.0%	OK
S10-S11	375	28.5	0.004	129	A + B1 + B2 + C1 to C3 + D1 + D2	93.8	72.5%	OK
S11-S12	375	30.2	0.005	136	A + B1 + B2 + C1 to C3 + D1 + D2	93.8	69.0%	OK
S12-S13	375	28.5	0.011	205	A + B1 + B2 + C1 to C3 + D1 + D2	93.8	45.7%	OK

Remarks: The Application Site forms Catchment B2

Appendix 2.2 DSD's Drainage Record Plan


N
7-NW-8B-4
834400N
834300N
35000 Channel
DWF CHANNEL
SCJ1016537
Kam Shek New Village Garden
錦山
KAM SHAN
景雅園
怡園
長霞淨院
21 JAN 2019
© 地圖版權屬香港特區政府
經地政總署署長准許複印
Part of Drainage Record
Plan No. NW8A-3
Scale 1 : 500


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經地政總署署長准許複印
21 JAN 2019
35000 Channel
DWF CHANNEL
26000 Channel
SAM SHAN ROAD
GREENWICH GARDEN
23-20
19-16
15-12
31-30
33-32
58-57
42 41 40 39
29 28
Part of Drainage Record Plan No. FMW/A-23
Scale 1 : 500


834500N
834400N
834300N
TAI WO BRIDGE
太和橋
26000 Channel
RCP
TS
35 Water Works Depot
北盛街公廁連浴室
Shui On
ROAD
漢家路
HON KA ROAD
MTR (East Rail Line)
海鐵（東鍋線）
錦山台
錦暉苑
8B-8A
6-5
Part of Drainage Record Plan No. FMW9A-3
Scale 1 : 500
21 JAN 2019
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經地政總署署長准許複印
7-NW-9A-4
N

Section 12A Rezoning Application From "V" To "G/IC (3)" for Pre-Cut Off Columbariums at Buddhist Cheung Ha Temple, Lot Nos. 1087 and 1130 in D.D.6, and adjoining Government Land, Tai Po, New Territories

GEOTECHNICAL PLANNING REVIEW REPORT

JUNE 2024

APPLICANT: BUDDHIST CHEUNG HA TEMPLE LIMITED

Project No.: J1926/B

HUNG CHI CONSULTANTS LIMITED

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1. INTRODUCTION

1.1 The Buddhist Cheung Ha Temple (the Temple) is located at D.D. 6, Lot Nos. 1087 and 1130 and adjoining Government Land ("GL"), Kam Shan, Tai Po, New Territories, namely, the "**Application Site**". The Location Plan of the Application Site is shown in **Figure 1**; and the Master Layout Plan for the Application Site is presented in **Figure 2**.

1.2 The Application Site is presently occupied by two (2) elements columbarium uses (since 1970s), compound known as the Temple.

1.3 Presently, the Application Site is zoned as "Village Type Development" ("**V**") on the Approved Tai Po Outline Zoning Plan No. S/TP/30 (OZP). The present application proposes to rezone the Application Site into "Government, Institution or Community (3)" ("**G/IC(3)**") under Section 12A of the Town Planning Ordinance in the view to clearly defining the existing temple cum columbarium of the Application Site within the "V" zone.

1.4 Further to the previous rezoning application was withdrawn by the applicant, the Master Layout Plan (MLP) (i.e. the site boundary is revised) as shown in **Figure 2** is to comply with the requirement of Private Columbaria Ordinance for proper planning control of a Pre-cut Columbarium Uses to the Temple.

1.5 Thus, the Hung Chi Consultants Limited is commissioned as the project geotechnical engineer to conduct the Geotechnical Planning Review Report ("GPRR") for the Application Site under Section 12A rezoning application.

1.6 Having reviewed the latest MLP, the proposed (existing) development in the Application Site comprises of two 2-storey structures for columbarium uses and the existing stairway from Kam Shan Road. These 2 existing buildings will remain unchanged in the foreseeable future.

1.7 Therefore, this Geotechnical Planning Review Report ("GPRR") is prepared to address the potential geotechnical concerns of the Application Site and the existing slopes and retaining walls in vicinity of the Application Site according to the latest MLP.

1.8 This GPRR has included the comments from GEO, CEDD on the previous GPRR, which is similar to those submitted in June 2020 and supplementary information in August 2020. The revised texts for this GPRR comparing with the previous GPRR are highlighted for easy reference.

2. SITE RECONNAISSANCE

2.1 The Application Site is situated at the upper part of the developed hill skirt of Kam Shan and two structures of the Temple are located at different site levels supported and bound by a number of retaining walls and slopes features registered in the Government departments.

2.2 The registered slope and wall features within the Application Site include Feature Nos. 7NW-B/R267, 7NW-B/R90, and Wall Nos. 1 and 3. Feature Nos. 7NW-B/CR529, 7NW-B/CR368, 7NW-B/CR369, 7NW-B/R89, 7NW-B/R94, 7NW-B/R261, 7NW-B/R320 and Wall No. 2 are situated adjacent to the Application Site. The proposed Master Layout Plan with the slope and wall features in the vicinity of the Application Site are shown in **Figure 3**.

2.3 The Application Site is situated with levels ranging from +5.18mPD at Kam Shan Road to +24.57mPD approximately at the Application Site. The Columbarium Buildings (i.e. Columbarium A & B) are situated at level of about +20.8mPD.

2.4 The existing stairway at the north-east of the Application Site that will be widened and upgraded to suit for the proposed development is the shape of inverted 7 linking the Kam Shan Road to the Columbarium Buildings. The first straight section of stairway is supported by 2 nos. retaining walls such as the portion of Feature No. 7NW-B/R267 at the east side and the unregistered retaining wall (i.e. Wall No. 1) at the west side.

2.5 The second section of the stairway is situated at the crest of Feature No. 7NW-B/CR529 facing the north; and the south of the stairway is the portion of Feature No. 7NW-B/R261 and the unregistered retaining wall (i.e. Wall No. 2) in height of about 3m to support the platform of +16.5mPD approx. for Lot 1943.

2.6 To the north of the Columbarium Buildings, a masonry wall (i.e. Wall Feature 7NW-B/R90) is in maximum height of 3.3m at north of Columbarium A and another masonry wall (i.e. Wall No. 3) is in maximum height of 3.3m, which is not registered in the Government department, at north-west of Columbarium B. These two (2) retaining walls are retained a platform at the level of +20.8mPD by the footpath varying from +17mPD to +18.56mPD at the wall toe.

2.7 At the east of these buildings, there is bound by the registered wall feature nos. 7NW-B/R90 and 7NW-B/R89 that is below Feature 7NW-B/R90. Therefore, the total height of both Features is 6.8m (i.e. from +14.0mPD to +20.8mPD).

2.8 At south, there is a Slope Feature 7NW-B/CR368 in maximum height of 13m running along the southern boundary of the Application Site.

2.9 Wall Feature 7NW-B/R320 in maximum height of 3.4m is located at the north-west side of Wall No. 3.

2.10 Feature 7NW-B/CR369 is located adjacent to the western boundary of Application Site.

2.11 The site visits on the Application Site were carried out on 24 March and 16 April 2024 to inspect the existing wall and slope features in the vicinity of the site boundary.

2.12 Based on the site inspections, the condition of the existing walls and slope features were same as those inspected in June 2020 for the previous rezoning application.

2.13 No sign of seepage and distress were identified during the site inspections.

2.14 The Photo Index Plan and the photo plates of the Application Site and adjacent slopes (the Plate Numbers and the locations used in this GPRR are similar to those adopted in the previous GPRR for easy reference) are presented in **Appendix A**.

2.14.1 Plate Nos. 1 & 2 shown the Entrance of Cheung Ha Temple;
2.14.2 Plate Nos. 3 & 4 shown the portion of Feature No. 7NW-B/R267 and unregistered retaining wall (Wall No. 1) underneath the stairway to Cheung Ha Temple respectively;
2.14.3 Plate Nos. 5 & 6 and 7 & 8 shown the portion of Feature No. 7NW-B/R261 and existing masonry wall for Lot 1943 (House No. 41 & 42) (Wall No. 2);
2.14.4 Plate Nos. 9 to 10 shown Feature No. 7NW-B/CR529(1);
2.14.5 Plate Nos. 11 & 12 shown Feature No. 7NW-B/CR529 (2);
2.14.6 Plate Nos. 13 to 17 shown Feature No. 7NW-B/R90;
2.14.7 Plate Nos. 18 to 23 shown Existing Platform behind Feature No. 7NW-B/R90;
2.14.8 Plate No. 24 shown Feature No. 7NW-B/R90;
2.14.9 Plate Nos. 25 to 28 shown Wall No. 3;
2.14.10 Plate Nos. 29 to 32 the existing platform behind Wall No. 3;
2.14.11 Plate Nos. 33 to 34 shown existing stairway beside Columbarium B Building;
2.14.12 Plate Nos. 35 to 42 shown Feature No. 7NW-B/R368;
2.14.13 Plate Nos 43 to 44 shown Feature No. 7NW-B/R320;

3. DESK STUDY AND BACKGROUND INFORMATION SEARCH

3.1 Having searched the information from the web-based Geotechnical Information Infrastructure (GInfo) maintained by the Geotechnical Engineering Office (GEO) of Civil Engineering & Development Department (CEDD) and Slope Maintenance Responsibility Information System (SMRIS) maintained by Lands Department, the registered Feature Nos. 7NW-B/CR529, 7NW-B/R90, 7NW-B/R94, 7NW-B/R320, 7NW-B/CR369, 7NW-B/CR368, 7NW-B/R89, 7NW-B/R261 and 7NW-B/R267 are in the vicinity of the Lot Boundary of the Application Site. The retrieved slope and wall records and slope maintenance responsibility report from both departments are annexed in **Appendix B and C**, respectively.

3.2 Based on the slope records obtained from the GInfo, the characteristics of Features are listed as below:

Feature No.	Max. Slope Height (m)	Ave. Slope Angle (°)	Slope Length (m)	Max. Wall height (m)	Face Angle (°)	Wall Length (m)
7NW-B/R89	-	-	-	3.5	75	15
7NW-B/R90 (1) & (2)	-	-	-	3.3	82	16
7NW-B/R94	-	-	-	6.1	85	18
7NW-B/R320	-	-	-	5.0	90	10
7NW-B/CR368	9.5	55	35	3.5	80	35
7NW-B/CR369	3.3	78	25	2.1	90	12
7NW-B/CR529 (1) & (2)	8.5	70	25	1.5	90	20
7NW-B/R261	-	-	-	3.0	85	5
7NW-B/R267	-	-	-	3.5	85	8

3.3 Based on the slope reports obtained from the SMRIS, the maintenance responsible party of Features are listed as below:

Feature No.	Type	Location	Responsible Party
7NW-B/R89	Wall	West of DD6 Lot 1943	DD6 Lot 1943
7NW-B/R90(1)	Wall	North of DD6 Lot 1087	Lands Dept.
7NW-B/R90(2)	Wall	North of DD6 Lot 1087	DD6 Lot 1087
7NW-B/R94	Wall	At least 4m form the north boundary	Lands Dept.
7NW-B/R320	Wall	At least 2m form the north boundary	Lands Dept.
7NW-B/CR368	Slope/Wall	Adjacent to DD6 Lots 1130 & 1087	Lands Dept.
7NW-B/CR369	Slope/Wall	At least 1.5m form the north boundary	Lands Dept.
7NW-B/CR529(1)	Slope	Adjoining Lot Boundary at North-east	DD6 2163
7NW-B/CR529(2)	Slope	Adjoining Lot Boundary at North-east	Lands Dept.
7NW-B/R261	Wall	Underneath the stairway at North-east	Lands Dept.
7NW-B/R267	Wall	North of DD6 Lot 1943	DD6 Lot 1943

3.4 Stage 3 Study Report for Feature No. 7NW-B/CR368 (Ref.: S3R 115/2013) and Feature No. 7NW-B/CR529 (Sub-division (SD) No. 2) (Ref.: S3R 40/2013) were retrieved from the Geotechnical Information Unit of GEO of CEDD. Parts of the Stage 3 Study Reports are annexed in **Appendix D**.

3.5 Moreover, according to the geotechnical report for development of House Nos. 57 and 58 at DD6 2163 under file GCME 3/5/6/9121/93, Feature 7NW-B/CR529 (SD No. 1) was strengthened by 5 and 6 rows of soil nails. The site formation works were completed in October 1994. Parts of this report, which is enclosed in Stage 3 Study Report for Feature 7NW-B/CR529 (SD2), are annexed in **Appendix D**.

3.6 The site formation record plans on the existing slopes and walls within the Application Site cannot be found.

3.7 According to the site inspections, the following existing (un-registered) retaining walls and slope were found within the boundary of Application Site. They were shown the Photo Index Plan (i.e. Drawing No.: PI-01) annexed in **Appendix A** and tabulated as below:

Existing Features	Location of Slopes and Walls
Wall No. 1 (about 6.5m high and 8m long) with about 85° face angle	Underneath the stairway at north-east side.
Wall No. 2 (about 2m high and 8m long) with about 80° face angle	Adjoining Feature No. 7NW-B/R261 and in front of Lot 1943 (House No. 41 & 42)
Wall No. 3 (about 3.3m high and 25m long) with about 80° face angle	Within Lot Boundary and North-west of DD6 Lot 1130 (Columbarium B)

4. GEOLOGY OF THE APPLICATION SITE

4.1 According to Sheet No. 7 (Sha Tin) of 1:20000 scale HGM 20 series Hong Kong Geological Survey Map, the solid geology of the Application Site is underlain by Jurassic to Cretaceous aged granodiorite. Part-plan of the map is enclosed in **Appendix E.**

4.2 Having retrieved the available ground investigation records from the Geotechnical Information Unit of, a number of borehole records within Feature No. 7NW-B/CR368 were found. The available ground investigation (GI) records included 2 no. boreholes, 6 no. core holes, and 3 nos. slope stripping. The retrieved GI records are presented in **Appendix F**.

4.3 Based on the available GI records, it is inferred that the Application Site likely comprises 3 layers of soil strata, i.e. the Fill, the Colluvium and the Completely Decomposed GRANODIORITE,

5. PROPOSED SITE FORMATION

5.1 According to the Master Layout Plan of the proposed scheme, the existing 2 (two) 2-storey columbarium buildings and 3 nos. unregistered retaining walls within and adjoining the Application Site are to remain unchanged in the foreseeable future.

5.2 This application is to seek the agreement from the Town Planning Board to rezone the Application Site from its present "**V**" zone to "**G/IC (3)**"; and its approval on the subsequent planning application to reflect the existing land use and functions of the entire existing Cheung Ha Temple Compound. As such, no significant site formation works will be proposed.

5.3 The stability of unregistered (existing) retaining walls in the vicinity of the Lot boundary should be assessed according to the current safety standards listed out in Geotechnical Manual for Slopes and Geoguide 1 (i.e. Factor of Safety (FOS) for Retaining Wall against Overturning and Sliding to be greater than 2.0 and 1.5 or others accepted by the Building Authority).

5.4 Having considered the Application Site situated at a hilly terrain, the overall stability of the existing and proposed site formation for the Application Site should be assessed under the development, which shall be greater than the required FOS of 1.4 or others accepted by the Building Authority.

5.5 In view of the slope preventive works for the whole Feature 7NW-B/CR529 were already carried out by the responsible party, the stability of this Feature would not cause adverse effect on the Application Site.

5.6 Feature 7NW-B/CR368 where is south of two 2-storey columbarium buildings had been strengthened by 6 to 8 rows of soil nails to improve its stability to the current safety standards.

5.7 Based on the site inspections on Feature 7NW-B/R90, R94 and R320, there were not observed improvement works on these three Features when the granite stone facing was found on Feature 7NW-B/R94 and R320; and the concrete facing was found on Feature 7NW-B/R90. All of these three Features are maintained by the Lands Department.

5.8 In view of these retaining walls are in the vicinity of the Application Site, the existing columbarium buildings should not affect or be affected by the stability of these walls adjacent to the Application Site. Otherwise, the close liaisons with the responsible party should be carried out to review the stability of these walls whether they are met the current safety standard under the implementation stage of the development.

5.9 If they are not met the current safety standard, the preventive measures to strengthen the stability of these Features should be designed and carried out under the implementation stage of the development.

5.10 Based on the latest MLP, the 1st straight section of existing stairway at the north-east to the Columbarium Buildings from the Kam Shan Road will be widen and upgraded to suit for the proposed development. A portion of Feature 7NW-B/R267 & Wall No. 1 underneath the existing stairway would be removed and reconstructed. The stability of existing feature and structure should not affect or be affected due to the proposed works for this development.

5.11 In view of the width of upper portion stairway can meet the requirements, the widening works for existing stairway would not be required, but the stability of a portion of Feature 7NW-B/R261 and Wall No. 2 and Feature 7NW-B/CR529 adjacent to both side of the stairway should be assessed whether their stability to achieve the current safety standard under the implementation stage of the development. The proposed works for this development should not affect or be affected the stability of existing features and structures.

5.12 An existing (unregistered) retaining wall (i.e. Wall No. 3) within the Application Site is situated at north-west of Columbarium B Building and the height and shape of the wall are similar to those of Feature 7NW-B/R90.

5.13 In view of this retaining wall is similar to Feature 7NW-B/R90 and within the Application Site, the maintenance responsible party for this Feature may be taken by the Applicant but should be identified under the implementation stage of the development. The close liaisons with the responsible party should be carried out to review the stability of this wall whether it is achieved the current safety standard.

5.14 Feature 7NW-B/R89 is situated below Feature 7NW-B/R90 at east of Columbarium A Building, the close liaisons with the owner of DD6 Lot 1943 should be carried out to review the stability of this wall weather it is achieved the current safety standard after the Rezoning Application is accepted and the development is under design stage.

5.15 When the stability of all features within and adjacent to Lot Boundary are not complying to the latest safety standards, the following table summarizes the proposed strengthening works for slopes and walls, but not limited to, subject to the later design stage:

Existing Features	Responsible Party	Proposed Strengthening Works
7NW-B/R90 (about 3.3m high)	Lands Dept.	Construction of Soil Nails with Skin Wall
7NW-B/R89 (about 3.5m high)	DD6 Lot 1943	Construction of Soil Nails with Skin Wall
7NW-B/R267 (about 6.5m high)	Lands Dept.	Re-construction of Reinforced Concrete Stairway
7NW-B/R261 (about 3m high)	DD6 Lot 1943	Construction of Soil Nails with Skin Wall
Wall No. 1 (about 6.5m high)	The owner of Cheung Ha Temple Limited	Re-construction of Reinforced Concrete Stairway
Wall No. 2 (about 2m high)	DD6 Lot 1943	Construction of Soil Nails with Skin Wall
Wall No. 3 (about 3.3m high)	To be identified in the implementation stage	Construction of Soil Nails with Skin Wall

5.16 The proposed site formation plan and sections for this development are presented in **Appendix G**.

5.17 Based on the proposed site formation, the stability of all existing retaining walls and slope features within the Lot and adjoining the Lot boundary should be reviewed and identified in later design stage; and their stabilities should be complying with the latest design safety standards.

5.18 Otherwise, the proposed site formation and strengthening works for all of slope and wall features should be submitted to the Building Authority for approval in order to be not affected or affect the stability of the existing structures or features and proposed structures.

5.19 Apart from the proposed site formation, the design of excavation and lateral support works for foundation works would not be required in this stage. If it is required in later stage, the proposed ELS works for any geotechnical content for the design of this development will be submitted to the Building Authority for approval in later design stage.

5.20 All of the proposed site formation works for this development would not affect or be affected by the adjacent existing slopes and structures.

6. PROPOSED FOUNDATION TYPES

6.1 In consideration of no additional structural building is proposed in this stage, types of foundation are not recommended.

6.2 If any structure is proposed in later stage, the foundation load of the proposed structure should not affect or be affected the stability of the existing slope and wall features within and adjoining to the Lot Boundary.

6.3 If and when necessary, the slope/wall improvement works (i.e. soil nailing works, etc.) should be included in the proposed site formation work in future.

7. CONCLUSION AND RECOMMENDATION

7.1 No major geotechnical problems are identified during walkover site inspections.

7.2 Based on the latest Master Layout Plan, significant site formation works would not be required when the existing buildings and the existing retaining walls with the retained platforms within and adjoining the Application Site remain unchanged in the foreseeable future. The proposed site formation plan and sections annexed in **Appendix G** refer.

7.3 The proposed site formation works should include the stability assessments of the existing retaining walls and slopes and the overall stability of the existing and proposed site formation whether their stability to be achieved the current design safety standards, which should not affect and be affected by the proposed development.

7.4 Otherwise, the strengthening works for the existing retaining walls and slopes within and adjoining the Application Site should be proposed to improve their stability to be achieved the current design safety standards.

7.5 Based on the above considerations and preliminary geotechnical assessment, the proposed development for the Application Site is considered to be geotechnically feasible.

7.6 To implement this development, the following geotechnical engineering works are recommended for further studies and detailed designs:

(a) A detailed site investigation should be carried out at the later design stage to reveal the geological profile, the groundwater table, geotechnical engineering properties and the engineering details of existing retaining walls and slopes within and adjoining the Application Site. The proposed ground investigation works also shown in the proposed site formation plan annexed in **Appendix G** could be taken into consideration.

(b) If and when necessary, an additional topographic survey to identify the extent of the existing slopes and walls within and adjacent to the Application Site should be carried out for stability assessment of the existing slopes and walls or geotechnical features.

(c) To ensure the proposed site formation for existing features within or adjoining the Lot boundary that should not affect or be affected the proposed development, the further liaison with the maintenance responsible parties and stability studies on following features should be carried out and presented in the following table:

Existing Features	Responsible Party	Further Studies to be required
7NW-B/R90 (about 3.3m high)	Lands Dept.	Stability Review of Existing Masonry Wall against Overturning and Sliding
7NW-B/R89 (about 3.5m high)	DD6 Lot 1943	Stability Review of Existing Masonry Wall against Overturning and Sliding
7NW-B/R267 (about 6.5m high)	Lands Dept.	Stability Review of Existing retaining Wall against Overturning and Sliding
7NW-B/R261 (about 3m high)	DD6 Lot 1943	Stability Review of Existing Masonry Wall against Overturning and Sliding
Wall No. 1 (about 6.5m high)	The owner of Cheung Ha Temple Limited	Stability Review of Existing retaining wall against Overturning and Sliding
Wall No. 2 (about 2m high)	DD6 Lot 1943	Stability Review of Existing Masonry Wall against Overturning and Sliding
Wall No. 3 (about 3.3m high)	To be identified in later stage	Stability Review of Existing Masonry Wall against Overturning and Sliding

(d) When the results of the stability analyses for the above features are not achieved the current safety standards, the strengthening works for those features should be included in the proposed site formation, which will be submitted to the Building Authority for approval under the implementation stage of the development.

(e) The following table summarizes the proposed strengthening works for the following existing features but not limited to the followings, subject to the later design stage for details:

Existing Features	Proposed Strengthening Works
7NW-B/R90 (about 3.3m high)	Construction of Soil Nails with Skin Wall
7NW-B/R89 (about 3.5m high)	Construction of Soil Nails with Skin Wall
7NW-B/R267 (about 6.5m high)	Re-construction of Reinforced Concrete Stairway
7NW-B/R261 (about 3m high)	Construction of Soil Nails with Skin Wall
Wall No. 1 (about 6.5m high)	Re-construction of Reinforced Concrete Stairway
Wall No. 2 (about 2m high)	Construction of Soil Nails with Skin Wall
Wall No. 3 (about 3.3m high)	Construction of Soil Nails with Skin Wall

(f) All the proposed site formation, foundation or geotechnical works for this development should not affect or be affected by the adjacent access road, slopes and structures.

(g) The proposed stormwater drainage works for this development should comply with Drainage Services Department’s requirements.

8. REFERENCES

8.1 Slope and Wall Records retrieved from Slope Information System (SIS) operated by Geotechnical Engineering Office, Civil Engineering and Development Department.

8.2 Slope and Wall Reports obtained from Slope Maintenance Responsibility Information System (SMRIS) maintained by Lands Department.

8.3 Geotechnical Control Office (1986). Hong Kong Geological Survey Sheet 7 – Sha Tin. Scale1:20,000. First Edition.

8.4 Geotechnical Engineering Office (1993). Geoguide 1: Guide to Retaining Wall Design, Second Edition.

8.5 Geotechnical Engineering Office (1994). Geotechnical Manual for Slopes, Second edition.

8.6 Works Bureau (April 1999). Geotechnical Manual for Slopes – Guidance on Interpretation and Updating. WBTC. 13/99.

8.7 GEO (2003). Stage 3 Study Report (S3R 115/2003) Slope 7NW-B/CR368 South of No. 43-45 Kam Shan Village, Tai Po.

8.8 GEO (2013). Stage 3 Study Report (S3R 40/2013) Feature No. 7NW-B/CR529 Nos. 43-45 Kam Shan Road, Tai Po.

FIGURES

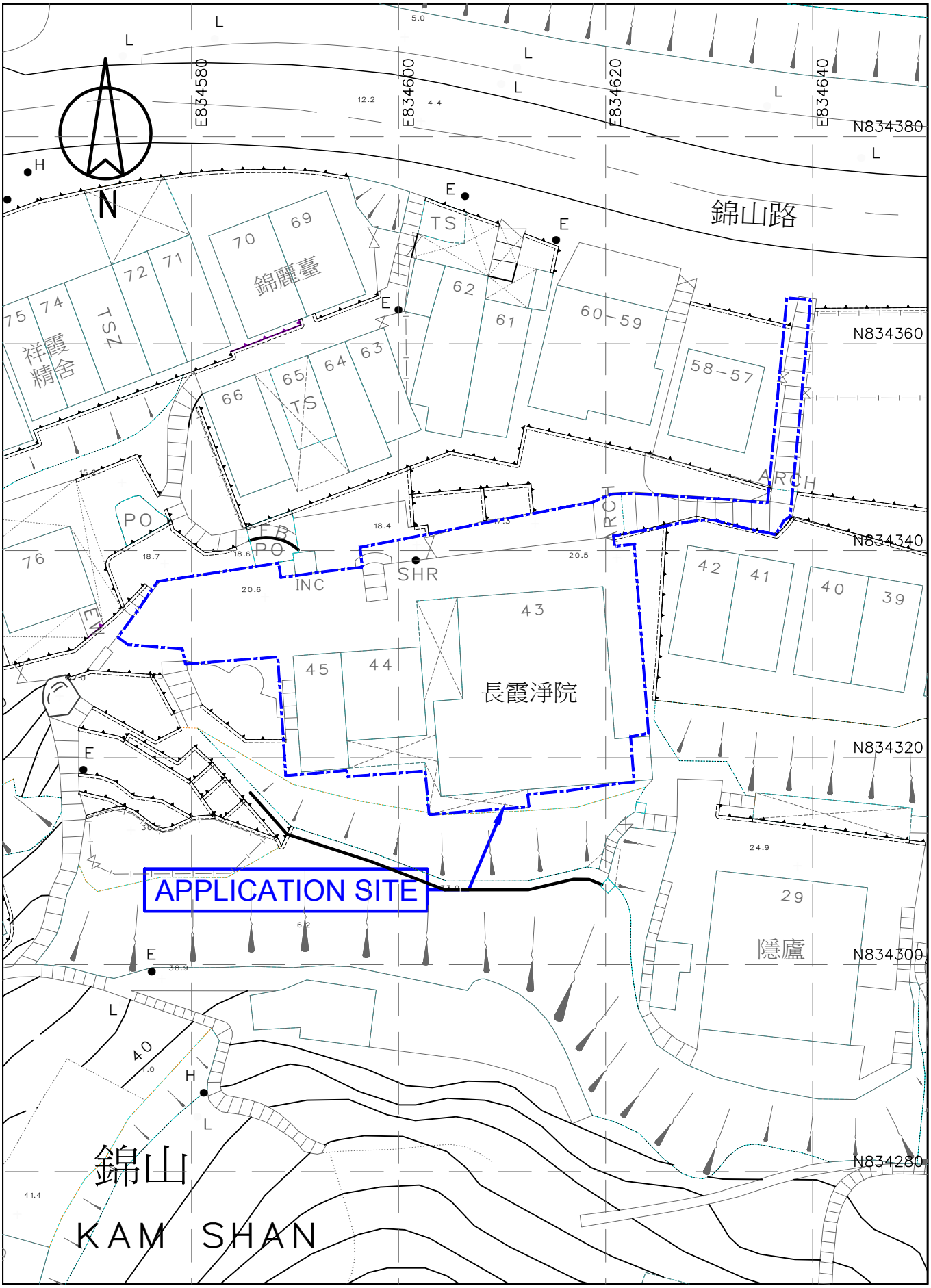
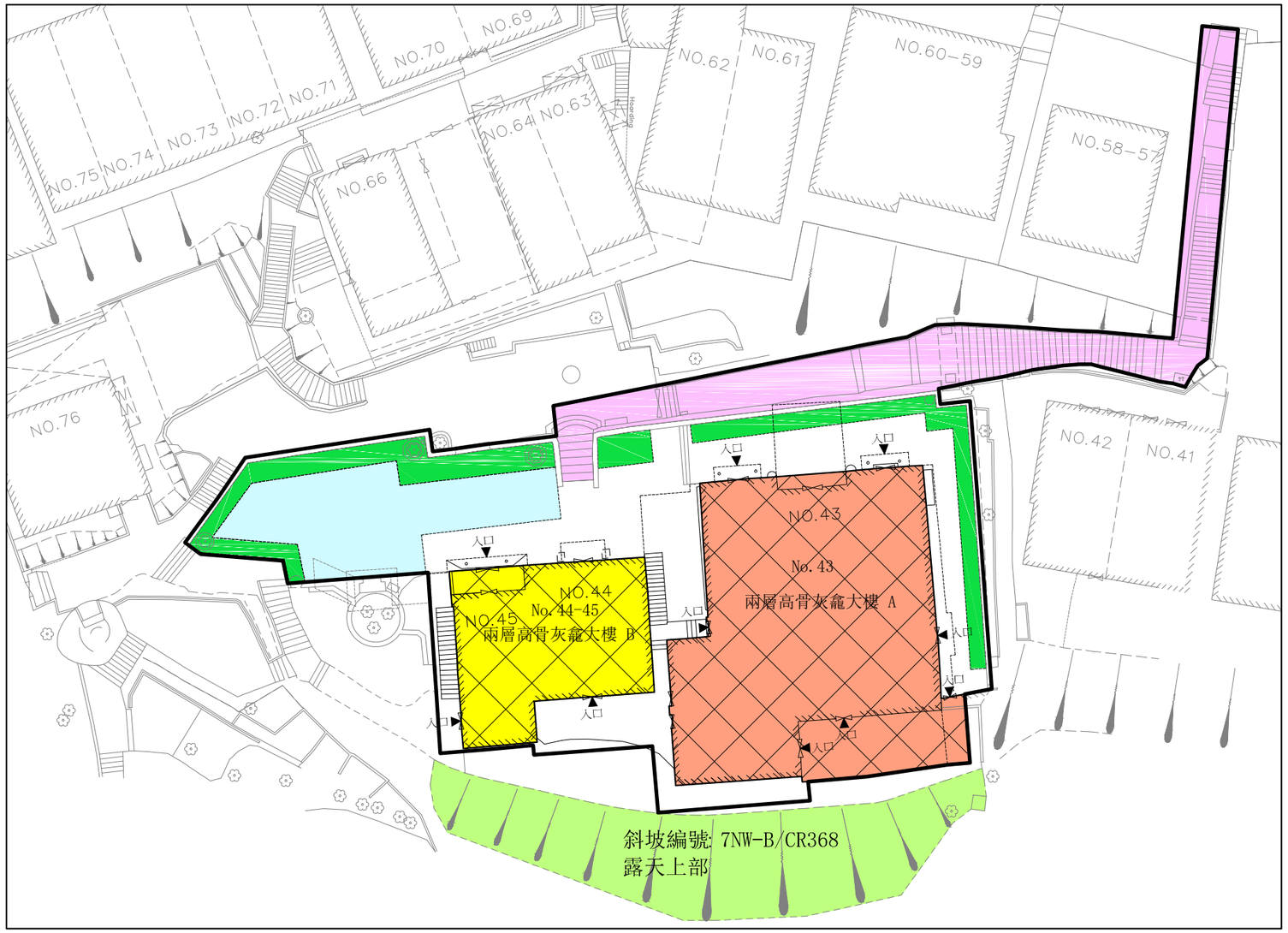


FIGURE 1 LOCATION OF APPLICATION SITE

建議布局圖
就截算前骨灰安置所的牌照申請



圖例:

	場地界線
	可核證建築物 (符合《私營骨灰安置所條例》附表 2 第 3(1)(b) 條規定)
	可就截算前骨灰安置所核證的構築物 (符合《私營骨灰安置所條例》附表 2 第 4(3) 條規定)
	斜坡範圍
必要配套設施	
	行人通道/行人路徑/出入口及樓梯
	種植區
	等候區

(A3 圖紙 1:300 比例)

建議布局圖 (圖則編號: 002)

骨灰安置所名稱： 佛教長霞淨院

地 址 : 新界大埔錦山村 43-45號,丈量約份第6約地段第 1087 號及第 1130 號及毗鄰政府土地

27/02/2023
日期 (日/月/年)

潘冠球
獲授權人士 姓名及簽署

27/02/2023
日期 (日/月/年)

邵冠開
認可人士/註冊結構工程師 姓名及簽署
[認可人士/註冊結構工程師指根據《建築物條例》(第 123 章)第 3 條註冊的人士]

C495956(4)
香港身份証號碼

註冊編號# : AP(E) 98/82 RSE 98/82

註冊有效期滿日期# : 31/12/2025

法人團體/合夥* 印章(如適用)

須與 (建築物條例) (第123章) 第3條所指的名冊相符
* 刪去不適用者

Figure 2 Latest Master Layout Plan

LEGEND

BOUNDARY LINE OF APPLICATION SITE

E834580

E834600

E834620

E834640

N834360

N834340

N834320

斜坡編號:7NW-B/C370

斜坡編號:7NW-B/R320

斜坡編號:7NW-B/R94

斜坡編號:7NW-B/CR529(2)

斜坡編號:7NW-B/CR529(1)

斜坡編號:7NW-B/R90(1)

斜坡編號:7NW-B/R267

斜坡編號:7NW-B/R261

斜坡編號:7NW-B/R89

斜坡編號:7NW-B/CR369

斜坡編號:7NW-B/CR368

WALL NO. 1

WALL NO. 2

WALL NO. 3

+16.8

+20.6

18.4

18.6

18.7

17.3

15.2

37.0

30.7

33.9

24.9

6.3

LOT 755 S.B

LOT 753 S.A

LOT 753 S.B

LOT 941 S.A

LOT 941 S.B

LOT 944

LOT 1361

LOT 1886

LOT 757

LOT 2163

LOT 978

LOT 983

LOT 1045

LOT 2089 (Ref Plan: TPSH/954-DF)

LOT 1943 (PORTION) (Ref Plan: TP1128/1-DF2)

LOT 1087 (Ref Plan: TP3390-91)

LOT 1130 (Ref Plan: TP3390+91)

FOOTPATH PORTION A

FOOTPATH PORTION B

長霞淨院

COLUMBARIUM A

COLUMBARIUM B

隱廬

PROJECT : SECTION 12A REZONING APPLICATION FROM "V" TO "G/IC(3)" FOR PRE-CUT OFF COLUMBARIUMS AT BUDDHIST CHEUNG HA TEMPLE, LOT NOS. 1087 AND 1130 IN D.D. 6 AND ADJOINING GOVERNMENT LAND, TAI PO, NEW TERRITORIES	CLIENT : BUDDHIST CHEUNG HA TEMPLE
	DRAWING TITLE : MLP WITH FEATURE LOCATIONS
	DRAWING NO : FIGURE 3
	PROJECT NO. J1926/B
	APPROVED BY HC / DATE 29/04/2024
	REVISION B / SCALE 1 : 300
	DESIGNED BY PH / DRAWN BY AM

APPENDIX A

PHOTOGRAPHIC RECORDS

LEGEND

BOUNDARY LINE

1 PHOTOGRAPHIC RECORD NUMBER

E834580 E834600 E834620 E834640

N834360 N834340 N834320

斜坡編號:7NW-B/C370

斜坡編號:7NW-B/CR529(2)

斜坡編號:7NW-B/CR529(1)

斜坡編號:7NW-B/R267

WALL NO. 1

WALL NO. 2

斜坡編號:7NW-B/R261

斜坡編號:7NW-B/R320

斜坡編號:7NW-B/R94

斜坡編號:7NW-B/R90(1)

WALL NO. 3

斜坡編號:7NW-B/R89

斜坡編號:7NW-B/CR369

斜坡編號:7NW-B/CR368

FOOTPATH PORTION A

FOOTPATH PORTION B

LOT 978

LOT 983

LOT 1045

834345N

834330N

LOT 1943 (PORTION) (Ref Plan: TP1128/I~DF2)

LOT 1087 (Ref Plan: TP3390~91)

LOT 1130 (Ref Plan: TP3390~91)

LOT 2089 (Ref Plan: TPSH/954~DF)

LOT 2163

LOT 1886

LOT 1361

LOT 944

LOT 757

LOT 755 S.B

LOT 753 S.A

LOT 753 S.B

LOT 941 S.A

LOT 941 S.B

COLUMBARIUM A

COLUMBARIUM B

長霞淨院

隱廬

NEW EXIT STAIRCASE FOR HOUSES No. 58 ~ 57

EXISTING GATE OPENING TO BE BLOCKED OFF

EXISTING WINDOW

+16.8

+20.6

37.0

30.7

24.9

33.9

PROJECT :

SECTION 12A REZONING APPLICATION FROM "V" TO "G/IC(3)" FOR PRE-CUT OFF COLUMBARIUMS AT BUDDHIST CHEUNG HA TEMPLE, LOT NOS. 1087 AND 1130 IN D.D. 6 AND ADJOINING GOVERNMENT LAND, TAI PO, NEW TERRITORIES

CLIENT : BUDDHIST CHEUNG HA TEMPLE	PROJECT NO. J1926/B
DRAWING TITLE : PHOTO INDEX PLAN	APPROVED BY HC / DATE 29/04/2024
DRAWING NO : PI-01	REVISION B / SCALE 1 : 300
	DESIGNED BY PH / DRAWN BY AM

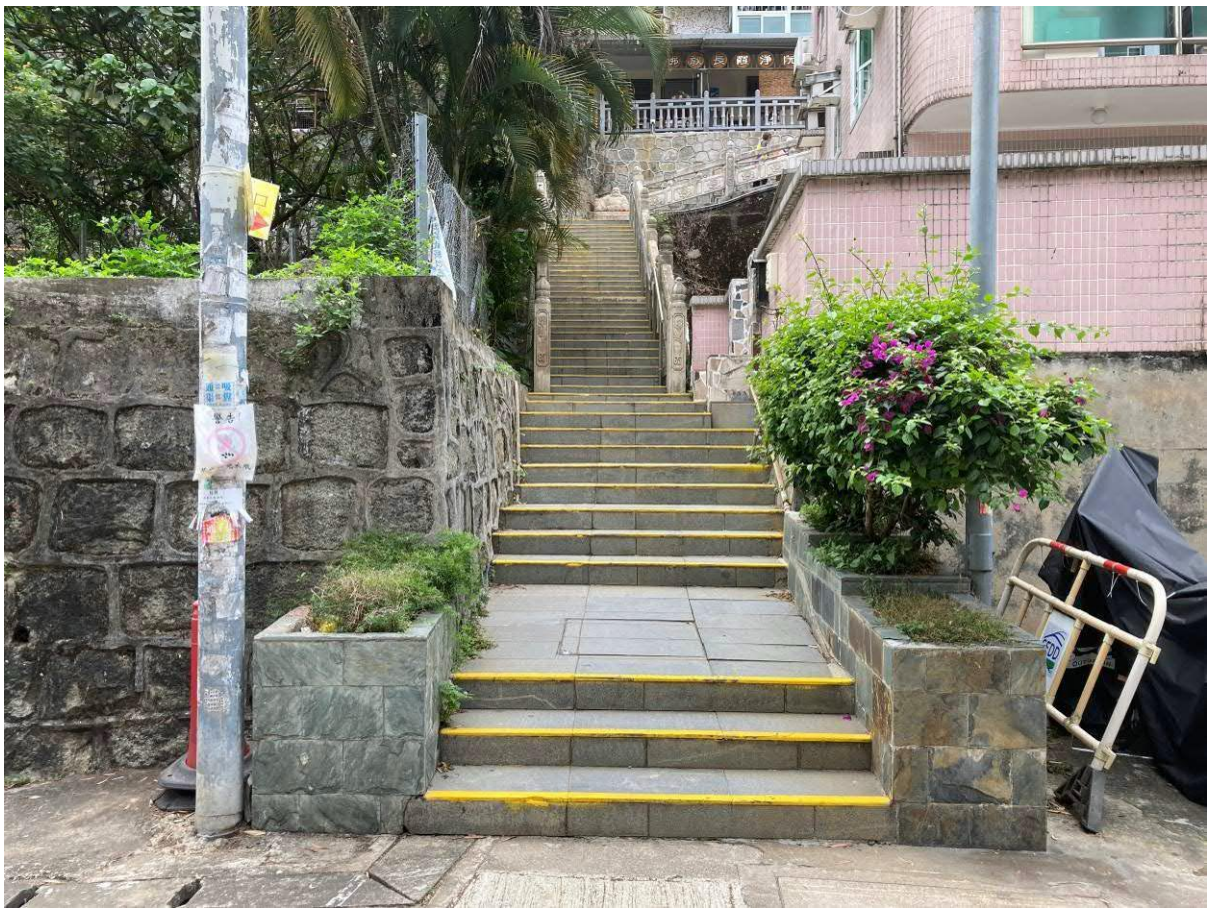


Plate No. 1

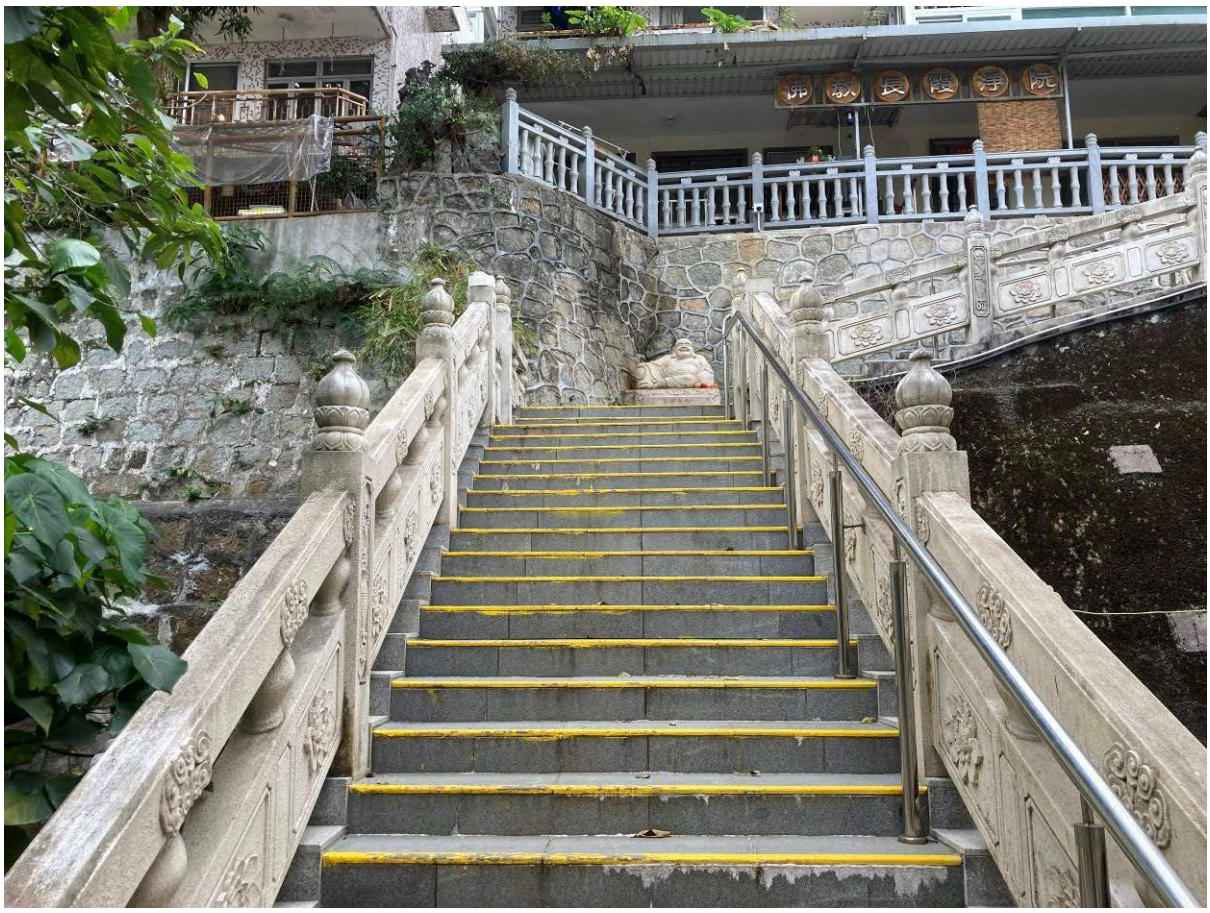


Plate No. 2



Plate No. 3

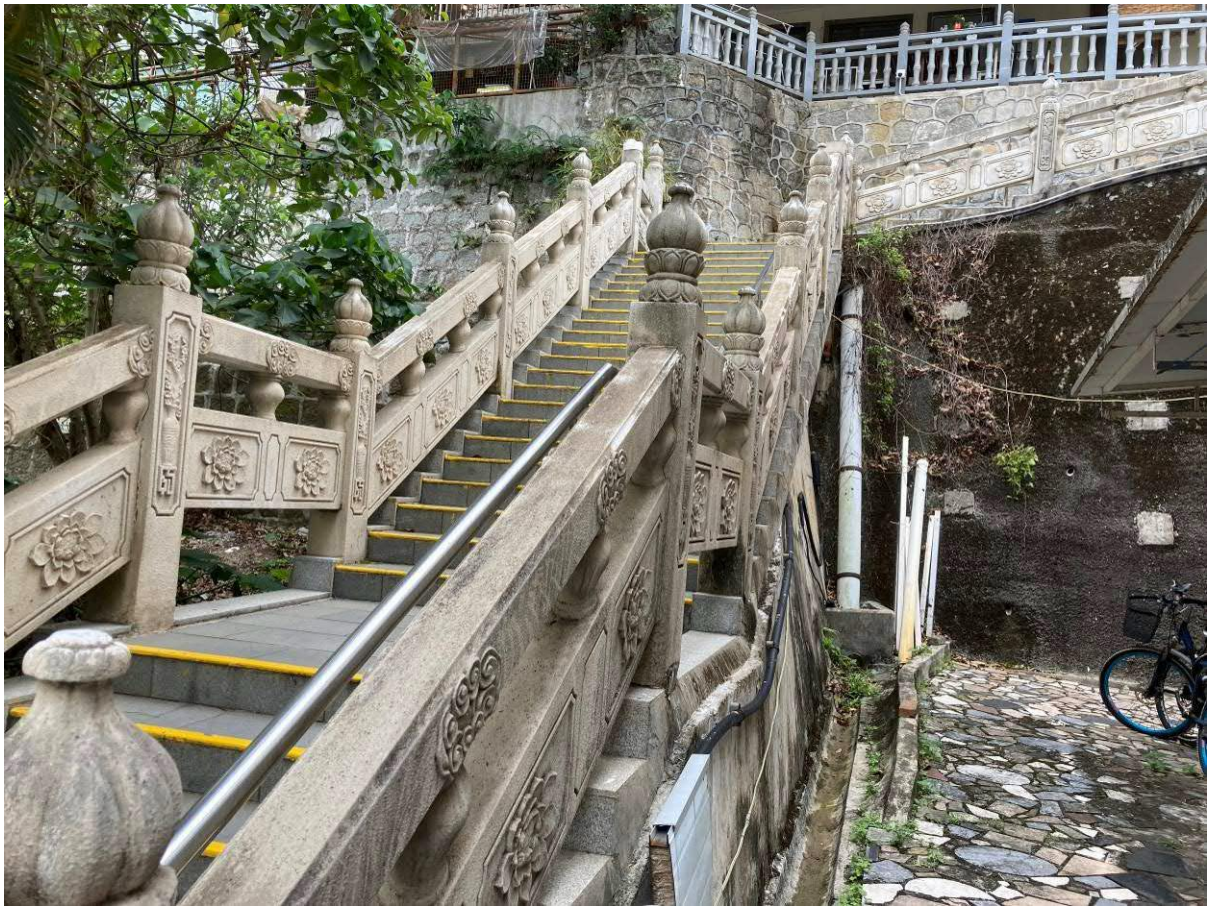


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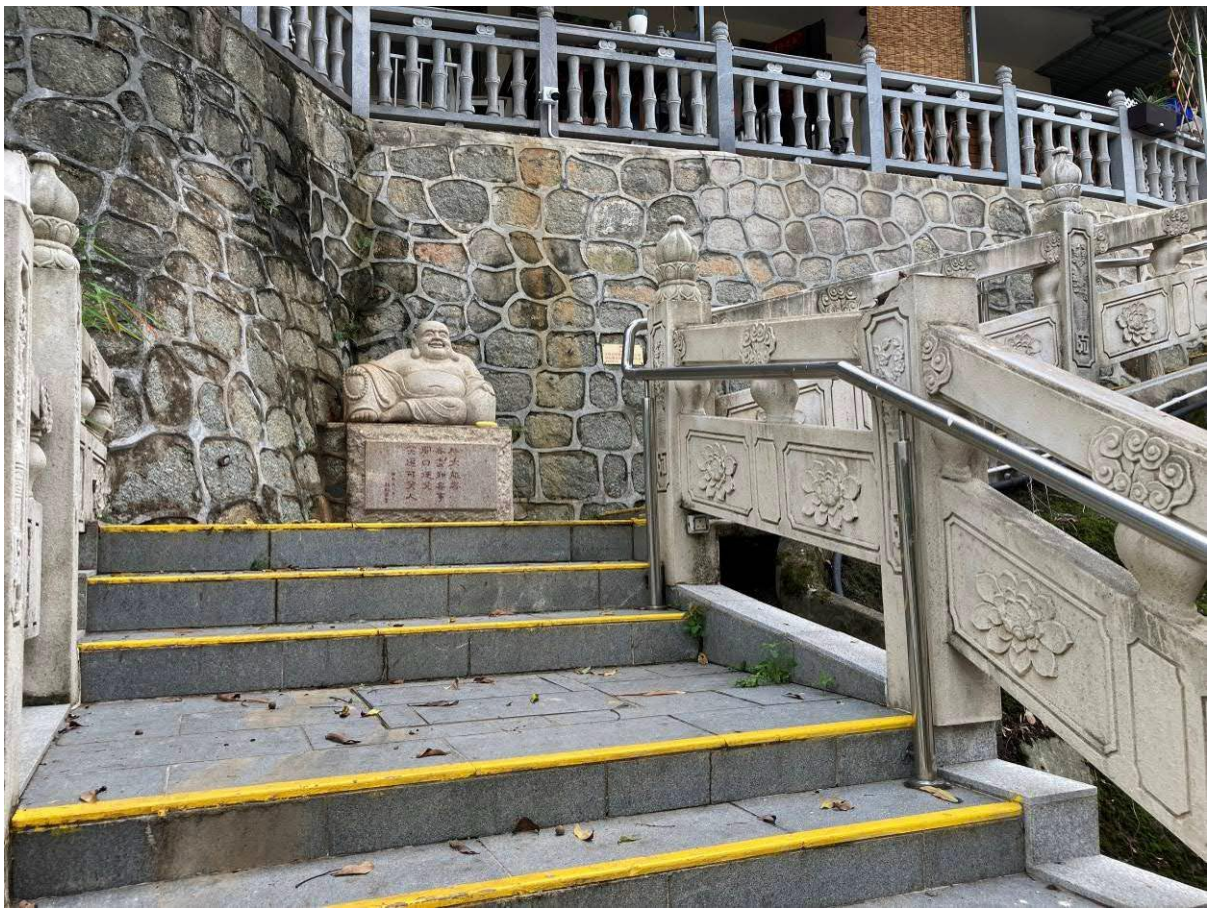


Plate No. 5



Plate No. 6

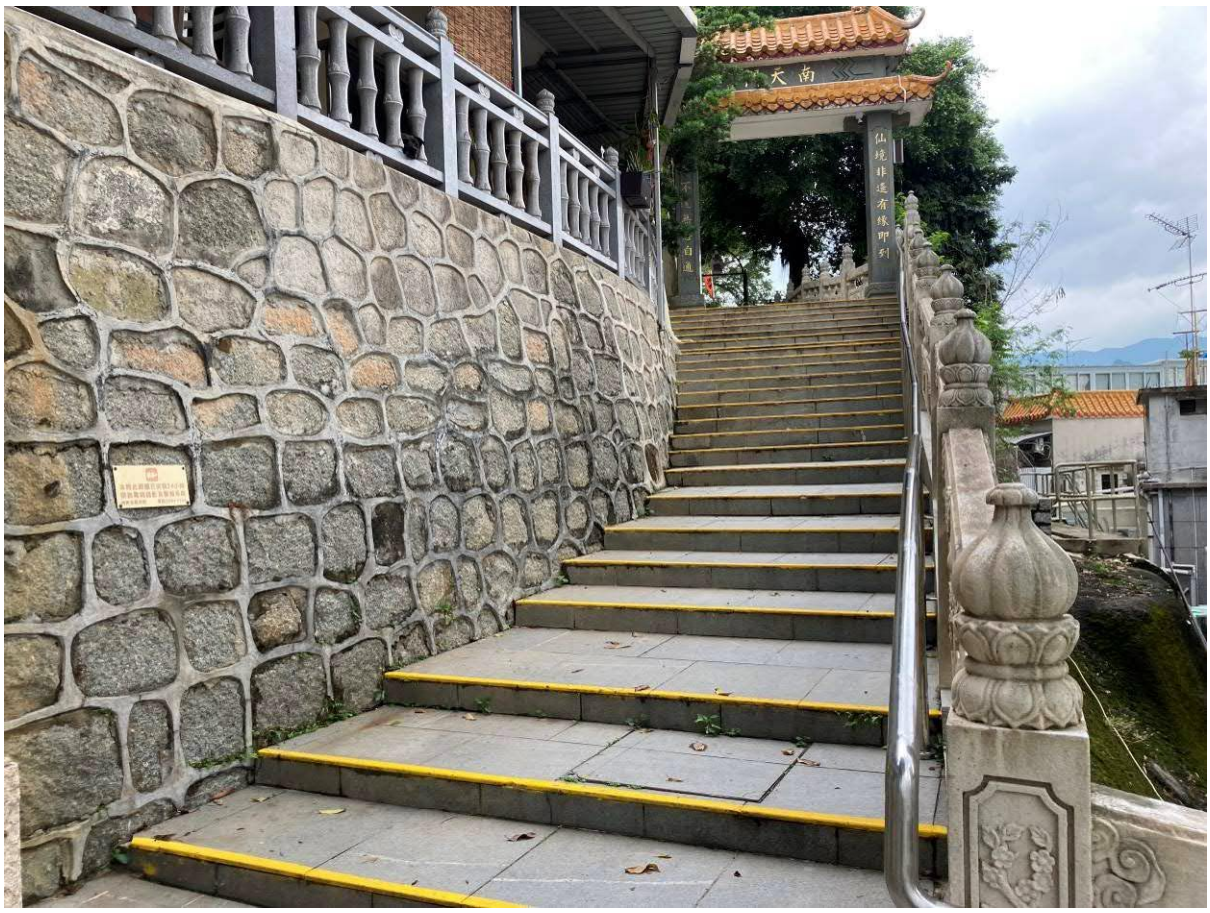


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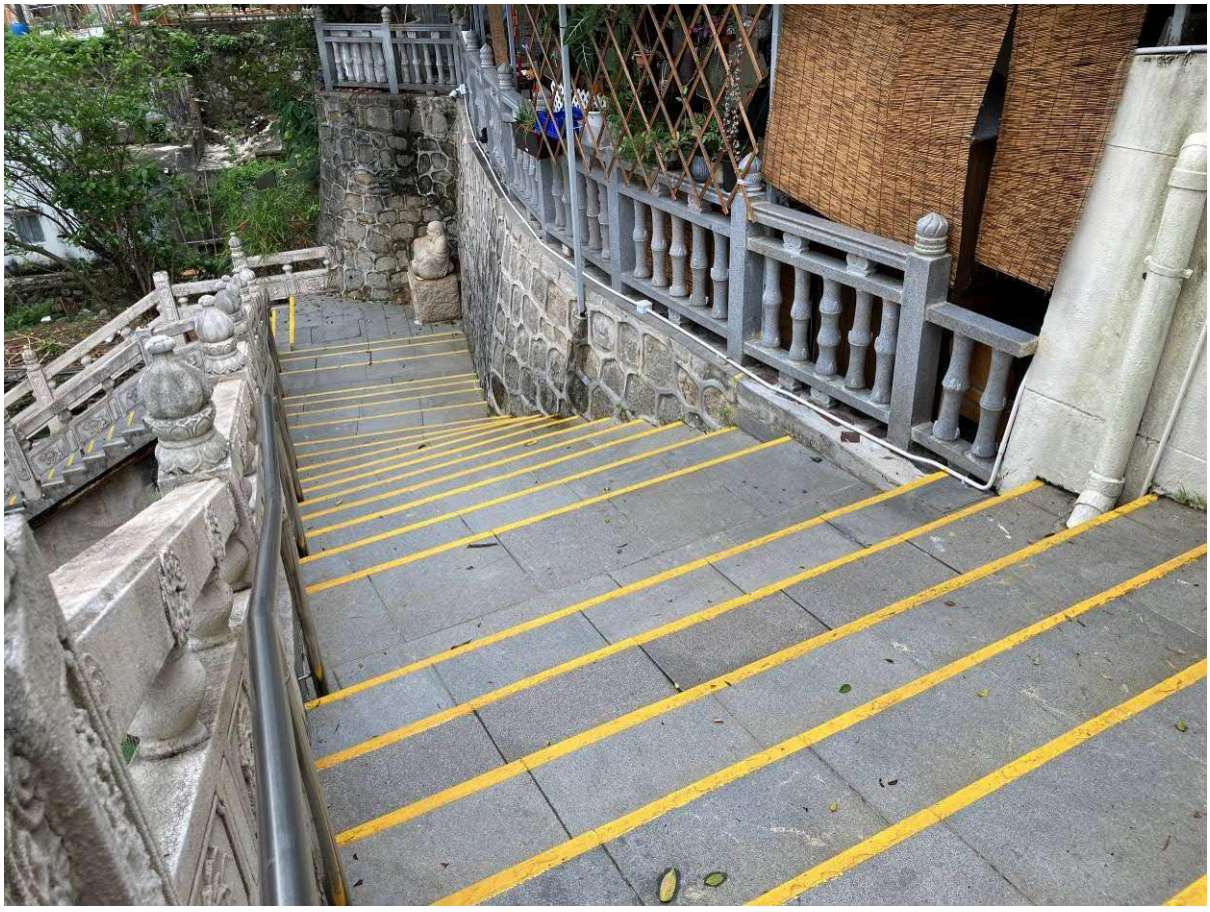


Plate No. 8

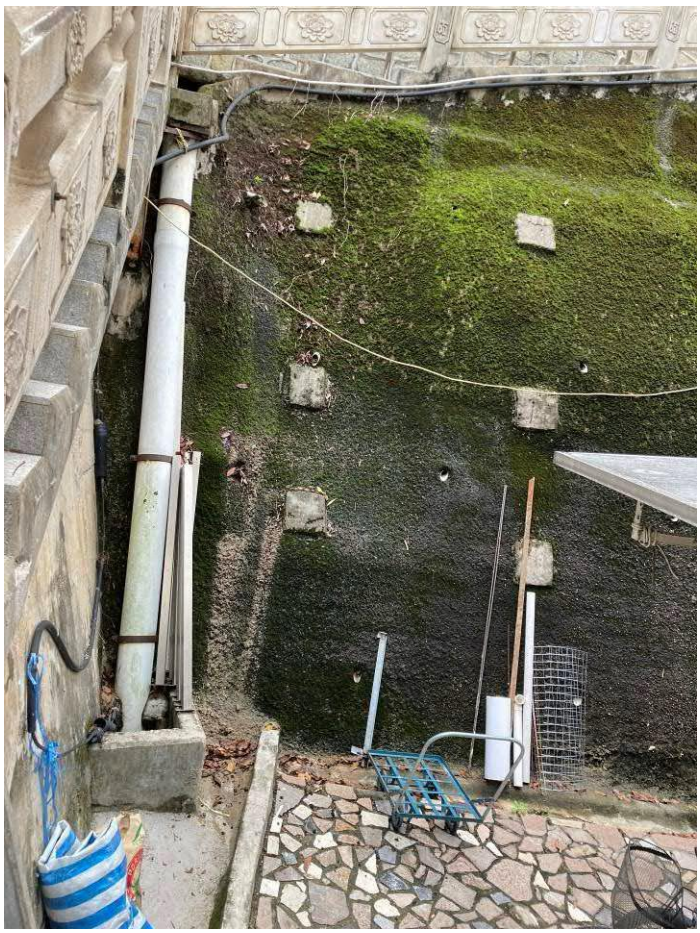


Plate No. 9



Plate No. 10

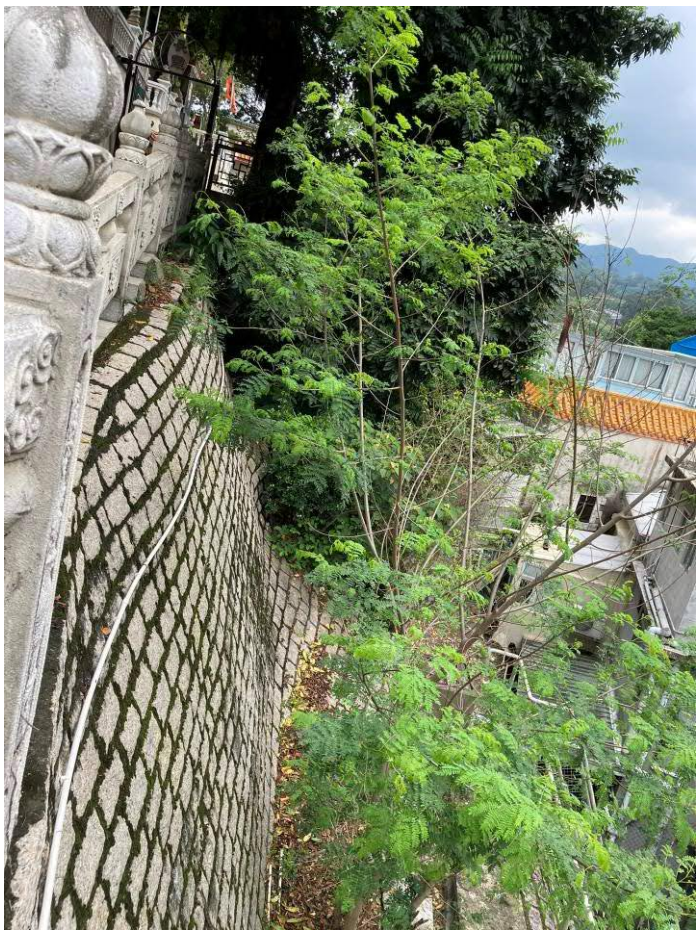


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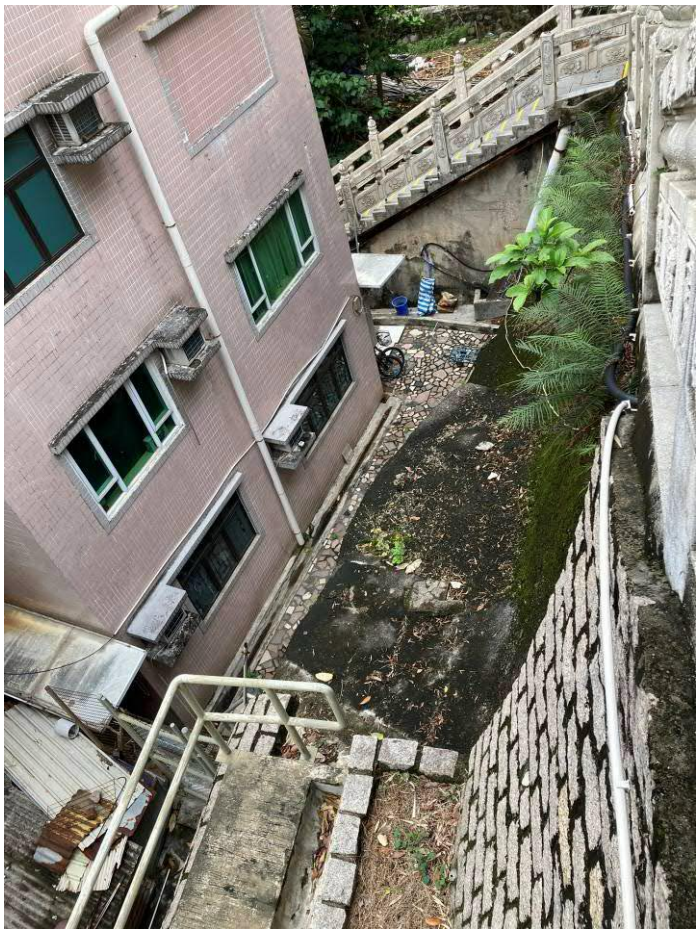


Plate No. 12



Plate No. 13

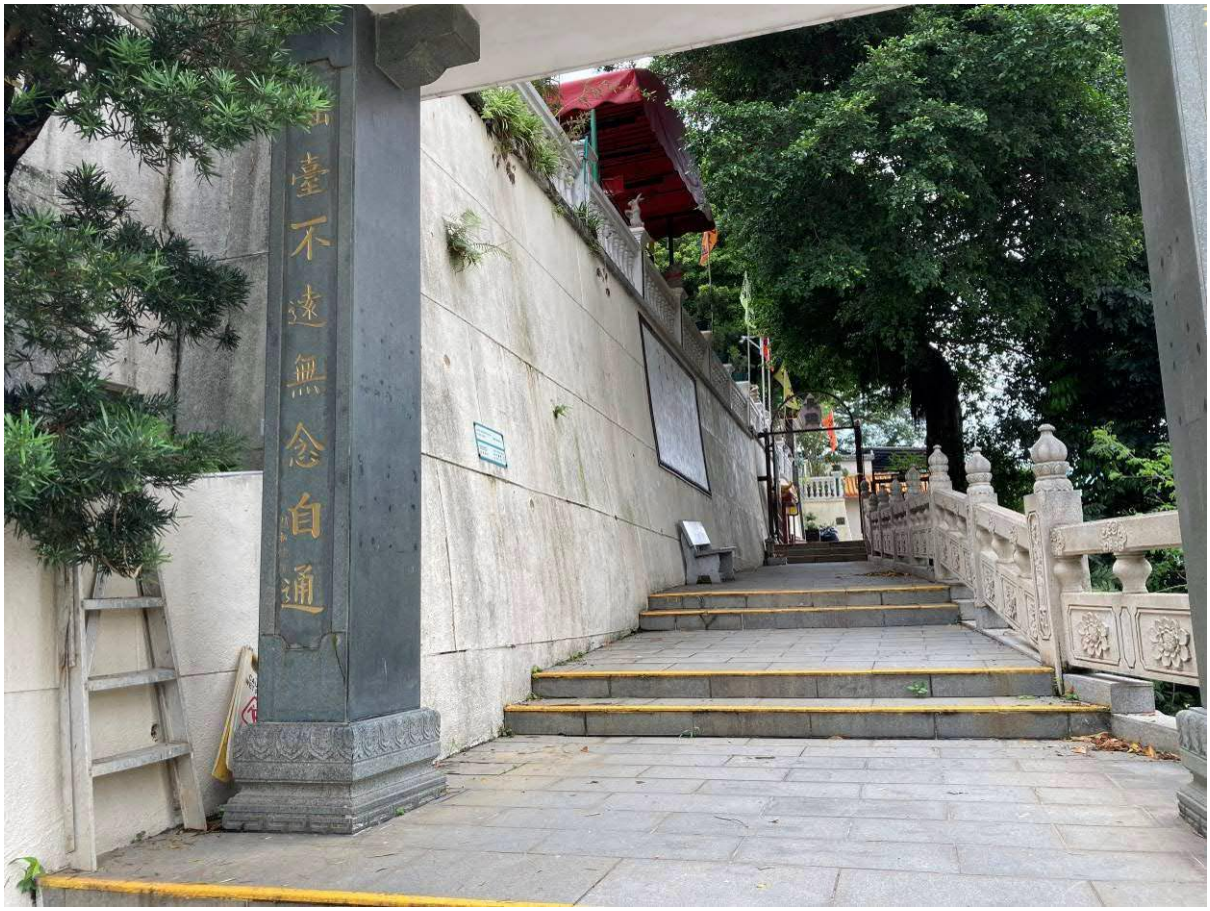


Plate No. 14

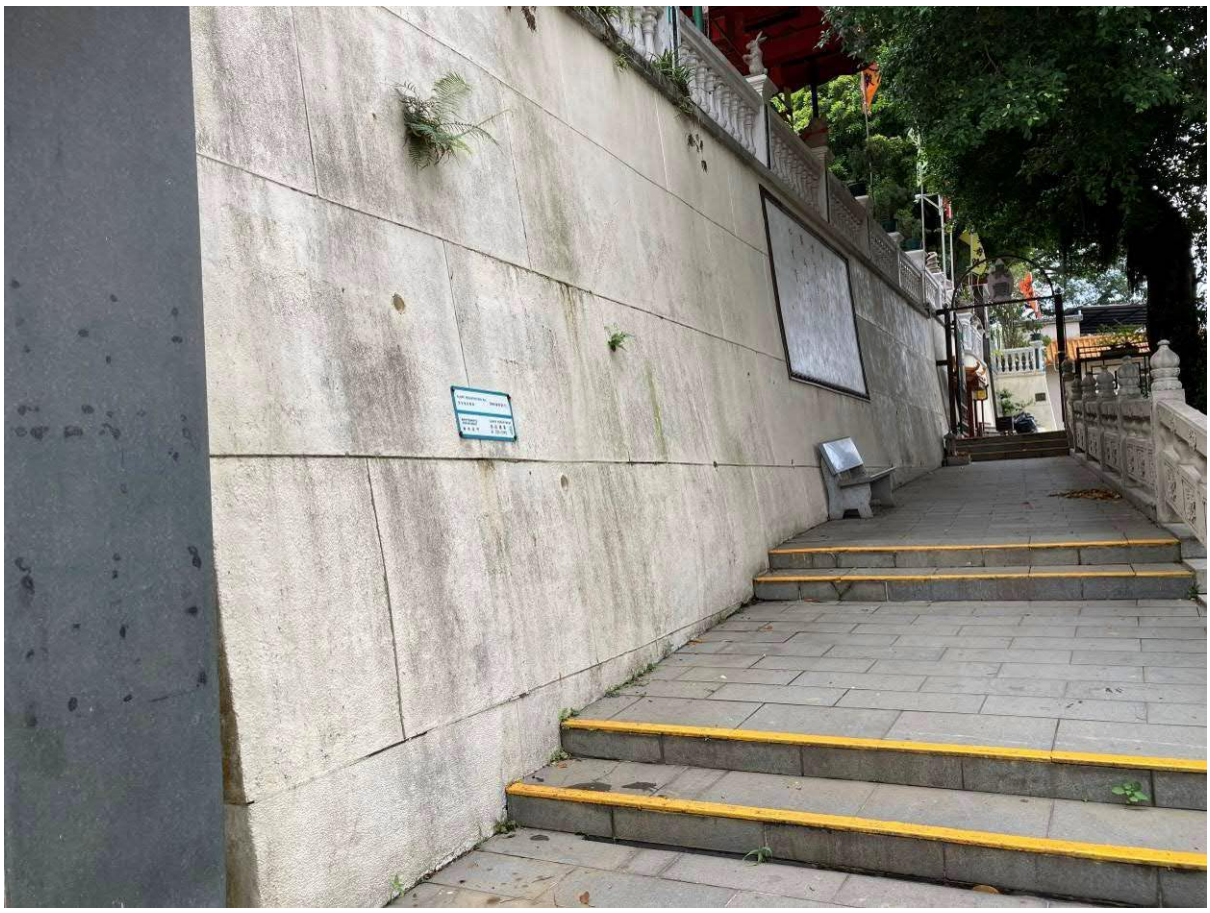


Plate No. 15



Plate No. 16



Plate No. 17



Plate No. 18

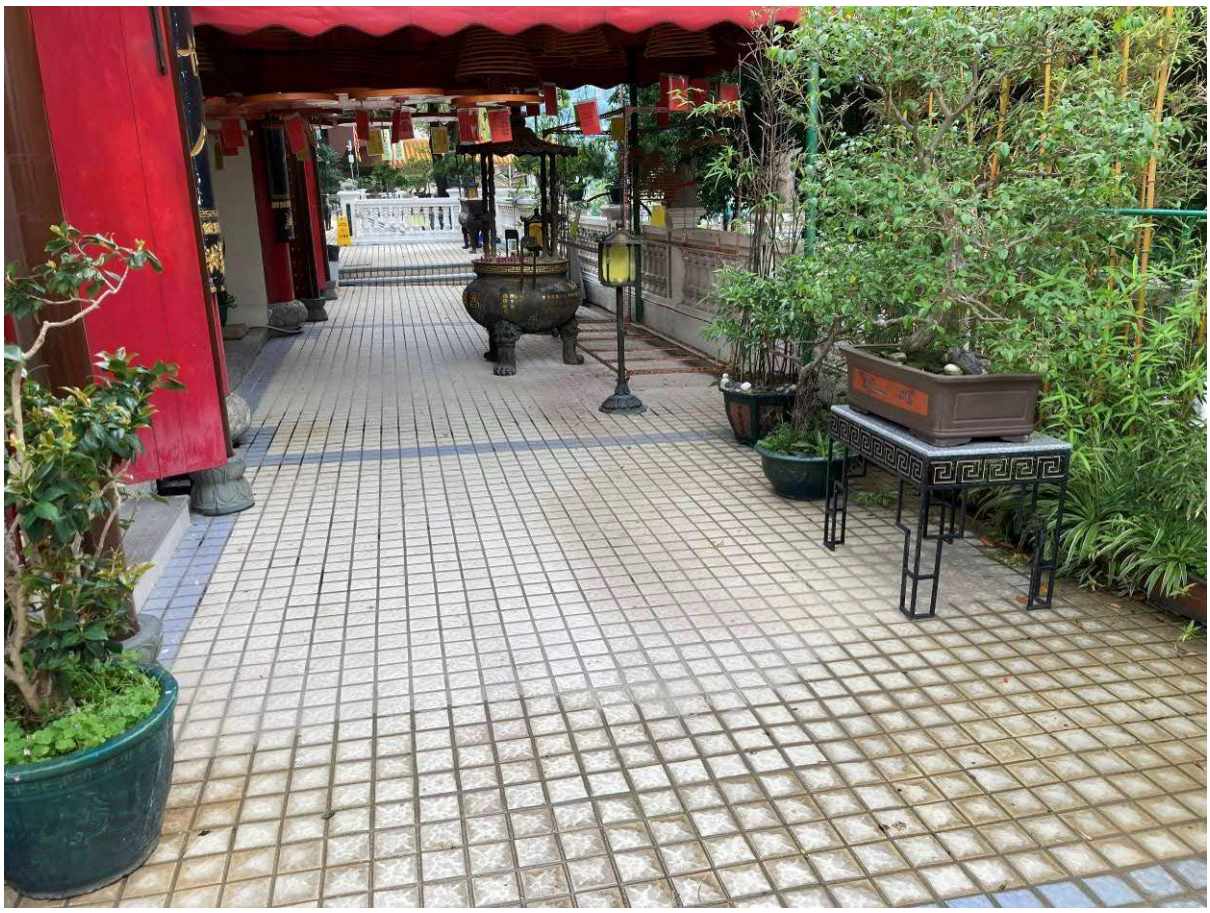


Plate No. 19

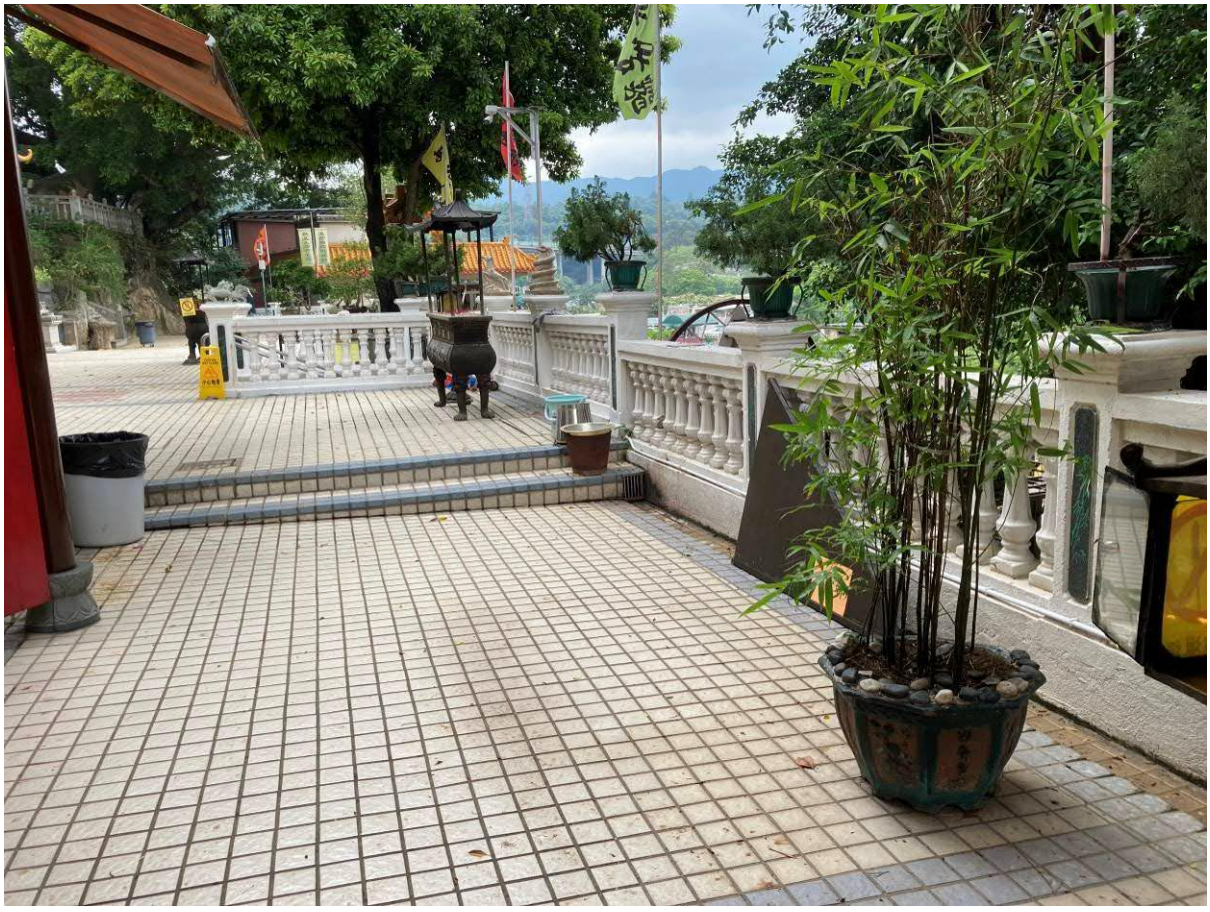


Plate No. 20



Plate No. 21



Plate No. 22

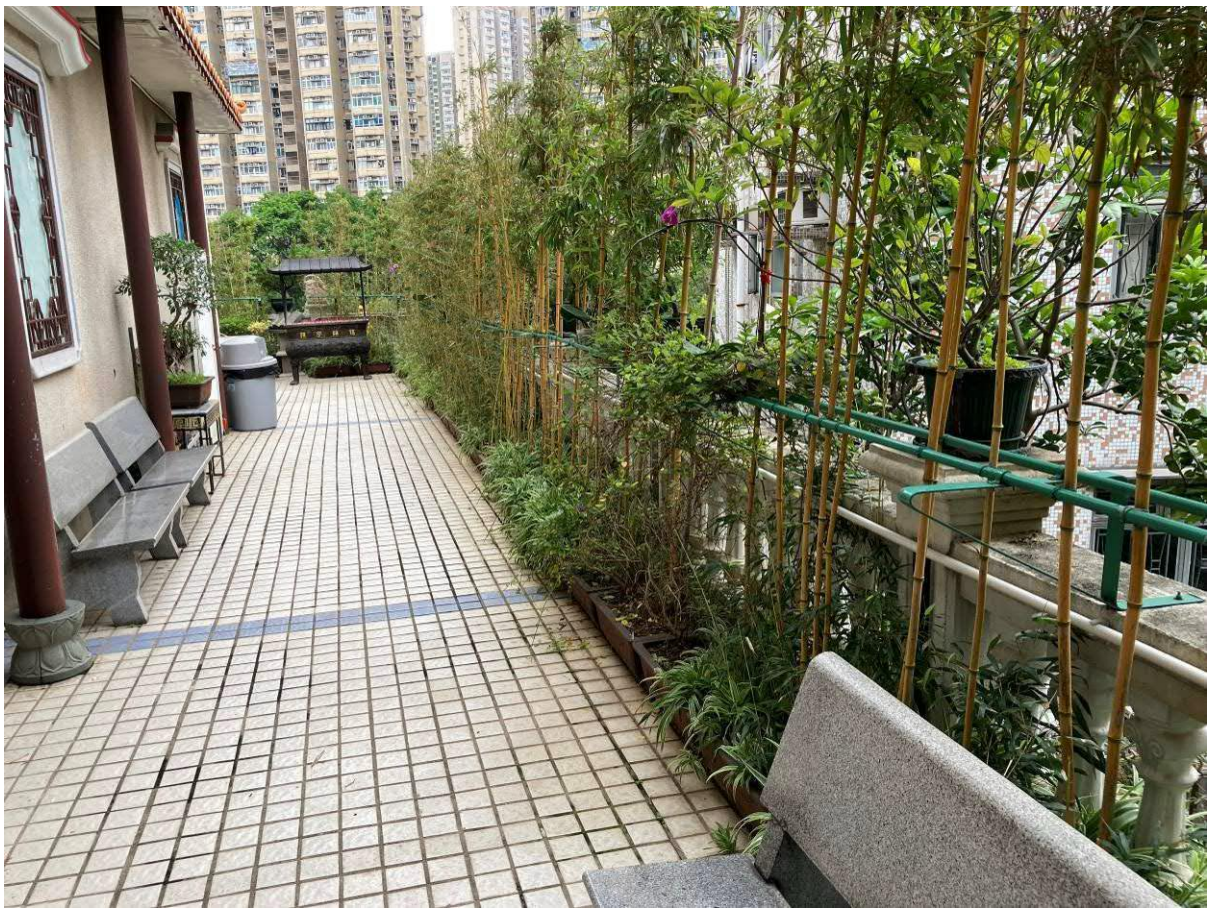


Plate No. 23



Plate No. 24



Plate No. 25



Plate No. 26

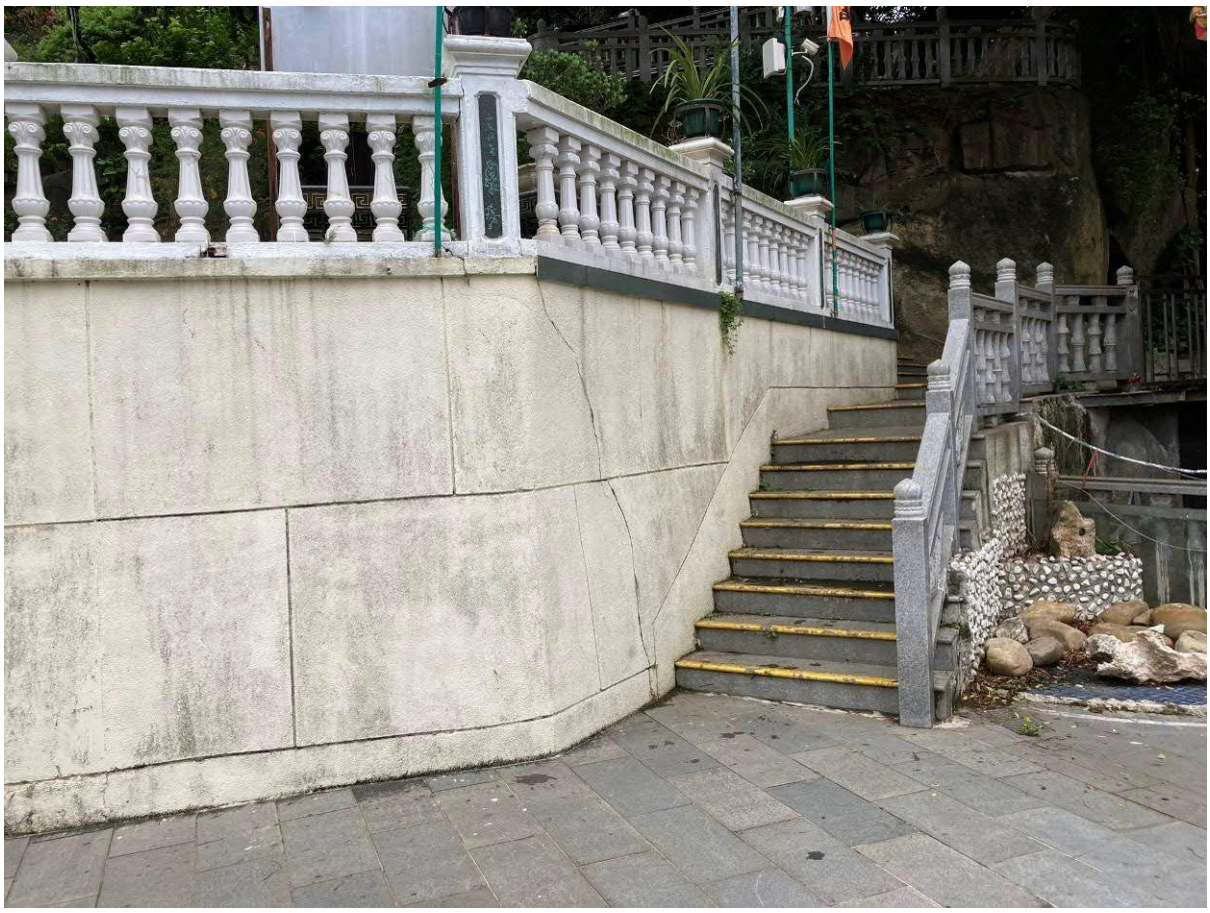


Plate No. 27



Plate No. 28



Plate No. 29



Plate No. 30



Plate No. 31



Plate No. 32

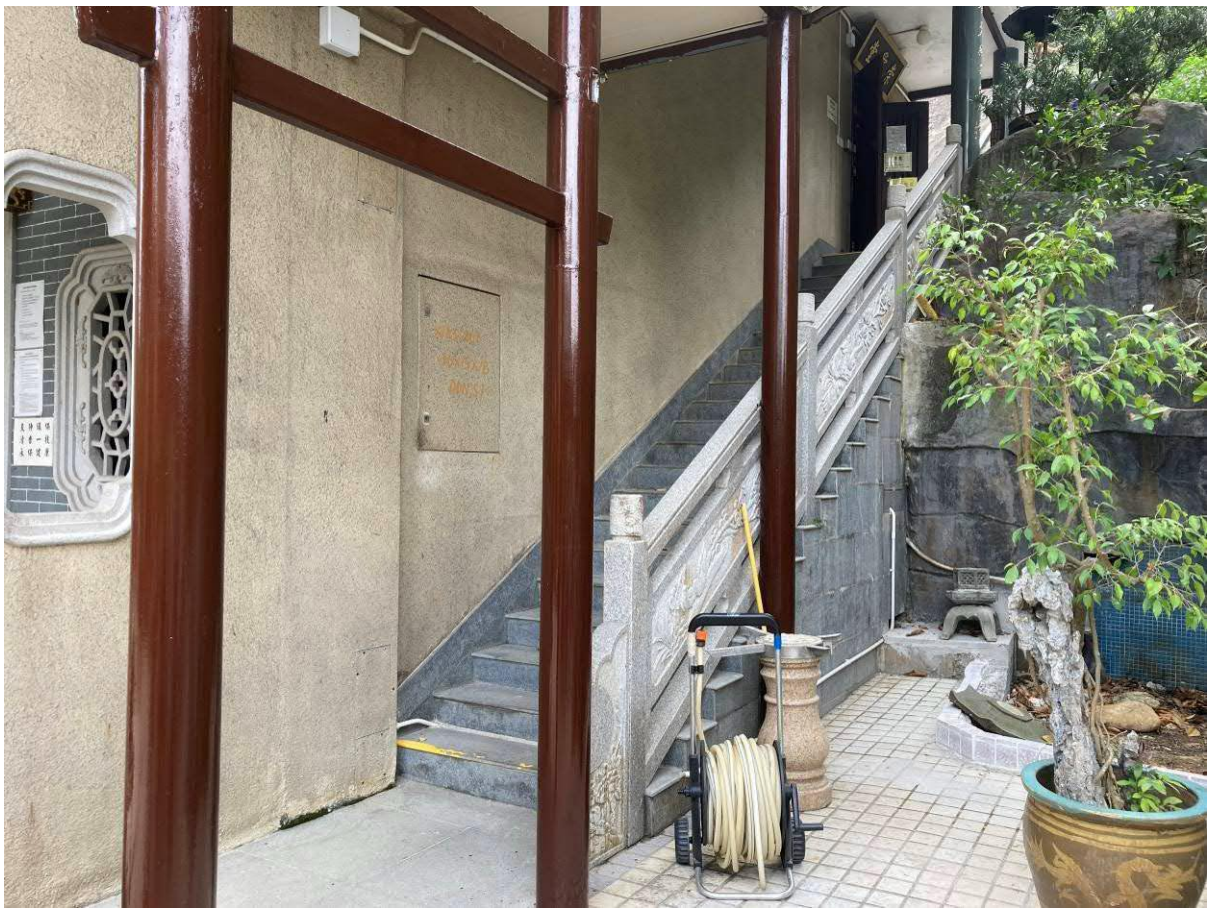


Plate No. 33



Plate No. 34



Plate No. 35



Plate No. 36



Plate No. 37



Plate No. 38



Plate No. 39



Plate No. 40



Plate No. 41



Plate No. 42

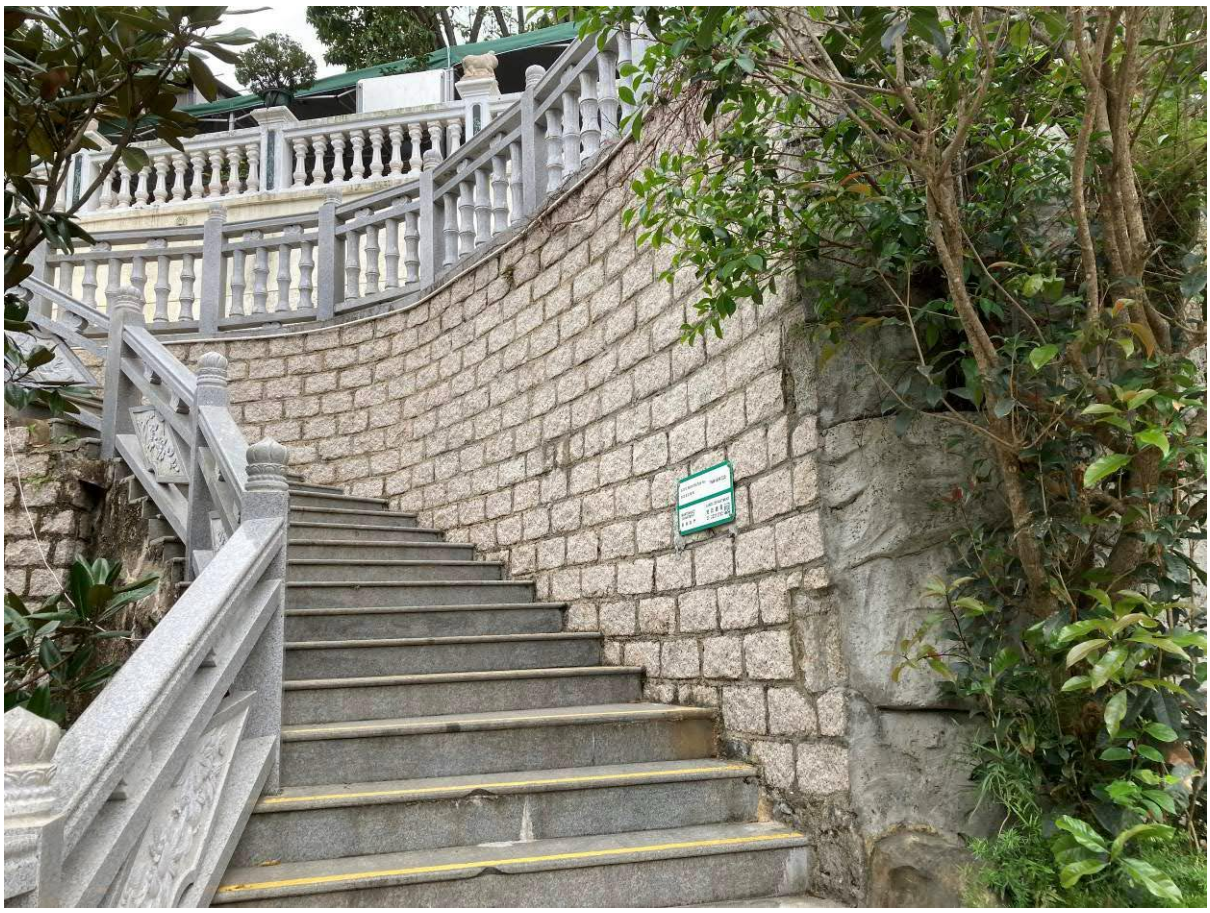


Plate No. 43



Plate No. 44

APPENDIX B

SLOPE AND WALL RECORDS

RETRIEVED FROM SIS

BASIC INFORMATION

Location:	WEST OF NO. 42 KAM SHAN TSUEN, TAI PO
Registration Date:	19-11-1997
Ranking Score (NPRS):	3708 (Notional)
Date of Formation:	post-1977
Date of Construction/ Modification:	
Data Source:	SIRST
Approximate Coordinates:	Easting : 834626 Northing : 834334

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Densely-used playground
Distance of Facility from Crest (m):	0
Facility at Toe:	Residential building
Distance of Facility from Toe (m):	0.5
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

N/A

WALL PART

(1) Max. Height (m): 3.5 Length (m): 15 Face Angle (deg): 75

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Private Feature Party: DD6 Lot1943 Agent: N/A Land Cat.: 5a Reason Code: 43 MR Endorsement Date: 05-01-1998

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	14-03-1997
Data Source:	SIRST
Slope Part Drainage:	N/A
Wall Part Drainage:	(1) Position: Toe Size(mm): 225

SLOPE PART

N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Concrete Wall Location: Retaining wall with level platform
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 65 Spacing (m): 1.2

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.:	7NW9A7
Map Sheet Reference (1:1000):	7NW- 9A
Aerial Photos:	A27202-3 (1991),
Nearest Rainguage Station (Station Number):	Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On:	14-03-1997
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1991 After: 1988
Related Reports/Files or Documents:	File/Report: LWC Ref. No.: GC 4/1/2-5 (6) f3A, 4/1/2-3 f19, pt VI File/Report: LWC Ref. No.: GC 4/1/2-5 (6) f3A, 4/1/2-3 f19, pt VI
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None
Advisory Letter (To Be Confirmed with Buildings Department):	None
LPMIS:	None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 25/09/2023)

STAGE 1 STUDY REPORT

Inspected On:	
Weather:	
District:	ME
Section No:	1-1
Height(m):	
Type of Toe Facility:	Residential building
Distance from Toe(m):	0.5
Type of Crest Facility:	Densely-used playground
Distance from Crest(m):	0
Consequence Category:	
Engineering Judgement:	
Section No:	2-2
Type of Toe Facility:	
Distance from Toe(m):	
Type of Crest Facility:	
Distance from Crest(m):	
Consequence Category:	
Engineering Judgement:	
Sign of Seepage:	
Criterion A satisfied:	
Sign of Distress:	
Criterion D satisfied:	
Non-routine maintenance required:	
Note:	
Masonry wall/Masonry facing:	
Note:	
Consequence category (for critical section):	
Observations:	N/A
Emergency Action Required:	
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	
Action By:	N/A

OTHER EXTERNAL ACTION

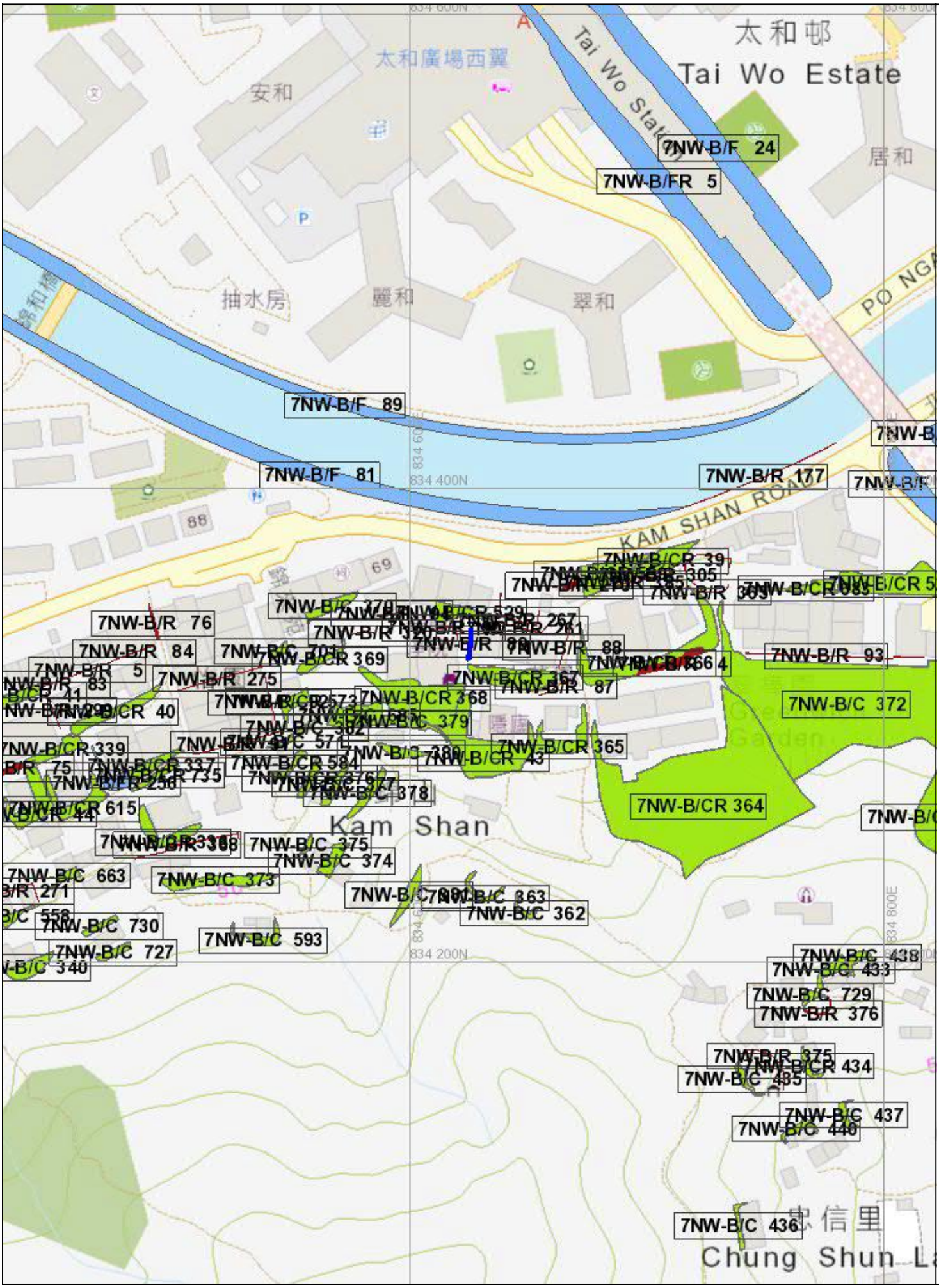
Check / repair Services:	
Action By:	N/A

Non-routine Maintenance:

Action By: N/A

PHOTO




太和邨
Tai Wo Estate
太和廣場西翼
安和
抽水房
麗和
翠和
居和
Tai Wo Station
PO NGA
KAM SHAN ROAD
Kam Shan
Chung Shun La
834 600N
834 400N
834 200N
834 800E
7NW-B/F 24
7NW-B/FR 5
7NW-B/F 89
7NW-B/F 81
7NW-B/R 177
7NW-B/CR 39
7NW-B/CR 5
7NW-B/R 76
7NW-B/R 84
7NW-B/C 701
7NW-B/CR 369
7NW-B/R 275
7NW-B/R 93
7NW-B/C 372
7NW-B/CR 368
7NW-B/CR 365
7NW-B/CR 364
7NW-B/C 375
7NW-B/C 374
7NW-B/C 663
7NW-B/C 373
7NW-B/C 363
7NW-B/C 362
7NW-B/C 730
7NW-B/C 593
7NW-B/C 727
7NW-B/C 438
7NW-B/C 433
7NW-B/C 729
7NW-B/R 376
7NW-B/R 375
7NW-B/CR 434
7NW-B/C 435
7NW-B/C 437
7NW-B/C 440
7NW-B/C 436

BASIC INFORMATION

Location:	North of 43-45, Kam Shan Village, Tai Po
Registration Date:	19-11-1997
Ranking Score (NPRS):	0 (LPMit)
Date of Formation:	pre-1977
Date of Construction/ Modification:	
Data Source:	EI
Approximate Coordinates:	Easting : 834613 Northing : 834341

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Temple
Distance of Facility from Crest (m):	1
Facility at Toe:	Road/footpath with low traffic density
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

N/A

WALL PART

(1) Max. Height (m): 3.3 Length (m): 16 Face Angle (deg): 82

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1 Mixed Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62,92 MR Endorsement Date: 15-03-2001
(2) Sub Div.: 2 Mixed Feature Party: DD6 LOT1087 Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 15-03-2001

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	01-02-2001
Data Source:	EI
Slope Part Drainage:	N/A
Wall Part Drainage:	N/A

SLOPE PART

N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Masonry Wall Location: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 95 Spacing (m): 2.2

SERVICES

(1) Utilities Type: Water Main Size(mm): 25 Location: On slope Remark: N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

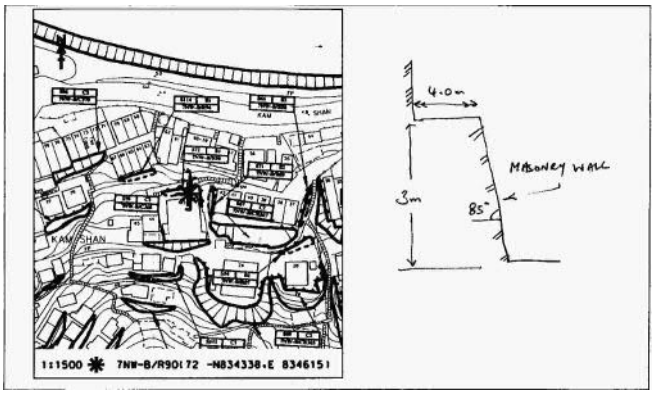
GIU Cell Ref.:	7NW9A7
Map Sheet Reference (1:1000):	7NW- 9A
Aerial Photos:	Y01918-9 (1949),
Nearest Rainguage Station (Station Number):	Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On:	01-02-2001
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1978 After: N/A
Related Reports/Files or Documents:	File/Report: LWC Ref. No.: GC 4/1/2-5 (6) f3A, 4/1/2-3 f19, pt VI File/Report: LWC Ref. No.: GC 4/1/2-5 (6) f3A, 4/1/2-3 f19, pt VI
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None
Advisory Letter (To Be Confirmed with Buildings Department):	None
LPMIS:	None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 25/09/2023)

STAGE 1 STUDY REPORT

Inspected On:	07-03-1997
Weather:	Mainly Fine
District:	ME



Section No:	1-1
Height(m):	H1 : 3 , H2 : 3
Type of Toe Facility:	Road/footpath with low traffic density
Distance from Toe(m):	0
Type of Crest Facility:	Temple
Distance from Crest(m):	1
Consequence Category:	1
Engineering Judgement:	P
Section No:	2-2
Type of Toe Facility:	
Distance from Toe(m):	
Type of Crest Facility:	
Distance from Crest(m):	
Consequence Category:	1
Engineering Judgement:	P
Sign of Seepage:	Slope : N/A Wall : No sign of seepage
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall/Masonry facing:	Y
Note:	N/A
Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

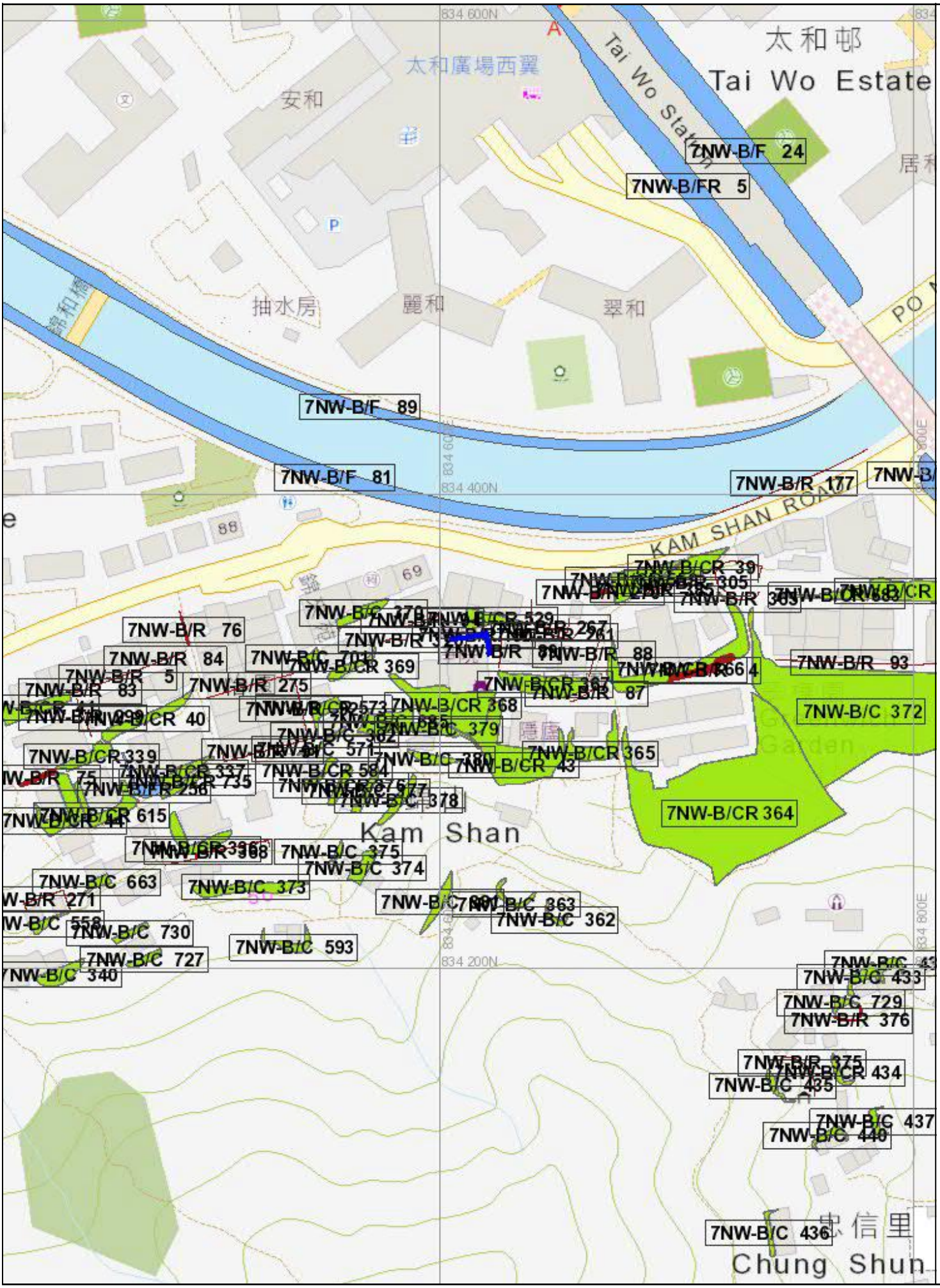
OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO






太和邨
Tai Wo Estate
太和廣場西翼
安和
Tai Wo Station
抽水房
麗和
翠和
KAM SHAN ROAD
Kam Shan
Chung Shun
7NW-B/F 24
7NW-B/FR 5
7NW-B/F 89
7NW-B/F 81
7NW-B/R 177
7NW-B/CR 39
7NW-B/R 305
7NW-B/R 303
7NW-B/R 76
7NW-B/R 84
7NW-B/R 5
7NW-B/R 83
7NW-B/R 275
7NW-B/C 701
7NW-B/CR 369
7NW-B/R 88
7NW-B/R 93
7NW-B/C 372
7NW-B/CR 40
7NW-B/CR 339
7NW-B/CR 337
7NW-B/R 256
7NW-B/CR 615
7NW-B/CR 365
7NW-B/CR 364
7NW-B/C 663
7NW-B/R 271
7NW-B/C 730
7NW-B/C 727
7NW-B/C 340
7NW-B/C 593
7NW-B/C 375
7NW-B/C 374
7NW-B/C 373
7NW-B/C 363
7NW-B/C 362
7NW-B/C 433
7NW-B/C 729
7NW-B/R 376
7NW-B/R 375
7NW-B/CR 434
7NW-B/C 435
7NW-B/C 437
7NW-B/C 440
7NW-B/C 436
834 600N
834 400N
834 200N

BASIC INFORMATION

Location:	South of Kam Bick Villa No. 66, Kam Shan Estate, Tai Po
Registration Date:	19-11-1997
Ranking Score (NPRS):	18 (LPMit)
Date of Formation:	pre-1977
Date of Construction/ Modification:	
Data Source:	EI
Approximate Coordinates:	Easting : 834592 Northing : 834347

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Lightly-used open area/facilities
Distance of Facility from Crest (m):	0
Facility at Toe:	Residential building
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

N/A

WALL PART

(1) Max. Height (m): 6.1 Length (m): 18 Face Angle (deg): 85

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Government Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62 MR Endorsement Date: 08-05-2001

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	01-02-2001
Data Source:	EI
Slope Part Drainage:	N/A
Wall Part Drainage:	(1) Position: Crest Size(mm): 225

SLOPE PART

N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Others Wall Location: N/A
Berm: No. of Berms: 1 Min. Berm Width (m): 0.3
Weepholes: Size (mm): 65 Spacing (m): 1.2

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

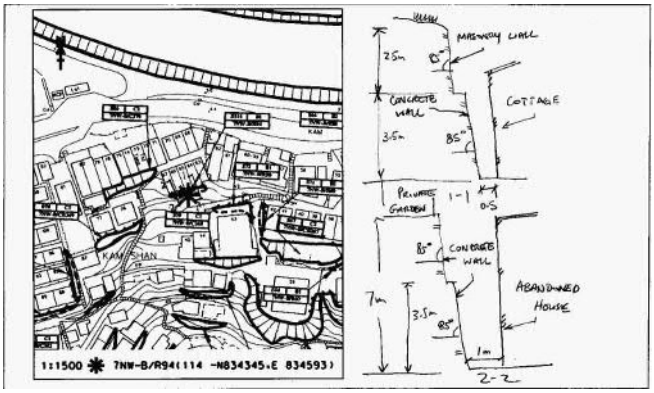
GIU Cell Ref.:	7NW9A7
Map Sheet Reference (1:1000):	7NW- 9A
Aerial Photos:	Y13573/4 (1967),
Nearest Rainguage Station (Station Number):	Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On:	01-02-2001
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1978 After: N/A
Related Reports/Files or Documents:	File/Report: LWC Ref. No.: GC 4/1/2-5(6) f(3(A)), GC 4/1/2-3 f(19) pt. VI File/Report: LWC Ref. No.: GC 4/1/2-5(6) f(3(A)), GC 4/1/2-3 f(19) pt. VI
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None
Advisory Letter (To Be Confirmed with Buildings Department):	None
LPMIS:	None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 02/04/2024)
Upgraded by:
Prescriptive Design Using GEO Report No. 56: N/A
Non-prescriptive Design Including Conventional Design: N/A
Improved by:
Type 1 / Type 2 Prescriptive Measures: Yes
Type 3 Prescriptive Measures (not up to upgrading standard): Yes
Actual Completion Date: 31-03-2008

STAGE 1 STUDY REPORT

Inspected On:	04-03-1997
Weather:	Mainly Fine
District:	ME



Section No:	1-1
Height(m):	H1 : 6 , H2 : 6
Type of Toe Facility:	Residential building
Distance from Toe(m):	0
Type of Crest Facility:	Lightly-used open area/facilities
Distance from Crest(m):	0
Consequence Category:	1
Engineering Judgement:	P
Section No:	2-2
Type of Toe Facility:	
Distance from Toe(m):	
Type of Crest Facility:	
Distance from Crest(m):	
Consequence Category:	1
Engineering Judgement:	P
Sign of Seepage:	Slope : N/A Wall : No sign of seepage
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N

Note:	N/A
Masonry wall/Masonry facing:	Y
Note:	Square rubble with pointing
Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

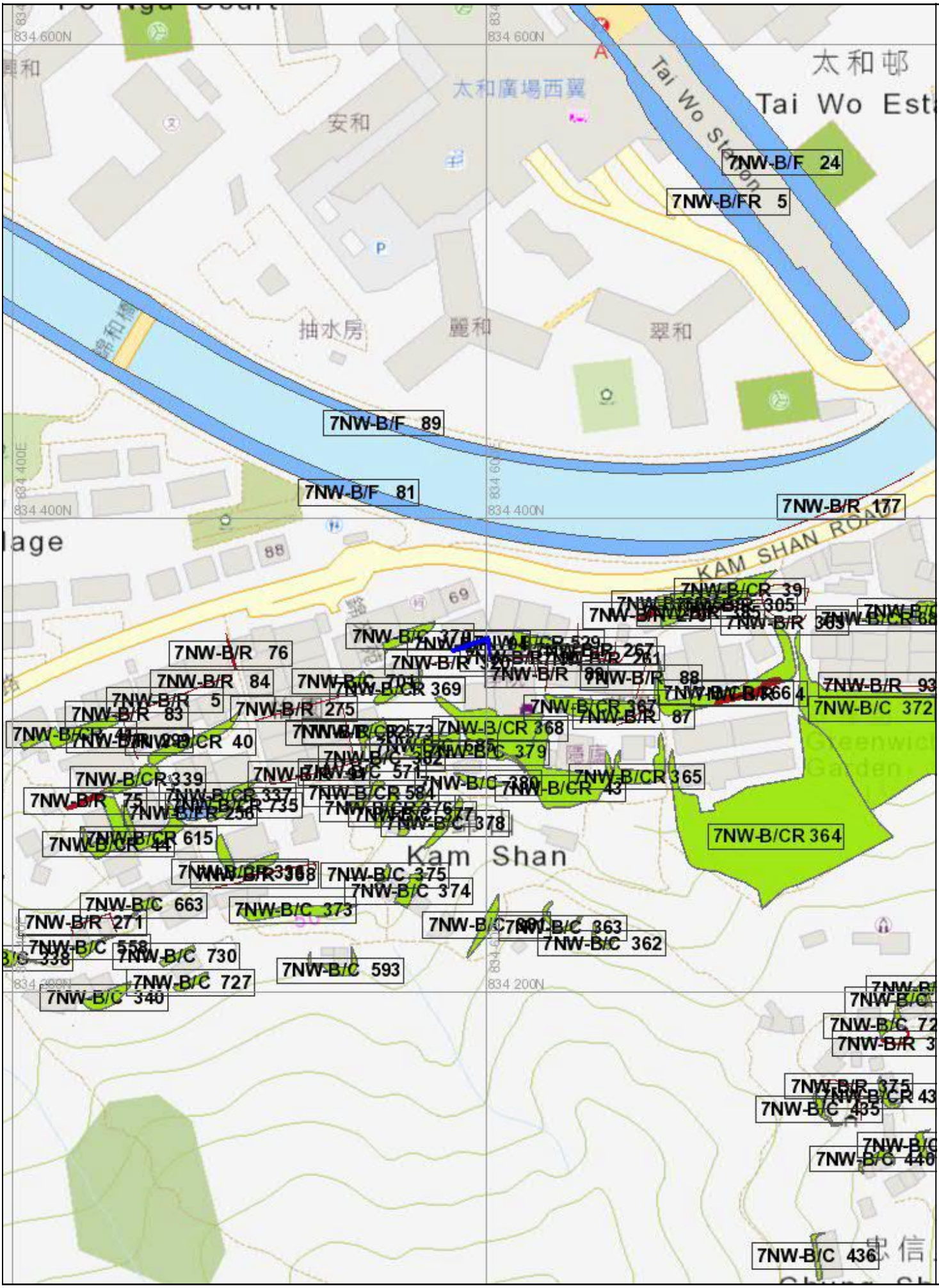
OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO






834 600N
834 400N
834 200N
太和
太和廣場西翼
安和
抽水房
麗和
翠和
Tai Wo Est
Tai Wo Slope
KAM SHAN ROAD
Kam Shan
7NW-B/F 24
7NW-B/FR 5
7NW-B/F 89
7NW-B/F 81
7NW-B/R 177
7NW-B/CR 39
7NW-B/R 76
7NW-B/R 84
7NW-B/R 5
7NW-B/R 83
7NW-B/R 275
7NW-B/CR 40
7NW-B/CR 369
7NW-B/CR 368
7NW-B/CR 367
7NW-B/R 87
7NW-B/R 93
7NW-B/C 372
7NW-B/CR 339
7NW-B/CR 365
7NW-B/R 75
7NW-B/CR 615
7NW-B/CR 364
7NW-B/C 375
7NW-B/C 374
7NW-B/C 663
7NW-B/C 373
7NW-B/R 271
7NW-B/C 363
7NW-B/C 362
7NW-B/C 730
7NW-B/C 593
7NW-B/C 727
7NW-B/C 340
7NW-B/C 435
7NW-B/C 436

BASIC INFORMATION

Location:	Behind House 76, Kam Shan, Tai Po, N.T.
Registration Date:	10-08-2006
Ranking Score (NPRS):	778 (LPMit)
Date of Formation:	pre-1977
Date of Construction/ Modification:	
Data Source:	LPM
Approximate Coordinates:	Easting : 834579 Northing : 834339

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Lightly-used open area/facilities
Distance of Facility from Crest (m):	0.1
Facility at Toe:	Cottage, licensed and squatter area
Distance of Facility from Toe (m):	5
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

N/A

WALL PART

(1) Max. Height (m): 5 Length (m): 10 Face Angle (deg): 90

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Government Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62 MR Endorsement Date: 29-12-2006

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	28-02-2019
Data Source:	LPM
Slope Part Drainage:	N/A
Wall Part Drainage:	N/A

SLOPE PART

N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Concrete Wall Location: Retaining wall with level platform
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.:	N/A
Map Sheet Reference (1:1000):	N/A
Aerial Photos:	N/A
Nearest Rainguage Station (Station Number):	()
Data Collected On:	28-02-2019
Date of Construction, Subsequent Modification and Demolition:	N/A
Related Reports/Files or Documents:	N/A
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None
Advisory Letter (To Be Confirmed with Buildings Department):	None
LPMIS:	None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 25/09/2023)

STAGE 1 STUDY REPORT

Inspected On:	
Weather:	
District:	N/A
Section No:	1-1
Height(m):	
Type of Toe Facility:	Cottage, licensed and squatter area
Distance from Toe(m):	5
Type of Crest Facility:	Lightly-used open area/facilities
Distance from Crest(m):	0.1
Consequence Category:	
Engineering Judgement:	
Section No:	2-2
Type of Toe Facility:	
Distance from Toe(m):	
Type of Crest Facility:	
Distance from Crest(m):	
Consequence Category:	
Engineering Judgement:	
Sign of Seepage:	
Criterion A satisfied:	
Sign of Distress:	
Criterion D satisfied:	
Non-routine maintenance required:	
Note:	
Masonry wall/Masonry facing:	
Note:	
Consequence category (for critical section):	
Observations:	N/A
Emergency Action Required:	
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	
Action By:	N/A

OTHER EXTERNAL ACTION

Check / repair Services:	
Action By:	N/A
Non-routine Maintenance:	

Action By: N/A

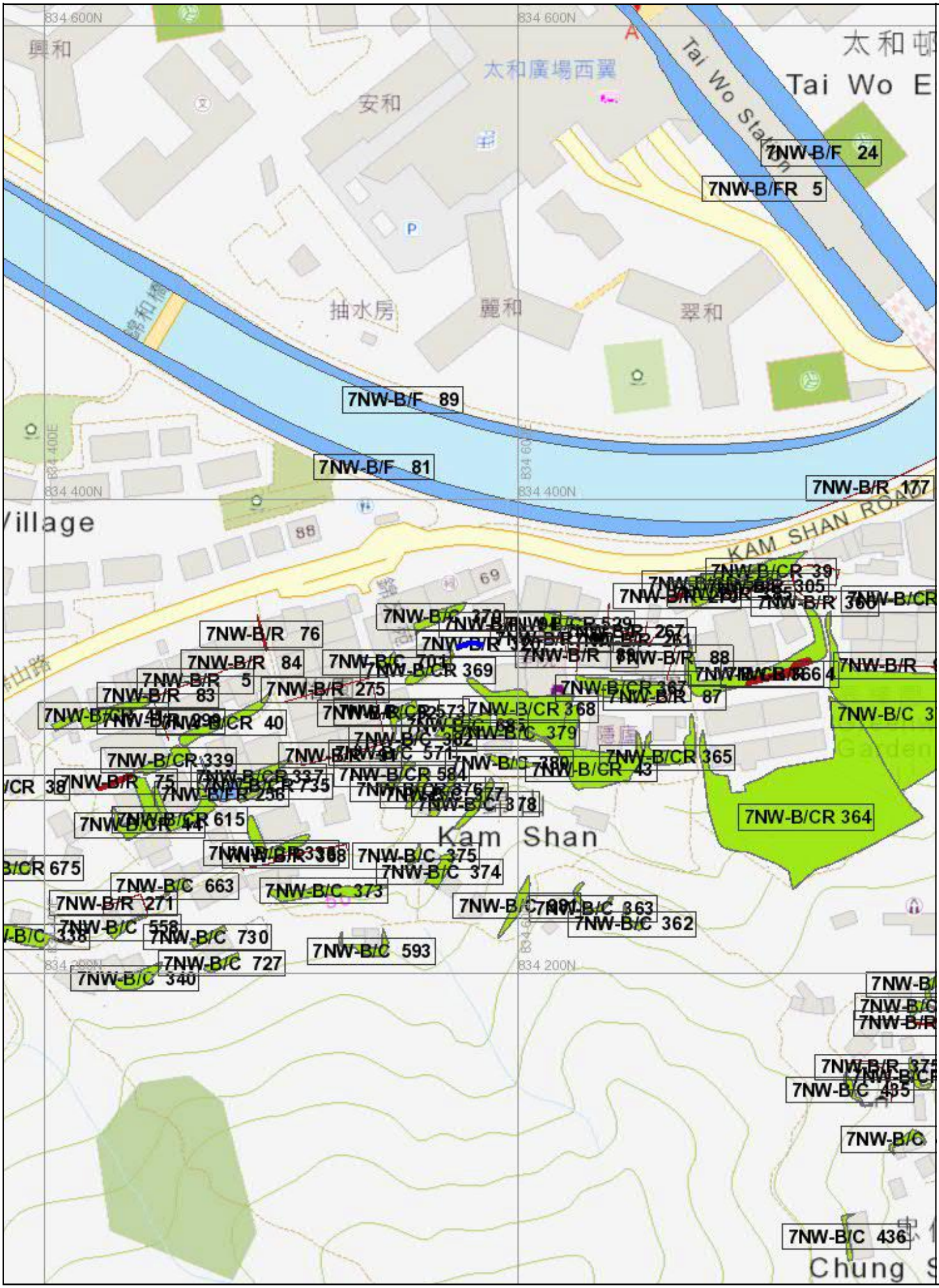
PHOTO










興和
安和
太和廣場西翼
Tai Wo E
Tai Wo Stat
抽水房
麗和
翠和
錦和橋
834 600N
834 400N
834 200N
KAM SHAN ROA
Village
Kam Shan
Chung S
7NW-B/F 24
7NW-B/FR 5
7NW-B/F 89
7NW-B/F 81
7NW-B/R 177
7NW-B/R 76
7NW-B/R 84
7NW-B/R 5
7NW-B/R 83
7NW-B/R 275
7NW-B/R 88
7NW-B/R 87
7NW-B/C 701
7NW-B/CR 369
7NW-B/CR 367
7NW-B/CR 368
7NW-B/CR 40
7NW-B/C 379
7NW-B/C 382
7NW-B/C 571
7NW-B/CR 339
7NW-B/CR 337
7NW-B/CR 584
7NW-B/CR 735
7NW-B/CR 365
7NW-B/CR 43
7NW-B/CR 364
7NW-B/CR 615
7NW-B/C 378
7NW-B/C 375
7NW-B/C 374
7NW-B/C 663
7NW-B/C 373
7NW-B/R 271
7NW-B/C 558
7NW-B/C 730
7NW-B/C 727
7NW-B/C 340
7NW-B/C 593
7NW-B/C 363
7NW-B/C 362
7NW-B/C 435
7NW-B/C 436

BASIC INFORMATION

Location:	South of 43-45, Kam Shan Village
Registration Date:	19-11-1997
Ranking Score (NPRS):	0 (LPMit)
Date of Formation:	pre-1977
Date of Construction/ Modification:	01-11-2004
Data Source:	LPM
Approximate Coordinates:	Easting : 834604 Northing : 834311

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Residential building
Distance of Facility from Crest (m):	5
Facility at Toe:	Residential building
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 9.5 Length (m): 35 Average Angle (deg): 55

WALL PART

(1) Max. Height (m): 3.5 Length (m): 35 Face Angle (deg): 80

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Government Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62 MR Endorsement Date: 21-08-2020

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	01-02-2019
Data Source:	LPM
Slope Part Drainage:	(1) Position: Berm Size(mm): 300 (2) Position: Crest Size(mm): 300 (3) Position: On slope Size(mm): 300
Wall Part Drainage:	(1) Position: Crest Size(mm): 300

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 0 Chunam: 100 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: 1 Min. Berm Width (m): 2.5
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Masonry Wall Location: Wall at toe
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

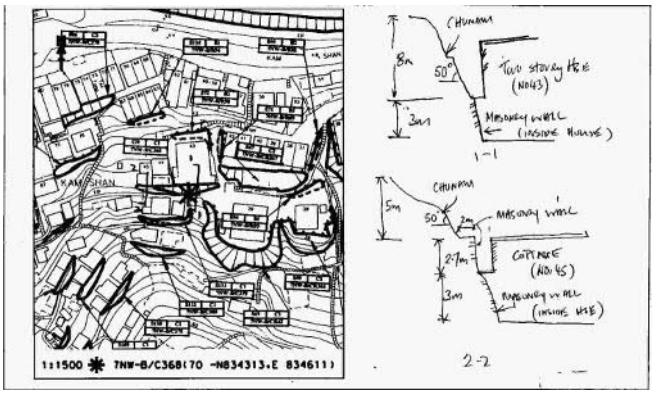
GIU Cell Ref.:	7NW9A7
Map Sheet Reference (1:1000):	7NW- 9A
Aerial Photos:	Y09611-2 (1963),
Nearest Rainguage Station (Station Number):	Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On:	01-02-2019
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1978 After: N/A
Related Reports/Files or Documents:	File/Report: LWC Ref. No.: GC 4/1/2-5 (6) f3A, 4/1/2-3 f19, pt VI File/Report: LWC Ref. No.: GC 4/1/2-5 (6) f3A, 4/1/2-3 f19, pt VI
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None
Advisory Letter (To Be Confirmed with Buildings Department):	None
LPMIS:	Agreement No.: In-house Design Report No.: S3R115/2003

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 25/09/2023)

STAGE 1 STUDY REPORT

Inspected On:	07-03-1997
Weather:	Mainly Fine
District:	ME



Section No:	1-1
Height(m):	H1 : 11 , H2 : 3
Type of Toe Facility:	Residential building
Distance from Toe(m):	0
Type of Crest Facility:	Residential building
Distance from Crest(m):	5
Consequence Category:	1
Engineering Judgement:	P
Section No:	2-2
Type of Toe Facility:	Residential
Distance from Toe(m):	1
Type of Crest Facility:	District open space
Distance from Crest(m):	0
Consequence Category:	1
Engineering Judgement:	P
Sign of Seepage:	Slope : No signs of seepage Wall : No sign of seepage
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall/Masonry facing:	Y

Note:	N/A
Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

eLPMIS

LPM/LPMit Details Report

LPM Study Feature No.:	7NW-B/CR 368
Location:	SOUTH OF 43 - 45, KAM SHAN VILLAGE, TAI PO
District Council:	Tai Po
Maintenance Responsibility (At the Time of Selection):	Government
Responsible Party for Maintenance of Government Portion:	Lands D
Private Lot No.:	N/A

LPM/LPMit Study

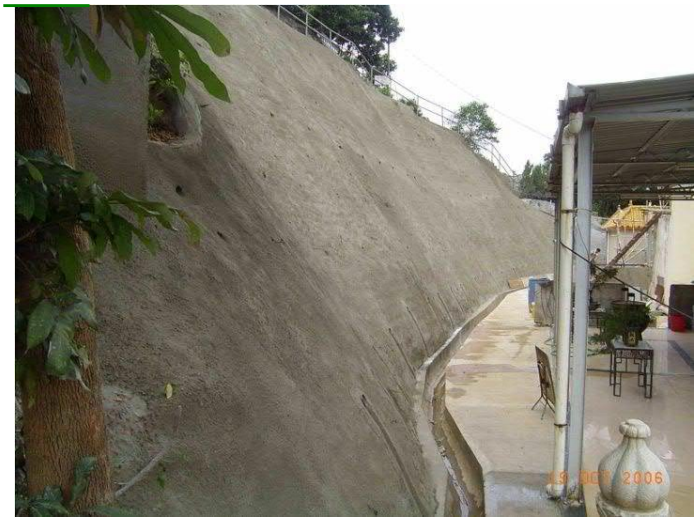
Agreement No.:	In-house Design
Study Type:	Stage 3 Study Under Remeasurement Contract
Consultant:	N/A
GEO Managing Section / Engineer:	LPM2 / N/A
Study Status:	Study completed
Design Approach:	Prescriptive
Option Assessment Accepted:	N/A
Study Report No.:	S3R115/2003
Programme / Actual Commencement:	01-03-2001
Programme / Actual Completion:	20-02-2003

Report Recommendation (For Stage 2 Study):	N/A
District Check Status:	Exempted from checking
Checking Certificate No.:	GEO/LPM336/2006
GEO Engineer's Remarks:	N/A

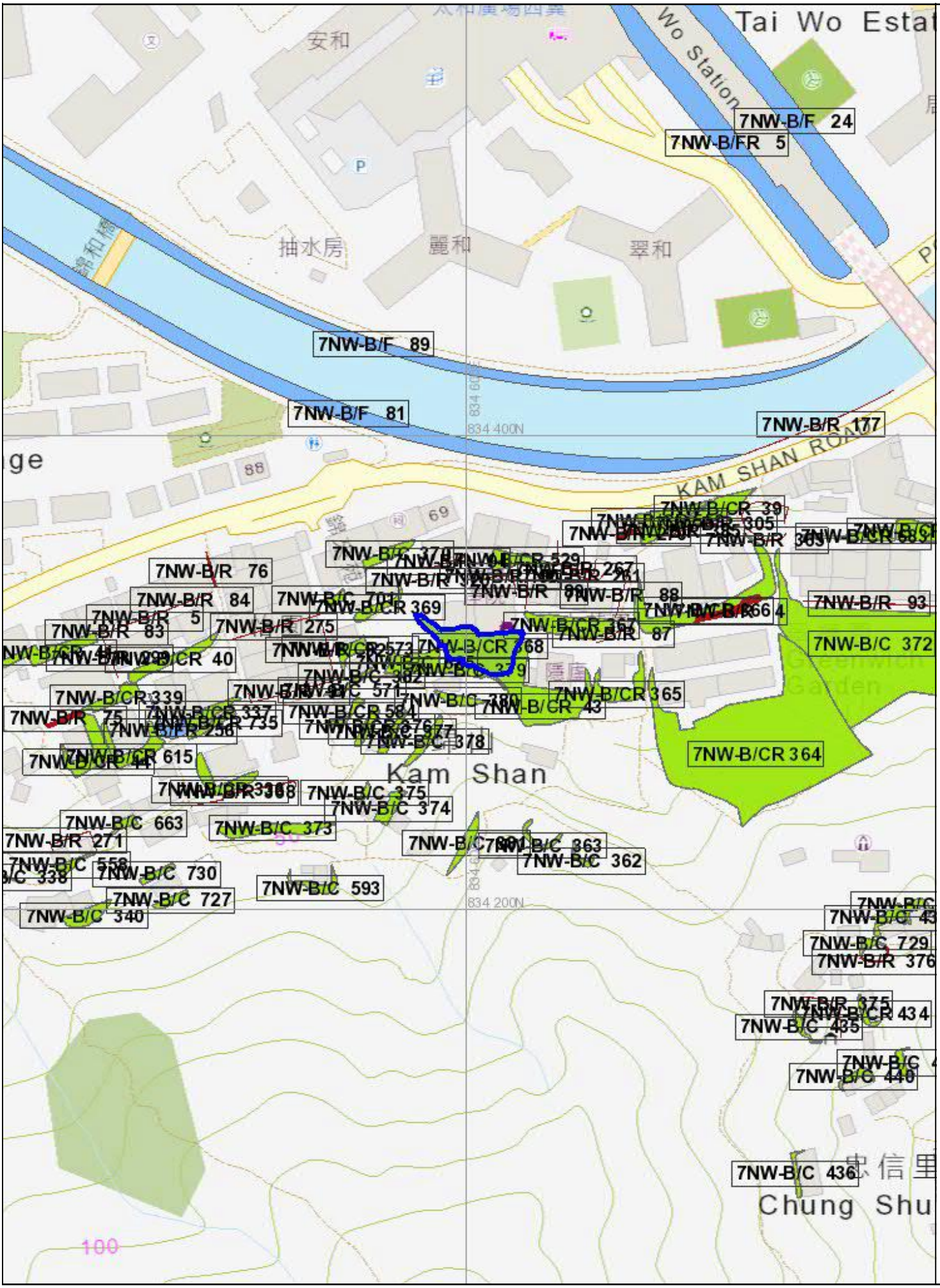
LPM/LPMit Works

Works Contract No.:	GE/2003/01
GEO Managing Section / Engineer:	LPM3 / W6
Contractor:	N/A
Progress Status:	Maintenance completed
Reason of Study Termination / Works Deletion (If Necessary):	N/A
Forecast Commencement Date:	01-11-2004
Forecast Completion Date:	21-09-2006
Completion Cert. Issued:	N/A
Site Handed Over to Maintenance Department on:	16-11-2006
Estimated Cost for Upgrading (HK$M):	3.30
Maintenance Manual No.:	MM301/2006
Actual Works:	Hard Cover (Sprayed concrete/Stone pitching, etc.),Raking drain,Soil nail
No. of Tree Felled:	N/A
No. of Tree Planted (Incl. Transplant):	N/A
% Bare of Slope Surfacing:	N/A
% Vegetated of Slope Surfacing:	N/A
% Shotcrete of Slope Surfacing:	N/A
Other Hard Surface of Slope Surfacing:	N/A

PHOTO






Tai Wo Estat
Wo Station
安和
抽水房
麗和
翠和
KAM SHAN ROAD
Kam Shan
Chung Shu
7NW-B/F 24
7NW-B/FR 5
7NW-B/F 89
7NW-B/F 81
7NW-B/R 177
7NW-B/CR 39
7NW-B/R 76
7NW-B/R 84
7NW-B/R 5
7NW-B/R 83
7NW-B/R 275
7NW-B/C 701
7NW-B/CR 369
7NW-B/R 88
7NW-B/R 93
7NW-B/C 372
7NW-B/CR 40
7NW-B/CR 339
7NW-B/R 75
7NW-B/CR 337
7NW-B/CR 584
7NW-B/CR 365
7NW-B/CR 364
7NW-B/C 378
7NW-B/CR 615
7NW-B/C 375
7NW-B/C 374
7NW-B/C 663
7NW-B/C 373
7NW-B/R 271
7NW-B/C 730
7NW-B/C 727
7NW-B/C 340
7NW-B/C 593
7NW-B/C 363
7NW-B/C 362
7NW-B/C 729
7NW-B/R 376
7NW-B/CR 434
7NW-B/C 435
7NW-B/C 436
834 600N
834 400N
834 200N

BASIC INFORMATION

Location:	South of Kam Shan Village, No. 77, Tai Po
Registration Date:	19-11-1997
Ranking Score (NPRS):	0 (LPMit)
Date of Formation:	pre-1977
Date of Construction/ Modification:	27-11-2007
Data Source:	EI(Lands D)
Approximate Coordinates:	Easting : 834562 Northing : 834328

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Road/footpath with low traffic density
Distance of Facility from Crest (m):	0
Facility at Toe:	Residential building
Distance of Facility from Toe (m):	1.2
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 3.3 Length (m): 25 Average Angle (deg): 78

WALL PART

(1) Max. Height (m): 2.1 Length (m): 12 Face Angle (deg): 90

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Government Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62 MR Endorsement Date: 05-05-2011

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	12-01-2011
Data Source:	EI(Lands D)
Slope Part Drainage:	N/A
Wall Part Drainage:	N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 0 Chunam: 0 Shotcrete: 100 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: 1 Min. Berm Width (m): 1.5
Weepholes: Size (mm): 75 Spacing (m): 1.5

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Concrete Wall Location: Wall at toe
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 75 Spacing (m): 1.5

SERVICES

(1) Utilities Type: Sewer/Drain Size(mm): 100 Location: On crest Remark: N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

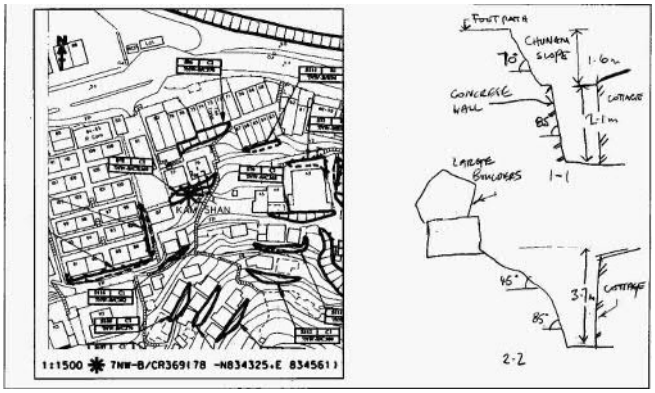
GIU Cell Ref.:	7NW9A7
Map Sheet Reference (1:1000):	7NW- 9A
Aerial Photos:	16452-3 (1976),
Nearest Rainguage Station (Station Number):	Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On:	12-01-2011
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1976 After: 1973
Related Reports/Files or Documents:	File/Report: LWC Ref. No.: GC 4/1/2-5 (6) f3A, 4/1/2-3 f19, pt VI File/Report: LWC Ref. No.: GC 4/1/2-5 (6) f3A, 4/1/2-3 f19, pt VI
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None
Advisory Letter (To Be Confirmed with Buildings Department):	None
LPMIS:	None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 02/04/2024)
Upgraded by:
Prescriptive Design Using GEO Report No. 56: N/A
Non-prescriptive Design Including Conventional Design: N/A
Improved by:
Type 1 / Type 2 Prescriptive Measures: Yes
Type 3 Prescriptive Measures (not up to upgrading standard): Yes
Actual Completion Date: 31-03-2008

STAGE 1 STUDY REPORT

Inspected On:	04-03-1997
Weather:	Mainly Fine
District:	ME



Section No:	1-1
Height(m):	H1 : 4 , H2 : 0
Type of Toe Facility:	Residential building
Distance from Toe(m):	1.2
Type of Crest Facility:	Road/footpath with low traffic density
Distance from Crest(m):	0
Consequence Category:	1
Engineering Judgement:	P
Section No:	2-2
Type of Toe Facility:	N/A
Distance from Toe(m):	0
Type of Crest Facility:	N/A
Distance from Crest(m):	0
Consequence Category:	1
Engineering Judgement:	P
Sign of Seepage:	Slope : No signs of seepage Wall : No sign of seepage
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N

Note:	N/A
Masonry wall/Masonry facing:	N
Note:	N/A
Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

OTHER EXTERNAL ACTION

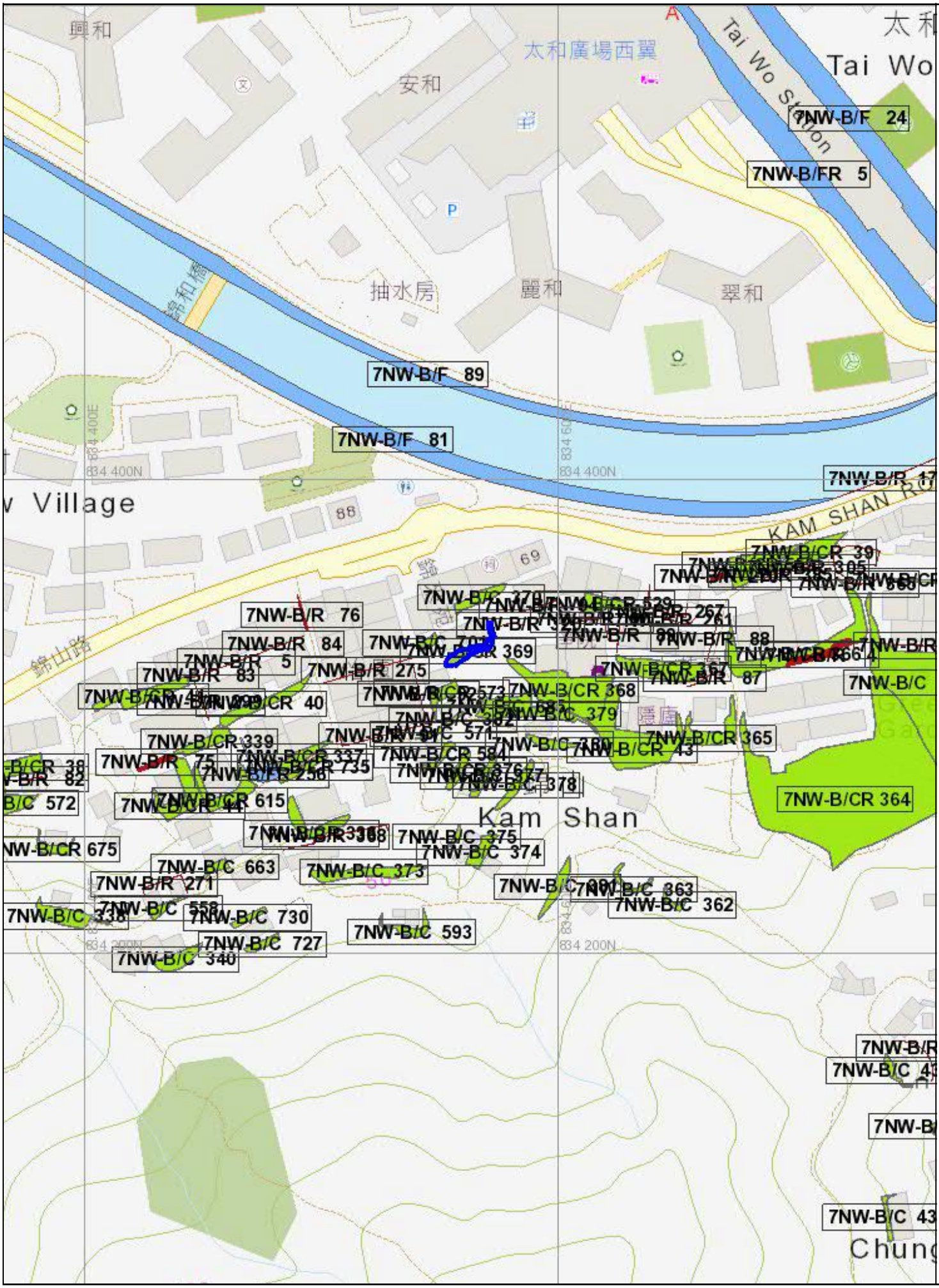
Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO








興和
安和
太和廣場西翼
Tai Wo
Tai Wo Station
抽水房
麗和
翠和
錦和橋
7NW-B/F 24
7NW-B/FR 5
7NW-B/F 89
7NW-B/F 81
Village
KAM SHAN RD
錦山路
7NW-B/R 76
7NW-B/R 84
7NW-B/R 5
7NW-B/R 83
7NW-B/R 275
7NW-B/CR 40
7NW-B/CR 339
7NW-B/R 75
7NW-B/CR 337
7NW-B/CR 735
7NW-B/CR 615
7NW-B/CR 675
7NW-B/C 572
7NW-B/C 663
7NW-B/R 271
7NW-B/C 730
7NW-B/C 727
7NW-B/C 340
7NW-B/C 593
7NW-B/C 373
7NW-B/C 374
7NW-B/C 375
7NW-B/C 362
7NW-B/C 363
7NW-B/CR 365
7NW-B/CR 364
7NW-B/CR 368
7NW-B/CR 584
7NW-B/C 379
7NW-B/C 378
7NW-B/R 88
7NW-B/R 87
7NW-B/CR 39
Kam Shan
Chung

BASIC INFORMATION

Location:	Nos. 57-58, Kam Shan Road, Tai Po
Registration Date:	19-11-1997
Ranking Score (NPRS):	0 (LPMit)
Date of Formation:	post-1977
Date of Construction/ Modification:	16-02-2014
Data Source:	LPM
Approximate Coordinates:	Easting : 834629 Northing : 834346

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Residential building
Distance of Facility from Crest (m):	2
Facility at Toe:	Residential building
Distance of Facility from Toe (m):	1.5
Consequence-to-life Category:	1
Remarks:	SIFT Class changed from C1 to C2. Data provided by MW on Apr-2007.

SLOPE PART

(1) Max. Height (m): 8.5 Length (m): 25 Average Angle (deg): 70

WALL PART

(1) Max. Height (m): 1.5 Length (m): 20 Face Angle (deg): 90

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1 Mixed Feature Party: DD6 LOT 2163 Agent: N/A Land Cat.: 5a Reason Code: 47 MR Endorsement Date: 10-07-2017
(2) Sub Div.: 2 Mixed Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62 MR Endorsement Date: 10-07-2017

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	22-10-2014
Data Source:	LPM
Slope Part Drainage:	(1) Position: Berm Size(mm): 225 (2) Position: Downpipe Size(mm): 225
Wall Part Drainage:	(1) Position: Downpipe Size(mm): 225 (2) Position: Toe Size(mm): 225

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 0 Chunam: 0 Shotcrete: 0 Other Cover: 100
Material Description: Material type: Soil & Rock Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 50 Spacing (m): 1.5

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Masonry Wall Location: Wall at toe
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 50 Spacing (m): 1.5

SERVICES

(1) Utilities Type: Electricity Size(mm): 0 Location: On crest Remark: Size cannot be determined
(2) Utilities Type: Sewer/Drain Size(mm): 100 Location: On crest Remark: N/A

CHECKING STATUS INFORMATION

Tagmark: 21793_1_4 Part: 1 Checking Status: No checking records Checking Certificate No.: N/A

BACKGROUND INFORMATION

GIU Cell Ref.:	7NW9A7
Map Sheet Reference (1:1000):	7NW- 9A
Aerial Photos:	N/A
Nearest Rainguage Station (Station Number):	Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On:	22-10-2014
Date of Construction, Subsequent Modification and Demolition:	Modification: Modified Before: 0 After: 1978
Related Reports/Files or Documents:	File/Report: Development Ref. No.: GCME 9121/93 File/Report: Development Ref. No.: GCME 9121/93 File/Report: Development Ref. No.: GCME 9121/93 File/Report: Development Ref. No.: GCME 9121/93 File/Report: Development Ref. No.: GCME 9121/93 File/Report: Development Ref. No.: GCME 9121/93 File/Report: Development Ref. No.: GCME 9121/93 File/Report: Development Ref. No.: GCME 9121/93 File/Report: Other Ref. No.: GCME 3/7/6/ Pt 4 Case 10 File/Report: Other Ref. No.: GCME 3/7/6/ Pt 4 Case 10

Remarks:	N/A	
Follow Up Actions:	N/A	
DH-Order (To Be Confirmed with Buildings Department):	None	
Advisory Letter (To Be Confirmed with Buildings Department):	None	
LPMIS:	Agreement No.: CE45/2010	Report No.: S3R 40/2013

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 25/09/2023)

STAGE 1 STUDY REPORT

Inspected On:	
Weather:	
District:	ME
Section No:	1-1
Height(m):	
Type of Toe Facility:	Residential building
Distance from Toe(m):	1.5
Type of Crest Facility:	Residential building
Distance from Crest(m):	2
Consequence Category:	
Engineering Judgement:	
Section No:	2-2
Type of Toe Facility:	
Distance from Toe(m):	
Type of Crest Facility:	
Distance from Crest(m):	
Consequence Category:	
Engineering Judgement:	
Sign of Seepage:	
Criterion A satisfied:	
Sign of Distress:	
Criterion D satisfied:	
Non-routine maintenance required:	
Note:	
Masonry wall/Masonry facing:	
Note:	
Consequence category (for critical section):	
Observations:	SIFT Class changed from C1 to C2. Data provided by MW on Apr-2007.

Emergency Action Required:
Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A
Action By: N/A
Further Study:
Action By: N/A

OTHER EXTERNAL ACTION

Check / repair Services:
Action By: N/A
Non-routine Maintenance:
Action By: N/A

eLPMIS

LPM/LPMit Details Report

LPM Study Feature No.:	7NW-B/CR 529
Location:	No. 57 to 58, Kam Shan Road, Tai Po, N.T.
District Council:	Tai Po
Maintenance Responsibility (At the Time of Selection):	Mixed
Responsible Party for Maintenance of Government Portion:	Lands D
Private Lot No.:	DD6 LOT2163

LPM/LPMit Study

Agreement No.:	CE45/2010
Study Type:	Stage 3 Study Under Schedule of Rates Contract
Consultant:	Fugro (HK) Ltd.
GEO Managing Section / Engineer:	LPM3 / CM63
Study Status:	Study completed
Design Approach:	Prescriptive
Option Assessment Accepted:	Y
Study Report No.:	S3R 40/2013
Programme / Actual Commencement:	09-05-2012
Programme / Actual Completion:	28-03-2013
Report Recommendation (For Stage 2 Study):	N/A
District Check Status:	N/A
Checking Certificate No.:	GEO/LPM146/2014
GEO Engineer's Remarks:	N/A

LPM/LPMit Works

Works Contract No.:	GE/2012/28
GEO Managing Section / Engineer:	LPM3 / CM63
Contractor:	Fraser Construction Company Ltd
Progress Status:	Maintenance completed
Reason of Study Termination / Works Deletion (If Necessary):	N/A
Forecast Commencement Date:	02-09-2013
Forecast Completion Date:	16-02-2014
Completion Cert. Issued:	28-02-2014
Site Handed Over to Maintenance Department on:	12-03-2014
Estimated Cost for Upgrading (HK$M):	0.7491
Maintenance Manual No.:	MM146/2014
Actual Works:	Skin wall,With double corrosion protection for soil nail
No. of Tree Felled:	N/A
No. of Tree Planted (Incl. Transplant):	N/A
% Bare of Slope Surfacing:	N/A
% Vegetated of Slope Surfacing:	N/A
% Shotcrete of Slope Surfacing:	100
Other Hard Surface of Slope Surfacing:	N/A

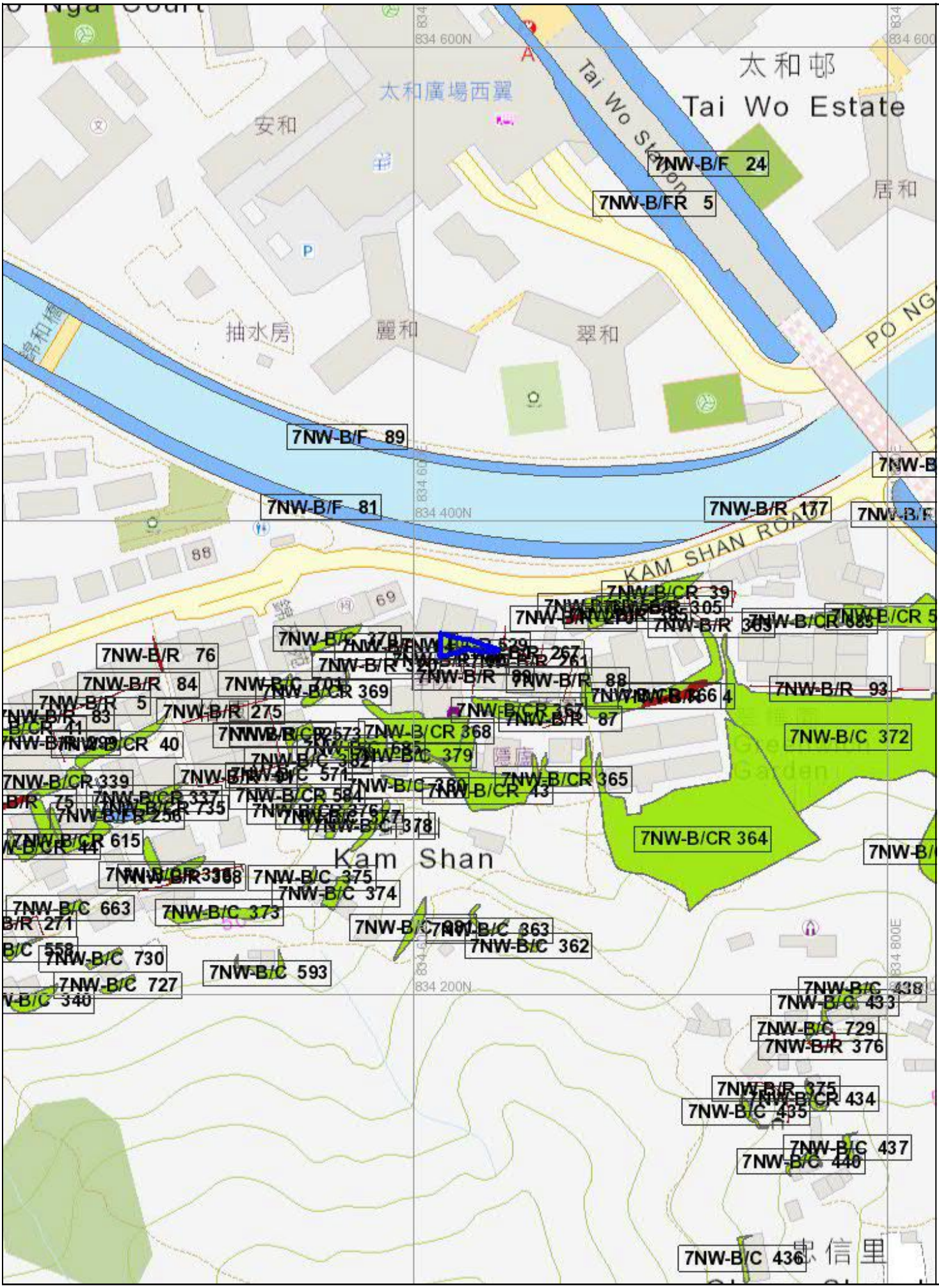
PHOTO










太和廣場西翼
安和
Tai Wo Estate
太和邨
Tai Wo Station
居和
抽水房
麗和
翠和
PO NG
KAM SHAN ROAD
Kam Shan
834 600N
834 400N
834 200N
834 800E
7NW-B/F 24
7NW-B/FR 5
7NW-B/F 89
7NW-B/F 81
7NW-B/R 177
7NW-B/CR 39
7NW-B/R 76
7NW-B/R 84
7NW-B/R 5
7NW-B/R 275
7NW-B/CR 369
7NW-B/CR 368
7NW-B/C 379
7NW-B/C 372
7NW-B/R 93
7NW-B/CR 365
7NW-B/CR 364
7NW-B/CR 339
7NW-B/CR 615
7NW-B/C 375
7NW-B/C 374
7NW-B/C 663
7NW-B/C 373
7NW-B/C 730
7NW-B/C 727
7NW-B/C 593
7NW-B/C 362
7NW-B/C 438
7NW-B/C 433
7NW-B/C 729
7NW-B/R 376
7NW-B/CR 434
7NW-B/C 435
7NW-B/C 437
7NW-B/C 440
7NW-B/C 436

BASIC INFORMATION

Location:	No. 39, Kam Shan Village, Tai Po, N.T.
Registration Date:	25-07-2000
Ranking Score (NPRS):	0 (LPMit)
Date of Formation:	pre-1977
Date of Construction/ Modification:	
Data Source:	SIRST
Approximate Coordinates:	Easting : 834648 Northing : 834341

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Cottage, licensed and squatter area
Distance of Facility from Crest (m):	2
Facility at Toe:	Remote area or abandoned facilities
Distance of Facility from Toe (m):	1.8
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

N/A

WALL PART

(1) Max. Height (m): 3 Length (m): 2.1 Face Angle (deg): 75

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Private Feature Party: DD6 LOT1943 Agent: N/A Land Cat.: 5a Reason Code: 48 MR Endorsement Date: 24-04-2001

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	26-09-2000
Data Source:	SIRST
Slope Part Drainage:	N/A
Wall Part Drainage:	N/A

SLOPE PART

N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Others Wall Location: Retaining wall with level platform
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

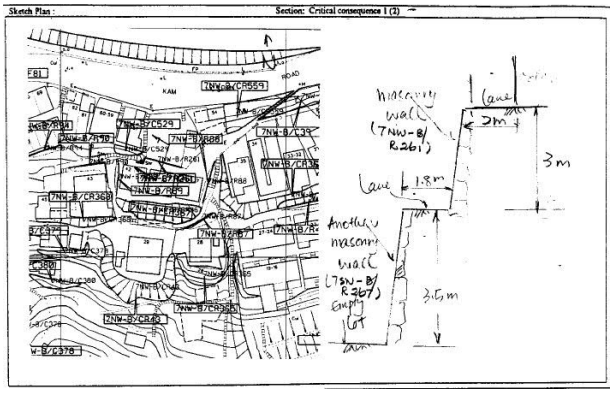
GIU Cell Ref.:	7NW 9A7
Map Sheet Reference (1:1000):	7NW- 9A
Aerial Photos:	N/A
Nearest Rainguage Station (Station Number):	Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On:	26-09-2000
Date of Construction, Subsequent Modification and Demolition:	N/A
Related Reports/Files or Documents:	File/Report: LWC Ref. No.: GC4/1/2-3, f (8) Pt VI; GC4/1/2-5, f (3A). File/Report: LWC Ref. No.: GC4/1/2-3, f (8) Pt VI; GC4/1/2-5, f (3A). File/Report: Other Ref. No.: Others: GAS 10. File/Report: Other Ref. No.: Others: GAS 10.
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None
Advisory Letter (To Be Confirmed with Buildings Department):	Date of Recommendation to BD: N/A File Reference: N/A Date Served by BD: 21/11/2019
LPMIS:	None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 25/09/2023)

STAGE 1 STUDY REPORT

Inspected On:	26-09-2000
Weather:	Mainly Fine
District:	ME



Section No:	1-1
Height(m):	H1 : 3 , H2 : 3
Type of Toe Facility:	Remote area or abandoned facilities
Distance from Toe(m):	1.8
Type of Crest Facility:	Cottage, licensed and squatter area
Distance from Crest(m):	2
Consequence Category:	1
Engineering Judgement:	HP
Section No:	2-2
Type of Toe Facility:	
Distance from Toe(m):	
Type of Crest Facility:	
Distance from Crest(m):	
Consequence Category:	1
Engineering Judgement:	HP
Sign of Seepage:	Slope : N/A Wall : No sign of seepage
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall/Masonry facing:	Y
Note:	Square masoury.
Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	N
Action By:	N/A

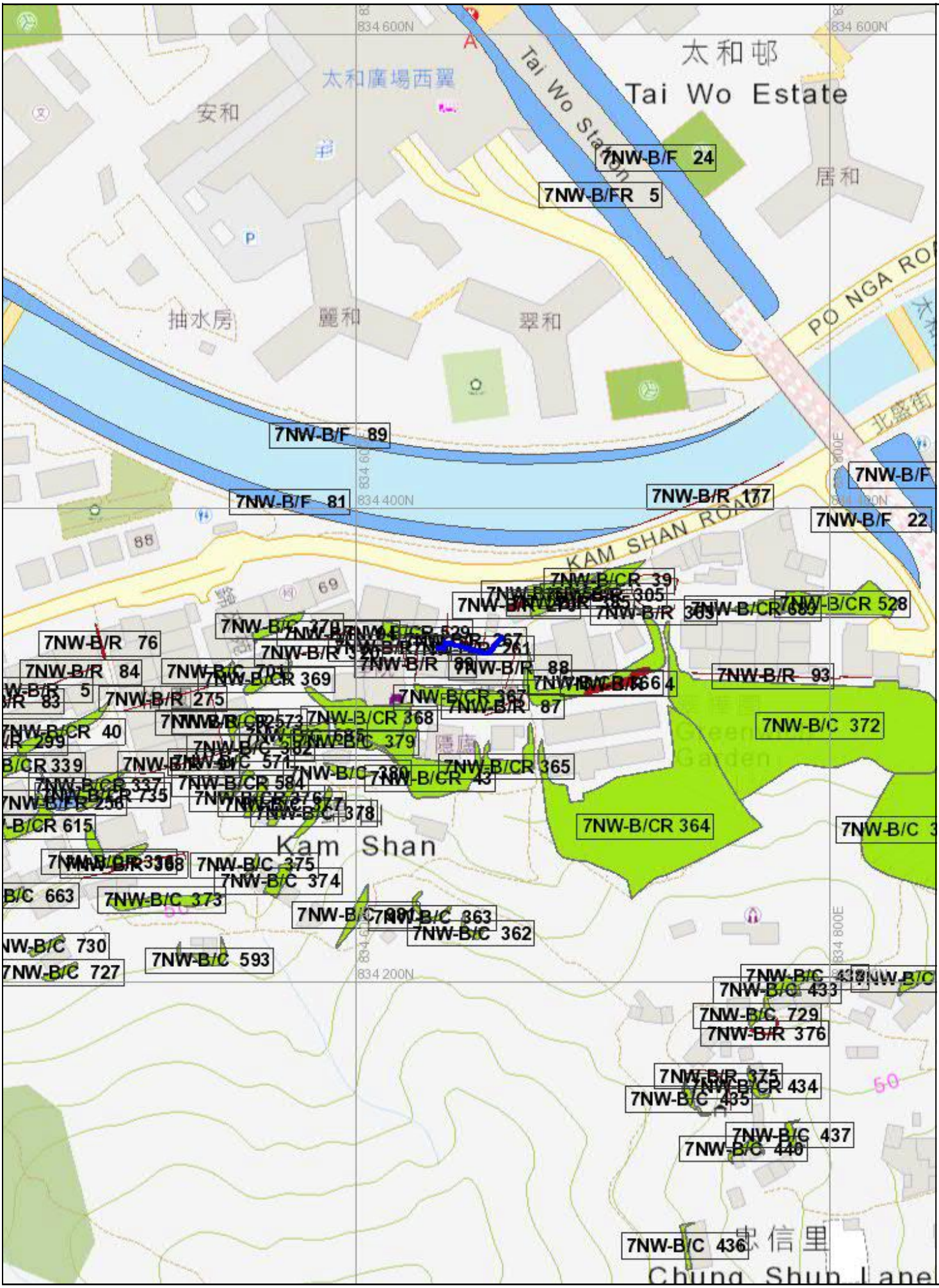
OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO






太和邨
Tai Wo Estate
太和廣場西翼
安和
居和
抽水房
麗和
翠和
Tai Wo Station
PO NGA ROAD
KAM SHAN ROAD
北盛街
834 600N
834 400N
834 200N
834 800E
7NW-B/F 24
7NW-B/FR 5
7NW-B/F 89
7NW-B/F 81
7NW-B/R 177
7NW-B/F 22
7NW-B/CR 39
7NW-B/CR 528
7NW-B/R 76
7NW-B/R 84
7NW-B/C 701
7NW-B/CR 369
7NW-B/R 275
7NW-B/R 93
7NW-B/CR 368
7NW-B/C 372
7NW-B/CR 40
7NW-B/C 379
7NW-B/CR 339
7NW-B/CR 365
7NW-B/CR 584
7NW-B/CR 364
7NW-B/CR 615
Kam Shan
7NW-B/C 375
7NW-B/C 374
7NW-B/C 663
7NW-B/C 373
7NW-B/C 363
7NW-B/C 362
7NW-B/C 730
7NW-B/C 727
7NW-B/C 593
7NW-B/C 433
7NW-B/C 729
7NW-B/R 376
7NW-B/CR 434
7NW-B/C 435
7NW-B/C 437
7NW-B/C 440
7NW-B/C 436
忠信里
Chung Shun Lane

BASIC INFORMATION

Location:	West of No. 55 Kam Shan, Tai Po, N.T.
Registration Date:	09-10-2000
Ranking Score (NPRS):	0 (LPMit)
Date of Formation:	pre-1977
Date of Construction/ Modification:	
Data Source:	LPM
Approximate Coordinates:	Easting : 834642 Northing : 834345

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Cottage, licensed and squatter area
Distance of Facility from Crest (m):	3.8
Facility at Toe:	District open space
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

N/A

WALL PART

(1) Max. Height (m): 3.5 Length (m): 32 Face Angle (deg): 85

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Government Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62 MR Endorsement Date: 24-04-2001

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	01-06-2012
Data Source:	LPM
Slope Part Drainage:	N/A
Wall Part Drainage:	N/A

SLOPE PART

N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Random rubble Wall Location: Wall at toe
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

SERVICES

(1) Utilities Type: Water Main Size(mm): 200 Location: On slope Remark: N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

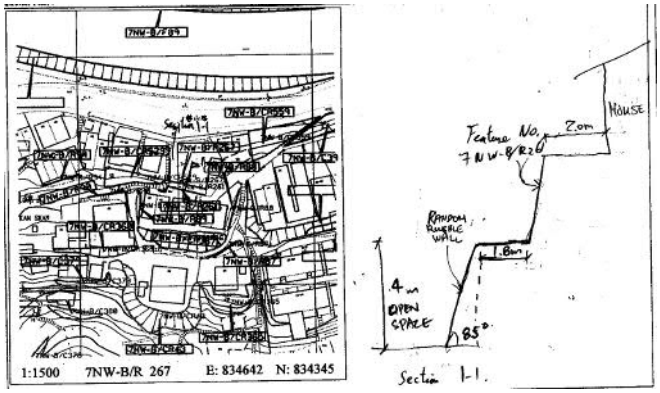
GIU Cell Ref.:	7NW 9A7
Map Sheet Reference (1:1000):	7NW- 9A
Aerial Photos:	Y09611-12 (1963),
Nearest Rainguage Station (Station Number):	Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On:	01-06-2012
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1963 After: 0
Related Reports/Files or Documents:	File/Report: DB or DH Ref. No.: 002: D142/66/K File/Report: DB or DH Ref. No.: 002: D142/66/K File/Report: DLC/BC Ref. No.: GCME 014 File/Report: DLC/BC Ref. No.: GCME 014 File/Report: LA Ref. No.: GCME 5/3/7 File/Report: LA Ref. No.: GCME 5/3/7 File/Report: MTR Protection Ref. No.: N File/Report: MTR Protection Ref. No.: N File/Report: Other Ref. No.: None File/Report: Other Ref. No.: None
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None
Advisory Letter (To Be Confirmed with Buildings Department):	None
LPMIS:	None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 25/09/2023)

STAGE 1 STUDY REPORT

Inspected On:	13-02-2001
Weather:	Mainly Fine
District:	ME



Section No:	1-1
Height(m):	H1 : 4 , H2 : 4
Type of Toe Facility:	District open space
Distance from Toe(m):	0
Type of Crest Facility:	Cottage, licensed and squatter area
Distance from Crest(m):	3.8
Consequence Category:	1
Engineering Judgement:	P
Section No:	2-2
Type of Toe Facility:	
Distance from Toe(m):	
Type of Crest Facility:	
Distance from Crest(m):	
Consequence Category:	1
Engineering Judgement:	P
Sign of Seepage:	Slope : N/A Wall : Signs of seepage
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : None(mid-portion)
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall/Masonry facing:	Y
Note:	RANDOM RUBBLE

Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	N
Action By:	N/A

OTHER EXTERNAL ACTION

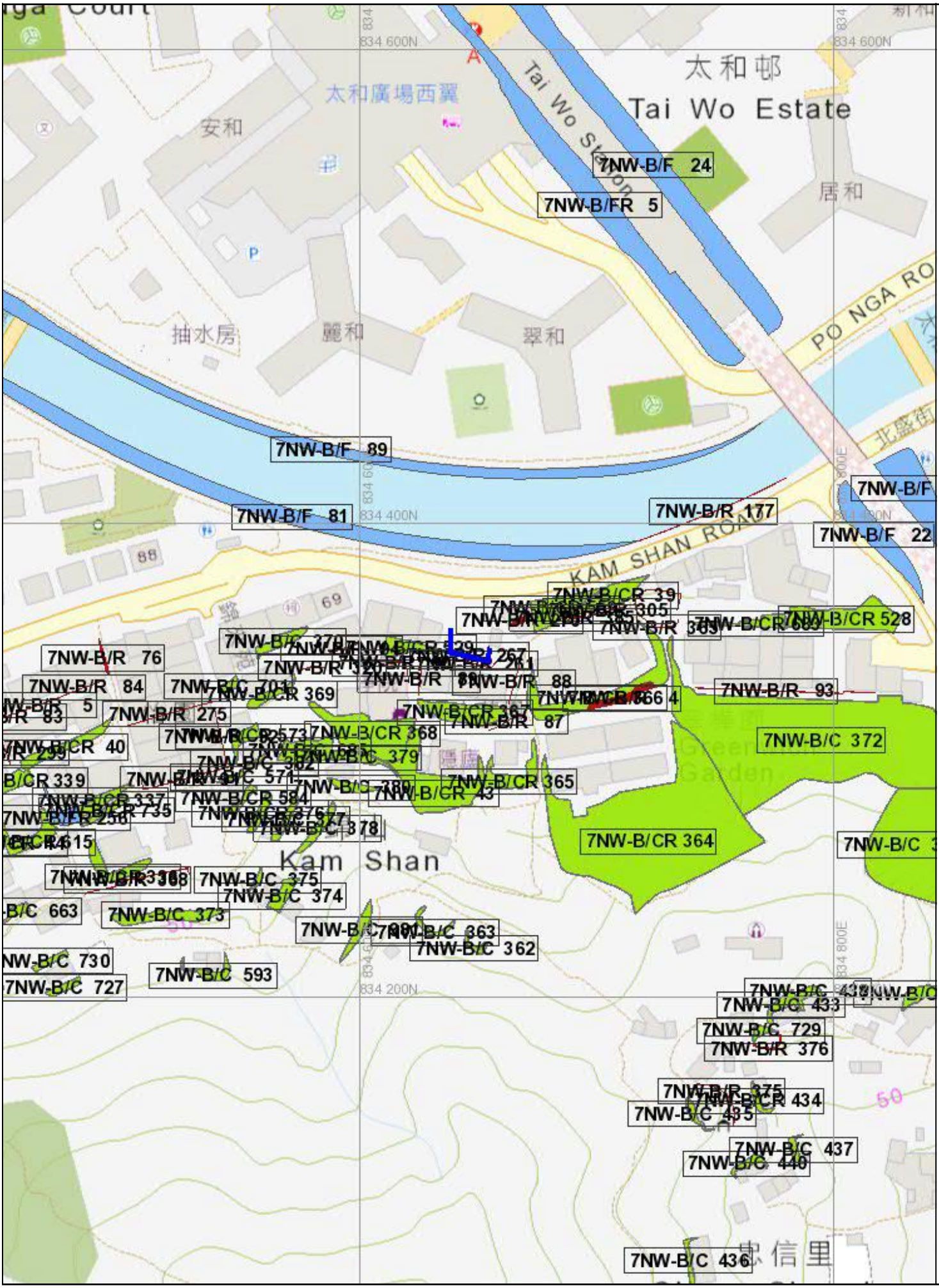
Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO








太和邨
Tai Wo Estate
太和廣場西翼
安和
抽水房
麗和
翠和
居和
Tai Wo Stream
PO NGA RO
KAM SHAN ROAD
Kam Shan
834 600N
834 400N
834 200N
834 800E
7NW-B/F 24
7NW-B/FR 5
7NW-B/F 89
7NW-B/F 81
7NW-B/R 177
7NW-B/F 22
7NW-B/CR 528
7NW-B/R 76
7NW-B/R 84
7NW-B/C 701
7NW-B/CR 369
7NW-B/R 275
7NW-B/R 88
7NW-B/R 93
7NW-B/CR 368
7NW-B/R 87
7NW-B/C 372
7NW-B/CR 40
7NW-B/C 379
7NW-B/CR 339
7NW-B/C 571
7NW-B/CR 365
7NW-B/CR 43
7NW-B/CR 364
7NW-B/C 375
7NW-B/C 374
7NW-B/C 663
7NW-B/C 373
7NW-B/C 363
7NW-B/C 362
7NW-B/C 730
7NW-B/C 727
7NW-B/C 593
7NW-B/C 433
7NW-B/C 729
7NW-B/R 376
7NW-B/CR 434
7NW-B/C 435
7NW-B/C 437
7NW-B/C 440
7NW-B/C 436

APPENDIX C

SLOPE REPORTS FOR MAINTENANCE RESPONSIBILITY

RETRIEVED FROM SMRIS

Slope Maintenance Responsibility Report (7NW-B/R89)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**7NW-B/R89**		**Sub-Division**	Not Applicable
	Location	TO THE W OF DD6 LOT1943		
	Responsible Lot/Party	DD6 Lot1943	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

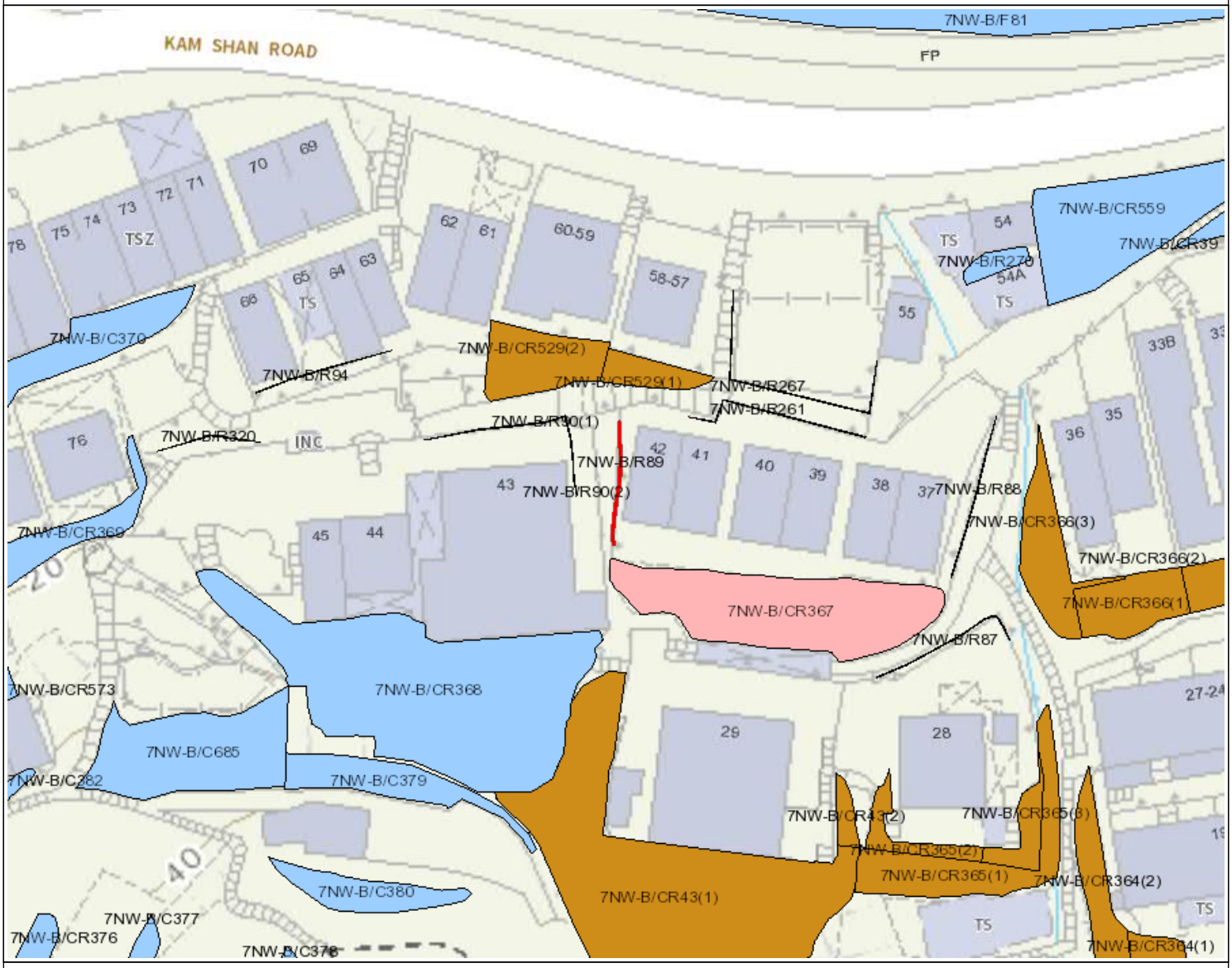
Notes:

(i) The location plan in Annex is for identification purposes of slope(s) only.

(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 16/03/2024

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Slope Maintenance Responsibility Report (7NW-B/R90)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**7NW-B/R90**		**Sub-Division**	1
	Location	SLOPE FALLS IN GOVERNMENT LAND & DEMARCATION DISTRICT6 LOT1087 NORTH OF THE LOT		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

2	**7NW-B/R90**		**Sub-Division**	2
	Location	SLOPE FALLS IN GOVERNMENT LAND & DEMARCATION DISTRICT6 LOT1087 NORTH OF THE LOT		
	Responsible Lot/Party	DD6 LOT1087	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

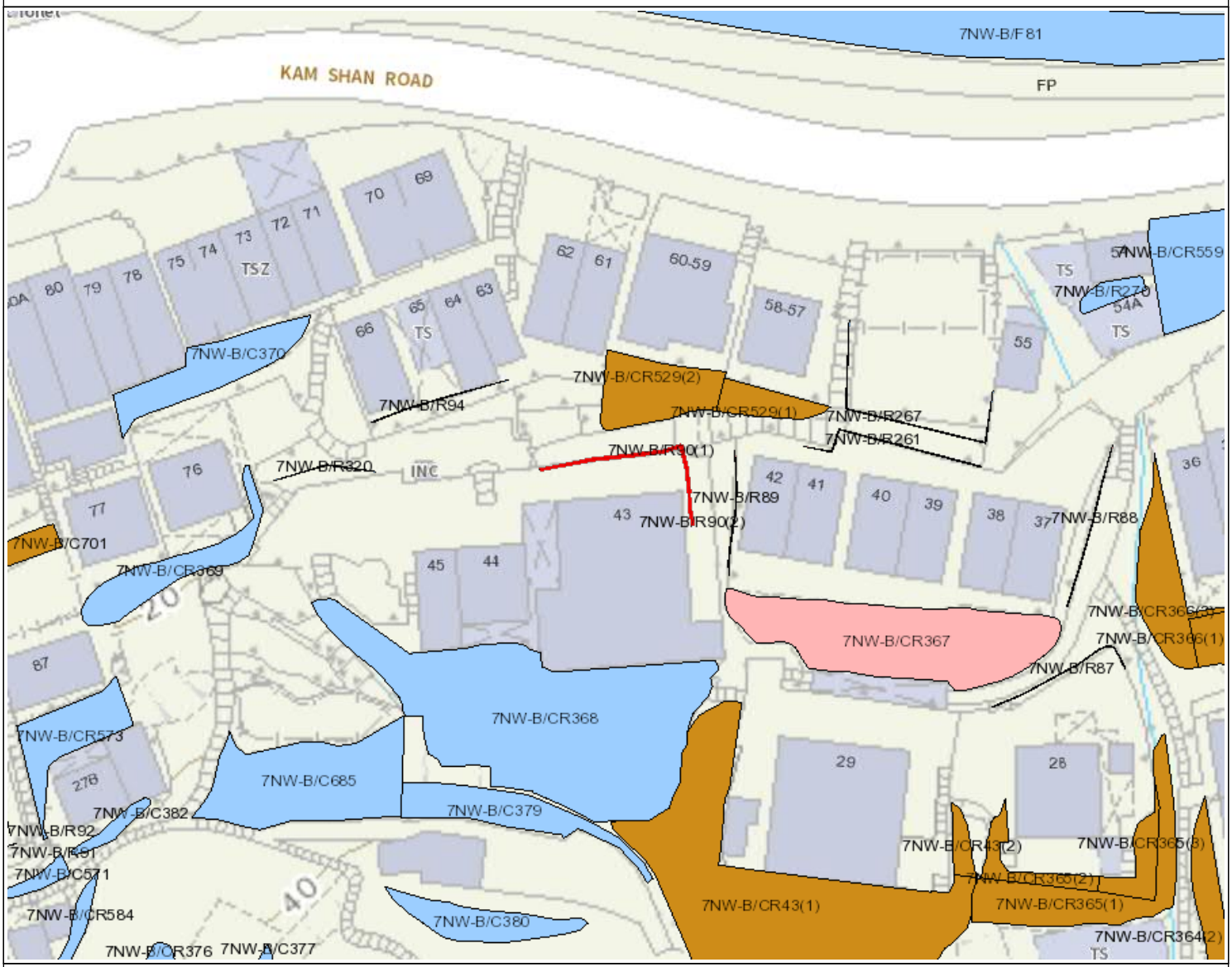
Notes:

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(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (7NW-B/R94)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**7NW-B/R94**		**Sub-Division**	Not Applicable
	Location	TO THE SOUTH OF DD6 LOTS753A&B, AND 941A		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

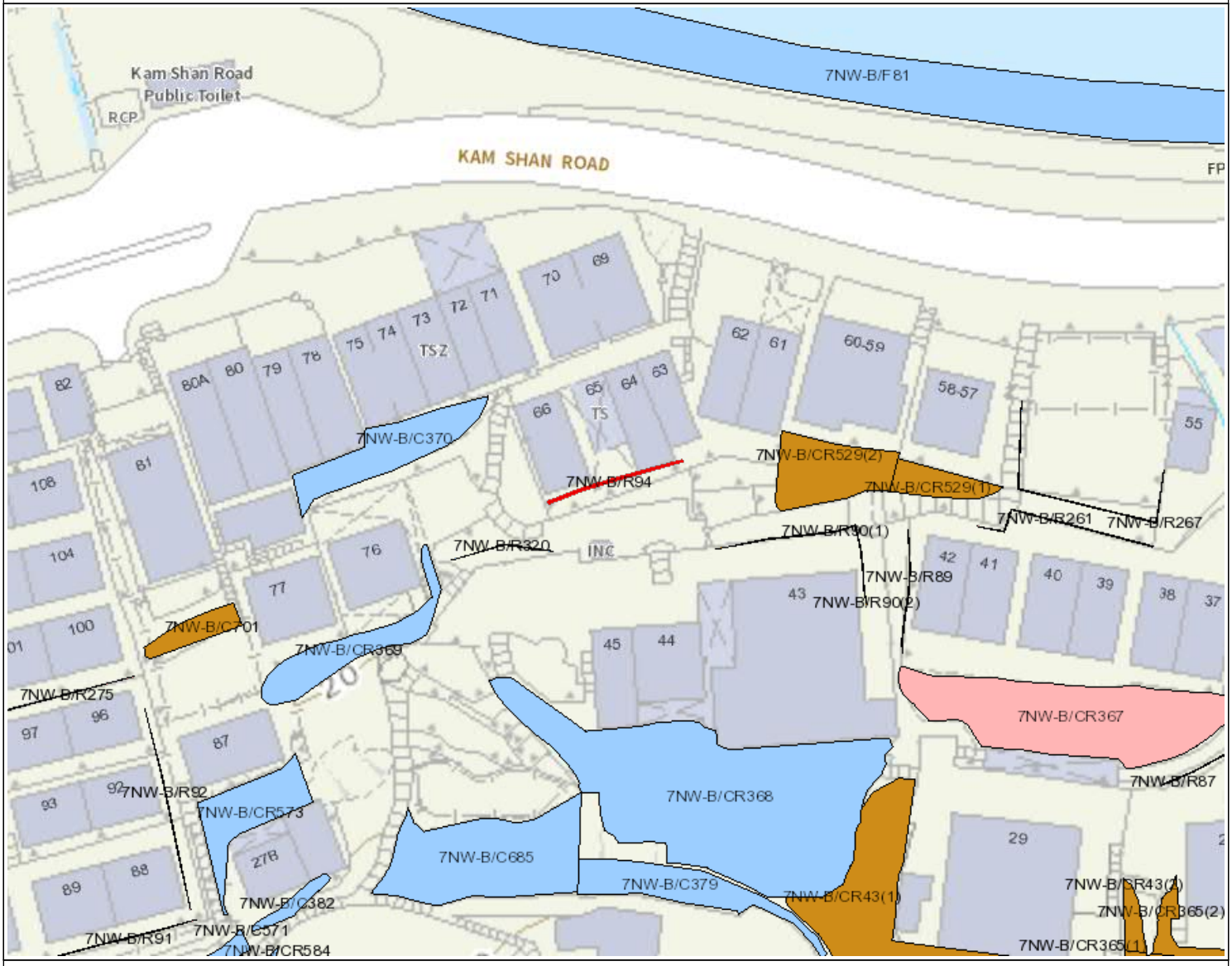
Notes:

(i) The location plan in Annex is for identification purposes of slope(s) only.

(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Printed on: 29/04/2024

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Slope Maintenance Responsibility Report (7NW-B/R320)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**7NW-B/R320**		**Sub-Division**	Not Applicable
	Location	TO THE EAST OF DD6 LOT2089		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

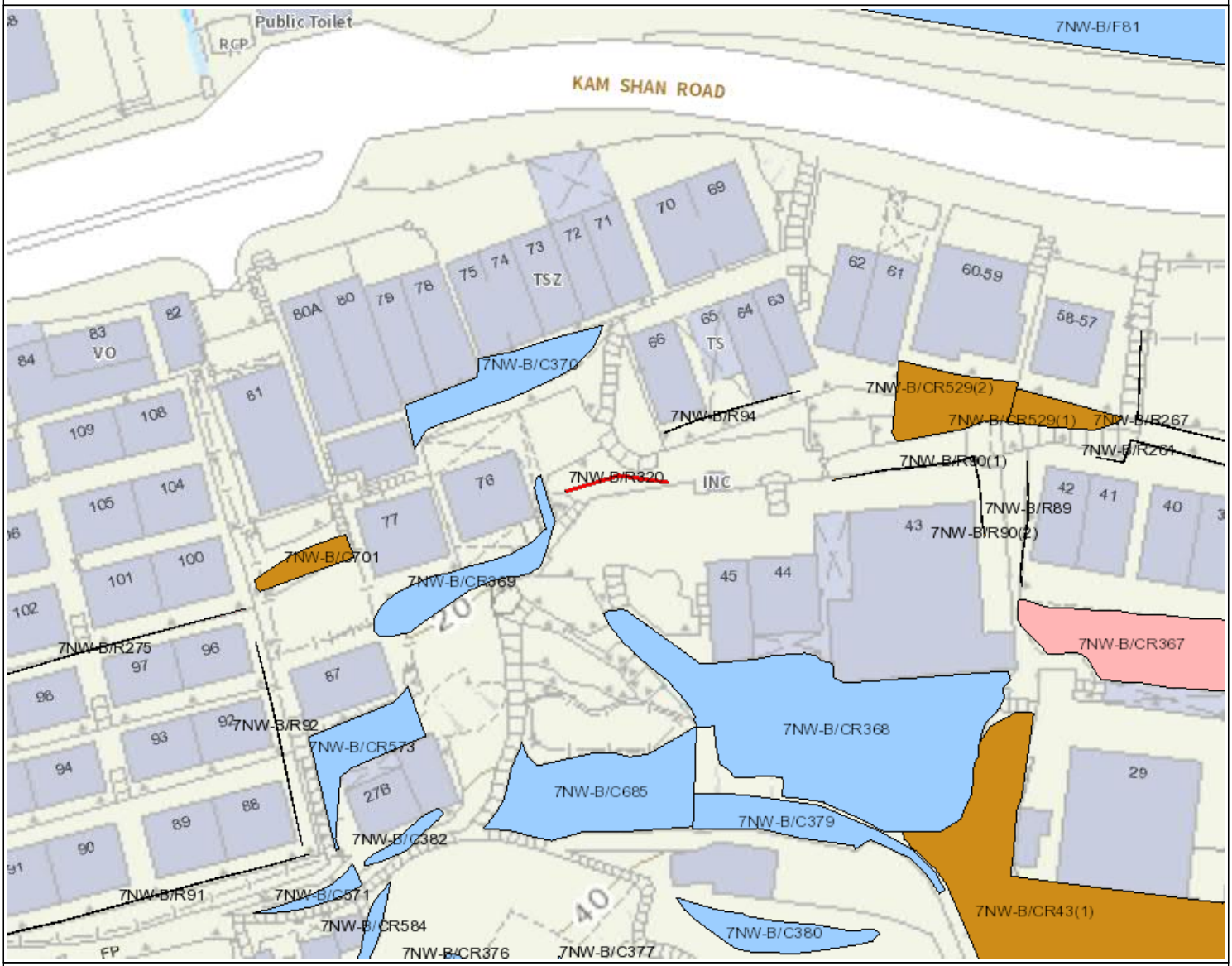
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Location Plan



Legend

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Slope Maintenance Responsibility Report (7NW-B/CR368)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**7NW-B/CR368**		**Sub-Division**	Not Applicable
	Location	On unallocated Government land to the south of DD6 LOT 1130		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

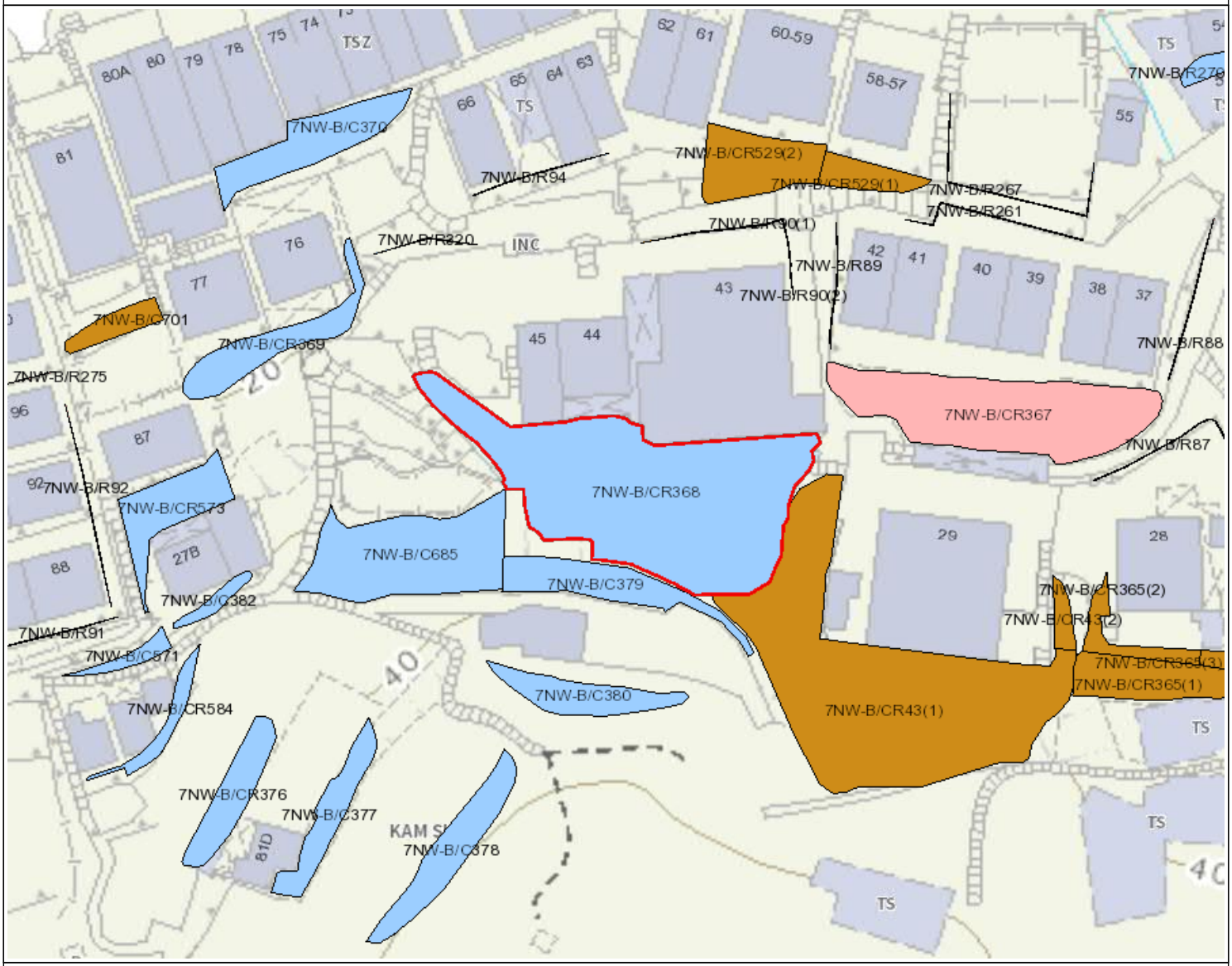
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Slope Maintenance Responsibility Report (7NW-B/CR369)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**7NW-B/CR369**		**Sub-Division**	Not Applicable
	Location	NEAR DD6 LOT2025 AND 2089, KAM SHAN, TAI PO		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

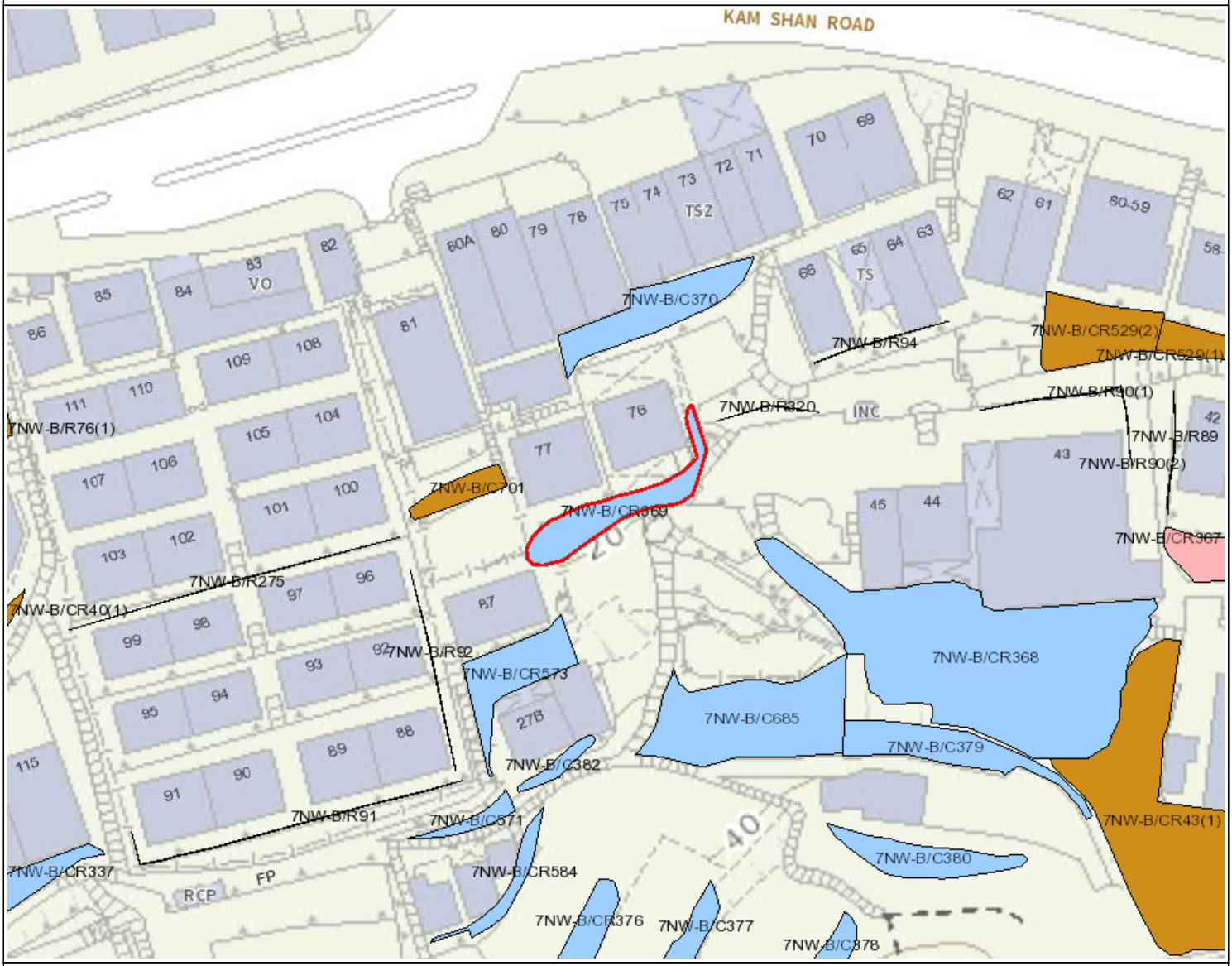
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Slope Maintenance Responsibility Report (7NW-B/CR529)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**7NW-B/CR529**		**Sub-Division**	1
	Location	On unallocated Government land near to DD6 LOT 2163		
	Responsible Lot/Party	DD6 LOT 2163	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

2	**7NW-B/CR529**		**Sub-Division**	2
	Location	On unallocated Government land near to DD6 LOT 2163		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

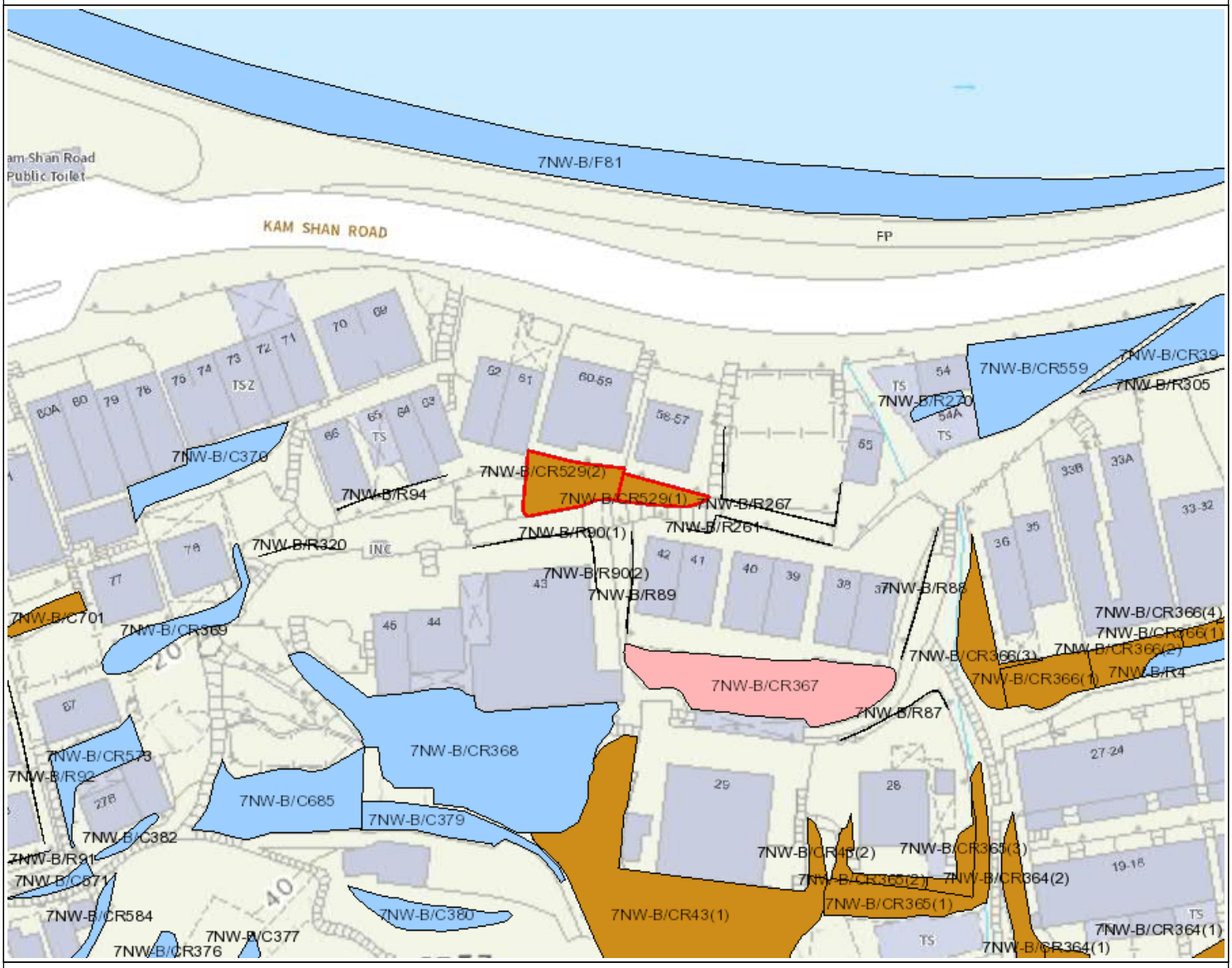
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Slope Maintenance Responsibility Report (7NW-B/R261)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**7NW-B/R261**		**Sub-Division**	Not Applicable
	Location	TO THE NORTH OF DEMARCATION DISTRICT 6 LOT1943		
	Responsible Lot/Party	DD6 LOT1943	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

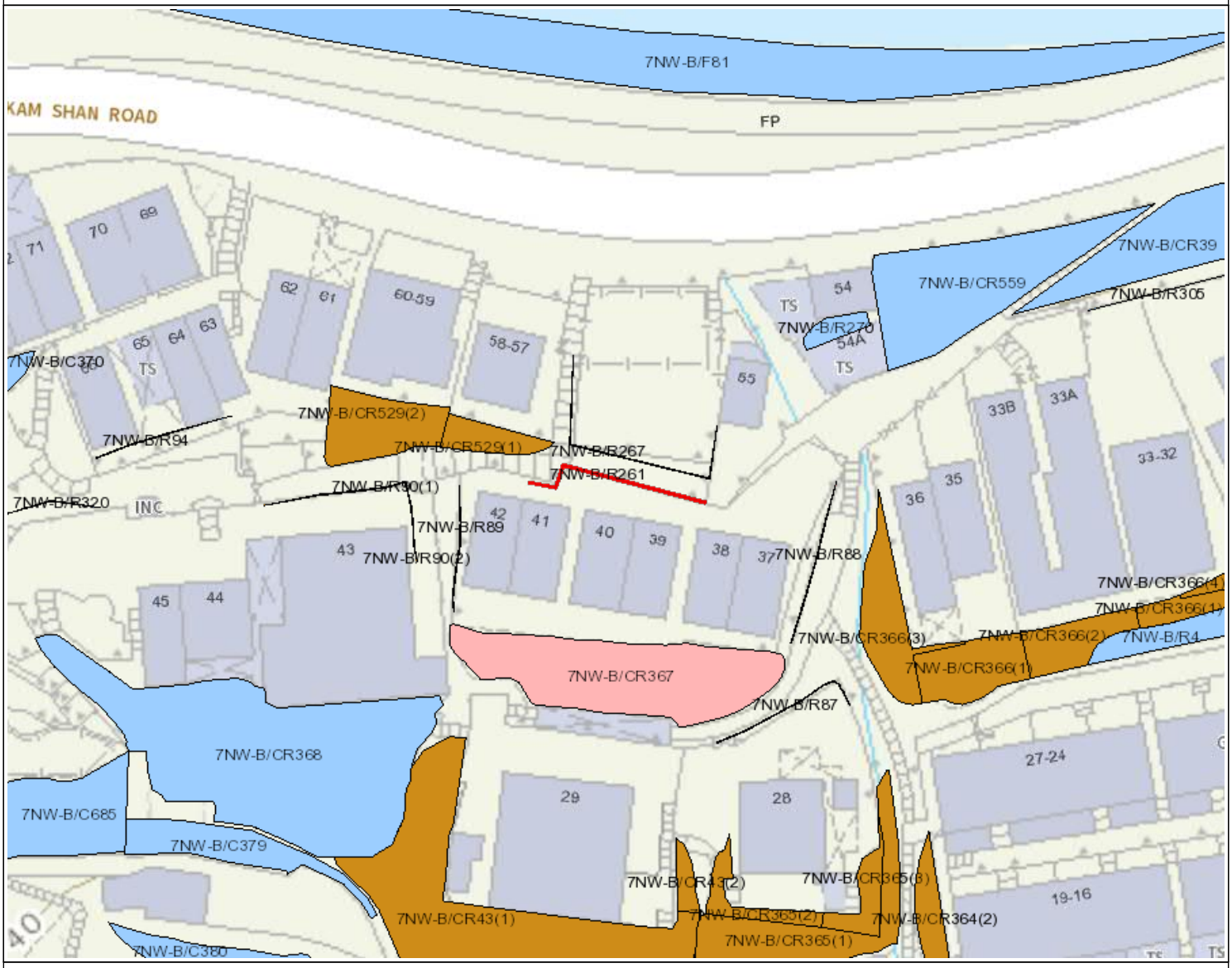
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Slope Maintenance Responsibility Report (7NW-B/R267)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**7NW-B/R267**		**Sub-Division**	Not Applicable
	Location	ON GL S OF DD6 LOTS978, 973 & 1045, KAM SHAN		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

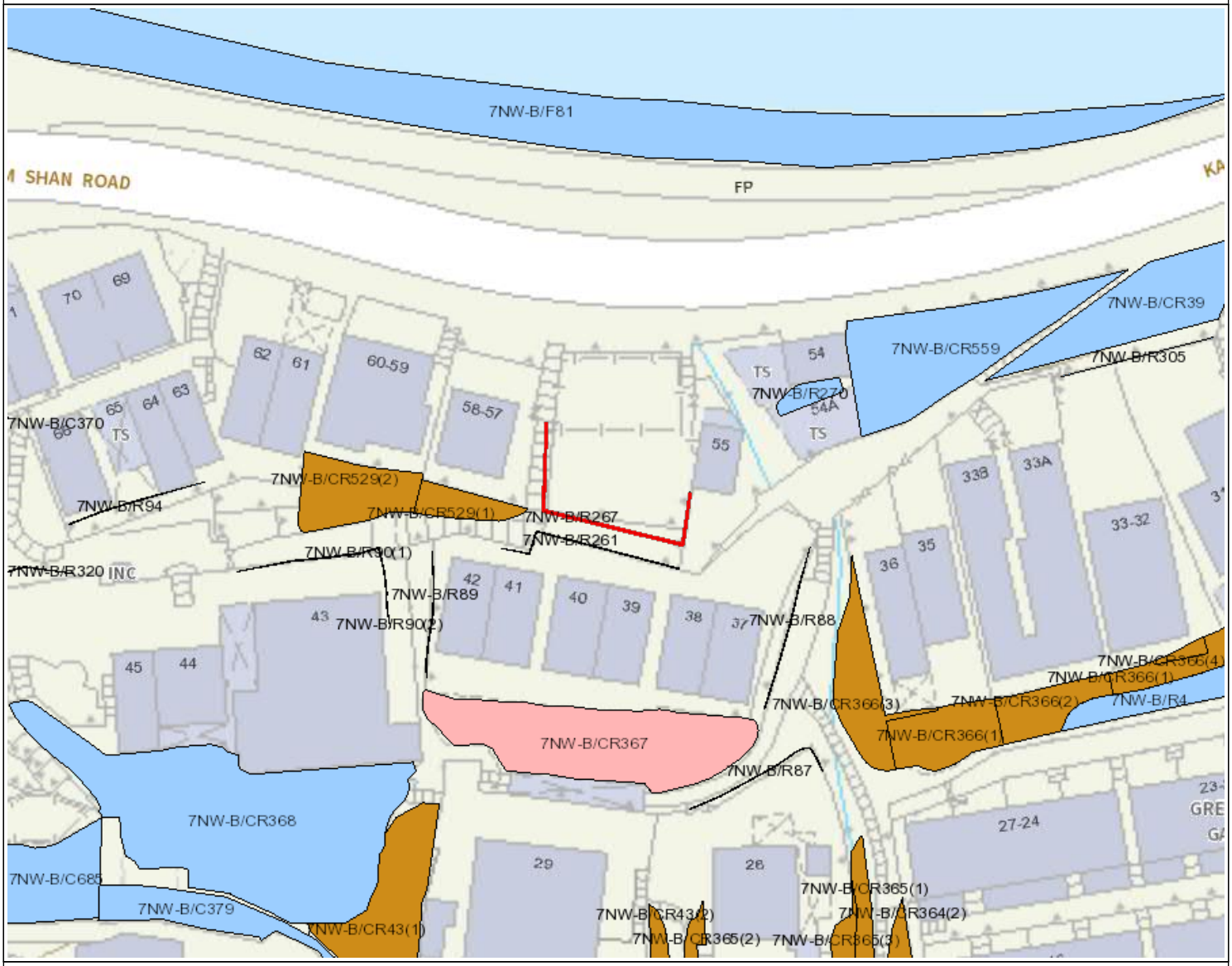
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APPENDIX D

RETRIVED STAGE 3 STUDY REPORTS FOR FEATURE 7NW-B/CR368 & CR529

RED No. 39719
17 SEP 2003

STAGE 3 STUDY REPORT **S3R 115 / 2003**

SLOPE 7NW-B/CR368
SOUTH OF NO. 43-45
KAM SHAN VILLAGE
TAI PO

Paul C T CHEUNG

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August 2003
Design Division GEO

FOREWORD

This report presents the results of a detailed Stage 3 study of feature No. 7NW-B/CR368 located behind No. 43-45 of Kam Shan Village, Tai Po, New Territories, and the design of landslip preventive works required to improve the stability of this feature to current safety standards.

The study included an information search, aerial photograph interpretation, visual inspection, ground investigation, laboratory testing and stability analysis. It concludes that the feature is below the current safety standards. The proposed landslip preventive works comprise installation of soil nail, rock dowels and shotcreting the slope surface.

The study and the design were carried out by Mr P C T CHEUNG with the assistance of Mr K S TSUI under the supervision of Mr K B LING.

(William K W TANG)
Atg. Chief Geotechnical Engineer/Design

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1. INTRODUCTION

1.1 Background

Feature 7NW-B/CR368, located behind No. 43-45 of Kam Shan Village, Tai Po near Hong Kong Metric Grid 834 611E 834 313N, is included in the Landslip Preventive Measures (LPM) Programme by circulation of LPMC Paper No. 1/2000 in May 2001. The LPM works for upgrading the slope will be carried out under Contract No. GE/2003/01 (Figure 1).

1.2 Site Description

1.2.1 Slope Location:

The feature is located behind no. 43-45 of Kam Shan Village, Tai Po (Figure 1 and Plate 1).

1.2.2 Geometry:

It is about 35m long and 12m high including a 3.2m high masonry retaining wall at the slope toe with thickness varies from 0.4m between chainages 20 and 29 to 1.0m at other location.

The masonry retaining wall is a dressed block wall, which is exposed behind the building no. 44 between chainages 20 and 29 (about 9m long and slightly curved on plan, Plate 2) and behind the staircase of the building no. 43 between chainages 7.5 and 11 (about 3m long). Other sections of the retaining wall are abutting by buildings between chainages 0-7.5 and 29-35, and under a building slab between chainages 11 and 20 (Plate 3).

The upper third of the retaining wall between chainages 20 and 27 has been resurfaced with chunam.

A 2.5m high concrete facing was constructed on top of the western end of retaining wall behind the building no. 45 between 29 and 35.

Boulders are exposed on the lower slope surface at about chainages 23 and 29.

The slope above the retaining wall is about 50°.

1.2.3 Surface Protection:

The existing slope surface is protected by shotcrete with some unplanned climbers growing along cracks.

An empty platform above the slope is covered by concrete and vegetation.

1.2.4 Surface Drainage:

There is a 600mm U-channel at about 8 m from the slope crest.

There are 300mm U-channels located at the western slope crest and between chainages 14 and 19.

A section of 225mm U-channel at the mid-slope between chainages 14 and 19 is connecting to a 225mm stepped-channel and then onto a 350mm U-channel at the top of the retaining wall between chainages 0 and 11.

There is also a 225mm U-channel at the crest of the retaining wall between chainages 11 and 24 and the above 350mm U-channel is connected to a downpipe at chainage 11.

1.3 Maintenance Responsibility

According to the SIMAR Report, the Feature is maintained by the Lands Department. A copy of the report is given in Appendix A.

2. GEOTECHNICAL INVESTIGATION

2.1 Desk Study

2.1.1 Previous Studies

The slope was studied in 1997 by GEO (Phase 1 Study) which recommended further study.

2.1.2 Previous Landslip Incidents

There were 2 landslip incidents (No. ME97/8/14 dated 12.8.1997 and No. ME1000/8/11 dated 24.8.1999) located behind the building no. 43.

The 97 incident only caused bulging of chunam with $1m^3$ of debris.

The second 99 incident damaged the top back portion of building no.43 which was at the slope toe.

Both incident recorded that surface drainage system was inadequate and the possible cause of failure was due to infiltration.

2.2 Aerial Photograph Interpretation

GEO carried out an aerial photograph interpretation (API) of the study area (Appendix B.)

The slope and two buildings (no.43 and 44) had already been formed before 1949 and are located at the north eastern flank of a ridge.

The other building (no. 45) was noted in 1963 photograph, but was a single storey, which was then reconstructed to two stories in 1967.

In 1963, there were two platforms with buildings above the subject slope, but the buildings directly above the subject slope were demolished in 1997.

Minor landslip at the central part of the adjacent slope (7NW-B/CR43) was observed in 1997 photograph.

Another landslip at the central part was noted in 1999 photograph (Figure 2).

The whole subject slope had been resurfaced with shotcrete in 2000.

A photolineament is observed obliquely crossing the eastern end of the slope.

2.3 Visual Inspection

Site inspections were carried out in dry and rainy days in 2002 and 2003 and the followings were noted:

The shotcrete covers on the slope surface are generally in good condition (Plate 1), but there are minor cracks on the western portion of the slope, especially near exposed boulders.

Some vegetations are grown in weepholes, along the edge of berm, over the fence at the crest and around the exposed boulders (Plate 2).

The retaining wall is generally in good condition (Wall Condition Class A, GEO circular 6/96), except between the chainages 20 and 27, the upper part of the retaining wall has been covered with chunam which may be indicated that it had past instability or sign of distress.

2.4 Ground Investigation and Field Testing

In 1999, GEO arranged Enpack (Hong Kong) Limited to carry out ground investigation works. The ground investigation works consisted of two drillholes, 3 chunam strips, 1 inclined and 5 horizontal coreholes and installation of 3 piezometers. The location of the ground investigation is shown in Figure 2.

2.5 Laboratory Testing

2 and 9 samples taken from the colluvial and granodiorite layers respectively for laboratory testing. The following tests were carried out by Soils & Mateials Engineering Company Limited in February 2001:

a. Moisture Content Test
b. Atterberg Limits Test
c. Particle Size Distribution Test
d. Triaxial compression test
e. Water Soluble Sulphate Content Test
f. pH of soil Test
g. Organic Matter Content Test
h. Carbonate Content Test
i. Resistivity Test

The laboratory test results are summarized in Table 1

The results of triaxial compression tests of colluvium are plotted in Figure 10.

The results of the triaxial tests for the granodiorite are plotted on a p'-q plot as shown in Figures 11.

The aggressivity of soil is also assessed and summarized in Table 2.

3. GEOTECHNICAL ASSESSMENT

3.1 Ground Conditions

According to the Hong Kong Geological Survey Map Sheet 7, the feature is underlain by the granodiorite. This has been confirmed by the results of the ground investigation and site inspection.

The ground investigations revealed that about 1m thick of fill is found at the crest of old platforms. It consists of angular coarse gravel and cobble sized moderately strong rocks and concrete fragments.

A layer of about 2 m thick colluvium is overlying the completely decomposed granodiorite, which overlies the moderately/slightly decomposed granodiorite. The colluvium in this area is firm, red, slightly sandy silty CLAYwith occasional subangular fine quartz gravel.

The completely decomposed granodiorite in drillhole DH1 is only 4.73m thick whereas the completely decomposed granodiorite in drillhole DH2 is over 24m. It is described as

extremely weak, brown silty fine to coarse sand with angular fine to medium gravel sized rock fragments.

The rockhead level in drillhole DH2 is at 7.08mPD (26.03m below ground) which is about 19m below the rockhead level in drillhole DH1 (26.52mPD, 6.83m below ground). These two drillholes are only 19m apart suggesting that rockhead level dips sharply towards DH2 from DH1 which probably lies on the fringe of the photolineament(N-S fault).

The low rockhead level and low rock quality designation values (ranges from 0 to 55) in drillhole DH2 may be due to the influence of N-S fault, which may cut across the eastern (10m) end of the slope.

The inferred geological model of Section 1-1, Section 2-2 and Section 3-3 based on information from ground investigation are shown in Figures 4-6.

3.2 Groundwater Conditions

No seepages were noted on the shotecrete and the retaining wall surfaces during site visits

Piezometer monitoring has begun from May 2001 to present.

Monthly piezometer monitoring of DH1 and DH2 was carried out in dry season and bimonthly between April to September. The highest ground water level recorded from the piezometer of drillhole DH2 is about 2.5m below slope surface which is about 24.3m above rock head during a 1 in 12 years rainfall return in mid-September 2003(about 510mm in 3 days) (Lam & Leung, 1994).

The piezometric level of the lower piezometer of drillhole DH2 is about 4m lower than the upper piezometer. These two piezometers were both installed within the completely decomposed granodiorite.

No groundwater level was recorded in drillhole DH1.

The recorded highest groundwater levels are plotted in Figures 4-6. The rainfall records together with the groundwater monitoring data are attached at Appendix C.

The design groundwater levels are then assumed to be at the highest recorded groundwater level at Section 3-3, 1.0m above estimated rockhead surface at Sections 1-1 and 2-2. A meter of perched water is also assumed above the boundary of colluvium and completely decomposed granodiroite in the analysis.

3.3 Parameter for Analysis

Based on the laboratory testing results, the following parameters are obtained.

Materials	c' (kPa)	Phi (degree)	γ (KN/m^3)
Colluvium (p'-q plot)	4.2	32.6°	18
CDGr (p'-q plot)	5.6	33°	18

The following parameters of the colluvium and CDGr have been adopted in the stability analysis and the design of the landslip preventive works. They are in consistence with the parameters suggested in Table 8.1 of GEOGUIDE 1.

Materials	c' (kPa)	Phi (degree)	γ (KN/m^3)
Colluvium (Design)	4	32°	18
CDGr (Design)	5	33°	18

Soil aggressivity assessment has been carried out and indicated that the soil is aggressive according to the classification scheme used in the United Kingdom (Table 2).

3.4 Stability Assessment of Existing Soil Slope

Stability analysis of the overall slope has been conducted. The calculated minimum factor of safety is 1.149, 0.802 and 0.928 at sections 1-1, 2-2 and 3-3 respectively, hence upgrading works are required. Summary of the stability analysis of the existing slopes are given in Appendix D.

3.5 Stability Assessment of Existing Retaining Wall

Stability analysis of the retaining wall has also been carried out and the results of the analysis are summarized below. Details of the calculation are given in Appendix E.

Section	Sliding	Overturning
1-1	0.77	0.5
2-2	0.93	0.6
3-3	0.47	0.31

4. PROPOSED PREVENTIVE WORKS

4.1 Design Options

Two options have been considered in the option meeting and the details are summarized below:

	Proposed Remedial works	Construction Problems & Requirements
Option 1	- Cut back the lower and upper soil slope to 45° and 52° respectively. - Install 8m long soil nails at 2m c/c. - Install 6m long raking drains. - Provide a 500mm thick concrete cap with 100mm diameter vertical grout hole behind the existing retaining wall. - Provide sprayed concrete cover.	- Erect safety fence & scaffolding. - Disposal of the excavated materials off site.
Option 2	- Install 8m long soil nail at 1.5m c/c. - Install 6m long raking drains. - Provide a 500mm thick concrete cap with 100mm diameter vertical grout hole behind the existing retaining wall. - Provide sprayed concrete cover.	- Erect safety fence & scaffolding

No conclusion had been made during the option meeting and suggested to have a site visit to check the site limitation and the possible route for disposal of excavated materials.

After the site visit, it was proposed to cut the lower slope to 60° with installation of soil nails at 1.5m c/c and forming a 2m wide platform at about 24mPD above the existing retaining wall with installation of vertical soil nails at 300mm c/c where the existing structure/building is

abutting the retaining wall (sections 1-1 and 3-3). For the retaining wall at section 2-2, it was proposed to install sub-horizontal soil nails with 200mm thick skin wall.

The revised proposal is adopted. Details of the options and the relevant minutes are provided in the Appendix F.

The estimated cost of remedial works for the slope is $2.8M.

4.2 Proposed Landslip Preventive Works

Based on WBTC No. 13/99, the slope is considered to be within Consequence-to-life Category 1 as there are buildings in front of the slope. Should the slope fail, the building will be affected. Hence, the factor of safety of 1.4 is adopted for the design.

The proposed upgrading works include:

i) form a 2m wide platform above the existing retaining wall at 24.4mPD.

ii) cut back the soil slope to 55° from 24.4mPD.

iii) install 6 to 10m long soil nails (32/40mm in diameter) at 1.5m c/c into the new cut back soil slope.

iv) provide 150mm thick sprayed concrete with 2 coats of water based subdue color paint (BS10B25) with A353 wire mesh reinforcement on the surface of new cut back soil slope.

v) provide 6m long raking drains above the interface of colluvim and completely decomposed granodiorite.

vi) provide subhorizontal soil nails (32mm in diameter) and skin wall (200mm thick) onto the retaining wall where the retaining wall is not abutting by the building.

vii) provide additional vertical/subertical soil nails (32mm in diameter) with 300mm concrete cover on top of the retaining wall where the retaining wall is abutting by the building.

The design calculations for the cut slope and the retaining walls are at Appendix G and H respectively.

Details of proposed landslip preventive works are shown in Drawings GED CR368a to GED CR368c at Appendix J.

4.3 Sensitivity Analysis of Ground Water

Sensitivity analysis of ground water to the soil slope has been carried out. Another meter of ground water is added to the design ground water level.

The maximum difference in the calculated factor of safety of all potential slips within the

colluvium layer is only 0.179 in Section 2-2, i.e. factor of safety reduces from 1.413 to 1.234. hence this section is not sensitive to the change of ground water.

For the entire slope, the maximum difference is 0.15 in section 1-1. Hence, factor of safety is not sensitive to the variation of groundwater level. Details of sensitivity analysis are given in Appendix I.

4.4 Justification of Hard Surface

The lot owner requested government to provide hard surface to the slope to avoid close contact with snakes and leaves falling onto their lot.

There is no direct access, except through the private lot, to the feature for carrying out the normal maintenance works.

The retaining wall at the toe of the feature is enclosed/abutted by the buildings.

Part of the feature had failed twice in recent years and the possible cause of these two failures were due to infiltration of water into the empty platform and slope surface and poor drainage system.

CED Vetting Committee endorsed the use of hard surface on the feature on 14.5.2003.

4.5 Landscape

To minimize the visual impact of the hard surface, 2 coats of water based color paint (BS10B25) is applied onto the sprayed concrete surface.

5. CONCLUSION AND RECOMMENDATIONS

A detail Stage 3 Study of the feature has been carried out and landslip preventive works have been designed to upgrade the feature to the current safety standards. Landslip preventive works comprising forming a small platform, cutting back the soil slope, installation of soil nails. raking drains, drainage channels and sprayed concrete. The estimated cost for the proposed LPM works is about $1.5 million.

6. REFERENCES

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GCE (1995). Contract No. GE/93/09, W.O. No.: GE/93/09.073, Slope No. 7NW-B/T12(CR43), 29 Kam Shan Village, Tai Po, Ground Investigation Final Fieldwork Report. Geotechnics &Concrete Engineering (Hong Kong Ltd.).

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Stage 3 Study Report S3R 40/2013

Feature No. 7NW-B/CR529
Nos. 57 to 60, Kam Shan Road, Tai Po

Fugro (Hong Kong) Limited

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March 2013
LPM Division 3
Geotechnical Engineering Office
Civil Engineering and Development Department

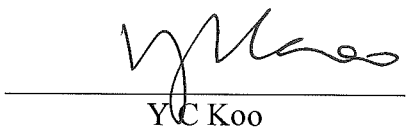
Foreword

This report presents the results of a Stage 3 Study on Feature No. 7NW-B/CR529, which is located behind Nos. 57 to 60, Kam Shan Road, Tai Po.

The desk study, aerial photograph interpretation, site inspection, stability analysis, design of landslip preventive works and compilation of this report were carried out by Fugro (Hong Kong) Limited on behalf of the Geotechnical Engineering Office, Civil Engineering and Development Department under Agreement No. CE 45/2010 (GE) : Landslip Prevention and Mitigation Programme, 2010, Package J, Landslip Prevention and Mitigation Works, Mainland East (North) – Investigation, Design and Construction.

Based on the Slope Report obtained from the web-based Slope Maintenance Responsibility Information System of the Lands Department (Lands D), Sub-division No. 2 of the study feature lies on unallocated government land. The Lands D is responsible for the maintenance of Sub-division No. 2 of the feature.

It is proposed to upgrade the existing feature to meet the current safety standards by application of prescriptive measures. Landslip preventive works comprising the installation of prescriptive soil nails are recommended. To improve the aesthetics of the upgraded slope, subdued colour paint will be applied to the proposed sprayed concrete surface on the slope and final surface of the skin wall.



YC Koo
Project Director

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Appendix B: Previous Studies

Appendix B1: Relevant Information from the GEO, CEDD

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Appendix D: Topographical Survey Plan

Appendix E: Extracts of Design Option Report and Option Assessment Meeting Minutes

Appendix F: Prescriptive Soil Nail Design

Appendix G: Surface Drainage Calculations

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1 Introduction

1.1 Background

The Geotechnical Engineering Office (GEO) of the Civil Engineering and Development Department (CEDD) selected Feature No. 7NW-B/CR529 for Stage 3 Study under Agreement No. CE 45/2010 (GE). This Agreement commenced in July 2011 and involves technical and administrative activities related to the investigation, design and construction of landslip preventive works on sub-standard government man-made slopes and retaining walls and hazard mitigation works for natural hillside catchments.

As the feature satisfies the criteria for application of prescriptive measures given in GEO Publication No. 1/2009 (GEO, 2009), it will be upgraded by using prescriptive design approach. Thus, no feature-specific ground investigation (GI) had been carried out for this study.

1.2 Site Description

Feature No. 7NW-B/CR529 (Hong Kong Metric Grid Ref. 834 629E, 834 346N) is located behind Nos. 57 to 60, Kam Shan Road, Tai Po. The location plan and site plan of the feature are shown in Figures 1.1 and 1.2 respectively.

The feature has a total length of 25 m, a slope height of about 10 m with maximum gradient of 70°. The eastern portion (i.e. Sub-division No. 1) and western portion (i.e. Sub-division No. 2) of the feature is generally covered with sprayed concrete and masonry facing respectively. A concrete wall is located at along the toe of the western portion of the feature, with height of about 1.5 m and a gradient of 90°. Two 3-storey high residential structures are located in front of the feature. Above the crest of feature is a temple. General views of the feature are shown in Figures 1.3 to 1.6 and vantage points of the photos are shown in Figure 1.2.

1.3 Maintenance Responsibility

Based on the Slope Report obtained from the web-based Slope Maintenance Responsibility Information System (SMRIS) of Lands Department (Lands D), the entire feature lies on unallocated government land. The owners of DD6 Lot 2163 and Lands D is responsible for the maintenance of Sub-division Nos. 1 and 2 respectively of the feature. A copy of the Slope Report is presented in Appendix A.

2 Geotechnical Investigation

2.1 Desk Study

A desk study was carried out to retrieve relevant information from the Geotechnical Information Unit (GIU) and various divisions of the GEO, the Lands D and utility undertakers. An aerial photograph interpretation (API) of the feature was also undertaken. Results of the desk study are summarized below. A copy of each of the relevant parts of the collected documents is included in Appendix B.

2.1.1 Geotechnical Engineering Office

A geotechnical report for development of House Nos. 57 and 58 at DD6 Lot 2163 (GCME 3/5/6/9121/93) with proposed upgrading works at the eastern portion of the feature (i.e. Sub-division No. 1) by soil nails was submitted in 1994. The site formation plans were checked with no geotechnical objection by GEO/ME on 22 February 1994 and the site formation works was completed in October 1994.

The SIRST field sheet for the feature 7NW-B/C529 prepared in March 1997 recorded that no sign of seepage and sign of distress were observed. Another SIRST field sheet for feature 7NW-B/CR529 prepared in November 2000 indicated that the toe wall portion was partly in masonry facing and partly with concrete surface with no sign of seepage observed on the toe wall face.

A Feature Registration Form was obtained from the Slope Information System (SIS) of the GEO. It stated that the SIFT class of the feature was changed from "C1" to "C2" as proposed by GEO/MW in April 2007.

A copy of the relevant records is presented in Appendix B1.

2.1.2 Lands Department

The latest Engineer Inspection (EI) record and Maintenance Manual (MM) were prepared by Ove Arup & Partners Hong Kong Limited in April 2010 and are included in Appendix B2. The EI recorded that no stability assessment/upgrading work on the Sub-division No. 2 of the feature had been carried out and no signs of distress and seepage on slope were observed. Routine Maintenance Works (RMW) including removal of undesirable vegetation on slope hard cover was recommended and the works was completed in August 2010.

2.1.3 Utilities Information

The following government departments and utility undertakers were contacted regarding the location of their utilities and plants in relation to the feature:

- Drainage Services Department
- Fire Services Department
- Highways Department, Lighting Division
- Transport Department
- Water Supplies Department
- CLP Power Hong Kong Limited
- Hong Kong Broadband Network Limited
- Hong Kong Cable Television Limited
- Hutchison Global Communications Limited
- New World Telecommunications Limited
- PCCW-HKT Telephone Limited
- The Hong Kong and China Gas Company Limited
- Towngas Telecommunications Fixed Network Limited
- Wharf T & T Limited

Based on the information collected, a 200mm diameter foul sewer of Drainage Services Department is located underneath the existing staircase beyond the crest of the feature. The approximate locations of the observed utilities are shown on Drawing No. LPM1228/24/01.

2.1.4 Previous Ground Investigation Information

An information search at the GIU of CEDD did not reveal any record of previous GI work carried out within or in the vicinity of the feature.

2.1.5 Aerial Photograph Interpretation (API)

An API was carried out to identify the topographic, geomorphological and geological information on the feature, as well as the site development history, past instability and surface hydrology relevant to the feature.

The findings of the API revealed that the feature was formed probably in association with the construction of some cottages at its crest and toe before 1949. By its formation, the feature was in bare surface. Further to the demolition of the pre-existing building at the eastern toe of the Feature with subsequent completion of site formation works in 1994, House Nos. 57-58 was constructed in 1995. Except the change in density of vegetation cover, no significant changes to the Feature can be observed. A copy of the API report is included in Appendix C.

2.1.6 Past Instability

No landslide records relating to the feature were found in the SIS and Enhanced Natural Terrain Landslide Inventory (ENTLI) of the GEO.

2.2 Visual Inspection

Visual inspections to the feature were undertaken by Fugro (Hong Kong) Limited between August 2011 and December 2012.

At the time of inspections, the slope surface of Sub-division No. 2 of the feature was covered by masonry facing with 75mm diameter weepholes at 1.5m spacing. The concrete retaining toe wall was about 1.5m high with 65mm diameter weepholes at 2.2m spacing. A 150mm U-channel was running along the mid-slope of the western portion of the feature with 200mm diameter downpipe located at the western end. A 300mm U-channel is located at the outlet of the downpipe which leads to the road. A temple was situated at a distance 6m from the crest of the feature and residential structures were situated at about 1m from the toe of the feature. A staircase was provided along the crest of the feature leading to the temple.

2.3 Ground Investigation

As it is proposed to upgrade this feature using the prescriptive design approach, no feature-specific GI was carried out for this Study.

3 Geotechnical Assessment

3.1 Topography

A topographic survey for the study feature was carried out by Sea Full Survey Engineering Company in August 2012. A copy of the survey plan is presented in Appendix D. Based on the survey plan, two critical sections of the feature, (namely Sections 1-1 and 2-2) were adopted for stability assessment. Locations of the sections are shown in Figure 1.2.

3.2 Geological Model

The Hong Kong Geological Survey, 1:20,000 scale geological map, Series No. HGM20, Sheet No. 7 – Sha Tin, published by the Geotechnical Control Office (GCO, 1986), indicates that the site comprises granodiorite. No salient geological features were identified in the study area. A copy of the regional geological map is shown in Figure 3.1.

Based on the information from the geological map sheet and site observation, it is inferred that the feature mainly comprises completely decomposed Granodiorite (CDGr). The inferred geological profile at Sections 1-1 and 2-2 are shown in Figures 3.2 and 3.3 respectively.

3.3 Groundwater Conditions

There is no groundwater monitoring record available for this study. No signs of seepage or elevated groundwater table on the slope surface were observed at the time of the site inspections. In this regard, it is considered that the effect of groundwater table on the stability of the feature is not significant.

3.4 Soil Aggressiveness

In accordance with GEO Publication No. 1/2009 (GEO, 2009), the design of corrosion protection measures for the steel reinforcement of prescriptive soil nails should follow the guidance given in Sections 4.3.2 and 5.5 of Geoguide 7 (GEO, 2008) - Guide to Soil Nail Design and Construction. As the site has the potential of being affected by the leakage from the existing foul sewer underneath the existing staircase beyond the crest of the feature, the soil at the feature would be classified as potential-aggressive. Based on Table 5.1 of Geoguide 7 (GEO, 2008), Class 1 corrosion protection measures will be provided, i.e. provision of hot-dip galvanizing with a minimum zinc coating of 610 g/m^2 and corrugated plastic sheathing.

3.5 Stability Assessment

It is considered that the consequence-to-life of the feature in the event of failure would fall into category "1" in accordance with the guidance given in Works Bureau Technical Circular No. 13/99 (WB, 1999) and GEO TGN No. 15 (GEO, 2007). The assessment is based on the residential structures at the toe of the feature, which would possibly be affected if failure occurs. Hence, upgrading work is warranted in order to reduce the risk of failure.

The feature satisfies the criteria for application of prescriptive measures for upgrading works as set out in Table 5.2 of GEO Publication No. 1/2009 (GEO, 2009). Record sheet for prescriptive measures application is given in Appendix F. In addition, the feature is within geometry class "S2" as defined in Figure A2 of GEO Report No. 68 (GEO, 1998). According to the guidance given in GEO Landslip Preventive Measures Division 2 Design Technical Guideline No. 1 (GEO, 2000), stability analyses are not required to justify the need for LPM works.

Based on the above findings, it is proposed to upgrade the existing feature using prescriptive measures to meet the current safety standards.

4 Proposed Upgrading Works

4.1 Design Options

Two design options were proposed for the feature as follows:

(i) Option 1 – Installation of Soil Nails (Prescriptive Design)

(ii) Option 2 – Construction of Mini-piles Retaining Wall

These options were discussed in the Option Assessment Meeting No. 2 held at the GEO, CEDD on 30 October 2012 to determine the preferred option. Option 1 was agreed to be the preferred scheme taking into account its ease of construction, higher cost-effectiveness, shorter construction period and lesser environmental impact on the surrounding area when compared with that of Option 2. A copy of the extracts of the Design Option Report and the minutes of the Option Assessment Meeting are given in Appendix E.

4.2 Proposed Upgrading Works

The following upgrading works are recommended for the feature:

i) Installation of prescriptive soil nails with double corrosion protection and construction of concrete skin wall; and

ii) Application of subdued colour paint to the surface of sprayed concrete and concrete skin wall.

The design of the prescriptive soil nails was carried out in accordance with GEO Publication No. 1/2009 (GEO, 2009) and is presented in Appendix F. Layouts of the proposed upgrading works are shown in Figures 4.1 and 4.2 and Drawing No. LPM1228/24/02.

4.3 Surface Drainage Measures

It is recommended to provide a drainage channel along the mid-slope and the toe of the feature which connect to existing downpipe and drainage outlet respectively at the western end of the feature. The design of the surface drainage is presented in Appendix G and the layout of the proposed surface drainage system is shown on Drawing No. LPM1228/24/02.

4.4 Future Maintenance

To provide a safe access for inspection and maintenance of the feature, it is recommended to construct a new maintenance access with handrailing along the mid-slope of

the feature. The layout of new maintenance access of the feature is shown in Drawing No. LPM1228/24/02.

4.5 Landscaping Works

In order to ameliorate the visual impact of the proposed upgrading works, it is recommended that subdued colour paint will be provided to the sprayed concrete cover on the slope and the final surface of the skin wall.

5 Conclusions and Recommendations

Based on the information obtained from the desk study and recent site reconnaissance, it is proposed to upgrade the existing feature using prescriptive measures. Landslip preventive works comprising installation of prescriptive soil nails and construction of concrete skin wall are recommended. In order to improve the final appearance of the upgraded feature, subdued colour paint will be provided to the newly applied sprayed concrete cover on the slope and the final surface of the skin wall.

6 References

6.1 Technical References

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Report on Design Options for Feature No. 7NW-B/CR529. Geotechnical Engineering Office, Civil Engineering Department, Hong Kong.

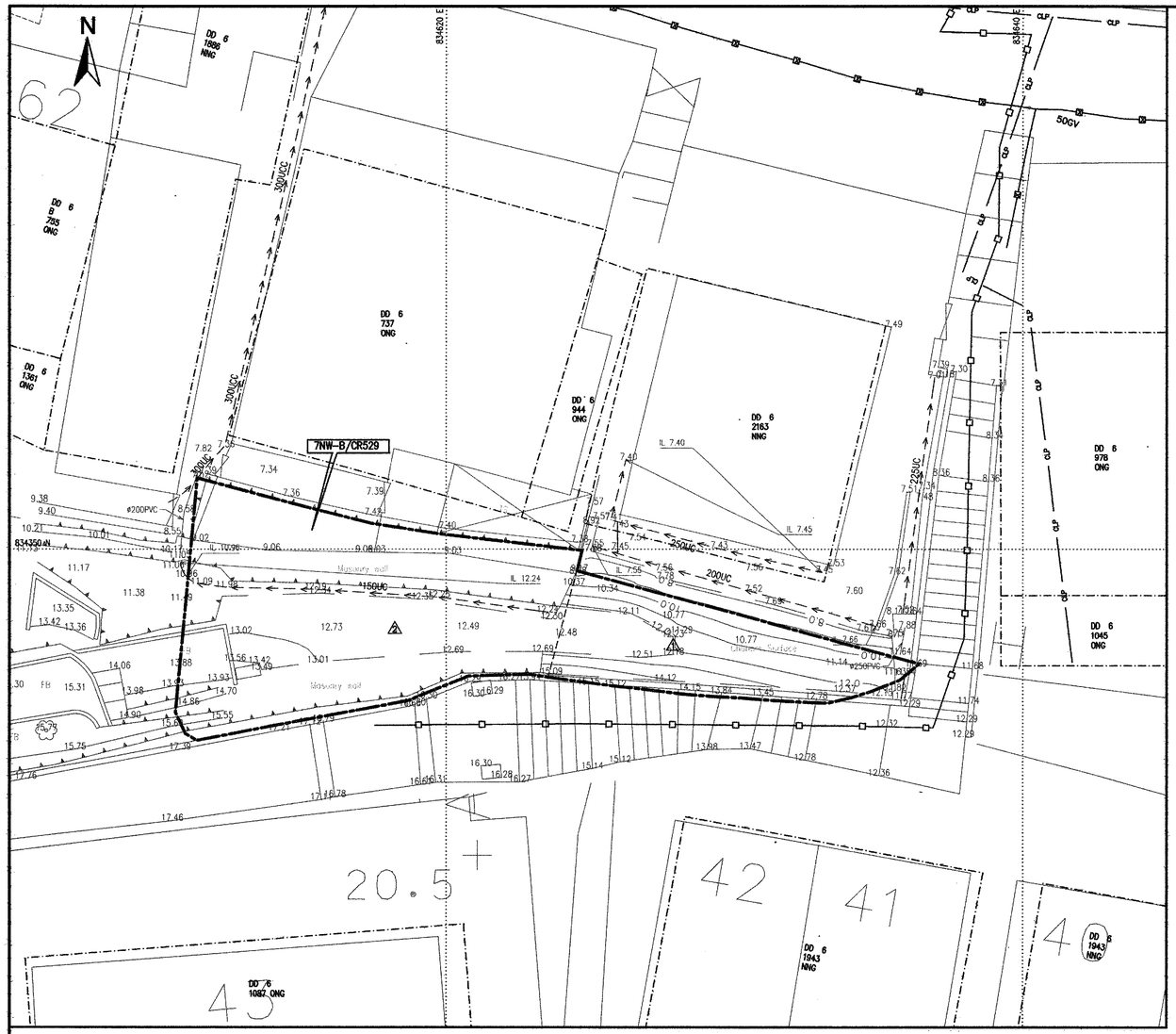
GCME 3/5/6/9121/93. Geotechnical Report for Kam Shan, Tai Po DD6 Lot2163. Geotechnical Engineering Office, Civil Engineering Department, Hong Kong.

List of Drawings

Drawing No.

LPM1228/24/01 Location Plan of Works Site, Plan of Existing Feature and Utilities

LPM1228/24/02 Plan of Works and Sections



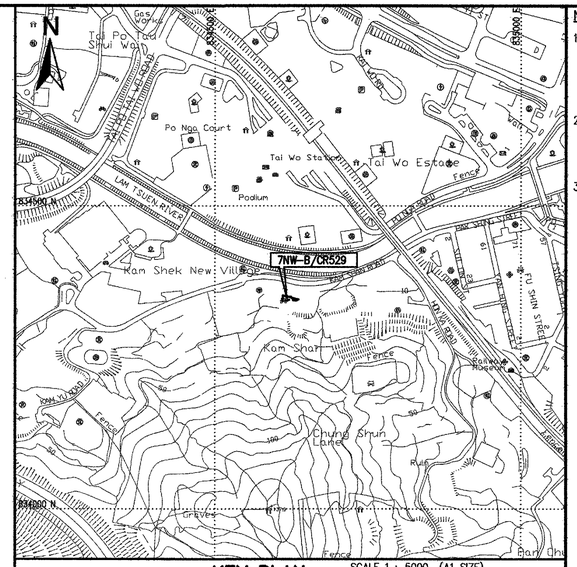
PLAN OF EXISTING FEATURE AND UTILITIES

(THE UTILITIES PLAN HAS BEEN PREPARED FROM INFORMATION PROVIDED BY THE UTILITIES UNDERTAKERS. NEITHER THE EMPLOYER NOR HIS AGENTS ACCEPT ANY RESPONSIBILITY WHATSOEVER FOR THE ACCURACY OF THE INFORMATION AND THE CONTRACTOR SHALL MAKE SUCH FURTHER ENQUIRIES AND INVESTIGATION AS ARE REQUIRED FOR HIS OWN INFORMATION.)

SCALE 1 : 100 (A1 SIZE)
1 : 200 (A3 SIZE)

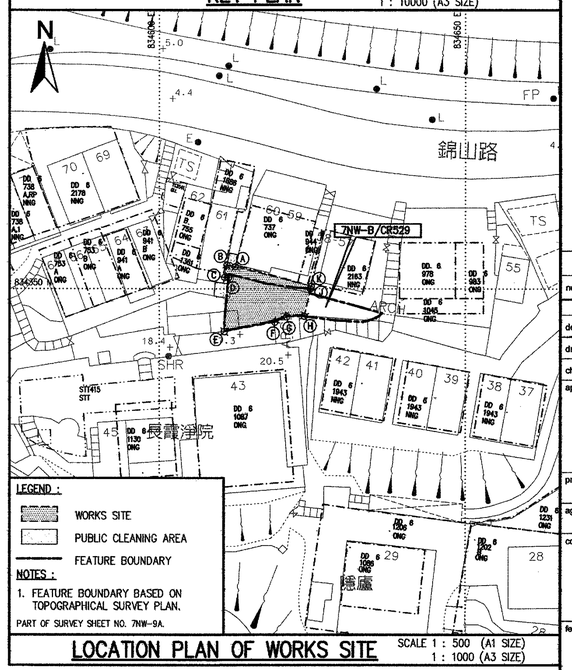
LEGEND:

- FEATURE BOUNDARY
- LOT BOUNDARY
- LICENSE BOUNDARY
- ⚠1 SUB-DIVISION 1 MAINTAINED BY DD6 LOT 2163
- ⚠2 SUB-DIVISION 2 MAINTAINED BY LANDS D
- UC EXISTING U-CHANNEL
- CLP APPROX. LOCATION OF CLP SERVICES CABLE
- APPROX. LOCATION OF FRESH WATER MAINS
- APPROX. LOCATION OF STORM WATER DRAIN
- APPROX. LOCATION OF SEWER



KEY PLAN

SCALE 1 : 5000 (A1 SIZE)
1 : 10000 (A3 SIZE)



LOCATION PLAN OF WORKS SITE

SCALE 1 : 500 (A1 SIZE)
1 : 1000 (A3 SIZE)

SETTING OUT INFORMATION FOR WORKS SITE

REFERENCE POINT	EASTING	NORTHING
A	834612.4	834353.7
B	834611.1	834353.9
C	834610.7	834351.9
D	834611.3	834351.8
E	834610.6	834343.1
F	834618.9	834344.6
G	834620.8	834345.4
H	834623.7	834345.5
J	834624.7	834350.0
K	834624.8	834350.4

HOARDING/FENCE DETAILS

REFERENCE POINT	HOARDING / FENCE TYPE
ALONG A TO B TO D ALONG J TO K	HOARDING TYPE C (STD. DRG. R1052H AND R1053C)
ALONG D TO E TO J	CHAIN LINK FENCE (STD. DRG. C1006A)

NOTE :

1. THE DRAWING SHALL BE READ IN CONJUNCTION WITH GENERAL NOTES FOR LPM WORKS (GEO SKETCH NO. R1069E), ALL OTHER RELEVANT DRAWINGS, SKETCHES, SPECIFICATIONS AND INSTRUCTIONS ISSUED BY THE ENGINEER.
2. THE EXTENT OF PUBLIC CLEANING AREA SHOWN IN THIS DRAWING IS FOR INDICATION ONLY. THE EXACT EXTENT OF PUBLIC CLEANING AREA SHALL REFER TO PS 1.32A1(1) OR AS DETERMINED ON SITE BY THE ENGINEER.
3. THE CONTRACTOR SHALL PROVIDE DECORATIVE PANELS TO HOARDINGS IN ACCORDANCE WITH THE SPECIFICATION. THE EXTENT OF DECORATIVE PANELS TO BE PROVIDED SHALL BE AGREED WITH THE ENGINEER REPRESENTATIVE ON SITE.

no.	date	description	designed	checked

	name	date
designed		28 MAR 2013
drawn		28 MAR 2013
checked		28 MAR 2013

approved

PROJECT DIRECTOR, FUGRO (HONG KONG) LIMITED

project no.: 110241 / 24

agreement no.: CE 45/2010 (GE)

contract: **CONTRACT NO. GE/2012/28 LANDSLIP PREVENTION AND MITIGATION PROGRAMME, 2010, PACKAGE J, LANDSLIP PREVENTION AND MITIGATION WORKS IN MAINLAND EAST (NORTH)**

feature no. & location: 7NW-B/CR529 NOS. 57 TO 60, KAM SHAN ROAD,TAI PO

drawing title: LOCATION PLAN OF WORKS SITE, PLAN OF EXISTING FEATURE AND UTILITIES

drawing no.	revision	scale
LPM1228 / 24 / 01	-	AS SHOWN

consulting engineer: FUGRO (HONG KONG) LIMITED

office: **LANDSLIP PREVENTIVE MEASURES DIVISION 3 GEOTECHNICAL ENGINEERING OFFICE**

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT HONG KONG

ORIGINAL PAPER SIZE A1

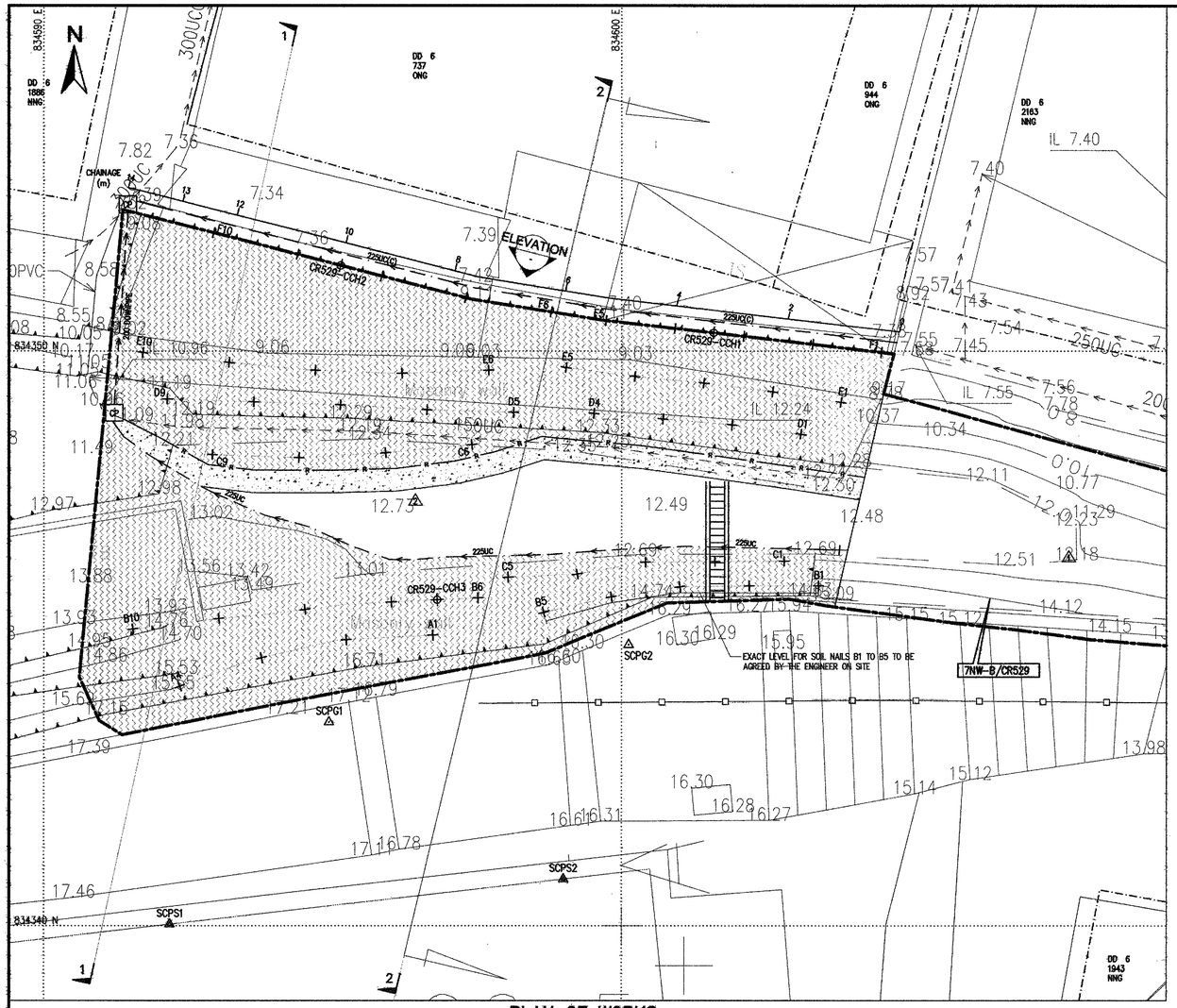
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Status : P05

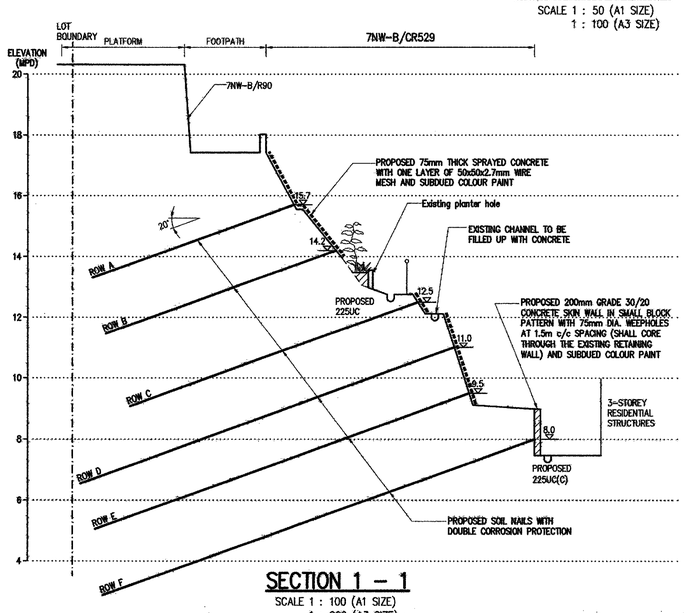
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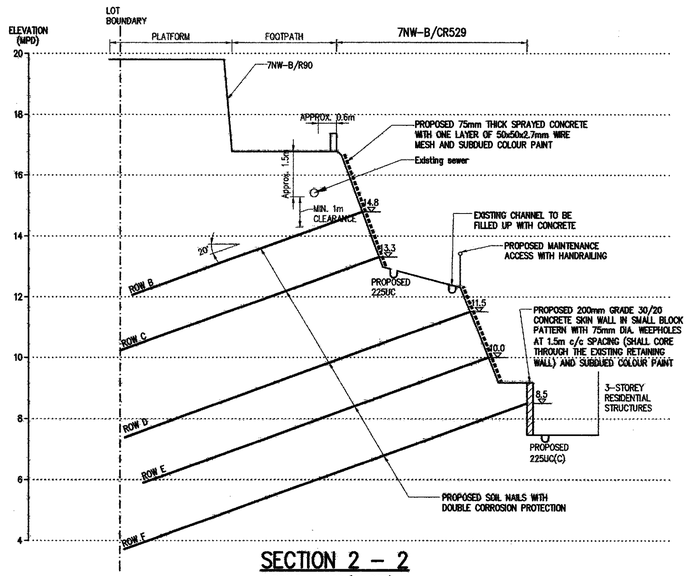
PLAN OF WORKS

SCALE 1 : 50 (A1 SIZE)
1 : 100 (A3 SIZE)



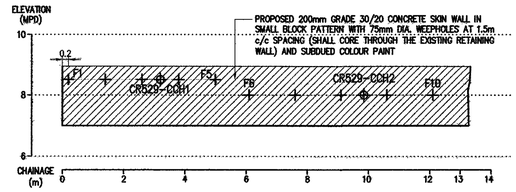
SECTION 1 – 1

SCALE 1 : 100 (A1 SIZE)
1 : 200 (A3 SIZE)



SECTION 2 – 2

SCALE 1 : 100 (A1 SIZE)
1 : 200 (A3 SIZE)



ELEVATION

SCALE 1 : 100 (A1 SIZE)
1 : 200 (A3 SIZE)

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- FEATURE BOUNDARY
- LOT BOUNDARY
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- SUB-DIVISION 1 MAINTAINED BY DD6 LOT 2163
- SUB-DIVISION 2 MAINTAINED BY LANDS D
- APPROX. LOCATION OF SEWER
- CP — PROPOSED CATCHPIT (STD. DRG. C2405I)
- UC — PROPOSED U-CHANNEL (STD. DRG. C2409H)
- UC(C) — PROPOSED U-CHANNEL WITH PRECAST CONCRETE COVER (STD. DRG. C2409H AND C2412D)
- PROPOSED SOIL NAILS WITH DOUBLE CORROSION PROTECTION (STD. DRG. C2106/3F & R1043/3B)
- PROPOSED STEEL STAIRCASE (STD. DRG. C2102H)
- PROPOSED MAINTENANCE ACCESS WITH HANDRAILING (STD. DRG. C2103H)
- PROPOSED 75mm THICK SPRAYED CONCRETE WITH ONE LAYER OF 50x50x2.7mm WIRE MESH AND SUBDUED COLOUR PAINT
- CR529-CCH1 — PROPOSED CONFIRMATORY COREHOLES
- SCPG1 — PROPOSED CHECK MARKER ON GROUND (STD. DRG. C2512A)
- SCPS1 — PROPOSED CHECK MARKER ON STRUCTURE

SOIL NAIL SCHEDULE

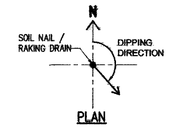
SOIL NAIL NO.	NAILS DIAMETER (mm)	LEVEL (mPD)	NOS. OF NAILS	LENGTH OF NAILS (m)	DIPPING ANGLE (DEGREES)	DIPPING DIRECTION (DEGREES)	HORIZONTAL SPACING (m)	DRILLHOLE DIAMETER (mm)	SIZE OF SOIL NAIL HEAD (mm x mm)
A1–A4	32	15.7	4	7	20	NORMAL TO SLOPE SURFACE	1.5	150	400 X 400
B1–B5	32	14.8	5	8	20		1.2	150	400 X 400
B6–B10	32	14.2	5	8	20		1.5	150	400 X 400
C1–C5	32	13.3	5	9	20		1.2	150	400 X 400
C6–C9	32	12.5	4	10	20		1.5	150	400 X 400
D1–D4	32	11.5	4	12	20		1.2	150	400 X 400
D5–D9	32	11.0	5	13	20		1.5	150	400 X 400
E1–E5	32	10.0	5	12	20		1.2	150	400 X 400
E6–E10	32	9.5	5	13	20		1.5	150	400 X 400
F1–F5	32	8.5	5	14	20		1.2	150	EMBEDDED IN SKIN WALL
F6–F10	32	8.0	5	15	20		1.5	150	EMBEDDED IN SKIN WALL

SETTING OUT INFORMATION FOR SOIL NAILS

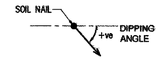
REFERENCE NO.	EASTING	NORTHING
A1	834616.7	834345.0
B1	834623.4	834345.9
C1	834622.8	834346.3
D1	834623.1	834348.6
E1	834623.8	834349.1
F1	SEE ELEVATION	

PROPOSED CONFIRMATORY COREHOLES SCHEDULE

COREHOLE NO.	LENGTH (m)	DIPPING ANGLE (DEGREES)
CR529–CCH1	6	20
CR529–CCH2	6	20
CR529–CCH3	8	20



PLAN



SECTION

NOTE :

1. THE DRAWING SHALL BE READ IN CONJUNCTION WITH GENERAL NOTES FOR LPM WORKS (GEO SKETCH NO. R1069E), ALL OTHER RELEVANT DRAWINGS, SKETCHES, SPECIFICATIONS AND INSTRUCTIONS ISSUED BY THE ENGINEER.
2. DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
3. THE RESULT OF CONFIRMATORY COREHOLES SHOULD BE REVIEWED BY THE ENGINEER AND CONSENT SHOULD BE OBTAINED FROM THE ER PRIOR TO COMMENCEMENT OF THE CONSTRUCTION OF THE UPGRADING WORKS.

no.	date	description	designed	checked
		name	date	
designed			28 MAR 2013	
drawn			28 MAR 2013	
checked			28 MAR 2013	
approved				

PROJECT DIRECTOR, FUGRO (HONG KONG) LIMITED

project no.
110241 / 24

agreement no.
CE 45/2010 (GE)

contract
CONTRACT NO. GE/2012/28
LANDSLIP PREVENTION AND MITIGATION PROGRAMME, 2010, PACKAGE J, LANDSLIP PREVENTION AND MITIGATION WORKS IN MAINLAND EAST (NORTH)

feature no. & location
7NW-B/CR529
NOS. 57 TO 60, KAM SHAN ROAD,TAI PO

drawing title
PLAN OF WORKS, SECTIONS AND ELEVATION

drawing no.	revision	scale
LPM1228 / 24 / 02	-	AS SHOWN

consulting engineer
FUGRO (HONG KONG) LIMITED

office
LANDSLIP PREVENTIVE MEASURES DIVISION 3 GEOTECHNICAL ENGINEERING OFFICE

CEDD
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT HONG KONG

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GCME 3/5/6/9121/93 File **for**

Feature 7NW-B/CR529 (SD1) Extracted Stage 3 Study Report for Feature 7NW-B/CR529 (SD2)

Appendix B1

Relevant Information from the GEO, CEDD

GCME

208822

North Point

M. 15

To : BS (C. K. TANG)

thro' SGE/CNT (Mr Vincent TSE)
CGE/ME (Mr A. T. Watkins)

Re : M. in BD 6/9121/93 – Kau Shan, Tai Po

Recommendations (to be transmitted to AP/RSE)

1. There is no geotechnical objection to approval of the resubmitted site formation plans at f(13), subject to the AP's proposed amendments circled in pencil in the drawings being certified by him.

2. As conditions of approval of f(13) under the provisions of Buildings Ordinance section 17(1)6, qualified supervision is required. The conditions for approval of the site formation plans are given at f(15).

3. Please inform the AP/RSE that, prior to the submission of Form (21) in respect of the site formation plans, the results of the pull-out tests on soil nails shall be submitted.

Comments

4. This site formation submission was rejected two times before, mainly due to inadequate investigation and lack of remedial work proposal for the steep eastern slope/wall. In this third submission, the SI shows that the steep eastern wall is a masonry structure back filled with loose soil and rock fragments. The 1.4 m wide retained platform is being used as a staircase. The AP proposes to use 8 nos. of soil nails (ties) to upgrade the stability of the masonry wall to current standards and the scheme is considered acceptable.

5. The proposed site formation works mainly consist of soil nails to the southern slope, which is more than 8 m high and directly affecting the proposed house. Therefore, close supervision of the soil nails (i.e. Class C) is considered necessary.

6. Set III of plans at f(13), and a copy of the associated supporting calculations have been retained for future reference.

(Y. S. AU-YEUNG)
GE/CNT
22.2.94

c.c. STO – Re. para. 2, please update qualified supervision register.

YSAY/sc

G.F. 62

H. W. LEUNG

B.SC., D.I.C., M.SC., M.I.C.E.
AUTHORISED PERSON & CIVIL ENGINEER
RM. 1601, BELL HOUSE, 16TH FL., 525, NATHAN ROAD,
KOWLOON, HONG KONG.
TEL: 385 3348
FAX: 385 5034

梁凱威建築工程師
九龍彌敦道五二五號十六樓
一六〇一室
電話：三八五三四八
傳真：三八五五〇三四

(13)

Date 26 - 1 - 1994

The Building Authority,
Buildings Department,
Murray Building,
Hong Kong.

Dear Sir,

Kam Shan, Tai Po, N.T.
D.D.6 Lot 2163

Your letter Ref.:BD 6/9121/93 dated 4 October,1993 refers.

Herewith I re-submit 9 sets of the proposed plans for the slope stabilisation at the above together with two copies of geotechnical reports on the site for your further consideration and shall be grateful if the proposal will now meet with your favourable approval.

Yours faithfully,

(H. W. Leung.)

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R & D Section
BUILDINGS DEPARTMENT

28 JAN 1994

6/9121/93

Set II

(13)

GEOTECHNICAL REPORT

FOR

DEVELOPMENT OF SMALL HOUSE

LOT NO. 2163 IN D.D. 6

KAM SHAN, TAI PO

N.T.

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BUILDINGS DEPARTMENT

26 JAN 1994

梁凱威建築工程師
H. W. LEUNG
B. Sc., D.I.C., M. Sc., M.I.C.E.
CHARTERED CIVIL ENGINEER
AUTHORIZED PERSON
RM. 1601 BELL HOUSE, 16TH FL.
525, NATHAN RD., KOWLOON
TEL: 385 3348

GEO COPY

CONTENT

1.0 INTRODUCTION

2.0 THE SITE

3.0 FIELDWORK AND LABORATORY TESTING

4.0 DISCUSSION AND RECOMMENDATION

APPENDIX

I. SITE PLAN AND TYPICAL SECTION

II SOIL NAIL DESIGN

III SITE INVESTIGATION AND TEST REPORT

1.0 INTRODUCTION

At the request of the client, an investigation is carried out to determine the effect of the proposed building work on the existing slope and whether landslip preventive or remedial works are required.

Presented in this report are the results of the present findings and engineering recommendations formulated accordingly.

2.0 THE SITE

The site is located on the southern side of Kam Shan Road. It is situated in a flat area about 1m above Kam Shan Road. At the rear of the site is an existing slope of 60° - 70° with a max. height of 7m.

3.0 FIELDWORK

Two trial pits were excavated by Oriental Boring & Eng. Ltd. in October 1992.

Undisturbed soil samples were extracted and laboratory testing carried out. 2 Nos. consolidated undrained multi-stage triaxial tests were carried out to determine the shear strength of the soils.

The results of fieldworks and laboratory testings were enclosed in Appendix .

4.0 DISCUSSION AND RECOMMENDATION

The present investigations reveal the slope comprise CDG to Highly Decomposed granite using conservative assumptions. It is founded that the Factor of Safety is less than unity.

Therefore it is recommended that soil nails be installed to improve the stability of the captioned slope.

The detailed analyses are included in Appendix

Therefore, it can be concluded that the slope will acquire adequate safety after installation of the soil nails as proposed.

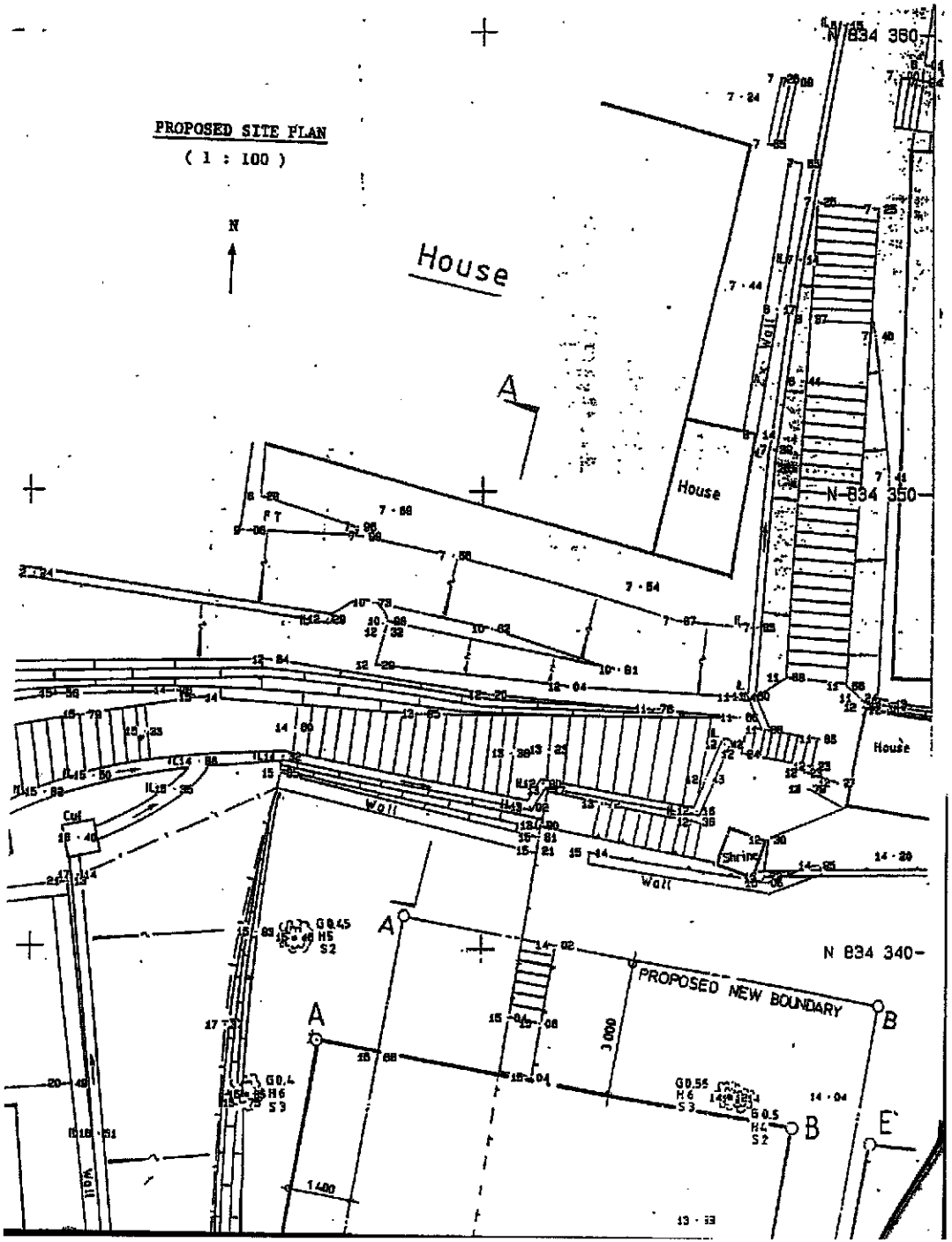
W. K. FUNG
B.SC., C. ENG., M.I.C.E.

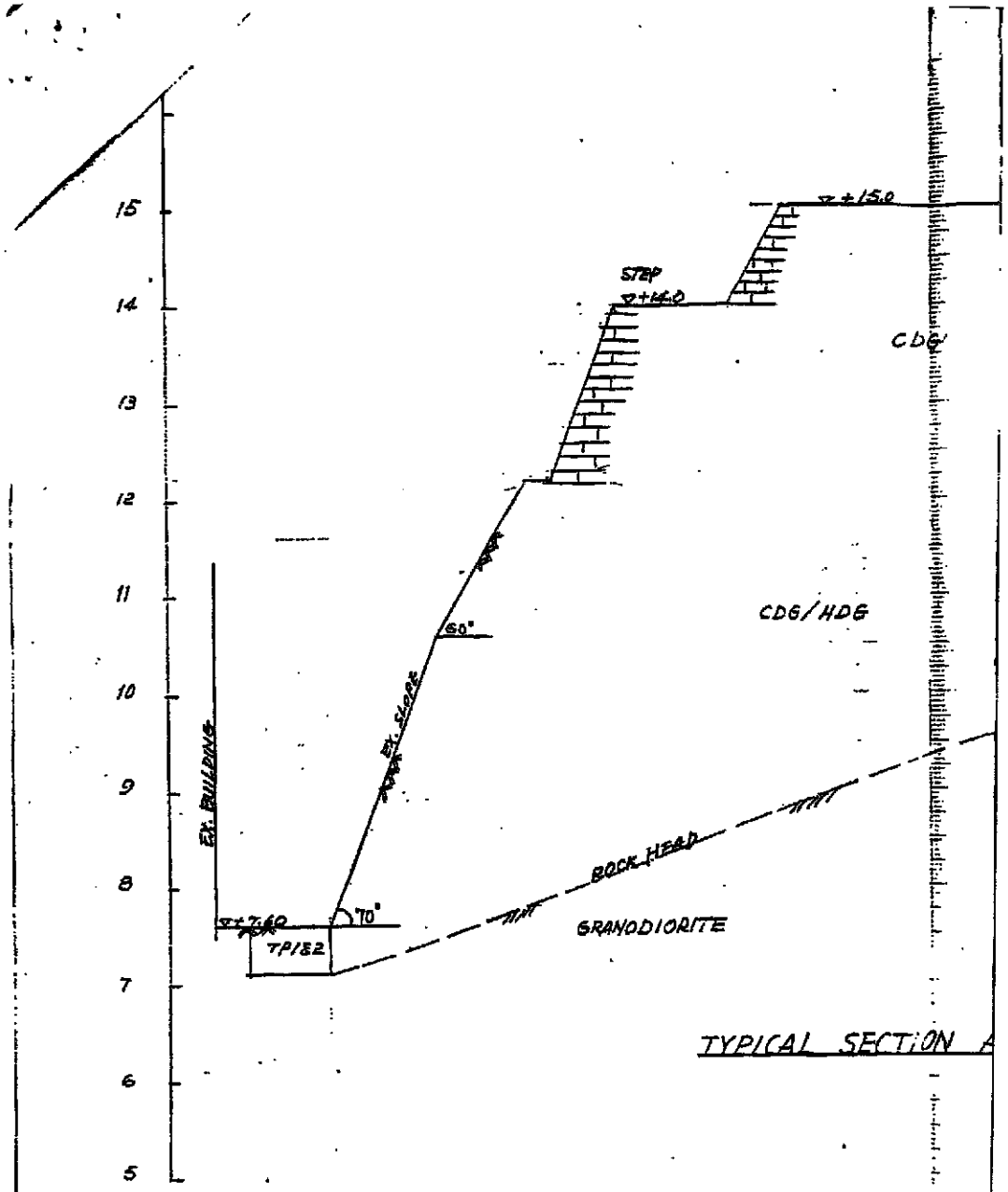
APPENDIX I

Site Plan and Typical Section

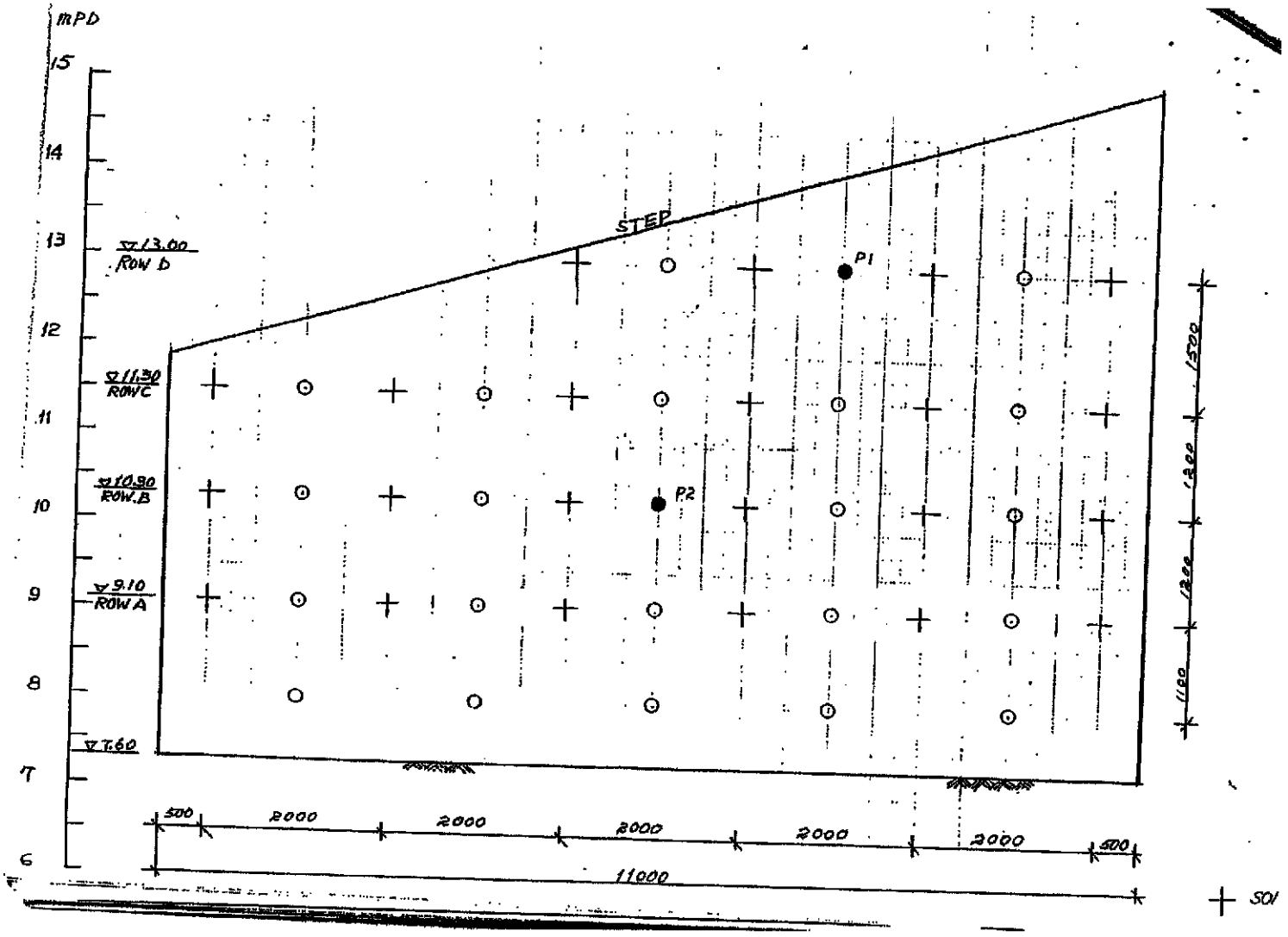
PROPOSED SITE PLAN

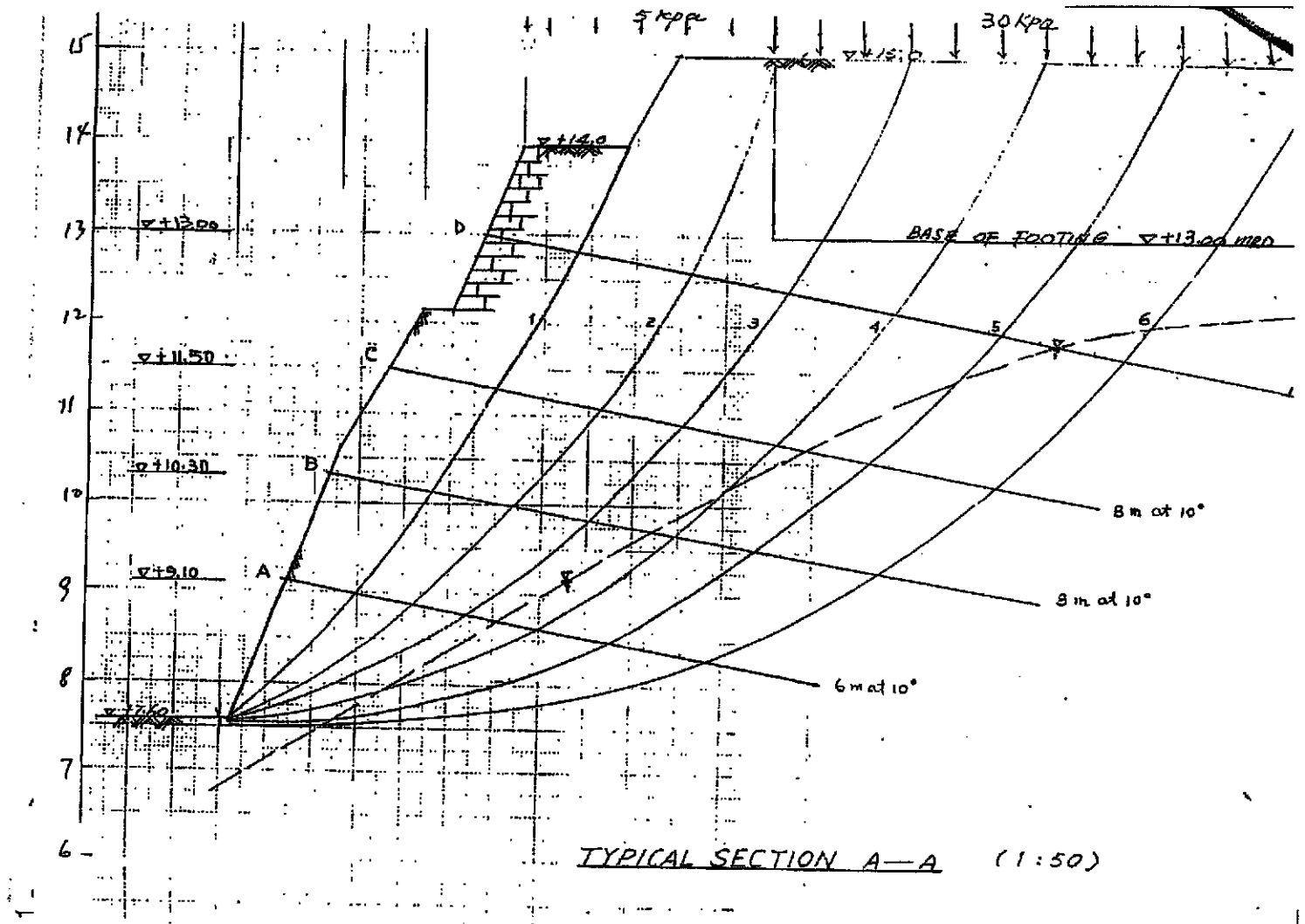
(1 : 100)





TYPICAL SECTION A

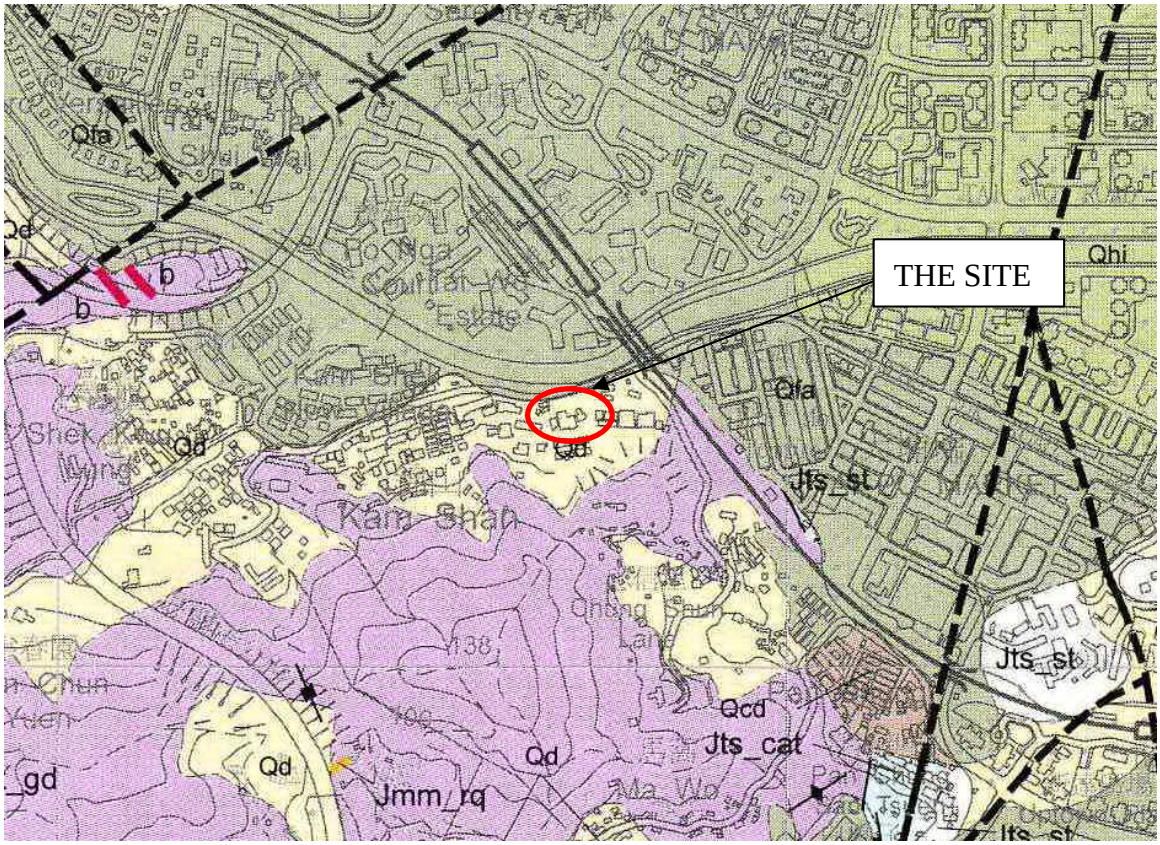




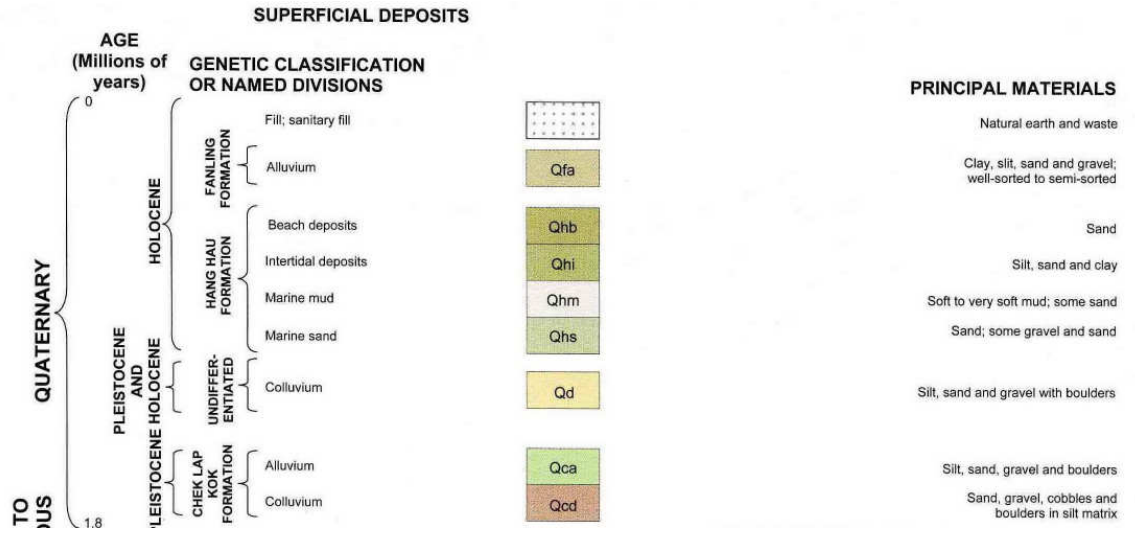
TYPICAL SECTION A—A (1:50)

APPENDIX E

GEOLOGICAL SURVEY MAP OF THE APPLICATION SITE



LEGEND:



Geology Map Extracted from

Sheet No.7 (Sha Tin) 1:20000 HGM 20-Series Hong Kong Geological Survey Map

APPENDIX F

RETRIEVED GROUND INVESTIGATION RECORDS

32257

With 1) 3½" diskettes

GEOTECHNICAL INFORMATION UNIT
11 MAY 2001
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CIVIL ENGINEERING DEPARTMENT
GEOTECHNICAL INFORMATION UNIT
Report No. 32257
ARE. Ref.

Checked in accordance with Contract No. GE/ 99/06 requirements and accepted.
Signed Date 24/4/01

Enpack (Hong Kong) Limited

ENPACK (HONG KONG) LIMITED
Civil Engineers & Contractors
綜建(香港)有限公司

CONTRACT No. GE/99/06
Works Order No. GE/99/06.211
Feature No. 7NW-B/CR 368
Location : South of 43-45 Kam Shan Village
Ground Investigation

Final Field Work Report

CIVIL ENGINEERING DEPARTMENT CONTRACT No. GE/99/06
GROUND INVESTIGATION - NEW TERRITORIES EAST
(TERM CONTRACT)

CLIENT The Government of the Hong Kong Special Administrative Region

ARCHITECT/ENGINEER GEO / Materials Division

Prepared By : Y.M. Leung
Checked By : C.R.Rigby
Certified By : Richard C.K. Chan

Job No. : 2/1526
Date : 27th March, 2001

Version No. : ---

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✓ ACO/CEL	11/5/01
CA/CEL	CA/GIU
CA/GEN	File:
c.c.	b.u.

MEMO

From	CGE/M	*To*	~~AL~~ I, CEL
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Tel. No.	2716 8611	*Your Ref.*	*In*
Fax No.	2715 7572	*Dated*	*Fax No.*
Date	26 April, 2001	*Total Pages*	

Submission of Documents to ~~General Library~~/GIU *

Title : LPM Feature No. 7NW – B/CR 368, Location : South of 43 – 45 Kam Shan Village Ground Investigation
Consultant/Contractor/Author : GEO [Design] / Enpack (HK) Limited
Client Department/Owner (if applicable) : C.E.D. [GEO/Design]
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Bottom Left (E,N) : 834618.03 E, 834306.38N Bottom Right (E,N) : 834618.03E, 834318.88 N

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Feature No. : _____ E,N Coordinates : _____

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for Chief Geotechnical Engineer/ Materials

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Form Revised : Oct. 1999

Contract Data Summary

Poject Name & No. Ground Investigation - New Territories East (Term Contract)	Site Name : Feature No. 7NW - B/CR 368, Location : South of 43 - 45 Kam Shan Village, Ground Investigation	Date: 07/11/1999 to 06/11/2001 Official only G.E.O. Data Bank No.
G.I. Contractor Enpack (HK) Ltd.	Client Geotechnical Engineering Office	
Contract No. GE/99/06	W.O. No. GE/99/06.211	File Ref.

Field Work Summary

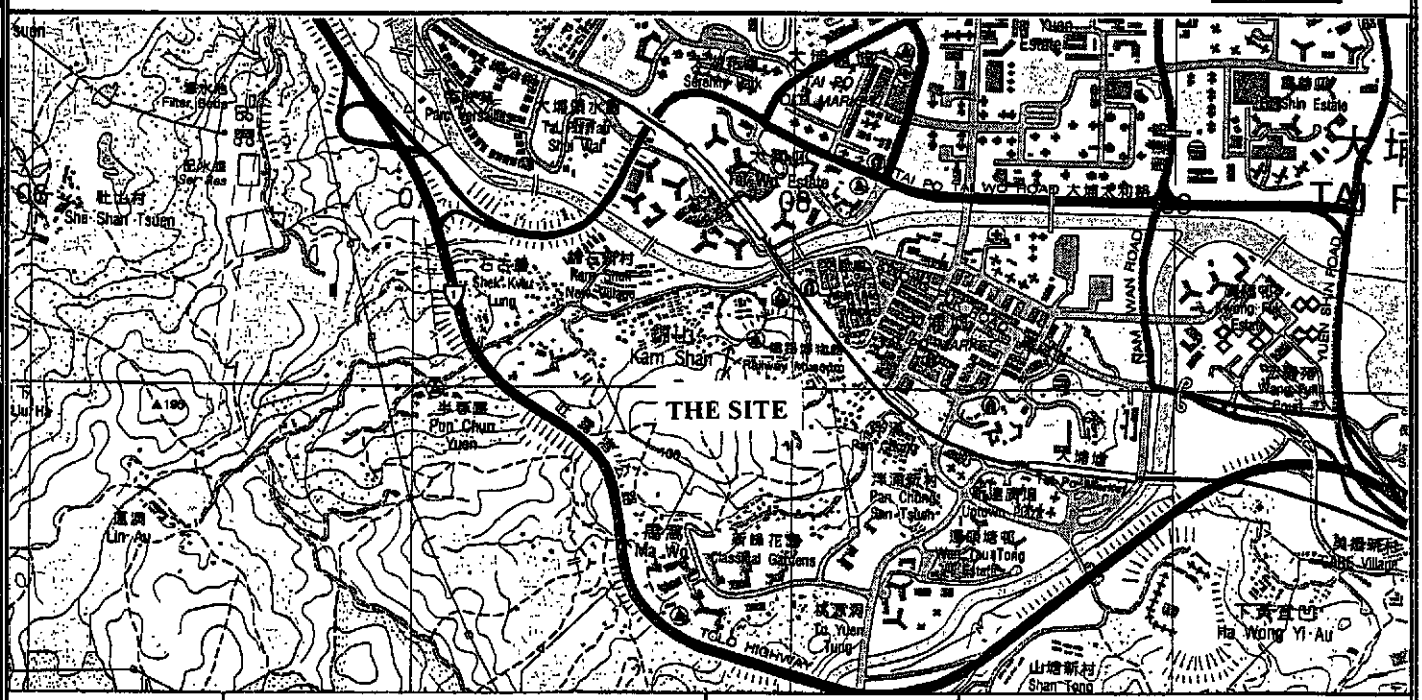
Drillhole Nos. 2	Method: Rotary	Date: 30/01/2001 to 23/02/2001
Coreholes: Nos.	6	
Slope Surface Protection Stripping : Nos.	3	
Field Installations :	3 Nos. Piezometers	
Insitu Tests : Nos. 10	Types 10 Nos. Standard Penetration Tests	

Laboratory Testing Summary

Total No. of Tests : Date to

Soil	Physical Properties	LL	PL	PSD	MC
		SG	γm /γd		
	Strength Tests	CU	CD	UU	Shear Box
	Compaction & CBR Tests	Standard	Modified		CBR
	Oedometer & Perm. Tests	Cv	k		
	Others				
Rock	γ	Pt load	UC	Shear Box	US Vel.

Location Plan SCALE 1 : 20 000 ~~5 000~~ Derived from : HMC 20 20 000 Sheet 7 ~~5 000 Sheet~~



	G.I.	Laboratory	GEOTECHNICAL ENGINEERING OFFICE
Contractor	ENPACK (HK) LTD		CIVIL ENGINEERING DEPARTMENT HONG KONG
Works Order No.	GE/99/06.211		

Works Order No. GE/99/06.211
Feature No. 7NW-B/CR 368
Location : South of 43 - 45 Kam Shan Village
Ground Investigation

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	4.3 Slope Surface Protection Stripping	
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Appendix F	— Slope Surface Protection Stripping Records	
Appendix G	— Piezometer Details and Response Test Records Sheets	
Appendix H	— Groundwater Records	
Appendix I	— Drawing (Drawing No. GED 4329) As 'completed' Drillhole, Corehole and Slope Surface Protection Stripping Locations	

1. INTRODUCTION

In November 1999, Enpack (HK) Ltd. was awarded a two year Term Contract to carry out ground investigations in the eastern New Territories for the Geotechnical Engineering Office (G.E.O.) of the Civil Engineering Department. The Contract Area for the Work consists of any location in the eastern New Territories including all Islands, to the east of a line joining Lo Wu and Chai Wan Kok (excluding Lamma and Tsing Yi).

This report details the ground investigation work carried out for proposed landslip preventive measures to be undertaken on a slope (Feature No. 7NW-B/CR368) at Kam Shan, Tai Po in the north-eastern New Territories.

The ground investigation consisted of two drillholes (Nos. DH1 and DH2), six coreholes (Nos. CH1 to CH6) and three slope surface protection strippings (Nos. CS1 to CS3). The fieldwork was undertaken between the 30th January, 2001 and 23rd February, 2001 under the supervision of the Design and the Materials Divisions of the G.E.O.

2. THE SITE

The site is located in Kam Shan Village, approximately 0.5km due south of Tai Wo Estate railway station at Tai Po in the north-eastern New Territories (see Contract Data Summary Sheet)

The ground investigation stations are concentrated on feature No. 7NW-B/CR 368. The two drillholes (Nos. DH1 and DH2) are located near the top of the feature. The coreholes (Nos. CH1 to CH6) are generally located towards the base of the feature on a masonry wall. The slope surface protection strippings (Nos. CS1 to CS3) extend from the top of the masonry wall to the top of the spray concrete section of the feature (see Drawing No. GED 4329 – Appendix I).

The investigation stations are bounded by the co-ordinates of :

* 834594.00 E	834306.38 N
* 834594.00 E	834318.88 N
* 834618.03 E	834306.38 N
* 834618.03 E	834318.88 N

3. GEOLOGY

According to the 1:20,000 HGM 20 series geological map of Hong Kong, sheet 7 (Sha Tin, Edition 1, 1989) the site is underlain by Jurassic to Cretaceous aged granodiorite.

The findings of the ground investigation are generally in accordance with the geological map.

The sequence of soil and rock encountered during this investigation may be summarised as follows:

- FILL
- COLLUVIUM
- Grade V GRANODIORITE
- Grade V-IV GRANODIORITE
- Grade IV-II GRANODIORITE

FILL was encountered in one drillhole (No. DH2), each corehole (Nos. CH1 to CH6) and one slope surface protection stripping (No. CS3) and consisted of :

- Sandy silty fine to coarse GRAVEL, COBBLE and locally BOULDER sized fragments (MASONRY WALL) / CONCRETE / Soft, sandy silty CLAY with gravel sized fragments / MASONRY FACING.

COLLUVIUM was encountered in both drillholes (Nos. DH1 and DH2) and each slope surface protection strippings (Nos. CS1 to CS3) and consisted of :

- Soft to firm, sandy silty CLAY with gravel sized fragments / Firm, sandy clayey SILT with gravel sized rock fragments.

Grade V GRANDOIORITE was encountered in both drillholes (Nos. DH1 and DH2), each corehole (Nos. CH1 to CH6) and each slope surface protection stripping (Nos. CS1 to CS3) and consisted of :

- Extremely weak, completely decomposed GRANODIORITE.
  (Firm to very stiff, locally clayey sandy SILT locally with gravel sized rock fragments / Firm, silty CLAY with gravel sized rock fragments / Dense, silty locally clayey silty fine to coarse SAND, locally with gravel sized rock fragments)

Grade V-IV GRANODIORITE was encountered in one drillhole (No. DH2) only and consisted of :

- Extremely weak to very weak, completely to highly decomposed GRANODIORITE. (Very dense, sandy fine to coarse GRAVEL sized rock fragments)

Grade IV-II GRANODIORITE was encountered in each drillhole (Nos. DH1 and DH2), four coreholes (Nos. CH1, CH3, CH4 and CH6) and one slope surface protection stripping (No. CS3) and consisted of:

- Weak to strong, highly to slightly decomposed GRANODIORITE.

Detailed descriptions of the soils and rock encountered are given in the drillhole, corehole and slope surface protection stripping records (Appendices B, D and F respectively). Soil and rock strata depth intervals and thicknesses (drillholes and coreholes only) are given in Table 1.

4. FIELDWORK

4.1 Drilling

The two drillholes (Nos. DH1 and DH2) were carried out using conventional rotary drilling utilising one hydraulic feed rotary drilling rig equipped with diamond and tungsten carbide bits and using water as the flushing medium.

The drillholes were advanced through Common Ground using PX (140mm diameter) and HX (114mm diameter) drill casings, and through rock using a T2-101 double tube ball bearing swivel – type core barrels with the core lifter located at the lower end of the inner barrels.

Rock core samples of 84mm diameter (T2101) were recovered from the inner stationary tube of the core barrels and brought to the surface. The rock core was then hydraulically extruded from the barrels and arranged in the correct sequence in the core boxes with dividers marking the start and finish of each core run.

Sampling (Mazier, SPT liner and small disturbed samples) and in-situ testing (refer to Section 4.4) were carried out in the drillholes as instructed on the Works Order. All sampling is reported at the relevant depth on the drillhole records. Small disturbed sample depths generally refer to the base of mazier and liner samples. Continuous mazier samples were carried out in one drillhole (No. DH2) to 12.00m depth as instructed by the Engineer.

4.2 Coring

The six coreholes (Nos. CH1 to CH6) were drilled using one portable electric powered drilling rig using water as the flushing medium.

Rock core samples of 68mm diameter were recovered from the coreholes using a single tubed thin walled core barrel and diamond bit.

The core was then arranged in the correct sequence in the core boxes with dividers marking the start and finish of each core.

Sampling (small jar samples) was carried out in the coreholes and is reported at the relevant depth on the corehole records (Appendix D).

4.3 Slope Surface Protection Stripping

Three slope surface protection strips (Nos. CS1 to CS3) were manually excavated under the supervision of the engineer. Sampling (small disturbed samples) was carried out at 0.5m centres within the soil strata. All sampling is recorded at the relevant depth on the slope surface protection stripping records (Appendix F).

4.4 Field Tests

Standard Penetration Tests (SPT's) were carried out in both drillholes (Nos. DH1 and DH2) at a spacing as instructed on the Works Order. The SPT results are reported at the relevant depth on the drillhole records.

4.5 Field Installations

Two piezometers were installed in one drillhole (No. DH2) at a depth as instructed on site. One piezometer was installed in one drillhole (No. DH1) at a depth as instructed on site.

Response tests were carried out in each piezometer to check they were functioning correctly.

The piezometer details with response test record sheets are included Appendix G.

The groundwater records are included in Appendix H.

4.6 Sample Description

Soil and rock descriptions are in accordance with the general principles given in Geoguide 3 - Guide to Rock and Soil Descriptions (GEO, 1988).
The drillhole, corehole and slope surface protection stripping records are shown in Appendices B, D and F respectively. Sample descriptions given on the records have been amended to incorporate comments provided by the G.E.O. Soil descriptions and delineation of strata (drillholes and coreholes only) have been based primarily on the examination of samples obtained from the cutting shoes of the standard penetration tests and mazier samples. Non-destructive logging techniques have been employed in the preparation of rock descriptions.

4.7 Drillhole and Corehole Photography

Photographs were taken of all rotary cored materials in the core boxes. The photographs are included in Appendix C (Drillhole Photographs) and Appendix E (Corehole Photographs).

Where jar samples have been taken the jar lids have been removed prior to photography to display the disturbed samples. The reference board shown in each photograph gives details of Contract and Works Order numbers, ground investigation title and other information as specified together with a Kodak colour chart and reference scale marked in 100mm units.

5. DIGITAL RECORDS

5.1 Method

The preliminary and final drillhole, corehole and slope surface protection stripping records have been produced using gINT, a commercially available software package capable of providing the ground investigation data in ASCII digital format. The data is provided in uncompressed form on the 3.5" disk (formatted to MS-DOS Version 6.0) submitted with each copy of the Final Field Work Report. The data file format complies with Appendix 1 of the latest edition of Association of Geotechnical Specialists (AGS) publication "Electronic Transfer of Geotechnical Data from Ground Investigations (AGS 1994)". The data dictionary used for data field headings are in accordance with that recommended by the AGS with local variations as instructed by the G.E.O.

5.2 Data Index

The media index record and the data disk is included with each copy of the Final Field Work Report.

REFERENCES

GEO (1986). Map HGM 20, sheet 7 (Sha Tin, Edition 1989). Solid and Superficial Geology (1:20,000 map).

GEO (1988). Guide to Rock and Soil Descriptions (Geoguide 3). Geotechnical Engineering Office, Hong Kong.

AGS (1994). Transfer of Geotechnical Data from Ground Investigations. Association of Geotechnical Specialists.

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Tables

LIST OF TABLES

Table 1 - Summary of Strata Depth Intervals and Thicknesses (Drillholes and Coreholes only)

Table 2 - Investigation Station Co-ordinates and Ground Levels

Table 1 - Summary of Strata Depth Intervals and Thicknesses
(Drillholes and Coreholes only)

CONTRACT NO. GE/99/06
WORKS ORDER NO. GE/99/06.211
PROJECT : Feature No. 11NW-B/CR 368
Location : South of 43 - 45 Kam Shan Village
Ground Investigation

DRILLHOLE NO.	TERMINATION DEPTH (m)	STRATA DESCRIPTION								
		FILL	COLLUVIUM	Completely Decomposed GRANODIORITE (Grade V)	Completely to Highly Decomposed GRANODIORITE (Grade V/IV)	Highly to slightly Decomposed GRANODIORITE (Grade IV-II)				
		Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)
DH 1	15.09	-	0.00 - 2.10	3.76 - 5.40	-	2.10 - 3.76	-	-	-	-
			2.10	1.64		1.66				
		-	-	6.15 - 6.83	-	5.40 - 6.15	-	-	-	-
				0.68		0.75				
		-	-	-	-	6.83 - 15.09	-	-	-	-
						8.26				
DH 2	31.54	0.00 - 1.15	1.15 - 2.20	2.20 - 17.80	18.10 - 19.80	17.80 - 18.10	-	-	-	-
		1.15	1.05	15.60	1.70	0.30				
		-	-	20.50 - 24.70	24.70 - 26.30	19.80 - 20.50	-	-	-	-
				4.20	1.60	0.70				
		-	-	-	-	26.30 - 31.54	-	-	-	-
						5.24				
CH 1	6.00	0.00 - 1.15	-	2.25 - 2.75	-	1.15 - 2.25	-	-	-	-
		1.15		0.50		1.10				
		-	-	3.15 - 3.65	-	2.75 - 3.15	-	-	-	-
				0.50		0.40				
		-	-	5.30 - 6.00	-	3.65 - 5.30	-	-	-	-
				0.70		1.65				
CH 2	6.00	0.00 - 4.40	-	4.40 - 6.00	-	-	-	-	-	-
		4.40		1.60						
		-	-	-	-	-	-	-	-	-

Prepared By: Y.M. Leung Checked By : C.R. Rigby

Date of Issue: 26/03/2001

Table 1 - Summary of Strata Depth Intervals and Thicknesses
(Drillholes and Coreholes only)

CONTRACT NO. GE/99/06
WORKS ORDER NO. GE/99/06.211
PROJECT : Feature No. 11NW-B/CR 368
Location : South of 43 - 45 Kam Shan Village
Ground Investigation

DRILLHOLE NO.	TERMINATION DEPTH (m)	STRATA DESCRIPTION								
		FILL	COLLUVIUM	Completely Decomposed GRANODIORITE (Grade V)	Completely to Highly Decomposed GRANODIORITE (Grade V/IV)	Highly to slightly Decomposed GRANODIORITE (Grade IV-II)				
		Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)
CH 3	6.05	0.00 - 0.36	-	0.36 - 2.86	-	2.86 - 4.96	-	-	-	-
		0.36		2.50		2.10				
		-	-	4.96 - 5.96	-	5.96 - 6.05	-	-	-	-
				1.00		0.09				
CH 4	6.05	0.00 - 0.75	-	0.75 - 1.75	-	1.75 - 6.05	-	-	-	-
		0.75		1.00		4.30				
CH 5	6.20	0.00 - 0.75	-	0.75 - 6.20	-	-	-	-	-	-
		0.75		5.45						
CH 6	6.20	0.00 - 0.90	-	0.90 - 3.40	-	3.40 - 3.70	-	-	-	-
		0.90		2.50		0.30				
		-	-	3.70 - 6.20	-	-	-	-	-	-
				2.50						
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-

Prepared By: Y.M. Leung Checked By : C.R. Rigby Date of Issue: 26/03/2001

Table 2 - Investigation Station Co-ordinates and Ground Levels

Works Order No.: GE/99/06.211 DATE : 27/03/2001

Project: Feature No. 7NW-B/CR 368 SHEET 1 OF 1

Location : South of 43 - 45 Kam Shan Village

Ground Investigation

INVESTIGATION STATION No.	CO-ORDINATES		GROUND LEVEL mPD	REMARKS
	EASTING	NORTHING		
DH 1	834595.84	834306.71	33.35	Drillhole
DH 2	834614.99	834306.38	33.38	Drillhole
CH 1	834596.51	834318.88	22.10	Corehole
CH 2	834593.98	834317.92	26.77	-50 from Horizontal
CH 3	834602.36	834318.66	21.70	Corehole
CH 4	834602.31	834318.40	23.23	Corehole
CH 5	834612.65	834317.51	22.41	Corehole
CH 6	834618.03	834318.13	21.74	Corehole
CS 1	834596.17	834311.91	31.07	TOP
CS 1	834595.78	834315.82	26.72	BOTTOM
CS 2	834613.55	834309.90	31.79	TOP
CS 2	834612.82	834316.62	24.16	BOTTOM
CS 3	834601.44	834311.84	31.77	TOP
CS 3	834603.64	834316.93	24.21	BOTTOM

Appendix A - Legend Patterns

Appendix B - Drillhole Records

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Civil Engineers & Contractors
Antaria Building, 4th floor, 34 Ashley Road Kowloon, Hong Kong
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ISO 9002 : 1994 Certificate No. CC545

DRILLHOLE RECORD

HOLE NO. DH 1

CONTRACT NO. GE/99/06

SHEET 1 of 2

PROJECT Feature No. 7NW-B/CR368, Location : South of 43-45 Kam Shan Village, Ground Investigation

METHOD W+RC

MACHINE & No. DR 82

FLUSHING MEDIUM WATER

CO-ORDINATES
E 834,595.84
N 834,306.71

ORIENTATION VERTICAL

W.O. No GE/99/06.211

DATE: 27/02/2001 to 01/03/2001

GROUND LEVEL +33.35 mPD

Drilling Progress	Casing size	Water level (m) Shift start/ end	T.C.R.(%)	S.C.R.(%)	R.Q.D.(%)	F.I.	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Description
27.2.01	PX							1 0.50					Firm, dark red (2.5YR 4/8), slightly sandy silty CLAY with occasional subangular fine to medium gravel sized rock fragments. (COLLUVIUM)
			95					2 1.00					
								3 2.00 2.10	+31.25	2.10			
			89	51	33	NI 6.0		T2-101 2.55				III/II	Moderately strong to strong, grey (7.5YR 5/1) spotted white and mottled yellowish brown, moderately to slightly decomposed GRANODIORITE. (CORESTONE)
	PX		95	95	49			T2-101 3.16					
	HX		83	83	45			T2-101 3.78					
		3.01m at 18:00					(3, 3, 3, 3, 3, 4) N = 13	4 3.88	+29.59	3.76		V	Extremely weak, dark red (2.5YR 4/8) spotted white, completely decomposed GRANODIORITE. (Firm, silty CLAY with occasional angular fine gravel sized rock fragments)
27.2.01								5 4.16 4.21					
28.2.01		Dry at 08:00	100					7 5.21 5.40	+27.95	5.40			
			87	87	68	2.7		T2-101 6.15				II	Strong, dark grey spotted white, slightly decomposed GRANODIORITE. (CORESTONE)
							(3, 5, 8, 19, 21) N = 62	8 6.25	+27.20	6.15		V	Extremely weak, dark yellowish brown (10YR 4/6), completely decomposed GRANODIORITE. (Very stiff, sandy SILT with many angular fine to medium gravel sized rock fragments)
								9 6.65	+26.52	6.83			
7	HX					1.4		6.83				II	Strong, dark grey spotted white, slightly decomposed GRANODIORITE. Joints are widely spaced, rough, undulating and planar, narrow, occasionally kaolin infilled (<1.5mm), dipping at 15°-25° and 60°-70°. (Note : approximately 10-20mm of moderately decomposed granodiorite surrounds each joint)
			95	95	95			T2-101					
8								8.40					
			88	88	88			T2-101 8.22					
9								T2-101					
28.2.01		3.31m at 18:00	96	96	96			10.01					

Small Disturbed Sample
Piston Sample
U75 Undisturbed Sample
U100 Undisturbed Sample
Mazier Sample
SPT Liner Sample
Water Sample
Standard Penetration Test
In-situ Vane Shear Test
Permeability Test
Impression Packer Test
Packer Test
Piezometer Tip
Standpipe Tip

LOGGED P. Barry
DATE 02/03/2001
CHECKED C.R. Rigby
DATE 12/03/2001

REMARKS
1. A piezometer tip was installed at 6.80m depth.

ENPACK (H.K.) LIMITED
Civil Engineers & Contractors
Asteria Building, 6th Floor, 34 Ashley Road, Kowloon, Hong Kong
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ISO 9002 : 1994 Certificate No. CC545

DRILLHOLE RECORD

HOLE NO. **DH 1**

CONTRACT NO. **GE/99/06**

SHEET **2** of **2**

PROJECT **Feature No. 7NW-B/CR368, Location : South of 43-45 Kam Shan Village, Ground Investigation**

METHOD **W+RC**	CO-ORDINATES	W.O. No **GE/99/06.211**
MACHINE & No. **DR 82**	**E 834,595.84** **N 834,306.71**	DATE: **27/02/2001** to **01/03/2001**
FLUSHING MEDIUM **WATER**	ORIENTATION **VERTICAL**	GROUND LEVEL **+33.35** mPD

Drilling Progress	Casing size	Water level (m) Shift start/ end	T.C.R.(%)	S.C.R.(%)	R.Q.D.(%)	F.I.	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Description
10													
1.3.01		Dry at 08:00											As sheet 1 of 2.
11			100	100	96			T2-101 11.62					
12			92	92	92	1.6		T2-101 13.05					
13			95	95	36			T2-101 13.47					
14			86	49	100	>20		T2-101 14.44	+19.55	13.80		III	Moderately strong, light yellowish brown mottled grey, moderately decomposed GRANODIORITE. Joints are very closely to closely spaced, rough, planar, stepped, very narrow, kaolin infilled (<1.5mm), dipping at 15°-25° and subvertical.
15		9.31m at 18:00	100	100	91	6.2		T2-101 15.09	+18.26	15.09			
1.3.01													End of Investigation hole at 15.09m.
16													
17													
18													
19													
20													

Small Disturbed Sample
Piston Sample
U76 Undisturbed Sample
U100 Undisturbed Sample
Mazier Sample
SPT Liner Sample
Water Sample

Standard Penetration Test
In-situ Vane Shear Test
Permeability Test
Impression Packer Test
Packer Test
Piezometer Tip
Standpipe Tip

LOGGED **P. Barry**
DATE **02/03/2001**
CHECKED **C.R. Rigby**
DATE **12/03/2001**

REMARKS

ENPACK (H.K.) LIMITED
Civil Engineers & Contractors
Astoria Building, 6th Floor, 34 Ashley Road Kowloon, Hong Kong
Tel : 23768121 Fax : 23760083
ISO 9002 : 1994 Certificate No. CC545

DRILLHOLE RECORD

HOLE NO. DH 2

CONTRACT NO. GE/99/06

SHEET 1 of 4

PROJECT Feature No. 7NW-B/CR368, Location : South of 43-45 Kam Shan Village, Ground Investigation

METHOD W+RC

MACHINE & No. DR 82

FLUSHING MEDIUM WATER

CO-ORDINATES
E 834,614.99
N 834,306.38

ORIENTATION VERTICAL

W.O. No GE/99/06.211

DATE: 19/02/2001 to 23/02/2001

GROUND LEVEL +33.38 mPD

Drilling Progress	Casing size	Water level (m) Shift start/ end	T.C.R.(%)	S.C.R.(%)	R.Q.D.(%)	F.I.	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Description
19.2.01	PX		71					T2-101 0.00–0.50	+32.88	0.50			CONCRETE.
			56					T2-101 0.50–1.15					Grey, angular coarse GRAVEL and COBBLE sized moderately strong rock and concrete fragments. (FILL)
1								1 1.15–1.20	+32.23	1.15			Soft to firm, red (2.5YR 6/8), slightly sandy silty CLAY with occasional angular fine quartz gravel (COLLUVIUM)
2			100					2 2.20–2.30	+31.18	2.20		V	Extremely weak, brown (7.5YR 5/8) spotted black, completely decomposed GRANODIORITE. (Firm, slightly sandy clayey SILT with occasional angular fine gravel sized rock fragments)
3			100					3 3.30–3.40					
4			100					4 4.40–4.50					
5	PX		85					5 5.50–5.60					
6	HX	5.22m at 18:00	89					6 6.60–6.70					
19.2.01													
20.2.01 7		Dry at 08:00	90					7 7.70–7.80					
8			87					8 8.80–8.90					
9								9 8.90–10.00	+24.48	8.90		V	Extremely weak, brown (7.5YR 5/3) mottled black, completely decomposed GRANODIORITE. (Silty fine to coarse SAND with some angular fine to medium gravel sized rock fragments)
			100						+23.38	10.00			
10													

Small Disturbed Sample
Piston Sample
U76 Undisturbed Sample
U100 Undisturbed Sample
Mazier Sample
SPT Liner Sample
Water Sample
Standard Penetration Test
In-situ Vane Shear Test
Permeability Test
Impression Packer Test
Packer Test
Piezometer Tip
Standpipe Tip

LOGGED P. Barry
DATE 24/02/2001
CHECKED C.R. Rigby
DATE 02/03/2001

REMARKS
1. Two piezometer tips were installed at 17.30m and 25.50m respectively.

ENPACK (H.K.) LIMITED
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HKQAA ISO 9002 : 1994 Certificate No. QC545

DRILLHOLE RECORD

HOLE NO. DH 2

CONTRACT NO. GE/99/06

SHEET 2 of 4

PROJECT Feature No. 7NW-B/CR368, Location : South of 43-45 Kam Shan Village, Ground Investigation

METHOD W+RC

MACHINE & No. DR 82

FLUSHING MEDIUM WATER

CO-ORDINATES
E 834,614.99
N 834,306.38

ORIENTATION VERTICAL

W.O. No GE/99/06.211

DATE: 19/02/2001 to 23/02/2001

GROUND LEVEL +33.38 mPD

Drilling Progress	Casing size	Water level (m) Shift start/ end	T.C.R.(%)	S.C.R.(%)	R.Q.D.(%)	F.I.	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Description
10												V	Extremely weak, olive (5Y 5/3) spotted white, completely decomposed GRANODIORITE. (Stiff, slightly sandy SILT)
11			98					18 11.00 19 11.10					
			100										
12							(3, 4, 7, 7, 9, 10) N = 33	20 12.10 21 12.30 22 12.60					
								23 12.65	+20.73	12.65		V	Extremely weak, brown (7.5YR 5/8) mottled black, completely decomposed GRANODIORITE. (Silty fine to coarse SAND with some angular fine to medium gravel sized rock fragments)
13			100										
								24 13.65					
14		11.23m at 16:00					(3, 8, 10, 18, 20, 26) N = 73	25 13.86					
20.2.01								26 14.15					
21.2.01		Dry at 08:00						27 14.20				V	Extremely weak, dark brown (7.5YR 3/4) mottled black, completely decomposed GRANODIORITE. (Very stiff, sandy SILT with some angular fine to medium gravel sized rock fragments)
			100										
15								28 15.20 29 15.40					
							(1, 2, 3, 6, 11, 12) N = 32	30 15.70	+17.63	15.75			
16								31 15.75				V	Extremely weak, light olive grey (5Y 6/2), completely decomposed GRANODIORITE. (Silty fine to coarse SAND with some angular fine to medium gravel sized rock fragments)
			90										
17								32 16.75 33 16.90					
							(2, 2, 3, 6, 14, 20) N = 46	34 17.25 17.30					
			0					35 17.70 17.80	+15.58	17.80			
18		11.62m at 18:00	87	0	0	NI		T2-101	+15.28	18.10		III	Moderately weak to moderately strong, yellow, highly to moderately decomposed GRANODIORITE, highly fractured. (CORESTONE)
21.2.01								18.10 18.20				V/IV	Extremely weak to very weak, grey spotted white (7.5YR 6/1), completely to highly decomposed GRANODIORITE. (Very dense, sandy angular fine to coarse GRAVEL sized weak rock fragments)
22.2.01		Dry at 08:00						36					
							(7, 9, 14, 16, 19, 36) N = 85	37 18.50 18.55					
19			0										
								38 19.55					
								19.80 T2-101	+13.58	19.90			
20						NI							

Small Disturbed Sample
Piston Sample
U76 Undisturbed Sample
U100 Undisturbed Sample
Mazier Sample
SPT Liner Sample
Water Sample

Standard Penetration Test
In-situ Vane Shear Test
Permeability Test
Impression Packer Test
Packer Test
Piezometer Tip
Standpipe Tip

LOGGED P. Barry
DATE 24/02/2001
CHECKED C.R. Rigby
DATE 02/03/2001

REMARKS

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DRILLHOLE RECORD

HOLE NO. DH 2

CONTRACT NO. GE/99/06

SHEET 3 of 4

PROJECT Feature No. 7NW-B/CR368, Location : South of 43-45 Kam Shan Village, Ground Investigation

METHOD W+RC

MACHINE & No. DR 82

FLUSHING MEDIUM WATER

CO-ORDINATES
E 834,614.99
N 834,306.38

W.O. No GE/99/06.211

DATE: 19/02/2001 to 23/02/2001

ORIENTATION VERTICAL

GROUND LEVEL +33.38 mPD

Drilling Progress	Casing size	Water level (m) Shift start/ end	T.C.R.(%)	S.C.R.(%)	R.Q.D.(%)	F.I.	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Description
20			40	0	0	NR		T2-101 20.50	+12.88	20.50		III	Moderately weak, grey, highly to moderately decomposed GRANODIORITE, highly fractured. (CORESTONE)
21			40				(7, 8, 11, 17, 19, 23) N = 70	39 20.60 40 20.90 41 20.95				V	From 20.08-20.50m : No recovery inferred as completely to highly decomposed. Extremely weak, yellowish brown (10YR 5/6), completely decomposed GRANODIORITE. (Very stiff, slightly sandy SILT with occasional angular fine gravel sized rock fragments)
22			90					42 21.95 43 22.05					
23		11.23m at 18:00					(5, 6, 14, 26, 26, 28) N = 94	44 23.06 45 23.25 46 23.55 47 23.60					
22.2.01 23.2.01 24		Dry at 08:00	90					48 24.60	+8.68	24.70			
25			70				(8, 11, 12, 14, 29, 31) N = 86	49 24.80 50 25.10 51 25.15				V/IV	Extremely weak to very weak, brownish yellow (10YR 6/8), completely to highly decomposed GRANODIORITE. (Very dense, sandy angular fine to coarse GRAVEL sized weak rock fragments)
26	HX		72	45	0	NI 11.4		52 26.15 26.30 T2-101	+7.08	26.30		III	Moderately weak to moderately strong, olive grey spotted white, moderately decomposed GRANODIORITE. Joints are very closely to closely spaced, rough and smooth, planar and occasionally stepped, narrow, iron and manganese stained, dipping at 10°-20°, 35°-45° and 60°-70°. From 26.30-26.50m : Moderately weak, highly to moderately decomposed and highly fractured.
27			94	55	40	>20		26.58 T2-101					
28						8.4		28.43 T2-101					
29			100	95	48			29.37 T2-101					
30													

Small Disturbed Sample
Piston Sample
U76 Undisturbed Sample
U100 Undisturbed Sample
Mazier Sample
SPT Liner Sample
Water Sample

Standard Penetration Test
In-situ Vane Shear Test
Permeability Test
Impression Packer Test
Packer Test
Piezometer Tip
Standpipe Tip

LOGGED P. Barry
DATE 24/02/2001
CHECKED C.R. Rigby
DATE 02/03/2001

REMARKS

ENPACK (H.K.) LIMITED
Civil Engineers & Contractors
Astoria Building, 6th floor, 34 Ashley Road Kowloon, Hong Kong
Tel : 23762121 Fax : 23760852
ISO 9002 : 1994 Certificate No. CC545

DRILLHOLE RECORD

HOLE NO. DH 2

CONTRACT NO. GE/99/06

SHEET 4 of 4

PROJECT Feature No. 7NW-B/CR368, Location : South of 43-45 Kam Shan Village, Ground Investigation

METHOD W+RC

MACHINE & No. DR 82

FLUSHING MEDIUM WATER

CO-ORDINATES
E 834,614.99
N 834,306.38

ORIENTATION VERTICAL

W.O. No GE/99/06.211

DATE: 19/02/2001 to 23/02/2001

GROUND LEVEL +33.38 mPD

Drilling Progress	Casing size	Water level (m) Shift start/ end	T.C.R.(%)	S.C.R.(%)	R.Q.D.(%)	F.I.	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Description
30			100	89	54			T2-101 30.49					As sheet 3 of 4.
31		17.12m at 18:00	98	64	55	>20		T2-101 31.54	+1.84	31.54			
23.2.01													End of investigation hole at 31.54m.
32													
33													
34													
35													
36													
37													
38													
39													
40													

Small Disturbed Sample
Piston Sample
U76 Undisturbed Sample
U100 Undisturbed Sample
Mazier Sample
SPT Liner Sample
Water Sample

Standard Penetration Test
In-situ Vane Shear Test
Permeability Test
Impression Packer Test
Packer Test
Piezometer Tip
Standpipe Tip

LOGGED P. Barry
DATE 24/02/2001
CHECKED C.R. Rigby
DATE 02/03/2001

REMARKS

APPENDIX G

PROPOSED SITE FORMATION PLAN & SECTIONS WITH PROPOSED GROUND INVESTIGATION

LEGEND

- BOUNDARY LINE
- B1 — PROPOSED BOREHOLE (B1 TO B9)
- TP1 — PROPOSED TRIAL PIT (TP1 TO TP13)
- C1 — PROPOSED HORIZONAL COREHOLE (C1 TO C7)

E834580 E834600 E834620 E834640

N834360 N834340 N834320

斜坡編號:7NW-B/C370

斜坡編號:7NW-B/R320

斜坡編號:7NW-B/R94

斜坡編號:7NW-B/CR529(2)

斜坡編號:7NW-B/CR529(1)

斜坡編號:7NW-B/R267

斜坡編號:7NW-B/R261

斜坡編號:7NW-B/R90(1)

斜坡編號:7NW-B/R89

斜坡編號:7NW-B/CR369

斜坡編號:7NW-B/CR368

WALL NO. 1

WALL NO. 2

WALL NO. 3

B1 B2 TP1 TP2 C1 C2 C3

長霞淨院

COLUMBARIUM A

COLUMBARIUM B

隱廬

FOOTPATH PORTION A

FOOTPATH PORTION B

LOT 1087 (Ref Plan: TP3390-91)

LOT 1130 (Ref Plan: TP3390-91)

LOT 1943 (PORTION) (Ref Plan: TP1128/I-DF2)

LOT 2089 (Ref Plan: TPSH/954-DF)

LOT 978 LOT 983 LOT 1045 LOT 1886 LOT 1361 LOT 757 LOT 2163 LOT 944

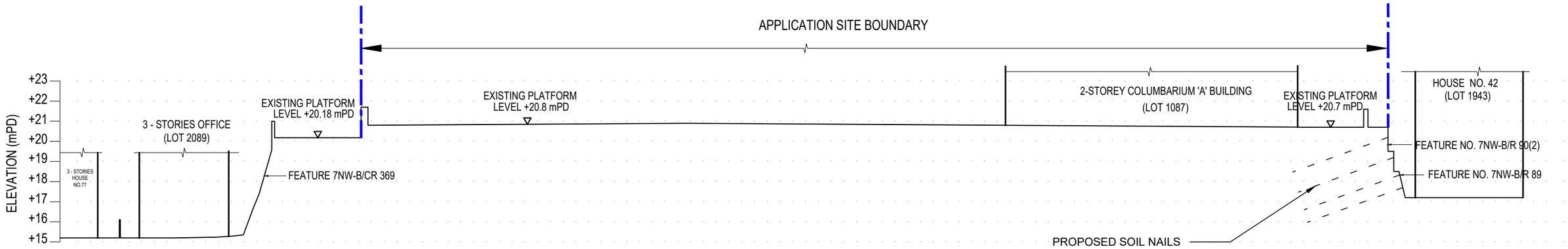
834345N 834330N

6.3 15.2 18.6 18.7 18.4 17.3 +16.8 +20.6 37.0 30.7 24.9 33.9

PROJECT :

SECTION 12A REZONING APPLICATION FROM "V" TO "G/IC(3)" FOR PRE-CUT OFF COLUMBARIUMS AT BUDDHIST CHEUNG HA TEMPLE, LOT NOS. 1087 AND 1130 IN D.D. 6 AND ADJOINING GOVERNMENT LAND, TAI PO, NEW TERRITORIES

CLIENT : BUDDHIST CHEUNG HA TEMPLE	PROJECT NO. J1926/B
DRAWING TITLE : PROPSOED SITE FORMATION PLAN	APPROVED BY HC / DATE 29/04/2024
DRAWING NO : SF-01	REVISION B / SCALE 1 : 300
	DESIGNED BY PH / DRAWN BY AM



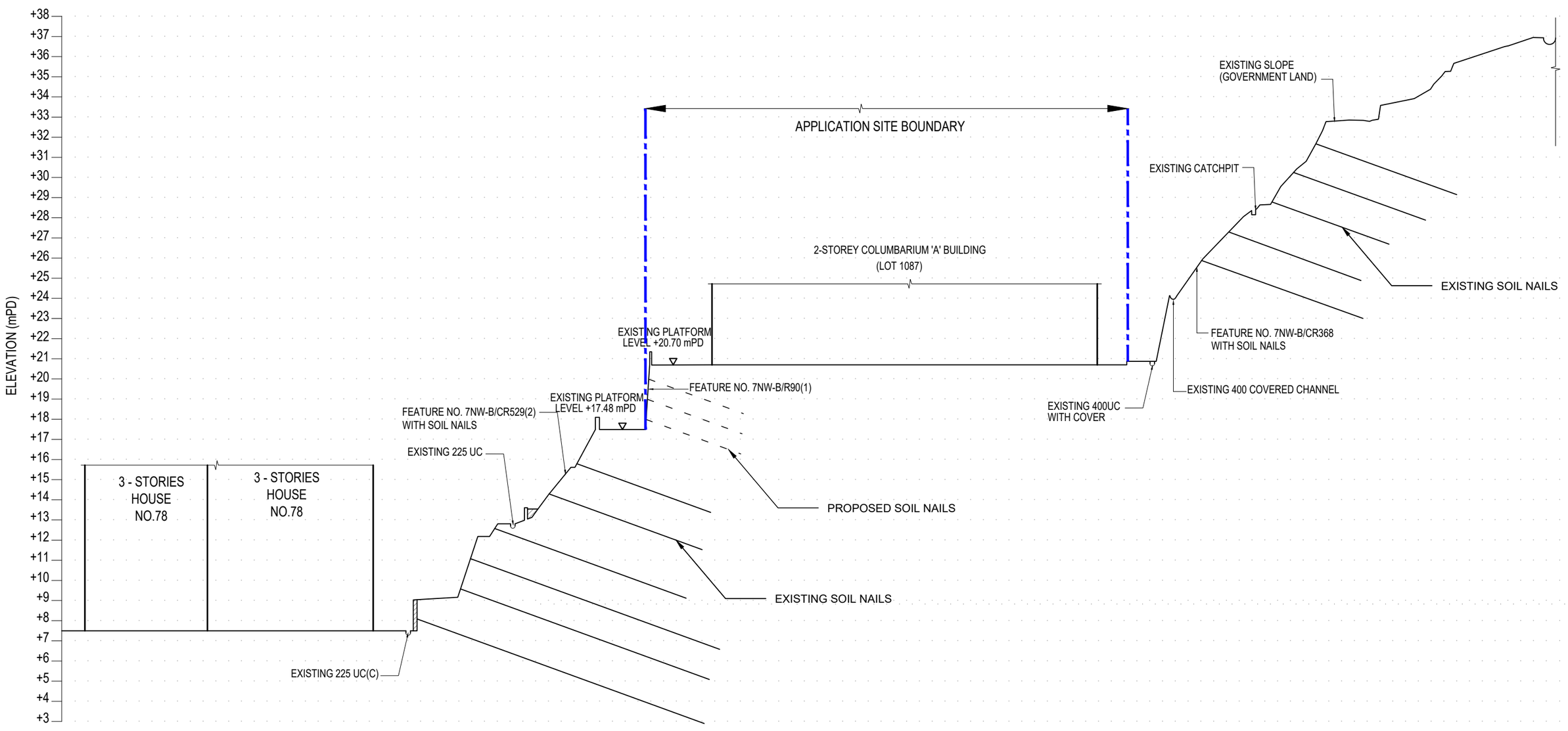
SECTION A - A

1 : 100

PROJECT :

SECTION 12A REZONING APPLICATION FROM “V” TO “G/IC(3)” FOR PRE-CUT OFF COLUMBARIUMS AT BUDDHIST CHEUNG HA TEMPLE, LOT NOS. 1087 AND 1130 IN D.D. 6 AND ADJOINING GOVERNMENT LAND, TAI PO, NEW TERRITORIES

CLIENT : BUDDHIST CHEUNG HA TEMPLE	PROJECT NO. J1926/B	
DRAWING TITLE : SECTION A-A & B-B	APPROVED BY HC	DATE 29/04/2024
	REVISION B	SCALE AS-SHOWN
DRAWING NO.: SF-02	DESIGNED BY PH	DRAWN BY AM



SECTION B - B

1 : 100

PROJECT :

SECTION 12A REZONING APPLICATION FROM “V” TO “G/IC(3)” FOR PRE-CUT OFF COLUMBARIUMS AT BUDDHIST CHEUNG HA TEMPLE, LOT NOS. 1087 AND 1130 IN D.D. 6 AND ADJOINING GOVERNMENT LAND, TAI PO, NEW TERRITORIES

CLIENT : BUDDHIST CHEUNG HA TEMPLE		PROJECT NO. J1926/B	
DRAWING TITLE : SECTION C-C		APPROVED BY HC	DATE 29/04/2024
		REVISION B	SCALE AS-SHOWN
DRAWING NO. : SF-03		DESIGNED BY PH	DRAWN BY AM

TOCO PLANNING CONSULTANTS LTD.
TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY
Unit No. 5, 13/F, Technology Plaza,
No. 651 King's Road,
North Point, Hong Kong
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Website: http://www.tocoplanning.com

達材都市規劃顧問有限公司

The Secretary,
Town Planning Board
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

Your Ref.: TPB/Y/TP/39

Dear Sir/ Madam,

17 February 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 have received comments from several Government departments sent to us via Sha Tin, Tai Po and North District Planning Office's emails dated 3.12.2024, 4.12.2024 and 10.1.2025 respectively.

Please find attached 4 copies of the Further Information, which comprises a table of responses to departmental comments with technical assessments:

1. Relevant pages in the Planning Statement have been revised and attached in **Appendix I** based on the comments from Environmental Protection Department (EPD) and Planning Department (PlanD).
2. The Management Plan has been updated and attached in **Appendix II** according to the comments from PlanD.
3. The Sewerage Impact Assessment has been revised and attached in **Appendix III** in order to address the comments from EPD and Drainage Services Department.
4. The Geotechnical Planning Review Report has been amended and attached in **Appendix IV** according to the comments from Geotechnical Engineering Office.
5. Comments from Transport Department, Water Supplies Department, Highways Department and Fire Services Department have been provided.

We hope that the Applicant's submission documents have satisfactorily addressed the concerns of the relevant government departments and the Board.

Yours faithfully,
Toco Planning Consultants Ltd.

Ted Chan
Managing Director

TOCO PLANNING CONSULTANTS LTD.

RECEIVED
17 FEB 2025
Town Planning Board

c.c. DPO/TP- Mr. Nicol Yu

TED T. C. CHAN
MPIA. MHKIP. RPP

Section 12A Rezoning Application from "V" to "G/IC (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

Further Information (I)



Toco Planning Consultants Ltd.

Maurice Lee & Associates Ltd.

Blanc Design Studio

MVA Hong Kong Ltd.

Ramboll Hong Kong Ltd.

Hung Chi Consultants Ltd.

TOCO

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

(Application No. Y/TP/39)

Further Information I

Responses to Departmental Comments

1.1 Responses to Comments from Environmental Protection Department
1.2 Responses to Comments from Water Supplies Department
1.3 Responses to Comments from Geotechnical Engineering Office
1.4 Responses to Comments from Drainage Services Department
1.5 Responses to Comments from Transport Department
1.6 Responses to Comments from Highways Department
1.7 Responses to Comments from Fire Services Department
1.8 Responses to Comments from Lands Department
1.9 Responses to Comments from Planning Department

Appendix A: Amended Pages of the Planning Statement
Appendix B: Updated Management Plan
Appendix C: Revised Sewerage Impact Assessment
Appendix D: Revised Geotechnical Planning Review Report

Toco Planning Consultants Ltd.
Maurice Lee & Associates Ltd.
MVA Hong Kong Ltd.
Ramboll Environ Hong Kong Ltd.
Hung Chi Consultants Ltd.
Blanc Design Studio
LE Design Co Ltd.

TOCO

1. RESPONSES TO DEPARTMENTAL COMMENTS

1.1 Responses to Comments from Environmental Protection Department (EPD)

Item	Departmental Comments	The Applicant's Responses
EPD(1)	According to the Planning Statement, the following operational arrangements for the columbarium are proposed:	
	(i) No furnace facility will be provided within the premises. Burning of joss paper and paper offerings will be strictly prohibited within the premises.	Correct.
	(ii) Wastewater generated from the site will be conveyed to public sewerage.	Correct.
	(iii) Administrative measures will be in place to control the number of visitors during festival periods.	Correct.
	(iv) The operation hours of the premises would be between 9:00am and 5:30pm on Monday to Sundays; and would be extended from 7:00am to 7:00pm during Ching Ming/ Chung Yeung Festivals and the two weekends before and after these Festival days as well as Yu Lan Festival.	We apologise for the typo. The operation hours of the premises would be between 9:00am and 5:30pm on Monday to Sundays; and would be extended from 7:00am to 7:00pm during Ching Ming/ Chung Yeung Festivals and one weekend before and after these Festival days. Pages 18, 22 and 25 of the Planning Statement have been amended accordingly (see **Appendix A**).
EPD(2)	Below please find our comments on the Sewerage Impact Assessment (SIA) for your follow up:	
	(i) Section 2.3.1 Table 2.1: Please revise the name of catchment "p" to "D2".	Revised (see **Appendix C**).

Item	Departmental Comments	The Applicant's Responses
EPD(3)	(ii) Appendix 2.1 Table 1: The number of employees should be estimated from the floor area and worker density instead of no. of households and average domestic household. Please revise.	Revised (see **Appendix C**). Actual number is provided by the Applicant and is adopted in the calculation.
EPD(4)	(iii) Appendix 2.1 Table 1 item 2b, the design flow of UFF type J11 should be 0.28 instead of 8. Please revise.	Revised (see **Appendix C**).
EPD(5)	(iv) Appendix 2.1 Table 3d: For item 35d, the flow rate should be 18 litre/ sec (i.e. = 1.8*10) instead of 4 litre/ sec.	Revised (see **Appendix C**).
EPD(6)	(v) Appendix 2.1 Table 3d: For item 42, please revise the numbering of sub-item 41a to 41e, and for the wrongly named item "41d", the design flow of UFF type J10 should be 1.58 instead of 0.28	Revised (see **Appendix C**).
EPD(7)	Subject to the incorporation of the above comments into the SIA, we will provide our view on the application.	Noted.

1.2 Responses to Comments from Water Supplies Department (WSD)

Item	Departmental Comments	The Applicant's Responses
WSD(1)	Existing water mains inside the proposed site as shown in the MRP may be affected. The applicant is required to either divert or protect the water mains found on site.	It is noted that an existing water main falls within a very small part of the application site near the entrance of the existing staircase. However, no structure(s) or construction work(s) will be erected/ carried out within the said area and it will be retained as the current use, i.e. the pedestrian access staircase area only. Therefore, the subject development will not affect the existing water mains and relevant Government departments will have free access to the said area.
WSD(2)	If diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the site boundary of the proposed site to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence.	In view of the above, diversion of the existing water mains within the application site is not required.
WSD(3)	If diversion is not required, the following conditions shall apply: (a) Existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed. (b) Details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works.	Noted.

Item	Departmental Comments	The Applicant's Responses
	(c) No structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works. (d) No trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change oJ existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe. (e) No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet. (f) Tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.	

1.3 Responses to Comments from Geotechnical Engineering Office (GEO)

Item	Departmental Comments	The Applicant's Responses
GEO(1)	The Geotechnical Engineering Office (GEO) has the following geotechnical comment on the submitted Geotechnical Planning Review Report (GPRR):	Noted.
GEO(2)	The following unregistered geotechnical features which are located within 6m from the application site (see attached plan) should be included in the review and assessment of the GPRR: - (a) Terrace wall below Feature No. 7NW-B/C685; and (b) Unregistered slope supporting the western lower stairway and facing House No. 66.	Noted. Terrace walls (i.e. Wall Nos. 4 and 5) below Feature No. 7NW-B/C685 have been reviewed and assessed in Section 2.12, 2.13, 2.17.15, 2.17.16, 3.7, 5.15 and 5.16 and 7(c) and 7(e) of the GPRR (see **Appendix D**). Unregistered slope (i.e. Slope No. 1) supporting the western lower stairway and facing House No. 66 have been reviewed and assessed in Section 2.11, 2.17.14, 3.7, 5.17 and 7(c) and 7(e) of the GPRR.
GEO(3)	Section 2.5: The maximum height of Wall No.2 (Plates 5 & 6) does not tally with the table under Sections 3.7 and 5.15. Please review.	The wall height of Wall No. 2 (i.e. 3.0m) shown in the table under Section 3.7 and 5.18 of the GPRR has been rectified (see **Appendix D**).
GEO(4)	Section 2.9: The maximum height of Feature No. 7NW-B/R320 does not tally with the table under Section 3.2. Please review.	The wall height of Feature No. 7NW-B/R320 (i.e. 5.0m) shown in Section 2.9 of the GPRR has been rectified (see **Appendix D**).
GEO(5)	Section 5.10: The proposed widening of existing stairway and reconstruction of the portion of existing retaining wall should be shown in the layout plan and sections in Appendix G.	Section 5.10 has been revised as "Based on the latest MLP, the 1st straight section of existing stairway at the north-east to the Columbarium Buildings from the Kam Shan Road is remained unchanged. The stability of existing 7NW-B/R267 & Wall No. 1 underneath the existing stairway should be

Item	Departmental Comments	The Applicant's Responses
		reviewed under next stage of this development. If their stabilities are not achieved the current safety standards, remedial or reconstruction of both features should be submitted to the Building Authority for approval. The proposed works of both features should not affect or be affected by the stability of existing features and structures adjacent to the proposed development. The existing stairway with 7NW-B/R267 & Wall No. 1 has been shown in the layout plan and sections in Appendix G of the GPRR (see **Appendix D**).
GEO(6)	Based on the figures and photos presented in the GPRR, the presence of suspected unauthorized structures (e.g. Pai Laus (in Plates 7, 13 & 14) and steel gate (in Plates 16 & 17) in the close vicinity of slopes within Government land of the site is evident. We recommend Planning Department to consult Lands Department on any implications of the aforesaid suspected unauthorized structures on the planning application and to take necessary follow-up actions.	Noted.
GEO(7)	Sections 5.15, 7.6 (c) and 7.6 (e): The stability of Feature Nos. 7NWB/R94, 7NW-B/R320 and 7NW-B/R369 in the vicinity of the application site should be discussed and assessed. Upgrading works should be proposed if they are not meeting the current safety standard.	The stability of Feature Nos. 7NWB/R94, 7NW-B/R320 and 7NW-B/R369 in the vicinity of the application site have been discussed and assessed in Sections 5.18, 7.6 (c) and 7.6 (e) of the GPRR (see **Appendix D**). Upgrading works should be proposed if they are not meeting the current safety standard.
GEO(8)	Where upgrading works are necessary, the proposed strengthening works would likely encroach into Government land. The maintenance responsibility of such works and the portion of Government land affected should be clearly allocated to the lot	Noted.

Item	Departmental Comments	The Applicant's Responses
	owners to ensure their proper maintenance for long term land stability.	

1.4 Responses to Comments from Drainage Services Department (DSD)

Item	Departmental Comments	The Applicant's Responses
DSD(1)	Please note that our comments regarding Application Nos. Y/TP/29, Y/TP34 and Y/TP35 and in the previous memo ref. (00EGYV) in DSD MN10/TP/ DD6/0 dated 6 September 2019 are still valid.	Noted.
DSD(2)	Please be reminded that if the captioned application is approved, a condition should be included to request the applicant to submit and implement the drainage proposal for the site to the satisfaction of Director of Drainage Services or the TPB to ensure that it will not cause adverse drainage impact to the adjacent area.	Noted.
DSD(3)	The applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall	Noted.

Item	Departmental Comments	The Applicant's Responses
	indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works.	
DSD(4)	DSD's maintained public sewers exist in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the proposed site. The applicant shall demonstrate the technical feasibility of sewerage connection. Should the applicant choose to dispose of the sewage of the proposed development through other means, views and comments from EPD should be sought. A copy of our drainage record is attached for your reference. Furthermore, to protect the integrity of existing public sewerage facilities located within the applicant site, the inclusion of Special Condition for "drainage reserve" are necessary. The drainage reserves should cover area 3m each site from the outer edge of the sewer pipe.	CCTV survey at the terminal manhole within the Application Site, public manhole G1 and discharge sewer pipes connecting the terminal manhole, manhole G1 and manhole G2 was undertaken to confirm to technical feasibility of the existing sewerage connection. Detailed information is provided in Appendix 2.3 of the SIA (see **Appendix C**). Sections 2.2.7 and 2.2.8 are supplemented.
DSD(5)	Provision of written consent(s) from relevant lot owner(s) and/or LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones outside the application lot(s) or on government land (where required).	Noted. No modifying/upgrading work required.
DSD(6)	The cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant(s).	Noted.

1.5 Responses to Comments from Transport Department (TD)

Item	Departmental Comments	The Applicant's Responses
TD(1)	Monitoring and enforcement of the implementation of the crowd management measures is vital. In particular, the applicant's proposed holding areas as well as the use of existing staircase as the only access for visitors on UUGL is an important crowd management measure to contain visitors and avoid visitors spilling out to the public road managed by TD.	Noted.
TD(2)	For the purpose of the crowd management measures, the applicant advised in this that - (a) The applicant will submit to LandsD a short-term tenancy (STT) application for the proposed holding area and as well as the staircase; (b) The holding area and the staircase will form part and parcel of the whole private columbarium development and the management plan was vetted and being accepted in-principle by the PCAO.	 Noted. Please be advised that the Applicant will submit to LandsD a STT application for the proposed holding area and as well as the staircase. Noted.
TD(3)	In order to ensure that the applicant will take necessary steps to implement crowd management plan and that the plan will be monitored and enforceable by PCAO.	Noted. Please be advised that the applicant will take necessary steps to implement crowd management plan and that the plan will be monitored and enforceable by the Private Columbaria Affairs Office (PCAO).
TD(4)	If the above are affirmative, TD would have no objection in-principle to the subject application.	Noted.

1.6 Responses to Comments from Highways Department (HyD)

Item	Departmental Comments	The Applicant's Responses
HyD(1)	I refer to the email below and have the following comments from highways maintenance point of view: (a) Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains.	 Noted.

1.7 Responses to Comments from Fire Services Department (FSD)

Item	Departmental Comments	The Applicant's Responses
FSD(1)	The following advisory clauses shall be delivered to the applicant: Detailed fire services requirements will be formulated upon receipt of a formal submission of STT/STW, general building plans or referral of application via relevant licensing authority. Furthermore, the EVA provision in the captioned work shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Building Authority.	Noted.

1.8 Responses to Comments from Lands Department (LandsD)

Item	Departmental Comments	The Applicant's Responses
LandsD (1)	As per para. 1.3(f) and 2.2 of the SPS, the Applicant has opened to public the religious and recreational courtyard for passive recreational use, such as Tai Chi exercise, during normal days of the operation hours of the existing columbarium in order to provide a convenient gathering place for the local people. However, it is indicated in the Master Layout Plan (Plan F) and the Proposed Improvements over the Previous Scheme (Plan G) that the open- air courtyard will be used as waiting area being the essential facility for the PCL application. As such, the Applicant is required to clarify the planning intent of the courtyard as to whether it forms part of columbarium use or serves as recreational use.	Please be advised that the open-air courtyard will be used as waiting area when the Management Plan is implemented during the grave sweeping festival periods (Festival Days), i.e. the main day of Ching Ming and Chung Yeung Festivals and one weekend before and after these Festival days. Such crowd management measure has been laid down in the Management Plan to be submitted to the Private Columbaria Licensing Board (PCLB) and enforceable by the PCAO. During normal days of the operation hours of Buddhist Cheung Ha Temple (BCHT), the open-air courtyard will be used as religious and recreational courtyard for passive recreational use. Therefore, the open-air courtyard is intended to be used for mainly religious and recreational use cum temporary facility in support of the columbarium operation during Festival Days.
LandsD (2)	Apart from the above, the Application Site includes a proposed main temple access i.e. Route A from Kam Shan Road to the existing columbarium which is an existing public staircase serving the nearby villagers and wholly falls on GL. There is no right of way ("ROW") granted under lease to the concerned lots for the existing columbarium. As such, the incorporation of the existing public staircase in the Application Site which serving both the Applicant and local villagers is not supported. Should PCAO/EEB consider the need to grant the ROW to the existing columbarium, subject to further advice from TD and DO/TP, the grant of ROW should be subject to free and unobstructed access for the public to use at all time and the Applicant to take up the management and maintenance responsibilities of the staircase.	The Applicant would like to clarify that BCHT's visitors will only utilise the existing public staircase, i.e. Route A from Kam Shan Road to BCHT, as the main temple access. No widening and upgrading works will be carried out on the said staircase. Same as the current situation, it will be for use of all general public, rather than just the Applicant and local villagers. In the subsequent STT application, the Applicant will ensure the existing public staircase to be free and unobstructed access for the public to use at all time, and the Applicant to take up the management and maintenance responsibilities of the staircase.

1.9 Responses to Comments from Planning Department (PlanD)

Item	Departmental Comments	The Applicant's Responses
PlanD(1)	Planning Statement 1. Section 1.3 (f) – what is the mechanism to ensure the applicant will reserve and sell 2,000 niches to the residents in Tai Po District and Kam Shan area?	The Applicant is prepared to submit an undertaking letter to the PCLB in order to ensure that BCHT will reserve and sell 2,000 niches to the residents in Tai Po District and Kam Shan area. Once the niche is purchased by a local resident, the Applicant will submit a copy of the signed contract with proof of address to the PCAO for record purpose. Such requirement can also be imposed under the approval condition of the Columbarium Licence when necessary.
PlanD(2)	2. Section 2.2 (Plan B) – there is a square with a statue of Jigong (Photo 4). Please clarify if the area is occupied by BCHT and to be included in the application boundary.	The said "square with a statue of Jigong" is the area with landscape fountain, religious statues, flower bed and artificial rockscape. This area is inaccessible and is not related to the main columbarium operation, thus has not been included in the rezoning application boundary as well as the private columbarium licensing (PCL) application boundary.
PlanD(3)	3. Section 2.3 – there is a 'religious office' serving BCHT to the west outside the application site without planning permission which is neither a Column 1 nor Column 2 use within "V" zone. Please clarify.	Please be advised that the Applicant has decided to relocate the religious office into the area where the 宗教雜物區 is located (behind the 大雄寶殿). The 3-storey building will be used as a living quarters for the masters and staffs of the temple in future. Pages 6, 15 & 16, and Plan I of the Planning Statement have been updated accordingly (see **Appendix A**).
PlanD(4)	4. Section 2.5 – it is noted that a substantial part of Building A and B falls within Government Land. Please provide relevant information e.g. were the original footprint of buildings confined to the private lots and when were the buildings occupied on Government Land, for consideration.	According to the current abbot of BCHT (院長), the buildings at BCHT were seriously damaged by landslide in the 1970s. Since those buildings were the pre-war buildings constructed in a long time ago without any building plan record, the late abbot of BCHT at that time (i.e. 釋惟端老法師), who was not familiar with the development procedure, had repaired those buildings only based on rough measurements. He was not aware that the

Item	Departmental Comments	The Applicant's Responses
		footprint of buildings was constructed over Government land. Nevertheless, the Applicant will comply with building-related requirement for the Columbarium Licence under the Private Columbaria Ordinance (PCO).
PlanD(5)	5. Plans N and Q – according to the plans, the current buildings footprints of Building A and B are different to the past survey plans. Please provide information on the changes.	As explained above, the buildings at BCHT were seriously damaged by landslide in the 1970s. Since those buildings were the pre-war buildings constructed in a long time ago without any building plan record, the late abbot of BCHT at that time who was not familiar with the development procedure, had repaired the buildings only based on rough measurements. Nevertheless, the Applicant will comply with building-related requirement for the Columbarium Licence under the PCO.
PlanD(6)	6. Section 3.1(i) and 4.1.2(a) – please advise which departments said the planning application shall tally with the PCL application boundary.	In order to reflect more appropriate meaning, the Applicant would like to amend the wordings as stated in 2nd & 3rd paras. in Section 3.1(i) and 1st & 2nd paras. in Section 4.1.2(a) as follows:- "During the previous s.12A application stage, TD advised that the proposed waiting area is an important crowd management measure proposed by the Applicant, and such measure should be laid down in the Management Plan to be submitted to the PCLB and enforceable by the PCAO. Food and Environmental Hygiene Department also advised that if the Management Plan and the PCL application are approved by the PCLB, the PCAO will undertake the monitoring of implementation of the Management Plan within the site boundary covered by the Columbarium Licence. Furthermore, in some of the similar PCL applications, LandsD advised that they will consider the land application covered only within the licensing boundary. Therefore, the Applicant has decided to propose the planning application boundary under this s.12A application to be tally with the PCL application boundary."

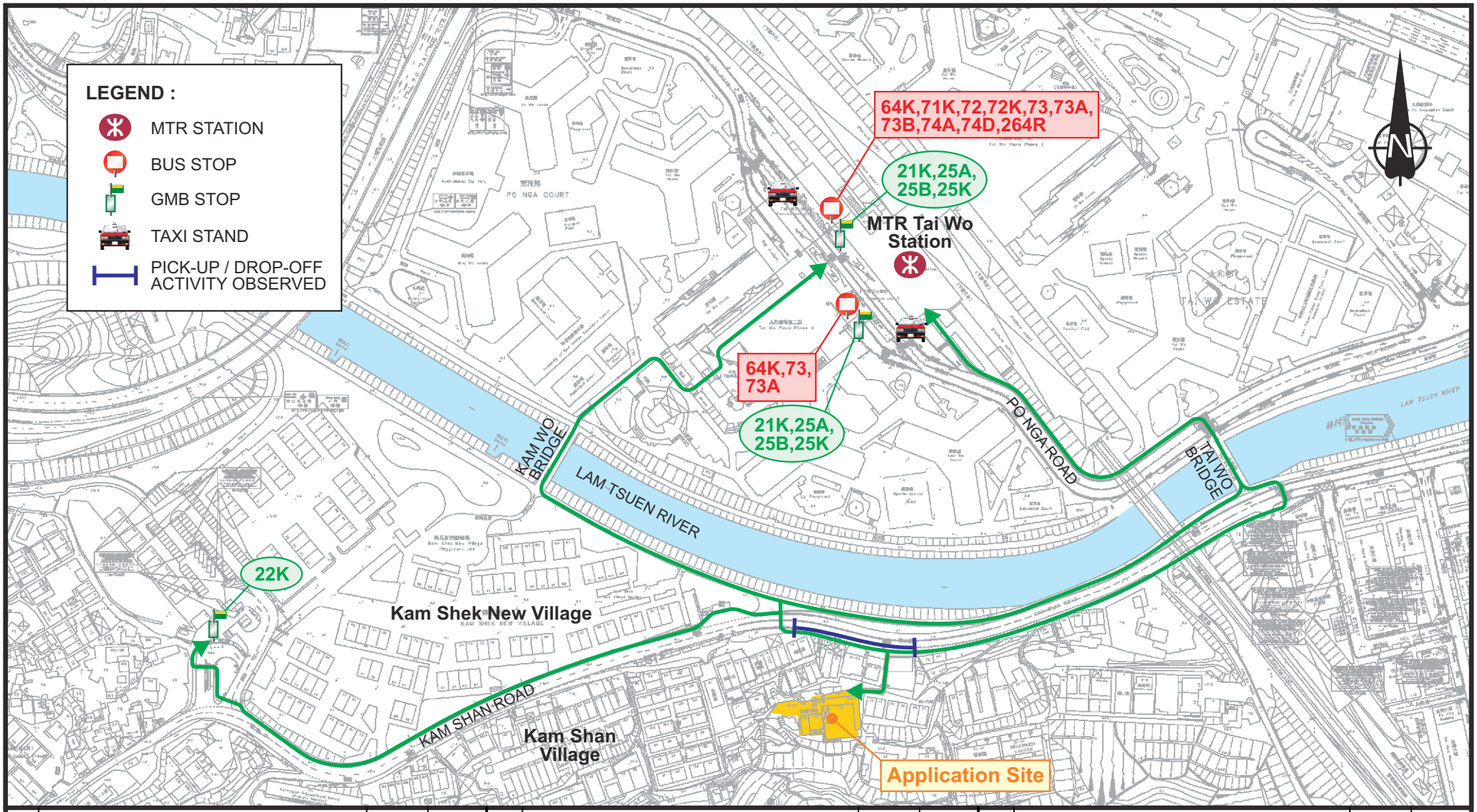
Item	Departmental Comments	The Applicant's Responses
PlanD(7)	7. Section 4 • Please clarify whether there will be physical separation (e.g. fences or walls) between the main temple access within the application site boundary and the area at the same 'medium platform' but outside the application site boundary.	With reference to LandsD's current and previous comments, it is considered that the area between the main temple access within the application site boundary and the area at the same 'medium platform' but outside the application site boundary should not be blocked so as to allow free and unobstructed access for the public to use at all time. Hence, no physical separation will be provided in the aforesaid area. Instead, a BCHT's staff will be stationed around the said area during the operational hours to advise the BCHT's visitors not to gather at the platforms outside the application site. The Applicant will also send newsletter to their members to remind them not to gather at the aforesaid platform area. To assist supervision for implementation, CCTV will be installed to help monitoring the real situations and the BCHT's staffs can take immediate action when necessary.
	• Please clarify there will be physical separation between the application site and the area, staircases and structures at the same 'upper platform' but outside the application site.	In order to prevent the BCHT's visitors from using the upper platforms outside the application site, physical separation (i.e. planter and/or chain-link fence) will be provided along the western side of the main operational area within the application site. The other three sides of the main operation area have already been physically separated by the existing slopes and fence walls.
	• If the above is negative, are there any measures to prevent visitors from using the platforms outside the application site?	Please refer to our response above.
PlanD(8)	8. Section 4.1.2 (b) The Main Temple Access • Please clearly indicate Route B and Route C on plan.	Noted. Route B and Route C have been indicated on plan at Page 13 of the Planning Statement.

Item	Departmental Comments	The Applicant's Responses
	• Please clarify where the distances of Routes A to C are measured from.	Noted. Please see the starting points and finishing points of Routes A to C as newly indicated on plan at Page 13 of the Planning Statement.
	• How will be "the distance between the entrance gate of BCHT (after relocation) via Route B and C" longer? Please elaborate the rationale of the conclusion "Therefore, visitors will have less incentive to use Route B and Route C for entering/leaving BCHT because they will be longer routing under the current development scheme."	After re-measurement, we would like to clarify that the distance between the new entrance gate of BCHT (under the Pai Lau after relocation) and Kam Shan Road via Route A should be ~66m instead of ~40m. The distance between BCHT (after relocation) and Kam Shan Road via Route A (~66m) will be slightly shorter than Route B (~75m) in future. It is considered the visitors would have more incentive to use Route A for entering/leaving BCHT in future, rather than Route B and Route C because:- • slightly shorter distance; • more direct access, no need to pass through the village houses' cluster; • new signage has already been installed at the entrance of Route A. Plan G has been amended and Section 4.1.2(b) of the Planning Statement have been supplemented accordingly (see **Appendix A**).
	• Please elaborate the relationship of the two sentences: "Furthermore, with the new planters proposed along the eastern side of the application site, BCHT will be completed separated from further east area of the upper platform." and "The distance between the entrance gate of BCHT (after relocation) and Kam Shan Road via Route B and Route C will be longer in future".	In order to reflect more appropriate meaning, the Applicant would like to amend the wordings as follows:- "With the new planters proposed along the western side of the application site, BCHT will be completely separated from further west area of the upper platform outside the application site. The existing temple entrance (i.e. Pai Lau) is proposed to be relocated to the entrance point of the upper platform fronting Building B (i.e. the orange part as marked on Plan G). An entrance gate will be installed underneath the temple entrance. Under this arrangement, the distance between the new entrance gate and Kam Shan Road via Route B and Route C will be longer than Route A in future:"

Item	Departmental Comments	The Applicant's Responses
PlanD(9)	9. Section 4.1.2(b) and 4.4.2(b) – please clarify whether residents of House no. 57 and 58, the local villagers and the general public will be restricted to use Route A during both the festive and non-festive periods. Please advise the measure to ensure all BCHT visitors only use the staircase of Route A.	The residents of Houses no. 57 and 58, the local villagers and the general public will NOT be restricted to use Route A during both the festive and non-festive periods. The tenants of House no. no. 57 and 58 are in support of the rezoning request for the BCHT. In the 2024 of Ching Ming Festival and shadow period, BCHT has implemented the Management Plan and sufficient staffs have been stationed in Kam Shan Road to provide access guidance. In order to test the workability of this new administrative measure, traffic surveys along Route A, Route B and Route C have been conducted in 2024 of Ching Ming Festival Day. The traffic survey recorded 454 visitors during peak hour and a total of 2,308 visitors throughout the festival day. It indicates that around 95% of the visitors, both during peak hour and throughout the festival day, have followed the new access arrangement. Based on the survey results, only a few visitors (less than 5% of the visitors throughout the festival day) using Route B to leaving/ entering BCHT. It was observed by the Applicant that those visitors who used Route B are in the need of visiting the religious office (the entrance of religious office is right next to Route B). Under this application, the Applicant has decided to relocate the religious office into the area behind the 大雄寶殿. Thus, it is expected that the possible visitors who may use Route B under the above circumstances should be eliminated in future. In addition, it was observed that a very few visitors using Route C to walk around and come back to BCHT. Logically, visitors will unlikely use Route C to leaving/ entering BCHT as it is about 3 times longer distance than Route A.

Item	Departmental Comments	The Applicant's Responses
		In fact, the Applicant has proposed a checkpoint system (i.e. QR Code) and BCHT's visitors will have to pass through a checkpoint (proposed to be arranged near the existing arch of the top end of Route A) and scan the QR Code. Such arrangement can ensure all the members will use Route A to enter the site. For those visitors who do not use Route A are not allow to scan the QR Code (will be asked to turn back and use Route A) and will be given a warning. With a number of warnings obtained, they will not be allowed to make an appointment (or given low priority) for a visit during festival day for a certain period of time to discourage them from further disobeying the terms and conditions. The Applicant will also send newsletter to their members on the latest routing arrangement and to remind them NOT to use Route B and Route C. In addition, BCHT's staff will remind their members again during the visit-by-appointment process. The above information have been supplemented on Pages 14 and 19 of the Planning Statement.
PlanD (10)	10. Section 4.1.3 and Table 4.1 – it is noted that the GFA of Buildings A and B (excluding the ancillary office) under Y/TP/29 is different to the GFA of the same buildings (excluding covered access as mentioned) under the current application. Please explain.	In order to ensure accuracy of the measurement, the breakdown of GFA calculation for Buildings A and Building B have been re-measured and double-checked before this planning submission. In comparison with the previous application no. Y/TP/29, the minor deviation to the GFA of the same buildings excluding the covered access is -9.8m^2 for Buildings A and -1.8m^2 for Buildings B respectively.

Item	Departmental Comments	The Applicant's Responses
PlanD (11)	11. Section 4.2 – please advise if there is any geotechnical impacts from the landscape proposal with 19 large trees planted and maintained.	The loading of proposed large trees planted on the relevant existing retaining walls should be included in stability analyses of those walls in the later stage. If they cannot meet the current safety standards, upgrading works for those walls will be proposed. The stability of those wall should not affect or be affected by the stability of any existing structures in vicinity of the application site. Please refer to Section 5.19 and 7.6(f) of GPRR (see **Appendix D**).
PlanD (12)	12. Section 4.3, 4.5 and 5.2(a)(iv) – the number of weekends before and after the festive days of the shadow period are inconsistent. Please clarify.	Section 4.3 is correct. Page 22 and Page 25 of the Planning Statement have been amended accordingly (see **Appendix A**).
PlanD (13)	13. Plan K and Plan A of Appendix VI – there is no taxi stand along the portion of Kam Shan Road to the north of BCHT. Please clarify.	Please be clarified that there is no taxi stand along the portion of Kam Shan Road to the north of BCHT. Figure 3.2 of the Traffic Impact Assessment (TIA) (i.e. Appendix V of the Planning Statement) has been updated and attached in the following page. Plan K of the Planning Statement and Plan A of the Management Plan (i.e. Appendix VI of the Planning Statement) have been updated accordingly (see **Appendix A** and **B**).
PlanD (14)	14. Section 6.4 – please clarify the discrepancy of pre-booking system of 434 visitors per hour in Table 6.2 against 424 visitors at section 6.7(c).	424 is correct. Page 36 of the Planning Statement has been updated accordingly (see **Appendix A**).
PlanD (15)	15. Table 6.2 – the site area of the 'Previous Scheme (No. Y/TP/29)' does not match with our record. Please clarify.	We apologise for the typo. The site area of the previous scheme should be 1,768m^2 instead. Page 36 of the Planning Statement has been updated accordingly (see **Appendix A**).



Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
A	PLAND'S COMMENT INCORPORATED	MYL	16JAN25	-	-	-	-	-	-	-	-

Project Title

TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

Drawing Title

EXISTING PUBLIC TRANSPORT SERVICES IN THE VICINITY

Designed	Checked	Scale	Date	Drawing No.	Rev.
TOM	MYL	NTS	SEP 2024	3.2	A

SYSTRA MVA

CHK50801110/TIA/F32-A.CDR/LLH/17JAN25

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Item	Departmental Comments	The Applicant's Responses
PlanD (16)	Appendix V – TIA 16. Table 5.4 – • Please clarify the difference between "Shadow period of Ching Ming Festival" and "Weekend prior/after to Ching Ming Festival". In the Planning Statement, there is no differentiation between the two terms. • Furthermore, according to the Management Plan in Appendix VI, the opening hours in festive days (Ching Ming and Chung Yeung Festivals) and the Saturdays and Sundays before and after the festive days only will be extended to 7am to 7pm. If the shadow periods refer to the days other than Saturdays and Sundays, the opening hours will be shorter (9am to 5:30pm) which will not achieve daily maximum no. of visitors as stated in the table (2,808 persons). Please clarify.	Please be clarified that "Shadow Period of Ching Ming Festival" stated in Table 5.4 of the TIA report is to represent one weekend (e.g. one Sunday/Saturday) prior or after Ching Ming Festival. Thus, "Shadow Period of Ching Ming Festival" stated in the table is referred to "Weekend prior/after to Ching Ming Festival". Since "Shadow Period of Ching Ming Festival" is referred to "Weekend prior/after to Ching Ming Festival" in Table 5.4 of the TIA report, please be clarified that it will still achieve daily maximum no. of visitors as stated in the table (2,808 persons/day).
PlanD (17)	Appendix VIII - GPRR 17. Section 2.4 and 5.10 – it is mentioned that the staircase at the northeast of the site will be widened and upgraded. Please clarify as this is not mentioned in the planning statement.	It is clarified that the staircase at the northeast of the site will be remained unchanged according to the latest Master Layout Plan. Thus, Section 2.4 and 5.10 of GPRR are revised accordingly (see **Appendix D**).

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達材都市規劃顧問有限公司

The Secretary,
Town Planning Board
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

Your Ref.: TPB/Y/TP/39

Dear Sir/ Madam,

20 February 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 submitted on 17.2.2025.

In response to PlanD(9), regarding our response "*...the Applicant has proposed a checkpoint system (i.e. QR Code) and BCHT's visitors will have to pass through a checkpoint (proposed to be arranged near the existing arch on the top end of Route A)...*", we would like to clarify that the "existing arch" refers to the arch shown in **Photo 6** of Plan B in the Planning Statement. The location is indicated on Plan B annotated as "拱門". A revised Plan B is attached for your attention.

Yours faithfully,
Toco Planning Consultants Ltd.

Ted Chan
Managing Director

c.c. DPO/TP- Mr. Nicol Yu

TED T. C. CHAN
MPIA, MHKIP, RPP

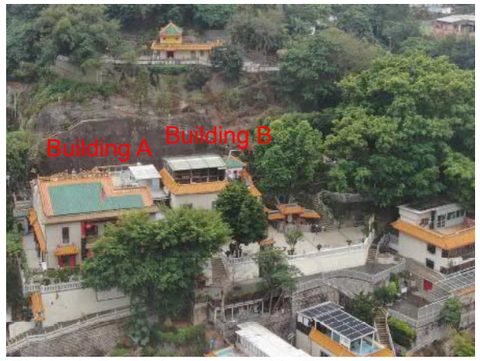


Photo 1: Buddhist Cheung Ha Temple.



Photo 2: Building A.



Photo 3: Building B



Photo 4: Upper platform area.

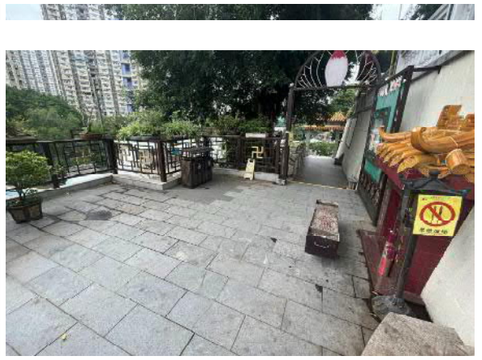


Photo 5: Medium platform area.



Photo 6: Tha Main Temple Access.



Photo 7: Bamboos along the side of Building A.

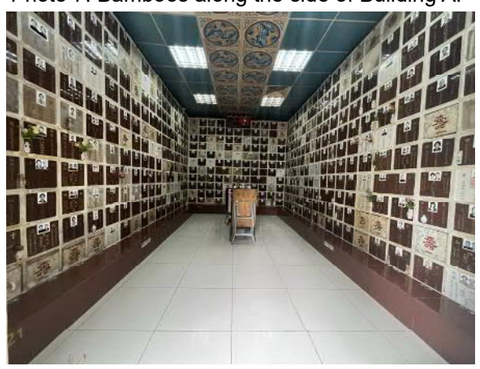
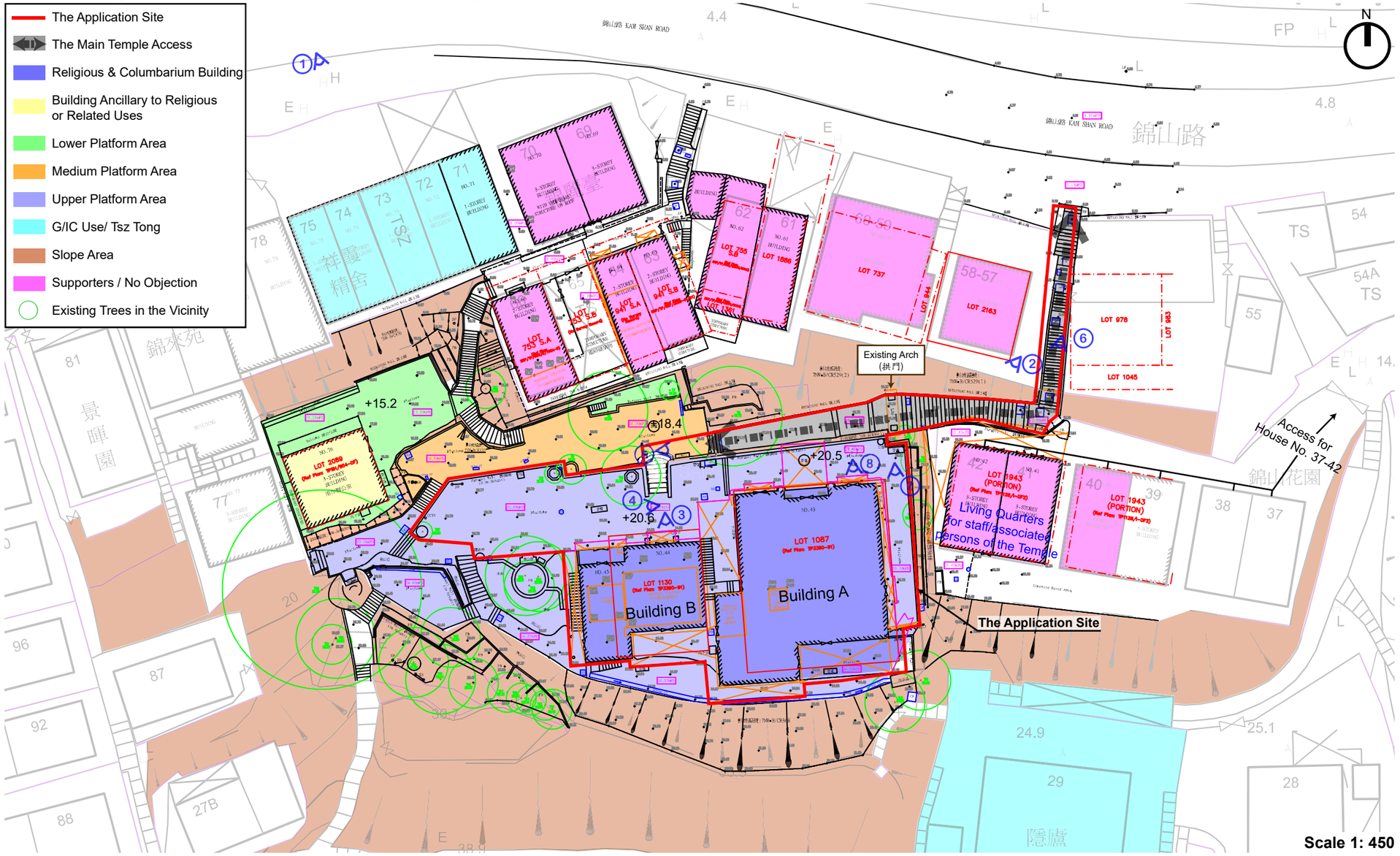


Photo 8: The columbarium hall.

- The Application Site
- The Main Temple Access
- Religious & Columbarium Building
- Building Ancillary to Religious or Related Uses
- Lower Platform Area
- Medium Platform Area
- Upper Platform Area
- G/IC Use/ Tsz Tong
- Slope Area
- Supporters / No Objection
- Existing Trees in the Vicinity



Scale 1: 450

TOCO

Plan B: Site Plan

Appendix A:

Amended Pages of the Planning Statement

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2.3 Adjacent Land Uses (Plan C)

The application site falls within the Kam Shan area, which has a special land use character dominated by religious institutions, village houses, columbaria and schools. Adjacent land uses of the site are described below:-

(a) North – To the immediate north of the site is covered by the medium platform area and slope area with mature trees, which could serve as an effective buffer for the village houses further north of the site (**Photo 9**). In fact, those village houses are sited at the level of 8.8 mPD, which is about 11m lower than the upper platform with temple-cum-columbarium structures. A columbarium namely Cheung Ha Ching Shea (**Photo 10**) is located along Kam Shan Road further north of the site.

(b) East – To the further east of the site across a strip of slope area with some trees is House Nos. 41 and 42 of Kam Shan Village, which are occupied by the living quarters for staff/associated persons for BCHT (**Photo 11**). The users of House Nos. 41 and 42 and their adjacent neighbours have their own pedestrian access route.

(c) South – To the immediate south of the site is the vegetated slopes. A religious institution called Yan Lo is located further south of the site (**Photo 12**).

(d) West – To the immediate west of the site is the landscape garden and religious office of BCHT (**Photo 13**), which will turn into living quarters for BCHT's masters and staffs in future. To the further west across the religious office is the vegetated slope composed of village houses, footpaths and some communal uses such as Norwegian International School (**Photo 14**).

Although the application site is situated within Kam Shan Village, BCHT has maintained a good relationship with its adjacent neighbourhood. A number of support letters from the local villagers, Tai Po residents, reputable persons, representatives and organisations in the area have been received (see **Appendix III**).

2.4 Planning History

The application site falls within "V" zone on the Approved Tai Po OZP No. S/TP/30. According to the Notes of the OZP, the planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Other commercial, community and recreational uses may be permitted on application to the Board.

The application site has been used for religious and ancillary columbarium uses long before the gazette of the first Tai Po OZP on 12.12.1980 (see **Appendix II**). According to the TPB Guidelines No. 24D, a use in existence before the publication of the first plan which has continued since it came into existence. Thus, the facilities in BCHT could be regarded as "existing uses" and planning permission from the Board is not required.

3. REZONING PROPOSAL

3.1 Proposed Amendments to the Outline Zoning Plan

This s.12A application involves the following amendments to the current approved Tai Po OZP No. S/TP/30:-

(i) Amendment Item 1 – OZP (Plan E)

It is proposed to rezone the zoning of the application site covering Lot Nos. 1087 and 1130 in D.D. 6 and adjoining Government land from "V" to "G/IC(3)". During the previous s.12A application stage, TD advised that the proposed waiting area is an important crowd management measure proposed by the Applicant, and such measure should be laid down in the Management Plan to be submitted to the PCLB and enforceable by the Private Columbaria Affairs Office (PCAO). Food and Environmental Hygiene Department (FEHD) also advised that if the Management Plan and the PCL application are approved by the PCLB, the PCAO will undertake the monitoring of implementation of the Management Plan within the site boundary covered by the Columbarium Licence. Furthermore, in some of the similar PCL applications, LandsD advised that they will consider the land application covered only within the licensing boundary. Therefore, the Applicant has decided to propose the planning application boundary under this s.12A application to be tally with the PCL application boundary.

(ii) Amendment Item 2 – Schedule of Uses (Table 3.1)

Since 'Religious Institution' use at BCHT has been in existence long before the statuary town plan of this area came into force, it is therefore suggested that 'Religious Institution' use could be put under column 1 of the schedule of uses in the proposed "G/IC(3)" zone. On the other hand, 'Columbarium' use has been included under column 2 of the schedule of uses in the proposed "G/IC(3)" zone so as to allow the subsequent submission of a s.16 application for the regularisation of the columbarium ancillary to BCHT.

Most uses that are currently fall under column 1 or column 2 of the schedule of uses in the "V" zone, such as 'Agricultural Use' and 'House (New Territories Exempted House only' etc., will be excluded to be put under the schedule of uses in the proposed "G/IC(3)" zone. They are not related to the current operation or future improvement plan of BCHT.

(iii) Amendment Item 3 – Planning Intention and Remarks (Table 3.1)

It is proposed to specify this new zoning is intended for religious institution and columbarium use. The maximum number of columbarium niches within this zone as a whole shall not exceed 11,726 niches (a reduction of 1,700 niches from 13,426 niches as of 30.6.2017). A maximum building height restriction of 2 storeys has also been imposed.

The proposed "G/IC(3)" zone will facilitate the relevant departments to properly control the number of niches and the development scheme by approved conditions of the s.16 application. This special zoning is tailor-made for BCHT and it will not set a precedent case for other similar applications in the area. It should be noted the provision of a new columbarium should be defined as the "Post-cut-off Columbarium".

3.2 Basis of the Proposed Rezoning

The Government has emphasised in many public occasions that they are prepared to adopt a pragmatic and sensitive approach to resolve the historic problem of these Pre-cut-off Columbaria so as to minimise any social disruption arising from people who have purchased these niches and massive displacement of interred ashes before the introduction of regulatory regime (see **Annex I of Appendix I**). On 30.6.2017, the PCO came into effect and the private columbarium in Hong Kong must be covered with a Columbarium Licence, Exemption or TSOL. The policy objectives aim at stipulating proper regulation on private columbaria so that they could complement the public columbaria to meet the social needs for ancestral worshipping, to add supply and choice of niches and related services. Therefore, the Applicant had submitted the PCL for BCHT before the expiry date on 29.3.2018.

The Applicant had fulfilled a series of requirements and obtained the AIP TSOL on 3.9.2021 (see **Annex III of Appendix I**). During the 3 years validity period of TSOL, the Applicant has to satisfy, including but not limited to, town planning, land lease and building safety. To comply with the town planning requirements, PlanD advised in the letter that the Applicant is required to submit the s.12A application or s.16 application unless the columbarium is an "Existing Use" (in existence before the publication of the first statutory town plan in Tai Po, i.e. 12.12.1980) (see **Annex IV of Appendix I**).

Although the ancillary columbarium have been in operation since the 1970s, it is difficult to trace back the evidence on the date of first interment in niche for the columbarium as stated **Section 2.4**. Therefore, the Applicant has decided to go through the planning application system in order to comply with the town planning requirement for the PCL application. However, 'Columbarium' use does not fall under Column 1 or Column 2 of the current "V" zone. The Applicant has to submit a s.12A application to amend the zoning of the site to "G/IC(3)" with 'Columbarium' listed under column 2. After the plan marking procedure by TPB is completed, then the Applicant could submit a s.16 application for columbarium use so as to in compliance with the town planning requirements.

In view of the above, the proposed rezoning is an essential mechanism to facilitate regularization of the columbarium in BCHT. It is in line with the Government's intention to take care of the sentiment of the descendants, in particular their wish not to upset the resting place of the deceased as far as practicable. Moreover, it will facilitate the future improvement plans of promoting religious and charitable services (see **Appendix IV**).

4.1.2 Master Layout Plan

The Master Layout Plan, which reflects the latest proposed layout plan for the PCL application for BCHT, is shown at **Plan F**. The development scheme in support of this s.12A application is intended to comply with the requirements of PCO for regularising the existing columbarium ancillary to BCHT at the application site. The existing facilities are indicated on the Master Layout Plan are summarized as follows:-

- two 2-storey temple-cum-columbarium structures (with toilet facilities);
- religious and recreational courtyard; and
- the main temple access

It is noticed from the latest previous s.12A application (Application No. Y/TP/35) that the two major issues for the BCHT case are mainly the **site boundary clarification** and **land use compatibility**. Subsequently, the Applicant and the consultant team had spent effort (with several rounds of discussion with the relevant departments) to address those issues. In February 2023, the Applicant had submitted a revised layout plan for the PCL application to the PCAO (same as the Master Layout Plan under this application) and the aforesaid scheme has the following improvements (see **Plan G**):

(a) Site Boundary

During the previous s.12A application stage, TD advised that the proposed waiting area is an important crowd management measure proposed by the Applicant, and such measure should be laid down in the Management Plan to be submitted to the PCLB and enforceable by the PCAO. Food and Environmental Hygiene Department also advised that if the Management Plan and the PCL application are approved by the PCLB, the PCAO will undertake the monitoring of implementation of the Management Plan within the site boundary covered by the Columbarium Licence. Furthermore, in some of the similar PCL applications, LandsD advised that they will consider the land application covered only within the licensing boundary. Therefore, the Applicant has decided to propose the planning application boundary under this s.12A application to be tally with the PCL application boundary.

(b) Land Use Compatibility

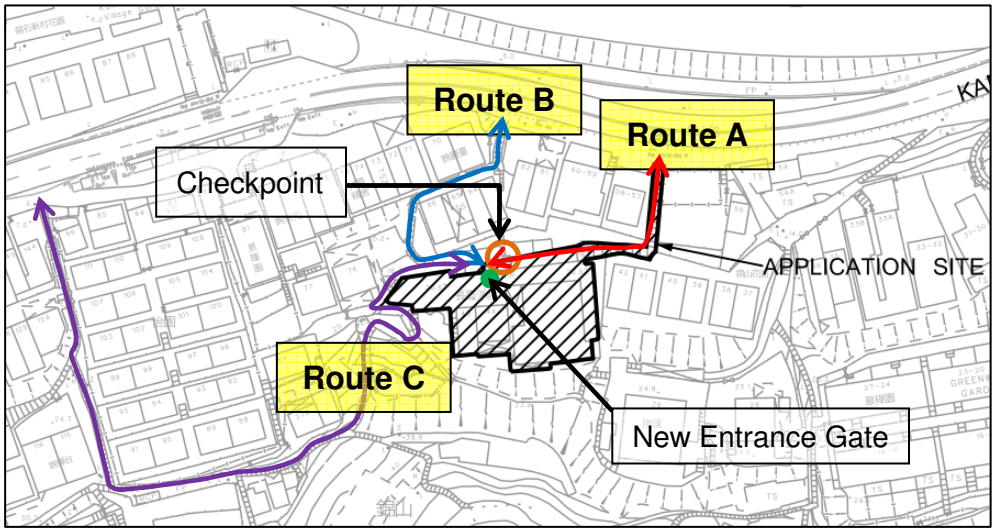
Based on the Applicant's understanding, the concern on the land use compatibility issue is mainly related to the sharing the same access with the villagers, BCHT operation imposes potential nuisance to the villagers and visual impact. The Applicant has identified some possible courses of action to address the issue:

- **The Main Temple Access**

  The application site can be accessible from Kam Shan Road via three footpath/stairs, i.e. stairs to the east of Nos. 57-58 Kam Shan Village (referred as Route A); footpath/stairs to the east of No. 69 Kam Shan Village (referred as Route B); and footpath/stairs to the east of No. 144 Kam Shan

Village (referred as Route C). As an administrative arrangement adopted by BCHT in 2022, all visitors of BCHT only use Route A as the ingress/egress routes for BCHT as the main temple access. Since then, BCHT has regularly sent messages to inform the visitors on the new access arrangement.

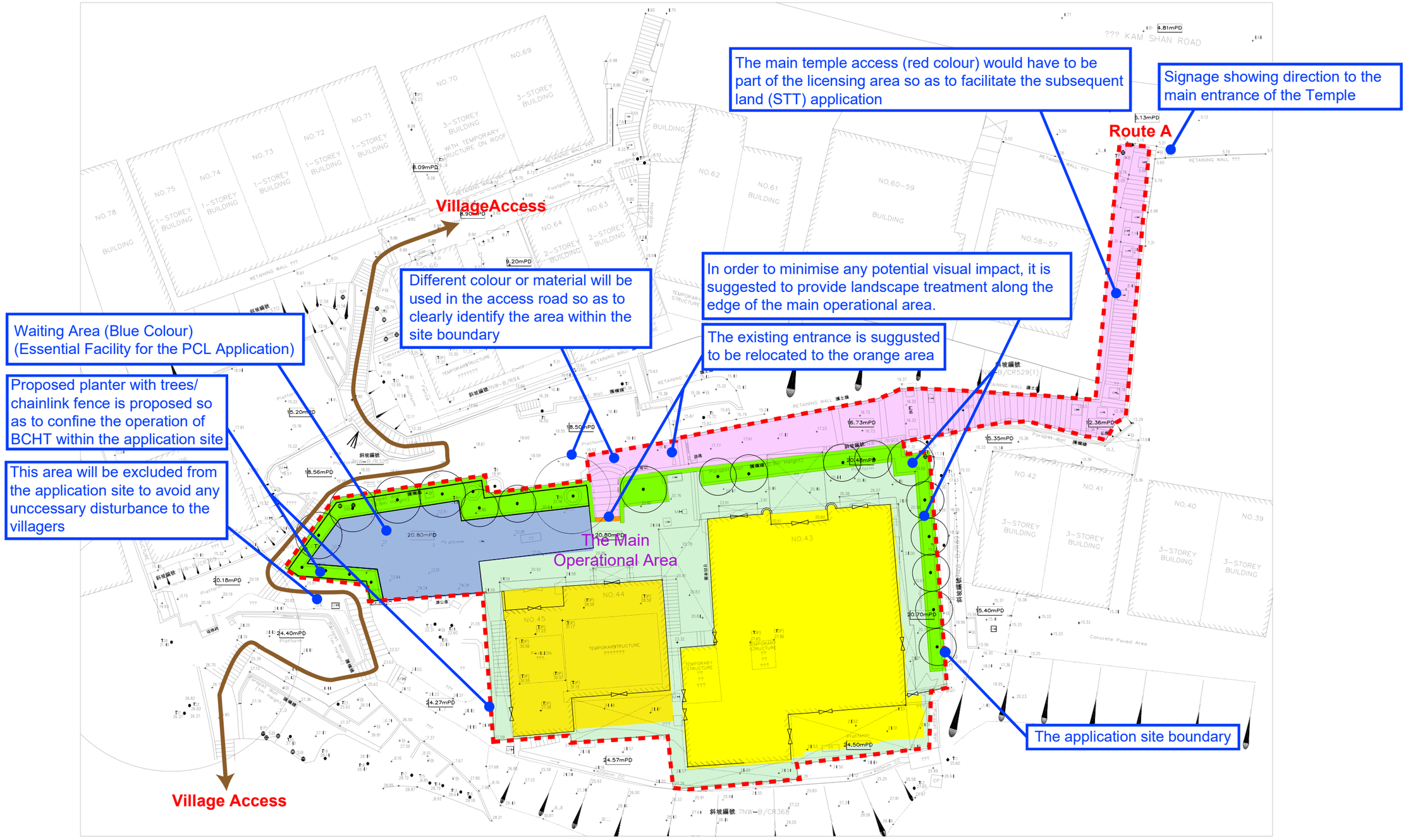
In the 2024 of Ching Ming Festival and shadow period, BCHT has implemented the Management Plan and sufficient staffs have been stationed in Kam Shan Road to provide access guidance. In order to test the workability of this new administrative measure, traffic surveys along Route A, Route B and Route C have been conducted by MVA Hong Kong Ltd. in 2024 of Ching Ming Festival Day.



The traffic survey conducted on 2024 Ching Ming Festival Day recorded 454 visitors during peak hour and a total of 2,308 visitors throughout the festival day. It indicates that around 95% of the visitors, both during peak hour and throughout the festival day, have followed the new access arrangement. Based on the survey results, only a few visitors (less than 5% of the visitors throughout the festival day) using Route B to leaving/ entering BCHT. In addition, it was observed that a very few visitors using Route C to walk around and come back to BCHT. This is a very **satisfactory** result for the first go and, nevertheless, the Applicant will spare no effort to ensure all visitors to absolutely follow the arrangement in future.

With the new planters proposed along the western side of the application site, BCHT will be completely separated from further west area of the upper platform outside the application site. The existing temple entrance (i.e. Pai Lau) is proposed to be relocated to the entrance point of the upper platform fronting Building B (i.e. the green point as marked on plan above). An entrance gate will be installed underneath the temple entrance. Under this arrangement, the distance between the new entrance gate and Kam Shan Road via Route B and Route C will be longer than Route A in future:

- **Route A:~66m**



Scale 1:300

TOCO

Plan G: Proposed Improvements Over the Previous Scheme

- Route B:~75m
- Route C:~225m

Under this arrangement, it is considered the visitors may have more incentive to use Route A for entering/leaving BCHT in future, rather than Route B and Route C because:-

- slightly shorter distance;
- more direct access, no need to pass through the village houses' cluster;
- new signage has already been installed at the entrance of Route A.

The Applicant has also proposed a checkpoint system and BCHT's visitors will have to pass through a checkpoint near the top end of Route A and scan the QR Code. This can ensure they will use Route A as the main access

- **Confined into a Smaller Operational Area**
  Although the only peak event of BCHT is the main day of Ching Ming Festival, the Applicant has decided to limit the operational area to the columbarium premises and its adjoining area (i.e. part of the upper platform area). In comparison with the previous application, the application site (or operational area) has been largely reduced. Large part of the middle platform and the lower platform will no longer be used, thereby freeing up more Government land.

  In order to implement the above arrangement, the original entrance gate will be relocated to the stairwell to the upper platform, and the operational area will be completed confined by the existing and proposed planters and retaining walls. Since the religious and columbarium activities will be confined at a smaller area, where the area is segregated from the nearby village houses with reasonable buffer distance and (existing and proposed) vegetation, the potential nuisance to the villagers and visual impact posed by the BCHT's activities is expected to be insignificant.

- **Visual Compatibility Enhanced by Additional Landscape Features**
  A properly-designed columbarium with appropriate development intensity and landscape features is essential to help minimising visual impact of the development and nuisance to neighbouring residents. While Urban Design Unit and Landscape Unit had no objection to the previous application, this proposal involves the retention of existing low-rise buildings and additional landscape features have been proposed to enhance the landscape value of the site and to help minimise the potential visual impact to the locality. In view of the temple-cum-columbarium structures are located at a reasonable distance away from the village houses and they are well screened off from them by the existing and proposed trees, the proposed scheme could be locationally and visually compatible with the surrounding environment. Details of the landscape proposal will be mentioned in **Section 4.2**.

- **Reduction of 1,700 Niches to Address Precedent Effect**
  During the deliberation session of the previous application, some TPB's members were concerned that approval of the application would set a precedent for similar application within the same "V" zone, i.e. Cheung Ha Ching Shea near the site. Detailed planning assessment in **Section 6.10(c)** has already demonstrated that BCHT is totally different to Cheung Ha Ching Shea. Nevertheless, in order to further address such TPB's concerns, the Applicant has decided to reduce 1,700 niches, which is the same niche number of Cheung Ha Ching Shea as recorded on 30.6.2017. Hence, this application has taken into account the anticipated cumulative impact arising from the proposed development.

- **Reservation of 2,000 Niches for Selling to Local Community**
  Currently, Kam Shan Village has a population of about 6,000 and there are several amounts of niches within BCHT which stored the cremated ashes of the local residents. As advised by the village representatives of Kam Shan Village, there is not enough suitable land within the permitted burial ground site to meet the future demand for funeral related facilities for the local villagers. Therefore, the Applicant has decided to reserve 1,000 niches for selling to the residents of Kam Shan area and 1,000 niches for selling to the residents of Tai Po District. BCHT will continue the practice of offering a certain number of free niches to those people who are homeless and in financial difficulties.

The Applicant has decided to relocate the religious office (to the west outside the application site) into the area where the 宗教雜物區 (behind the 大雄寶殿 in Building B) is located. The 3-storey religious building will be used as a living quarters for BCHT's masters and staffs in future. Internal layouts of each building at the application site are shown in **Plan H** and **Plan I**. Adequate spaces have been reserved inside the buildings and the religious and recreational courtyard so as to facilitate the visitors to worship the ancestors, in particular during the grave sweeping occasions. Fire fighting facilities such as fire extinguishers have been provided in the buildings in order to ensure fire safety.

4.1.3 Development Schedule and Number of Niches

Development schedule and breakdown of gross floor area (GFA) calculation for the proposed scheme are shown in **Table 4.1** and **Table 4.2** respectively. The Applicant does not propose any new building or change in the building form of the existing buildings. The discrepancy of GFA calculation between the present application and the previous application is mainly based on the Applicant didn't include the covered access adjoining Building A and Building B in the past.

Since the columbarium niches in BCHT will be reduced from 13,426 to 11,726 (i.e. reduction of 1,700 niches), new arrangement on distribution of the niches for the Temple is shown in **Table 4.3**.

Table 4.1: Development Schedule for the Proposed Scheme

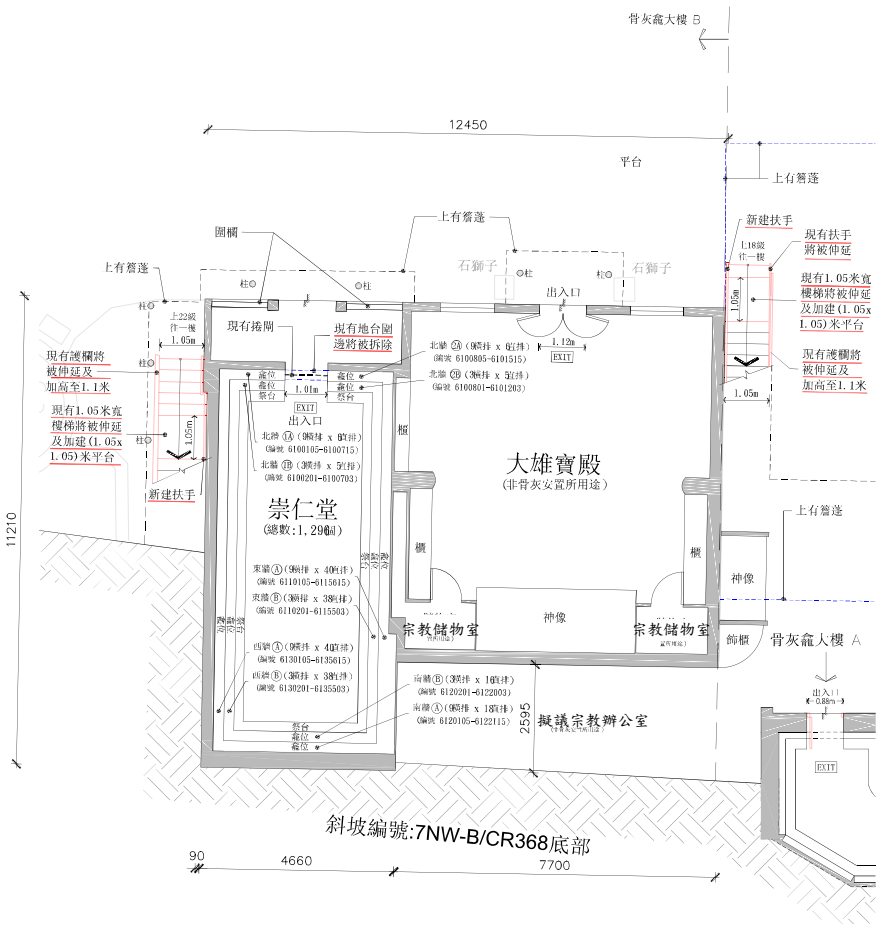
	Application Site			
Site Area (m^2)	About 1,052.4m^2			
Plot Ratio	0.92 (approximate)			
Proposed GFA (m^2) and Maximum Building Height (BH)	Block	Use	Proposed GFA	Maximum BH
	Total		Not exceeding 969.1m^2	10m
	Building A	Religious Use	155.7m^2	10m (2 storeys)
		Columbarium	348.9m^2	
		Supporting Facilities	24.5m^2	
		Covered Access	149.2m^2	
	Building B	Religious Use	86.8m^2	8m (2 storeys)
		Columbarium	172m^2	
		Covered Access	32m^2	
Site Coverage	55.2% (approximate)			
No. of Block(s)	2			

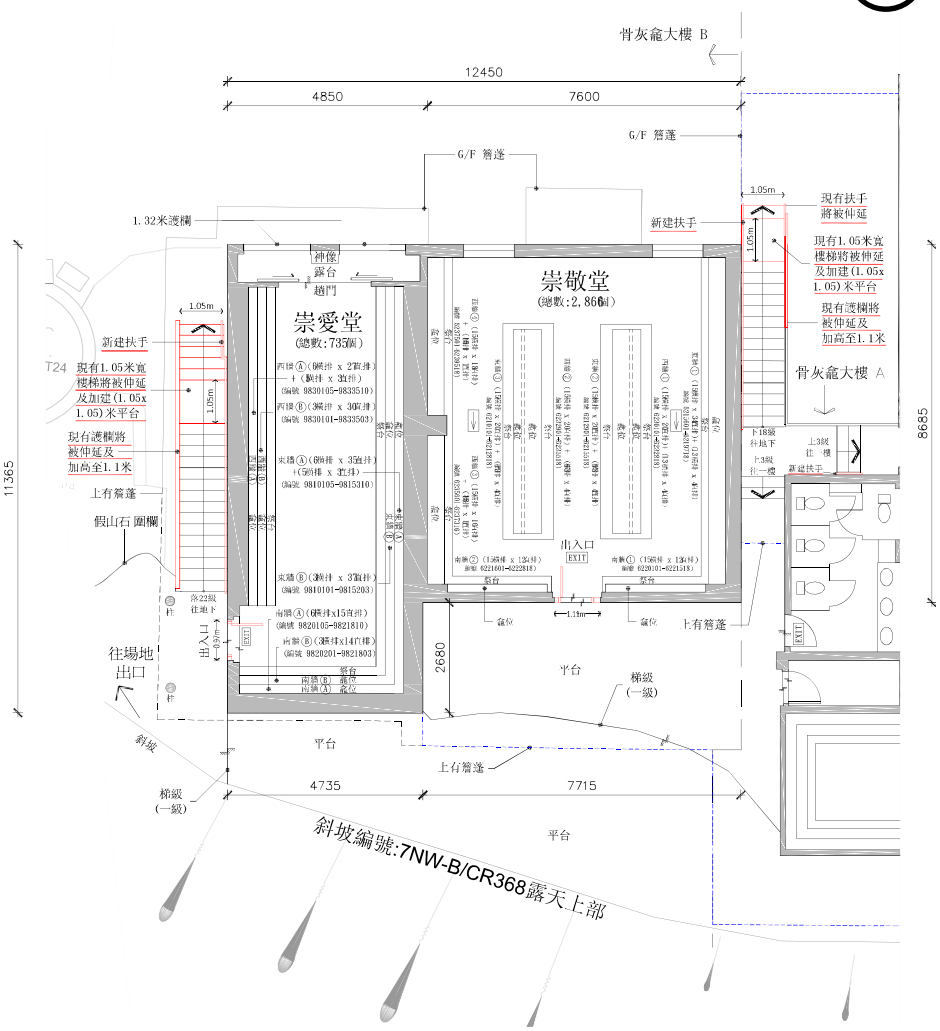
Table 4.2: Breakdown of GFA (in m^2) Calculation for the Proposed Scheme

Blg.	Room	GFA	Use	Blg.	Room	GFA	Use
G/F				1/F			
A	觀音殿	68.7	Religious	A	思孝堂 及後堂	68.7	Religious
A	崇德堂 崇禮堂	76.4	Columbarium	A	崇孝堂	76.4	Columbarium
A	崇本堂	38.7	Columbarium	A	崇節堂	38.7	Columbarium
A	崇義堂	26.5	Columbarium	A	崇逸堂	22.7	Columbarium
	男洗手間	10.2	Supporting	A	室內通道	14.0	Access
A	崇廉堂	24.1	Columbarium	A	崇恩堂	28.6	Columbarium
A	崇思堂	16.7	Columbarium	A	女洗手間	14.3	Supporting
A	宗教雜物房	14.5	Religious	A	宗教雜物房	3.9	Religious
A	簷蓬 / 有蓋通道	40.5	Access	A	簷蓬	94.7	Access
B	大雄寶殿	67.2	Religious	B	崇敬堂	65.5	Columbarium
B	崇仁堂	52.7	Columbarium	B	崇愛堂	53.8	Columbarium
B	擬議宗教辦公室	19.6	Religious	B	簷蓬	13.3	Access
B	簷蓬	18.7	Access				

Table 4.3: Columbarium Niches and Memorial Tablets under New Arrangement

Classification	Single-urn	Double-urn	Triple-urn	Quadruple-urn	Sextuple-urn	Total
Total No. of Niches	**3,907**	**7,369**	**252**	**192**	**6**	**11,726**
• Lot No. 1087	2,671	5,360	45	155	0	8,231
• Lot No. 1130	1,246	2,002	204	37	6	3,495
Total No. of Sold Niches	**1,788**	**3,576**	**70**	**73**	**1**	**5,508**
• Occupied	1,131	2,895	56	58	1	4,141
• Not Yet Occupied	657	681	14	15	0	1,367
No. of Niches Available for Sale	**2,119**	**3,793**	**182**	**119**	**5**	**6,218**
Total No. of Memorial Tablets	N/A	N/A	N/A	N/A	N/A	3,049
• Sold						2,044
• Available for Sale						1,005





Ground Floor Plan

First Floor Plan

Not to Scale

Plan I: Floor Plans (Building B)

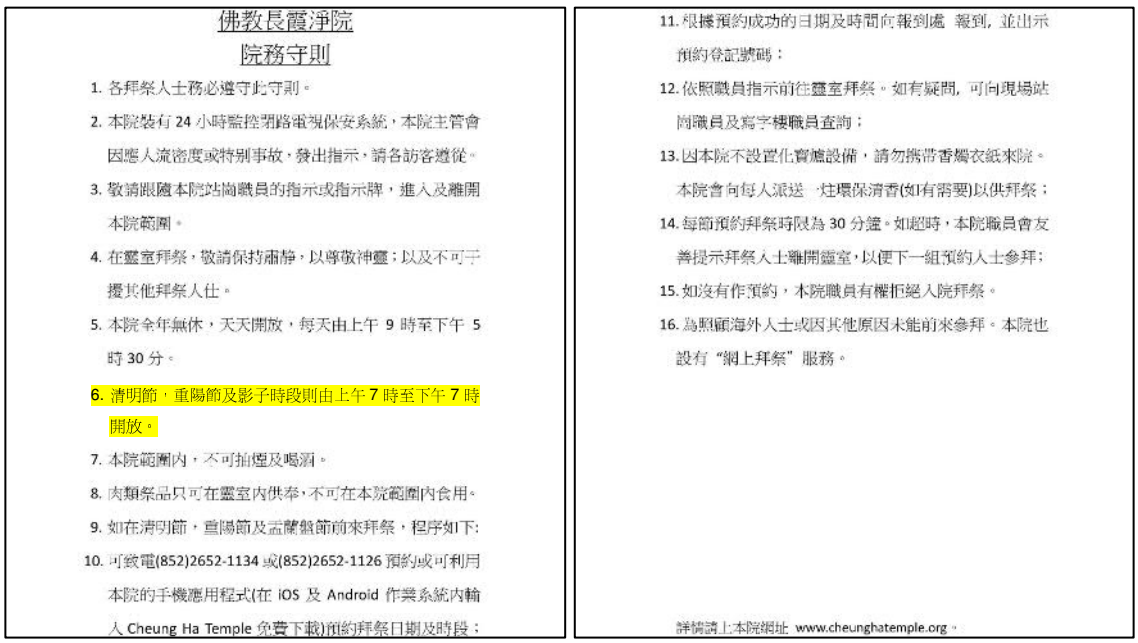
4.3 Operation and Management of Buddhist Cheung Ha Temple

BCHT is a popular Buddhist religious institution established at the application site in 1928. It has its own management team (23 full-time staffs) to undertake the management and maintenance of the facilities within the site. Up to the present moment, the management team has demonstrated that the smooth operation of BCHT and its facilities at the site are always up to satisfactory standard.

The operation hour of BCHT is from 9:00am to 5:30pm during the normal days (including Saturday, Sunday and public holiday) and from 7:00am to 7:00pm during the traditional grave sweeping festival days (i.e. Ching Ming Festival and Chung Yeung Festival) and its shadow period (one weekend before and after festive days, including holiday(s) in between the shadow period).

No furnace facility is, or will be, provided with the Temple. Burning of joss paper and/or paper offerings within the site is strictly prohibited. Communal toilet facilities are provided inside Building A.

In order to operate the Temple in a safe, orderly and smooth fashion without creating any crisis during the grave sweeping occasions, a Management Plan for the Temple has been proposed as attached in **Appendix VI**. Additional 13 part-time staffs (a total of 36 staffs) will be deployed to meet the sudden increase in demand during festival days. A set of the House Rules has already been implemented within the Temple and they are shown as follows:-



佛教長霞淨院
院務守則

1. 各拜祭人士務必遵守此守則。
2. 本院裝有 24 小時監控閉路電視保安系統，本院主管會因應人流密度或特別事故，發出指示，請各訪客遵從。
3. 敬請跟隨本院站崗職員的指示或指示牌，進入及離開本院範圍。
4. 在靈堂拜祭，敬請保持肅靜，以尊敬神靈；以及不可干擾其他拜祭人仕。
5. 本院全年無休，天天開放，每天由上午 9 時至下午 5 時 30 分。
6. 清明節，重陽節及影子時段則由上午 7 時至下午 7 時開放。
7. 本院範圍內，不可抽煙及喝酒。
8. 肉類祭品只可在靈堂內供奉，不可在本院範圍內食用。
9. 如在清明節，重陽節及盂蘭盤節前來拜祭，程序如下:
10. 可致電(852)2652-1134 或(852)2652-1126 預約或可利用本院的手機應用程式(在 iOS 及 Android 作業系統內輸入 Cheung Ha Temple 免費下載)預約拜祭日期及時段；
11. 根據預約成功的日期及時間向報到處 報到，並出示預約登記號碼；
12. 依照職員指示前往靈堂拜祭。如有疑問，可向現場站崗職員及寫字樓職員查詢；
13. 因本院不設置化寶爐設備，請勿攜帶香燭衣紙來院。本院會向每人派送 一炷環保清香(如有需要)以供拜祭；
14. 每節預約拜祭時限為 30 分鐘。如超時，本院職員會友善提示拜祭人士離開靈堂，以便下一組預約人士參拜；
15. 如沒有作預約，本院職員有權拒絕入院拜祭。
16. 為照顧海外人士或因其他原因未能前來參拜。本院也設有"網上拜祭"服務。

詳情請上本院網址 www.cheunghatemple.org。

The Applicant has already included the pre-booking system requirement in the House Rules and the pre-booking mobile application has been implemented since 2019 Ching Ming Festival Period. Additionally, the staff assistants already notified the visitors at the site during 2019 Ching Ming Festival Period that the pre-booking mobile application were under operation and advised the visitors to make their reservations for the

preferred time slot through the mobile application. QR Code will be generated by pre-booking mobile application/mail/WhatsApp after making their reservations.

For those visitors who do not follow the House Rules will be given a warning. With a number of warnings obtained, they will not be allowed to make an appointment (or given low priority) for a visit during festival day for a certain period of time to discourage them from further disobeying the terms and conditions. The Applicant will regularly send newsletters to their members on the latest routing arrangement and to remind them to follow the House Rules.

4.4 Access Arrangement and Special Traffic Arrangement

4.4.1 Access Arrangement

The application site is well served by public transport services in the vicinity. The pedestrian routes to/from the public transport facilities from/to the site are shown in **Plan K**. At present, the application site has never been served by any vehicular access, and no parking or loading/unloading facility has ever been provided inside the site. All daily deliveries are conducted by hand and this practice will continue in future. All visitors are well aware of this arrangement.

In accordance with statutory requirements as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG), no car parking and servicing provisions have been specified for the of "Columbarium" development.

4.4.2 Traffic and Crowd Management Plan

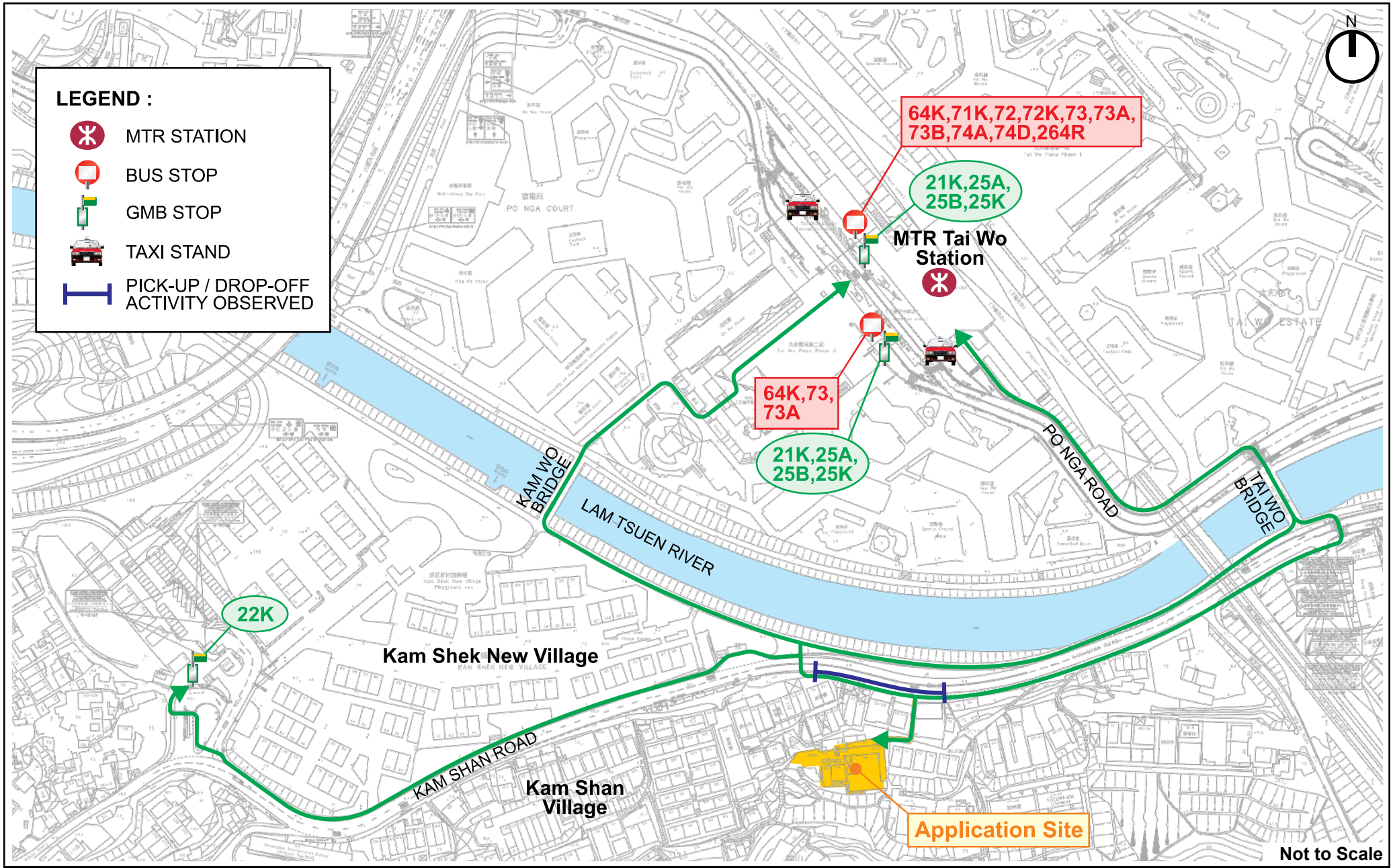
To minimise the traffic impact during festival period, appropriate traffic management measures are proposed to be implemented in the TIA and the Management Plan (see **Appendix V** and **Appendix VI**). The proposed measures are summarized as follows:-

(a) <u>Traffic and Public Transport Arrangement</u>

To further promote the access by public transport, the Applicant shall inform visitors the location of public transport facilities and the corresponding access routes one month before Ching Ming/Chung Yeung Festival Day. The Applicant has prepared the website and Pre-booking Mobile Application which provide the major routes from public transport facilities, to encourage the access by public transport to the application site during Ching Ming/Chung Yeung Festival Period. They will be notified and explained in detail of the site location and access arrangement that no on-site parking space is provided for the visitors due to the inherent site constraints.

(b) <u>Pedestrian Access</u>

To avoid unnecessary disturbance to the neighbouring developments caused by



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Plan K: Existing Transport Facilities in the Vicinity of the Site

BCHT related activities, in particular during the grave sweeping occasions, all visitors of BCHT only use the staircase (the least usage rate by the villagers in Kam Shan) to the east of house nos. 57-58 connecting from Kam Shan Road to the main entrance of BCHT as the main temple access. During festival days, visitors will be directed by staffs to access/ leave the application site via this access route.

(c) Temporary Directional Signs

In order to guide the visitors, appropriate temporary direction signs would be erected along the proposed visitors' ingress/ egress routing.

(d) Staff Assistants

23 staffs are employed for day-to-day operation during normal days. With foreseeable high number of visitors during the grave sweeping occasions to the application site, additional manpower will be deployed. A total of 36 staffs will be on duty during festival period.

Staff will be deployed at the entrances of the application site and at key points on identified visitors' routes to provide assistance for the visitors so that order and smooth pedestrian flow can be maintained.

(e) Admission Control

Admission control will be adopted at the entrance of the application site. Staff will be stationed at the entrance to ensure only visitors with valid QR code can enter the site. Visitors without prior booking are not allowed to enter the site. Staff will check the visitors' booked time slot upon their arrival to the site. If the visitors arrive earlier than the reserved time slot, they will be asked to wait at the waiting area to await the start of session. If the visitors arrive on time, or the visitors waiting at the waiting area have reached their designated time slot, staff will provide guidance for the visitors to leave the waiting areas in sequence and go into the columbarium.

Visitors arriving 30 minutes or above prior to their reserved time slot are not allowed to enter the application site. Besides, visitors will receive advance notices (i.e. not arrive more than 30 minutes early) from the Applicant via the pre-booking mobile application to advise them not to arrive more than 30 minutes early.

(f) House Rules (Pre-Booking System)

The Applicant shall require the niche purchasers, including visitors who purchased "sold niches" and visitors who will purchase "un-sold niches", to adhere to the House Rules. Pre-booking for the preferred time slot will be required before visiting the site during Ching Ming/ Chung Yeung Festival Days and their shadow periods. The Applicant has already included the pre-booking system requirement in the House Rules and the pre-booking mobile application

has been implemented during the 2024 Ching Ming Festival Period. Additionally, the staff assistants already notified the visitors at the site 2024 Ching Ming Festival Period that the pre-booking mobile application were under operation and advised the visitors to make their reservations for the preferred time slot through the mobile application. QR code will be generated by the pre-booking mobile application/ mail/ WhatsApp after making their reservations. The Applicant shall exercise strict control of the number of visitors at a manageable level which would not exceed its holding capacity.

(g) Standing Area

In order to determine the holding capacity, the available standing area of the building is considered. The standing area of the buildings (indoor area for the flow of visitors) is around 425m^2. To fulfil the requirement from the BD, the holding capacity in each time slot would be 117 persons. Therefore, under the pre-booking system, it allows for a maximum of 117 visitors per 30-minute session (i.e. maximum of 234 visitors per hour).

(h) Waiting Area

In case of early arrival of the subsequent time slot, a waiting area with around 98m^2 will be provided for visitors within the site. Visitors arriving 30 minutes or above prior to their reserved time slot are not allowed to enter the site. In light of this, the total holding capacity of the waiting areas is 117 persons.

(i) Advance Coordination with the Police

For better coordination with the Police, the Applicant will take an active role to inform the Police, such as operation hours, crowd management measures, etc., before the Ching Ming and Chung Yeung Festival Days and their Shadow Periods. The relevant past letters regarding the Buddhist Festival, Ching Ming Festival and Yu Lan Festival from the Applicant to the Police are attached in the TIA report.

(j) Online Memorial Service

In order to minimise the traffic impact during the peak seasons, the Applicant will provide Online Memorial Services for all visitors in the future. Online memorial service is a virtual platform on the internet for visitors to have niches worshipping activities at any time of the day or night. It is expected that the implementation of online memorial can further reduce the demand of people visiting the site in person, especially during Festival Days and their shadow periods.

Thus, with the implementation of the Management Plan, the columbarium with a reasonable number of visitors per hour accessing the site will not cause any traffic disruption to the roads in the vicinity or to cause any burden to the transport system. Moreover, the possible nuisance caused to the local villagers will be highly remote.

4.5 Environmental Proposal

Since EPD had no objection to the previous application, the Applicant is committed to follow the operational arrangement as previously proposed, i.e.:-

(a) no furnace facility will be provided within the premises. Burning of joss paper and paper offerings will be strictly prohibited within the premises;

(b) wastewater generated from the site will be conveyed to public sewerage;

(c) administrative measures will be in place to control the number of visitors during festival periods; and

(d) the operation hours of the premises would be between 9:00am and 5:30pm on Monday to Sundays; and would be extended from 7:00am to 7:00pm during Ching Ming/Chung Yeung Festivals and one weekend before and after these Festival days.

An adequate drainage network exists within the application site. Since this application only involves the regularisation of the columbarium use without affecting the building bulk within the site, it is anticipated that the drainage flow would not be significantly changed.

4.6 Implementation Programme

This s.12A application is intended to regularise the Pre-cut-off Columbarium in BCHT. The Columbarium Licence is anticipated to be obtained from the PCLB by 2029, taking into account the timing for processing this application, TPB's plan making on OZP, the subsequent s.16 planning application, fulfilment of planning approval conditions, land application and compliance of relevant building safety regulation, etc.

5.2 Minimum Environmental Impact

The subject development will not result in any significant environmental impact based on the following considerations:

(a) Environmental Consideration

Since EPD had no objection to the previous application, the Applicant is committed to follow the operational arrangement as previously proposed, i.e.:-

i) no furnace facility will be provided within the premises. Burning of joss paper and paper offerings will be strictly prohibited within the premises;

ii) wastewater generated from the site will be conveyed to public sewerage;

iii) administrative measures will be in place to control the number of visitors during festival periods; and

iv) the operation hours of the premises would be between 9:00am and 5:30pm on Monday to Sundays; and would be extended from 7:00am to 7:00pm during Ching Ming/Chung Yeung Festivals and one weekend before and after these Festival days as well as Yu Lan Festival.

The Applicant will ensure proper implementation of the proposed environmental mitigation measures and good operational practices, which can be imposed as part of the approval conditions under the subsequent s.16 planning application.

(b) Drainage Consideration

It is noted that DSD had no in-principle objection to the previous application from public drainage viewpoint. There are public stormwater drains maintained by DSD in the vicinity.

There are no plans for new building blocks, expansion, or change in surface inclination with the application site. Due to the reduction of concrete paved area and increase in grassland area, the impact on existing system can be further minimised. Stormwater is conveyed away from the site and discharged at Lam Tsuen River via the existing drainage infrastructure.

The application site is located at a slope of Kam Shan and is about 40m and 50m from Kam Shan Road and Lam Tsuen River downhill, respectively. The existing drainage infrastructure works well and causes no reported impacts to adjacent areas downstream or flooding in the vicinity and, hence, requires no upgrading.

The Applicant will prepare and implement a drainage proposal for the application site and will maintain the existing drainage system properly and rectify the systems if they are found to be inadequate or ineffective during operation.

(c) Sewerage Consideration

A Sewerage Impact Assessment (SIA) has been carried out as presented in **Appendix VII**. Key findings of the assessment are summarised as follows:

i) As the subject columbarium has been established and in operation within the existing structures for a long time, no construction, addition or alteration works will be required. The columbarium is projected to have a total of 11,726 sold niches after BCHT has acquired the Columbarium Licence under the PCO from PCLB.

ii) Public sewers have already been installed to discharge sewage generated from the application site. Given limited toilet facilities, and observed short stay of visitors, a surge in sewage generation during the peak seasons is not envisaged.

iii) Results of this SIA, which have taken into account of the increase in visitors after all niches are sold, confirm that the existing sewerage catchment would have enough capacity to handle peak flows from the application site during peak seasons (Ching Ming or Chung Yeung Festivals) as well as peak flows from other relevant catchments based on the existing toilet facilities in the temple. The sewage flow in the receiving public sewers contributed by the application site would be within the capacities of the downstream pipes. Sewage generated from the site will be conveyed to Tai Po Sewage Treatment Works for treatment.

It is noted that DSD had no in-principle objection to the previous application from public drainage viewpoint. In addition, DSD had no comment on the SIA submitted for the previous application. There are existing public sewers maintained by DSD within the site and public stormwater drains maintained by DSD in the vicinity.

5.3 Minimum Geotechnical Impact

A Geotechnical Planning Review Report (GPRR) has been carried out as presented in **Appendix VIII**. It has the following conclusions:

(a) No major geotechnical problems are identified during walkover site inspections. Based on the MLP, significant site formation works would not be required when the existing buildings and the existing retaining walls with the retained platforms and slope within and adjoining the site remain unchanged in the foreseeable future.

(b) The proposed site formation works should include the stability assessments of the existing retaining walls and slopes and the overall stability of the existing and proposed site formation whether their stability to be achieved the current design

safety standards, which should not affect and be affected by the subject development.

(c) Based on the above considerations and preliminary geotechnical assessment, the subject development for the application site is considered to be geotechnically feasible. To implement this development, the following geotechnical engineering works are recommended for further studies and detailed design:

i) A detailed site investigation should be carried out at the later design stage to reveal the geological profile, the groundwater table, geotechnical engineering properties and the engineering details of existing retaining walls and slopes within and adjoining the site. The proposed ground investigation works as shown in the site formation plan could be taken into consideration, and the exact ground investigation works are subject to the later design stage.

ii) If necessary, a topographic survey to identify the extent of the existing slopes and walls within and adjacent to the site should be carried out for stability assessment of the existing slopes and walls or geotechnical features.

iii) To ensure the proposed site formation for existing features within or adjoining the site that should not affect or be affected the subject development, the further liaison with the maintenance responsible parties and stability studies on the features as stated in the GPRR should be carried out.

iv) When the results of the stability analyses for the above features are not achieved the current safety standards, the strengthening works for those features should be included in the proposed site formation, which will be submitted to BD for approval at the implementation stage.

iv) The loading of proposed large trees planted on the relevant existing retaining walls should be included in stability analyses of those walls in the later stage. If they cannot meet the current safety standard, upgrading works for those walls will be proposed. The stability of those wall should not affect or be affected by the stability of any existing structures in vicinity of the application site.

vi) All the proposed site formation, foundation or geotechnical works for this development should not affect or be affected by the adjacent access road, slopes and structures.

vii) The proposed stormwater drainage works for this development should comply with DSD's requirements.

5.4 Minimum Visual and Landscape Impacts

The development scheme will not result in any significant visual and landscape impacts based on the following considerations:

(a) Visual Consideration

The present application is intended only to rectify the existing two 2-storey temple-cum-columbarium structures without change in building bulk and building height. Due to the isolated and tranquil location with existing slopes and mature trees surrounding the site, and the level difference between the application site and the public access along Kam Shan Road, the existing small scale development is hardly visible from outside (see **Plan L** and **Plan M**). BCHT is not in the direct sightline of the village houses due to their building orientation.

It is noted that Urban Design Unit of PlanD had no objection to the previous application from urban design (visual) perspective. In comparison with the previous application, the application site boundary has been largely reduced and the present scheme, as stated above, will not have new building blocks to be erected at the site. The building bulk and building height of the existing structures will remain unchanged. Additional landscape features have been proposed along the boundary edge to provide a natural screening buffer for BCHT.

(b) Landscape Consideration

The application site is situated in an area of rural landscape character comprising village houses and scattered tree groups. The proposed (existing) development is already built and under operation for a long period of time. According to the previous application, Landscape Unit of PlanD had no objection to the previous application from landscape planning perspective. Similarly, the development proposal under this application would not involve alteration or extension of the existing buildings. The existing trees are not in direct conflict with the applied use. Thus, further significant adverse impact on landscape resources is not anticipated.

As mentioned in **Section 4.2**, additional landscape treatments are proposed under the present application to further relieve the local concern on the possible "psychological impact" of the development. In the traditional Chinese philosophy and belief, 'Harmony with Nature' is an important element and this is also important concept in the design of the religious and columbarium development. The proposed tree planting would be unobtrusive and could provide a screening effect to the periphery of the application site be enhanced where possible through the utilisation of landscape buffer planting linked to the overall landscape framework. The species selection for the proposed landscape buffer planting would be commonly found in Hong Kong.

Those supporting comments received were mostly from the local residents living in Kam Shan Tsuen and Tai Po District. In addition, a number of reputable persons, representatives and organisations in the area wrote to the Board to express their strong support to the application (see **Appendix V**). They include:-

- 大埔鄉事委員會主席、副主席及代表
- 大埔聯益鄉地區事務委員會副主席及代表
- 養浩安老院代表
- 家樂協會復康宿舍有限公司代表
- 香港新界蘇氏宗親會理事長
- 大埔聯益鄉鄉公所代表
- 大埔元洲仔漁民村公所代表
- 大埔元洲仔大王爺神廟管理演戲委員會有限公司主席
- 黃碧嬌太平紳士 (大埔青年協會永遠會長、樂群義工聯盟主席、大埔各界協會副主席)
- 錦山村村委會主席
- 錦山村村代表
- 錦山村原居民代表
- 區議員
- 大埔天后宮代表
- 新界校長會會長

According to the GLM Appeal Decision, the TPAB pointed out that when considering public comments, one would usually consider the number in the majority, and minority, and give effect to the majority view. In this regard, amongst the public comments received from the previous applications for BCHT, 8,909 (about 95%) supported the applications and only 495 (about 5%) objected. The overwhelming support received, especially majority of the support were from the local residents and the stakeholders of BCHT, illustrates that the general public consider the subject development is favourable and acceptable. However, the TPB could not support the previous application No. Y/TP/29 because a number of local residents had raised objection to the application. The TPB's approach to give effect to the minority (about 16.38%), and disregard the majority (about 83.62%), is both unexplained and unfair.

Furthermore, the Applicant has been over-ambitious in making several planning applications including on larger scale, which were scaled down (see **Table 6.2**). Strong efforts have been made by the Applicant to reduce any potential impact (in particular nuisance to the local residents) from the development.

Table 6.2: Current Scheme vs Previous Scheme (No. Y/TP/29)

	Current Scheme	**Previous Scheme**
Site Area	1,052.4m^2 (including 662.2m^2 Government Land)	1,768m^2 (including 1,311.8m^2 Government Land)
No. of niche(s)	11,726 niches	13,426 niches
Planning Parameters • GFA (m^2) • Maximum BH • No. of Block(s)	 969.1m^2 10m (2 storeys) 2	 971.7m^2 10m (3 storeys) 3
Traffic Arrangement	Pre-booking system Limit to 351 visitors per hour Deployment of staff Directional signage and waiting area	Pre-booking system Limit to 424 visitors per hour Deployment of staff Directional signage and waiting area

佛教長霞淨院

私營骨灰安置所

管理方案

2025 年 2 月

目錄

前言 · · ·

前言

本院自 1928 年由三五比丘尼結庵同修，成立「美全堂」; (即佛教長霞淨院前身)，以供奉三寶佛及觀世音菩薩、淨化心靈、開導善信、弘法利生為任，故此奠定了「美全堂」在錦山村已至大埔區的重要性，並且源流至今。時至一九六零年代，「美全堂」易名「長霞精舍」。百年風雨，淨院曾受山洪破壞，幸得佛力庇祐，及各方善信鄉親父老集資重修，時維 2002 年，易名為「長霞淨院」。歷任住持為釋上昌下潔，傳釋上宏下本，傳釋上惟下端，至此傳至在家修行弟子妙冠 [潘冠球] 為現任院長，妙冠院長秉承祖師佛法，本院駐有法師上遠下塵早晚禮敬諸佛及誦經於本院所有先人、與眾善信結萬善之緣、修葺廟宇及佛像、有大雄寶殿、觀音殿、靈鷲宮、主要為釋迦牟尼佛及觀世音菩薩、地藏菩薩、濟公活佛、十八羅漢等。

至於陰宅，骨灰及祖先靈位早晚炷香，初一、十五齋菜供奉，每年舉辦不同法會超度先人，院方行使現代化管理，院內以莊嚴，雅潔為主，並以善行為常務。

私營骨灰安置所管理方案

1. 骨灰安置所基本資料

骨灰安置所名稱 ： 佛教長霞淨院

骨灰安置所地址 ： 新界大埔錦山村 43 至 45 號, 丈量約份第 6 約地段第 1087 號及第 1130 號及毗鄰政府土地

開始營辦年份 ：1970

營辦者名稱 ： 佛教長霞淨院有限公司

營辦者的身分 ： 土地擁有人

骨灰安置所所屬宗教 ： 佛教

佛教長霞淨院使命包括：供奉三寶及先靈、施龕及一切善行。

2. 場地資料及樓宇排列

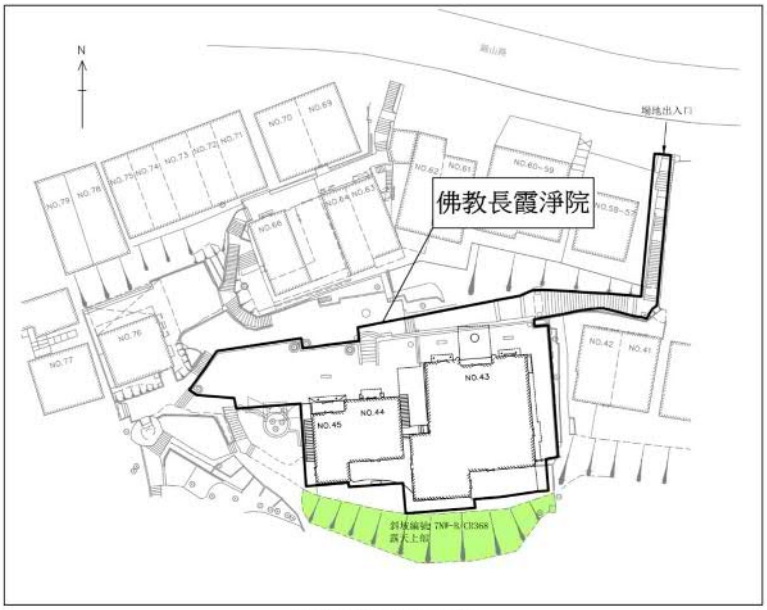
骨灰安置所佔地約 1,052.4 平方米，總樓宇建築面積約 969.1 平方米，共有 2 座骨灰安置所大樓。

其他支援骨灰安置所運作的必要配套設施及建築物：

名稱	性質	數量
◆ 男洗手間	拜祭人士如廁的地方	1 個
◆ 女洗手間	拜祭人士如廁的地方	1 個
◆ 觀音殿	拜祭人士拜祭的地方	1 間
◆ 大雄寶殿	拜祭人士拜祭的地方	1 間
◆ 思孝堂	拜祭人士拜祭的地方	1 間
◆ 什物區	用來放置什物的地方	1 個
◆ 儲物室	用來儲物的地方	3 間
◆ 什物房	用來放置什物的地方	2 間

場地平面圖

建議場地平面圖
就截算前骨灰安置所的牌照申請



圖例：

———	場地界線
▬	斜坡範圍

(A3 圖紙 1:500 比例)
建議場地平面圖（圖則編號：001）

3. 可容納的訪客量及入場管制

開放時間 ：

i. 平日開放時間　　上午九時 至 下午五時三十分

ii. 星期六、日及公眾假期的開放時間　　上午九時 至 下午五時三十分

iii. 掃墓高峰日子, 即清明節及重陽節期間的特別開放時間

正日　　上午七時 至 下午七時

正日前一週和後一週的星期六、日　　上午七時 至 下午七時

骨灰安置所可容納的訪客量 ：

本院每時段的拜祭人數上限為 117 人，每時段為 30 分鐘。

根據 2011 年建築物消防安全守則，每位客人於逃生時需佔有至少 2 平方米。以每時段拜祭人數上限為 117 人所計算，每位客人於室內的佔用地 為 3.63 平方米，因此，本院符合建築物消防安全守則。

每小時容納人數: 117/(30 分鐘/60 分鐘) = 234 人(拜祭人士)

每小時總可容納人數:234(拜祭人士)+117(等候人士)= 351 人

確保進場訪客人數不會超出上述可容納訪客量的措施 ：

i. 在掃墓高峰日子，拜祭時間分段，家屬必須透過本院的 「長霞淨院」電子應用程式預約拜祭時間，完成登記後會產生二維碼，登記人須依登記之時段持二維碼入場拜祭。

ii. 在掃墓高峰日子一個月前，透過郵信、WhatsApp、「長霞淨院」電子應用程式和網站上通知家人避免正日拜祭，使訪客量可平均分佈於節日前後週末，減低人流負荷。亦會透過以上方法提醒前來拜祭人士須依登記之時間持二維碼入場

拜祭。拜祭人士必須準時，如在預約 30 分鐘前到達或遲到，本院職員有權拒絕前來人士內進拜祭。

iii. 如客人未能有效地使用電子應用程式預約，可提前致電本院職員，會幫忙透過其他途徑如 Whatsapp 和郵寄方式，確保客人收到有效的二維碼，以方便年邁的拜祭人士。屆時，家屬需出示有效的二維碼方可內進。

iv. 根據顧問公司提供之數據及可容納人數，透過電子應用程式預約系統嚴格控制在場人數，如訪客沒有預約不可入場拜祭。

v. 拜祭人士來到本院，會先在正門經保安人員及職員掃瞄電子應用程式中的二維碼；由職員安排下帶到等候區；如有早到或遲到者，在等候區有足夠空間的情況下，由職員安排到等候區等候，等待場內環境允許下再安排進場。

vi. 本院會在等候區設立明確的中英雙語出入口指示牌及等候區指示牌。

買賣協議和場地規則中有關入場管制的安排 ：

在《佛教長霞淨院骨灰龕安放權協議》第 9.2 點列明客人必須同意佛教長霞淨院之「章則」，就有關入場管制的安排。「章則」第 9.2(b)點列明「在清明節及重陽節拜祭高峰期間的規定，使用院方電子應用程式預約才能進場拜祭，每個龕位預約最多四人，並禁止燃點蠟燭、燒衣及擺放過大祭品」。

4. 交通及公共運輸安排

訪客前往骨灰安置所對附近道路產生的影響及建議的紓緩措施 :

i. 本院不設停車場，入口為錦山路旁，路旁不設停車位，本院不鼓勵訪客駕車前來拜祭。

ii. 在掃墓高峰日子，本院會於入口處設站崗及增加多名臨時職員指揮交通，安排車輛上落客後盡快離開，或指示往其他停車場泊車，以免阻塞交通。

公共交通工具 （見圖 A）:

i. 火車: 港鐵太和站 A 出口，途經神召會中學，過錦和橋後左轉直走，路程約 5-10 分鐘。

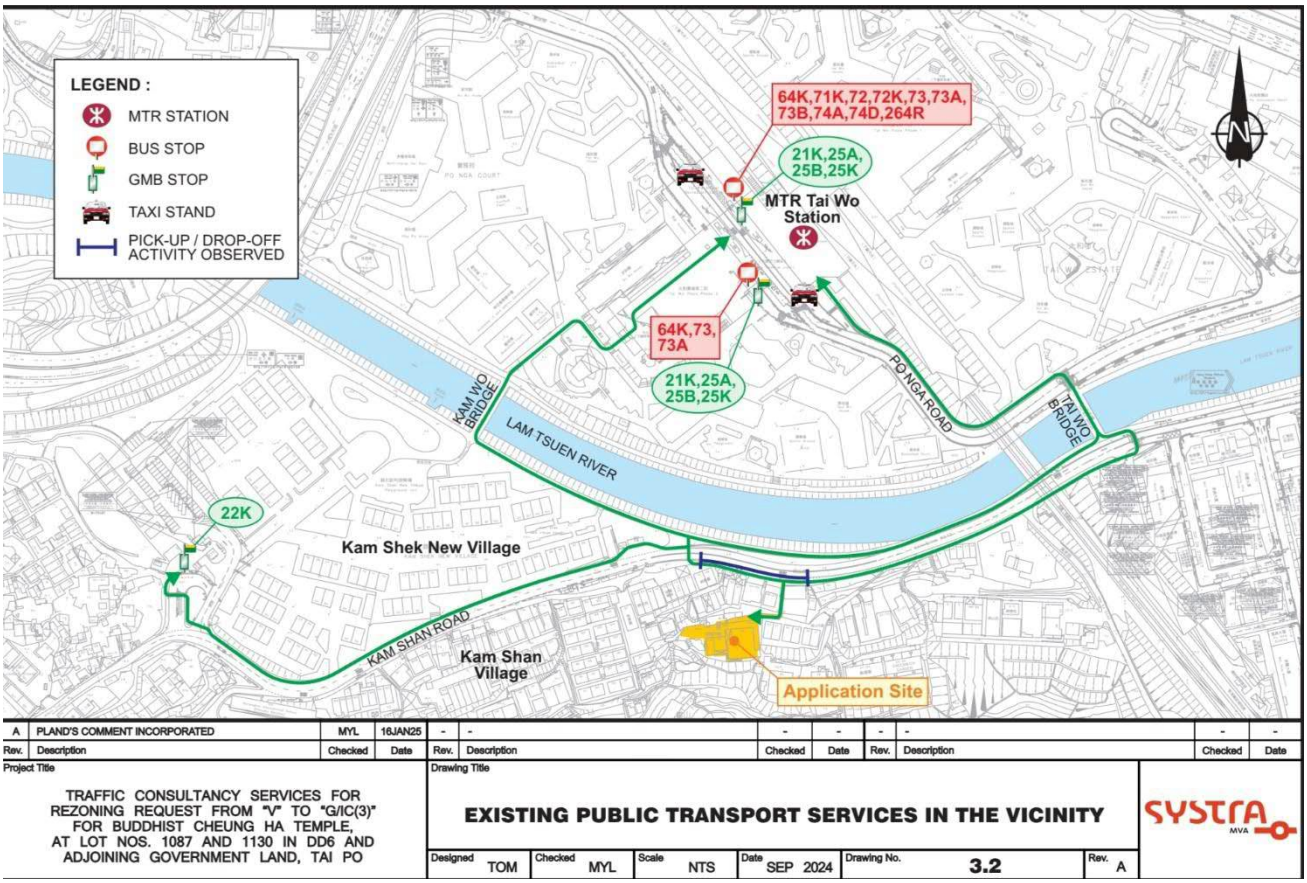
ii. 巴士: 乘 72，72A，72X，271，73A，73X，74X，64K，75X，及 E41 於廣福道巴士站下車步行至本寺院，約 8 分鐘。

iii. 綠色小巴: 26，28K，806A，806B ;

紅色小巴: 旺角至大埔，元朗至大埔，荃灣至大埔，深水埗至大埔，佐敦道至大埔，落馬洲至觀塘，銅鑼灣至大埔路線於寶鄉街站下車步行至本寺院，約 10 分鐘。

iv. 的士

圖 A


LEGEND :
MTR STATION
BUS STOP
GMB STOP
TAXI STAND
PICK-UP / DROP-OFF ACTIVITY OBSERVED
64K,71K,72,72K,73,73A, 73B,74A,74D,264R
21K,25A, 25B,25K
MTR Tai Wo Station
64K,73, 73A
21K,25A, 25B,25K
KAM WO BRIDGE
LAM TSUEN RIVER
PO NGA ROAD
TAI WO BRIDGE
22K
Kam Shek New Village
KAM SHAN ROAD
Kam Shan Village
Application Site
A PLAND'S COMMENT INCORPORATED MYL 16JAN25
Rev. Description Checked Date
Project Title
TRAFFIC CONSULTANCY SERVICES FOR REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOT NOS. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO
Drawing Title
EXISTING PUBLIC TRANSPORT SERVICES IN THE VICINITY
Designed TOM
Checked MYL
Scale NTS
Date SEP 2024
Drawing No. 3.2
Rev. A
SYSTRA MVA

人流高峰期間本院 (包括清明節及重陽節) 的特別安排 ：

i. 於高峰日子前一個月，在本院電子應用程式及網站上發公告通知訪客儘量乘坐公共交通工具前往本院。

ii. 與新界北交通部及大埔警署聯絡，申請安排警務人員到本院協助維持秩序。

iii. 於本院出入口位置增調 5 名臨時保安員維持秩序。以應付掃墓高峰日子的人流。由於保安員需要不斷巡視場內的一切情況，因此沒有指定的站崗位置。保安員的職責主要應對拜祭高峰日子的人流管理；意外的出現；及罪案的發生等等。

iv. 高峰時期 (包括清明節及重陽節) 已聘請智畧保安服務及保安系統有限公司 (保安牌照號碼:1712) 協助維持秩序。

5. 人流管理

本院在人流高峰期間 (包括清明節及重陽節) 會實行人流管制措施及人手調配計劃(圖 E)，控制本院的可容納人數不超上限，維持出入口處附近路段行人和車輛的秩序安全及確保本院西北方出入口在掃墓高峰日子派員維持秩序安全及確保拜祭人士不會使用該出入口進場及離開，詳細的安排包括 ：

道路及行人路的布局與人流方向 ：

i. 參閱圖 B 及圖 C (佛教長霞淨院人流方向平面圖)

ii. 本院會在沿途及出入口張貼明確的中英雙語出入口指示牌，以便外藉人士。

人流管制的配套設施：

i. 設有 1 個等候區，由工作人員安排訪客有秩序入場拜祭，本院會在等候區設立明確的中英雙語出入口指示牌及等候區指示牌。

(參閱圖 B 及圖 C 黃色區域)

ii. 在出入口路線增加中英雙語路線指示牌。

(參閱圖 B 及圖 C)

圖 B

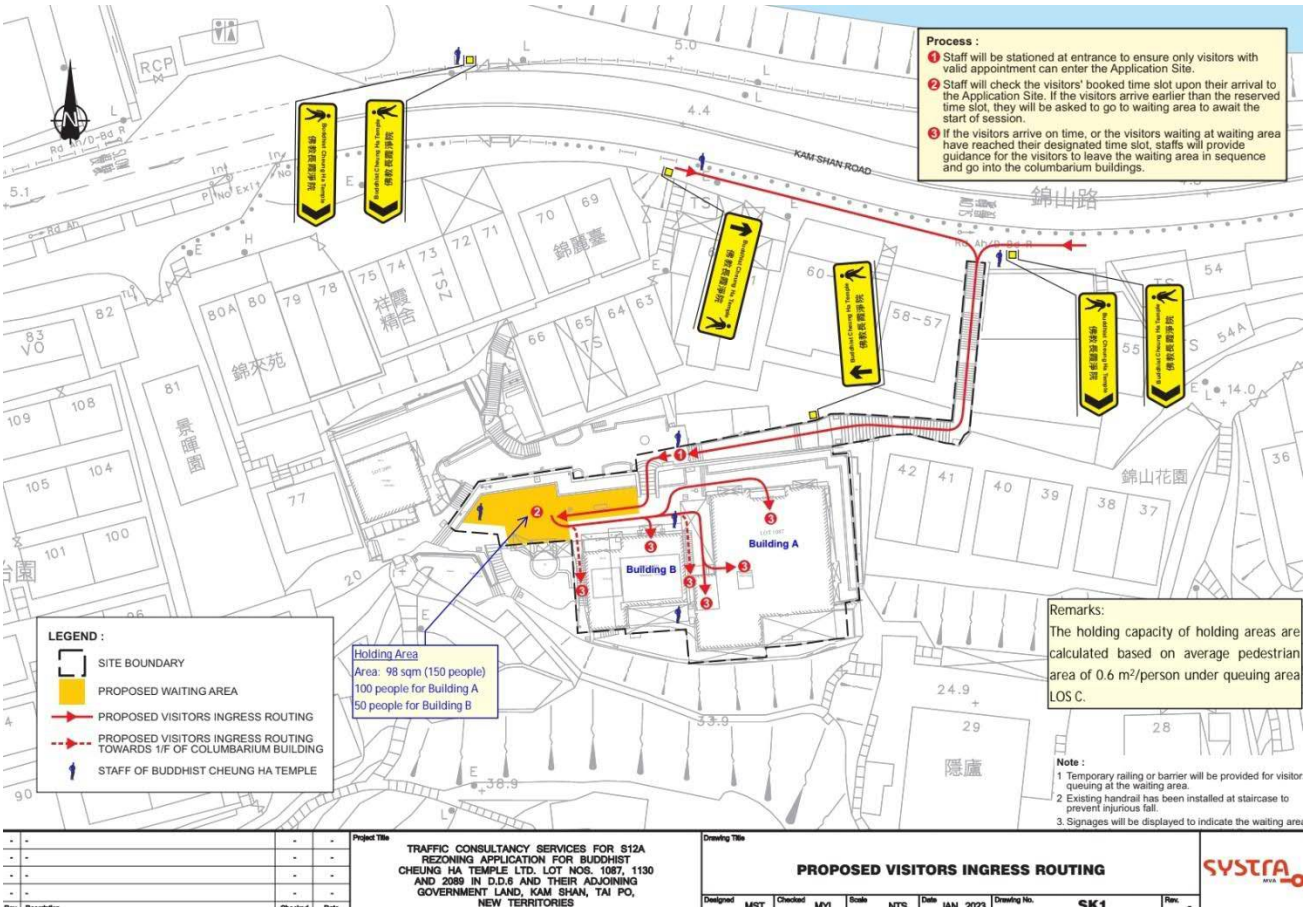
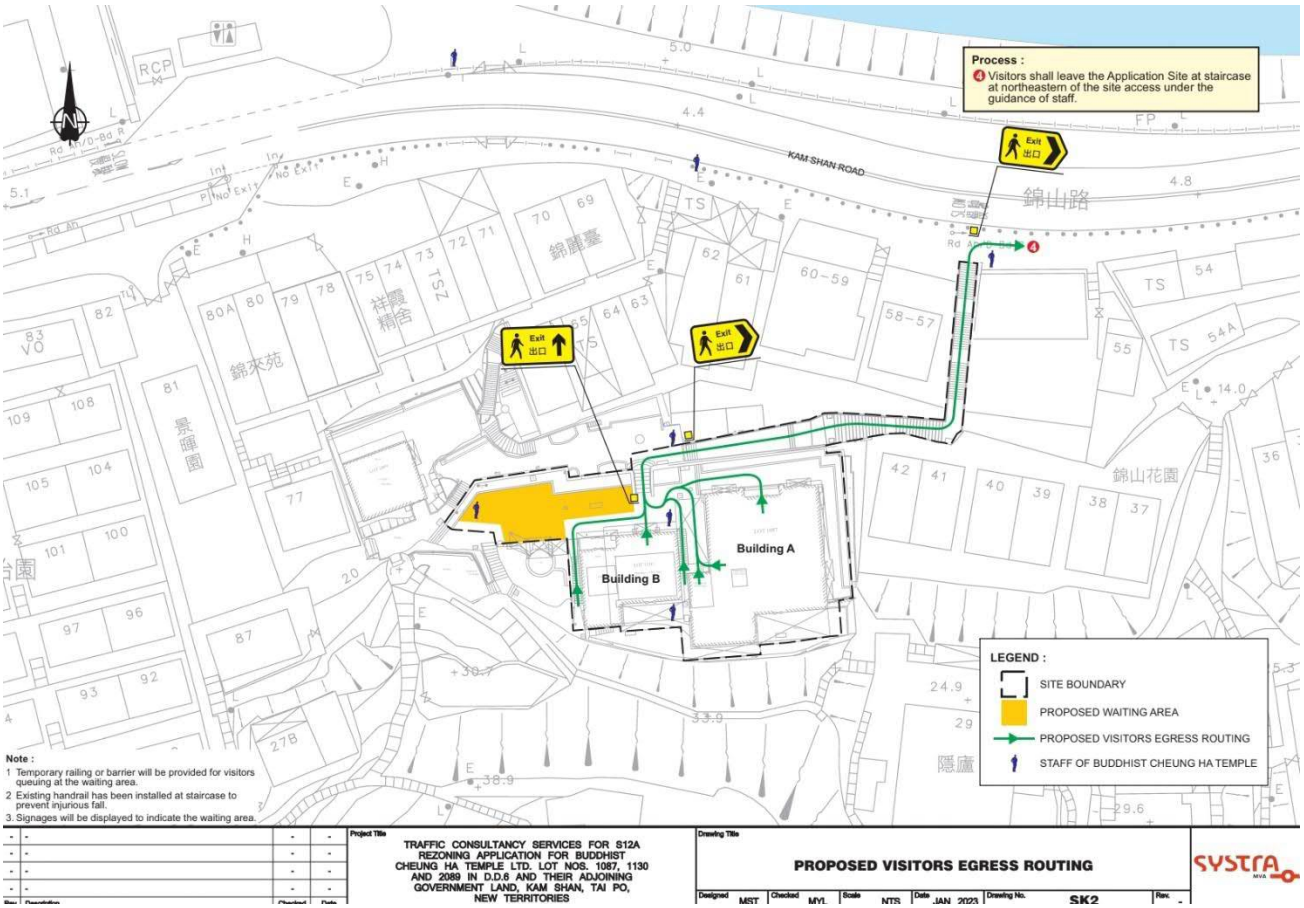

Process :
1 Staff will be stationed at entrance to ensure only visitors with valid appointment can enter the Application Site.
2 Staff will check the visitors' booked time slot upon their arrival to the Application Site. If the visitors arrive earlier than the reserved time slot, they will be asked to go to waiting area to await the start of session.
3 If the visitors arrive on time, or the visitors waiting at waiting area have reached their designated time slot, staffs will provide guidance for the visitors to leave the waiting area in sequence and go into the columbarium buildings.
KAM SHAN ROAD
錦山路
Building A
Building B
LEGEND :
SITE BOUNDARY
PROPOSED WAITING AREA
PROPOSED VISITORS INGRESS ROUTING
PROPOSED VISITORS INGRESS ROUTING TOWARDS 1/F OF COLUMBARIUM BUILDING
STAFF OF BUDDHIST CHEUNG HA TEMPLE
Holding Area
Area: 98 sqm (150 people)
100 people for Building A
50 people for Building B
Remarks:
The holding capacity of holding areas are calculated based on average pedestrian area of 0.6 m²/person under queuing area LOS C.
Note :
1 Temporary railing or barrier will be provided for visitor queuing at the waiting area.
2 Existing handrail has been installed at staircase to prevent injurious fall.
3. Signages will be displayed to indicate the waiting area
Project Title
TRAFFIC CONSULTANCY SERVICES FOR S12A REZONING APPLICATION FOR BUDDHIST CHEUNG HA TEMPLE LTD. LOT NOS. 1087, 1130 AND 2089 IN D.D.6 AND THEIR ADJOINING GOVERNMENT LAND, KAM SHAN, TAI PO, NEW TERRITORIES
Drawing Title
PROPOSED VISITORS INGRESS ROUTING
SYSTRA

圖 C



監察及廣播措施及安排：

i. 設有閉路電視系統，實時監察院內情況，保障在場人士安全。

ii. 設有院內廣播系統，在清明節及重陽節期間的特別開放時間，院方會每十分鐘廣播一次監察人流情況及指示拜祭者小心香火，準時離開及突發事件。

就人流高峰期間本院的特別安排：

增派兩組工作人員，每組四位，共八位工作人員。在入口處鑑別預約紀錄及時段正確才放行入場拜祭，早到的客人及長者由工作人員帶領到等候區等候。

本院增聘兼職人手於春秋二祭及前後以應付人流高峰期。

本院會於春秋二祭及前一週和後一週的星期六、日延長開放時間，開放時間由每日早上九時至下午五時三十分改為早上七時至晚上七時，以便分流當天人流。

本院就 MVA 建議，每 30 分鐘的可容納人數為 234 人(包括等候區)，每小時 351 人(包括等候區)，正門會有職員及保安人員當值，若人數超出上限，保安人員會禁止拜祭人士進入，與此同時，會帶領等候者到等待區。

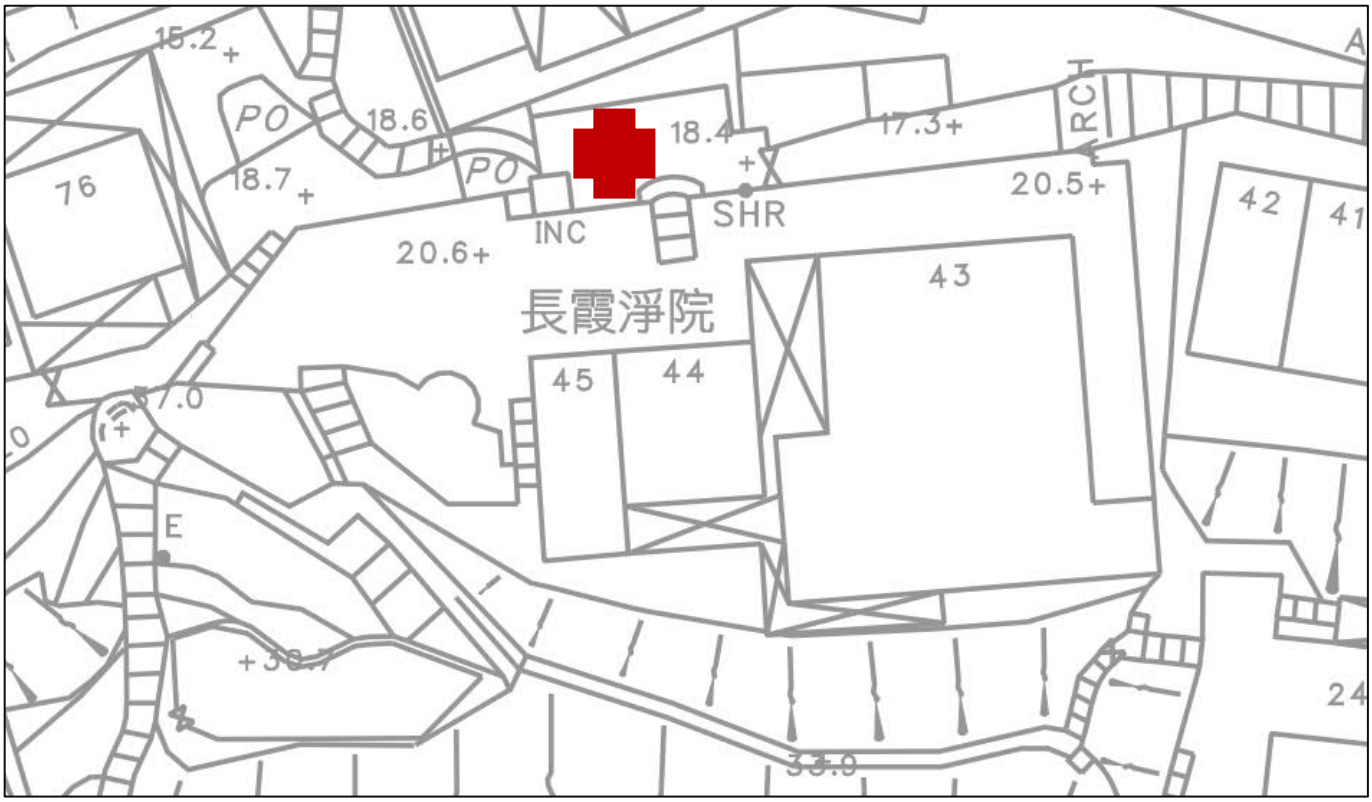
本院會於在清明節及重陽節兩星期前張貼特別告示於錦山村村公所門外告示板、本院網頁、本院電子應用程式及場地出入口，以通知本村村民及公眾人士以便他們了解本院人流高峰期的安排。

本院會於特別告示中留有本院職員聯絡電話及公司電話，以便居民反映特別情況及任何查詢。

急救服務：

i. 有需要時在清明節及重陽節正日及前一週和後一週的星期六、日會安排「聖約翰救傷隊」當值服務。
ii. 在辦事處設有急救箱及場內設有一個急救站。(見圖 D)

圖 D



6. 保安管理(以確保訪客及公眾安全)

i. 聘請智署保安服務及保安系統有限公司(牌照號碼:1712)在本院值更。

ii. 設有 24 小時閉路電視系統，確保院內設施及訪客安全。

iii. 24 小時保安人員，以保障院內和周遭的安全。

iv. 本院已購第三者保險及火險，以為拜祭人士提供保障。

7. 人手調配

本私營骨灰安置所共僱用 23 名全職員工。

高峰期本院會額外增設至 36 名員工以應付人流。(見附件一)

本院聘用 3 名日常保安，而清明節及重陽節期間的特別開放時間將增設 5 名保安，共 8 名保安，以應付掃墓高峰日子的人流。由於保安員需要不斷巡視場內的一切情況，因此沒有指定的站崗位置。保安員的職責主要應對拜祭高峰日子的人流管理；意外的出現；及罪案的發生等等。

本院十分注重職員的專業操守、工作技能、及處理突發事件的應變能力，無論在平日或是掃墓的高峰日子，長霞淨院會安排一名維修技工在場內負責應付及處理維修事宜。另外，長霞淨院聘用 4 名日常清潔什工，而清明節及重陽節期間的特別開放時間在有需要時將增設 5 名清潔什工，共 9 名清潔什工，以保持場內的衛生情況

快管理層資料：

姓名：劉穎睿先生

職位：總經理

電話：[redacted]

學歷：澳洲新南威爾斯大學商業系碩士

新西蘭梅西大學商業系學士

姓名：潘靜怡小姐

職位：副總經理

電話：[redacted]

學歷：奧克蘭科技大學工商管理系學士

姓名：朱文熙

職位：副主管

電話：[redacted]

8. 應對火警或其他緊急情況的應變方案

應對火警的設備 ：

已由認可的消防公司(利昌工程顧問有限公司)在本院安裝消防設備。

包括：

i. 於每個靈室增設消防出口指示燈

ii. 於每個靈室增設 9L Water F.E 滅火劑 21 樽

iii. 於全院室內增設緊急後備照明系統

iv. 所有木門，木器，木板樓板底都已噴淋阻燃劑

v. 每靈室當眼處，均設有走火路線圖

如職員發現火警或其他緊急情況, 本院將啟動以下程序 ：

i. 每位當值職員高聲呼叫「火警」。

ii. 立即通知控制室總務。

iii. 當值職員需協助在場人場逃離危險地點,前往集合點１，如環境仍未安全，雖前往集合地點２。

iv. 當值職員會以公眾和職員的安全為首要考慮，對緊急情況作出判斷和決定，提供即時支援，以及就需要致電 999 要求緊急援助。

v. 若當值職員認為緊急情況需要疏散院內職員和訪客，將會使用院內廣播系統作出通知及指示。

員工職責 ：

熟悉院內走火通道、逃生路線及集合地點，遇緊急情況通知總務作下一步安排，並協助拜祭人士安全離開。

負責人 ：

姓名 ： 朱文熙先生

職位 ： 副主管

聯絡電話號碼 ：[redacted]

演習、員工訓練及專業資格 ：

i. 每年會進行二次消防安全及急救演習, 並在演習後進行檢討，以提升消防安全意識。

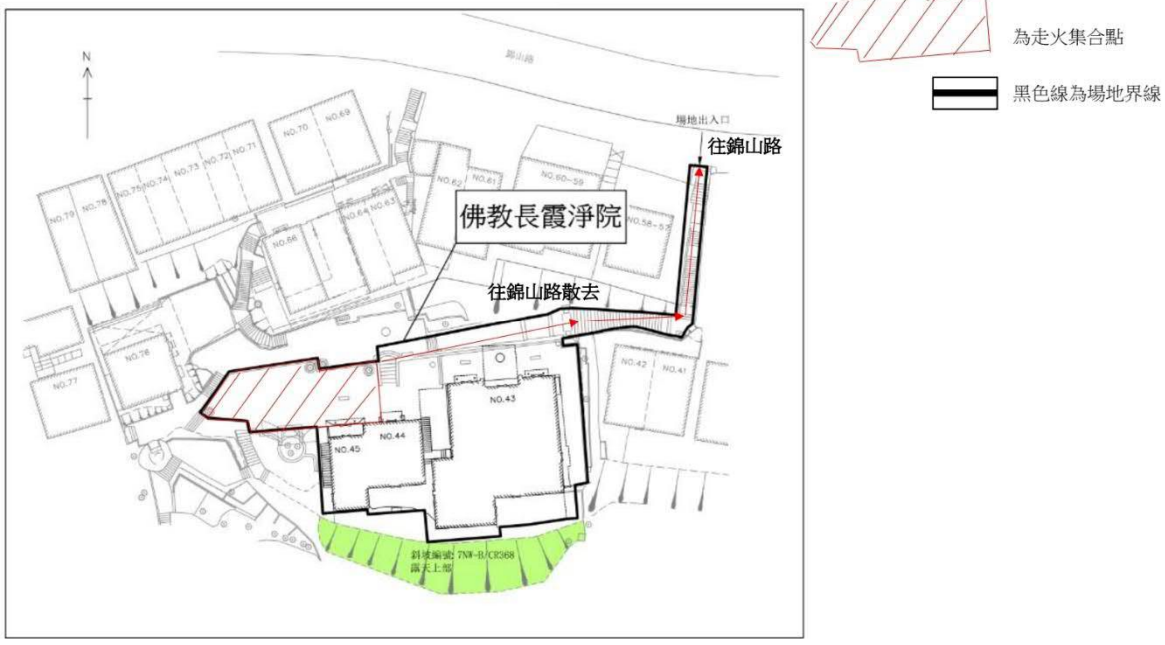
ii. 每年會有一共六名職員參加「消防安全大使計劃」。

iii. 每年會有一共三名職員參加紅十字會或聖約翰救傷隊的急救課程。

逃生路線及安全集合地點 ：

走火集合點圖

注意:當發生災害時請到集合點集合，然後往錦山路散去



9. 確保遵從發牌委員會訂明的發牌條件或發出的指引及實務守則的措施

佛教長霞淨院以專業及嚴謹的態度遵從發牌委員會訂明的發牌條件或發出的指引及實務守則的措施，本院除了自身的專業團隊外，還外聘請各類專業人士包括;

會計師 (鄭鄭會計師事務所有限公司)

土地注冊結構公程師 (建地測量規劃及地理信息系統有限公司)

建築師 (江明工程顧問有限公司)

認可人士 (李榮護建築工程師事務所有限公司)

工程師 (業成建造工程有限公司)

城市規劃師 (達材都市規劃顧問有限公司)

消防顧問公司 (利昌防火工程材料有限公司)

建築設計師 (LE 顧問有限公司)

園景設計顧問 (柏狄設計公司)

電子系統公司 (Seawing)

電子應用程式公司 (EMO)

斜坡顧問公司 (鴻智顧問有限公司)

渠務顧問公司 (英環香港有限公司)

交通顧問公司(弘達交通顧問有限公司)

以確保我們遵從刻下所有的指引，務實地完成發牌過程。

10. 投訴處理

接受投訴的途徑 ：

i. 電話 ：2652 1134

ii. 電郵 ：csinfo@cheunghatemple.org

iii. 長霞官方 Whatsapp : 55778345

iv. 「長霞淨院」電子應用程式

v. 傳真 ：2652 1101

vi. 書信 ： 寄往大埔錦山村 43 至 45 號佛教長霞淨院院長收

流程 ：

i. 如接獲投訴, 由辦事處當值員工 / 主管紀錄事件於<投訴記事簿>。

ii. 通知院長及總務有關投訴, 並檢討是否需要改善及記錄事件以作日後對照和跟進。

時 間 表 ： 在七個工作天內回覆申訴人有關事件的結果。

回應機制 ： 用 Whatsapp、電話或書信回覆。

補救行動 ： 依骨灰安置所條例處理。

記錄投訴 ： 由負責職員填寫。

11. 管理方案的執行人及批准人

i. 負責執行管理方案的人員的資料

姓名 ： 劉穎睿先生

職位 ： 總經理

聯絡電話號碼 ：[redacted]

姓名 ： 朱文熙先生

職位 ： 副主管

聯絡電話號碼 ：[redacted]

ii. 負責批准管理方案的人員的資料 ：

姓名 ： 潘冠球先生

職位 ： 院長

聯絡電話號碼 ：[redacted]

代表上述骨灰安置所提交本管理方案的人員資料

姓名 ： 潘冠球

職位 ： 院長及董事長

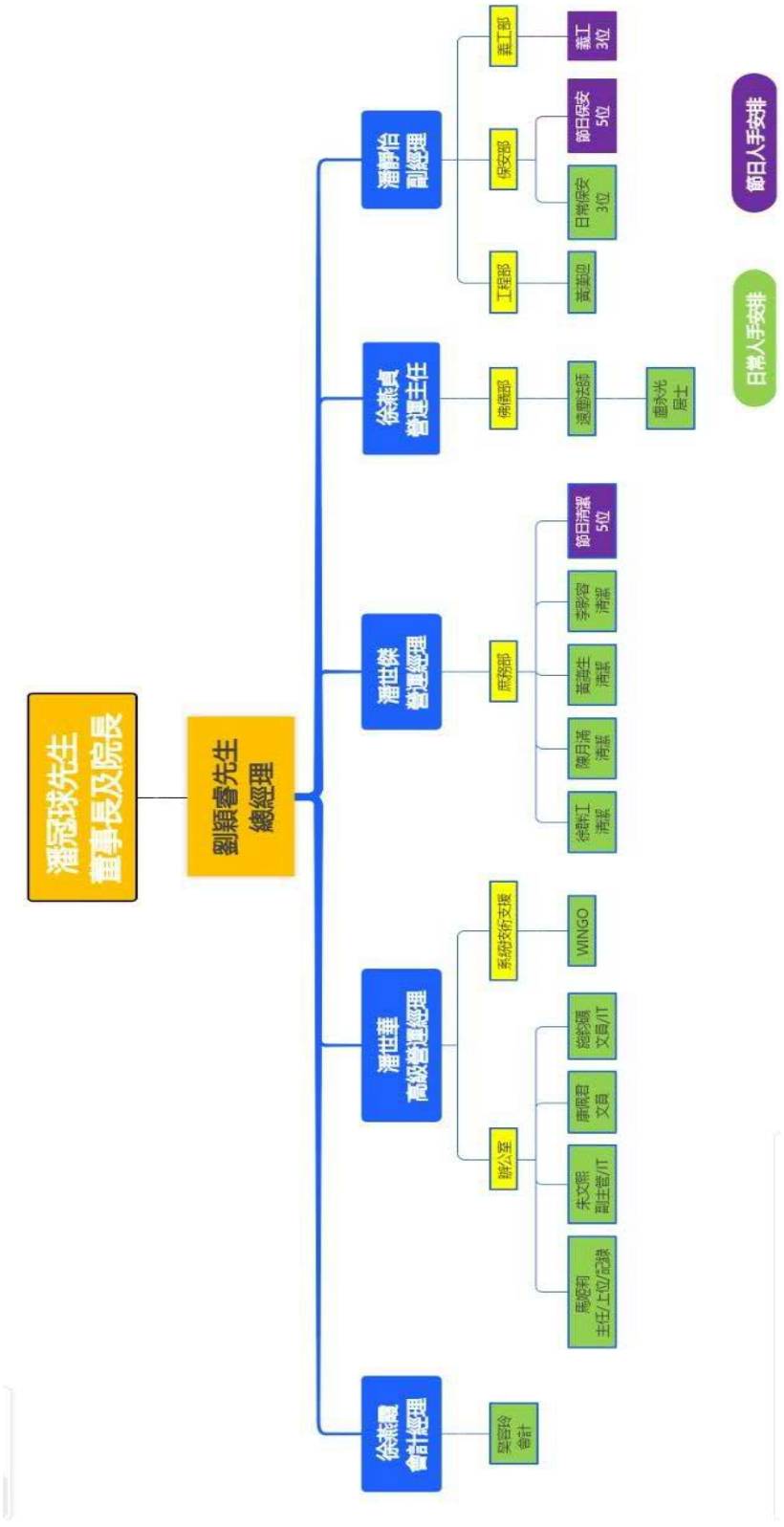
聯絡電話號碼 ：[redacted]

電郵地址 ： csinfo@cheunghatemple.org

簽署 ： _____

日期 ： - -

附件一


潘冠球先生
董事長及院長
劉穎睿先生
總經理
潘世傑
營運經理
潘世華
高級營運經理
徐漱真
營運主任
潘靜怡
副經理
徐漱蘭
會計經理
客務部
清潔
節日清潔
5位
徐湘江
陳月端
黃淑生
李碧容
清潔
清潔
清潔
清潔
系統技術支援
WINGO
辦公室
馬曉利
主任/上位/記錄
朱文熙
副主管/IT
唐鳳君
文員
施淑珊
文員/IT
工程部
保安部
潘靜怡
潘永光
黃美珍
日常保安
3位
節日保安
5位
義工部
義工
3位
客務
會計
日常人手安排
節日人手安排

Prepared for

Buddhist Cheung Ha Temple (**佛教長霞淨院**)

Prepared by

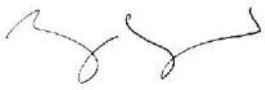
Ramboll Hong Kong Limited

REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOTS NO. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

SEWERAGE IMPACT ASSESSMENT

In association with

Toco Planning Consultants Ltd

Date	February 2025
Prepared by	Crystal Lui Assistant Environmental Consultant
Signed	
Approved by	Katie Yu Senior Manager
Signed	
Project Reference	CHTS12ASIA01
Document No.	R9427_V2.0_SIA.docx

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CHAPTERS

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APPENDICES

Appendix 2.1 Details of Sewerage Impact Assessment
Appendix 2.2 DSD's Drainage Record Plan
Appendix 2.3 CCTV Survey Report

1. INTRODUCTION

1.1 Background and Objectives

1.1.1 The Applicant operates the Buddhist Cheung Ha Temple (佛教長霞淨院), hereinafter referred to as the "Temple", at the present location at Nos. 43 - 45, Kam Shan Tsuen since 1928. The Temple has been in existence before the first Tai Po Outline Zoning Plan No. LTP/47 gazetted on 12 December 1980. The Application Site (or "the Site") falls within an area zoned "Village Type Development" ("V") on the approved Tai Po Outline Zoning Plan No. S/TP/30 ("OZP"). The Application Site includes two buildings that contain religious and columbarium uses, namely Religious Block A and Block B (i.e: Lot 1087 and 1130 in D.D.6.).

1.1.2 Buddhist Cheung Ha Temple is located in the suburban area of Tai Po at Kam Shan and is about 300 m south of Tai Wo MTR Station. See Figure 1.1 for the site location, its boundary and the environ is presented in Figure 1.2, showing the general layout of the Temple.

1.1.3 This Section 12A Rezoning Application intends to facilitate regularisation of the Columbarium as part of Buddhist Cheung Ha Temple based on the existing site boundary.

1.2 Purpose of this Submission

1.2.1 This Sewerage Impact Assessment ("SIA") examines the potential sewage discharge impacts that would be associated with operations at the Application Site, particularly during the peak seasons of visitors (i.e. Ching Ming and Chung Yeung Festivals, and their shadow periods), so as to identify the appropriate mitigation measures and sewerage upgrade/ improvement, where necessary, to alleviate the impact.

1.2.2 Ramboll Hong Kong Ltd. has been commissioned by the Applicant to conduct this SIA, and to provide technical justifications on environmental fronts in the rezoning application.

1.3 Project Location and the Environ

1.3.1 The Application Site is located at Lots No. 1087 and 1130 in D.D. 6 and their adjoining Government land at Kam Shan, Tai Po. It can be accessed from Kam Shan Road via staircases which connect the Temple to Kam Shan Road. The Temple abuts village-typed residential developments along Kam Shan Road.

1.3.2 Buddhist Cheung Ha Temple operates between 09:00 and 17:30 in non-festival periods and between 07:00 and 19:00 during peak periods (i.e. one weekend before and after Ching Ming and Chung Yeung Festival).

1.4 Project Description

1.4.1 The ancillary columbarium has been in use since 1970s. It is expected that the columbarium will have 11,726 niches, all of which could be sold once the temple acquired a licence under the *Private Columbaria Ordinance (Cap. 630)* from the FEHD.

2. SEWERAGE IMPACT ASSESSMENT

2.1 Introduction

2.1.1 This section summarises an assessment of the sewerage impact during the operation phase. It also recommends measures to mitigate such impact where necessary.

2.2 Sources of Wastewater and Sewerage Infrastructure

Sewage Sources on-site

2.2.1 Buddhist Cheung Ha Temple (佛教長霞淨院) has toilets and hand-washing basins provided on-site for use by visitors. Each toilet is equipped with hand-washing basins inside.

2.2.2 Existing facilities within the application site that produce effluents include:

1. Washroom (1 male and 1 female)
2. Hand-washing basins (a total of 4 nos. including 3 nos. in the women's washroom and 1 no. in the men's washroom).

2.2.3 Figure 2.1 shows the location of these sources of wastewater and effluent discharge network on-site. Figure 2.2 presents photos of the facilities mentioned above. Discharges from toilets and hand-washing basins are diverted to the public sewers connecting to the Application Site (Figure 2.1).

Sewerage Infrastructure in the Vicinity

2.2.4 According to drainage record plans published by the Drainage Services Department (DSD), public sewers are available along Kam Shan Road as shown in Figure 2.3 and Figure 2.4. DSD's drainage record plans are provided in Appendix 2.2.

2.2.5 Sewage from the Application Site is currently discharged to existing manhole G1 (FMH1001408) to the east of the Application Site, which then connects to manhole FMH1001060 along Kam Shan Road.

2.2.6 The current planning application is to regularise the columbarium as part of the Buddhist Cheung Ha Temple and there are no changes to the existing toilet facilities at the temple. There is no change in the existing site layout or drainage system in this Application, the existing manholes will be kept as is.

2.2.7 A CCTV survey was conducted on 7 January 2025 to verify the connection from the Application Site to the public sewerage system. Detailed findings of CCTV survey are provided in Appendix 2.3. Wastewater including effluents from washroom and hand-washing basins, are discharged from the terminal manhole FTH1000399 to existing public manhole G1 (FMH1001408) via a PVC pipe of 150mm diameter. The measured size of pipe connecting manhole G1 (FMH1001408) and G2 (FMH1001409) is 150mm and the measured length of such pipe is 6.5m.

2.2.8 The measured invert level of the existing terminal manhole at the Application Site is 19.585mPD, which is higher than the measured invert level of 13.63 mPD at the existing manhole G1 (FMH1001408). The measured invert level of the downstream pipe at G1 is 13.625 mPD, which is lower than the invert level of the upstream pipe. Thus, sewage can be discharged via the existing sewers from the terminal manhole to G1 and then G2 under gravity.

2.3 Assessment of Sewage Impact

Sewage Catchment

2.3.1 As the existing sewerage network north of Kam Shan is connected with the downstream catchment system along Pak Shing Street (Figure 2.4 and Figure 2.5), the relevant sewerage network upstream and downstream of the Application Site have been analysed in this SIA to confirm if there are adequate spare capacities in the relevant sewerage sections receiving flows from the Application Site. The sewage catchments involved in the SIA are given in Table 2.1 below and shown in Figure 2.5 and Figure 2.6, with details of the SIA appended in Appendix 2.1. Discharge from the Application Site is included as Catchment B2.

Table 2.1 Sewage Catchments Involved in this SIA

Catchment	ID	Constituent Population	Population
A	1	Kam Shan Tsuen Nos. 69 - 75, 77 - 81	101
	2	Kam Shan Tsuen Nos. 82 - 86	12
	3	Ye Yuen Estate (Kam Shan Tsuen Nos. 88 - 111)	202
	4	Kam Shek New Village Nos. 1 - 36	303
	5	Kam Shek New Village Nos. 37 - 110	619
	5.1	105 Café and Proposed Extension (Kam Shek New Village No. 105)	5
	6	Kam Shan Tusen Nos. 27B, 81D, 87	26
	7	Kam Shan Tsuen Nos. 112 - 169	488
	8	Kam Shan village houses	42
	9	Norwegian International School	220
	10	School of Everyday Life (former Buddhist Tai Kwong Middle School)	481
	11	Yat Wing Garden Phase 1 (201 - 239 Kam Shan)	328
	12	Yat Wing Garden Phase 2 (152 - 166 Shek Kwu Lung)	126
	13	Yat Wing Garden Phase 3 (168 - 173 Shek Kwu Lung) and 24A Shek Kwu Lung	51
	14	Shek Kwu Lung village houses	773
	15	Kam Shek Tsuen 130 - 138, 141	84
	16	Kam Shan 171A 171B, 172 - 175, 179 - 182 and Temporary Structures at Kam Yu Road	90
	17	Cypress (Block 1 to Block 10) at Shek Lin Road	84
	43	Pun Chun Yuen	-
B1	18	Kam Shan Tsuen No. 76 (Cheung Ha Temple office)	20
	19	Kam Shan Tsuen No. 65 – 66	12
	20	Kam Shan Tsuen Nos. 63 - 64	17

Catchment	ID	Constituent Population	Population
	21	Kam Shan Tsuen Nos. 61 - 62	17
	22	Kam Shan Tsuen Nos. 57 - 60	17
B2	23	Kam Shan Tsuen Nos. 43, 44 and 45 (Cheung Ha Temple)	36
C1	24	Kam Shan Tsuen Nos. 54, 54A, 55	23
C2	25	Kam Shan Tsuen Nos. 12 - 27 (Greenwich Garden)	90
	26	Kam Shan Tsuen Nos. 28 - 29 and nearby temporary structures	42
	27	Kam Shan Tsuen Nos. 30 - 33, 33A, 33B, 35 - 36	51
	28	Kam Shan Tsuen Nos. 37 - 42	51
C3	29	Kam Shan Tsuen Nos. 52, 52A, 52B	12
	30	Kam Shan Tsuen Nos. 1, 2, 3A and 3B	34
	31	Kam Shan Tsuen Nos. 5 - 11, 8A and 8B	76
	32	Kam Shan Tsuen Nos. 46 - 51	17
	33	Temporary structures near the junction of Hon Ka Road and Kam Shan Road	9
	34	Retail shops at the junction of Hon Ka Road and Kam Shan Road	6
D1	35	Pak Shing Street Public Toilet and Bathhouse	-
D2	36	Shui On Building (1/F - 5/F)	56
	37	Bong Hing Building (2/F - 10/F)	224
	38	Fu Shin Home for the Aged (1/F, Bong Hing Building)	71
	39	Retail shops at the G/F of Shui On Building	4
	40	Restaurants at the G/F of Shui On Building	5
	41	Retail shops at the G/F of Bong Hing Building	24
	42	Restaurants at the G/F of Bong Hing Building	5

Notes:

1. *The population in the village type development was estimated based on the number of household within each house block multiplied by the average domestic household size acquired from 2023 General Household Survey (2.8 for Tai Po).*
2. *The contribution population from retail shops is estimated with reference to Table 2 in Chapter 5 of the Hong Kong Planning Standards and Guidelines (HKPSG).*
3. *The contribution population from restaurants is estimated with reference to Figure 9 of the Commercial and Industrial Floor Space Utilization Survey.*

Sewage Generated by the Application Site

2.3.2 The current planning application is to regularise the columbarium as part of the Buddhist Cheung Ha Temple and there are no changes to the existing facilities or operation at the temple. Sewage arising from the Application Site is mainly contributed by the washroom facilities in the temple, as listed out in Figure 2.2, generated by employees and visitors. The sewage flow rate of the employee of the site is estimated to be 2.5 m^3/day, where the peak flow (with toilet flow) is expected to be 3.6 litre/sec.

2.3.3 Given a high transient population and limited toilets/ hand-washing facilities, the peak sewage flow was estimated using a facilities-constrained approach elaborated in Appendix 2.1 instead of the conventional approach outlined in the "*Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, v1*" published by EPD [ref: Report No: EPD/TP 1/05 dated March 2005].

Estimation of Average Dry-weather Flow ("ADWF") from Catchments

2.3.4 As per the EPD/TP 1/05, the average flow from each sewage catchment was estimated and presented in Appendix 2.1 based on:

$$Q_{AVERAGE} = (Q_{DOMESTIC} + Q_{COMMERCIAL} + Q_{INSTITUTIONAL} + Q_{INDUSTRIAL}) \times P_{CIF}$$

where

$Q_{DOMESTIC}$	=	Average dry weather domestic flow
$Q_{COMMERCIAL}$	=	Average dry weather commercial flow
$Q_{INSTITUTIONAL}$	=	Average dry weather institutional flow
$Q_{INDUSTRIAL}$	=	Average dry weather industrial flow
P_{CIF}	=	Catchment inflow factor to account for overall ingress of water or wastewater to the sewerage system (1.00 for Tai Po)

2.3.5 The individual ADWF in each catchment are calculated by multiplying the population with the relevant unit flow factors given in Table T-1 and Table T-2 in EPD/TP 1/05 (Appendix 2.1).

Peak Flow Estimation for the Catchments

2.3.6 To account for diurnal and seasonal flow variation with stormwater allowance, the average dry weather flows from each catchment have been scaled up by the population dependent peaking factor given in Table T-5 in EPD/TP 1/05 (Appendix 2.1).

$$Q_{PEAK} = Q_{AVERAGE} \times P$$

where

Q_{PEAK}	=	Peak flow
$Q_{AVERAGE}$	=	Average dry weather flow, ADWF
P	=	Peaking factor to account for the diurnal and seasonal flow variation with stormwater allowance

Overall Peak Flows from the Catchments

2.3.7 The estimated sewage generated from upstream and downstream catchments have been included in the calculations in Appendix 2.1.

Results of SIA

2.3.8 Results given in Table 4 of Appendix 2.1 indicate that sewage contribution from the Application Site and catchment areas would be well within the capacities of the existing sewers along Kam Shan Road.

2.3.9 As such, no new sewerage network nor upgrading works are required. As all sewage will eventually be conveyed to Tai Po Sewage Treatment Works for treatment prior to marine disposal, no unacceptable local water quality impact is anticipated.

3. CONCLUSION

3.1 Overall Conclusion

3.1.1 A Section 12A Rezoning Application is necessary to facilitate regularisation of the present Columbarium, which has been in use since 1970s.

3.1.2 As the Columbarium has been established and in operation within the existing structures, no construction, addition or alteration works will be required. The Columbarium is projected to have a total of 11,726 sold niches after the temple has acquired the licence under the *Private Columbaria Ordinance (Cap. 630)* from the FEHD.

3.1.3 Public sewers have already been installed to discharge sewage generated from the Application Site. Given limited toilet facilities, and observed short stay of visitors, a surge in sewage generation during the peak seasons is not envisaged.

3.1.4 Results of this sewerage impact assessment confirm that the existing sewerage catchment would have enough capacity to handle peak flows from the Application Site during peak seasons (Ching Ming or Chung Yeung Festivals) as well as peak flows from other relevant catchments based on the existing toilet facilities in the temple. The sewage flow in the receiving public sewers contributed by the Application Site would be within the capacities of the downstream pipes. Sewage generated from the Application Site will be conveyed to Tai Po Sewage Treatment Works for treatment.

Figure

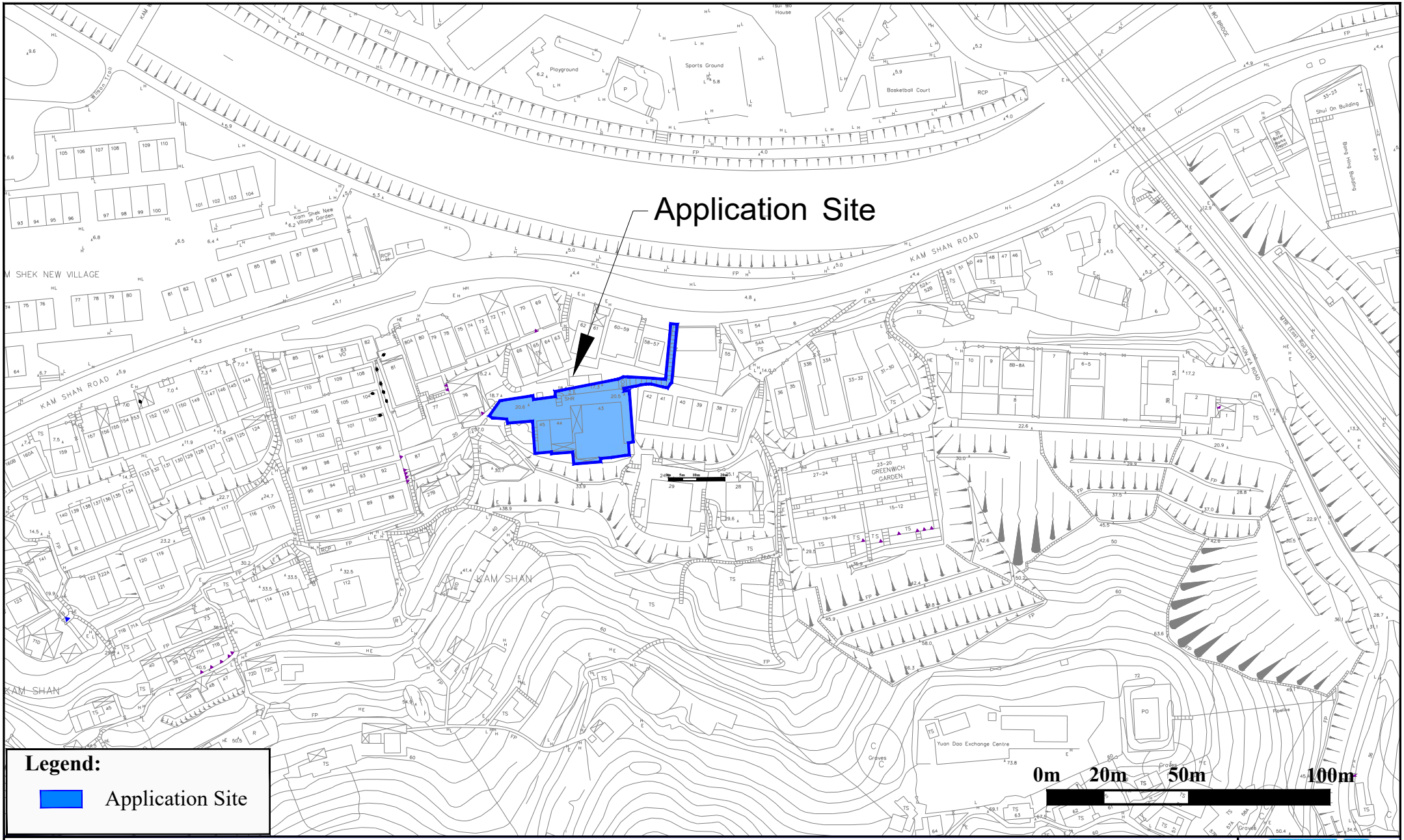


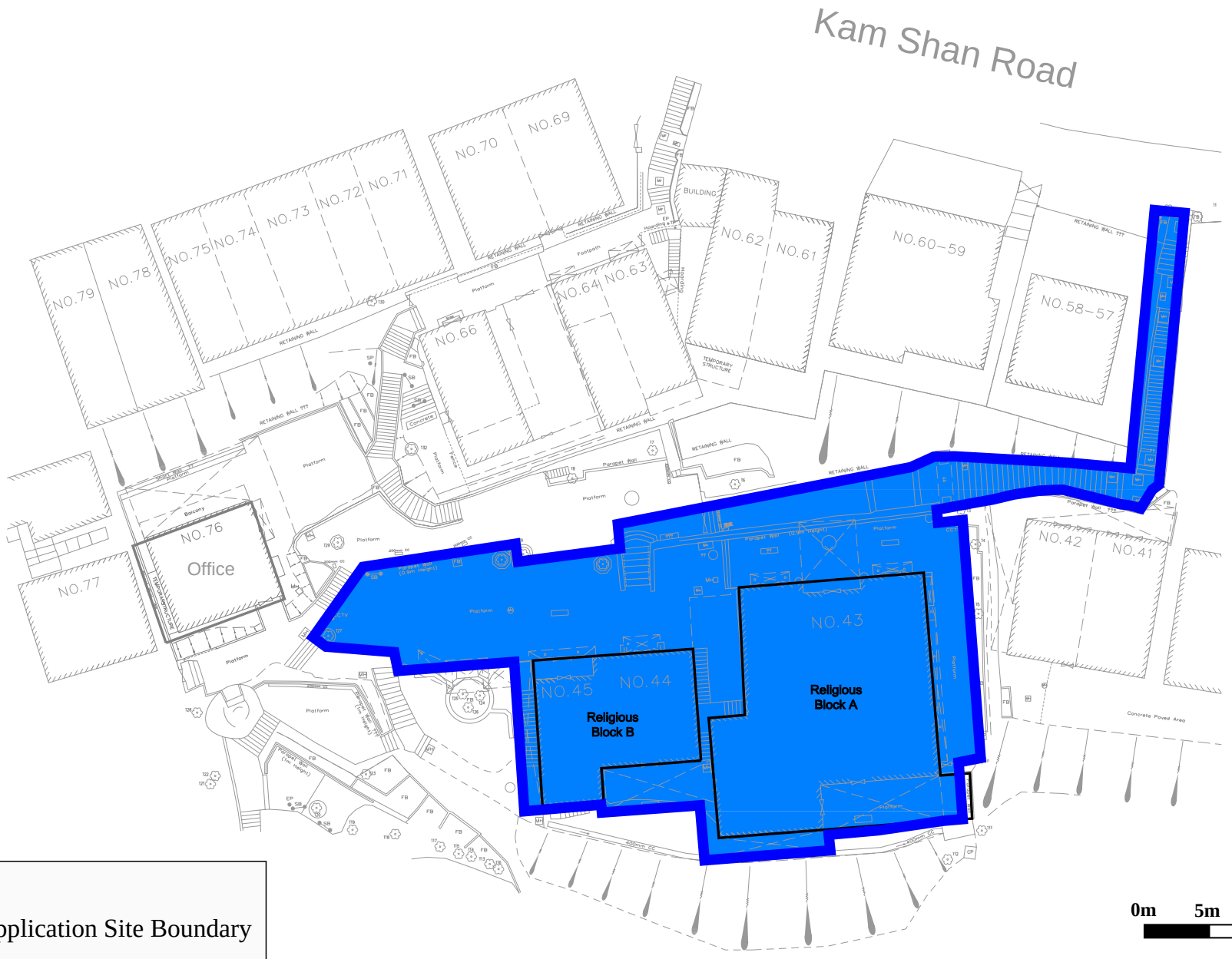
Figure: 1.1

Title: Location of Application Site

Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po

RAMBOLL

Drawn by:	JW
Checked by:	KY
Rev.:	1.3
Date:	Sep 2024



Legend:

Application Site Boundary

Figure:	1.2
Title:	Layout of Application Site
Project:	Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po

RAMBOLL

Drawn by:	JW
Checked by:	KY
Rev.:	1.0
Date:	Aug 2024

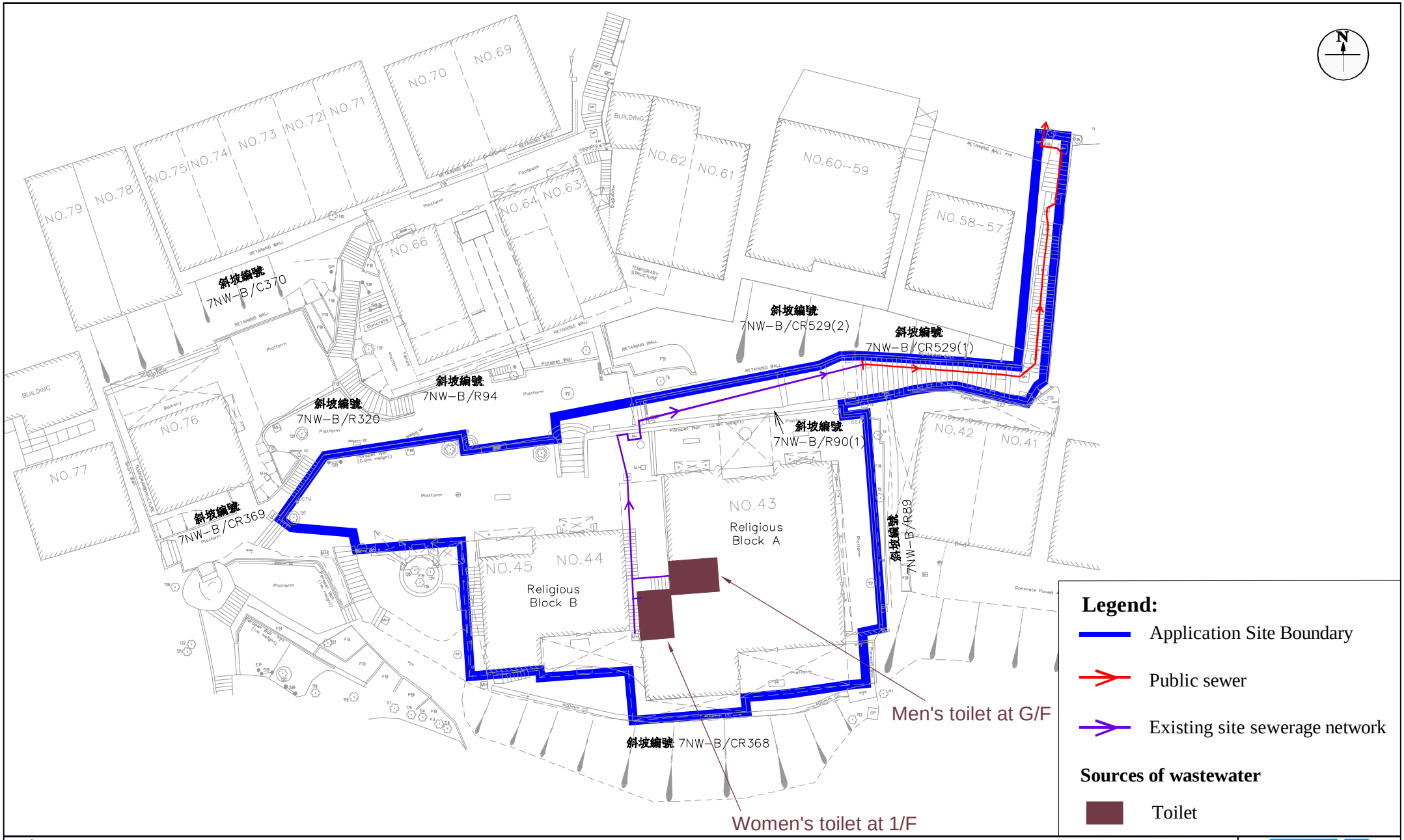


Figure: 2.1

Title: Sources of wastewater generated from the Application Site

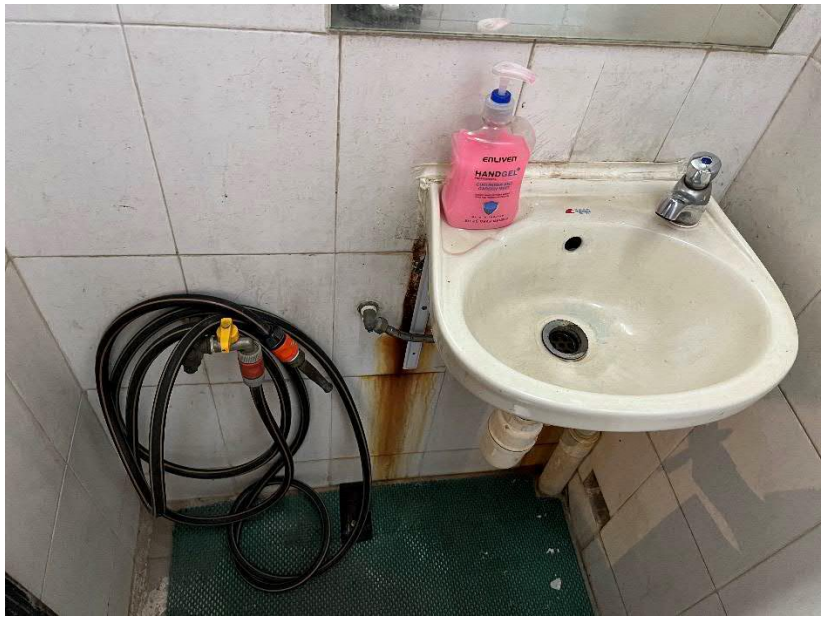
Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 and 2089 in DD6 and adjoining Government land, Tai Po

RAMBOLL

Drawn by:	CL
Checked by:	KY
Rev.:	2.0
Date:	Feb 2025

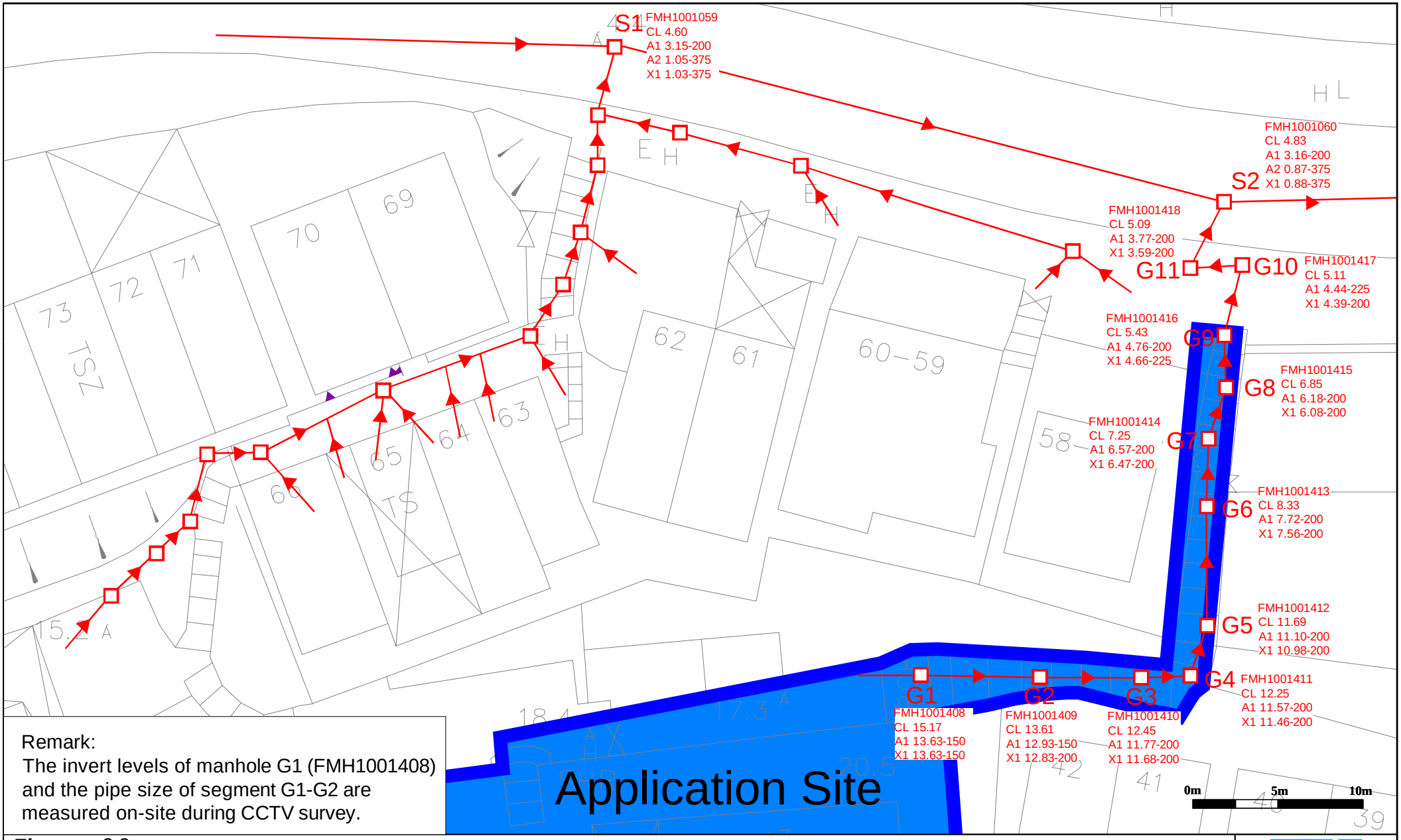


Women's Toilet with washing basins (3 nos.) and water closets (4 nos.)



Men's Toilet with washing basin (1 no.), urinals (3 nos.) and water closet (1 no.)

Figure: 2.2	RAMBOLL
Title: Sources of Wastewater on site	Drawn by: JW
	Checked by: KY
Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po	Rev.: 1.0
	Date: May 2024



Remark:
The invert levels of manhole G1 (FMH1001408) and the pipe size of segment G1-G2 are measured on-site during CCTV survey.

Figure: 2.3

Title: Existing Sewerage Infrastructure in the Vicinity of the Application Site

Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po

RAMBOLL

Drawn by: CL
Checked by: KY
Rev.: 2.0
Date: Feb 2025

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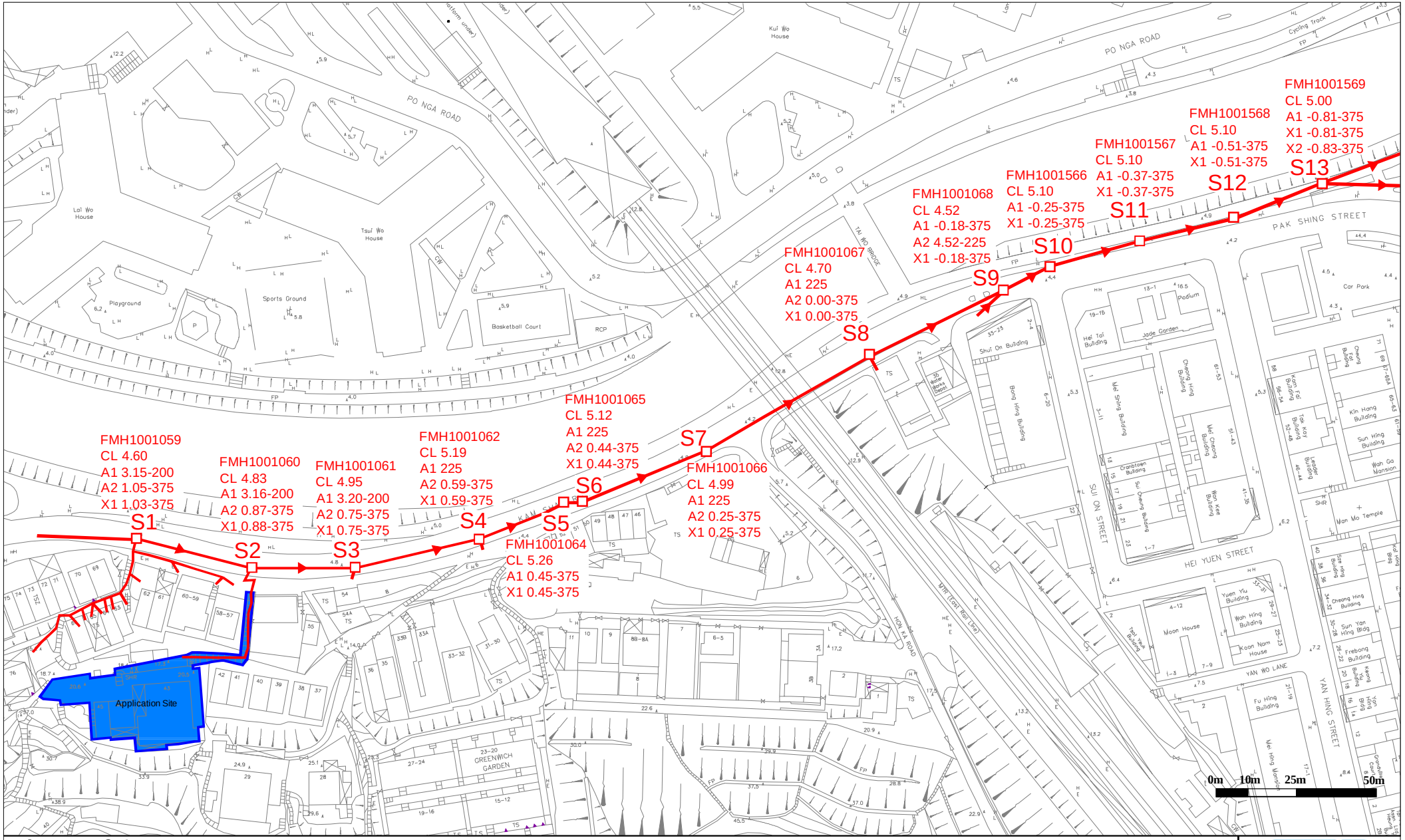


Figure: 2.4	RAMBOLL
Title: Existing Sewerage Infrastructure North of Kam Shan	Drawn by: JW
	Checked by: KY
Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po	Rev.: 1.0
	Date: May-2024

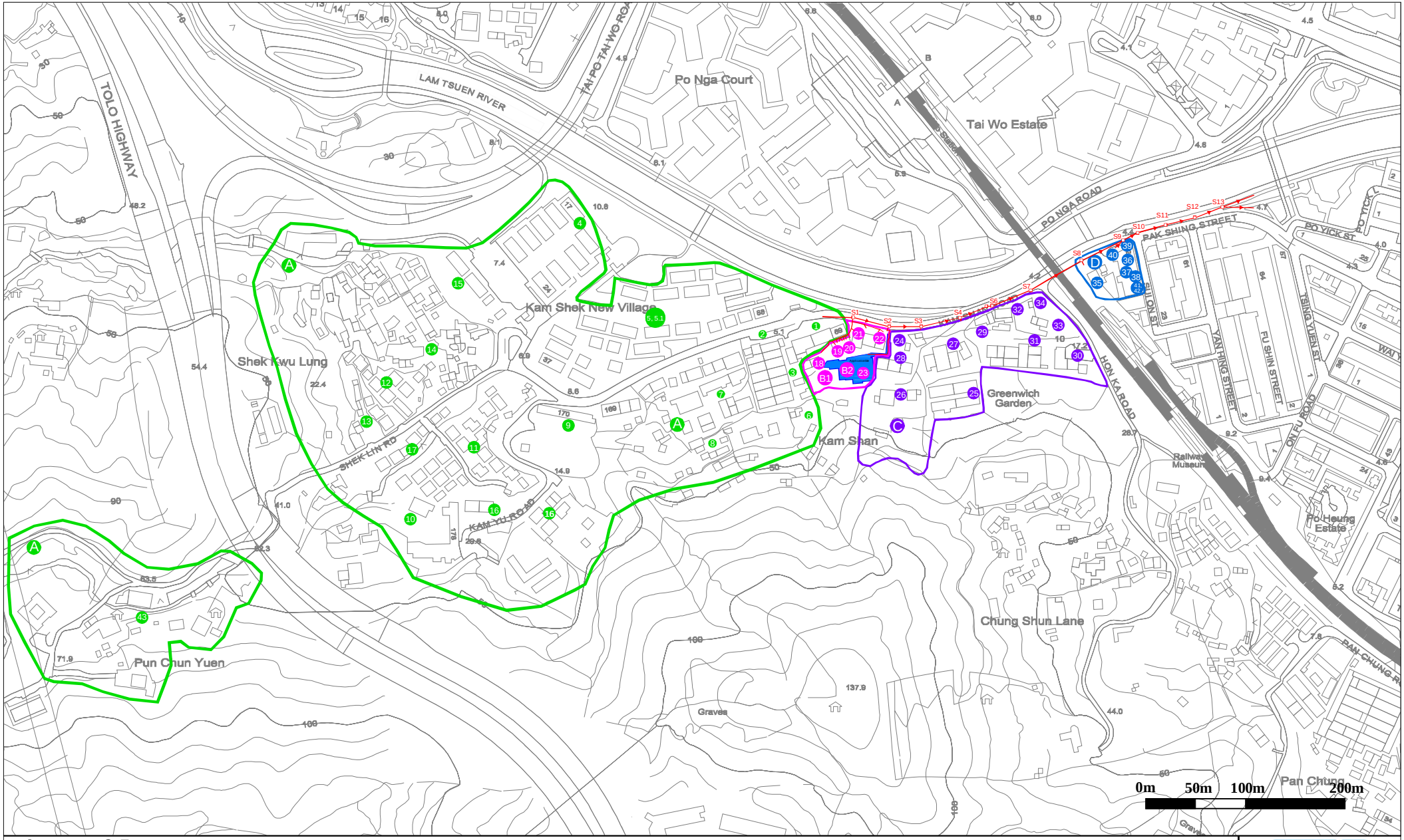


Figure: 2.5	RAMBOLL
Title: Catchments Identified in the Sewerage Network Assessed under SIA for the Adequacy of Capacity (1 of 2)	Drawn by: JW
	Checked by: KY
Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po	Rev.: 1.0
	Date: May-2024

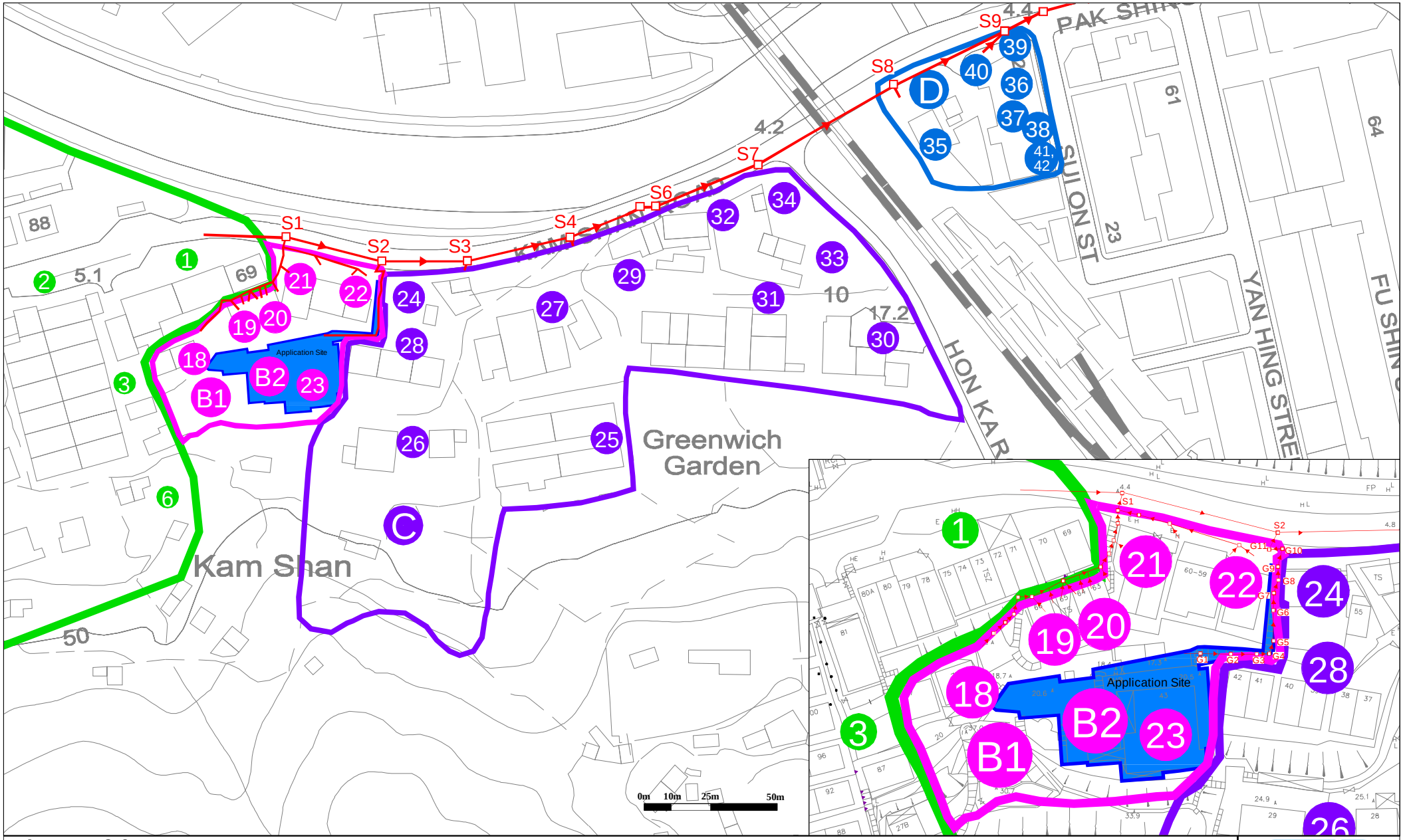


Figure: 2.6	RAMBOLL
Title: Catchments Identified in the Sewerage Network assessed under SIA for the Adequacy of Capacity (2 of 2)	Drawn by: JW
	Checked by: KY
Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po	Rev.: 1.0
	Date: May-2024

Appendix 2.1 Details of Sewerage Impact Assessment

Table 1 Estimated Sewage Generated from the Application Site

Application Site: Kam Shan Tsuen Nos. 43, 44 and 45 (Cheung Ha Temple)

2a. Number of employees	=	36	people (provided by Buddist Cheung Ha Temple)
2b. Design flow	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)
2c. Sewage Generation rate	=	**10.1**	m^3/day
2d. Wash Basin (1 in Male toilet + 3 in Female toilet)	=	1.2	litre/sec (DU of 0.3 L/s per basin) (1)
2e. Single Urinals with cistern (3 in Male toilet)	=	1.2	litre/sec (DU of 0.4 L/s per urinal) (1)
2f. WC with cistern (1 in Male toilet + 4 in Female toilet)	=	9.0	litre/sec (DU of 1.8 L/s per WC) (1)
2g. Frequency of use (K) (2)	=	1.0	
2h. Wastewater Flow Rate (3)	=	**3.4**	litre/sec

Sub-total Application Site (Temple) discharged to Manhole G1 (FMH1001408) (Catchment B2)

Flow Rate	=	10.1	m^3/day
Contributing Population	=	37	people
Peaking factor	=	8	Refer to Table T-5 of GESF for population <1,000 including stormwater allowance
Peak Flow	=	**0.9**	litre/sec
Peak Flow with Toilet Flow	=	**4.3**	litre/sec

Note:

(1) Institution of Plumbing – Table 5 (which gives the discharge unit values (DU), in litres per second, for common appliances) under "Sanitary plumbing and drainage" on page 112 in *Plumbing Engineering Services Design Guide* (IoP Guide)

(2) Frequency of use (K) = 1.0 (congested use, e.g. toilets and/ or showers open to the public) for asessment of peak design flow, Institution of Plumbing – Table 6 under "Sanitary plumbing and drainage" on page 112 in IoP Guide

(3) Wastewater flow rate = K ´ $\sqrt{\sum}$DU (for assessment of peak design flow presented under "Sanitary plumbing and drainage" on page 112 in IoP Guide)

Table 2 Hydraulic Capacity of Existing Sewers at Kam Shan Road, Tai Po

Segment	Manhole Reference	Manhole Reference	Pipe Dia.	Pipe Length	Invert Level 1	Invert Level 2	g	k_s	s	v	V	Area	Q	Estimated Capacity
			mm	m	mPD	mPD	m/s^2	m		m^2/s	m/s	m^2	m^3/s	L/s
S1-S2	FMH1001059	FMH1001060	375	36.5	1.03	0.87	9.81	0.0006	0.004	0.000001	1.20	0.11	0.13	132
G1-G2	FMH1001408	FMH1001409	150	6.5	13.63	12.93	9.81	0.0006	0.107	0.000001	3.31	0.02	0.06	59
G2-G3	FMH1001409	FMH1001410	200	5.4	12.83	11.77	9.81	0.0006	0.197	0.000001	5.42	0.03	0.17	170
G3-G4	FMH1001410	FMH1001411	200	2.4	11.68	11.57	9.81	0.0006	0.046	0.000001	2.62	0.03	0.08	82
G4-G5	FMH1001411	FMH1001412	200	2.5	11.46	11.10	9.81	0.0006	0.142	0.000001	4.60	0.03	0.14	144
G5-G6	FMH1001412	FMH1001413	200	6.4	10.98	7.72	9.81	0.0006	0.511	0.000001	8.74	0.03	0.27	275
G6-G7	FMH1001413	FMH1001414	200	3.4	7.56	6.57	9.81	0.0006	0.293	0.000001	6.61	0.03	0.21	208
G7-G8	FMH1001414	FMH1001415	200	2.5	6.47	6.18	9.81	0.0006	0.114	0.000001	4.12	0.03	0.13	130
G8-G9	FMH1001415	FMH1001416	200	2.4	6.08	4.76	9.81	0.0006	0.555	0.000001	9.11	0.03	0.29	286
G9-G10	FMH1001416	FMH1001417	225	3.5	4.66	4.44	9.81	0.0006	0.063	0.000001	3.30	0.04	0.13	131
G10-G11	FMH1001417	FMH1001418	200	2.4	4.39	3.77	9.81	0.0006	0.261	0.000001	6.24	0.03	0.20	196
G11-S2	FMH1001418	FMH1001060	200	3.9	3.59	3.16	9.81	0.0006	0.112	0.000001	4.08	0.03	0.13	128
S2-S3	FMH1001060	FMH1001061	375	31.4	0.88	0.75	9.81	0.0006	0.004	0.000001	1.16	0.11	0.13	128
S3-S4	FMH1001061	FMH1001062	375	39.4	0.75	0.59	9.81	0.0006	0.004	0.000001	1.15	0.11	0.13	127
S4-S5	FMH1001062	FMH1001064	375	28.5	0.59	0.45	9.81	0.0006	0.005	0.000001	1.27	0.11	0.14	140
S5-S6	FMH1001064	FMH1001065	375	4.4	0.45	0.44	9.81	0.0006	0.002	0.000001	0.86	0.11	0.09	95
S6-S7	FMH1001065	FMH1001066	375	41.5	0.44	0.25	9.81	0.0006	0.005	0.000001	1.22	0.11	0.13	135
S7-S8	FMH1001066	FMH1001067	375	58.6	0.25	0.00	9.81	0.0006	0.004	0.000001	1.18	0.11	0.13	130
S8-S9	FMH1001067	FMH1001068	375	45.0	0.00	-0.18	9.81	0.0006	0.004	0.000001	1.14	0.11	0.13	126
S9-S10	FMH1001068	FMH1001566	375	16.4	-0.18	-0.25	9.81	0.0006	0.004	0.000001	1.18	0.11	0.13	130
S10-S11	FMH1001566	FMH1001567	375	28.5	-0.25	-0.37	9.81	0.0006	0.004	0.000001	1.17	0.11	0.13	129
S11-S12	FMH1001567	FMH1001568	375	30.2	-0.37	-0.51	9.81	0.0006	0.005	0.000001	1.23	0.11	0.14	136
S12-S13	FMH1001568	FMH1001569	375	28.5	-0.51	-0.81	9.81	0.0006	0.011	0.000001	1.86	0.11	0.21	205

Remarks: (1) g=gravitational acceleration; k_s=equivalent sand roughness; s=gradient; v=kinematic viscosity of water; V=mean velocity

(2) The value of k_s = 0.6mm is used for the calculation of slimed clayware sewer, poor condition with velocity of approximately 1.2 m/s (based on Table 5: Recommended roughness values in Sewerage Manual)

(3) The value of velocity (V) is referred to the Tables for the hydraulic design of pipes, sewers and channels (8th edition)

(4) Equation used: $V = -\sqrt{(8gDs)}\log\left(\frac{k_s}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$

(5) The invert level of FMH1001408 is measured to be 16.625mPD during CCTV survey, which is rounded to 2 d.p. for calculation.

(6) The pipe length and pipe diameter of segment G1-G2 are measured to be 6.5m and 150mm respectively during CCTV survey.

Table 3a Calculation for Sewage Generation Rate of the Existing Surrounding (Catchment A)

Catchment A

1. Kam Shan Tsuen Nos. 69 - 75, 77 - 81

1a. Assumed number of residents	=	101	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
1b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
1c. Sewage Generation rate	=	**27.3**	m^3/day

2. Kam Shan Tsuen Nos. 82-86

2a. Assumed number of residents	=	12	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
2b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
2c. Sewage Generation rate	=	**3.2**	m^3/day

3. Ye Yuen Estate (Kam Shan Tsuen Nos. 88-111)

3a. Assumed number of residents	=	202	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
3b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
3c. Sewage Generation rate	=	**54.5**	m^3/day

4. Kam Shek New Village Nos. 1-36

4a. Assumed number of residents	=	303	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
4b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
4c. Sewage Generation rate	=	**81.8**	m^3/day

5. Kam Shek New Village Nos. 37-110

5a. Assumed number of residents	=	619	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
5b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
5c. Sewage Generation rate	=	**167.1**	m^3/day

5.1. 105 Café and Proposed Extension (Kam Shek New Village No. 105)

Reference: Planning application A/TP/679 (https://www.ozp.tpb.gov.hk/api/Perm/Gist?caseNo=A%2fTP%2f679&lang=EN&ext=pdf&dType=in)

5ia. Assumed Floor Area	=	99.4	m^2
5ib. Assumed floor area per employee	=	19.6	m^2 per employee -- (refer to Table 8 of CIFSUS - Restaurants)
5ic. Total number of employees	=	5	employees
5id. Design flow for commercial employee	=	1.58	m^3/employee/day -- (refer to Table T-2 of GESF - J10 Restaurants & Hotels)
5ie. Sewage Generation rate	=	**8**	m3/day

6. Kam Shan Tusen Nos. 27B, 81D, 87

6a. Assumed number of residents	=	26	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
6b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
6c. Sewage Generation rate	=	**7.0**	m^3/day

7. Kam Shan Tsuen Nos. 112-169

7a. Assumed number of residents	=	488	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
7b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
7c. Sewage Generation rate	=	**131.8**	m^3/day

8. Kam Shan Village Houses

8a. Assumed number of residents	=	42	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
8b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
8c. Sewage Generation rate	=	**11.3**	m^3/day

9. Norwegian International School

Reference: https://en.wikipedia.org/wiki/Norwegian_International_School

9a. Total number of teachers & staff	=	20	teachers & staff
9c. Design flow for teachers & staff	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)
9b. Total number of students	=	200	students
9d. Design flow for students	=	0.04	m^3/person/day -- (School Student in Table T-2 of GESF)
9e. Sewage Generation rate	=	**13.6**	m^3/day

10. School of Everyday Life (former Buddhist Tai Kwong Middle School)

Reference:
https://www.schooland.hk/ss/btkchc#:~:text=%E8%B7%9F%E5%85%B6%E4%BB%96440%20%E9%96%93%E5%AD%B8%E6%A0%A1,2021%2F2022%20%E5%AD%B8%E5%B9%B4%E7%9A%84%E6%95%B8%E6%93%9A%E3%80%82
https://www.btkchc.edu.hk/image/catalog/school_plan/Report/2122_school_report.pdf

10a. Total number of teachers & staff	=	53	teachers & staff
10c. Design flow for teachers & staff	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)
10b. Total number of students	=	428	students
10d. Design flow for students	=	0.04	m^3/person/day -- (School Student in Table T-2 of GESF)
10e. Sewage Generation rate	=	**32.0**	m^3/day

11. Yat Wing Garden Phase 1 (201-239 Kam Shan)

11a. Assumed number of residents	=	328	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
11b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
11c. Sewage Generation rate	=	**88.6**	m^3/day

12. Yat Wing Garden Phase 2 (152-166 Shek Kwu Lung)

12a. Assumed number of residents	=	126	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
12b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
12c. Sewage Generation rate	=	**34.0**	m^3/day

Table 3a Calculation for Sewage Generation Rate of the Existing Surrounding (Catchment A)

13. Yat Wing Garden Phase 3 (168-173 Shek Kwu Lung) and 24A Shek Kwu Lung

13a. Assumed number of residents	=	51	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
13b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
13c. Sewage Generation rate	=	**13.8**	m^3/day

14. Shek Kwu Lung Village Houses

14a. Assumed number of residents	=	773	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
14b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
14c. Sewage Generation rate	=	**208.7**	m^3/day

15. Kam Shek Tsuen 130-138, 141

15a. Assumed number of residents	=	84	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
15b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
15c. Sewage Generation rate	=	**22.7**	m^3/day

16. Kam Shan 171A 171B, 172 - 175, 179 - 182 and Temporary Structures at Kam Yu Road

16a. Assumed number of residents	=	90	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
16b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
16c. Sewage Generation rate	=	**24.3**	m^3/day

17. Cypress (Blocks 1 to 10) at Shek Lin Road

17a. Assumed number of residents	=	84	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
17b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
17c. Sewage Generation rate	=	**22.7**	m^3/day

43. Pun Chun Yuen

Reference: Planning Application A/TP/681 (https://www.ozp.tpb.gov.hk/api/Perm/Gist?caseNo=A%2fTP%2f681&lang=EN&ext=pdf&dType=in)

43a. Sewage Generation rate	=	**17.6**	m^3/day

Sub-total Catchment A discharged to Manhole S1 (FMH1001059)

Flow Rate	=	969.9	m^3/day
Contributing Population	=	3592	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 1,000-5,000 including stormwater allowance
Peak Flow	=	**67.4**	litre/sec

Table 3b Calculation for Sewage Generation Rate of the Existing Surrounding (Catchment B)

Catchment B1

18. Kam Shan Tsuen No. 76 (Cheung Ha Temple Office)

18a. Assumed number of employees	=	20	(as advised by Cheung Ha Temple)
18b. Design flow	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)
18c. Sewage Generation rate	=	**5.6**	m^3/day

19. Kam Shan Tusen No. 65-66

19a. Assumed number of residents	=	12	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
19b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
19c. Sewage Generation rate	=	**3.2**	m^3/day

20. Kam Shan Tsuen Nos. 63-64

20a. Assumed number of residents	=	17	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
20b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
20c. Sewage Generation rate	=	**4.6**	m^3/day

21. Kam Shan Tsuen Nos. 61-62

21a. Assumed number of residents	=	17	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
21b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
21c. Sewage Generation rate	=	**4.6**	m^3/day

22. Kam Shan Tsuen Nos. 57-60

22a. Assumed number of residents	=	17	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
22b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
22c. Sewage Generation rate	=	**4.6**	m^3/day

Sub-total Catchment B1 discharged to Manhole S1 (FMH1001059)

Flow Rate	=	22.6	m^3/day
Contributing Population	=	84	people
Peaking factor	=	8	Refer to Table T-5 of GESF for population <1,000 including stormwater allowance
Peak Flow	=	**2.1**	litre/sec
Peak Flow with Basin	=	**2.1**	litre/sec

Sub-total Catchment A + B1 discharged to Manhole S1 (FMH1001059)

Flow Rate	=	992.5	m^3/day
Contributing Population	=	3676	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 1,000-5,000 including stormwater allowance
Peak Flow	=	**68.9**	litre/sec
Peak Flow with Basin	=	**68.9**	litre/sec

Catchment B2 (Application Site)

23. Kam Shan Tsuen Nos. 43, 44 and 45 (Cheung Ha Temple)

23a. Assumed number of employees	=	36	people (provided by Buddist Cheung Ha Temple)
23b. Design flow	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)
23c. Sewage Generation rate	=	**10.1**	m^3/day
23d. Wash Basin (1 Male + 3 Female)	=	1.2	litre/sec (DU of 0.3 L/s per basin)
23e. Single Urinals with cistern (3 Male)	=	1.2	litre/sec (DU of 0.4 L/s per urinal)
23f. WC with cistern (1 Male + 4 Female)	=	9.0	litre/sec (DU of 1.8 L/s per WC)
23g. Frequency of use (K)	=	1.0	
23h. Wastewater Flow Rate	=	**3.4**	litre/sec

Sub-total Catchment A + B1 + B2 discharged to Manhole S2 (FMH1001060)

Flow Rate	=	1002.5	m^3/day
Contributing Population	=	3713	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 1,000-5,000 including stormwater allowance
Peak Flow	=	**69.6**	litre/sec
Peak Flow with Basin	=	**73.0**	litre/sec

Table 3c Calculation for Sewage Generation Rate of the Existing Surrounding (Catchment C)

Catchment C1

24. Kam Shan Tsuen Nos. 54, 54A, 55

24a. Assumed number of residents	=	23	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
24b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
24c. Sewage Generation rate	=	**6.2**	m^3/day

Sub-total Catchment A + B1 + B2 + C1 discharged to Manhole S3 (FMH1001061)

Flow Rate	=	1008.7	m^3/day
Contributing Population	=	3736	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 1,000-5,000 including stormwater allowance
Peak Flow	=	**70.0**	litre/sec
Peak Flow with Basin and Toilet Flow	=	**73.4**	litre/sec

Catchment C2

25. Kam Shan Tsuen Nos. 12 - 27 (Greenwich Garden)

25a. Assumed number of residents	=	90	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
25b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
25c. Sewage Generation rate	=	**24.3**	m^3/day

26. Kam Shan Tsuen Nos. 28 - 29 and nearby temporary structures

26a. Assumed number of residents	=	42	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
26b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
26c. Sewage Generation rate	=	**11.3**	m^3/day

27. Kam Shan Tsuen Nos. 30 - 33, 33A, 33B, 35 - 36

26a. Assumed number of residents	=	51	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
26b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
26c. Sewage Generation rate	=	**13.8**	m^3/day

28. Kam Shan Tsuen Nos. 37 - 42

26a. Assumed number of residents	=	51	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
26b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
26c. Sewage Generation rate	=	**13.8**	m^3/day

Sub-total Catchment A + B1 + B2 + C1 + C2 discharged to Manhole S4 (FMH1001062)

Flow Rate	=	1071.9	m^3/day
Contributing Population	=	3970	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 1,000-5,000 including stormwater allowance
Peak Flow	=	**74.4**	litre/sec
Peak Flow with Basin and Toilet Flow	=	**77.9**	litre/sec

Catchment C3

29. Kam Shan Tsuen Nos. 52, 52A, 52B

26a. Assumed number of residents	=	12	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
26b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
26c. Sewage Generation rate	=	**3.2**	m^3/day

30. Kam Shan Tsuen Nos. 1, 2, 3A and 3B

30a. Assumed number of residents	=	34	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
30b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
30c. Sewage Generation rate	=	**9.2**	m^3/day

31. Kam Shan Tsuen Nos. 5 - 11, 8A and 8B

31a. Assumed number of residents	=	76	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
31b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
31c. Sewage Generation rate	=	**20.5**	m^3/day

32. Kam Shan Tsuen Nos. 46 - 51

32a. Assumed number of residents	=	17	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
32b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
32c. Sewage Generation rate	=	**4.6**	m^3/day

33. Temporary structures near the junction of Hon Ka Road and Kam Shan Road

33a. Assumed number of residents	=	9	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
33b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
33c. Sewage Generation rate	=	**2.4**	m^3/day

34. Retail shops at the junction of Hon Ka Road and Kam Shan Road

34a. Assumed Floor Area	=	150	m^2
34b. Assumed floor area per employee	=	28.6	m^2 per employee -- (refer to Table 8 of CIFSUS - Retail Trade)
34c. Total number of employees	=	6	employees
34d. Design flow for commercial employee	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J4 Wholesale & Retail)
34e. Sewage Generation rate	=	**1.7**	m^3/day

Sub-total Catchment A + B1 + B2 + C1 + C2 + C3 discharged to Manhole S7 (FMH1001066)

Flow Rate	=	1113.5	m^3/day
Contributing Population	=	4124	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 5,000-10,000 including stormwater allowance
Peak Flow	=	**77.3**	litre/sec
Peak Flow with Basin and Toilet Flow	=	**80.7**	litre/sec

Table 3d Calculation for Sewage Generation Rate of the Existing Surrounding (Catchment D)

Catchment D1

35. Pak Shing Street Public Toilet cum Bathhouse

35a. Wash Basin (Male + 5 Female)	=	2.4	litre/sec (DU of 0.3 L/s per basin)
35b. Single Urinals with cistern (6 Male)	=	2.4	litre/sec (DU of 0.4 L/s per urinal)
35c. WC with cistern (5 Male + 10 Female)	=	27.0	litre/sec (DU of 1.8 L/s per WC)
35d. Shower without plug (6 Male + 4 Female)	=	18.0	litre/sec (DU of 1.8 L/s per shower)
35d. Frequency of use (K)	=	1.0	
35e. Wastewater Flow Rate	=	**7.1**	litre/sec

Sub-total Catchment A + B1 + B2 + C1 to C3 + D1 discharged to Manhole S8 (FMH1001067)

Flow Rate	=	1113.5	m^3/day
Contributing Population	=	4124	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 5,000-10,000 including stormwater allowance
Peak Flow	=	**77.3**	litre/sec
Peak Flow with Basin and Toilet Flow	=	**87.8**	litre/sec

Catchment D2 **9.0**

36. Shui On Building (1/F - 5/F)

36a. Assumed number of residents	=	56	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
36b. Design flow	=	0.27	m^3/person/day -- (Private R2 in Table T-1 of GESF)
36c. Sewage Generation rate	=	**15.1**	m^3/day

37. Bong Hing Building (2/F - 10/F)

37a. Assumed number of residents	=	224	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
37b. Design flow	=	0.27	m^3/person/day -- (Private R2 in Table T-1 of GESF)
37c. Sewage Generation rate	=	**60.5**	m^3/day

38. Fu Shin Home for the Aged (1/F, Bong Hing Building)

38a. Assumed number of residents	=	71	residents
38b. Design flow for residents	=	0.19	m^3 resident/day -- (refer to Table T-1 of GESF - Domestic - Institutional and Special Class)
38a. Assumed number of employees	=	9	people
38b. Design flow for employees	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)
38c. Sewage Generation rate	=	**16.0**	m^3/day

39. Retail shops at the G/F of Shui On Building

39a. Assumed Floor Area	=	100	m^2
39b. Assumed floor area per employee	=	28.6	m^2 per employee -- (refer to Table 8 of CIFSUS - Retail Trade)
39c. Total number of employees	=	4	employees
39d. Design flow for commercial employee	=	0.28	m3/person/day -- (refer to Table T-2 of GESF - J4 Wholesale & Retail)
39e. Sewage Generation rate	=	**1.0**	m^3/day

40. Restaurants at the G/F of Shui On Building

40a. Assumed Floor Area	=	100	m^2
40b. Assumed floor area per employee	=	19.6	m^2 per employee -- (refer to Table 8 of CIFSUS - Restaurant)
40c. Total number of employees	=	5	employees
40d. Design flow for commercial employee	=	1.58	m3/person/day-- (refer to Table T-2 of GESF - J10 Restaurants & Hotels)
40e. Sewage Generation rate	=	**7.9**	m^3/day

41. Retail shops at the G/F of Bong Hing Building

41a. Assumed Floor Area	=	681	m^2
41b. Assumed floor area per employee	=	28.6	m^2 per employee -- (refer to Table 8 of CIFSUS - Retail Trade)
41c. Total number of employees	=	24	employees
41d. Design flow for commercial employee	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J4 Wholesale & Retail)
41e. Sewage Generation rate	=	**6.7**	m^3/day

42. Restaurants at the G/F of Bong Hing Building

42a. Assumed Floor Area	=	99	m^2
42b. Assumed floor area per employee	=	19.6	m^2 per employee -- (refer to Table 8 of CIFSUS - Restaurant)
42c. Total number of employees	=	5	employees
42d. Design flow for commercial employee	=	1.58	m3/employee/day -- (refer to Table T-2 of GESF - J10 Restaurants & Hotels)
42e. Sewage Generation rate	=	**8.0**	m3/day

Sub-total Catchment A + B1 + B2 + C1 to C3 + D1 + D2 discharged to Manhole S9 (FMH1001068)

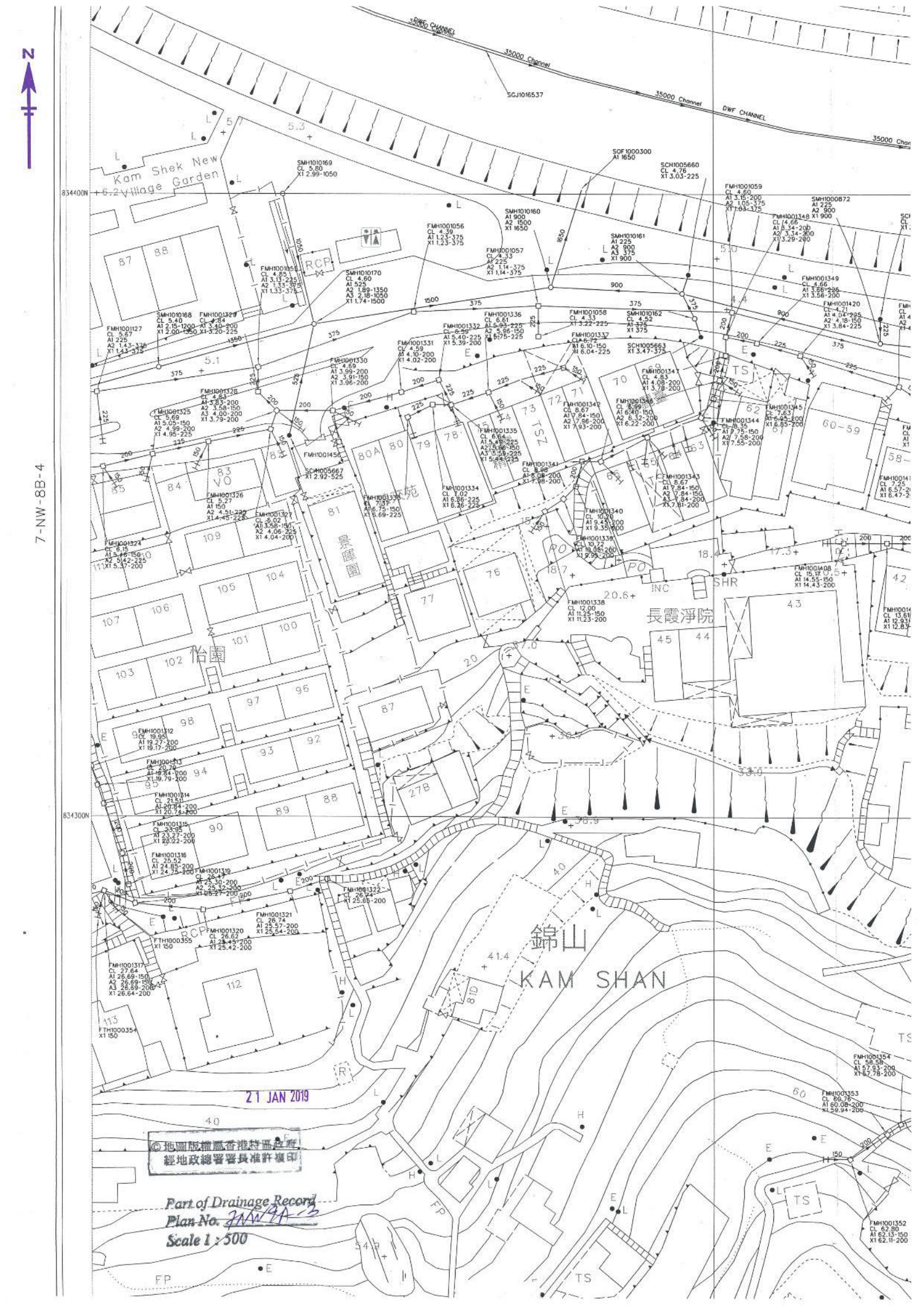
Flow Rate	=	1228.7	m^3/day
Contributing Population	=	4551	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 1,000-5,000 including stormwater allowance
Peak Flow	=	**85.3**	litre/sec
Peak Flow with Basin and Toilet Flow	=	**95.8**	litre/sec

Table 4 Comparision of the Hydraulic Capacity of Existing Sewers for Sewage generated from the Application Site and Surrounding Catchment Areas

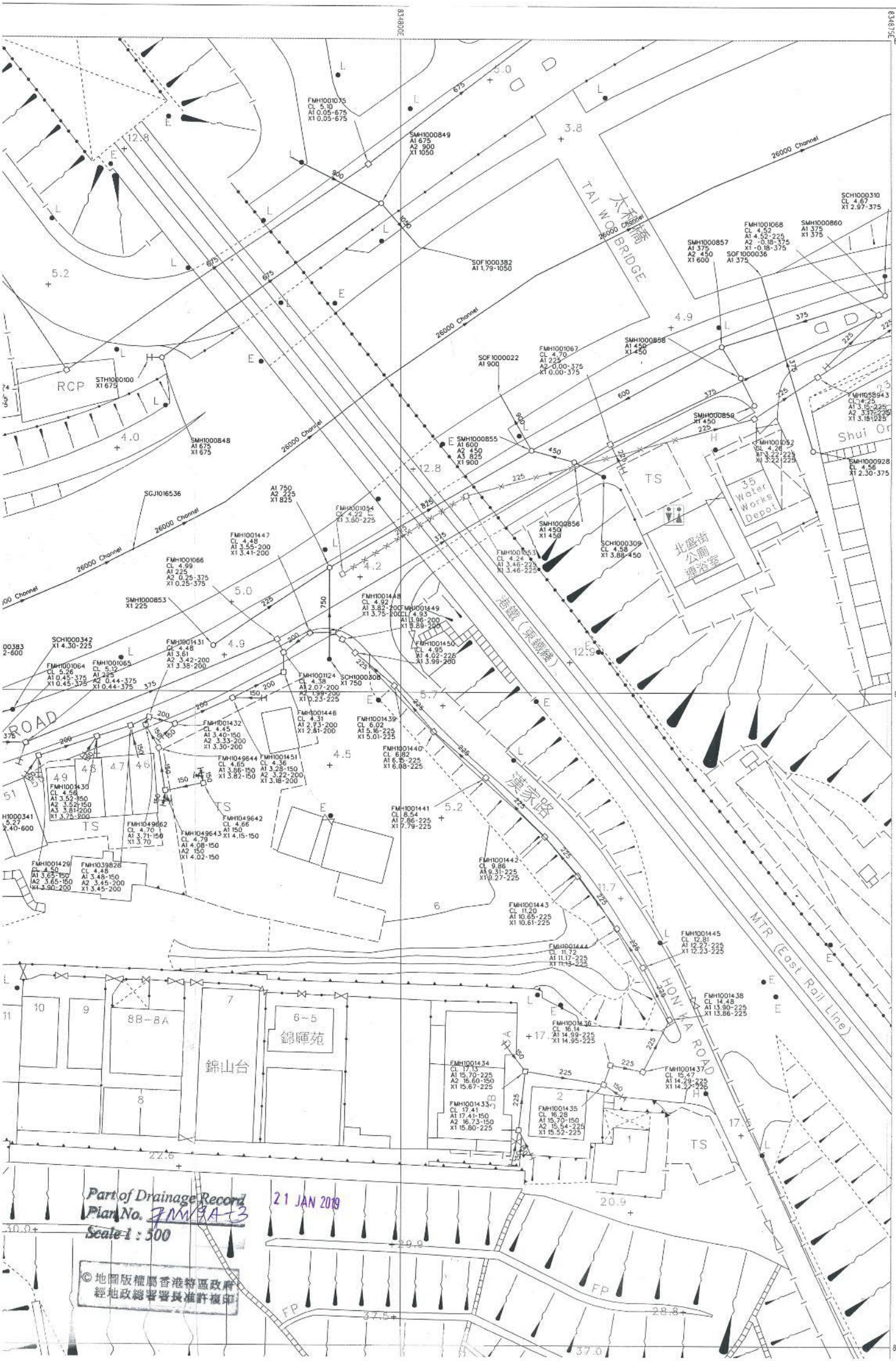
Segment	Pipe Dia. (mm)	Pipe Length (m)	Gradient	Estimated Capacity (L/s)	Included Catchment	Peak Flow from the Application Site and Catchment Areas (L/s)	Contribution from the Application Site and the Surrounding Catchment Areas (%)	Status
S1-S2	375	36.5	0.004	132	A + B1	68.9	52.2%	OK
G1-G2	150	6.5	0.107	59	Application Site (B2)	4.3	7.4%	OK
G2-G3	200	5.4	0.197	170	Application Site (B2)	4.3	2.5%	OK
G3-G4	200	2.4	0.046	82	Application Site (B2)	4.3	5.2%	OK
G4-G5	200	9.0	0.142	144	Application Site (B2)	4.3	3.0%	OK
G5-G6	200	6.4	0.511	275	Application Site (B2)	4.3	1.6%	OK
G6-G7	200	3.4	0.293	208	Application Site (B2)	4.3	2.1%	OK
G7-G8	200	2.5	0.114	130	Application Site (B2)	4.3	3.3%	OK
G8-G9	200	2.4	0.555	286	Application Site (B2)	4.3	1.5%	OK
G9-G10	225	3.5	0.063	131	Application Site (B2)	4.3	3.3%	OK
G10-G11	200	2.4	0.261	196	Application Site (B2)	4.3	2.2%	OK
G11-S2	200	3.9	0.112	128	Application Site (B2)	4.3	3.4%	OK
S2-S3	375	31.4	0.004	128	A + B1 + B2	73.0	56.9%	OK
S3-S4	375	39.4	0.004	127	A + B1 + B2 + C1	73.4	57.8%	OK
S4-S5	375	28.5	0.005	140	A + B1 + B2 + C1 + C2	77.9	55.7%	OK
S5-S6	375	4.4	0.002	95	A + B1 + B2 + C1 + C2	77.9	82.1%	OK
S6-S7	375	41.5	0.005	135	A + B1 + B2 + C1 + C2	77.9	57.7%	OK
S7-S8	375	58.6	0.004	130	A + B1 + B2 + C1 + C2 + C3	80.7	61.9%	OK
S8-S9	375	45.0	0.004	126	A + B1+ B2 + C1 to C3 + D1	87.8	69.6%	OK
S9-S10	375	16.4	0.004	130	A + B1 + B2 + C1 to C3 + D1 + D2	95.8	73.5%	OK
S10-S11	375	28.5	0.004	129	A + B1 + B2 + C1 to C3 + D1 + D2	95.8	74.1%	OK
S11-S12	375	30.2	0.005	136	A + B1 + B2 + C1 to C3 + D1 + D2	95.8	70.5%	OK
S12-S13	375	28.5	0.011	205	A + B1 + B2 + C1 to C3 + D1 + D2	95.8	46.7%	OK

Remarks: The Application Site forms Catchment B2

Appendix 2.2 DSD's Drainage Record Plan


N
7-NW-8B-4
834400N
834300N
35000 Channel
DWF CHANNEL
SCJ1016537
Kam Shek New Village Garden
錦山
KAM SHAN
景雅園
怡園
長霞淨院
21 JAN 2019
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經地政總署署長准許複印
Part of Drainage Record
Plan No. NW8A-3
Scale 1 : 500


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經地政總署署長准許複印
21 JAN 2019
35000 Channel
DWF CHANNEL
26000 Channel
SAM SHAN ROAD
GREENWICH GARDEN
23-20
19-16
15-12
31-30
33-32
58-57
42 41 40 39
29 28
Part of Drainage Record Plan No. FMW/A-23
Scale 1 : 500


834500N
834400N
834300N
TAI WO BRIDGE
太和橋
26000 Channel
RCP
TS
35 Water Works Depot
北盛街公廁連浴室
Shui On
ROAD
漢家路
HON KA ROAD
MTR (East Rail Line)
海鐵（東鍋線）
錦山台
錦暉苑
8B-8A
6-5
Part of Drainage Record Plan No. FMW9A-3
Scale 1 : 500
21 JAN 2019
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經地政總署署長准許複印
7-NW-9A-4
N

Appendix 2.3 CCTV Survey Report

高寶渠務工程有限公司
Pipeline Drainage Ltd.

CCTV SURVEY REPORT

Work Location: Kam Shan Road, Taipo, N.T.

CCTV Survey Date: 07 January 2025

Work Description: CCTV Survey for underground pipelines

Block A , 18/Floor, Room 1803 New Trade Plaza, No. 6 On Ping Street, Shatin, New Territories
新界 沙田 石門 安平街6號 新貿中心 A座 18 樓 1803 室 Tel: 2838 2268 Fax: 2838 2388 Mobile: 9219 7884



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Pipeline Drainage Ltd 高寶渠務工程有限公司
新界沙田石門 安平街6號 新貿中心 A座18樓1803室
Email : pipelinedrainage@gmail.com
Tel:28382268 Fax:28382388 Mobile:92197884

大埔錦山路路 面至行水深度 工程 英環香港

井編號：FTH1000399

主筒大小：∅ 150　　主筒物料：PVC

路面到入水行水：mm 1010　　路面到出水行水：mm 1015

路面到渠頂：mm 860 沒天頂

井內長(L)：mm 340　　井內闊(W)：mm 230

井蓋大小：mm xmm 370X330

井頸大小：mm x mm 300X260

1. 叉筒行水：mm 970　　叉筒大小：∅ 100　　叉筒物料：PVC

叉筒方向，位置

井口位置

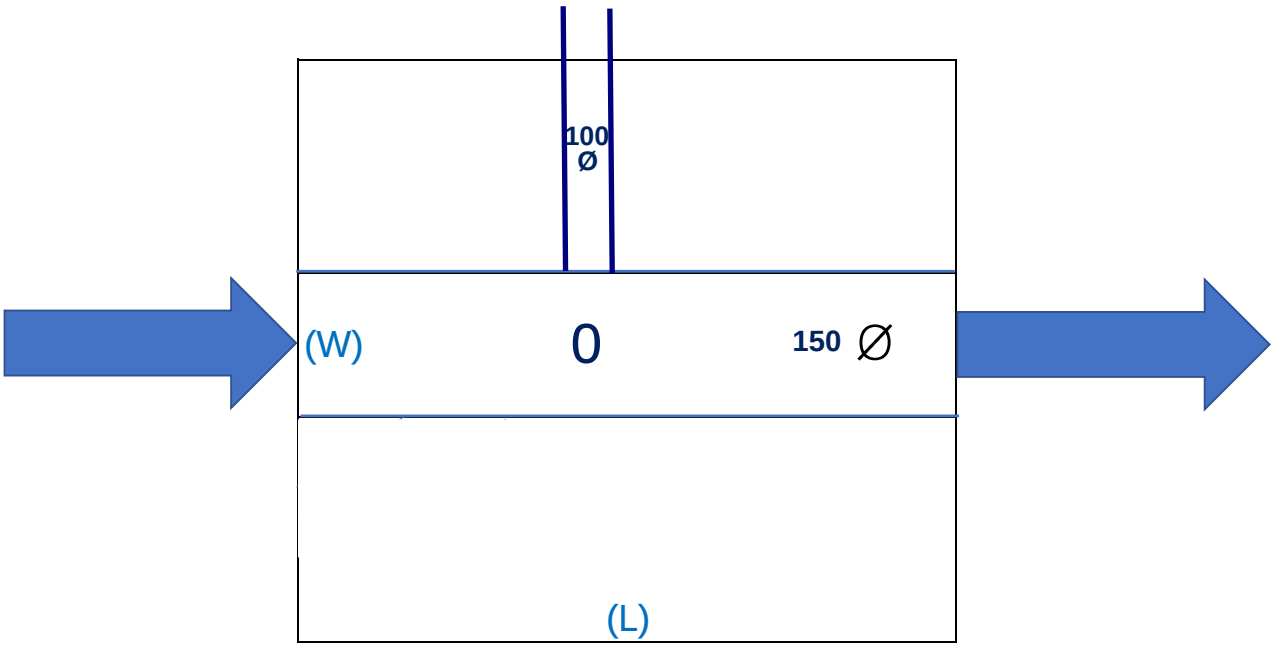


PHOTO NO.

井編號：FTH1001408

主筒大小：∅ 150　　主筒物料：VC

路面到入水行水：mm 1540　　路面到出水行水：mm 1545

路面到天頂：mm 600

井內長(L)：mm 5500　　井內闊(W)：mm 230

井蓋大小：mm xmm 300X510

井頸大小：mm x mm 290X410

1. 叉筒行水：mm /　　叉筒大小：∅ /　　叉筒物料：/

叉筒方向，位置

井口位置

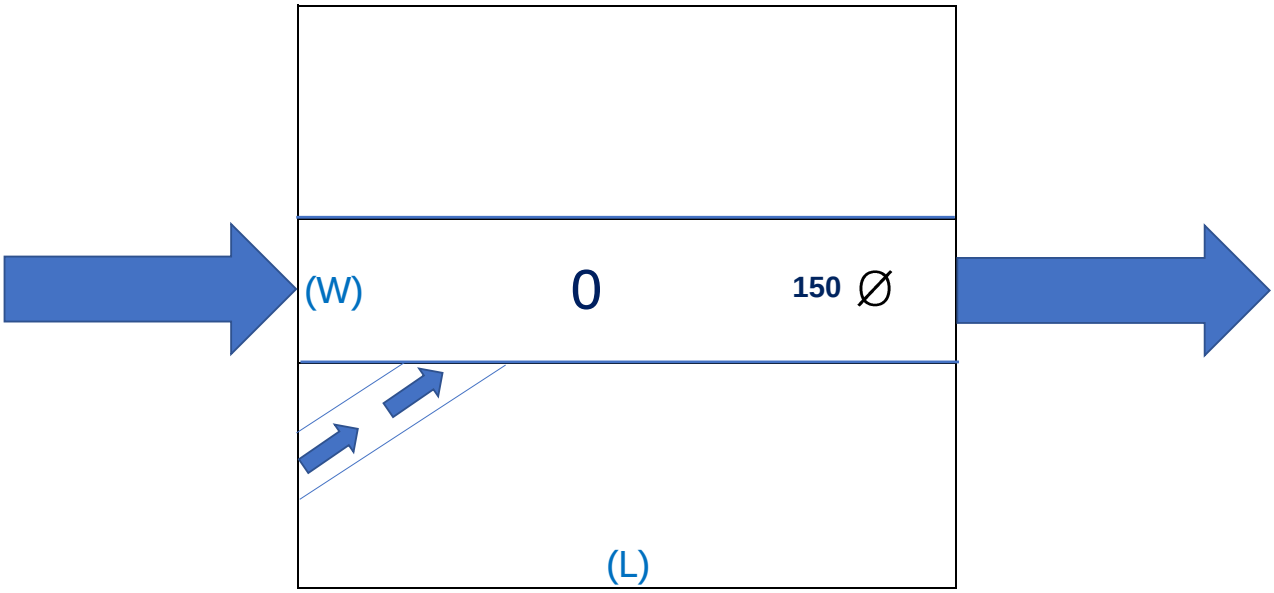


PHOTO NO.

Summary of Defects

Works Order No.					Colour CCTV Drainage Survey																		
					Pipe									Service Condition								MISC	
Item No.	Manhole From	Manhole To	Meters (m)	Urgent	Cracked	Fractured	Broken	Deformed	Collapsed	Hole	Surface Spalling/Wear	Joint Displaced	Open Joint	Roots	Infiltration	Encrustation	Silt	Grease	Obstruction	Water Line	Line	Survey Abandoned	camera Under Water
001	FMH1001408	FMH1001409	006.5																	**1**			
002	FTH1000399	FMH1001408	027.0																	**1**			
		Total	33.5																	**2**			

Summary of Pipelines

Project/Contract/Wo No. | Slope Reference No. -

Date : 07.01.25

Location : TAIPO

Drain / Sewer use : Foul

Item	Manhole		Pipe			Manhole(From)			Grades			Remarks
	From	To	Lengths(m)	Size(mm)	Material	I.L.	C.L.	Depths(m)	SCG	ICG	SPG	
1	FMH1001408	FMH1001409	006.5	150	VC				1	1	1	
2	FTH1000399	FMH1001408	027.0	150	PVC				1	1	1	

Contract No. :
CCTV SURVEY REPORT AT
KAM SHAN ROAD, TAIPO, N.T.

CCTV SURVEY

Works Order No. :

Summary of CCTV Survey Results:

ID	Pipe Length Ref.	Start MH	Finish MH	Survey Area	Function	Size	Grade	Length	Clean	Remarks
1	FMH1001408X	FMH1001408	FMH1001409	NT	F	150	1	6.5m	N	FH
2	FTH1000399X	FTH1000399	FMH1001408	NT	F	150	1	27.0m	N	FH

CCTV Survey Report

Heading

Contract No.		Operator	RICHARD@02	Date	07.01.25	ID	001
Purpose	Structural defects	Job No.		Time		PLR	FMH1001408X
Start MH	FMH1001408	Finish MH	FMH1001409	Weather	Dry	Use	Foul
Depth		Depth		Cleaned	No	Direction	Downstream
Cover Level		Cover Level		Score	0	Pipe Length	
Invert Level		Invert Level		Grade	1	Total Length	6.5

Road	KAM SHAN ROAD	Size	150 mm
Location	TAIPO	Shape	Circular
Loc. Code	Light road	Material	Vitrified clay
Area Code		Lining	Nil
District	NT	Comment	
Division		Loc. Details	
Category	Z	Tape	0001

Coding

FLOW

Video No.	1:50	Chainage	Code	Observation	Photo	Grade
	FMH1001408					
0:00:00		0.0	ST	Start Of Survey		0
		0.0	MH	Manhole Remark : FMH1001408		0
		0.0	WL	Water Level, 5 % height/diameter		0
0:00:20		0.0	GP	General Photograph	001	0
0:00:41		3.5	GP	General Photograph	002	0
0:00:56		6.5	GP	General Photograph	003	0
0:00:56		6.5	MH	Manhole Remark : FMH1001409		0
0:00:56	FMH1001409	6.5	FH	Finished Survey		0

- Structural Defects
- Service Defects
- **Structural Defects with Grade 4 or 5**
- **Service Defects with Grade 4 or 5**
- Constructional Features
- Miscellaneous Features

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CCTV Photographs

Road	**KAM SHAN ROAD**	Start MH	**FMH1001408**	Size	**150 mm**	ID	**001**
Location	**TAIPO**	Finish Pt.	**FMH1001409**	Shape	**Circular**	PLR	**FMH1001408X**
				Material	**Vitrified clay**		

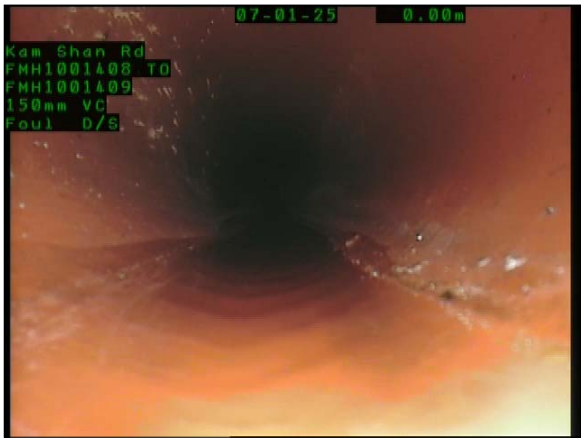


Photo Ref. : 001
Video Tape : 0001, 0:00:20
Observation : General Photograph



Photo Ref. : 002
Video Tape : 0001, 0:00:41
Observation : General Photograph

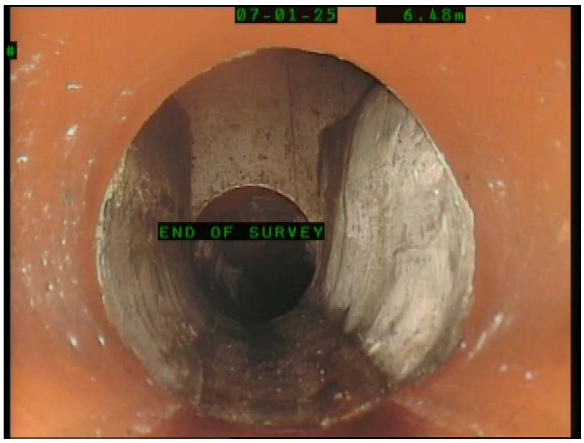


Photo Ref. : 003
Video Tape : 0001, 0:00:56
Observation : General Photograph

- Structural Defects
- Service Defects
- **Structural Defects with Grade 4 or 5**
- **Service Defects with Grade 4 or 5**
- Constructional Features
- Miscellaneous Features

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CCTV Survey Report

Heading

Contract No.		Operator	RICHARD@02	Date	07.01.25	ID	002
Purpose	Structural defects	Job No.		Time		PLR	FTH1000399X
Start MH	FTH1000399	Finish MH	FMH1001408	Weather	Dry	Use	Foul
Depth		Depth		Cleaned	No	Direction	Downstream
Cover Level		Cover Level		Score	0	Pipe Length	
Invert Level		Invert Level		Grade	1	Total Length	27.0

Road	KAM SHAN ROAD	Size	150 mm
Location	TAIPO	Shape	Circular
Loc. Code	Light road	Material	Polyvinyl chloride
Area Code		Lining	Nil
District	NT	Comment	
Division		Loc. Details	
Category	Z	Tape	0001

Coding

FLOW

Video No.	1:200	Chainage	Code	Observation	Photo	Grade
	FTH1000399					
0:00:00		0.0	ST	Start Of Survey		0
		0.0	MH	Manhole Remark : FTH1000399		0
		0.0	WL	Water Level, 0 % height/diameter		0
0:00:27		0.0	GP	General Photograph	004	0
0:01:02		5.5	GP	General Photograph	005	0
0:01:44		12.9	GP	General Photograph	006	0
0:02:24		18.5	GP	General Photograph	007	0
0:03:14		24.2	GP	General Photograph	008	0
0:05:13		27.0	GP	General Photograph	009	0
0:05:13		27.0	MH	Manhole Remark : FMH1001408		0
0:05:14	FMH1001408	27.0	FH	Finished Survey		0

- Structural Defects
- Service Defects
- **Structural Defects with Grade 4 or 5**
- **Service Defects with Grade 4 or 5**
- Constructional Features
- Miscellaneous Features

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CCTV Photographs

Road	KAM SHAN ROAD	Start MH	FTH1000399	Size	150 mm	ID	002
Location	TAIPO	Finish Pt.	FMH1001408	Shape	Circular	PLR	FTH1000399X
				Material	Polyvinyl chloride		



Photo Ref. : 004
Video Tape : 0001, 0:00:27
Observation : General Photograph



Photo Ref. : 005
Video Tape : 0001, 0:01:02
Observation : General Photograph



Photo Ref. : 006
Video Tape : 0001, 0:01:44
Observation : General Photograph



Photo Ref. : 007
Video Tape : 0001, 0:02:24
Observation : General Photograph

- Structural Defects
- Service Defects
- **Structural Defects with Grade 4 or 5**
- **Service Defects with Grade 4 or 5**
- Constructional Features
- Miscellaneous Features

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CCTV Photographs

Road	**KAM SHAN ROAD**	Start MH	**FTH1000399**	Size	**150 mm**	ID	**002**
Location	**TAIPO**	Finish Pt.	**FMH1001408**	Shape	**Circular**	PLR	**FTH1000399X**
				Material	**Polyvinyl chloride**		



Photo Ref. : 008
Video Tape : 0001, 0:03:14
Observation : General Photograph



Photo Ref. : 009
Video Tape : 0001, 0:05:13
Observation : General Photograph

- Structural Defects
- Service Defects
- **Structural Defects with Grade 4 or 5**
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Codes for Internal (Structural) Condition Grade (ICG) 結構評分

Type	Code	Description	註解	Grade
Structure	B	Broken Pipework	管道破裂	4
	C L	Crack Longitudinal	直裂紋	1
	C C	Crack Circumferential	環形裂紋	1
	C M	Crack Multiple	複合裂紋	2
	D V	Deformation Vertical (more than 25% as Collapse)	管道變形垂直 (多於 25%給予Collapse)	#3
	D H	Deformation Horizontal (more than 25% as Collapse)	管道變形水平 (多於 25%給予Collapse)	#3
	D B	Displaced Bricks	磚塊移位	3
	D I	Dropped Invert	行水沉降	3
	F L	Fracture Longitudinal	直裂縫	3
	F C	Fracture Circumferential	環形裂縫	3
	F M	Fracture Multiple	複合裂縫	4
	H	Hole	管道穿孔	4
	JD (M)	Joint Displaced Medium (1-1.5 pipe thickness)	接口移位中型 (1-1.5t)	2
	JD (L)	Joint Displaced Large (>1.5 Pipe thickness)	接口移位大型 (>1.5t)	3
	M S	Mortar missing Surface	表面沙漿丟失輕度	1
	M M	Mortar missing Medium	表面沙漿丟失中度	2
	M T	Mortar missing Total	表面沙漿丟失深度	3
	OJ (M)	Open Joint Medium (1-1.5 Pipe thickness)	接口離位中型 (1-1.5t)	1
	OJ (L)	Open Joint Large (>1.5 Pipe thickness)	接口離位大型 (>1.5t)	2
	SS S	Surface Spalling Slight	表面剝落輕度	1
	SS M	Surface Spalling Medium	表面剝落中度	2
	SS L	Surface Spalling Large	表面剝落深度	3
	SW S	Surface Wear Slight	表面磨損輕度	1
	SW M	Surface Wear Medium	表面磨損中度	2
	SW L	Surface Wear Large	表面磨損深度	3
	X	Collapse Pipe	管道倒塌	5
Junction & Connection	CN	Connection	分支連接 (後加)	0
	CX	Collection Defective	分支連接	3
	CX I	Collection Defective Pipe Intruding	分支連接插入	4
	JN	Junction	分支連駁 (預製)	0
	JX	Junction Defective	分支連駁損壞	4
Repair DF	LN	Lining Defect	管道內套缺損	4

#3 The grade for DV and DH follows the % deformation: ≦ 5%: Grade 3 >5% and <25%: Grade 4

Codes for Service Condition Grade (SCG) 流水評分

Type	Code	Description	註解	Grade
Service	DE G	Deposits Attached Grease	依附物- 油脂	#1
	DE S	Deposits Settled Debris / silt	依附物- 垃圾碎 / 淤泥	#1
	DE	Deposits Settled Others	依附物- 硬物 及 其他	#1
	E L (J)	Encrustation Light (<5%) (at joint)	輕微凝結物 (<5%)	2
	E M (J)	Encrustation Medium (5% - 20%) (at joint)	中度凝結物 (5% - 20%)	4
	E H (J)	Encrustation Heavy (>20%) (at joint)	嚴重凝結物 (>20%)	5
	I S (J)	Infiltration Seeping (at joint)	滲漏	2
	I D (J)	Infiltration Dripping (at joint)	滴漏	2
	I R (J)	Infiltration Running (at joint)	湧漏	4
	I G (J)	Infiltration Gushing (at joint)	噴漏	5
	CU	Loss of Vision Camera Under Water	失去影像	0
	OB	Obstacles	阻塞	5
	R F (J)	Roots Fine (at joint)	根鬚	2
	R T (J)	Roots Tap (>10mm) (at joint)	根枝 (>10mm)	3
	R M (J)	Roots Mass (at joint)	根堆	#2

#1 The grade for the these defects follows the % cross section loss:
≦ 5%: Grade 1 >5% and <25%: Grade 2 ≧ 25% and ≦ 100%: Grade 3

#2 The grade for Roots Mass follows the % of cross section loss:
≦ 5%: Grade 3 >5% and <25%: Grade 4 ≧ 25% and ≦ 100%: Grade 5

Structural Performance Grade (SPG) 結構評核		
Grade	Appropriate response in normal circumstances	Mean Score
1	Normal condition	<5
2	Acceptable condition	5 to 19.9
3	Need to consider the area surrounding the sewer and the probability of environmental impact if no action taken	20 to 39.9
4	Fairly urgent, look at the sewer briefly, engineering and environmental improvement are needed	40 to 82
5	Urgent, look at the sewer, and add engineering and environmental improvements immediately	>82

Others Codes 其他代碼				
Type	Code	Description	註解	Grade
Nodes	MH	Manhole	沙井	0
	BR	Major Branch (Without Cover)	主要分支 (暗井)	0
	GY	Gully	集水沟	0
	CP	Catchpit	截留井	0
	OS	Oil Separator	隔油井	0
Miscellaneous	SC	Shape Change	形狀改變	0
	DC	Dimension Change	尺寸改變	0
	MC	Material Change	物料改變	0
	PC	Pipe Unit Length Change	管道基本長度改變	0
	FH	Finish Survey	完成查勘	0
	GP	General Photograph	一般影相位	0
	L L	Line Deviates Left	管道轉向左	0
	L R	Line Deviates Right	管道轉向右	0
	L U	Line Deviates Up	管道轉向上	0
	L D	Line Deviates Down	管道轉向下	0
	WL	Water Level	水位	0
	V	Vermin	害蟲	0
	ST	Start Survey / Inspection	開始查勘	0
	SA	Survey Abandoned	放棄查勘	0
	UTS	Unable To Survey	沙井滿水/滿料/渠道已經作廢	0
	UTR	Unable To Raise Manhole Cover	沙井蓋不能提起	0
	UTL	Unable To Locate Manhole	找不到沙井	0

Section 12A Rezoning Application From "V" To "G/IC (3)" for Pre-Cut Off Columbariums at Buddhist Cheung Ha Temple, Lot Nos. 1087 and 1130 in D.D.6, and adjoining Government Land, Tai Po, New Territories

GEOTECHNICAL PLANNING REVIEW REPORT

JANUARY 2025

APPLICANT: BUDDHIST CHEUNG HA TEMPLE LIMITED

Project No.: J1926/B

HUNG CHI CONSULTANTS LIMITED

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6. PROPOSED FOUNDATION TYPES
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APPENDIX B SLOPE AND WALL RECORDS RETRIEVED FROM SIS
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1. INTRODUCTION

1.1 The Buddhist Cheung Ha Temple (the Temple) is located at D.D. 6, Lot Nos. 1087 and 1130 and adjoining Government Land ("GL"), Kam Shan, Tai Po, New Territories, namely, the "**Application Site**". The Location Plan of the Application Site is shown in **Figure 1**; and the Master Layout Plan for the Application Site is presented in **Figure 2**.

1.2 The Application Site is presently occupied by two (2) elements columbarium uses (since 1970s), compound known as the Temple.

1.3 Presently, the Application Site is zoned as "Village Type Development" ("**V**") on the draft Tai Po Outline Zoning Plan No. S/TP/30 (OZP). The present application proposes to rezone the Application Site into "Government, Institution or Community (3)" ("**G/IC(3)**") under Section 12A of the Town Planning Ordinance in the view to clearly defining the existing temple cum columbarium of the Application Site within the "V" zone.

1.4 Further to the previous rezoning application was withdrawn by the applicant, the Master Layout Plan (MLP) (i.e. the site boundary is revised) as shown in **Figure 2** is to comply with the requirement of Private Columbaria Ordinance for proper planning control of a Pre-cut Columbarium Uses to the Temple.

1.5 Thus, the Hung Chi Consultants Limited is commissioned as the project geotechnical engineer to conduct the Geotechnical Planning Review Report ("GPRR") for the Application Site under Section 12A rezoning application.

1.6 Having reviewed the latest MLP, the proposed (existing) development in the Application Site comprises of two 2-storey structures for columbarium uses and the existing stairway from Kam Shan Road. These 2 existing buildings will remain unchanged in the foreseeable future.

1.7 Therefore, this Geotechnical Planning Review Report ("GPRR") is prepared to address the potential geotechnical concerns of the Application Site and the existing slopes and retaining walls in vicinity of the Application Site according to the latest MLP.

1.8 This GPRR has included the comments from GEO, CEDD on the previous GPRR, which is similar to those submitted in June 2020 and supplementary information in August 2020. The revised texts for this GPRR comparing with the previous GPRR are highlighted for easy reference.

2. SITE RECONNAISSANCE

2.1 The Application Site is situated at the upper part of the developed hill skirt of Kam Shan and the threes structures of the Temple are located at different site levels supported and bound by a number of retaining walls and slopes features registered in the Government departments.

2.2 The registered slope and wall features within the Application Site include Feature Nos. 7NW-B/R267, 7NW-B/R90, and Wall Nos. 1 and 3. Feature Nos. 7NW-B/CR529, 7NW-B/CR368, 7NW-B/CR369, 7NW-B/R89, 7NW-B/R94, 7NW-B/R261, 7NW-B/R320, 7NW-B/C685 and Wall No. 2 are situated adjacent to the Application Site. The proposed Master Layout Plan with the slope and wall features in the vicinity of the Application Site are shown in **Figure 3**.

2.3 The Application Site is situated with levels ranging from +5.18mPD at Kam Shan Road to +24.57mPD approximately at the Application Site. The Columbarium Buildings (i.e. Columbarium A & B) are situated at level of about +20.8mPD.

2.4 The existing stairway at the north-east of the Application Site is the shape of inverted 7 linking the Kam Shan Road to the Columbarium Buildings. The first straight section of stairway is supported by 2 nos. retaining walls such as the portion of Feature No. 7NW-B/R267 at the east side and the unregistered retaining wall (i.e. Wall No. 1) at the west side.

2.5 The second section of the stairway is situated at the crest of Feature No. 7NW-B/CR529 facing the north; and the south of the stairway is the portion of Feature No. 7NW-B/R261 and the unregistered retaining wall (i.e. Wall No. 2) in height of about 3m to support the platform of +16.5mPD approx. for Lot 1943.

2.6 To the north of the Columbarium Buildings, a masonry wall (i.e. Wall Feature 7NW-B/R90) is in maximum height of 3.3m at north of Columbarium A and another masonry wall (i.e. Wall No. 3) is in maximum height of 3.3m, which is not registered in the Government department, at north-west of Columbarium B. These two (2) retaining walls are retained a platform at the level of +20.8mPD by the footpath varying from +17mPD to +18.56mPD at the wall toe.

2.7 At the east of these buildings, there is bound by the registered wall feature nos. 7NW-B/R90 and 7NW-B/R89 that is below Feature 7NW-B/R90. Therefore, the total height of both Features is 6.8m (i.e. from +14.0mPD to +20.8mPD).

2.8 At south, there is a Slope Feature 7NW-B/CR368 in maximum height of 13m running along the southern boundary of the Application Site.

2.9 Wall Feature 7NW-B/R320 in maximum height of 5.0m is located at the north-west side of Wall No. 3.

2.10 Feature 7NW-B/CR369 is located adjacent to the western boundary of Application Site.

2.11 An unregistered slope (i.e. Slope No. 1) is supporting the western lower stairway and facing to House No. 66.

2.12 About 3.8m away from the south of Feature 7NW-B/CR369, a platform is formed by about 3.8m high retaining wall (i.e. Wall No. 4 - non-registered feature) mounted with artificial features from +20.6mPD to +24.4mPD, which is adjoining Site Boundary nearby the Exit at south-west.

2.13 Behind the platform at +24.4mPD retained by Wall No. 4, there has a terrace walls in height of about 3.7m (i.e. Wall No. 5 - non-registered feature) to retain the platforms with flower beds at +30.7mPD below Feature 7NW-B/C685.

2.14 The site visits on the Application Site were carried out on 24 March, 16 April 2024 and 13 January 2025 to inspect the existing wall and slope features in the vicinity of the site boundary.

2.15 Based on the site inspections, the condition of the existing walls and slope features were same as those inspected in June 2020 for the previous rezoning application.

2.16 No sign of seepage and distress were identified during the site inspections.

2.17 The Photo Index Plan and the photo plates of the Application Site and adjacent slopes (the Plate Numbers and the locations used in this GPRR are similar to those adopted in the previous GPRR for easy reference) are presented in **Appendix A**.

2.17.1 Plate Nos. 1 & 2 shown the Entrance of Cheung Ha Temple;
2.17.2 Plate Nos. 3 & 4 shown the portion of Feature No. 7NW-B/R267 and unregistered retaining wall (Wall No. 1) underneath the stairway to Cheung Ha Temple respectively;
2.17.3 Plate Nos. 5 & 6 and 7 & 8 shown the portion of Feature No. 7NW-B/R261 and existing masonry wall for Lot 1943 (House No. 41 & 42) (Wall No. 2);
2.17.4 Plate Nos. 9 to 10 shown Feature No. 7NW-B/CR529(1);
2.17.5 Plate Nos. 11 & 12 shown Feature No. 7NW-B/CR529 (2);
2.17.6 Plate Nos. 13 to 17 shown Feature No. 7NW-B/R90;
2.17.7 Plate Nos. 18 to 23 shown Existing Platform behind Feature No. 7NW-B/R90;
2.17.8 Plate No. 24 shown Feature No. 7NW-B/R90;
2.17.9 Plate Nos. 25 to 28 shown Wall No. 3;
2.17.10 Plate Nos. 29 to 32 the existing platform behind Wall No. 3;
2.17.11 Plate Nos. 33 to 34 shown existing stairway beside Columbarium B Building;
2.17.12 Plate Nos. 35 to 42 shown Feature No. 7NW-B/R368;
2.17.13 Plate Nos. 43 to 44 shown Feature No. 7NW-B/R320;
2.17.14 Plate Nos. 45 to 46 shown Slope No. 1 underneath the western lower stairway and facing House No. 66;
2.17.15 Plate Nos. 47 to 50 shown Existing Wall No. 4; and
2.17.16 Plate Nos. 41 to 56 shown Existing Wall No. 5 below Feature No. 7NW-B/C685.

3. DESK STUDY AND BACKGROUND INFORMATION SEARCH

3.1 Having searched the information from the web-based Geotechnical Information Infrastructure (GInfo) maintained by the Geotechnical Engineering Office (GEO) of Civil Engineering & Development Department (CEDD) and Slope Maintenance Responsibility Information System (SMRIS) maintained by Lands Department, the registered Feature Nos. 7NW-B/CR529, 7NW-B/R90, 7NW-B/R94, 7NW-B/R320, 7NW-B/CR369, 7NW-B/CR368, 7NW-B/R89, 7NW-B/R261 and 7NW-B/R267 are in the vicinity of the Lot Boundary of the Application Site. The retrieved slope and wall records and slope maintenance responsibility report from both departments are annexed in **Appendix B and C**, respectively.

3.2 Based on the slope records obtained from the GInfo, the characteristics of Features are listed as below:

Feature No.	Max. Slope Height (m)	Ave. Slope Angle (°)	Slope Length (m)	Max. Wall height (m)	Face Angle (°)	Wall Length (m)
7NW-B/R89	-	-	-	3.5	75	15
7NW-B/R90 (1) & (2)	-	-	-	3.3	82	16
7NW-B/R94	-	-	-	6.1	85	18
7NW-B/R320	-	-	-	5.0	90	10
7NW-B/CR368	9.5	55	35	3.5	80	35
7NW-B/CR369	3.3	78	25	2.1	90	12
7NW-B/CR529 (1) & (2)	8.5	70	25	1.5	90	20
7NW-B/R261	-	-	-	3.0	85	5
7NW-B/R267	-	-	-	3.5	85	8

3.3 Based on the slope reports obtained from the SMRIS, the maintenance responsible party of Features are listed as below:

Feature No.	Type	Location	Responsible Party
7NW-B/R89	Wall	West of DD6 Lot 1943	DD6 Lot 1943
7NW-B/R90(1)	Wall	North of DD6 Lot 1087	Lands Dept.
7NW-B/R90(2)	Wall	North of DD6 Lot 1087	DD6 Lot 1087
7NW-B/R94	Wall	At least 4m form the north boundary	Lands Dept.
7NW-B/R320	Wall	At least 2m form the north boundary	Lands Dept.
7NW-B/CR368	Slope/Wall	Adjacent to DD6 Lots 1130 & 1087	Lands Dept.
7NW-B/CR369	Slope/Wall	At least 1.5m form the north boundary	Lands Dept.
7NW-B/CR529(1)	Slope	Adjoining Lot Boundary at North-east	DD6 2163
7NW-B/CR529(2)	Slope	Adjoining Lot Boundary at North-east	Lands Dept.
7NW-B/R261	Wall	Underneath the stairway at North-east	Lands Dept.
7NW-B/R267	Wall	North of DD6 Lot 1943	DD6 Lot 1943

3.4 Stage 3 Study Report for Feature No. 7NW-B/CR368 (Ref.: S3R 115/2013) and Feature No. 7NW-B/CR529 (Sub-division (SD) No. 2) (Ref.: S3R 40/2013) were retrieved from the Geotechnical Information Unit of GEO of CEDD. Parts of the Stage 3 Study Reports are annexed in **Appendix D**.

3.5 Moreover, according to the geotechnical report for development of House Nos. 57 and 58 at DD6 2163 under file GCME 3/5/6/9121/93, Feature 7NW-B/CR529 (SD No. 1) was strengthened by 5 and 6 rows of soil nails. The site formation works were completed in October 1994. Parts of this report, which is enclosed in Stage 3 Study Report for Feature 7NW-B/CR529 (SD2), are annexed in **Appendix D**.

3.6 The site formation record plans on the existing slopes and walls within the Application Site cannot be found.

3.7 According to the site inspections, the following existing (un-registered) retaining walls and slope were found within the boundary of Application Site. They were shown the Photo Index Plan (i.e. Drawing No.: PI-01) annexed in **Appendix A** and tabulated as below:

Existing Features	Location of Slopes and Walls
Wall No. 1 (about 6.5m high and 8m long) with about 85° face angle	Underneath the stairway at north-east side.
Wall No. 2 (about 3m high and 8m long) with about 80° face angle	Adjoining Feature No. 7NW-B/R261 and in front of Lot 1943 (House No. 41 & 42)
Wall No. 3 (about 3.3m high and 25m long) with about 80° face angle	Within Lot Boundary and North-west of DD6 Lot 1130 (Columbarium B)
Wall No. 4 (about 3.8m high and 13m long) mounted with an artificial feature	Lower terrace wall below Feature No. 7NW-B/C685 and at south-west Site Boundary
Wall No. 5 (about 6m high and m long) with about 80° face angle	Terrace wall below Feature No. 7NW-B/C685 and at south-west Site Boundary
Slope No. 1 (8m max. high and 10m long) with about 60°	Supporting the western lower stairway at north-west side and facing House No. 66

4. GEOLOGY OF THE APPLICATION SITE

4.1 According to Sheet No. 7 (Sha Tin) of 1:20000 scale HGM 20 series Hong Kong Geological Survey Map, the solid geology of the Application Site is underlain by Jurassic to Cretaceous aged granodiorite. Part-plan of the map is enclosed in **Appendix E.**

4.2 Having retrieved the available ground investigation records from the Geotechnical Information Unit of, a number of borehole records within Feature No. 7NW-B/CR368 were found. The available ground investigation (GI) records included 2 no. boreholes, 6 no. core holes, and 3 nos. slope stripping. The retrieved GI records are presented in **Appendix F**.

4.3 Based on the available GI records, it is inferred that the Application Site likely comprises 3 layers of soil strata, i.e. the Fill, the Colluvium and the Completely Decomposed GRANODIORITE,

5. PROPOSED SITE FORMATION

5.1 According to the Master Layout Plan of the proposed scheme, the existing 2 (two) 2-storey columbarium buildings and 3 nos. unregistered retaining walls within and adjoining the Application Site are to remain unchanged in the foreseeable future.

5.2 This application is to seek the agreement from the Town Planning Board to rezone the Application Site from its present "**V**" zone to "**G/IC (3)**"; and its approval on the subsequent planning application to reflect the existing land use and functions of the entire existing Cheung Ha Temple Compound. As such, no significant site formation works will be proposed.

5.3 The stability of unregistered (existing) retaining walls in the vicinity of the Lot boundary should be assessed according to the current safety standards listed out in Geotechnical Manual for Slopes and Geoguide 1 (i.e. Factor of Safety (FOS) for Retaining Wall against Overturning and Sliding to be greater than 2.0 and 1.5 or others accepted by the Building Authority).

5.4 Having considered the Application Site situated at a hilly terrain, the overall stability of the existing and proposed site formation for the Application Site should be assessed under the development, which shall be greater than the required FOS of 1.4 or others accepted by the Building Authority.

5.5 In view of the slope preventive works for the whole Feature 7NW-B/CR529 were already carried out by the responsible party, the stability of this Feature would not cause adverse effect on the Application Site.

5.6 Feature 7NW-B/CR368 where is south of two 2-storey columbarium buildings had been strengthened by 6 to 8 rows of soil nails to improve its stability to the current safety standards.

5.7 Based on the site inspections on Feature 7NW-B/R90, R94 and R320, there were not observed improvement works on these three Features when the granite stone facing was found on Feature 7NW-B/R94 and R320; and the concrete facing was found on Feature 7NW-B/R90. All of these three Features are maintained by the Lands Department.

5.8 In view of these retaining walls are in the vicinity of the Application Site, the existing columbarium buildings should not affect or be affected by the stability of these walls adjacent to the Application Site. Otherwise, the close liaisons with the responsible party should be carried out to review the stability of these walls whether they are met the current safety standard under the implementation stage of the development.

5.9 If they are not met the current safety standard, the preventive measures to strengthen the stability of these Features should be designed and carried out under the implementation stage of the development.

5.10 Based on the latest MLP, the 1st straight section of existing stairway at the north-east to the Columbarium Buildings from the Kam Shan Road will be remained unchanged. The stability of existing 7NW-B/R267 & Wall No. 1 underneath the existing stairway should be reviewed under next stage of this development. If their stabilities are not achieved the current safety standards, upgrading works or reconstruction for these features should be submitted to the Building Authority for approval. The proposed works of these features should not affect or be affected by the stability of any existing structures adjacent to the proposed development. The existing stairway with 7NW-B/R267 & Wall No. 1 has been shown in the layout plan and sections **in Appendix G**

5.11 The stability of a portion of Feature 7NW-B/R261 and Wall No. 2 and Feature 7NW-B/CR529 adjacent to both side of the stairway should be assessed whether their stability to achieve the current safety standard under later stage of this development. The proposed works for this development should not affect or be affected the stability of existing features and structures.

5.12 An existing (unregistered) retaining wall (i.e. Wall No. 3) within the Application Site is situated at north-west of Columbarium B Building and the height and shape of the wall are similar to those of Feature 7NW-B/R90.

5.13 In view of this retaining wall is similar to Feature 7NW-B/R90 and within the Application Site, the maintenance responsible party for this Feature may be taken by the Applicant but should be identified under the implementation stage of the development. The close liaisons with the responsible party should be carried out to review the stability of this wall whether it is achieved the current safety standard.

5.14 Feature 7NW-B/R89 is situated below Feature 7NW-B/R90 at east of Columbarium A Building, the close liaisons with the owner of DD6 Lot 1943 should be carried out to review the stability of this wall weather it is achieved the current safety standard after the Rezoning Application is accepted and the development is under design stage.

5.15 The existing Wall No. 4 in height of about 3.8m, where is situated at the north of Feature No. 7NW-B/C685, was formed the platform from +20.6mPD to +24.4mPD. The stability of this wall should be assessed to determine whether this stability of this wall to be achieved the current safety standard under the implementation stage of the development.

5.16 Behind the platform by Wall No. 4, there has a terrace walls in height of about 3.7m (i.e. Wall No. 5) to retain the platforms with flower beds below Feature No. 7NW-B/C685. The stability of the Wall should be assessed whether its stability to achieve the current safety standard under the implementation stage of the development.

5.17 The western lower stairway is rested on the top of existing slope (Slope No. 1) facing to House No. 66. To ensure no adverse effects on the adjacent structures, the stability of this slope should be assessed whether its stability to achieve the current safety standard under the implementation stage of the development.

5.18 When the stability of all features within and adjacent to Lot Boundary are not complying to the latest safety standards, the following table summarizes the proposed strengthening works for slopes and walls, but not limited to, subject to later design stage:

Existing Features	Responsible Party	Proposed Strengthening Works
7NW-B/R90 (about 3.3m high)	Lands Dept.	Construction of Soil Nails with Skin Wall
7NW-B/R89 (about 3.5m high)	DD6 Lot 1943	Construction of Soil Nails with Skin Wall
7NW-B/R267 (about 6.5m high)	Lands Dept.	Re-construction of Reinforced Concrete Stairway
7NW-B/R261 (about 3m high)	DD6 Lot 1943	Construction of Soil Nails with Skin Wall
Wall No. 1 (about 6.5m high)	The owner of Cheung Ha Temple Limited	Re-construction of Reinforced Concrete Stairway
Wall No. 2 (about 3m high)	DD6 Lot 1943	Construction of Soil Nails with Skin Wall
Wall No. 3 (about 3.3m high)	To be identified in the implementation stage	Construction of Soil Nails with Skin Wall
7NW-B/R94 (about 6.4m high)	Lands Dept.	Construction of Soil Nails with Skin Wall
7NW-B/R320 (about 5.0m high)	Lands Dept.	Construction of Soil Nails with Skin Wall
7NW-B/CR369 (about 5.0m high)	Lands Dept.	Construction of Soil Nails (i.e. Type 3 Prescriptive Measures) was completed in 2008 with reference to the retrieved slope record.
Wall No. 4 (about 3.8m high)	Lands Dept.	Construction of Soil Nails with Skin Wall
Wall No. 5 (about 6m high)	Lands Dept.	Wall Thickening in front of the Wall
Slope No. 1 (8m max. high)	Lands Dept.	Construction of Soil Nails

5.19 The loading of proposed large trees planted on the relevant existing retaining walls should be included in stability analyses of those walls in the later stage. If they cannot meet the current safety standards, upgrading works for those walls will be proposed. The stability of those wall should not affect or be affected by the stability of any existing structures in vicinity of the application site.

5.20 The proposed site formation plan and sections for this development are presented in **Appendix G**.

5.21 Based on the proposed site formation, the stability of all existing retaining walls and slope features within the Lot and adjoining the Lot boundary should be reviewed and identified

in later design stage; and their stabilities should be complying with the latest design safety standards.

5.22 Otherwise, the proposed site formation and strengthening works for all slopes and wall features should be submitted to the Building Authority for approval in order to be not affected or affect the stability of existing structures or features and proposed structures.

5.23 Apart from the proposed site formation, the design of excavation and lateral support works for foundation works would not be required in this stage. If it is required, the proposed ELS works for any geotechnical content for the design of this development will be submitted to the Building Authority for approval in later design stage.

5.24 All of the proposed site formation works for this development would not affect or be affected by the adjacent existing slopes and structures.

6. PROPOSED FOUNDATION TYPES

6.1 In consideration of no additional structural building is proposed in this stage, types of foundation are not recommended.

6.2 If any structure is proposed in later stage, the foundation load of the proposed structure should not affect or be affected the stability of the existing slope and wall features within and adjoining to the Lot Boundary.

6.3 If and when necessary, the slope/wall improvement works (i.e. soil nailing works, etc.) should be included in the proposed site formation work in future.

7. CONCLUSION AND RECOMMENDATION

7.1 No major geotechnical problems are identified during walkover site inspections.

7.2 Based on the latest Master Layout Plan, significant site formation works would not be required when the existing buildings and the existing retaining walls with the retained platforms within and adjoining the Application Site remain unchanged in the foreseeable future. The proposed site formation plan and sections annexed in **Appendix G** refer.

7.3 The proposed site formation works should include the stability assessments of the existing retaining walls and slopes and the overall stability of the existing and proposed site formation whether their stability to be achieved the current design safety standards, which should not affect and be affected by the proposed development.

7.4 Otherwise, the strengthening works for the existing retaining walls and slopes within and adjoining the Application Site should be proposed to improve their stability to be achieved the current design safety standards.

7.5 Based on the above considerations and preliminary geotechnical assessment, the proposed development for the Application Site is considered to be geotechnically feasible.

7.6 To implement this development, the following geotechnical engineering works are recommended for further studies and detailed designs:

(a) A detailed site investigation should be carried out at the later design stage to reveal the geological profile, the groundwater table, geotechnical engineering properties and the engineering details of existing retaining walls and slopes within and adjoining the Application Site. The proposed ground investigation works also shown in the proposed site formation plan annexed in **Appendix G** could be taken into consideration, and the exact ground investigation works are subject to the later design stage.

(b) If and when necessary, an additional topographic survey to identify the extent of the existing slopes and walls within and adjacent to the Application Site should be carried out for stability assessment of the existing slopes and walls or geotechnical features.

(c) To ensure the proposed site formation for existing features within or adjoining the Lot boundary that should not affect or be affected the proposed development, the further liaison with the maintenance responsible parties and stability studies on following features should be carried out and presented in the following table:

Existing Features	Responsible Party	Further Studies to be required
7NW-B/R90 (about 3.3m high)	Lands Dept.	Stability Review of Existing Masonry Wall against Overturning and Sliding
7NW-B/R89 (about 3.5m high)	DD6 Lot 1943	Stability Review of Existing Masonry Wall against Overturning and Sliding
7NW-B/R267 (about 6.5m high)	Lands Dept.	Stability Review of Existing retaining Wall against Overturning and Sliding
7NW-B/R261 (about 3m high)	DD6 Lot 1943	Stability Review of Existing Masonry Wall against Overturning and Sliding
7NW-B/R94 (about 6.4m high)	Lands Dept.	Stability Review of Existing Masonry Wall against Overturning and Sliding
7NW-B/R320 (about 5.0m high)	Lands Dept.	Stability Review of Existing Masonry Wall against Overturning and Sliding
7NW-B/CR369 (about 5.0m high)	Lands Dept.	Type 3 Prescriptive Measues were completed in 2008 with reference to the retrieved slope record. Thus, the proposed works for this development should not affect and be affected by the stability of this Feature.
Wall No. 1 (about 6.5m high)	The owner of Cheung Ha Temple Limited	Stability Review of Existing retaining wall against Overturning and Sliding
Wall No. 2 (about 3m high)	DD6 Lot 1943	Stability Review of Existing Masonry Wall against Overturning and Sliding
Wall No. 3 (about 3.3m high)	To be identified in later stage	Stability Review of Existing Masonry Wall against Overturning and Sliding
Wall No.4 (about 3.8m high)	Lands Dept.	Stability Review of Existing retaining wall against Overturning and Sliding
Wall No. 5 (about 6m high)	Lands Dept.	Stability Review of Existing Masonry Wall against Overturning and Sliding
Slope No. 1 (8m max. high)	Lands Dept.	Stability Assessment of Existing Slope

(d) When the results of the stability analyses for the above features are not achieved the current safety standards, the strengthening works for those features should be included in the proposed site formation, which will be submitted to the Building Authority for approval under the implementation stage of the development.

(e) The following table summarizes the proposed strengthening works for the following existing features but not limited to the followings, subject to the later design stage for details:

Existing Features	Proposed Strengthening Works
7NW-B/R90 (about 3.3m high)	Construction of Soil Nails with Skin Wall
7NW-B/R89 (about 3.5m high)	Construction of Soil Nails with Skin Wall
7NW-B/R267 (about 6.5m high)	Re-construction of Reinforced Concrete Stairway
7NW-B/R261 (about 3m high)	Construction of Soil Nails with Skin Wall
7NW-B/R94 (about 6.4m high)	Construction of Soil Nails with Skin Wall
7NW-B/R320 (about 5.0m high)	Construction of Soil Nails with Skin Wall
Wall No. 1 (about 6.5m high)	Re-construction of Reinforced Concrete Stairway
Wall No. 2 (about 3m high)	Construction of Soil Nails with Skin Wall
Wall No. 3 (about 3.3m high)	Construction of Soil Nails with Skin Wall
Wall No. 4 (about 3.8m high)	Construction of Soil Nails with Skin Wall
Wall No. 5 (about 6m high)	Wall Thickening in front of the Wall
Slope No. 1 (8m max. high)	Construction of Soil Nails

(f) The loading of proposed large trees planted on the relevant existing retaining walls should be included in stability analyses of those walls in the later stage. If they cannot meet the current safety standards, upgrading works for those walls will be proposed. The stability of those wall should not affect or be affected by the stability of any existing structures in vicinity of the application site.

(g) All the proposed site formation, foundation or geotechnical works for this development should not affect or be affected by the adjacent access road, slopes and structures.

(h) The proposed stormwater drainage works for this development should comply with Drainage Services Department's requirements.

8. REFERENCES

8.1 Slope and Wall Records retrieved from Slope Information System (SIS) operated by Geotechnical Engineering Office, Civil Engineering and Development Department.

8.2 Slope and Wall Reports obtained from Slope Maintenance Responsibility Information System (SMRIS) maintained by Lands Department.

8.3 Geotechnical Control Office (1986). Hong Kong Geological Survey Sheet 7 – Sha Tin. Scale1:20,000. First Edition.

8.4 Geotechnical Engineering Office (1993). Geoguide 1: Guide to Retaining Wall Design, Second Edition.

8.5 Geotechnical Engineering Office (1994). Geotechnical Manual for Slopes, Second edition.

8.6 Works Bureau (April 1999). Geotechnical Manual for Slopes – Guidance on Interpretation and Updating. WBTC. 13/99.

8.7 GEO (2003). Stage 3 Study Report (S3R 115/2003) Slope 7NW-B/CR368 South of No. 43-45 Kam Shan Village, Tai Po.

8.8 GEO (2013). Stage 3 Study Report (S3R 40/2013) Feature No. 7NW-B/CR529 Nos. 43-45 Kam Shan Road, Tai Po.

FIGURES

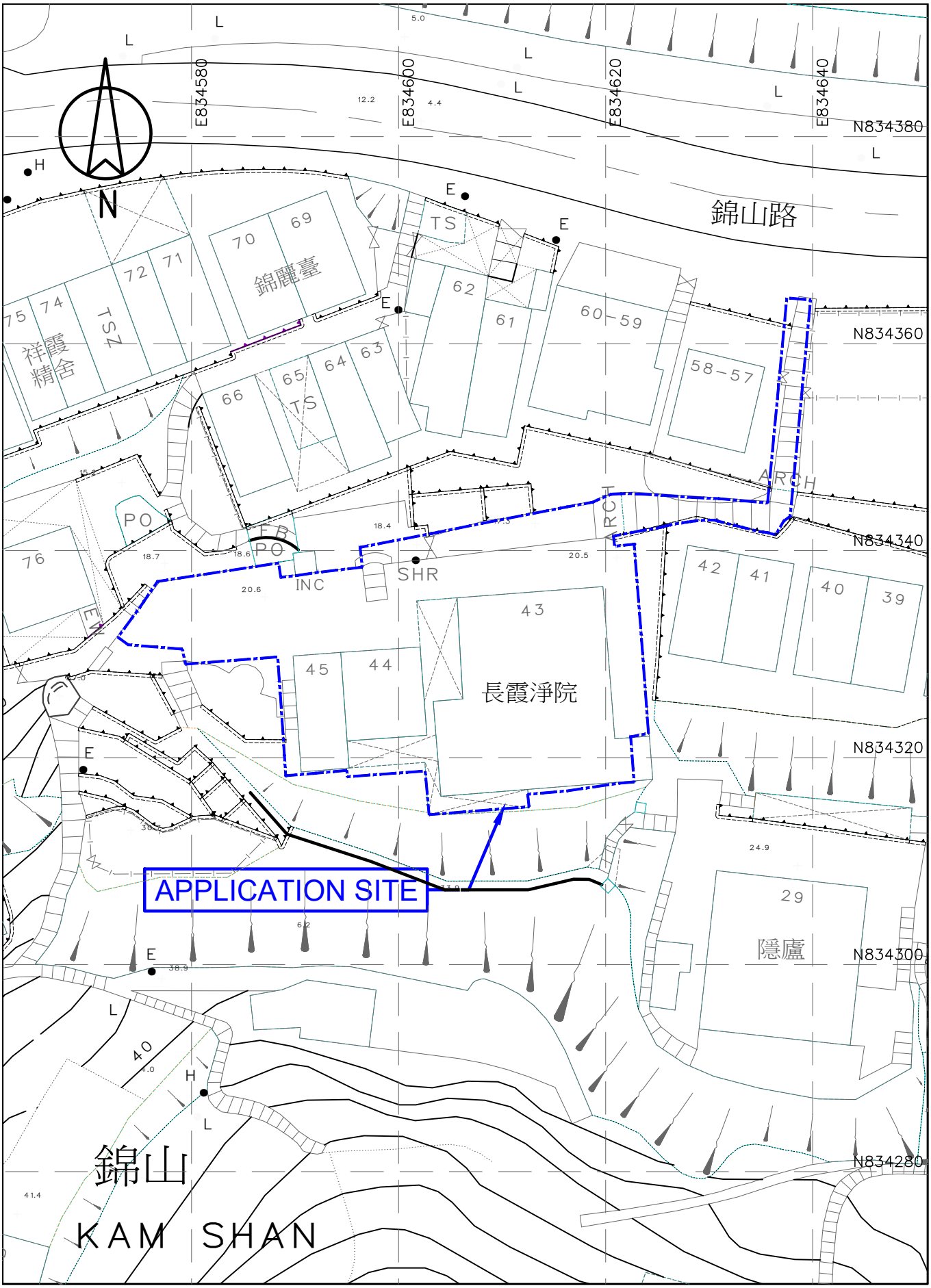
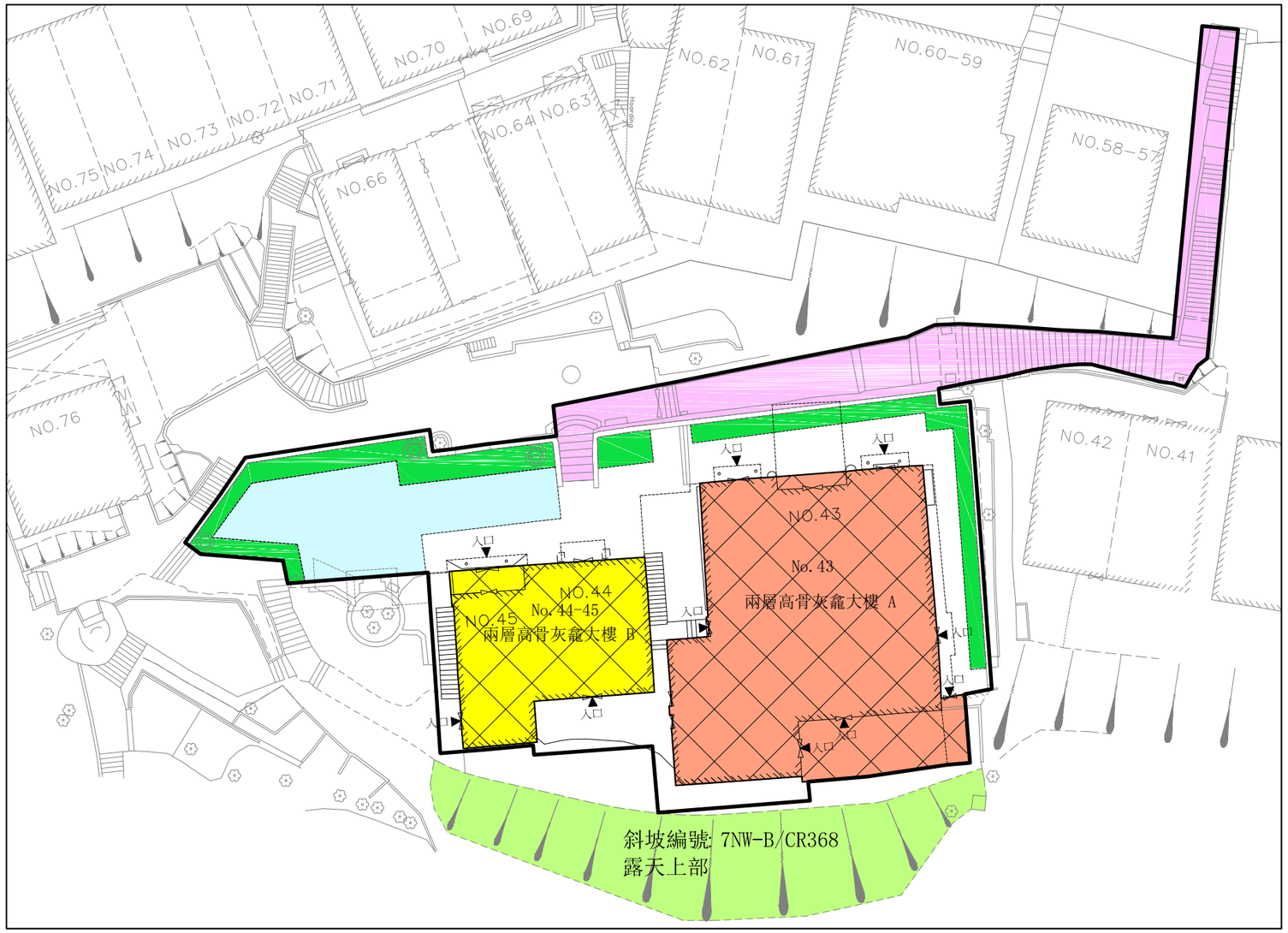


FIGURE 1 LOCATION OF APPLICATION SITE

建議布局圖
就截算前骨灰安置所的牌照申請



圖例:

	場地界線
	可核證建築物 (符合《私營骨灰安置所條例》附表 2 第 3(1)(b) 條規定)
	可就截算前骨灰安置所核證的構築物 (符合《私營骨灰安置所條例》附表 2 第 4(3) 條規定)
	斜坡範圍
必要配套設施	
	行人通道/行人路徑/出入口及樓梯
	種植區
	等候區

(A3 圖紙 1:300 比例)

建議布局圖 (圖則編號: 002)

骨灰安置所名稱： 佛教長霞淨院

地 址 : 新界大埔錦山村 43-45號,丈量約份第6約地段第 1087 號及第 1130 號及毗鄰政府土地

27/02/2023
日期 (日/月/年)

潘冠球
獲授權人士 姓名及簽署

27/02/2023
日期 (日/月/年)

邵冠開
認可人士/註冊結構工程師 姓名及簽署
[認可人士/註冊結構工程師指根據《建築物條例》(第 123 章)第 3 條註冊的人士]

C495956(4)
香港身份証號碼

註冊編號# : AP(E) 98/82 RSE 98/82

註冊有效期滿日期# : 31/12/2025

法人團體/合夥* 印章(如適用)

須與 (建築物條例) (第123章) 第3條所指的名冊相符
* 刪去不適用者

Figure 2 Latest Master Layout Plan

LEGEND

BOUNDARY LINE OF APPLICATION SITE

E834580

E834600

E834620

E834640

N834360

N834340

N834320

斜坡編號:7NW-B/C370

SLOPE NO. 1

斜坡編號:7NW-B/R320

斜坡編號:7NW-B/R94

斜坡編號:7NW-B/CR529(2)

斜坡編號:7NW-B/CR529(1)

WALL NO. 1

斜坡編號:7NW-B/R267

WALL NO. 2

斜坡編號:7NW-B/R261

斜坡編號:7NW-B/R90(1)

WALL NO. 3

WALL NO. 4

斜坡編號:7NW-B/CR369

WALL NO. 5

斜坡編號:7NW-B/R89

斜坡編號:7NW-B/C685

斜坡編號:7NW-B/C379

斜坡編號:7NW-B/CR368

長霞淨院

COLUMBARIUM B

COLUMBARIUM A

隱廬

FOOTPATH PORTION A

FOOTPATH PORTION B

LOT 2089 (Ref Plan: TPSH/954-DF)

LOT 1087 (Ref Plan: TP3390-91)

LOT 1130 (Ref Plan: TP3390-91)

LOT 1943 (PORTION) (Ref Plan: TP1128/1-DF2)

LOT 978

LOT 983

LOT 1045

LOT 755 S.B

LOT 1886

LOT 757

LOT 944

LOT 2163

LOT 1361

753 S.A

753 S.B

941 S.A

941 S.B

80A

80

79

81

96

87

92

88

27B

40

39

29

NEW EXIT STAIRCASE FOR HOUSES No. 58 ~ 57

EXISTING GATE OPENING TO BE BLOCKED OFF

EXISTING WINDOW

PROJECT :

SECTION 12A REZONING APPLICATION FROM "V" TO "G/IC(3)" FOR PRE-CUT OFF COLUMBARIUMS AT BUDDHIST CHEUNG HA TEMPLE, LOT NOS. 1087 AND 1130 IN D.D. 6 AND ADJOINING GOVERNMENT LAND, TAI PO, NEW TERRITORIES

CLIENT : BUDDHIST CHEUNG HA TEMPLE	PROJECT NO. J1926/B
DRAWING TITLE : MLP WITH FEATURE LOCATIONS	APPROVED BY HC / DATE 21/01/2025
DRAWING NO : FIGURE 3	REVISION B / SCALE 1 : 300
	DESIGNED BY PH / DRAWN BY AM

APPENDIX A

PHOTOGRAPHIC RECORDS

LEGEND

BOUNDARY LINE

1 PHOTOGRAPHIC RECORD NUMBER

E834580 E834600 E834620 E834640

N834360 N834340 N834320

斜坡編號:7NW-B/C370

SLOPE NO. 1

斜坡編號:7NW-B/R320

斜坡編號:7NW-B/R94

斜坡編號:7NW-B/CR529(2)

斜坡編號:7NW-B/CR529(1)

WALL NO. 1

WALL NO. 2

WALL NO. 3

WALL NO. 4

WALL NO. 5

斜坡編號:7NW-B/R267

斜坡編號:7NW-B/R261

斜坡編號:7NW-B/R90(1)

斜坡編號:7NW-B/R89

斜坡編號:7NW-B/CR369

斜坡編號:7NW-B/C685

斜坡編號:7NW-B/C379

斜坡編號:7NW-B/CR368

長霞淨院

COLUMBARIUM B

COLUMBARIUM A

隱廬

FOOTPATH PORTION A

FOOTPATH PORTION B

LOT 2089 (Ref Plan: TPSH/954-DF)

LOT 1087 (Ref Plan: TP3390-91)

LOT 1130 (Ref Plan: TP3390-91)

LOT 1943 (PORTION) (Ref Plan: TP1128/1-DF2)

LOT 978

LOT 983

LOT 1045

LOT 2163

LOT 1886

LOT 1361

LOT 944

LOT 755 S.B

LOT 753 S.A

LOT 753 S.B

941 S.A

941 S.B

834345N

834330N

PROJECT :

SECTION 12A REZONING APPLICATION FROM "V" TO "G/IC(3)" FOR PRE-CUT OFF COLUMBARIUMS AT BUDDHIST CHEUNG HA TEMPLE, LOT NOS. 1087 AND 1130 IN D.D. 6 AND ADJOINING GOVERNMENT LAND, TAI PO, NEW TERRITORIES

CLIENT : BUDDHIST CHEUNG HA TEMPLE	PROJECT NO. J1926/B
DRAWING TITLE : PHOTO INDEX PLAN	APPROVED BY HC / DATE 21/01/2025
DRAWING NO : PI-01	REVISION B / SCALE 1 : 300
	DESIGNED BY PH / DRAWN BY AM

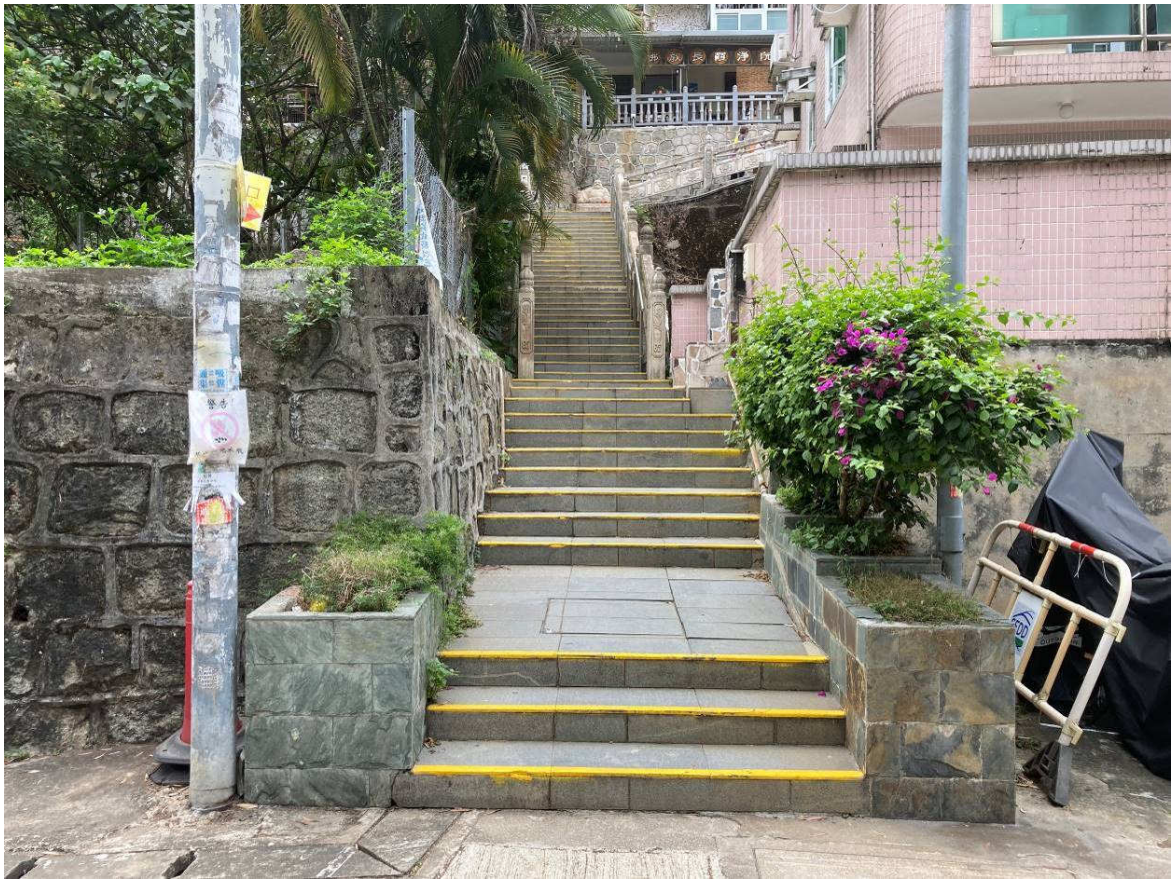


Plate No. 1

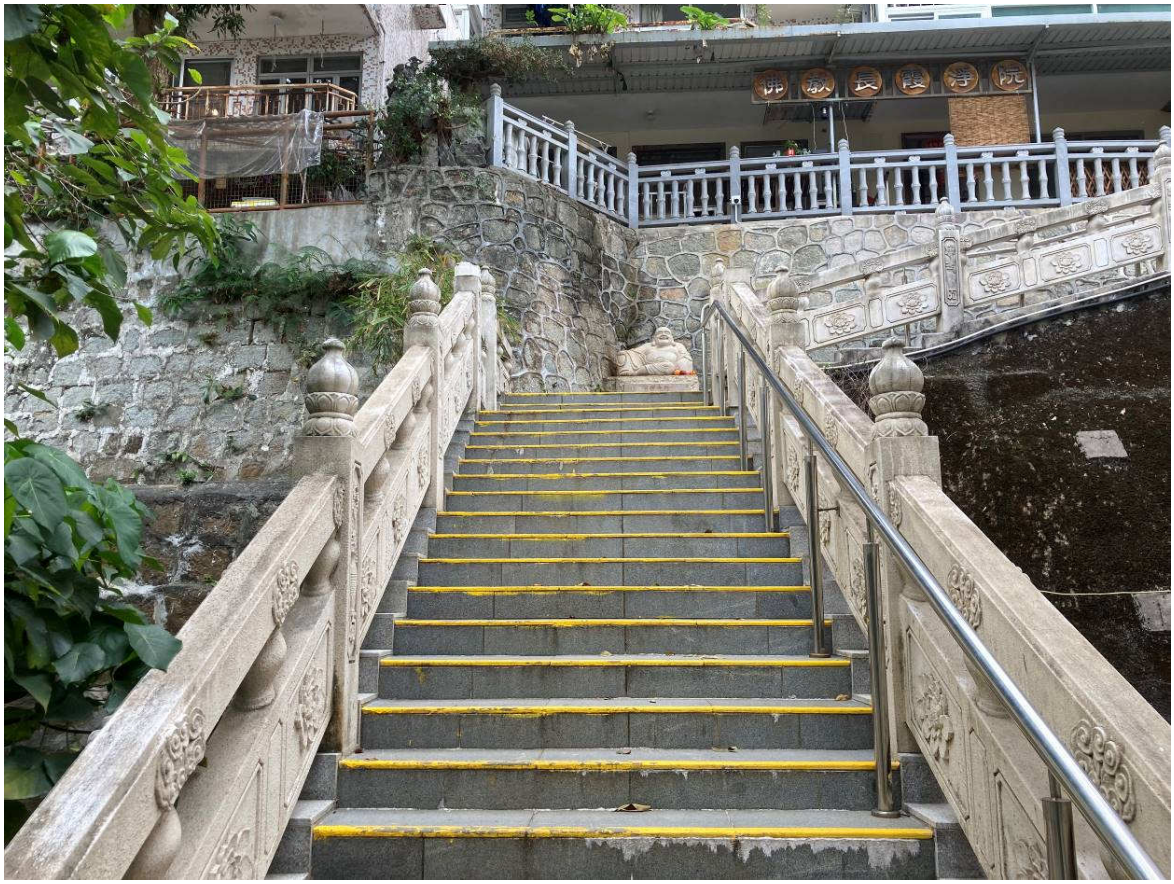


Plate No. 2



Plate No. 3

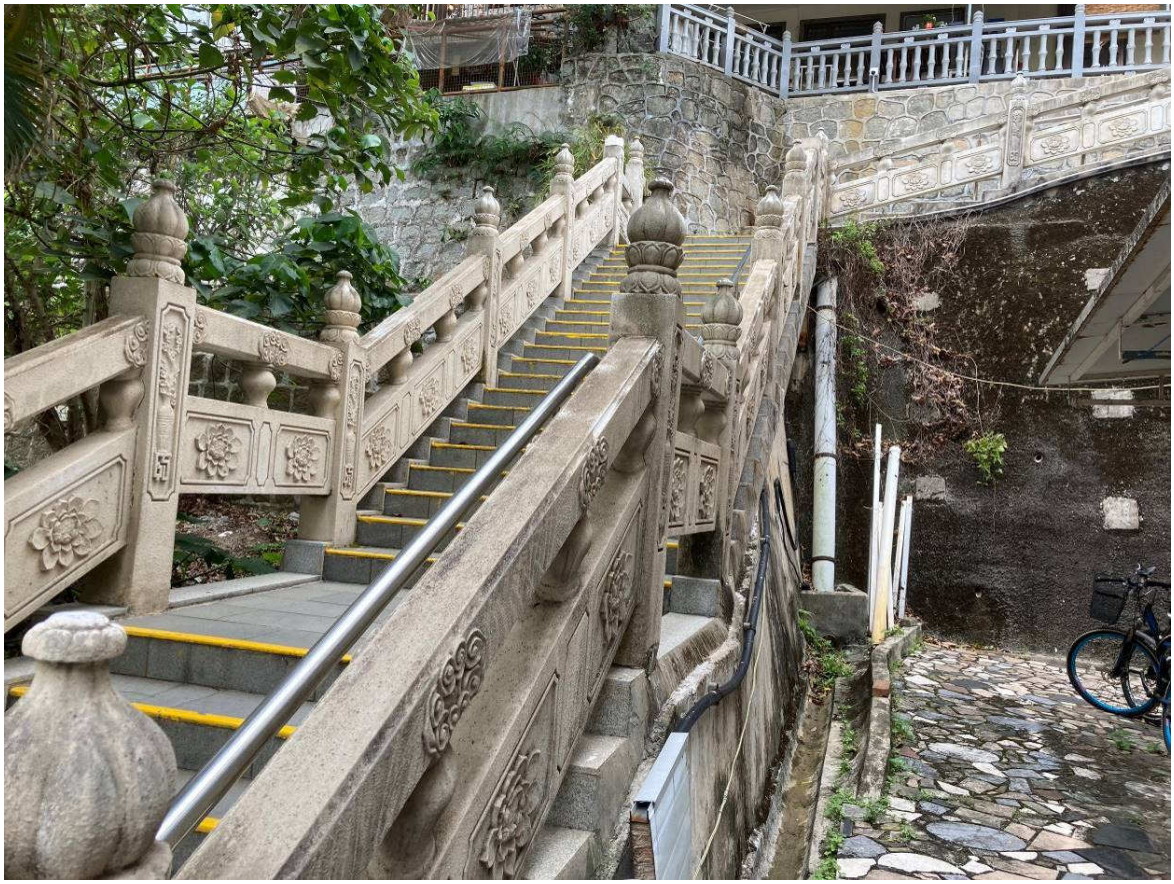


Plate No. 4



Plate No. 5



Plate No. 6

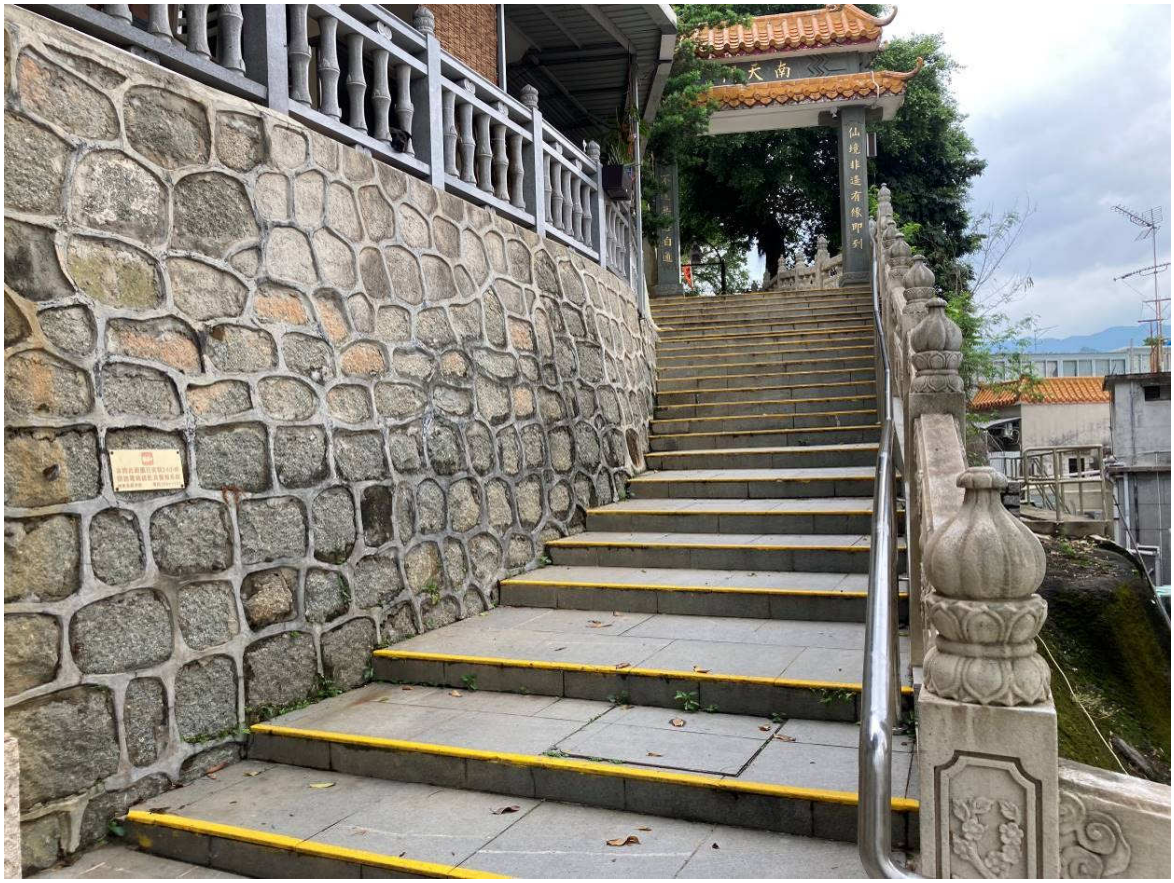


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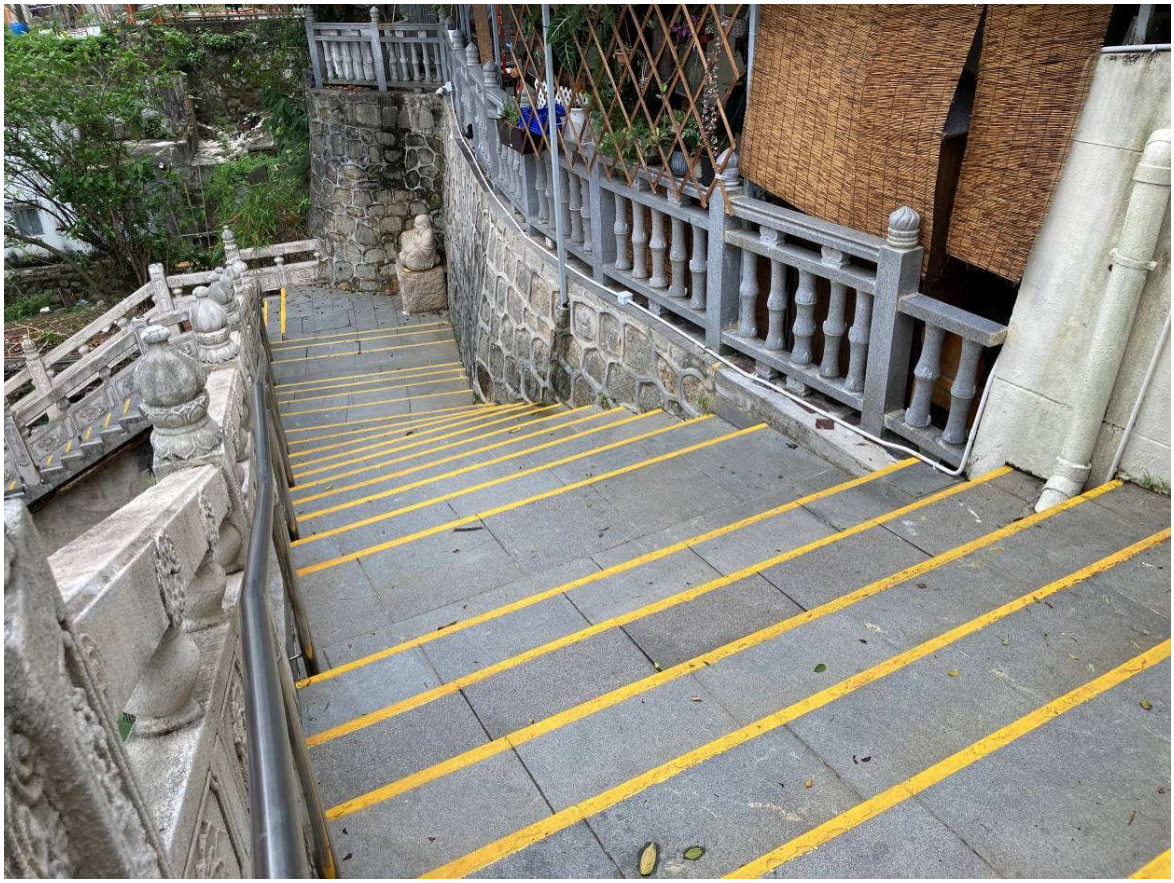


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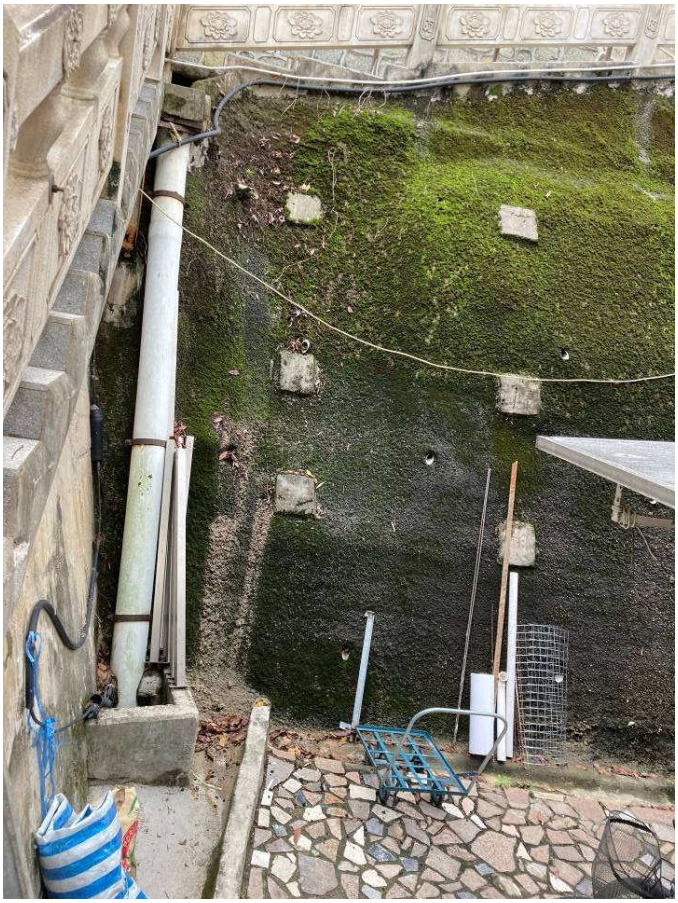


Plate No. 9



Plate No. 10

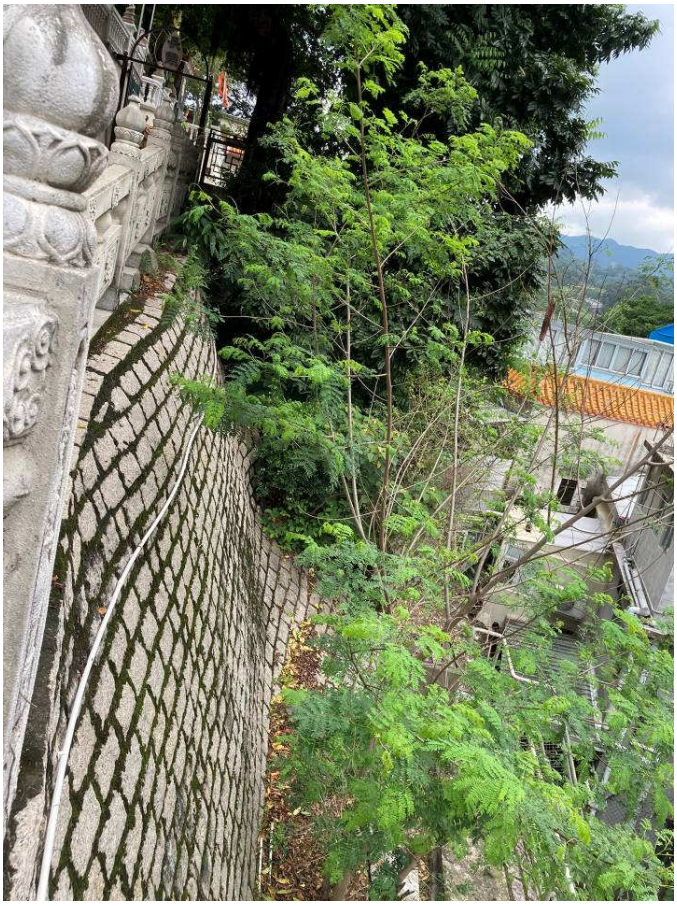


Plate No. 11

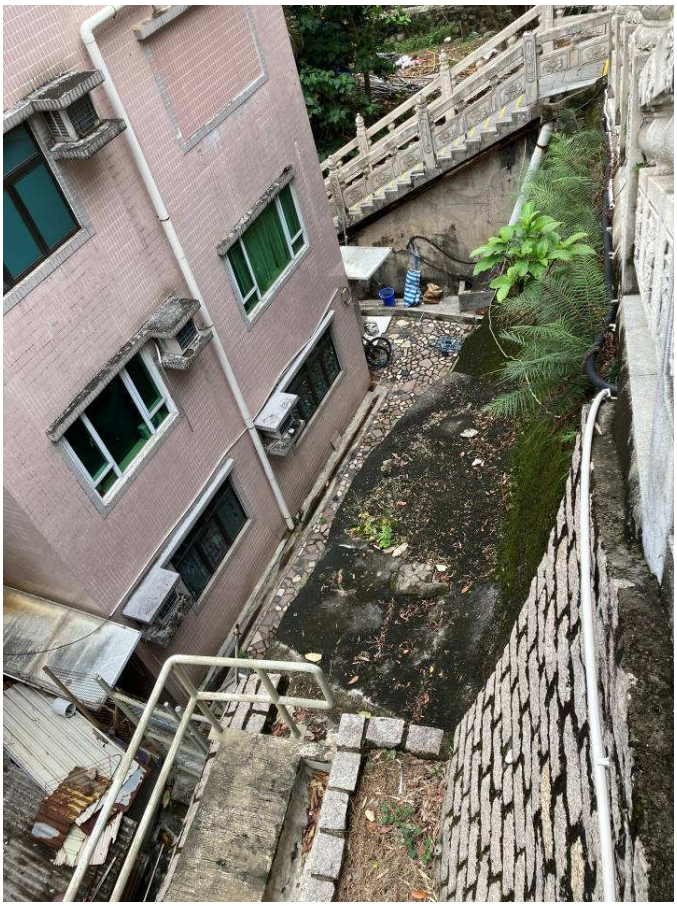


Plate No. 12



Plate No. 13

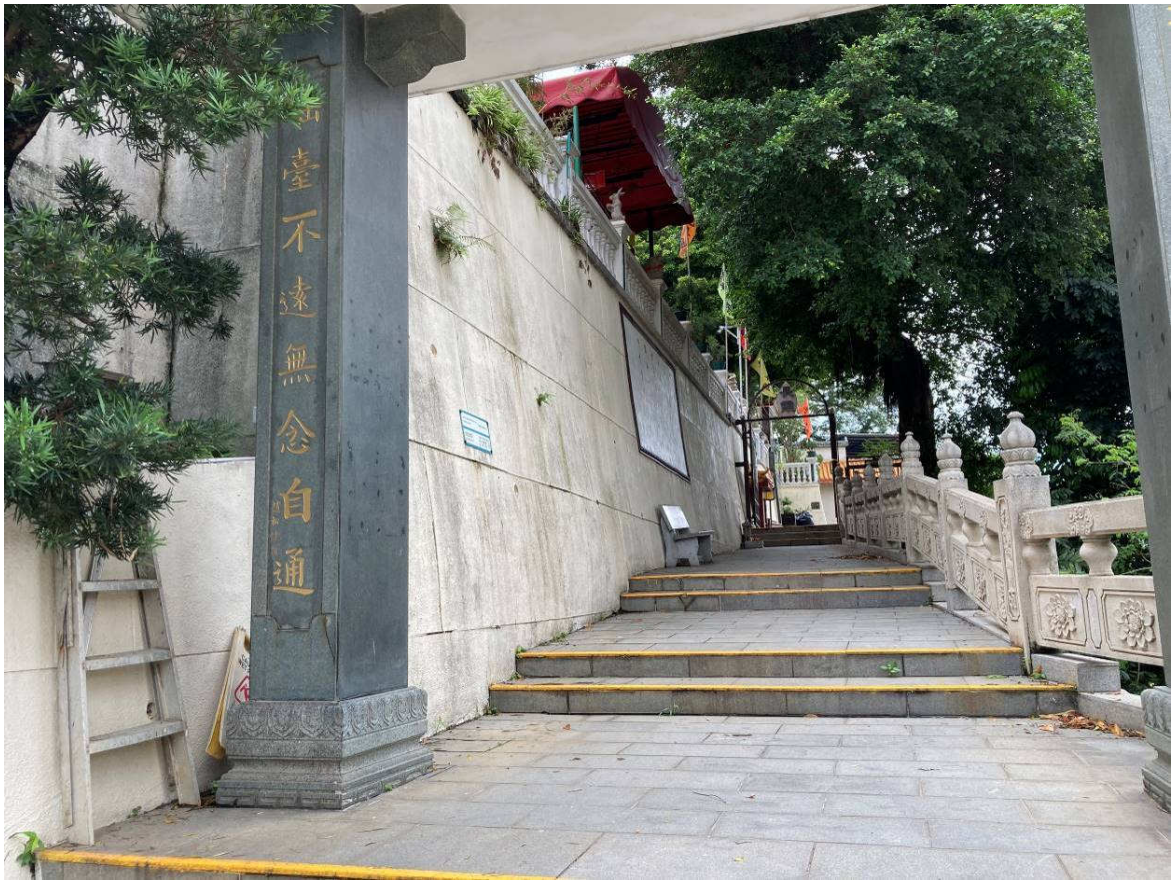


Plate No. 14

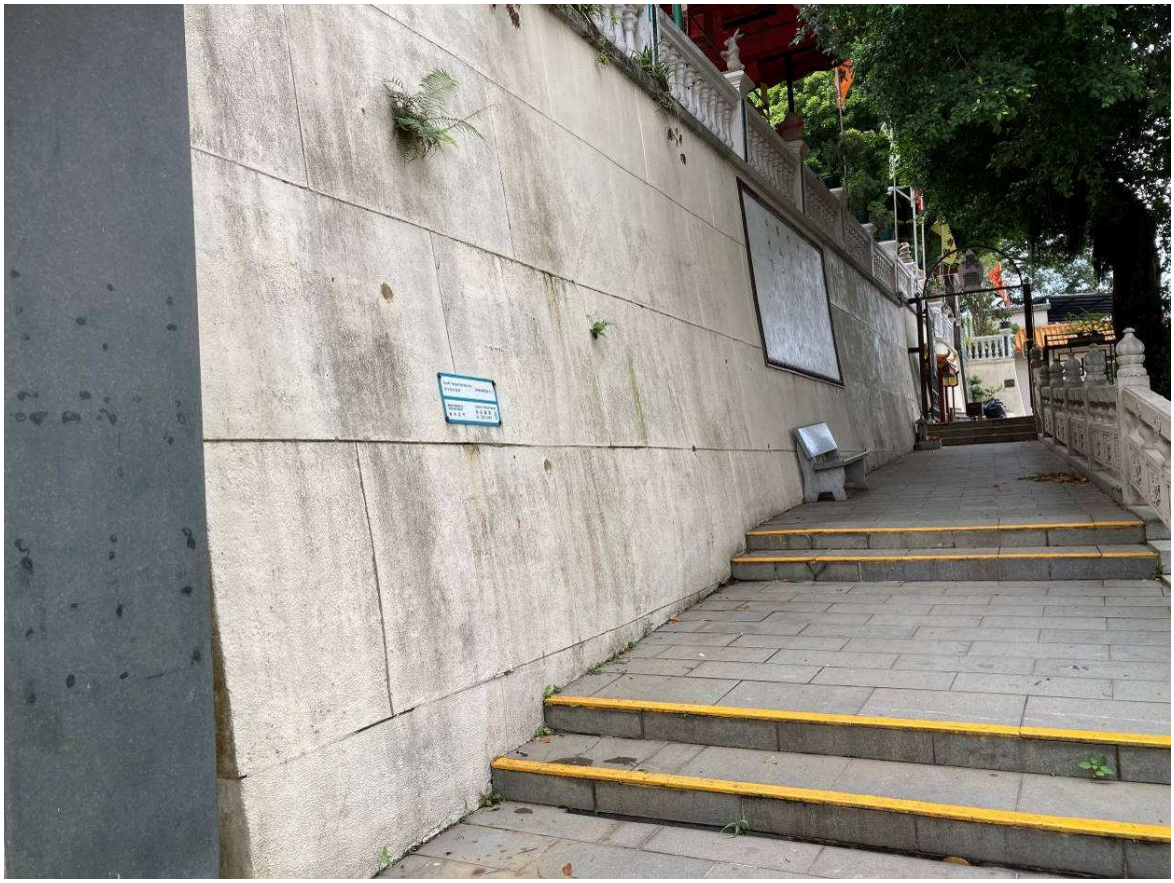


Plate No. 15



Plate No. 16



Plate No. 17



Plate No. 18

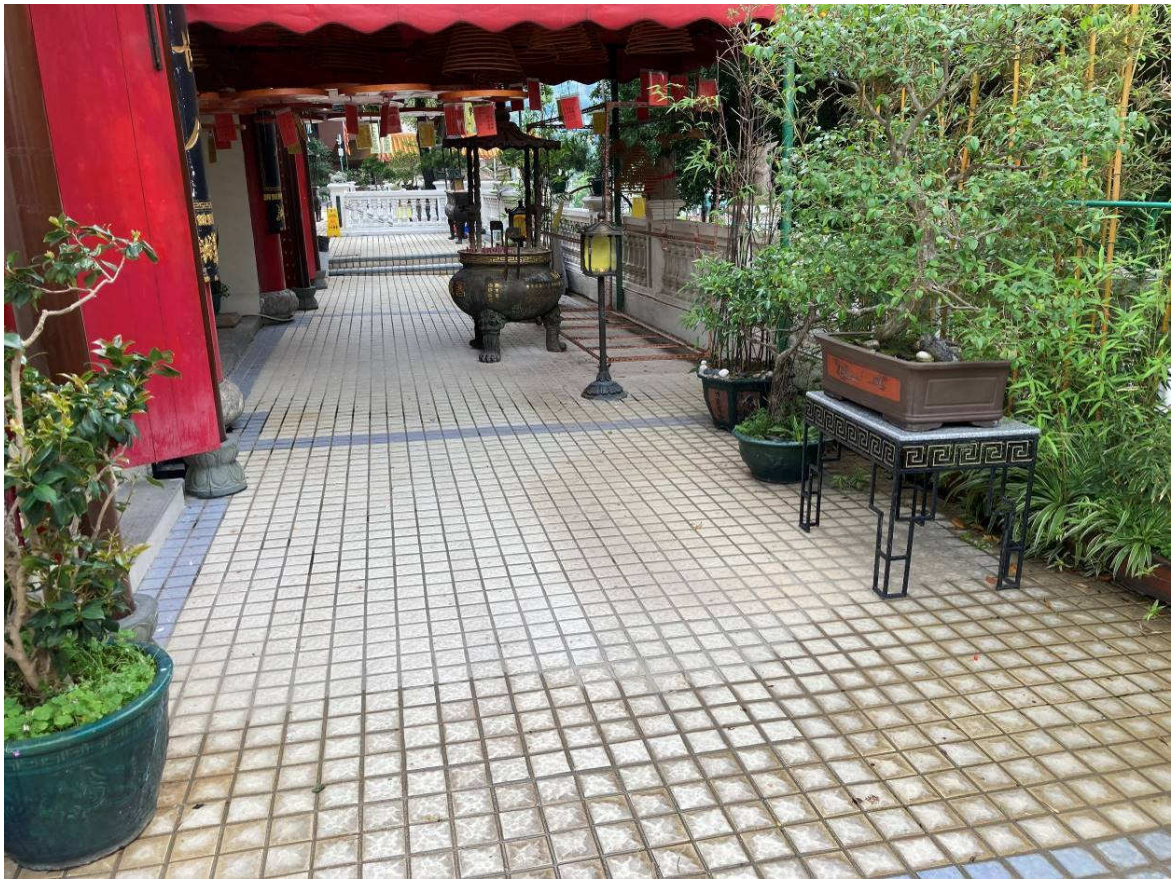


Plate No. 19

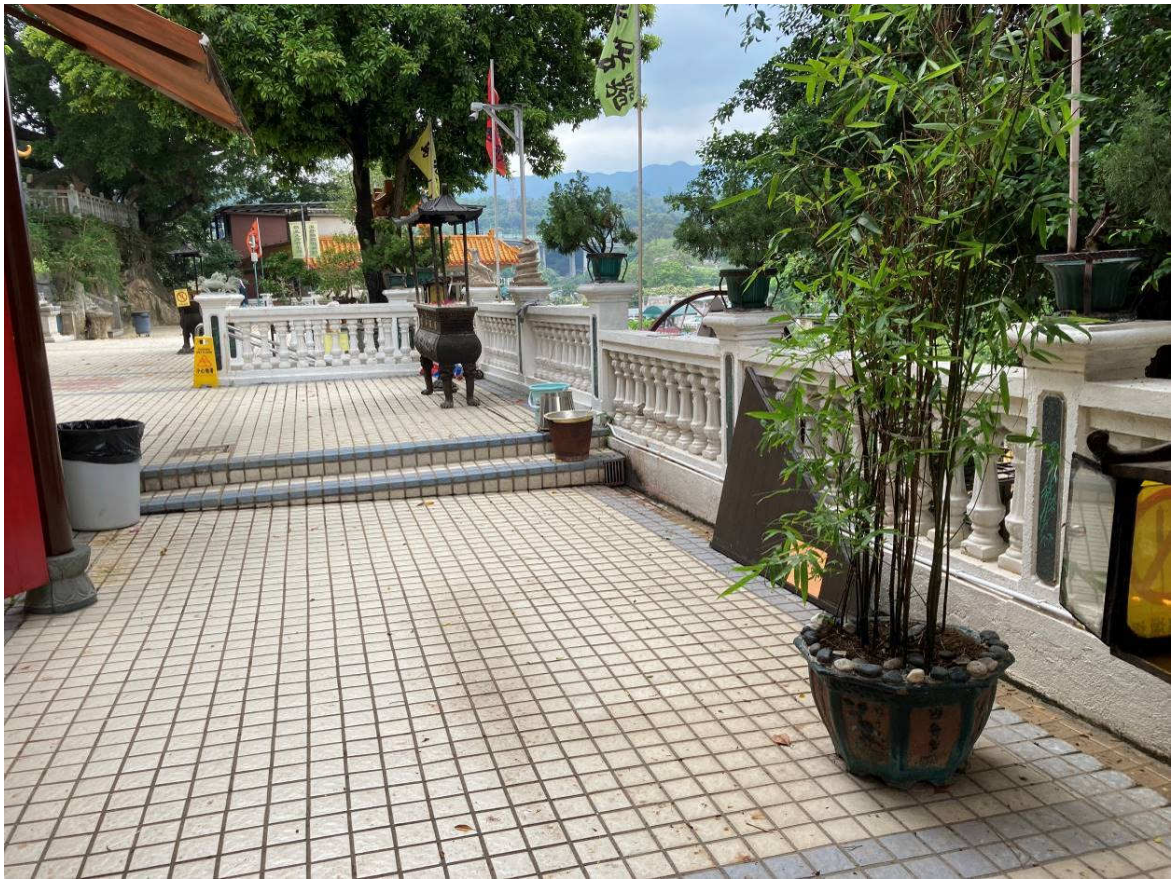


Plate No. 20



Plate No. 21



Plate No. 22



Plate No. 23



Plate No. 24



Plate No. 25



Plate No. 26



Plate No. 27



Plate No. 28



Plate No. 29

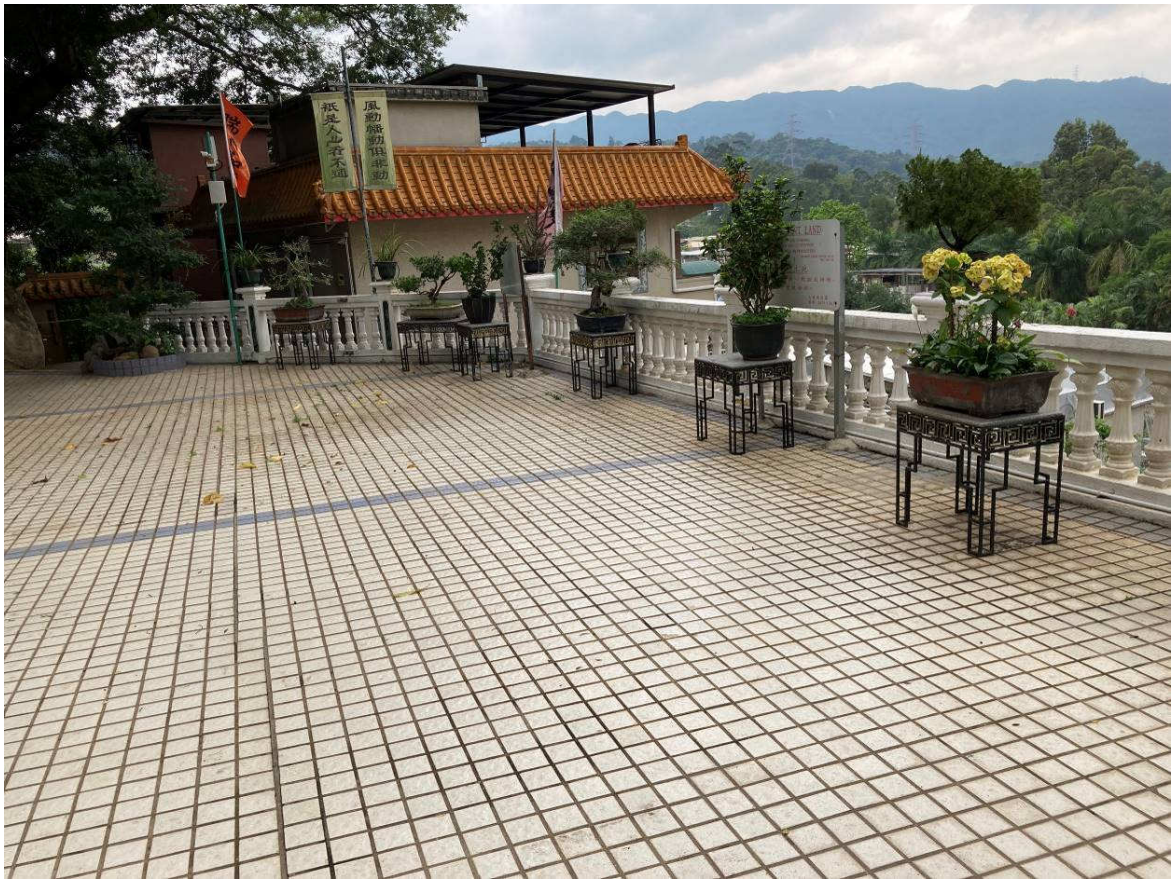


Plate No. 30



Plate No. 31



Plate No. 32

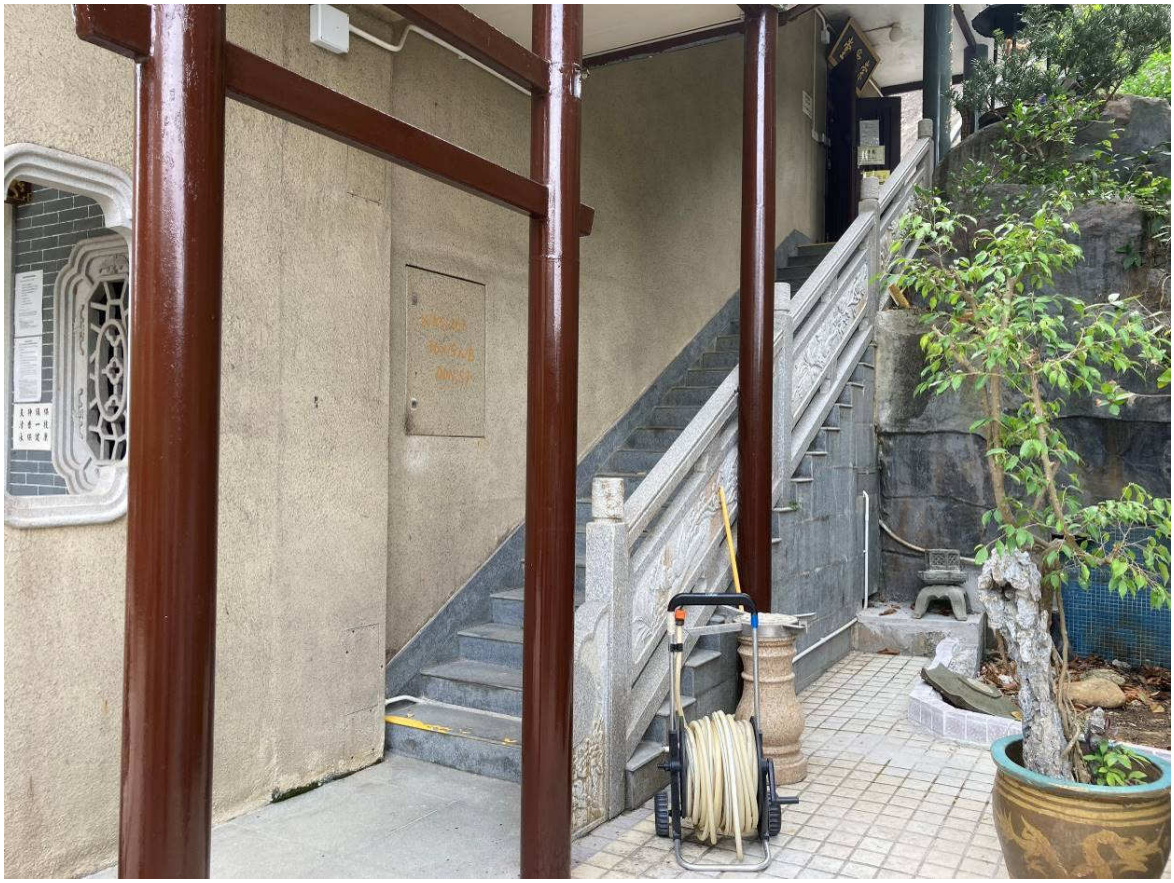


Plate No. 33



Plate No. 34



Plate No. 35



Plate No. 36



Plate No. 37



Plate No. 38



Plate No. 39



Plate No. 40



Plate No. 41



Plate No. 42

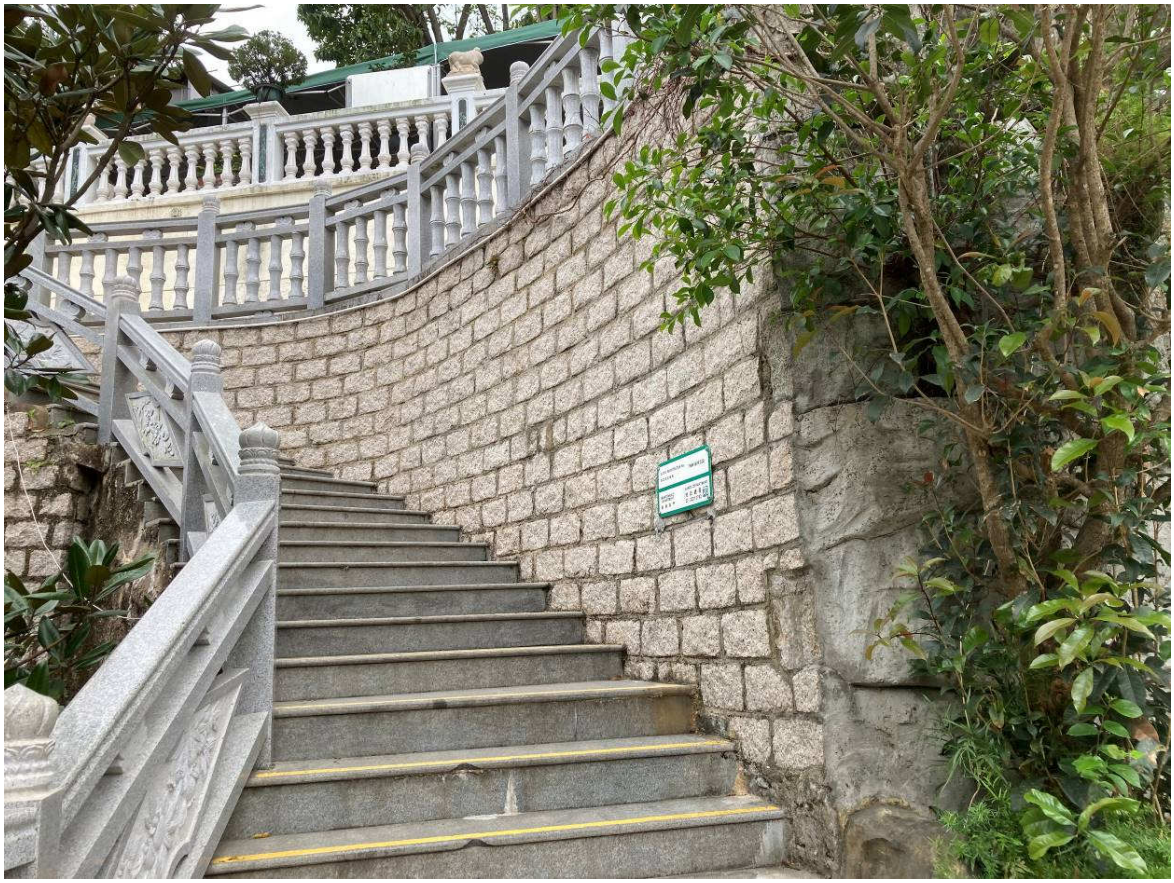


Plate No. 43



Plate No. 44



Plate No. 45

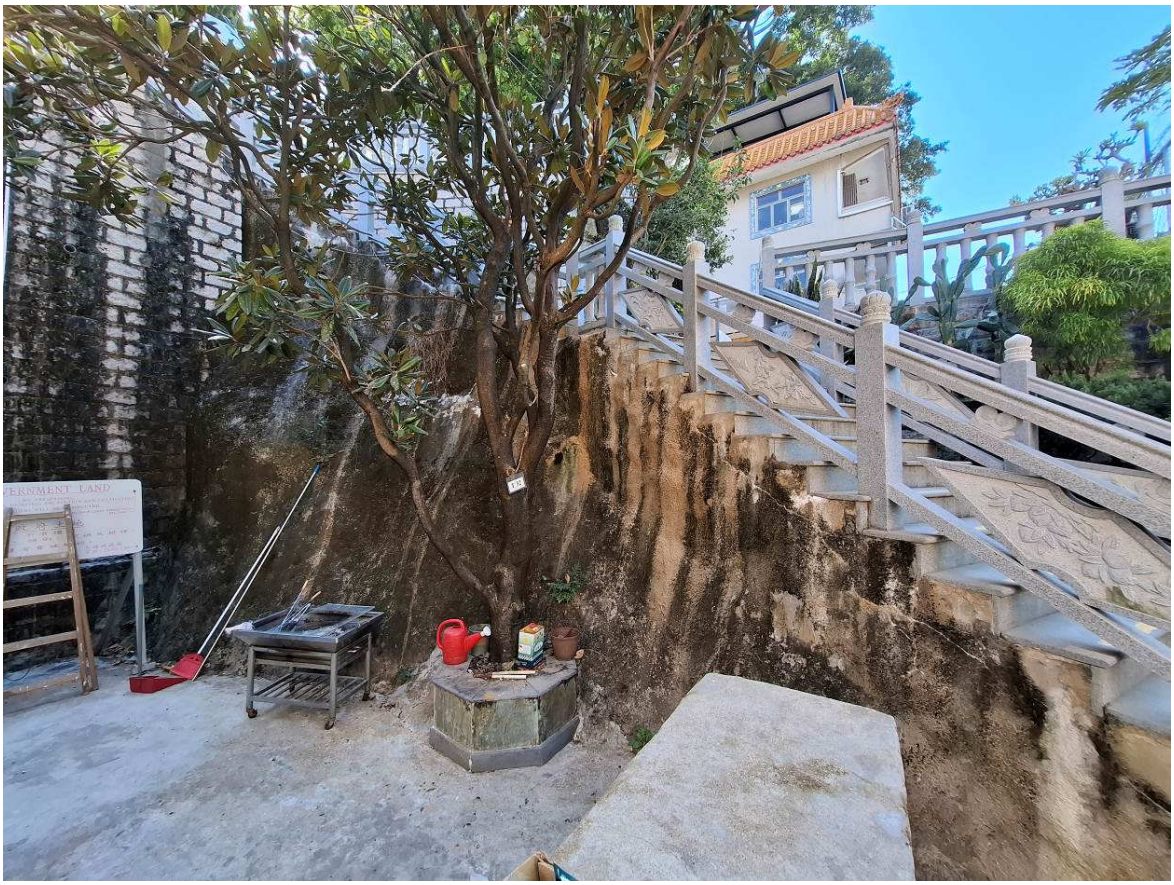


Plate No. 46

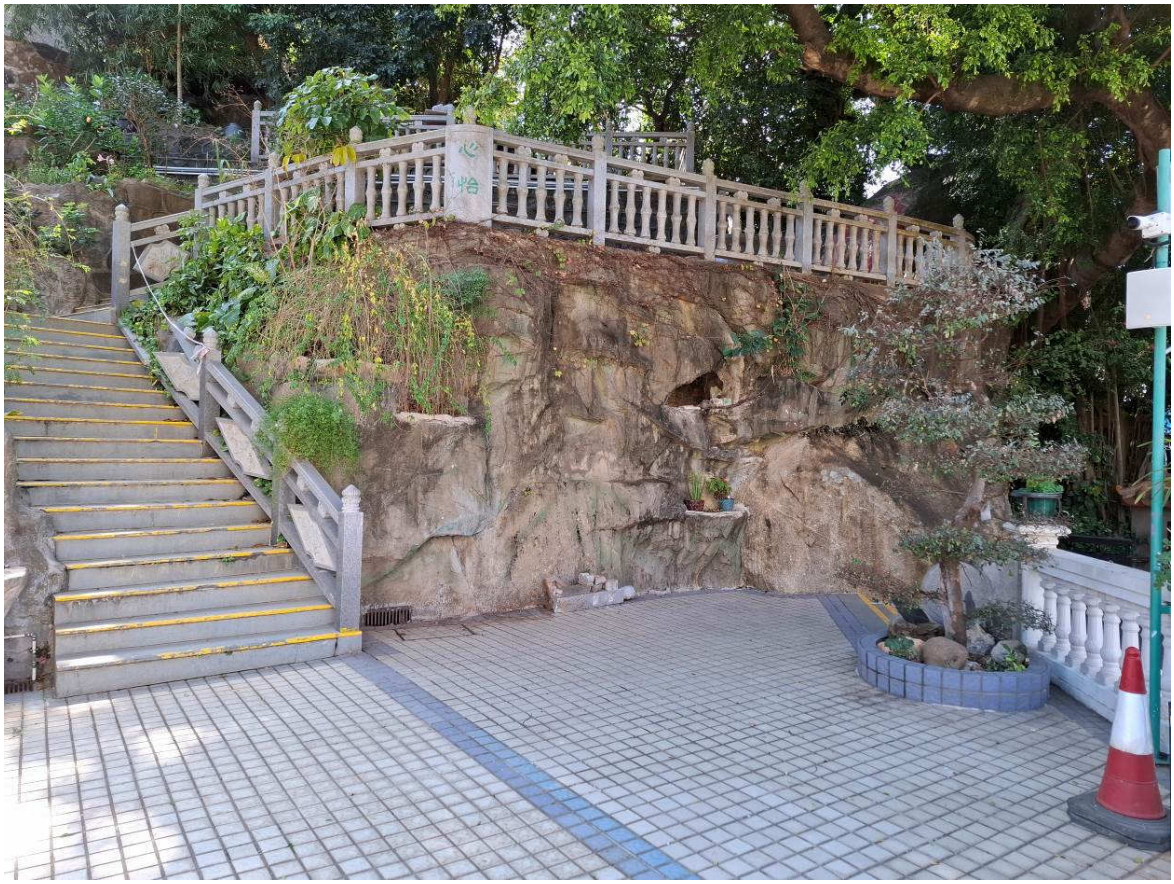


Plate No. 47



Plate No. 48

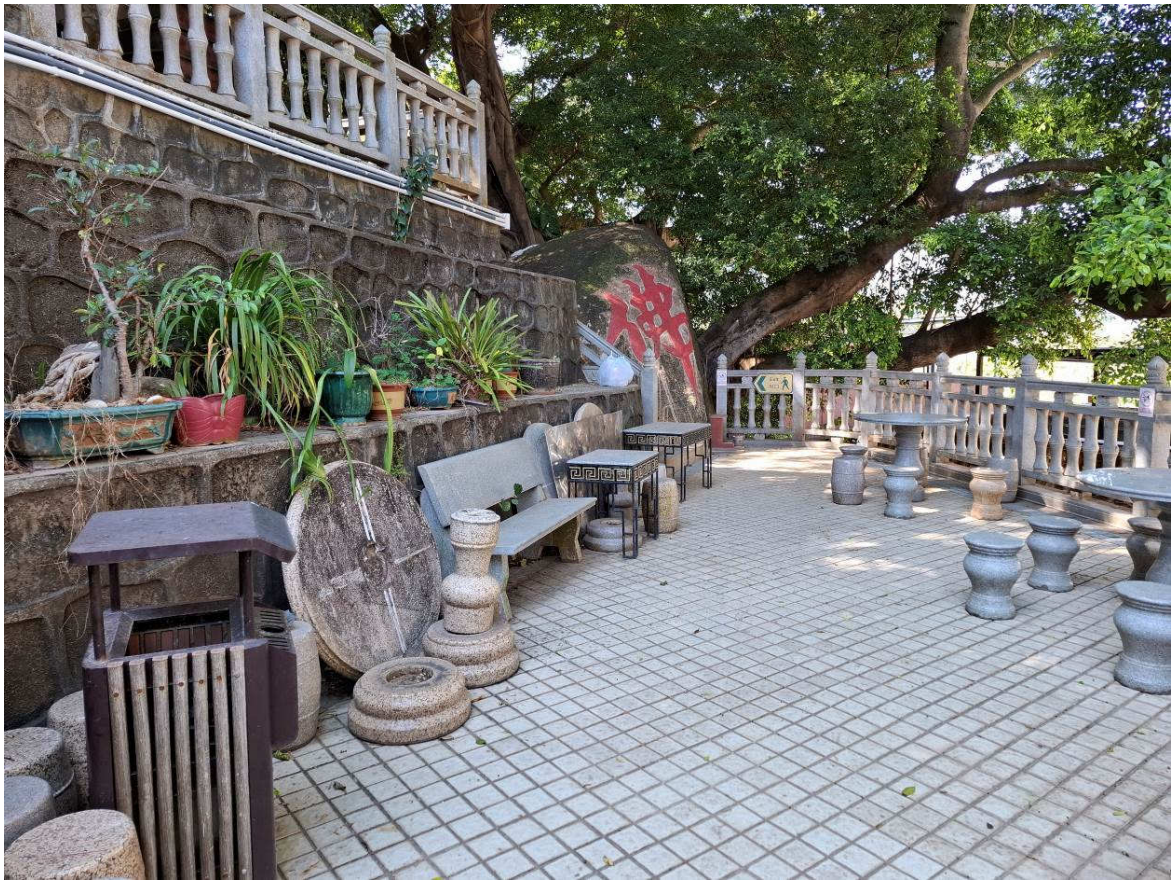


Plate No. 49

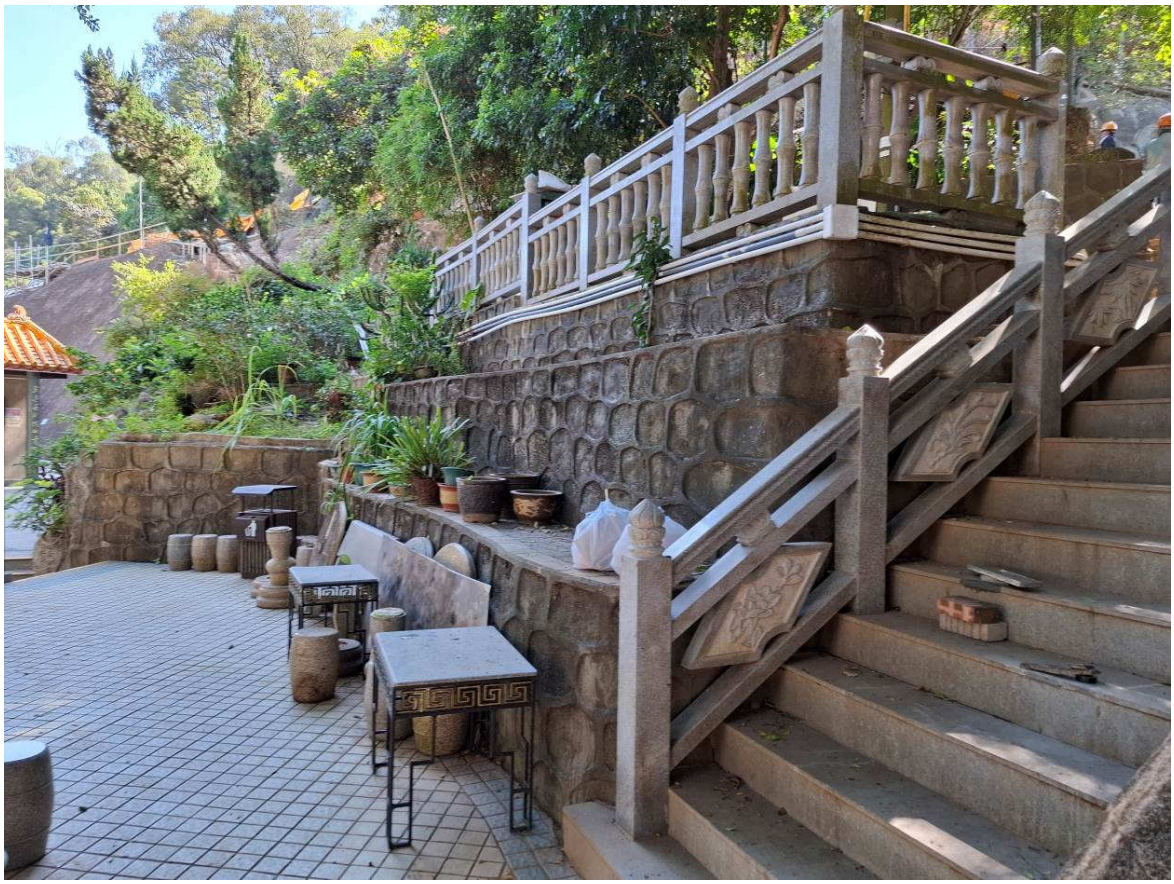


Plate No. 50



Plate No. 51



Plate No. 52



Plate No. 53



Plate No. 54



Plate No. 55



Plate No. 56



Plate No. 57

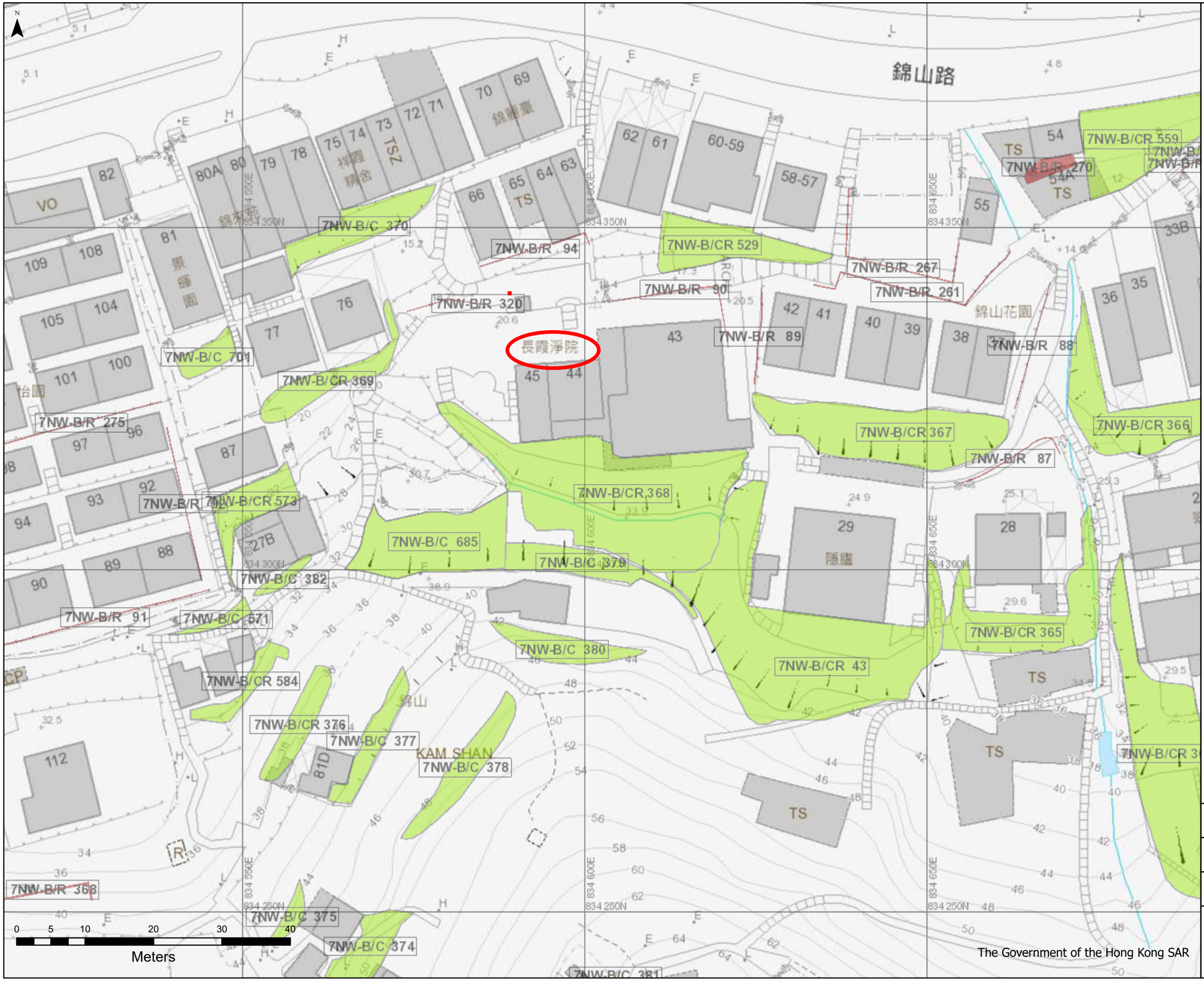


Plate No. 58

APPENDIX B

SLOPE AND WALL RECORDS

RETRIEVED FROM SIS



Man-made Features

- Cut slopes
- Disturbed terrain
- Fill slopes
- NT defence measures
- NT stabilisation measures
- Retaining walls
- Slope Features
- 50m_label_N
- 50m_label_E
- 50m cell

Division	
Scale	1:500
Date	9/1/2025

GEOTECHNICAL ENGINEERING OFFICE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

The Government of the Hong Kong SAR

BASIC INFORMATION

Location:	WEST OF NO. 42 KAM SHAN TSUEN, TAI PO
Registration Date:	19-11-1997
Ranking Score (NPRS):	3708 (Notional)
Date of Formation:	post-1977
Date of Construction/ Modification:	
Data Source:	SIRST
Approximate Coordinates:	Easting : 834626 Northing : 834334

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Densely-used playground
Distance of Facility from Crest (m):	0
Facility at Toe:	Residential building
Distance of Facility from Toe (m):	0.5
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

N/A

WALL PART

(1) Max. Height (m): 3.5 Length (m): 15 Face Angle (deg): 75

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Private Feature Party: DD6 Lot1943 Agent: N/A Land Cat.: 5a Reason Code: 43 MR Endorsement Date: 05-01-1998

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	14-03-1997
Data Source:	SIRST
Slope Part Drainage:	N/A
Wall Part Drainage:	(1) Position: Toe Size(mm): 225

SLOPE PART

N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Concrete Wall Location: Retaining wall with level platform
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 65 Spacing (m): 1.2

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.:	7NW9A7
Map Sheet Reference (1:1000):	7NW- 9A
Aerial Photos:	A27202-3 (1991),
Nearest Rainguage Station (Station Number):	Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On:	14-03-1997
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1991 After: 1988
Related Reports/Files or Documents:	File/Report: LWC Ref. No.: GC 4/1/2-5 (6) f3A, 4/1/2-3 f19, pt VI File/Report: LWC Ref. No.: GC 4/1/2-5 (6) f3A, 4/1/2-3 f19, pt VI
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None
Advisory Letter (To Be Confirmed with Buildings Department):	None
LPMIS:	None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 25/09/2023)

STAGE 1 STUDY REPORT

Inspected On:	
Weather:	
District:	ME
Section No:	1-1
Height(m):	
Type of Toe Facility:	Residential building
Distance from Toe(m):	0.5
Type of Crest Facility:	Densely-used playground
Distance from Crest(m):	0
Consequence Category:	
Engineering Judgement:	
Section No:	2-2
Type of Toe Facility:	
Distance from Toe(m):	
Type of Crest Facility:	
Distance from Crest(m):	
Consequence Category:	
Engineering Judgement:	
Sign of Seepage:	
Criterion A satisfied:	
Sign of Distress:	
Criterion D satisfied:	
Non-routine maintenance required:	
Note:	
Masonry wall/Masonry facing:	
Note:	
Consequence category (for critical section):	
Observations:	N/A
Emergency Action Required:	
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	
Action By:	N/A

OTHER EXTERNAL ACTION

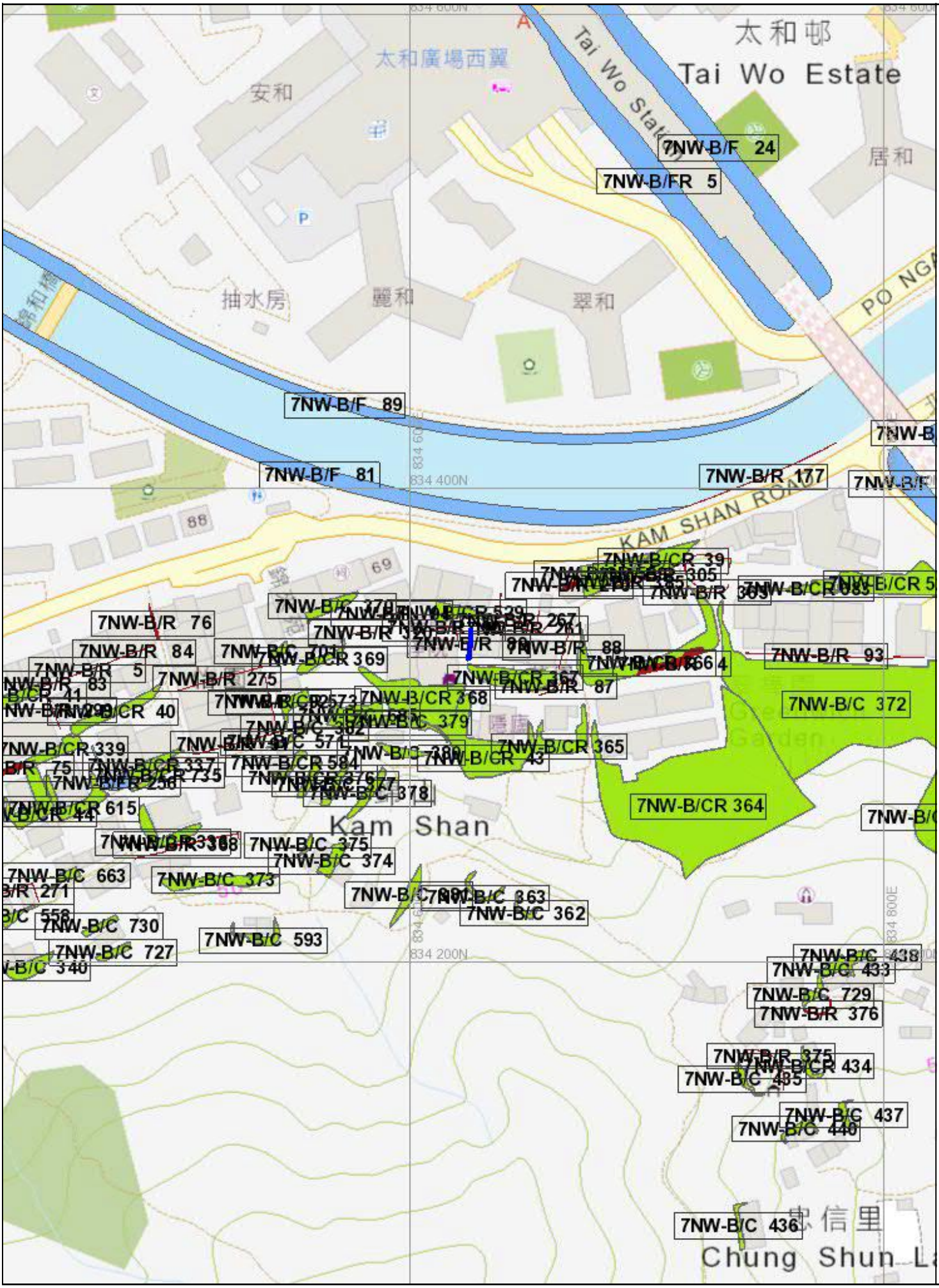
Check / repair Services:	
Action By:	N/A

Non-routine Maintenance:

Action By: N/A

PHOTO




太和邨
Tai Wo Estate
太和廣場西翼
安和
抽水房
麗和
翠和
居和
Tai Wo Station
PO NGA
KAM SHAN ROAD
Kam Shan
Chung Shun La
834 600N
834 400N
834 200N
834 800E
7NW-B/F 24
7NW-B/FR 5
7NW-B/F 89
7NW-B/F 81
7NW-B/R 177
7NW-B/CR 39
7NW-B/CR 5
7NW-B/R 76
7NW-B/R 84
7NW-B/C 701
7NW-B/CR 369
7NW-B/R 275
7NW-B/R 93
7NW-B/C 372
7NW-B/CR 368
7NW-B/CR 365
7NW-B/CR 364
7NW-B/C 375
7NW-B/C 374
7NW-B/C 663
7NW-B/C 373
7NW-B/C 363
7NW-B/C 362
7NW-B/C 730
7NW-B/C 593
7NW-B/C 727
7NW-B/C 438
7NW-B/C 433
7NW-B/C 729
7NW-B/R 376
7NW-B/R 375
7NW-B/CR 434
7NW-B/C 435
7NW-B/C 437
7NW-B/C 440
7NW-B/C 436

BASIC INFORMATION

Location:	North of 43-45, Kam Shan Village, Tai Po
Registration Date:	19-11-1997
Ranking Score (NPRS):	0 (LPMit)
Date of Formation:	pre-1977
Date of Construction/ Modification:	
Data Source:	EI
Approximate Coordinates:	Easting : 834613 Northing : 834341

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Temple
Distance of Facility from Crest (m):	1
Facility at Toe:	Road/footpath with low traffic density
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

N/A

WALL PART

(1) Max. Height (m): 3.3 Length (m): 16 Face Angle (deg): 82

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1 Mixed Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62,92 MR Endorsement Date: 15-03-2001
(2) Sub Div.: 2 Mixed Feature Party: DD6 LOT1087 Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 15-03-2001

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	01-02-2001
Data Source:	EI
Slope Part Drainage:	N/A
Wall Part Drainage:	N/A

SLOPE PART

N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Masonry Wall Location: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 95 Spacing (m): 2.2

SERVICES

(1) Utilities Type: Water Main Size(mm): 25 Location: On slope Remark: N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

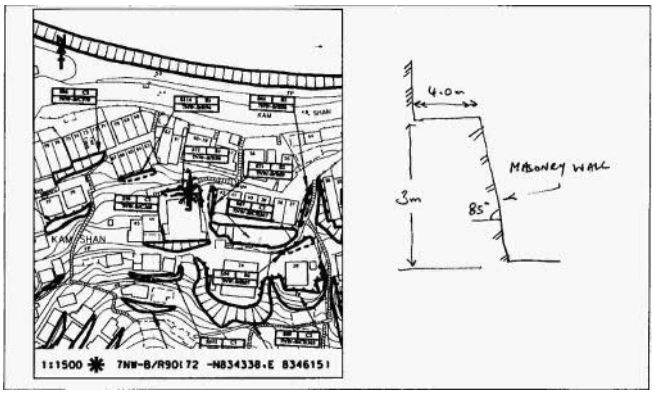
GIU Cell Ref.:	7NW9A7
Map Sheet Reference (1:1000):	7NW- 9A
Aerial Photos:	Y01918-9 (1949),
Nearest Rainguage Station (Station Number):	Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On:	01-02-2001
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1978 After: N/A
Related Reports/Files or Documents:	File/Report: LWC Ref. No.: GC 4/1/2-5 (6) f3A, 4/1/2-3 f19, pt VI File/Report: LWC Ref. No.: GC 4/1/2-5 (6) f3A, 4/1/2-3 f19, pt VI
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None
Advisory Letter (To Be Confirmed with Buildings Department):	None
LPMIS:	None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 25/09/2023)

STAGE 1 STUDY REPORT

Inspected On:	07-03-1997
Weather:	Mainly Fine
District:	ME



Section No:	1-1
Height(m):	H1 : 3 , H2 : 3
Type of Toe Facility:	Road/footpath with low traffic density
Distance from Toe(m):	0
Type of Crest Facility:	Temple
Distance from Crest(m):	1
Consequence Category:	1
Engineering Judgement:	P
Section No:	2-2
Type of Toe Facility:	
Distance from Toe(m):	
Type of Crest Facility:	
Distance from Crest(m):	
Consequence Category:	1
Engineering Judgement:	P
Sign of Seepage:	Slope : N/A Wall : No sign of seepage
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall/Masonry facing:	Y
Note:	N/A
Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

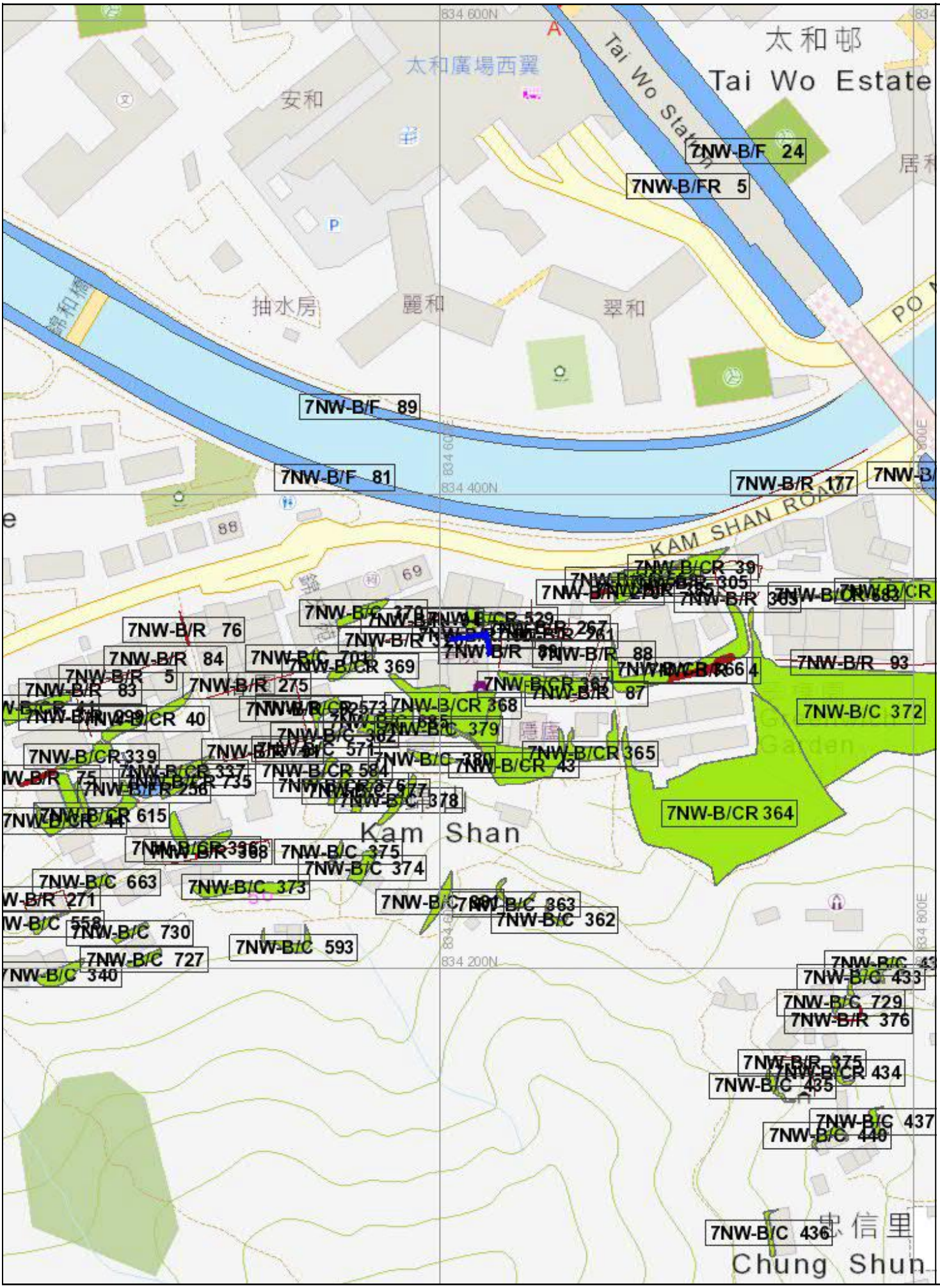
OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO






太和邨
Tai Wo Estate
太和廣場西翼
安和
Tai Wo Station
抽水房
麗和
翠和
KAM SHAN ROAD
Kam Shan
Chung Shun
7NW-B/F 24
7NW-B/FR 5
7NW-B/F 89
7NW-B/F 81
7NW-B/R 177
7NW-B/CR 39
7NW-B/R 305
7NW-B/R 303
7NW-B/R 76
7NW-B/R 84
7NW-B/R 5
7NW-B/R 83
7NW-B/R 275
7NW-B/C 701
7NW-B/CR 369
7NW-B/R 88
7NW-B/R 93
7NW-B/C 372
7NW-B/CR 40
7NW-B/CR 339
7NW-B/CR 337
7NW-B/R 256
7NW-B/CR 615
7NW-B/CR 365
7NW-B/CR 364
7NW-B/C 663
7NW-B/R 271
7NW-B/C 730
7NW-B/C 727
7NW-B/C 340
7NW-B/C 593
7NW-B/C 375
7NW-B/C 374
7NW-B/C 373
7NW-B/C 363
7NW-B/C 362
7NW-B/C 433
7NW-B/C 729
7NW-B/R 376
7NW-B/R 375
7NW-B/CR 434
7NW-B/C 435
7NW-B/C 437
7NW-B/C 440
7NW-B/C 436
834 600N
834 400N
834 200N

BASIC INFORMATION

Location:	South of Kam Bick Villa No. 66, Kam Shan Estate, Tai Po
Registration Date:	19-11-1997
Ranking Score (NPRS):	18 (LPMit)
Date of Formation:	pre-1977
Date of Construction/ Modification:	
Data Source:	EI
Approximate Coordinates:	Easting : 834592 Northing : 834347

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Lightly-used open area/facilities
Distance of Facility from Crest (m):	0
Facility at Toe:	Residential building
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

N/A

WALL PART

(1) Max. Height (m): 6.1 Length (m): 18 Face Angle (deg): 85

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Government Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62 MR Endorsement Date: 08-05-2001

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	01-02-2001
Data Source:	EI
Slope Part Drainage:	N/A
Wall Part Drainage:	(1) Position: Crest Size(mm): 225

SLOPE PART

N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Others Wall Location: N/A
Berm: No. of Berms: 1 Min. Berm Width (m): 0.3
Weepholes: Size (mm): 65 Spacing (m): 1.2

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

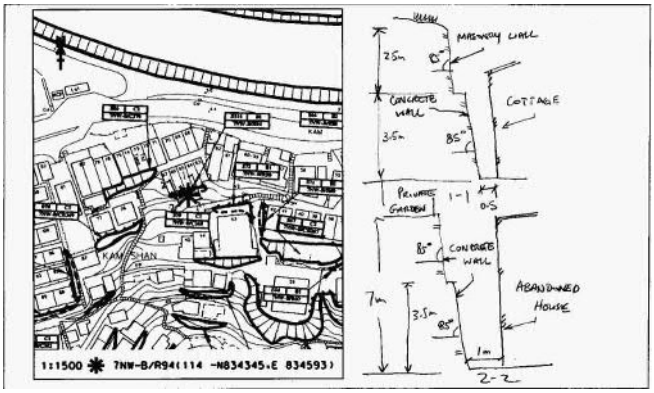
GIU Cell Ref.:	7NW9A7
Map Sheet Reference (1:1000):	7NW- 9A
Aerial Photos:	Y13573/4 (1967),
Nearest Rainguage Station (Station Number):	Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On:	01-02-2001
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1978 After: N/A
Related Reports/Files or Documents:	File/Report: LWC Ref. No.: GC 4/1/2-5(6) f(3(A)), GC 4/1/2-3 f(19) pt. VI File/Report: LWC Ref. No.: GC 4/1/2-5(6) f(3(A)), GC 4/1/2-3 f(19) pt. VI
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None
Advisory Letter (To Be Confirmed with Buildings Department):	None
LPMIS:	None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 02/04/2024)
Upgraded by:
Prescriptive Design Using GEO Report No. 56: N/A
Non-prescriptive Design Including Conventional Design: N/A
Improved by:
Type 1 / Type 2 Prescriptive Measures: Yes
Type 3 Prescriptive Measures (not up to upgrading standard): Yes
Actual Completion Date: 31-03-2008

STAGE 1 STUDY REPORT

Inspected On:	04-03-1997
Weather:	Mainly Fine
District:	ME



Section No:	1-1
Height(m):	H1 : 6 , H2 : 6
Type of Toe Facility:	Residential building
Distance from Toe(m):	0
Type of Crest Facility:	Lightly-used open area/facilities
Distance from Crest(m):	0
Consequence Category:	1
Engineering Judgement:	P
Section No:	2-2
Type of Toe Facility:	
Distance from Toe(m):	
Type of Crest Facility:	
Distance from Crest(m):	
Consequence Category:	1
Engineering Judgement:	P
Sign of Seepage:	Slope : N/A Wall : No sign of seepage
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N

Note:	N/A
Masonry wall/Masonry facing:	Y
Note:	Square rubble with pointing
Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

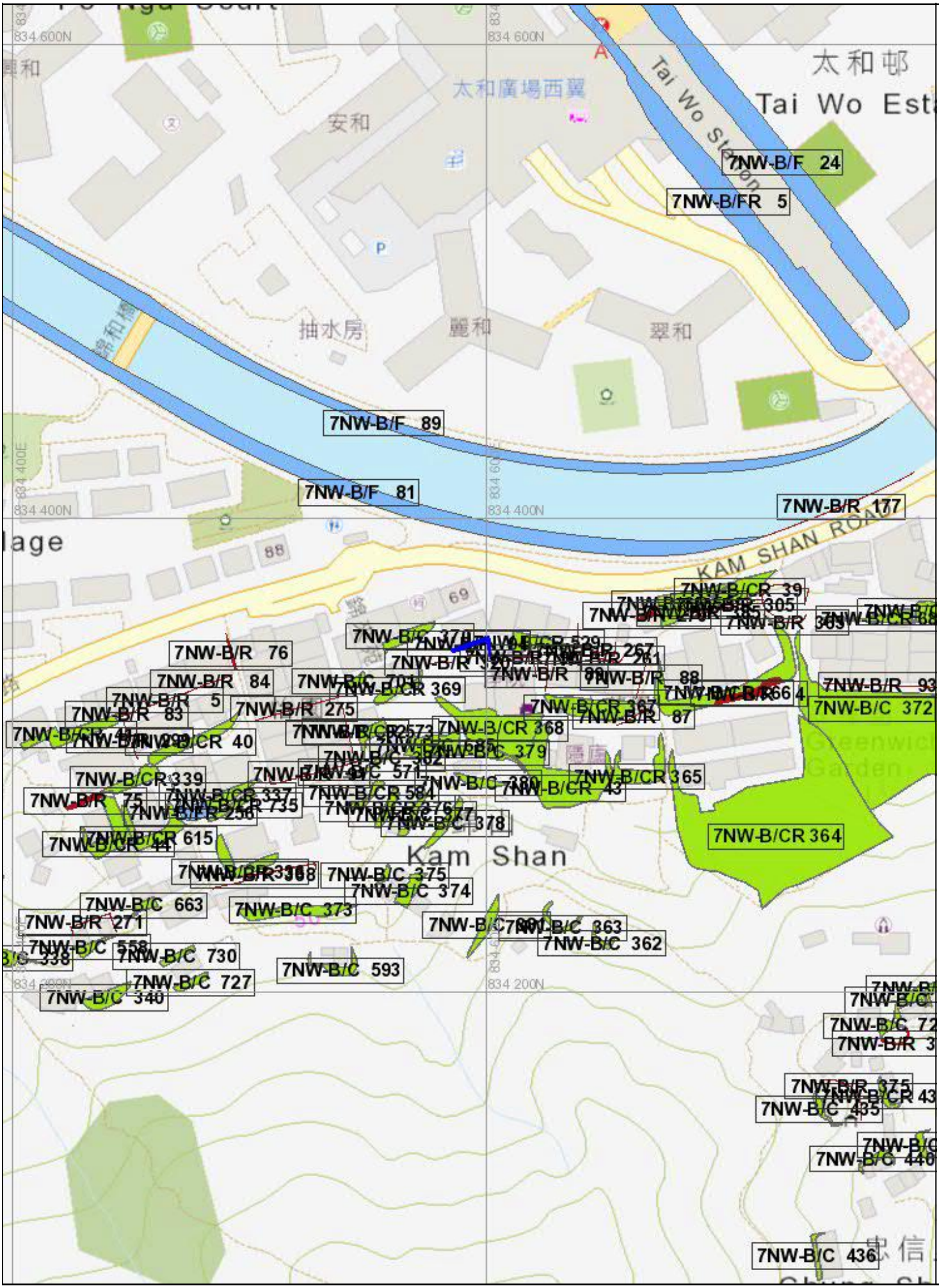
OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO






834 600N
834 400N
834 200N
太和
太和廣場西翼
安和
抽水房
麗和
翠和
Tai Wo Est
KAM SHAN ROA
Kam Shan
7NW-B/F 24
7NW-B/FR 5
7NW-B/F 89
7NW-B/F 81
7NW-B/R 177
7NW-B/CR 39
7NW-B/R 76
7NW-B/R 84
7NW-B/R 5
7NW-B/R 83
7NW-B/R 275
7NW-B/CR 40
7NW-B/CR 369
7NW-B/CR 368
7NW-B/CR 367
7NW-B/R 87
7NW-B/R 88
7NW-B/R 93
7NW-B/C 372
7NW-B/CR 339
7NW-B/R 75
7NW-B/CR 615
7NW-B/CR 365
7NW-B/CR 364
7NW-B/C 378
7NW-B/C 375
7NW-B/C 374
7NW-B/C 663
7NW-B/C 373
7NW-B/R 271
7NW-B/C 730
7NW-B/C 727
7NW-B/C 340
7NW-B/C 593
7NW-B/C 363
7NW-B/C 362
7NW-B/C 435
7NW-B/C 436

BASIC INFORMATION

Location:	Behind House 76, Kam Shan, Tai Po, N.T.
Registration Date:	10-08-2006
Ranking Score (NPRS):	778 (LPMit)
Date of Formation:	pre-1977
Date of Construction/ Modification:	
Data Source:	LPM
Approximate Coordinates:	Easting : 834579 Northing : 834339

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Lightly-used open area/facilities
Distance of Facility from Crest (m):	0.1
Facility at Toe:	Cottage, licensed and squatter area
Distance of Facility from Toe (m):	5
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

N/A

WALL PART

(1) Max. Height (m): 5 Length (m): 10 Face Angle (deg): 90

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Government Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62 MR Endorsement Date: 29-12-2006

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	28-02-2019
Data Source:	LPM
Slope Part Drainage:	N/A
Wall Part Drainage:	N/A

SLOPE PART

N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Concrete Wall Location: Retaining wall with level platform
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.:	N/A
Map Sheet Reference (1:1000):	N/A
Aerial Photos:	N/A
Nearest Rainguage Station (Station Number):	()
Data Collected On:	28-02-2019
Date of Construction, Subsequent Modification and Demolition:	N/A
Related Reports/Files or Documents:	N/A
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None
Advisory Letter (To Be Confirmed with Buildings Department):	None
LPMIS:	None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 25/09/2023)

STAGE 1 STUDY REPORT

Inspected On:	
Weather:	
District:	N/A
Section No:	1-1
Height(m):	
Type of Toe Facility:	Cottage, licensed and squatter area
Distance from Toe(m):	5
Type of Crest Facility:	Lightly-used open area/facilities
Distance from Crest(m):	0.1
Consequence Category:	
Engineering Judgement:	
Section No:	2-2
Type of Toe Facility:	
Distance from Toe(m):	
Type of Crest Facility:	
Distance from Crest(m):	
Consequence Category:	
Engineering Judgement:	
Sign of Seepage:	
Criterion A satisfied:	
Sign of Distress:	
Criterion D satisfied:	
Non-routine maintenance required:	
Note:	
Masonry wall/Masonry facing:	
Note:	
Consequence category (for critical section):	
Observations:	N/A
Emergency Action Required:	
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	
Action By:	N/A

OTHER EXTERNAL ACTION

Check / repair Services:	
Action By:	N/A
Non-routine Maintenance:	

Action By: N/A

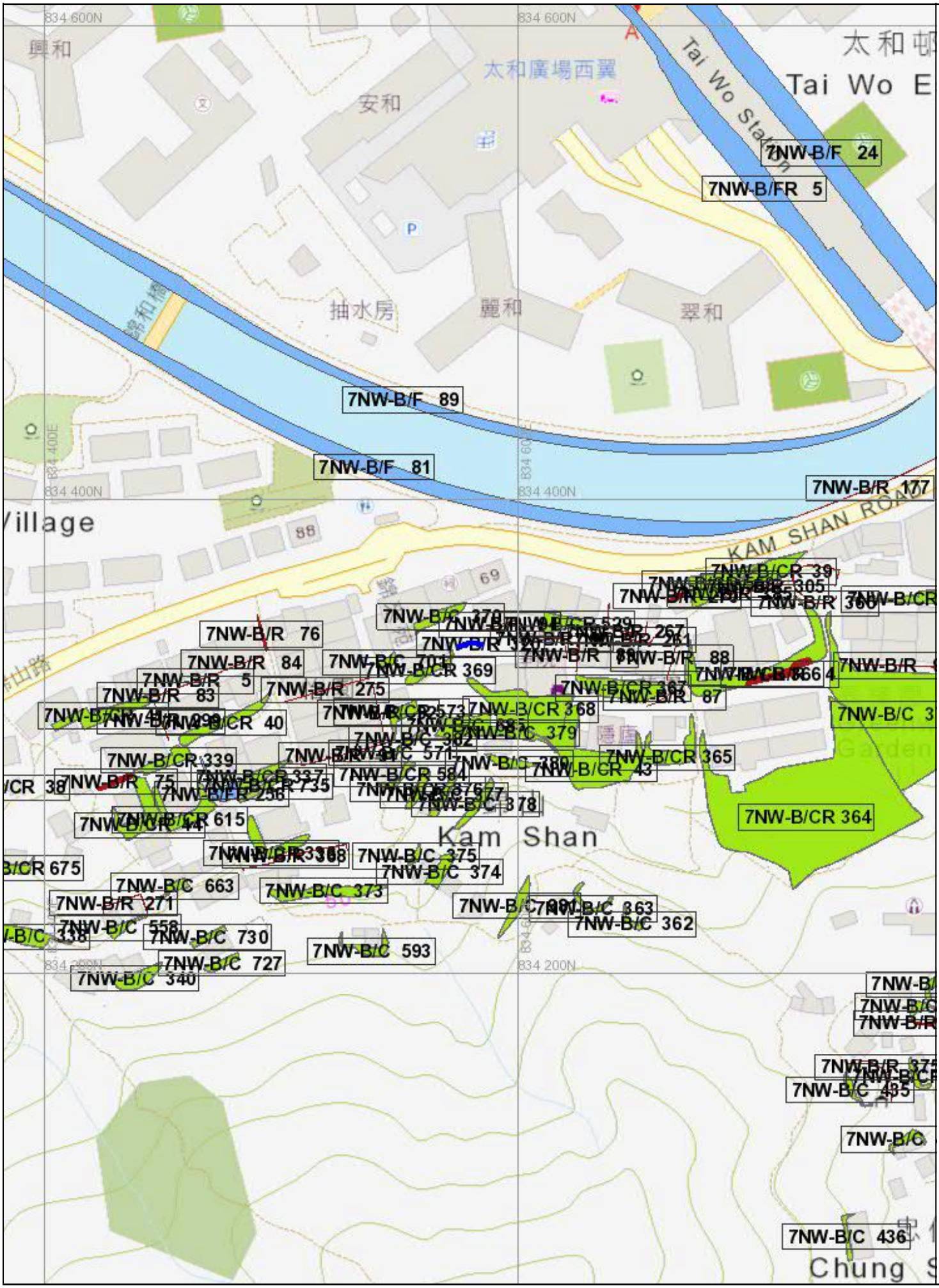
PHOTO










興和
安和
太和廣場西翼
Tai Wo E
Tai Wo Stat
抽水房
麗和
翠和
錦和橋
834 600N
834 400N
834 200N
KAM SHAN ROA
Village
Kam Shan
Chung S
7NW-B/F 24
7NW-B/FR 5
7NW-B/F 89
7NW-B/F 81
7NW-B/R 177
7NW-B/R 76
7NW-B/R 84
7NW-B/R 5
7NW-B/R 83
7NW-B/R 275
7NW-B/R 88
7NW-B/R 87
7NW-B/C 701
7NW-B/CR 369
7NW-B/CR 367
7NW-B/CR 368
7NW-B/CR 40
7NW-B/C 379
7NW-B/C 382
7NW-B/C 571
7NW-B/CR 339
7NW-B/CR 337
7NW-B/CR 584
7NW-B/CR 735
7NW-B/CR 365
7NW-B/CR 43
7NW-B/CR 364
7NW-B/CR 615
7NW-B/C 378
7NW-B/C 375
7NW-B/C 374
7NW-B/C 663
7NW-B/C 373
7NW-B/R 271
7NW-B/C 558
7NW-B/C 730
7NW-B/C 727
7NW-B/C 340
7NW-B/C 593
7NW-B/C 363
7NW-B/C 362
7NW-B/C 435
7NW-B/C 436

BASIC INFORMATION

Location:	South of 43-45, Kam Shan Village
Registration Date:	19-11-1997
Ranking Score (NPRS):	0 (LPMit)
Date of Formation:	pre-1977
Date of Construction/ Modification:	01-11-2004
Data Source:	LPM
Approximate Coordinates:	Easting : 834604 Northing : 834311

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Residential building
Distance of Facility from Crest (m):	5
Facility at Toe:	Residential building
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 9.5 Length (m): 35 Average Angle (deg): 55

WALL PART

(1) Max. Height (m): 3.5 Length (m): 35 Face Angle (deg): 80

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Government Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62 MR Endorsement Date: 21-08-2020

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	01-02-2019
Data Source:	LPM
Slope Part Drainage:	(1) Position: Berm Size(mm): 300 (2) Position: Crest Size(mm): 300 (3) Position: On slope Size(mm): 300
Wall Part Drainage:	(1) Position: Crest Size(mm): 300

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 0 Chunam: 100 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: 1 Min. Berm Width (m): 2.5
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Masonry Wall Location: Wall at toe
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

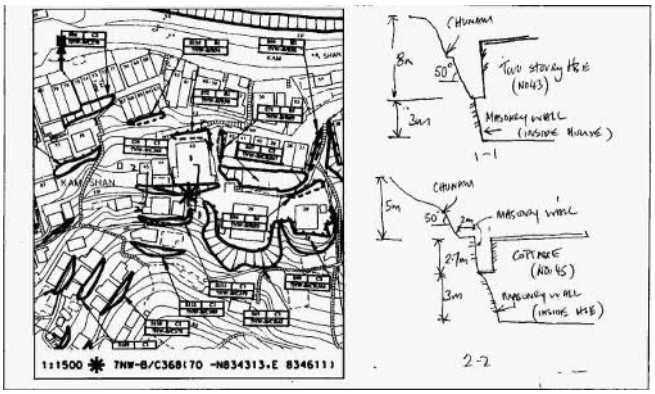
GIU Cell Ref.:	7NW9A7
Map Sheet Reference (1:1000):	7NW- 9A
Aerial Photos:	Y09611-2 (1963),
Nearest Rainguage Station (Station Number):	Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On:	01-02-2019
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1978 After: N/A
Related Reports/Files or Documents:	File/Report: LWC Ref. No.: GC 4/1/2-5 (6) f3A, 4/1/2-3 f19, pt VI File/Report: LWC Ref. No.: GC 4/1/2-5 (6) f3A, 4/1/2-3 f19, pt VI
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None
Advisory Letter (To Be Confirmed with Buildings Department):	None
LPMIS:	Agreement No.: In-house Design Report No.: S3R115/2003

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 25/09/2023)

STAGE 1 STUDY REPORT

Inspected On:	07-03-1997
Weather:	Mainly Fine
District:	ME



Section No:	1-1
Height(m):	H1 : 11 , H2 : 3
Type of Toe Facility:	Residential building
Distance from Toe(m):	0
Type of Crest Facility:	Residential building
Distance from Crest(m):	5
Consequence Category:	1
Engineering Judgement:	P
Section No:	2-2
Type of Toe Facility:	Residential
Distance from Toe(m):	1
Type of Crest Facility:	District open space
Distance from Crest(m):	0
Consequence Category:	1
Engineering Judgement:	P
Sign of Seepage:	Slope : No signs of seepage Wall : No sign of seepage
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall/Masonry facing:	Y

Note:	N/A
Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

eLPMIS

LPM/LPMit Details Report

LPM Study Feature No.:	7NW-B/CR 368
Location:	SOUTH OF 43 - 45, KAM SHAN VILLAGE, TAI PO
District Council:	Tai Po
Maintenance Responsibility (At the Time of Selection):	Government
Responsible Party for Maintenance of Government Portion:	Lands D
Private Lot No.:	N/A

LPM/LPMit Study

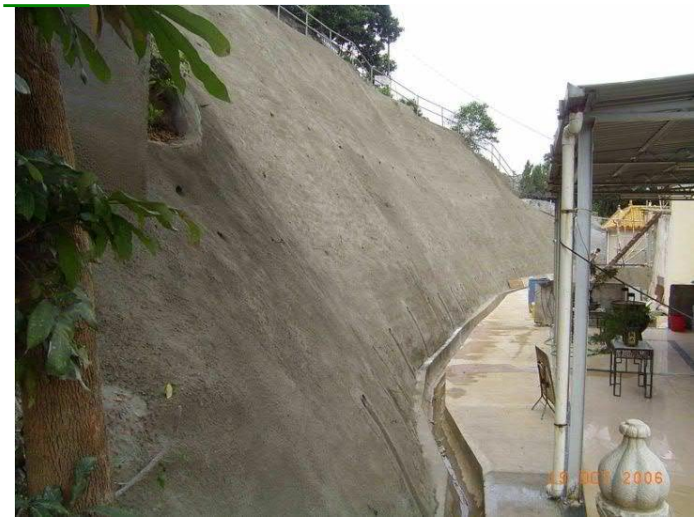
Agreement No.:	In-house Design
Study Type:	Stage 3 Study Under Remeasurement Contract
Consultant:	N/A
GEO Managing Section / Engineer:	LPM2 / N/A
Study Status:	Study completed
Design Approach:	Prescriptive
Option Assessment Accepted:	N/A
Study Report No.:	S3R115/2003
Programme / Actual Commencement:	01-03-2001
Programme / Actual Completion:	20-02-2003

Report Recommendation (For Stage 2 Study):	N/A
District Check Status:	Exempted from checking
Checking Certificate No.:	GEO/LPM336/2006
GEO Engineer's Remarks:	N/A

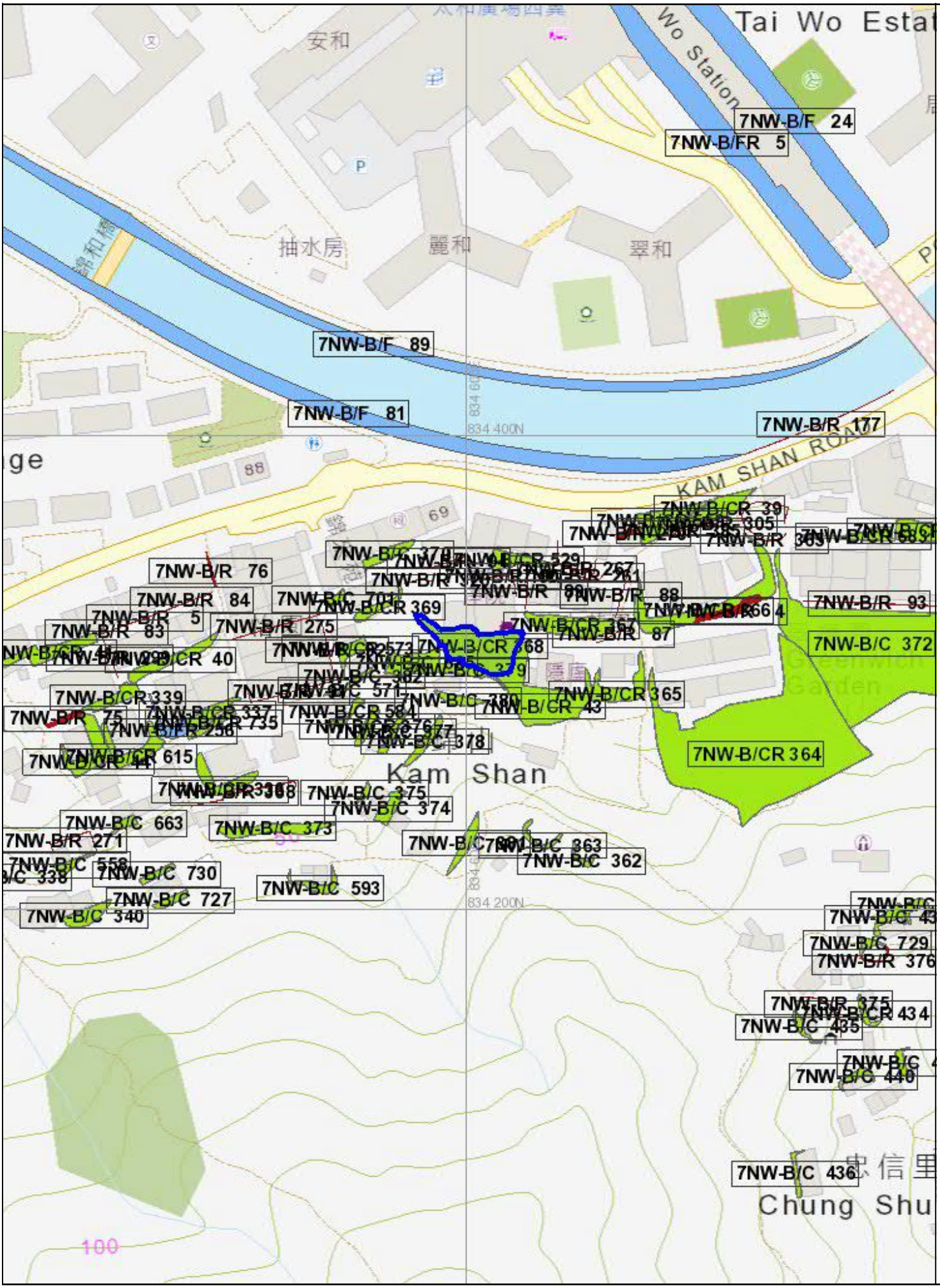
LPM/LPMit Works

Works Contract No.:	GE/2003/01
GEO Managing Section / Engineer:	LPM3 / W6
Contractor:	N/A
Progress Status:	Maintenance completed
Reason of Study Termination / Works Deletion (If Necessary):	N/A
Forecast Commencement Date:	01-11-2004
Forecast Completion Date:	21-09-2006
Completion Cert. Issued:	N/A
Site Handed Over to Maintenance Department on:	16-11-2006
Estimated Cost for Upgrading (HK$M):	3.30
Maintenance Manual No.:	MM301/2006
Actual Works:	Hard Cover (Sprayed concrete/Stone pitching, etc.),Raking drain,Soil nail
No. of Tree Felled:	N/A
No. of Tree Planted (Incl. Transplant):	N/A
% Bare of Slope Surfacing:	N/A
% Vegetated of Slope Surfacing:	N/A
% Shotcrete of Slope Surfacing:	N/A
Other Hard Surface of Slope Surfacing:	N/A

PHOTO






Tai Wo Estat
Wo Station
安和
抽水房
麗和
翠和
KAM SHAN ROAD
Kam Shan
Chung Shu
7NW-B/F 24
7NW-B/FR 5
7NW-B/F 89
7NW-B/F 81
7NW-B/R 177
7NW-B/CR 39
7NW-B/R 76
7NW-B/R 84
7NW-B/R 5
7NW-B/R 83
7NW-B/R 275
7NW-B/C 701
7NW-B/CR 369
7NW-B/R 88
7NW-B/R 93
7NW-B/C 372
7NW-B/CR 40
7NW-B/CR 339
7NW-B/R 75
7NW-B/CR 337
7NW-B/CR 584
7NW-B/CR 365
7NW-B/CR 364
7NW-B/C 378
7NW-B/CR 615
7NW-B/C 375
7NW-B/C 374
7NW-B/C 663
7NW-B/C 373
7NW-B/R 271
7NW-B/C 730
7NW-B/C 727
7NW-B/C 340
7NW-B/C 593
7NW-B/C 363
7NW-B/C 362
7NW-B/C 729
7NW-B/R 376
7NW-B/CR 434
7NW-B/C 435
7NW-B/C 436
834 600N
834 400N
834 200N

BASIC INFORMATION

Location:	South of Kam Shan Village, No. 77, Tai Po
Registration Date:	19-11-1997
Ranking Score (NPRS):	0 (LPMit)
Date of Formation:	pre-1977
Date of Construction/ Modification:	27-11-2007
Data Source:	EI(Lands D)
Approximate Coordinates:	Easting : 834562 Northing : 834328

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Road/footpath with low traffic density
Distance of Facility from Crest (m):	0
Facility at Toe:	Residential building
Distance of Facility from Toe (m):	1.2
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 3.3 Length (m): 25 Average Angle (deg): 78

WALL PART

(1) Max. Height (m): 2.1 Length (m): 12 Face Angle (deg): 90

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Government Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62 MR Endorsement Date: 05-05-2011

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	12-01-2011
Data Source:	EI(Lands D)
Slope Part Drainage:	N/A
Wall Part Drainage:	N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 0 Chunam: 0 Shotcrete: 100 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: 1 Min. Berm Width (m): 1.5
Weepholes: Size (mm): 75 Spacing (m): 1.5

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Concrete Wall Location: Wall at toe
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 75 Spacing (m): 1.5

SERVICES

(1) Utilities Type: Sewer/Drain Size(mm): 100 Location: On crest Remark: N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

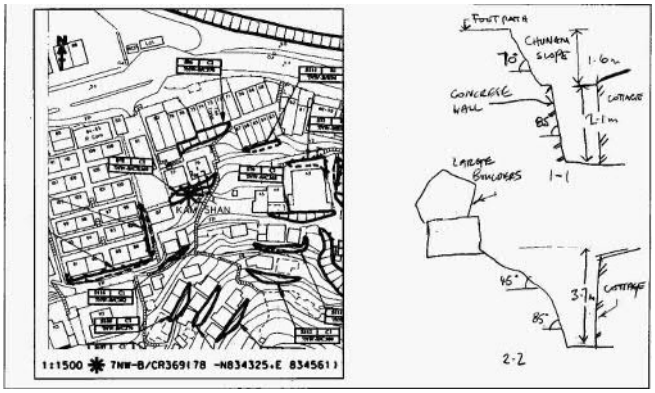
GIU Cell Ref.:	7NW9A7
Map Sheet Reference (1:1000):	7NW- 9A
Aerial Photos:	16452-3 (1976),
Nearest Rainguage Station (Station Number):	Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On:	12-01-2011
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1976 After: 1973
Related Reports/Files or Documents:	File/Report: LWC Ref. No.: GC 4/1/2-5 (6) f3A, 4/1/2-3 f19, pt VI File/Report: LWC Ref. No.: GC 4/1/2-5 (6) f3A, 4/1/2-3 f19, pt VI
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None
Advisory Letter (To Be Confirmed with Buildings Department):	None
LPMIS:	None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 02/04/2024)
Upgraded by:
Prescriptive Design Using GEO Report No. 56: N/A
Non-prescriptive Design Including Conventional Design: N/A
Improved by:
Type 1 / Type 2 Prescriptive Measures: Yes
Type 3 Prescriptive Measures (not up to upgrading standard): Yes
Actual Completion Date: 31-03-2008

STAGE 1 STUDY REPORT

Inspected On:	04-03-1997
Weather:	Mainly Fine
District:	ME



Section No:	1-1
Height(m):	H1 : 4 , H2 : 0
Type of Toe Facility:	Residential building
Distance from Toe(m):	1.2
Type of Crest Facility:	Road/footpath with low traffic density
Distance from Crest(m):	0
Consequence Category:	1
Engineering Judgement:	P
Section No:	2-2
Type of Toe Facility:	N/A
Distance from Toe(m):	0
Type of Crest Facility:	N/A
Distance from Crest(m):	0
Consequence Category:	1
Engineering Judgement:	P
Sign of Seepage:	Slope : No signs of seepage Wall : No sign of seepage
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N

Note:	N/A
Masonry wall/Masonry facing:	N
Note:	N/A
Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

OTHER EXTERNAL ACTION

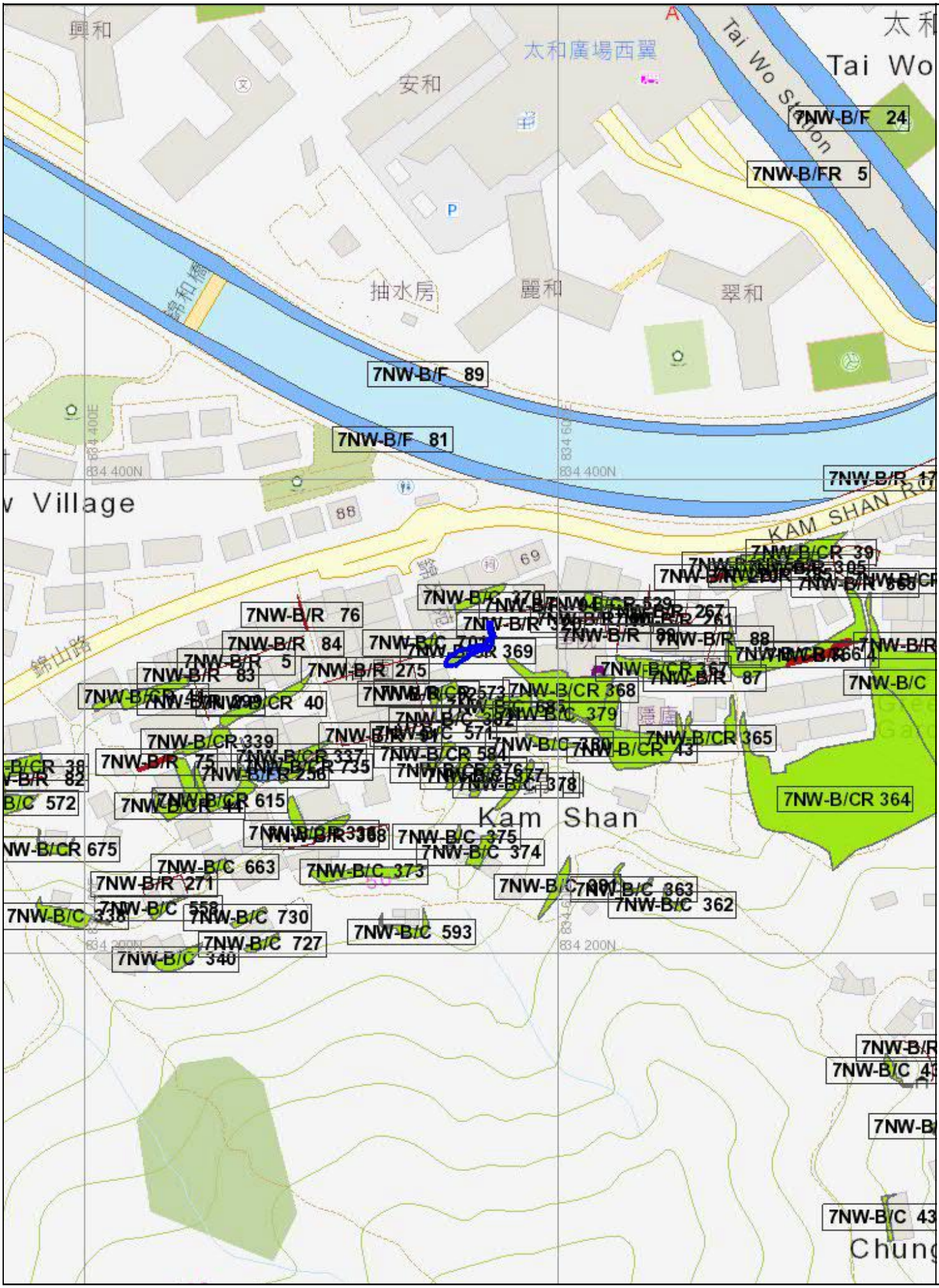
Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO








興和
安和
太和廣場西翼
Tai Wo
Tai Wo Station
抽水房
麗和
翠和
錦和橋
7NW-B/F 24
7NW-B/FR 5
7NW-B/F 89
7NW-B/F 81
Village
KAM SHAN RD
錦山路
7NW-B/R 76
7NW-B/R 84
7NW-B/R 5
7NW-B/R 83
7NW-B/R 275
7NW-B/CR 40
7NW-B/CR 339
7NW-B/R 75
7NW-B/CR 337
7NW-B/CR 735
7NW-B/CR 615
7NW-B/CR 675
7NW-B/C 572
7NW-B/C 663
7NW-B/R 271
7NW-B/C 730
7NW-B/C 727
7NW-B/C 340
7NW-B/C 593
7NW-B/C 373
7NW-B/C 374
7NW-B/C 375
7NW-B/C 362
7NW-B/C 363
7NW-B/CR 365
7NW-B/CR 364
7NW-B/CR 368
7NW-B/CR 584
7NW-B/C 379
7NW-B/C 378
7NW-B/R 88
7NW-B/R 87
7NW-B/CR 39
Kam Shan
Chung

BASIC INFORMATION

Location:	Nos. 57-58, Kam Shan Road, Tai Po
Registration Date:	19-11-1997
Ranking Score (NPRS):	0 (LPMit)
Date of Formation:	post-1977
Date of Construction/ Modification:	16-02-2014
Data Source:	LPM
Approximate Coordinates:	Easting : 834629 Northing : 834346

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Residential building
Distance of Facility from Crest (m):	2
Facility at Toe:	Residential building
Distance of Facility from Toe (m):	1.5
Consequence-to-life Category:	1
Remarks:	SIFT Class changed from C1 to C2. Data provided by MW on Apr-2007.

SLOPE PART

(1) Max. Height (m): 8.5 Length (m): 25 Average Angle (deg): 70

WALL PART

(1) Max. Height (m): 1.5 Length (m): 20 Face Angle (deg): 90

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1 Mixed Feature Party: DD6 LOT 2163 Agent: N/A Land Cat.: 5a Reason Code: 47 MR Endorsement Date: 10-07-2017
(2) Sub Div.: 2 Mixed Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62 MR Endorsement Date: 10-07-2017

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	22-10-2014
Data Source:	LPM
Slope Part Drainage:	(1) Position: Berm Size(mm): 225 (2) Position: Downpipe Size(mm): 225
Wall Part Drainage:	(1) Position: Downpipe Size(mm): 225 (2) Position: Toe Size(mm): 225

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 0 Chunam: 0 Shotcrete: 0 Other Cover: 100
Material Description: Material type: Soil & Rock Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 50 Spacing (m): 1.5

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Masonry Wall Location: Wall at toe
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 50 Spacing (m): 1.5

SERVICES

(1) Utilities Type: Electricity Size(mm): 0 Location: On crest Remark: Size cannot be determined
(2) Utilities Type: Sewer/Drain Size(mm): 100 Location: On crest Remark: N/A

CHECKING STATUS INFORMATION

Tagmark: 21793_1_4 Part: 1 Checking Status: No checking records Checking Certificate No.: N/A

BACKGROUND INFORMATION

GIU Cell Ref.:	7NW9A7
Map Sheet Reference (1:1000):	7NW- 9A
Aerial Photos:	N/A
Nearest Rainguage Station (Station Number):	Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On:	22-10-2014
Date of Construction, Subsequent Modification and Demolition:	Modification: Modified Before: 0 After: 1978
Related Reports/Files or Documents:	File/Report: Development Ref. No.: GCME 9121/93 File/Report: Development Ref. No.: GCME 9121/93 File/Report: Development Ref. No.: GCME 9121/93 File/Report: Development Ref. No.: GCME 9121/93 File/Report: Development Ref. No.: GCME 9121/93 File/Report: Development Ref. No.: GCME 9121/93 File/Report: Development Ref. No.: GCME 9121/93 File/Report: Development Ref. No.: GCME 9121/93 File/Report: Other Ref. No.: GCME 3/7/6/ Pt 4 Case 10 File/Report: Other Ref. No.: GCME 3/7/6/ Pt 4 Case 10

Remarks:	N/A	
Follow Up Actions:	N/A	
DH-Order (To Be Confirmed with Buildings Department):	None	
Advisory Letter (To Be Confirmed with Buildings Department):	None	
LPMIS:	Agreement No.: CE45/2010	Report No.: S3R 40/2013

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 25/09/2023)

STAGE 1 STUDY REPORT

Inspected On:	
Weather:	
District:	ME
Section No:	1-1
Height(m):	
Type of Toe Facility:	Residential building
Distance from Toe(m):	1.5
Type of Crest Facility:	Residential building
Distance from Crest(m):	2
Consequence Category:	
Engineering Judgement:	
Section No:	2-2
Type of Toe Facility:	
Distance from Toe(m):	
Type of Crest Facility:	
Distance from Crest(m):	
Consequence Category:	
Engineering Judgement:	
Sign of Seepage:	
Criterion A satisfied:	
Sign of Distress:	
Criterion D satisfied:	
Non-routine maintenance required:	
Note:	
Masonry wall/Masonry facing:	
Note:	
Consequence category (for critical section):	
Observations:	SIFT Class changed from C1 to C2. Data provided by MW on Apr-2007.

Emergency Action Required:
Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A
Action By: N/A
Further Study:
Action By: N/A

OTHER EXTERNAL ACTION

Check / repair Services:
Action By: N/A
Non-routine Maintenance:
Action By: N/A

eLPMIS

LPM/LPMit Details Report

LPM Study Feature No.:	7NW-B/CR 529
Location:	No. 57 to 58, Kam Shan Road, Tai Po, N.T.
District Council:	Tai Po
Maintenance Responsibility (At the Time of Selection):	Mixed
Responsible Party for Maintenance of Government Portion:	Lands D
Private Lot No.:	DD6 LOT2163

LPM/LPMit Study

Agreement No.:	CE45/2010
Study Type:	Stage 3 Study Under Schedule of Rates Contract
Consultant:	Fugro (HK) Ltd.
GEO Managing Section / Engineer:	LPM3 / CM63
Study Status:	Study completed
Design Approach:	Prescriptive
Option Assessment Accepted:	Y
Study Report No.:	S3R 40/2013
Programme / Actual Commencement:	09-05-2012
Programme / Actual Completion:	28-03-2013
Report Recommendation (For Stage 2 Study):	N/A
District Check Status:	N/A
Checking Certificate No.:	GEO/LPM146/2014
GEO Engineer's Remarks:	N/A

LPM/LPMit Works

Works Contract No.:	GE/2012/28
GEO Managing Section / Engineer:	LPM3 / CM63
Contractor:	Fraser Construction Company Ltd
Progress Status:	Maintenance completed
Reason of Study Termination / Works Deletion (If Necessary):	N/A
Forecast Commencement Date:	02-09-2013
Forecast Completion Date:	16-02-2014
Completion Cert. Issued:	28-02-2014
Site Handed Over to Maintenance Department on:	12-03-2014
Estimated Cost for Upgrading (HK$M):	0.7491
Maintenance Manual No.:	MM146/2014
Actual Works:	Skin wall,With double corrosion protection for soil nail
No. of Tree Felled:	N/A
No. of Tree Planted (Incl. Transplant):	N/A
% Bare of Slope Surfacing:	N/A
% Vegetated of Slope Surfacing:	N/A
% Shotcrete of Slope Surfacing:	100
Other Hard Surface of Slope Surfacing:	N/A

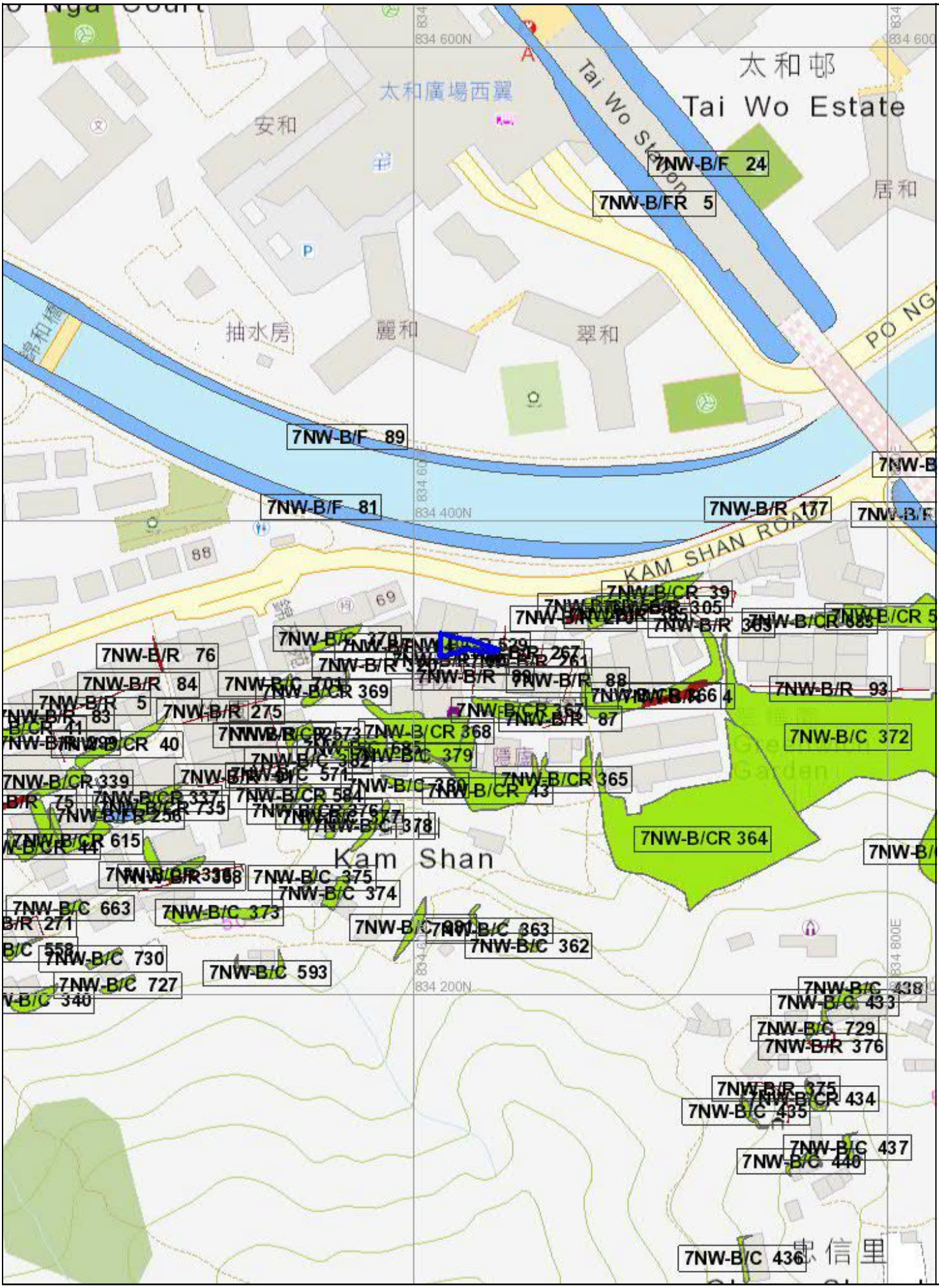
PHOTO










太和廣場西翼
安和
Tai Wo Estate
太和邨
Tai Wo Station
居和
抽水房
麗和
翠和
PO NG
KAM SHAN ROAD
Kam Shan
834 600N
834 400N
834 200N
834 800E
7NW-B/F 24
7NW-B/FR 5
7NW-B/F 89
7NW-B/F 81
7NW-B/R 177
7NW-B/CR 39
7NW-B/R 76
7NW-B/R 84
7NW-B/R 5
7NW-B/R 275
7NW-B/CR 369
7NW-B/CR 368
7NW-B/C 379
7NW-B/C 372
7NW-B/R 93
7NW-B/CR 365
7NW-B/CR 364
7NW-B/CR 339
7NW-B/CR 615
7NW-B/C 375
7NW-B/C 374
7NW-B/C 663
7NW-B/C 373
7NW-B/C 730
7NW-B/C 727
7NW-B/C 593
7NW-B/C 362
7NW-B/C 438
7NW-B/C 433
7NW-B/C 729
7NW-B/R 376
7NW-B/CR 434
7NW-B/C 435
7NW-B/C 437
7NW-B/C 440
7NW-B/C 436

BASIC INFORMATION

Location:	No. 39, Kam Shan Village, Tai Po, N.T.
Registration Date:	25-07-2000
Ranking Score (NPRS):	0 (LPMit)
Date of Formation:	pre-1977
Date of Construction/ Modification:	
Data Source:	SIRST
Approximate Coordinates:	Easting : 834648 Northing : 834341

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Cottage, licensed and squatter area
Distance of Facility from Crest (m):	2
Facility at Toe:	Remote area or abandoned facilities
Distance of Facility from Toe (m):	1.8
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

N/A

WALL PART

(1) Max. Height (m): 3 Length (m): 2.1 Face Angle (deg): 75

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Private Feature Party: DD6 LOT1943 Agent: N/A Land Cat.: 5a Reason Code: 48 MR Endorsement Date: 24-04-2001

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	26-09-2000
Data Source:	SIRST
Slope Part Drainage:	N/A
Wall Part Drainage:	N/A

SLOPE PART

N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Others Wall Location: Retaining wall with level platform
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

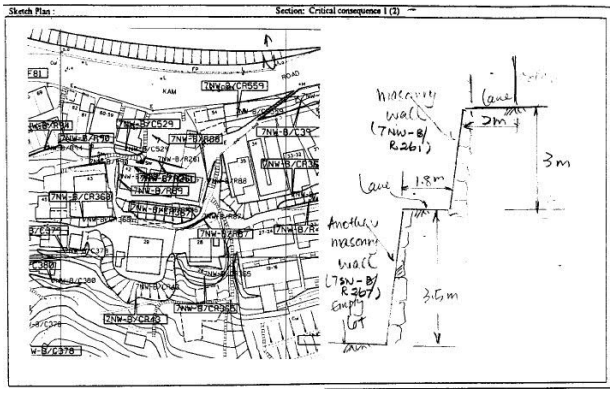
GIU Cell Ref.:	7NW 9A7
Map Sheet Reference (1:1000):	7NW- 9A
Aerial Photos:	N/A
Nearest Rainguage Station (Station Number):	Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On:	26-09-2000
Date of Construction, Subsequent Modification and Demolition:	N/A
Related Reports/Files or Documents:	File/Report: LWC Ref. No.: GC4/1/2-3, f (8) Pt VI; GC4/1/2-5, f (3A). File/Report: LWC Ref. No.: GC4/1/2-3, f (8) Pt VI; GC4/1/2-5, f (3A). File/Report: Other Ref. No.: Others: GAS 10. File/Report: Other Ref. No.: Others: GAS 10.
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None
Advisory Letter (To Be Confirmed with Buildings Department):	Date of Recommendation to BD: N/A File Reference: N/A Date Served by BD: 21/11/2019
LPMIS:	None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 25/09/2023)

STAGE 1 STUDY REPORT

Inspected On:	26-09-2000
Weather:	Mainly Fine
District:	ME



Section No:	1-1
Height(m):	H1 : 3 , H2 : 3
Type of Toe Facility:	Remote area or abandoned facilities
Distance from Toe(m):	1.8
Type of Crest Facility:	Cottage, licensed and squatter area
Distance from Crest(m):	2
Consequence Category:	1
Engineering Judgement:	HP
Section No:	2-2
Type of Toe Facility:	
Distance from Toe(m):	
Type of Crest Facility:	
Distance from Crest(m):	
Consequence Category:	1
Engineering Judgement:	HP
Sign of Seepage:	Slope : N/A Wall : No sign of seepage
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall/Masonry facing:	Y
Note:	Square masoury.
Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	N
Action By:	N/A

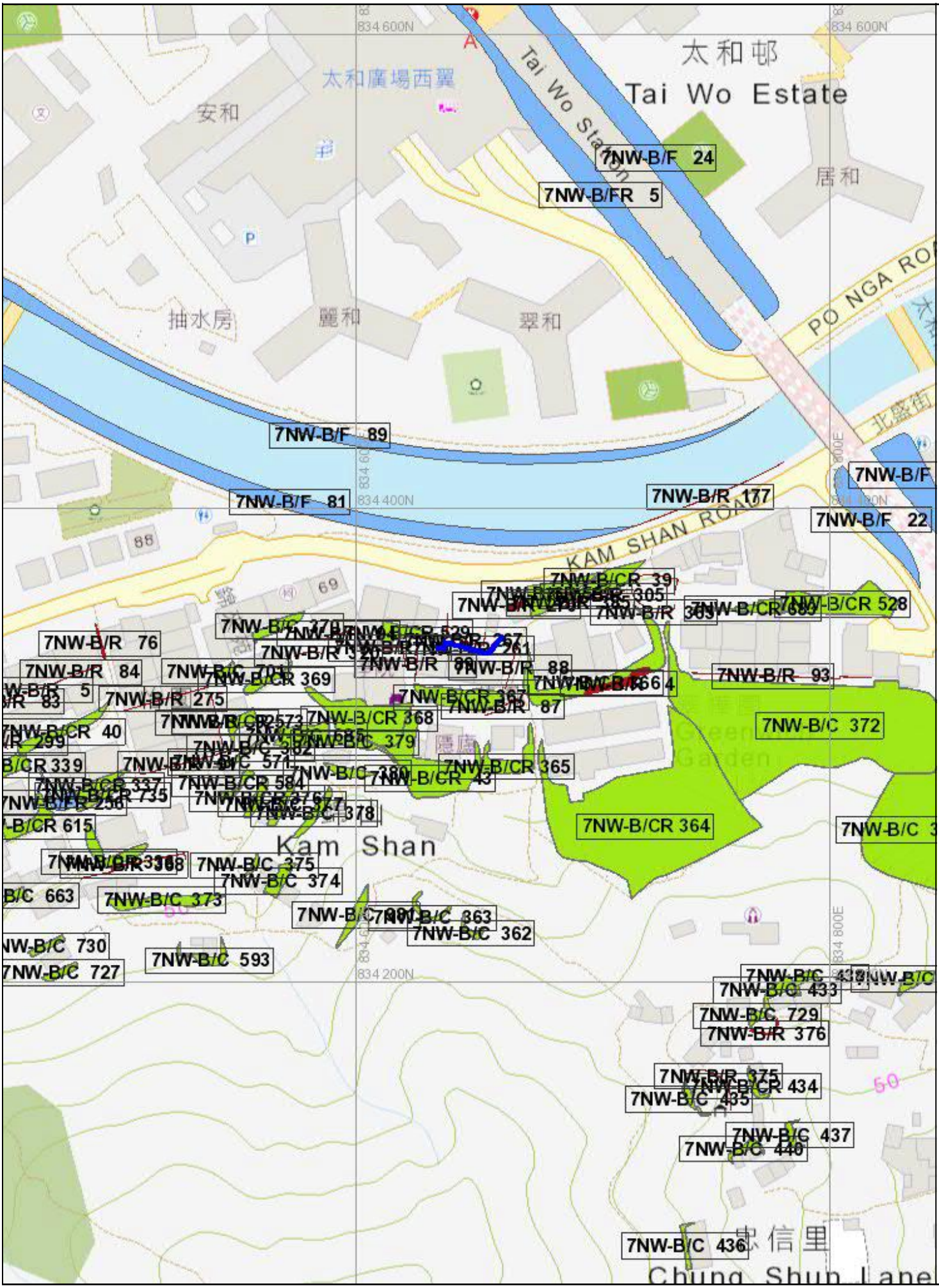
OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO






太和邨
Tai Wo Estate
太和廣場西翼
安和
居和
抽水房
麗和
翠和
Tai Wo Station
PO NGA ROAD
KAM SHAN ROAD
北盛街
834 600N
834 400N
834 200N
834 800E
7NW-B/F 24
7NW-B/FR 5
7NW-B/F 89
7NW-B/F 81
7NW-B/R 177
7NW-B/F 22
7NW-B/CR 39
7NW-B/CR 528
7NW-B/R 76
7NW-B/R 84
7NW-B/C 701
7NW-B/CR 369
7NW-B/R 275
7NW-B/R 93
7NW-B/CR 368
7NW-B/C 372
7NW-B/CR 40
7NW-B/C 379
7NW-B/CR 339
7NW-B/CR 365
7NW-B/CR 584
7NW-B/CR 364
7NW-B/CR 615
Kam Shan
7NW-B/C 375
7NW-B/C 374
7NW-B/C 663
7NW-B/C 373
7NW-B/C 363
7NW-B/C 362
7NW-B/C 730
7NW-B/C 727
7NW-B/C 593
7NW-B/C 433
7NW-B/C 729
7NW-B/R 376
7NW-B/CR 434
7NW-B/C 435
7NW-B/C 437
7NW-B/C 440
7NW-B/C 436
忠信里
Chung Shun Lane

BASIC INFORMATION

Location:	West of No. 55 Kam Shan, Tai Po, N.T.
Registration Date:	09-10-2000
Ranking Score (NPRS):	0 (LPMit)
Date of Formation:	pre-1977
Date of Construction/ Modification:	
Data Source:	LPM
Approximate Coordinates:	Easting : 834642 Northing : 834345

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Cottage, licensed and squatter area
Distance of Facility from Crest (m):	3.8
Facility at Toe:	District open space
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

N/A

WALL PART

(1) Max. Height (m): 3.5 Length (m): 32 Face Angle (deg): 85

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Government Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62 MR Endorsement Date: 24-04-2001

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	01-06-2012
Data Source:	LPM
Slope Part Drainage:	N/A
Wall Part Drainage:	N/A

SLOPE PART

N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Random rubble Wall Location: Wall at toe
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

SERVICES

(1) Utilities Type: Water Main Size(mm): 200 Location: On slope Remark: N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

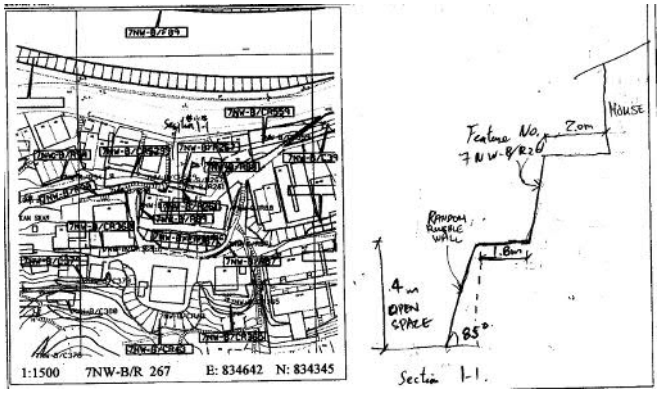
GIU Cell Ref.:	7NW 9A7
Map Sheet Reference (1:1000):	7NW- 9A
Aerial Photos:	Y09611-12 (1963),
Nearest Rainguage Station (Station Number):	Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On:	01-06-2012
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1963 After: 0
Related Reports/Files or Documents:	File/Report: DB or DH Ref. No.: 002: D142/66/K File/Report: DB or DH Ref. No.: 002: D142/66/K File/Report: DLC/BC Ref. No.: GCME 014 File/Report: DLC/BC Ref. No.: GCME 014 File/Report: LA Ref. No.: GCME 5/3/7 File/Report: LA Ref. No.: GCME 5/3/7 File/Report: MTR Protection Ref. No.: N File/Report: MTR Protection Ref. No.: N File/Report: Other Ref. No.: None File/Report: Other Ref. No.: None
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None
Advisory Letter (To Be Confirmed with Buildings Department):	None
LPMIS:	None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 25/09/2023)

STAGE 1 STUDY REPORT

Inspected On:	13-02-2001
Weather:	Mainly Fine
District:	ME



Section No:	1-1
Height(m):	H1 : 4 , H2 : 4
Type of Toe Facility:	District open space
Distance from Toe(m):	0
Type of Crest Facility:	Cottage, licensed and squatter area
Distance from Crest(m):	3.8
Consequence Category:	1
Engineering Judgement:	P
Section No:	2-2
Type of Toe Facility:	
Distance from Toe(m):	
Type of Crest Facility:	
Distance from Crest(m):	
Consequence Category:	1
Engineering Judgement:	P
Sign of Seepage:	Slope : N/A Wall : Signs of seepage
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : None(mid-portion)
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall/Masonry facing:	Y
Note:	RANDOM RUBBLE

Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	N
Action By:	N/A

OTHER EXTERNAL ACTION

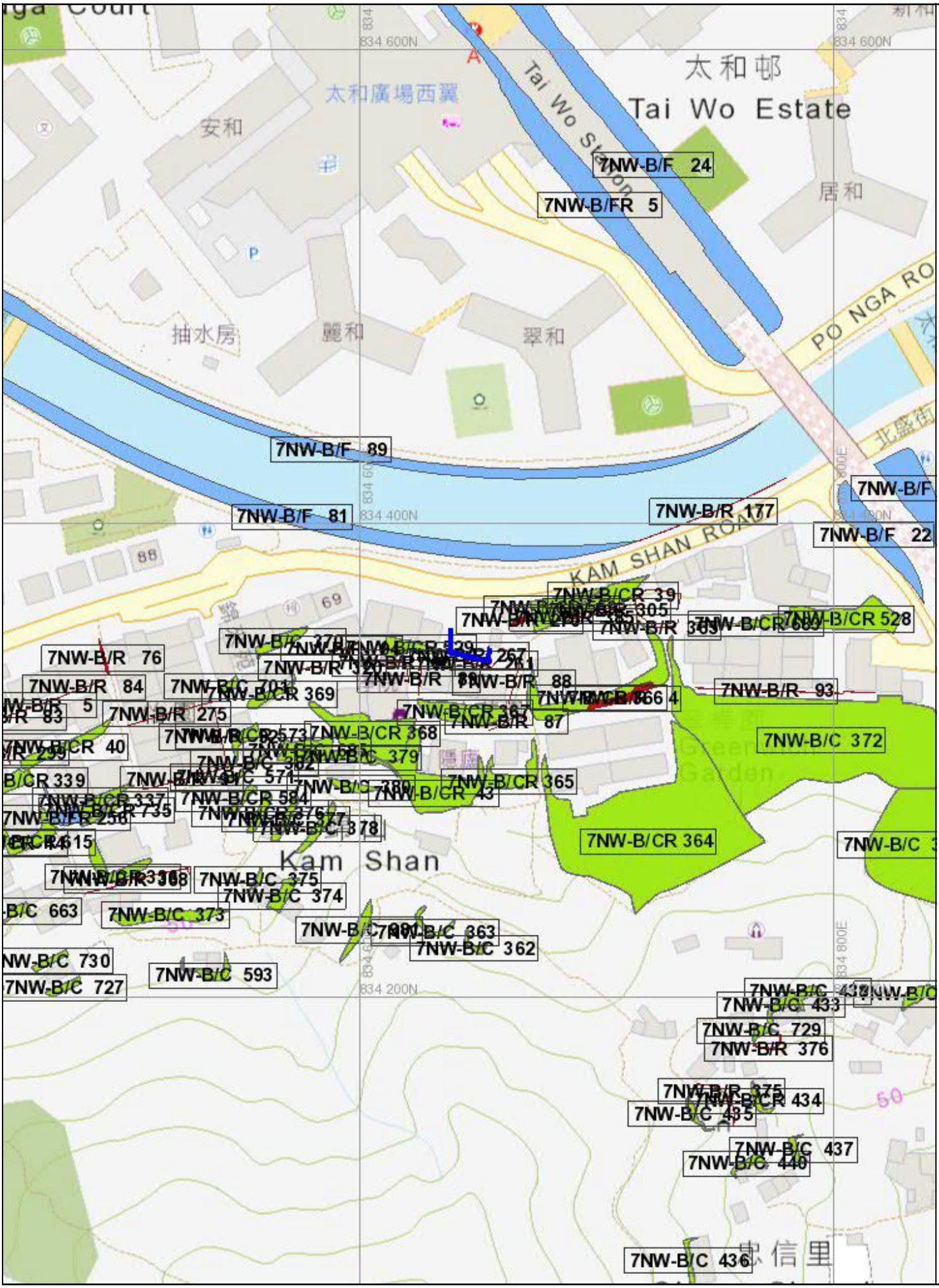
Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO








太和邨
Tai Wo Estate
太和廣場西翼
安和
抽水房
麗和
翠和
居和
Tai Wo Stream
PO NGA RO
KAM SHAN ROAD
Kam Shan
834 600N
834 400N
834 200N
834 800E
7NW-B/F 24
7NW-B/FR 5
7NW-B/F 89
7NW-B/F 81
7NW-B/R 177
7NW-B/F 22
7NW-B/CR 528
7NW-B/R 76
7NW-B/R 84
7NW-B/C 701
7NW-B/CR 369
7NW-B/R 275
7NW-B/R 88
7NW-B/R 93
7NW-B/CR 368
7NW-B/R 87
7NW-B/C 372
7NW-B/CR 40
7NW-B/C 379
7NW-B/CR 339
7NW-B/C 571
7NW-B/CR 365
7NW-B/CR 43
7NW-B/CR 364
7NW-B/C 375
7NW-B/C 374
7NW-B/C 663
7NW-B/C 373
7NW-B/C 363
7NW-B/C 362
7NW-B/C 730
7NW-B/C 727
7NW-B/C 593
7NW-B/C 433
7NW-B/C 729
7NW-B/R 376
7NW-B/CR 434
7NW-B/C 435
7NW-B/C 437
7NW-B/C 440
7NW-B/C 436

APPENDIX C

SLOPE REPORTS FOR MAINTENANCE RESPONSIBILITY

RETRIEVED FROM SMRIS

Slope Maintenance Responsibility Report (7NW-B/R89)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**7NW-B/R89**		**Sub-Division**	Not Applicable
	Location	TO THE W OF DD6 LOT1943		
	Responsible Lot/Party	DD6 Lot1943	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

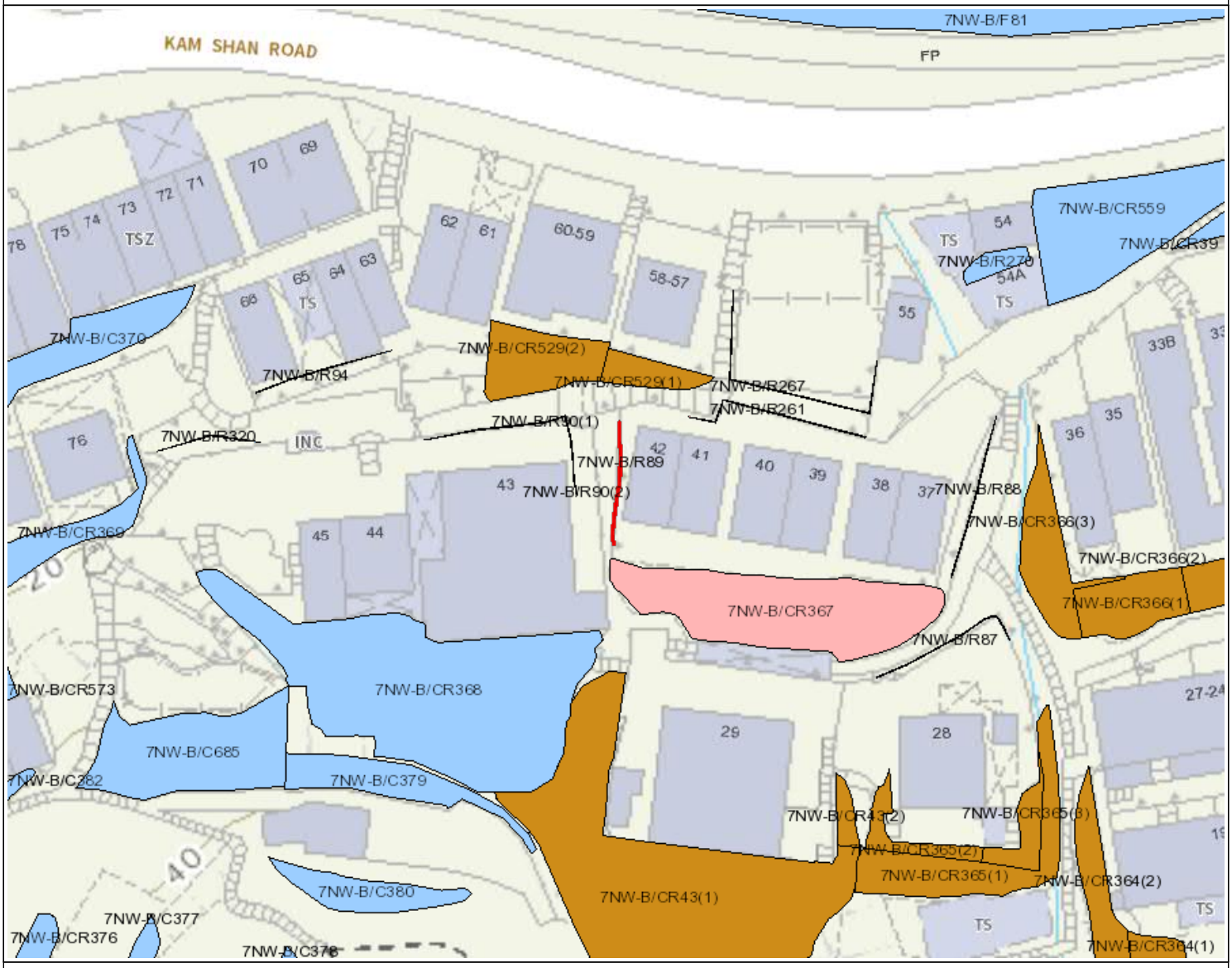
Notes:

(i) The location plan in Annex is for identification purposes of slope(s) only.

(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 16/03/2024

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Slope Maintenance Responsibility Report (7NW-B/R90)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**7NW-B/R90**		**Sub-Division**	1
	Location	SLOPE FALLS IN GOVERNMENT LAND & DEMARCATION DISTRICT6 LOT1087 NORTH OF THE LOT		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

2	**7NW-B/R90**		**Sub-Division**	2
	Location	SLOPE FALLS IN GOVERNMENT LAND & DEMARCATION DISTRICT6 LOT1087 NORTH OF THE LOT		
	Responsible Lot/Party	DD6 LOT1087	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

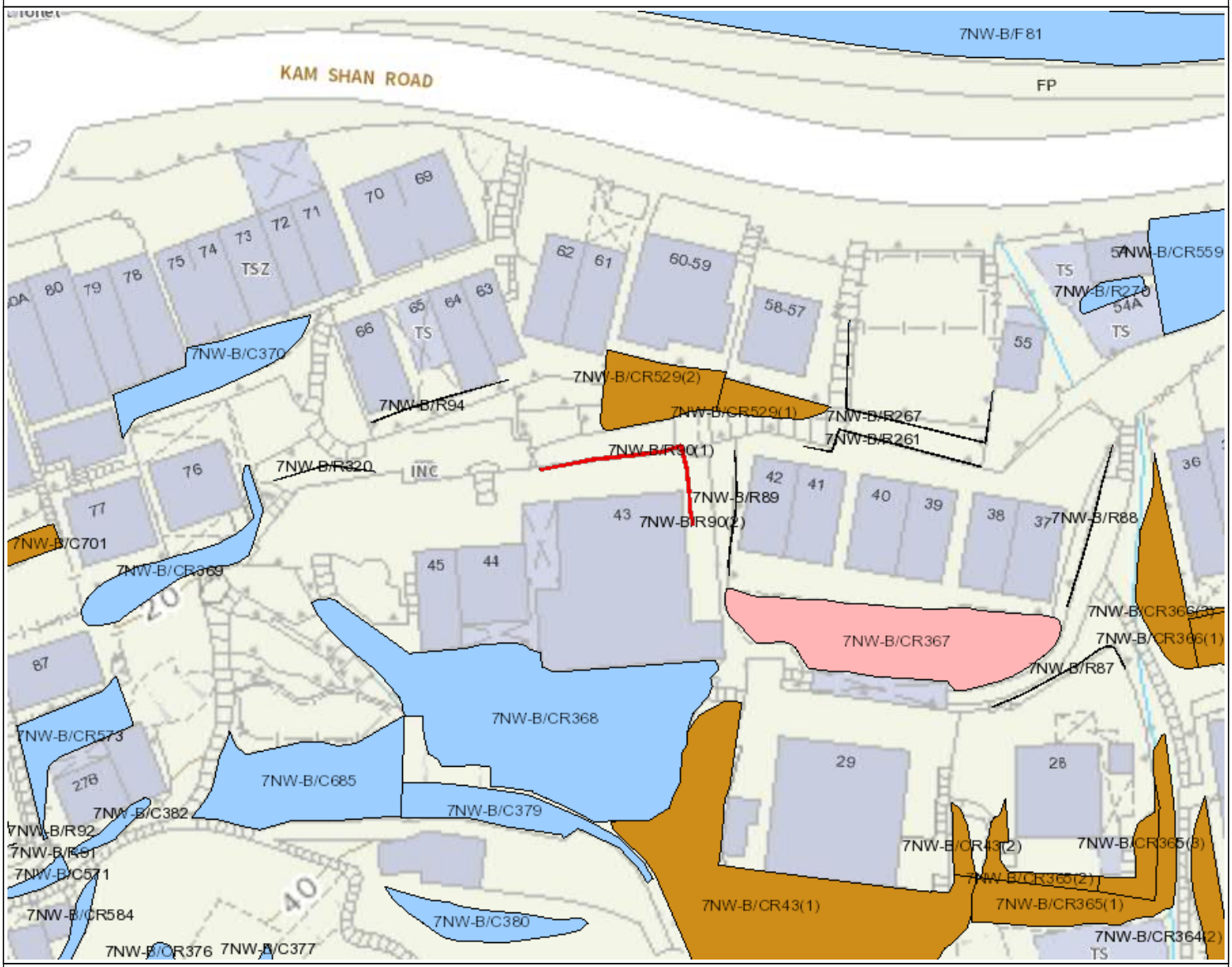
Notes:

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(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (7NW-B/R94)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**7NW-B/R94**		**Sub-Division**	Not Applicable
	Location	TO THE SOUTH OF DD6 LOTS753A&B, AND 941A		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

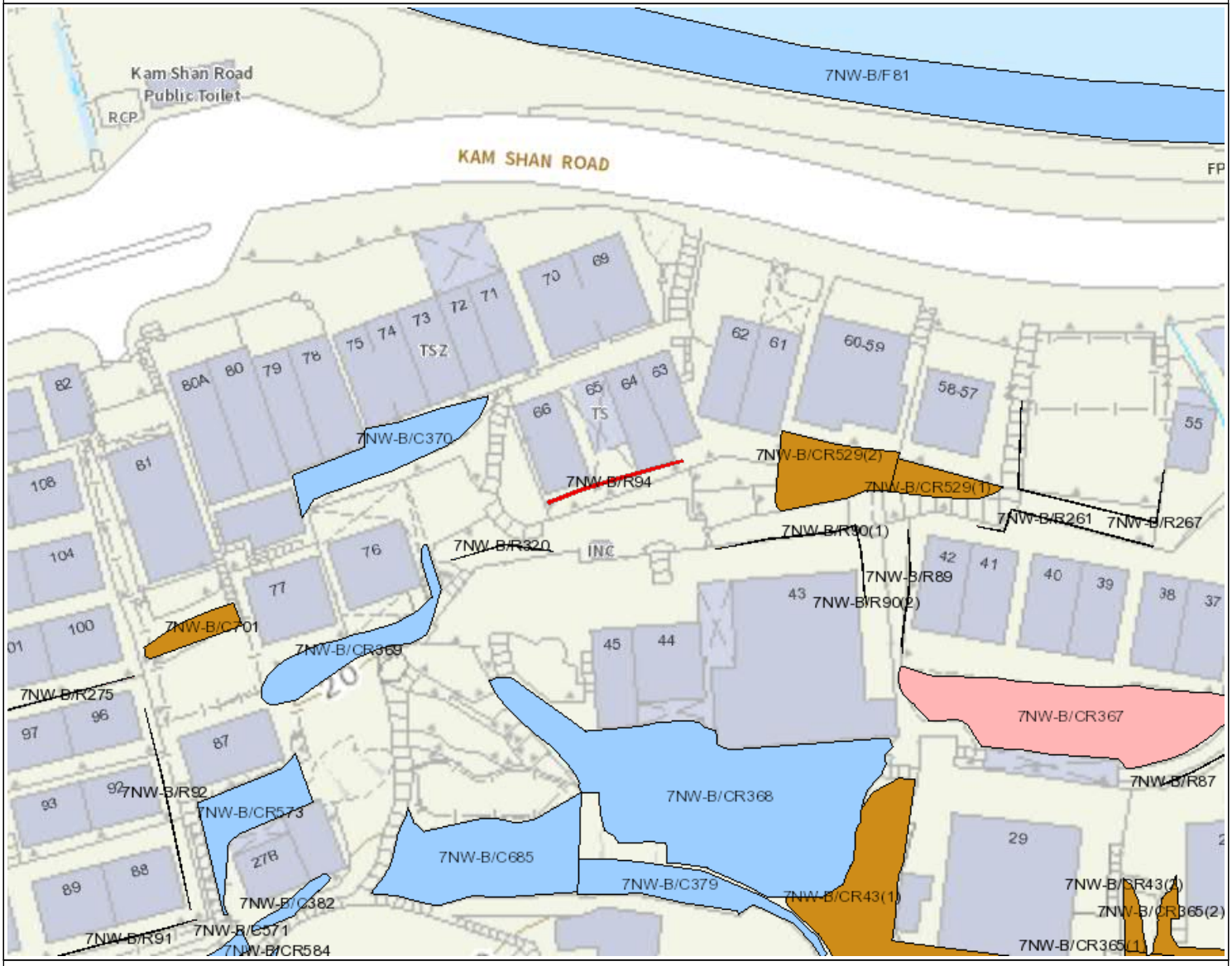
Notes:

(i) The location plan in Annex is for identification purposes of slope(s) only.

(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
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Slope Maintenance Responsibility Report (7NW-B/R320)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**7NW-B/R320**		**Sub-Division**	Not Applicable
	Location	TO THE EAST OF DD6 LOT2089		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

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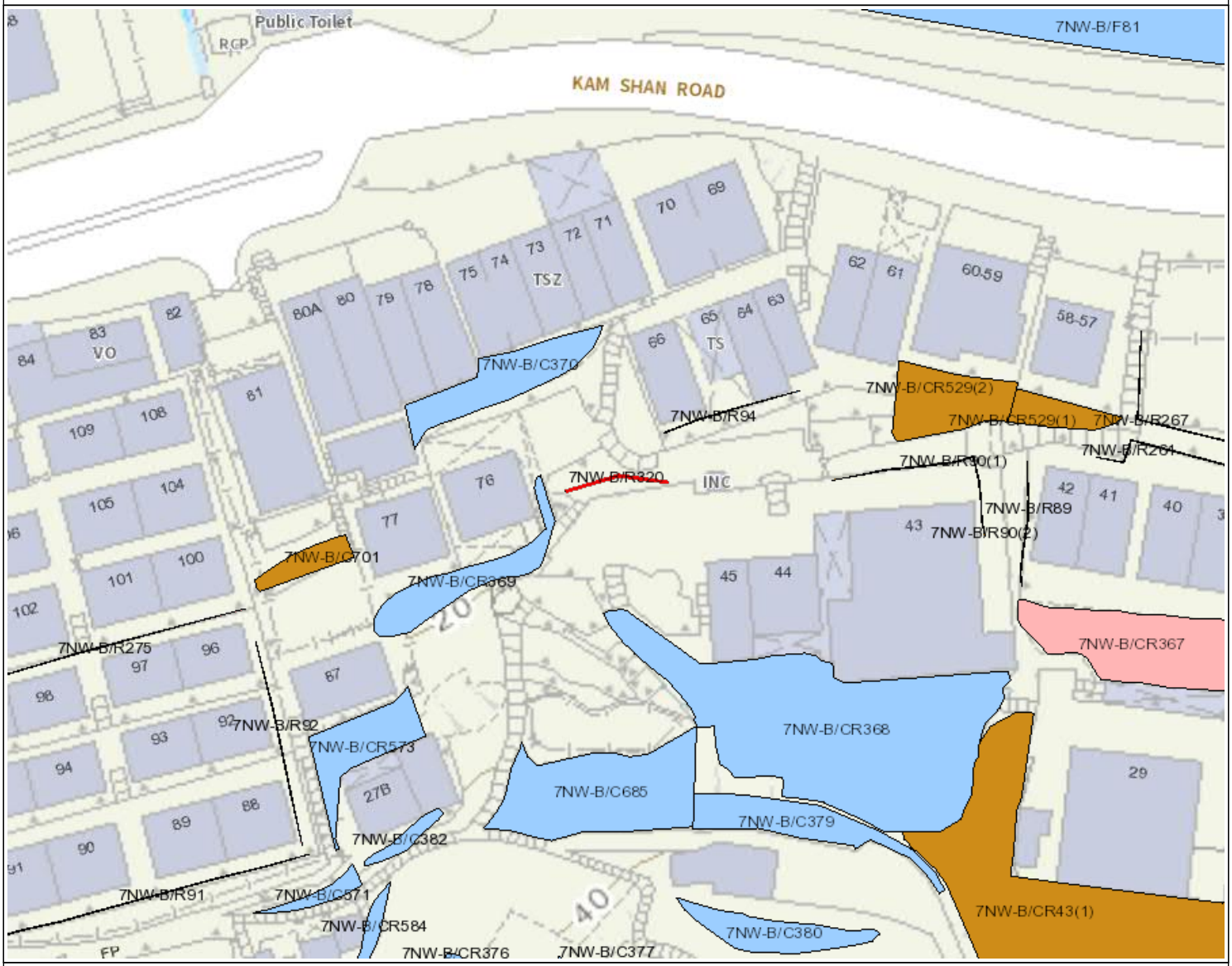
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Slope Maintenance Responsibility Report (7NW-B/CR368)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**7NW-B/CR368**		**Sub-Division**	Not Applicable
	Location	On unallocated Government land to the south of DD6 LOT 1130		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

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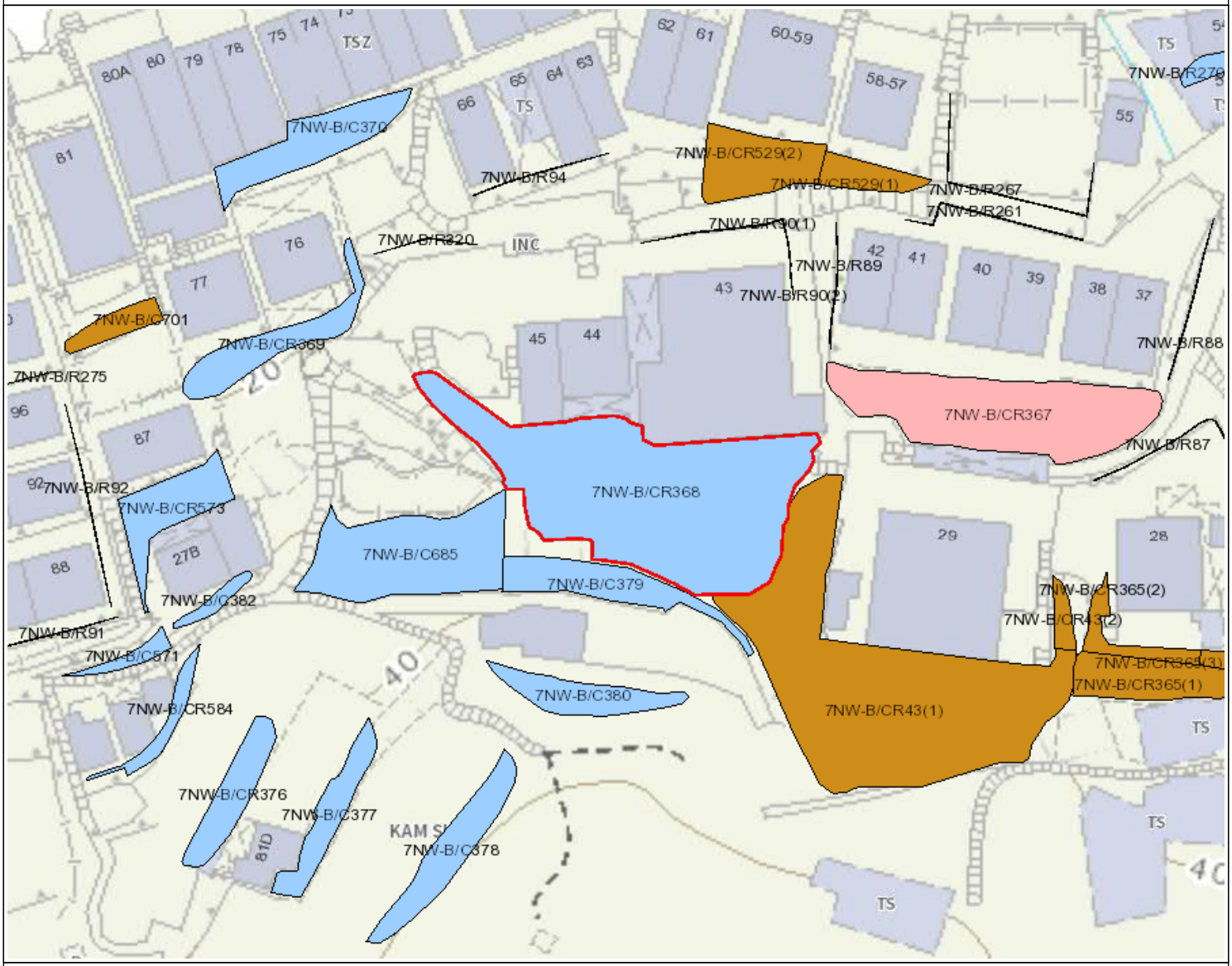
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Slope Maintenance Responsibility Report (7NW-B/CR369)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**7NW-B/CR369**		**Sub-Division**	Not Applicable
	Location	NEAR DD6 LOT2025 AND 2089, KAM SHAN, TAI PO		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

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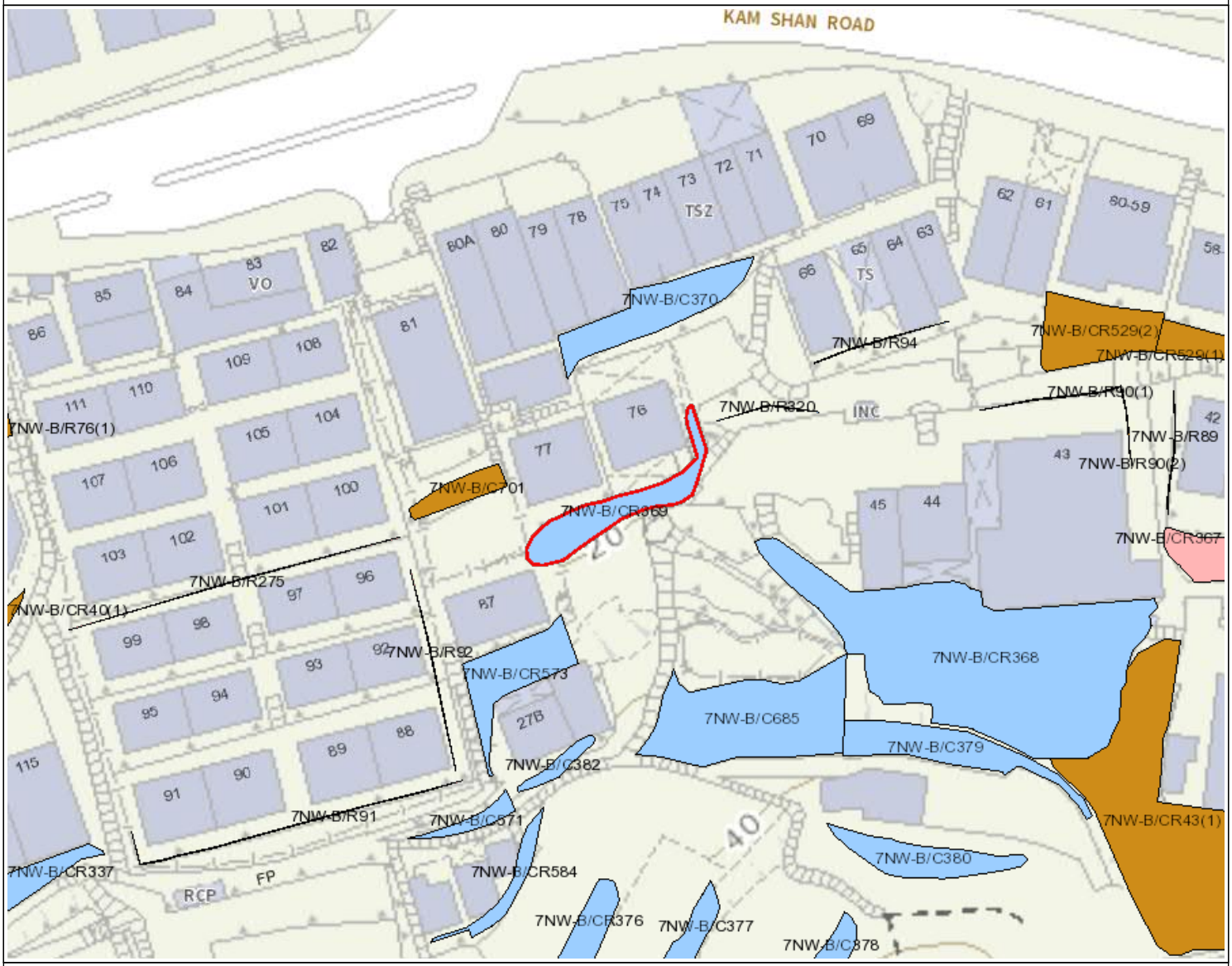
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Slope Maintenance Responsibility Report (7NW-B/CR529)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**7NW-B/CR529**		**Sub-Division**	1
	Location	On unallocated Government land near to DD6 LOT 2163		
	Responsible Lot/Party	DD6 LOT 2163	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

2	**7NW-B/CR529**		**Sub-Division**	2
	Location	On unallocated Government land near to DD6 LOT 2163		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

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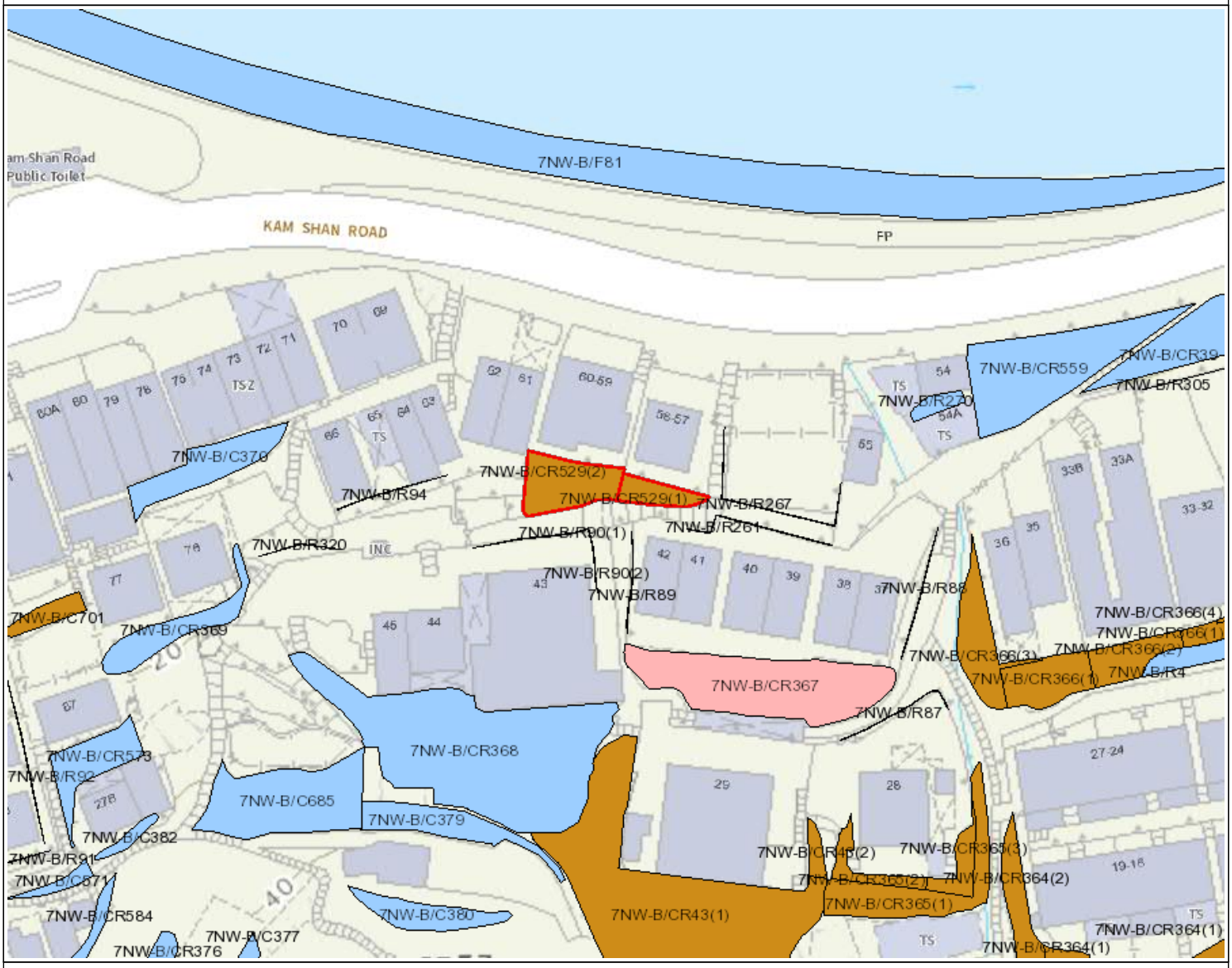
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Slope Maintenance Responsibility Report (7NW-B/R261)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**7NW-B/R261**		**Sub-Division**	Not Applicable
	Location	TO THE NORTH OF DEMARCATION DISTRICT 6 LOT1943		
	Responsible Lot/Party	DD6 LOT1943	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

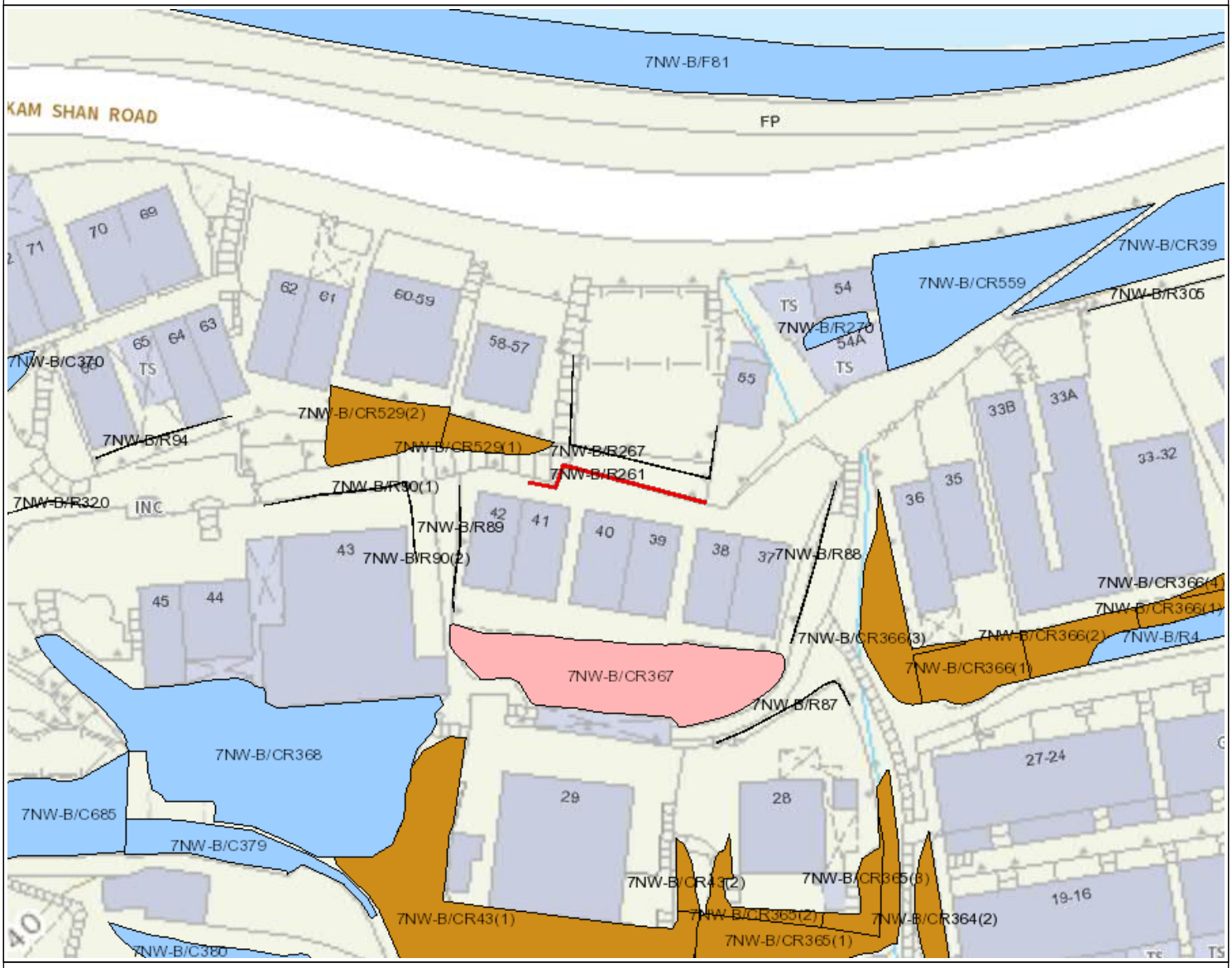
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Slope Maintenance Responsibility Report (7NW-B/R267)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**7NW-B/R267**		**Sub-Division**	Not Applicable
	Location	ON GL S OF DD6 LOTS978, 973 & 1045, KAM SHAN		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

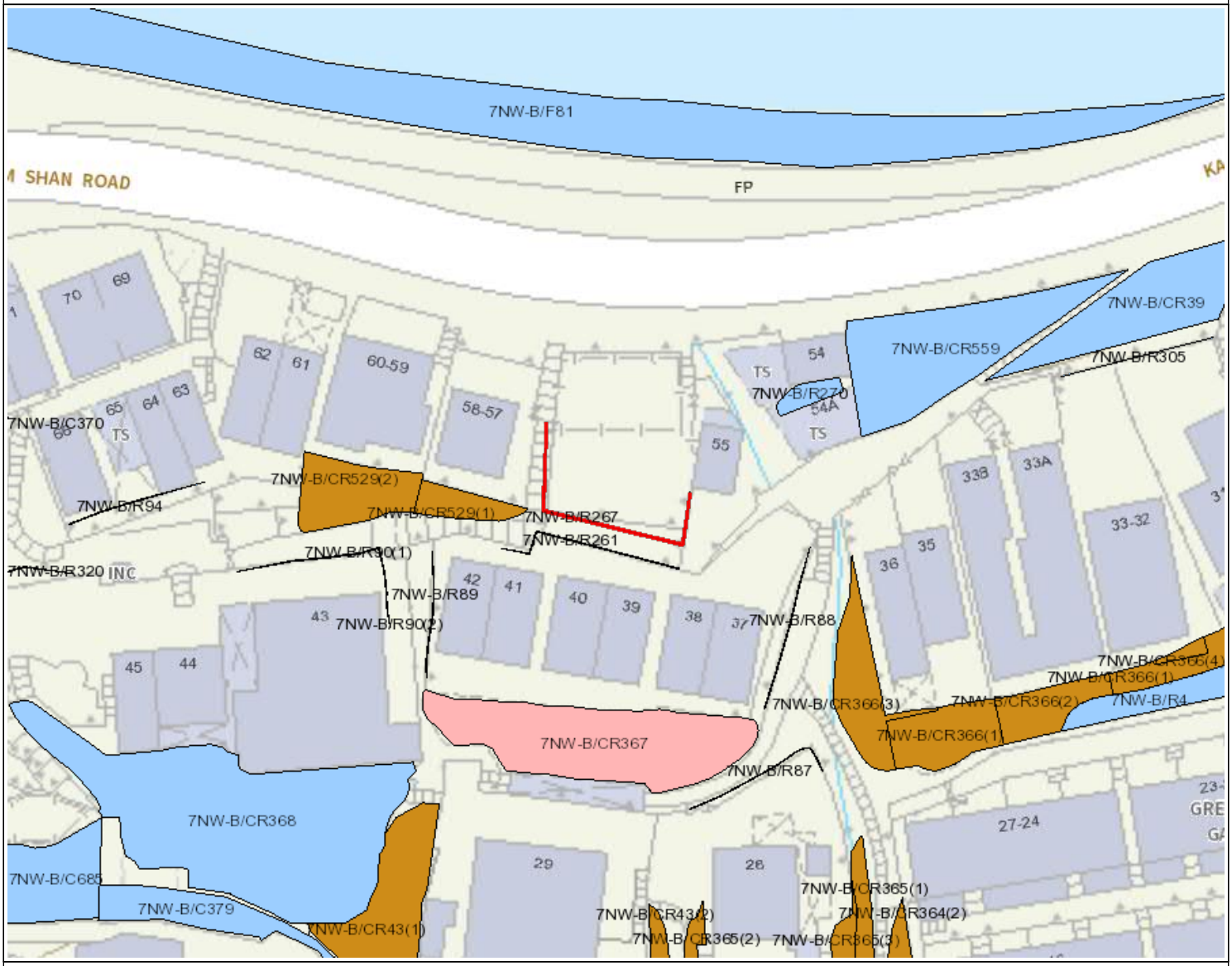
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APPENDIX D

RETRIVED STAGE 3 STUDY REPORTS FOR FEATURE 7NW-B/CR368 & CR529

RED No. 39719
17 SEP 2003

STAGE 3 STUDY REPORT **S3R 115 / 2003**

SLOPE 7NW-B/CR368
SOUTH OF NO. 43-45
KAM SHAN VILLAGE
TAI PO

Paul C T CHEUNG

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August 2003
Design Division GEO

FOREWORD

This report presents the results of a detailed Stage 3 study of feature No. 7NW-B/CR368 located behind No. 43-45 of Kam Shan Village, Tai Po, New Territories, and the design of landslip preventive works required to improve the stability of this feature to current safety standards.

The study included an information search, aerial photograph interpretation, visual inspection, ground investigation, laboratory testing and stability analysis. It concludes that the feature is below the current safety standards. The proposed landslip preventive works comprise installation of soil nail, rock dowels and shotcreting the slope surface.

The study and the design were carried out by Mr P C T CHEUNG with the assistance of Mr K S TSUI under the supervision of Mr K B LING.

(William K W TANG)
Atg. Chief Geotechnical Engineer/Design

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1. INTRODUCTION

1.1 Background

Feature 7NW-B/CR368, located behind No. 43-45 of Kam Shan Village, Tai Po near Hong Kong Metric Grid 834 611E 834 313N, is included in the Landslip Preventive Measures (LPM) Programme by circulation of LPMC Paper No. 1/2000 in May 2001. The LPM works for upgrading the slope will be carried out under Contract No. GE/2003/01 (Figure 1).

1.2 Site Description

1.2.1 Slope Location:

The feature is located behind no. 43-45 of Kam Shan Village, Tai Po (Figure 1 and Plate 1).

1.2.2 Geometry:

It is about 35m long and 12m high including a 3.2m high masonry retaining wall at the slope toe with thickness varies from 0.4m between chainages 20 and 29 to 1.0m at other location.

The masonry retaining wall is a dressed block wall, which is exposed behind the building no. 44 between chainages 20 and 29 (about 9m long and slightly curved on plan, Plate 2) and behind the staircase of the building no. 43 between chainages 7.5 and 11 (about 3m long). Other sections of the retaining wall are abutting by buildings between chainages 0-7.5 and 29-35, and under a building slab between chainages 11 and 20 (Plate 3).

The upper third of the retaining wall between chainages 20 and 27 has been resurfaced with chunam.

A 2.5m high concrete facing was constructed on top of the western end of retaining wall behind the building no. 45 between 29 and 35.

Boulders are exposed on the lower slope surface at about chainages 23 and 29.

The slope above the retaining wall is about 50°.

1.2.3 Surface Protection:

The existing slope surface is protected by shotcrete with some unplanned climbers growing along cracks.

An empty platform above the slope is covered by concrete and vegetation.

1.2.4 Surface Drainage:

There is a 600mm U-channel at about 8 m from the slope crest.

There are 300mm U-channels located at the western slope crest and between chainages 14 and 19.

A section of 225mm U-channel at the mid-slope between chainages 14 and 19 is connecting to a 225mm stepped-channel and then onto a 350mm U-channel at the top of the retaining wall between chainages 0 and 11.

There is also a 225mm U-channel at the crest of the retaining wall between chainages 11 and 24 and the above 350mm U-channel is connected to a downpipe at chainage 11.

1.3 Maintenance Responsibility

According to the SIMAR Report, the Feature is maintained by the Lands Department. A copy of the report is given in Appendix A.

2. GEOTECHNICAL INVESTIGATION

2.1 Desk Study

2.1.1 Previous Studies

The slope was studied in 1997 by GEO (Phase 1 Study) which recommended further study.

2.1.2 Previous Landslip Incidents

There were 2 landslip incidents (No. ME97/8/14 dated 12.8.1997 and No. ME1000/8/11 dated 24.8.1999) located behind the building no. 43.

The 97 incident only caused bulging of chunam with $1m^3$ of debris.

The second 99 incident damaged the top back portion of building no.43 which was at the slope toe.

Both incident recorded that surface drainage system was inadequate and the possible cause of failure was due to infiltration.

2.2 Aerial Photograph Interpretation

GEO carried out an aerial photograph interpretation (API) of the study area (Appendix B.)

The slope and two buildings (no.43 and 44) had already been formed before 1949 and are located at the north eastern flank of a ridge.

The other building (no. 45) was noted in 1963 photograph, but was a single storey, which was then reconstructed to two stories in 1967.

In 1963, there were two platforms with buildings above the subject slope, but the buildings directly above the subject slope were demolished in 1997.

Minor landslip at the central part of the adjacent slope (7NW-B/CR43) was observed in 1997 photograph.

Another landslip at the central part was noted in 1999 photograph (Figure 2).

The whole subject slope had been resurfaced with shotcrete in 2000.

A photolineament is observed obliquely crossing the eastern end of the slope.

2.3 Visual Inspection

Site inspections were carried out in dry and rainy days in 2002 and 2003 and the followings were noted:

The shotcrete covers on the slope surface are generally in good condition (Plate 1), but there are minor cracks on the western portion of the slope, especially near exposed boulders.

Some vegetations are grown in weepholes, along the edge of berm, over the fence at the crest and around the exposed boulders (Plate 2).

The retaining wall is generally in good condition (Wall Condition Class A, GEO circular 6/96), except between the chainages 20 and 27, the upper part of the retaining wall has been covered with chunam which may be indicated that it had past instability or sign of distress.

2.4 Ground Investigation and Field Testing

In 1999, GEO arranged Enpack (Hong Kong) Limited to carry out ground investigation works. The ground investigation works consisted of two drillholes, 3 chunam strips, 1 inclined and 5 horizontal coreholes and installation of 3 piezometers. The location of the ground investigation is shown in Figure 2.

2.5 Laboratory Testing

2 and 9 samples taken from the colluvial and granodiorite layers respectively for laboratory testing. The following tests were carried out by Soils & Mateials Engineering Company Limited in February 2001:

a. Moisture Content Test
b. Atterberg Limits Test
c. Particle Size Distribution Test
d. Triaxial compression test
e. Water Soluble Sulphate Content Test
f. pH of soil Test
g. Organic Matter Content Test
h. Carbonate Content Test
i. Resistivity Test

The laboratory test results are summarized in Table 1

The results of triaxial compression tests of colluvium are plotted in Figure 10.

The results of the triaxial tests for the granodiorite are plotted on a p'-q plot as shown in Figures 11.

The aggressivity of soil is also assessed and summarized in Table 2.

3. GEOTECHNICAL ASSESSMENT

3.1 Ground Conditions

According to the Hong Kong Geological Survey Map Sheet 7, the feature is underlain by the granodiorite. This has been confirmed by the results of the ground investigation and site inspection.

The ground investigations revealed that about 1m thick of fill is found at the crest of old platforms. It consists of angular coarse gravel and cobble sized moderately strong rocks and concrete fragments.

A layer of about 2 m thick colluvium is overlying the completely decomposed granodiorite, which overlies the moderately/slightly decomposed granodiorite. The colluvium in this area is firm, red, slightly sandy silty CLAYwith occasional subangular fine quartz gravel.

The completely decomposed granodiorite in drillhole DH1 is only 4.73m thick whereas the completely decomposed granodiorite in drillhole DH2 is over 24m. It is described as

extremely weak, brown silty fine to coarse sand with angular fine to medium gravel sized rock fragments.

The rockhead level in drillhole DH2 is at 7.08mPD (26.03m below ground) which is about 19m below the rockhead level in drillhole DH1 (26.52mPD, 6.83m below ground). These two drillholes are only 19m apart suggesting that rockhead level dips sharply towards DH2 from DH1 which probably lies on the fringe of the photolineament(N-S fault).

The low rockhead level and low rock quality designation values (ranges from 0 to 55) in drillhole DH2 may be due to the influence of N-S fault, which may cut across the eastern (10m) end of the slope.

The inferred geological model of Section 1-1, Section 2-2 and Section 3-3 based on information from ground investigation are shown in Figures 4-6.

3.2 Groundwater Conditions

No seepages were noted on the shotecrete and the retaining wall surfaces during site visits

Piezometer monitoring has begun from May 2001 to present.

Monthly piezometer monitoring of DH1 and DH2 was carried out in dry season and bimonthly between April to September. The highest ground water level recorded from the piezometer of drillhole DH2 is about 2.5m below slope surface which is about 24.3m above rock head during a 1 in 12 years rainfall return in mid-September 2003(about 510mm in 3 days) (Lam & Leung, 1994).

The piezometric level of the lower piezometer of drillhole DH2 is about 4m lower than the upper piezometer. These two piezometers were both installed within the completely decomposed granodiorite.

No groundwater level was recorded in drillhole DH1.

The recorded highest groundwater levels are plotted in Figures 4-6. The rainfall records together with the groundwater monitoring data are attached at Appendix C.

The design groundwater levels are then assumed to be at the highest recorded groundwater level at Section 3-3, 1.0m above estimated rockhead surface at Sections 1-1 and 2-2. A meter of perched water is also assumed above the boundary of colluvium and completely decomposed granodiroite in the analysis.

3.3 Parameter for Analysis

Based on the laboratory testing results, the following parameters are obtained.

Materials	c' (kPa)	Phi (degree)	γ (KN/m^3)
Colluvium (p'-q plot)	4.2	32.6°	18
CDGr (p'-q plot)	5.6	33°	18

The following parameters of the colluvium and CDGr have been adopted in the stability analysis and the design of the landslip preventive works. They are in consistence with the parameters suggested in Table 8.1 of GEOGUIDE 1.

Materials	c' (kPa)	Phi (degree)	γ (KN/m^3)
Colluvium (Design)	4	32°	18
CDGr (Design)	5	33°	18

Soil aggressivity assessment has been carried out and indicated that the soil is aggressive according to the classification scheme used in the United Kingdom (Table 2).

3.4 Stability Assessment of Existing Soil Slope

Stability analysis of the overall slope has been conducted. The calculated minimum factor of safety is 1.149, 0.802 and 0.928 at sections 1-1, 2-2 and 3-3 respectively, hence upgrading works are required. Summary of the stability analysis of the existing slopes are given in Appendix D.

3.5 Stability Assessment of Existing Retaining Wall

Stability analysis of the retaining wall has also been carried out and the results of the analysis are summarized below. Details of the calculation are given in Appendix E.

Section	Sliding	Overturning
1-1	0.77	0.5
2-2	0.93	0.6
3-3	0.47	0.31

4. PROPOSED PREVENTIVE WORKS

4.1 Design Options

Two options have been considered in the option meeting and the details are summarized below:

	Proposed Remedial works	Construction Problems & Requirements
Option 1	- Cut back the lower and upper soil slope to 45° and 52° respectively. - Install 8m long soil nails at 2m c/c. - Install 6m long raking drains. - Provide a 500mm thick concrete cap with 100mm diameter vertical grout hole behind the existing retaining wall. - Provide sprayed concrete cover.	- Erect safety fence & scaffolding. - Disposal of the excavated materials off site.
Option 2	- Install 8m long soil nail at 1.5m c/c. - Install 6m long raking drains. - Provide a 500mm thick concrete cap with 100mm diameter vertical grout hole behind the existing retaining wall. - Provide sprayed concrete cover.	- Erect safety fence & scaffolding

No conclusion had been made during the option meeting and suggested to have a site visit to check the site limitation and the possible route for disposal of excavated materials.

After the site visit, it was proposed to cut the lower slope to 60° with installation of soil nails at 1.5m c/c and forming a 2m wide platform at about 24mPD above the existing retaining wall with installation of vertical soil nails at 300mm c/c where the existing structure/building is

abutting the retaining wall (sections 1-1 and 3-3). For the retaining wall at section 2-2, it was proposed to install sub-horizontal soil nails with 200mm thick skin wall.

The revised proposal is adopted. Details of the options and the relevant minutes are provided in the Appendix F.

The estimated cost of remedial works for the slope is $2.8M.

4.2 Proposed Landslip Preventive Works

Based on WBTC No. 13/99, the slope is considered to be within Consequence-to-life Category 1 as there are buildings in front of the slope. Should the slope fail, the building will be affected. Hence, the factor of safety of 1.4 is adopted for the design.

The proposed upgrading works include:

i) form a 2m wide platform above the existing retaining wall at 24.4mPD.

ii) cut back the soil slope to 55° from 24.4mPD.

iii) install 6 to 10m long soil nails (32/40mm in diameter) at 1.5m c/c into the new cut back soil slope.

iv) provide 150mm thick sprayed concrete with 2 coats of water based subdue color paint (BS10B25) with A353 wire mesh reinforcement on the surface of new cut back soil slope.

v) provide 6m long raking drains above the interface of colluvim and completely decomposed granodiorite.

vi) provide subhorizontal soil nails (32mm in diameter) and skin wall (200mm thick) onto the retaining wall where the retaining wall is not abutting by the building.

vii) provide additional vertical/subertical soil nails (32mm in diameter) with 300mm concrete cover on top of the retaining wall where the retaining wall is abutting by the building.

The design calculations for the cut slope and the retaining walls are at Appendix G and H respectively.

Details of proposed landslip preventive works are shown in Drawings GED CR368a to GED CR368c at Appendix J.

4.3 Sensitivity Analysis of Ground Water

Sensitivity analysis of ground water to the soil slope has been carried out. Another meter of ground water is added to the design ground water level.

The maximum difference in the calculated factor of safety of all potential slips within the

colluvium layer is only 0.179 in Section 2-2, i.e. factor of safety reduces from 1.413 to 1.234. hence this section is not sensitive to the change of ground water.

For the entire slope, the maximum difference is 0.15 in section 1-1. Hence, factor of safety is not sensitive to the variation of groundwater level. Details of sensitivity analysis are given in Appendix I.

4.4 Justification of Hard Surface

The lot owner requested government to provide hard surface to the slope to avoid close contact with snakes and leaves falling onto their lot.

There is no direct access, except through the private lot, to the feature for carrying out the normal maintenance works.

The retaining wall at the toe of the feature is enclosed/abutted by the buildings.

Part of the feature had failed twice in recent years and the possible cause of these two failures were due to infiltration of water into the empty platform and slope surface and poor drainage system.

CED Vetting Committee endorsed the use of hard surface on the feature on 14.5.2003.

4.5 Landscape

To minimize the visual impact of the hard surface, 2 coats of water based color paint (BS10B25) is applied onto the sprayed concrete surface.

5. CONCLUSION AND RECOMMENDATIONS

A detail Stage 3 Study of the feature has been carried out and landslip preventive works have been designed to upgrade the feature to the current safety standards. Landslip preventive works comprising forming a small platform, cutting back the soil slope, installation of soil nails. raking drains, drainage channels and sprayed concrete. The estimated cost for the proposed LPM works is about $1.5 million.

6. REFERENCES

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Stage 3 Study Report S3R 40/2013

Feature No. 7NW-B/CR529
Nos. 57 to 60, Kam Shan Road, Tai Po

Fugro (Hong Kong) Limited

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March 2013
LPM Division 3
Geotechnical Engineering Office
Civil Engineering and Development Department

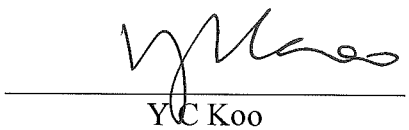
Foreword

This report presents the results of a Stage 3 Study on Feature No. 7NW-B/CR529, which is located behind Nos. 57 to 60, Kam Shan Road, Tai Po.

The desk study, aerial photograph interpretation, site inspection, stability analysis, design of landslip preventive works and compilation of this report were carried out by Fugro (Hong Kong) Limited on behalf of the Geotechnical Engineering Office, Civil Engineering and Development Department under Agreement No. CE 45/2010 (GE) : Landslip Prevention and Mitigation Programme, 2010, Package J, Landslip Prevention and Mitigation Works, Mainland East (North) – Investigation, Design and Construction.

Based on the Slope Report obtained from the web-based Slope Maintenance Responsibility Information System of the Lands Department (Lands D), Sub-division No. 2 of the study feature lies on unallocated government land. The Lands D is responsible for the maintenance of Sub-division No. 2 of the feature.

It is proposed to upgrade the existing feature to meet the current safety standards by application of prescriptive measures. Landslip preventive works comprising the installation of prescriptive soil nails are recommended. To improve the aesthetics of the upgraded slope, subdued colour paint will be applied to the proposed sprayed concrete surface on the slope and final surface of the skin wall.



YC Koo
Project Director

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Appendix B1: Relevant Information from the GEO, CEDD

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Appendix E: Extracts of Design Option Report and Option Assessment Meeting Minutes

Appendix F: Prescriptive Soil Nail Design

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1 Introduction

1.1 Background

The Geotechnical Engineering Office (GEO) of the Civil Engineering and Development Department (CEDD) selected Feature No. 7NW-B/CR529 for Stage 3 Study under Agreement No. CE 45/2010 (GE). This Agreement commenced in July 2011 and involves technical and administrative activities related to the investigation, design and construction of landslip preventive works on sub-standard government man-made slopes and retaining walls and hazard mitigation works for natural hillside catchments.

As the feature satisfies the criteria for application of prescriptive measures given in GEO Publication No. 1/2009 (GEO, 2009), it will be upgraded by using prescriptive design approach. Thus, no feature-specific ground investigation (GI) had been carried out for this study.

1.2 Site Description

Feature No. 7NW-B/CR529 (Hong Kong Metric Grid Ref. 834 629E, 834 346N) is located behind Nos. 57 to 60, Kam Shan Road, Tai Po. The location plan and site plan of the feature are shown in Figures 1.1 and 1.2 respectively.

The feature has a total length of 25 m, a slope height of about 10 m with maximum gradient of 70°. The eastern portion (i.e. Sub-division No. 1) and western portion (i.e. Sub-division No. 2) of the feature is generally covered with sprayed concrete and masonry facing respectively. A concrete wall is located at along the toe of the western portion of the feature, with height of about 1.5 m and a gradient of 90°. Two 3-storey high residential structures are located in front of the feature. Above the crest of feature is a temple. General views of the feature are shown in Figures 1.3 to 1.6 and vantage points of the photos are shown in Figure 1.2.

1.3 Maintenance Responsibility

Based on the Slope Report obtained from the web-based Slope Maintenance Responsibility Information System (SMRIS) of Lands Department (Lands D), the entire feature lies on unallocated government land. The owners of DD6 Lot 2163 and Lands D is responsible for the maintenance of Sub-division Nos. 1 and 2 respectively of the feature. A copy of the Slope Report is presented in Appendix A.

2 Geotechnical Investigation

2.1 Desk Study

A desk study was carried out to retrieve relevant information from the Geotechnical Information Unit (GIU) and various divisions of the GEO, the Lands D and utility undertakers. An aerial photograph interpretation (API) of the feature was also undertaken. Results of the desk study are summarized below. A copy of each of the relevant parts of the collected documents is included in Appendix B.

2.1.1 Geotechnical Engineering Office

A geotechnical report for development of House Nos. 57 and 58 at DD6 Lot 2163 (GCME 3/5/6/9121/93) with proposed upgrading works at the eastern portion of the feature (i.e. Sub-division No. 1) by soil nails was submitted in 1994. The site formation plans were checked with no geotechnical objection by GEO/ME on 22 February 1994 and the site formation works was completed in October 1994.

The SIRST field sheet for the feature 7NW-B/C529 prepared in March 1997 recorded that no sign of seepage and sign of distress were observed. Another SIRST field sheet for feature 7NW-B/CR529 prepared in November 2000 indicated that the toe wall portion was partly in masonry facing and partly with concrete surface with no sign of seepage observed on the toe wall face.

A Feature Registration Form was obtained from the Slope Information System (SIS) of the GEO. It stated that the SIFT class of the feature was changed from "C1" to "C2" as proposed by GEO/MW in April 2007.

A copy of the relevant records is presented in Appendix B1.

2.1.2 Lands Department

The latest Engineer Inspection (EI) record and Maintenance Manual (MM) were prepared by Ove Arup & Partners Hong Kong Limited in April 2010 and are included in Appendix B2. The EI recorded that no stability assessment/upgrading work on the Sub-division No. 2 of the feature had been carried out and no signs of distress and seepage on slope were observed. Routine Maintenance Works (RMW) including removal of undesirable vegetation on slope hard cover was recommended and the works was completed in August 2010.

2.1.3 Utilities Information

The following government departments and utility undertakers were contacted regarding the location of their utilities and plants in relation to the feature:

- Drainage Services Department
- Fire Services Department
- Highways Department, Lighting Division
- Transport Department
- Water Supplies Department
- CLP Power Hong Kong Limited
- Hong Kong Broadband Network Limited
- Hong Kong Cable Television Limited
- Hutchison Global Communications Limited
- New World Telecommunications Limited
- PCCW-HKT Telephone Limited
- The Hong Kong and China Gas Company Limited
- Towngas Telecommunications Fixed Network Limited
- Wharf T & T Limited

Based on the information collected, a 200mm diameter foul sewer of Drainage Services Department is located underneath the existing staircase beyond the crest of the feature. The approximate locations of the observed utilities are shown on Drawing No. LPM1228/24/01.

2.1.4 Previous Ground Investigation Information

An information search at the GIU of CEDD did not reveal any record of previous GI work carried out within or in the vicinity of the feature.

2.1.5 Aerial Photograph Interpretation (API)

An API was carried out to identify the topographic, geomorphological and geological information on the feature, as well as the site development history, past instability and surface hydrology relevant to the feature.

The findings of the API revealed that the feature was formed probably in association with the construction of some cottages at its crest and toe before 1949. By its formation, the feature was in bare surface. Further to the demolition of the pre-existing building at the eastern toe of the Feature with subsequent completion of site formation works in 1994, House Nos. 57-58 was constructed in 1995. Except the change in density of vegetation cover, no significant changes to the Feature can be observed. A copy of the API report is included in Appendix C.

2.1.6 Past Instability

No landslide records relating to the feature were found in the SIS and Enhanced Natural Terrain Landslide Inventory (ENTLI) of the GEO.

2.2 Visual Inspection

Visual inspections to the feature were undertaken by Fugro (Hong Kong) Limited between August 2011 and December 2012.

At the time of inspections, the slope surface of Sub-division No. 2 of the feature was covered by masonry facing with 75mm diameter weepholes at 1.5m spacing. The concrete retaining toe wall was about 1.5m high with 65mm diameter weepholes at 2.2m spacing. A 150mm U-channel was running along the mid-slope of the western portion of the feature with 200mm diameter downpipe located at the western end. A 300mm U-channel is located at the outlet of the downpipe which leads to the road. A temple was situated at a distance 6m from the crest of the feature and residential structures were situated at about 1m from the toe of the feature. A staircase was provided along the crest of the feature leading to the temple.

2.3 Ground Investigation

As it is proposed to upgrade this feature using the prescriptive design approach, no feature-specific GI was carried out for this Study.

3 Geotechnical Assessment

3.1 Topography

A topographic survey for the study feature was carried out by Sea Full Survey Engineering Company in August 2012. A copy of the survey plan is presented in Appendix D. Based on the survey plan, two critical sections of the feature, (namely Sections 1-1 and 2-2) were adopted for stability assessment. Locations of the sections are shown in Figure 1.2.

3.2 Geological Model

The Hong Kong Geological Survey, 1:20,000 scale geological map, Series No. HGM20, Sheet No. 7 – Sha Tin, published by the Geotechnical Control Office (GCO, 1986), indicates that the site comprises granodiorite. No salient geological features were identified in the study area. A copy of the regional geological map is shown in Figure 3.1.

Based on the information from the geological map sheet and site observation, it is inferred that the feature mainly comprises completely decomposed Granodiorite (CDGr). The inferred geological profile at Sections 1-1 and 2-2 are shown in Figures 3.2 and 3.3 respectively.

3.3 Groundwater Conditions

There is no groundwater monitoring record available for this study. No signs of seepage or elevated groundwater table on the slope surface were observed at the time of the site inspections. In this regard, it is considered that the effect of groundwater table on the stability of the feature is not significant.

3.4 Soil Aggressiveness

In accordance with GEO Publication No. 1/2009 (GEO, 2009), the design of corrosion protection measures for the steel reinforcement of prescriptive soil nails should follow the guidance given in Sections 4.3.2 and 5.5 of Geoguide 7 (GEO, 2008) - Guide to Soil Nail Design and Construction. As the site has the potential of being affected by the leakage from the existing foul sewer underneath the existing staircase beyond the crest of the feature, the soil at the feature would be classified as potential-aggressive. Based on Table 5.1 of Geoguide 7 (GEO, 2008), Class 1 corrosion protection measures will be provided, i.e. provision of hot-dip galvanizing with a minimum zinc coating of 610 g/m^2 and corrugated plastic sheathing.

3.5 Stability Assessment

It is considered that the consequence-to-life of the feature in the event of failure would fall into category "1" in accordance with the guidance given in Works Bureau Technical Circular No. 13/99 (WB, 1999) and GEO TGN No. 15 (GEO, 2007). The assessment is based on the residential structures at the toe of the feature, which would possibly be affected if failure occurs. Hence, upgrading work is warranted in order to reduce the risk of failure.

The feature satisfies the criteria for application of prescriptive measures for upgrading works as set out in Table 5.2 of GEO Publication No. 1/2009 (GEO, 2009). Record sheet for prescriptive measures application is given in Appendix F. In addition, the feature is within geometry class "S2" as defined in Figure A2 of GEO Report No. 68 (GEO, 1998). According to the guidance given in GEO Landslip Preventive Measures Division 2 Design Technical Guideline No. 1 (GEO, 2000), stability analyses are not required to justify the need for LPM works.

Based on the above findings, it is proposed to upgrade the existing feature using prescriptive measures to meet the current safety standards.

4 Proposed Upgrading Works

4.1 Design Options

Two design options were proposed for the feature as follows:

(i) Option 1 – Installation of Soil Nails (Prescriptive Design)

(ii) Option 2 – Construction of Mini-piles Retaining Wall

These options were discussed in the Option Assessment Meeting No. 2 held at the GEO, CEDD on 30 October 2012 to determine the preferred option. Option 1 was agreed to be the preferred scheme taking into account its ease of construction, higher cost-effectiveness, shorter construction period and lesser environmental impact on the surrounding area when compared with that of Option 2. A copy of the extracts of the Design Option Report and the minutes of the Option Assessment Meeting are given in Appendix E.

4.2 Proposed Upgrading Works

The following upgrading works are recommended for the feature:

i) Installation of prescriptive soil nails with double corrosion protection and construction of concrete skin wall; and

ii) Application of subdued colour paint to the surface of sprayed concrete and concrete skin wall.

The design of the prescriptive soil nails was carried out in accordance with GEO Publication No. 1/2009 (GEO, 2009) and is presented in Appendix F. Layouts of the proposed upgrading works are shown in Figures 4.1 and 4.2 and Drawing No. LPM1228/24/02.

4.3 Surface Drainage Measures

It is recommended to provide a drainage channel along the mid-slope and the toe of the feature which connect to existing downpipe and drainage outlet respectively at the western end of the feature. The design of the surface drainage is presented in Appendix G and the layout of the proposed surface drainage system is shown on Drawing No. LPM1228/24/02.

4.4 Future Maintenance

To provide a safe access for inspection and maintenance of the feature, it is recommended to construct a new maintenance access with handrailing along the mid-slope of

the feature. The layout of new maintenance access of the feature is shown in Drawing No. LPM1228/24/02.

4.5 Landscaping Works

In order to ameliorate the visual impact of the proposed upgrading works, it is recommended that subdued colour paint will be provided to the sprayed concrete cover on the slope and the final surface of the skin wall.

5 Conclusions and Recommendations

Based on the information obtained from the desk study and recent site reconnaissance, it is proposed to upgrade the existing feature using prescriptive measures. Landslip preventive works comprising installation of prescriptive soil nails and construction of concrete skin wall are recommended. In order to improve the final appearance of the upgraded feature, subdued colour paint will be provided to the newly applied sprayed concrete cover on the slope and the final surface of the skin wall.

6 References

6.1 Technical References

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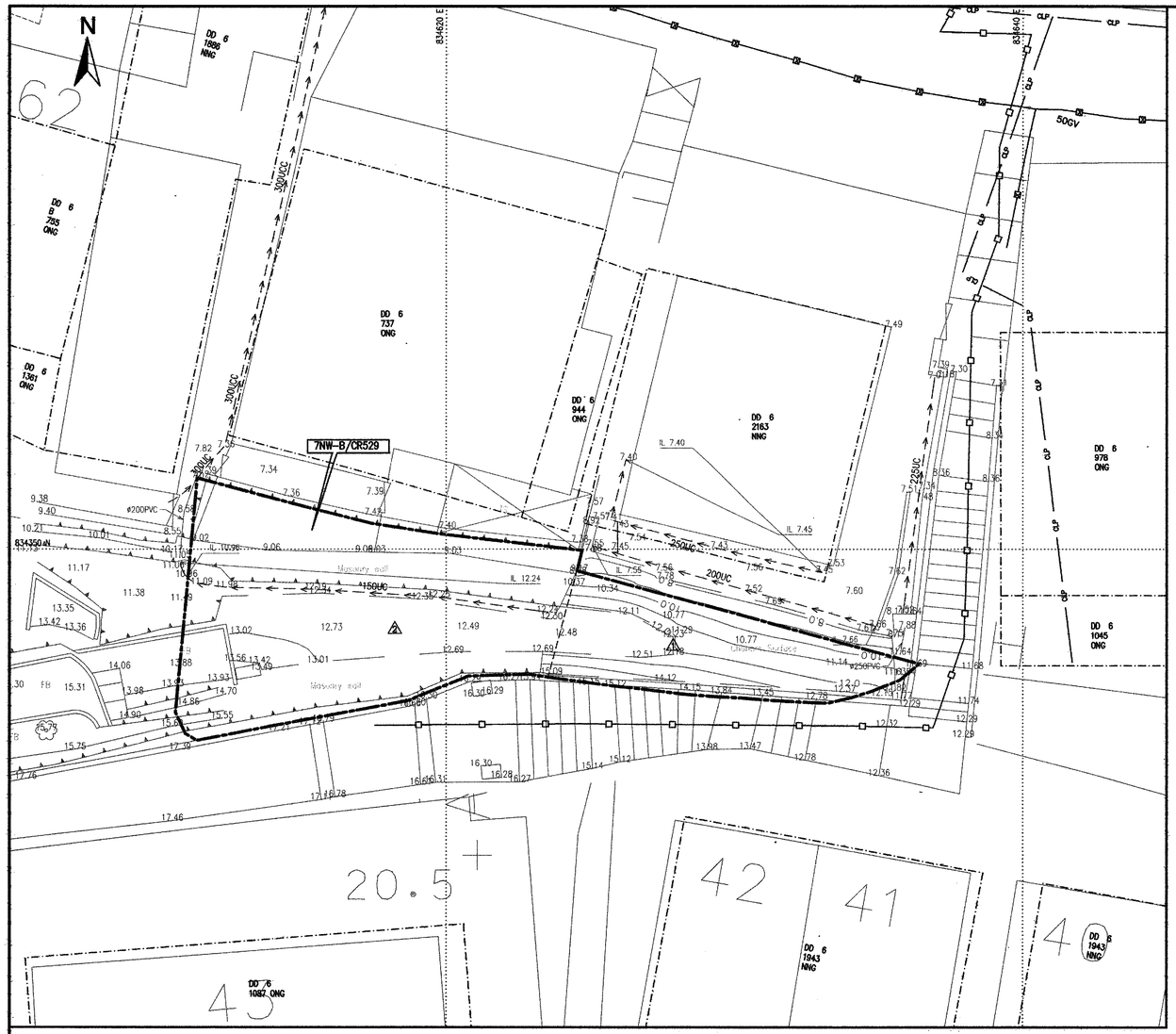
GCME 3/5/6/9121/93. Geotechnical Report for Kam Shan, Tai Po DD6 Lot2163. Geotechnical Engineering Office, Civil Engineering Department, Hong Kong.

List of Drawings

Drawing No.

LPM1228/24/01 Location Plan of Works Site, Plan of Existing Feature and Utilities

LPM1228/24/02 Plan of Works and Sections



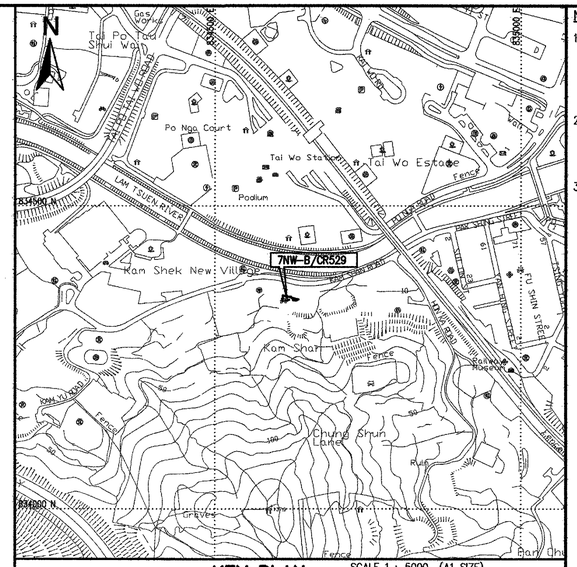
PLAN OF EXISTING FEATURE AND UTILITIES

(THE UTILITIES PLAN HAS BEEN PREPARED FROM INFORMATION PROVIDED BY THE UTILITIES UNDERTAKERS. NEITHER THE EMPLOYER NOR HIS AGENTS ACCEPT ANY RESPONSIBILITY WHATSOEVER FOR THE ACCURACY OF THE INFORMATION AND THE CONTRACTOR SHALL MAKE SUCH FURTHER ENQUIRIES AND INVESTIGATION AS ARE REQUIRED FOR HIS OWN INFORMATION.)

SCALE 1 : 100 (A1 SIZE)
1 : 200 (A3 SIZE)

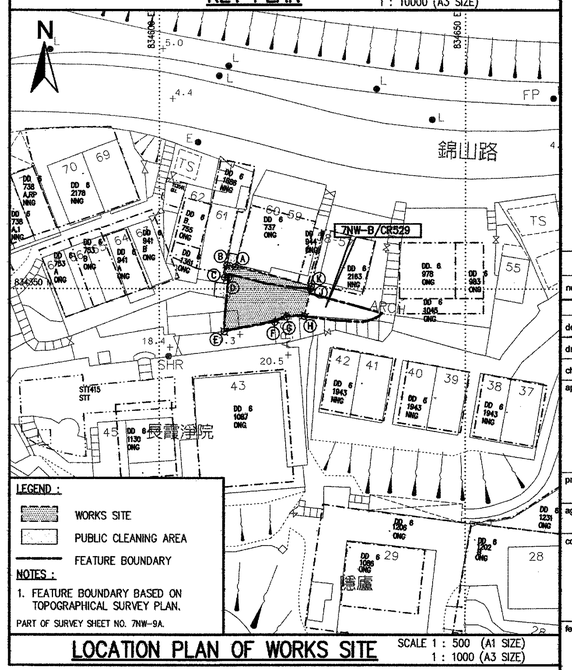
LEGEND:

- FEATURE BOUNDARY
- LOT BOUNDARY
- LICENSE BOUNDARY
- ⚠1 SUB-DIVISION 1 MAINTAINED BY DD6 LOT 2163
- ⚠2 SUB-DIVISION 2 MAINTAINED BY LANDS D
- UC EXISTING U-CHANNEL
- CLP APPROX. LOCATION OF CLP SERVICES CABLE
- APPROX. LOCATION OF FRESH WATER MAINS
- APPROX. LOCATION OF STORM WATER DRAIN
- APPROX. LOCATION OF SEWER



KEY PLAN

SCALE 1 : 5000 (A1 SIZE)
1 : 10000 (A3 SIZE)



LOCATION PLAN OF WORKS SITE

SCALE 1 : 500 (A1 SIZE)
1 : 1000 (A3 SIZE)

SETTING OUT INFORMATION FOR WORKS SITE

REFERENCE POINT	EASTING	NORTHING
A	834612.4	834353.7
B	834611.1	834353.9
C	834610.7	834351.9
D	834611.3	834351.8
E	834610.6	834343.1
F	834618.9	834344.6
G	834620.8	834345.4
H	834623.7	834345.5
J	834624.7	834350.0
K	834624.8	834350.4

HOARDING/FENCE DETAILS

REFERENCE POINT	HOARDING / FENCE TYPE
ALONG A TO B TO D ALONG J TO K	HOARDING TYPE C (STD. DRG. R1052H AND R1053C)
ALONG D TO E TO J	CHAIN LINK FENCE (STD. DRG. C1006A)

NOTE :

1. THE DRAWING SHALL BE READ IN CONJUNCTION WITH GENERAL NOTES FOR LPM WORKS (GEO SKETCH NO. R1069E), ALL OTHER RELEVANT DRAWINGS, SKETCHES, SPECIFICATIONS AND INSTRUCTIONS ISSUED BY THE ENGINEER.
2. THE EXTENT OF PUBLIC CLEANING AREA SHOWN IN THIS DRAWING IS FOR INDICATION ONLY. THE EXACT EXTENT OF PUBLIC CLEANING AREA SHALL REFER TO PS 1.32A1(1) OR AS DETERMINED ON SITE BY THE ENGINEER.
3. THE CONTRACTOR SHALL PROVIDE DECORATIVE PANELS TO HOARDINGS IN ACCORDANCE WITH THE SPECIFICATION. THE EXTENT OF DECORATIVE PANELS TO BE PROVIDED SHALL BE AGREED WITH THE ENGINEER REPRESENTATIVE ON SITE.

no.	date	description	designed	checked

	name	date
designed		28 MAR 2013
drawn		28 MAR 2013
checked		28 MAR 2013

approved

PROJECT DIRECTOR, FUGRO (HONG KONG) LIMITED

project no.: 110241 / 24

agreement no.: CE 45/2010 (GE)

contract: **CONTRACT NO. GE/2012/28 LANDSLIP PREVENTION AND MITIGATION PROGRAMME, 2010, PACKAGE J, LANDSLIP PREVENTION AND MITIGATION WORKS IN MAINLAND EAST (NORTH)**

feature no. & location: 7NW-B/CR529 NOS. 57 TO 60, KAM SHAN ROAD,TAI PO

drawing title: LOCATION PLAN OF WORKS SITE, PLAN OF EXISTING FEATURE AND UTILITIES

drawing no.	revision	scale
LPM1228 / 24 / 01	-	AS SHOWN

consulting engineer: FUGRO (HONG KONG) LIMITED

office: **LANDSLIP PREVENTIVE MEASURES DIVISION 3 GEOTECHNICAL ENGINEERING OFFICE**

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT HONG KONG

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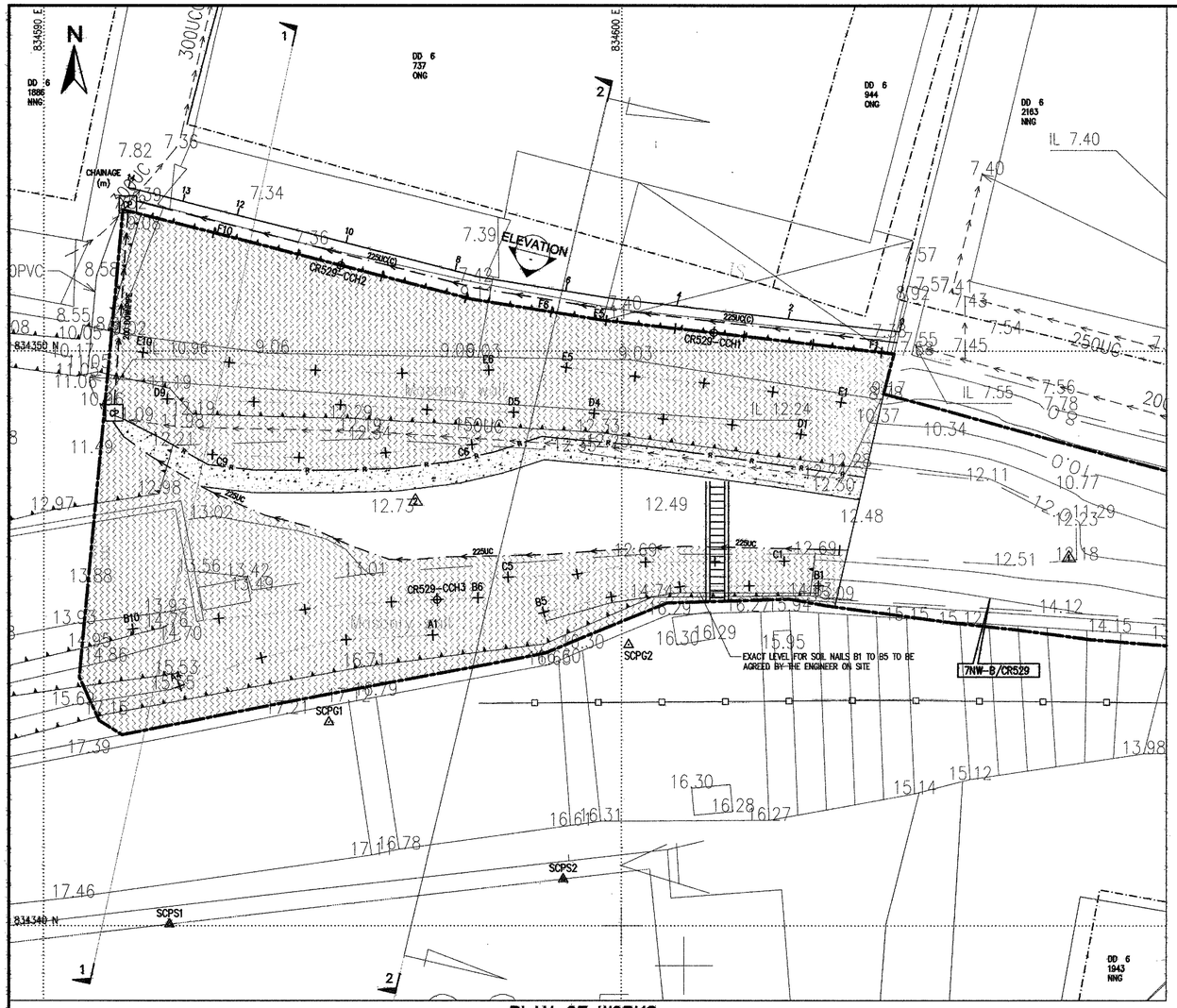
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CAD File : X:\Working\110241_LOC\05-03-01\DCS\01-01\R01\page 3\layout(7NW-B/CR529).dwg

Status : P05

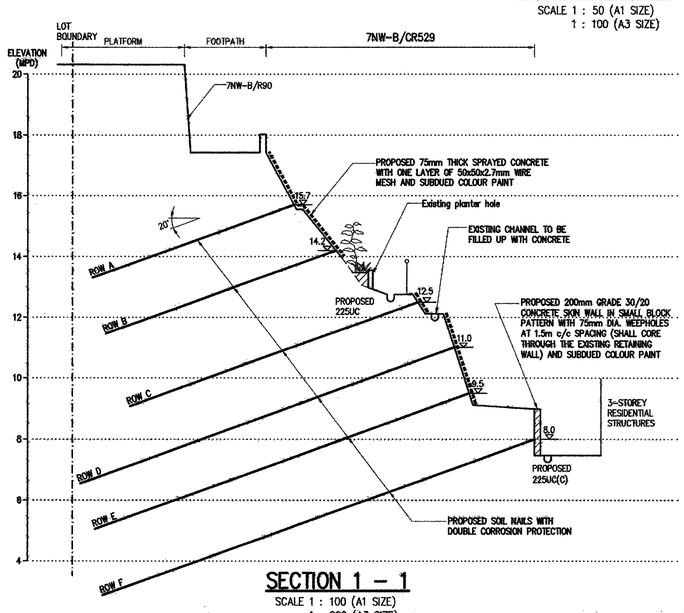
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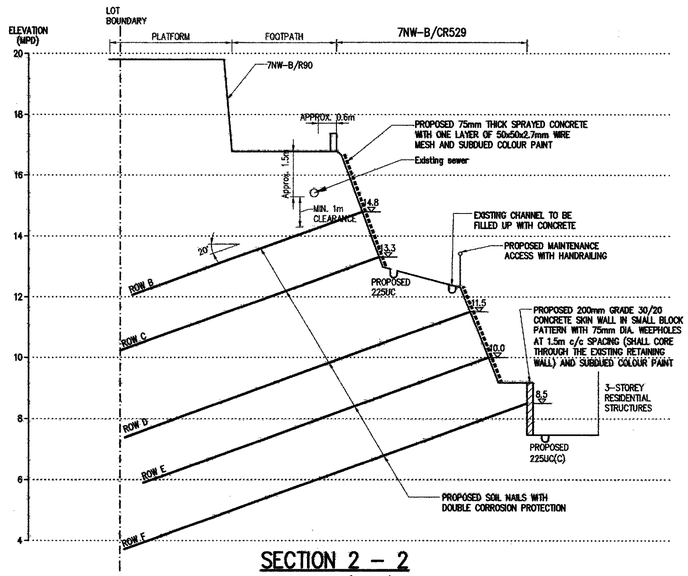
PLAN OF WORKS

SCALE 1 : 50 (A1 SIZE)
1 : 100 (A3 SIZE)



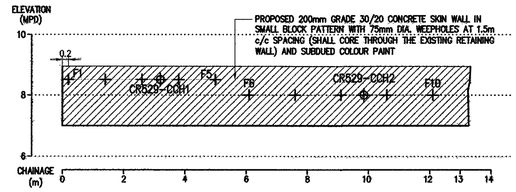
SECTION 1 – 1

SCALE 1 : 100 (A1 SIZE)
1 : 200 (A3 SIZE)



SECTION 2 – 2

SCALE 1 : 100 (A1 SIZE)
1 : 200 (A3 SIZE)



ELEVATION

SCALE 1 : 100 (A1 SIZE)
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LEGEND:

- FEATURE BOUNDARY
- LOT BOUNDARY
- LICENSE BOUNDARY
- SUB-DIVISION 1 MAINTAINED BY DD6 LOT 2163
- SUB-DIVISION 2 MAINTAINED BY LANDS D
- APPROX. LOCATION OF SEWER
- CP — PROPOSED CATCHPIT (STD. DRG. C2405I)
- UC — PROPOSED U-CHANNEL (STD. DRG. C2409H)
- UC(C) — PROPOSED U-CHANNEL WITH PRECAST CONCRETE COVER (STD. DRG. C2409H AND C2412D)
- PROPOSED SOIL NAILS WITH DOUBLE CORROSION PROTECTION (STD. DRG. C2106/3F & R1043/3B)
- PROPOSED STEEL STAIRCASE (STD. DRG. C2102H)
- PROPOSED MAINTENANCE ACCESS WITH HANDRAILING (STD. DRG. C2103H)
- PROPOSED 75mm THICK SPRAYED CONCRETE WITH ONE LAYER OF 50x50x2.7mm WIRE MESH AND SUBDUED COLOUR PAINT
- CR529-CCH1 — PROPOSED CONFIRMATORY COREHOLES
- SCPG1 — PROPOSED CHECK MARKER ON GROUND (STD. DRG. C2512A)
- SCPS1 — PROPOSED CHECK MARKER ON STRUCTURE

SOIL NAIL SCHEDULE

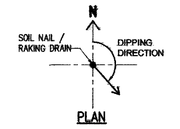
SOIL NAIL NO.	NAILS DIAMETER (mm)	LEVEL (mPD)	NOS. OF NAILS	LENGTH OF NAILS (m)	DIPPING ANGLE (DEGREES)	DIPPING DIRECTION (DEGREES)	HORIZONTAL SPACING (m)	DRILLHOLE DIAMETER (mm)	SIZE OF SOIL NAIL HEAD (mm x mm)
A1–A4	32	15.7	4	7	20	NORMAL TO SLOPE SURFACE	1.5	150	400 X 400
B1–B5	32	14.8	5	8	20		1.2	150	400 X 400
B6–B10	32	14.2	5	8	20		1.5	150	400 X 400
C1–C5	32	13.3	5	9	20		1.2	150	400 X 400
C6–C9	32	12.5	4	10	20		1.5	150	400 X 400
D1–D4	32	11.5	4	12	20		1.2	150	400 X 400
D5–D9	32	11.0	5	13	20		1.5	150	400 X 400
E1–E5	32	10.0	5	12	20		1.2	150	400 X 400
E6–E10	32	9.5	5	13	20		1.5	150	400 X 400
F1–F5	32	8.5	5	14	20		1.2	150	EMBEDDED IN SKIN WALL
F6–F10	32	8.0	5	15	20		1.5	150	EMBEDDED IN SKIN WALL

SETTING OUT INFORMATION FOR SOIL NAILS

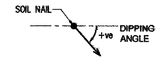
REFERENCE NO.	EASTING	NORTHING
A1	834616.7	834345.0
B1	834623.4	834345.9
C1	834622.8	834346.3
D1	834623.1	834348.6
E1	834623.8	834349.1
F1	SEE ELEVATION	

PROPOSED CONFIRMATORY COREHOLES SCHEDULE

COREHOLE NO.	LENGTH (m)	DIPPING ANGLE (DEGREES)
CR529–CCH1	6	20
CR529–CCH2	6	20
CR529–CCH3	8	20



PLAN



SECTION

NOTE :

1. THE DRAWING SHALL BE READ IN CONJUNCTION WITH GENERAL NOTES FOR LPM WORKS (GEO SKETCH NO. R1069E), ALL OTHER RELEVANT DRAWINGS, SKETCHES, SPECIFICATIONS AND INSTRUCTIONS ISSUED BY THE ENGINEER.
2. DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
3. THE RESULT OF CONFIRMATORY COREHOLES SHOULD BE REVIEWED BY THE ENGINEER AND CONSENT SHOULD BE OBTAINED FROM THE ER PRIOR TO COMMENCEMENT OF THE CONSTRUCTION OF THE UPGRADING WORKS.

no.	date	description	designed	checked
		name	date	
designed			28 MAR 2013	
drawn			28 MAR 2013	
checked			28 MAR 2013	
approved				

PROJECT DIRECTOR, FUGRO (HONG KONG) LIMITED

project no.
110241 / 24

agreement no.
CE 45/2010 (GE)

contract
CONTRACT NO. GE/2012/28
LANDSLIP PREVENTION AND MITIGATION PROGRAMME, 2010, PACKAGE J, LANDSLIP PREVENTION AND MITIGATION WORKS IN MAINLAND EAST (NORTH)

feature no. & location
7NW-B/CR529
NOS. 57 TO 60, KAM SHAN ROAD,TAI PO

drawing title
PLAN OF WORKS, SECTIONS AND ELEVATION

drawing no.	revision	scale
LPM1228 / 24 / 02	-	AS SHOWN

consulting engineer
FUGRO (HONG KONG) LIMITED

office
LANDSLIP PREVENTIVE MEASURES DIVISION 3 GEOTECHNICAL ENGINEERING OFFICE

CEDD
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT HONG KONG

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GCME 3/5/6/9121/93 File **for**

Feature 7NW-B/CR529 (SD1) Extracted Stage 3 Study Report for Feature 7NW-B/CR529 (SD2)

Appendix B1

Relevant Information from the GEO, CEDD

GCME

208822

North Point

M. 15

To : BS (C. K. TANG)

thro' SGE/CNT (Mr Vincent TSE)
CGE/ME (Mr A. T. Watkins)

Re : M. in BD 6/9121/93 – Kau Shan, Tai Po

Recommendations (to be transmitted to AP/RSE)

1. There is no geotechnical objection to approval of the resubmitted site formation plans at f(13), subject to the AP's proposed amendments circled in pencil in the drawings being certified by him.

2. As conditions of approval of f(13) under the provisions of Buildings Ordinance section 17(1)6, qualified supervision is required. The conditions for approval of the site formation plans are given at f(15).

3. Please inform the AP/RSE that, prior to the submission of Form (21) in respect of the site formation plans, the results of the pull-out tests on soil nails shall be submitted.

Comments

4. This site formation submission was rejected two times before, mainly due to inadequate investigation and lack of remedial work proposal for the steep eastern slope/wall. In this third submission, the SI shows that the steep eastern wall is a masonry structure back filled with loose soil and rock fragments. The 1.4 m wide retained platform is being used as a staircase. The AP proposes to use 8 nos. of soil nails (ties) to upgrade the stability of the masonry wall to current standards and the scheme is considered acceptable.

5. The proposed site formation works mainly consist of soil nails to the southern slope, which is more than 8 m high and directly affecting the proposed house. Therefore, close supervision of the soil nails (i.e. Class C) is considered necessary.

6. Set III of plans at f(13), and a copy of the associated supporting calculations have been retained for future reference.

(Y. S. AU-YEUNG)
GE/CNT
22.2.94

c.c. STO – Re. para. 2, please update qualified supervision register.

YSAY/sc

G.F. 62

H. W. LEUNG

B.SC., D.I.C., M.SC., M.I.C.E.
AUTHORISED PERSON & CIVIL ENGINEER
RM. 1601, BELL HOUSE, 16TH FL., 525, NATHAN ROAD,
KOWLOON, HONG KONG.
TEL: 385 3348
FAX: 385 5034

梁凱威建築工程師
九龍彌敦道五二五號十六樓
一六〇一室
電話：三八五三四八
傳真：三八五五〇三四

(13)

Date 26 - 1 - 1994

The Building Authority,
Buildings Department,
Murray Building,
Hong Kong.

Dear Sir,

Kam Shan, Tai Po, N.T.
D.D.6 Lot 2163

Your letter Ref.:BD 6/9121/93 dated 4 October,1993 refers.

Herewith I re-submit 9 sets of the proposed plans for the slope stabilisation at the above together with two copies of geotechnical reports on the site for your further consideration and shall be grateful if the proposal will now meet with your favourable approval.

Yours faithfully,

(H. W. Leung.)

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JAN 28 3 44 PM 1994
R & D Section
BUILDINGS DEPARTMENT

28 JAN 1994

6/9121/93

Set II

(13)

GEOTECHNICAL REPORT

FOR

DEVELOPMENT OF SMALL HOUSE

LOT NO. 2163 IN D.D. 6

KAM SHAN, TAI PO

N.T.

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BUILDINGS DEPARTMENT

26 JAN 1994

梁凱威建築工程師
H. W. LEUNG
B. Sc., D.I.C., M. Sc., M.I.C.E.
CHARTERED CIVIL ENGINEER
AUTHORIZED PERSON
RM. 1601 BELL HOUSE, 16TH FL.
525, NATHAN RD., KOWLOON
TEL: 385 3348

GEO COPY

CONTENT

1.0 INTRODUCTION

2.0 THE SITE

3.0 FIELDWORK AND LABORATORY TESTING

4.0 DISCUSSION AND RECOMMENDATION

APPENDIX

I. SITE PLAN AND TYPICAL SECTION

II SOIL NAIL DESIGN

III SITE INVESTIGATION AND TEST REPORT

1.0 INTRODUCTION

At the request of the client, an investigation is carried out to determine the effect of the proposed building work on the existing slope and whether landslip preventive or remedial works are required.

Presented in this report are the results of the present findings and engineering recommendations formulated accordingly.

2.0 THE SITE

The site is located on the southern side of Kam Shan Road. It is situated in a flat area about 1m above Kam Shan Road. At the rear of the site is an existing slope of 60° - 70° with a max. height of 7m.

3.0 FIELDWORK

Two trial pits were excavated by Oriental Boring & Eng. Ltd. in October 1992.

Undisturbed soil samples were extracted and laboratory testing carried out. 2 Nos. consolidated undrained multi-stage triaxial tests were carried out to determine the shear strength of the soils.

The results of fieldworks and laboratory testings were enclosed in Appendix .

4.0 DISCUSSION AND RECOMMENDATION

The present investigations reveal the slope comprise CDG to Highly Decomposed granite using conservative assumptions. It is founded that the Factor of Safety is less than unity.

Therefore it is recommended that soil nails be installed to improve the stability of the captioned slope.

The detailed analyses are included in Appendix

Therefore, it can be concluded that the slope will acquire adequate safety after installation of the soil nails as proposed.

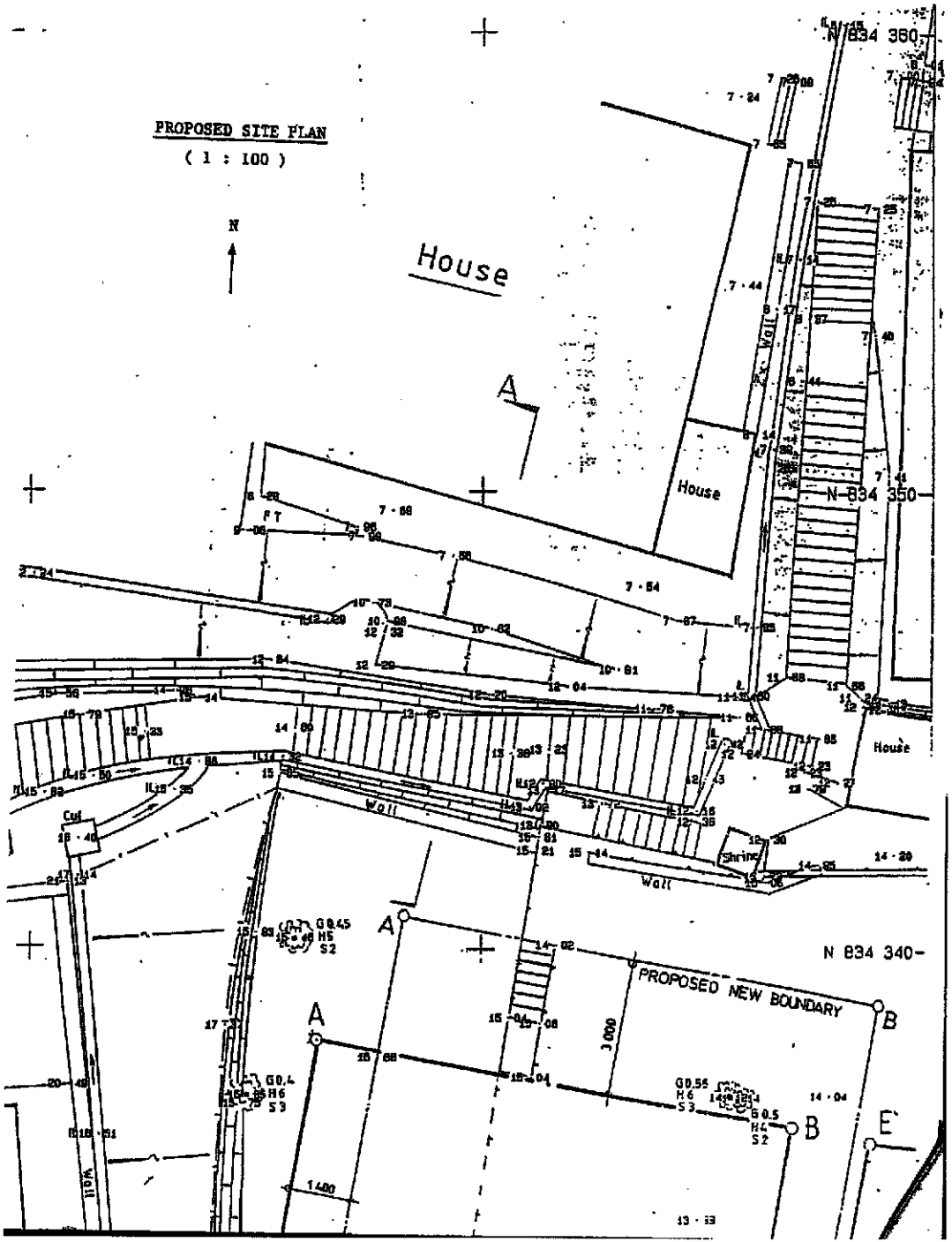
W. K. FUNG
B.SC., C. ENG., M.I.C.E.

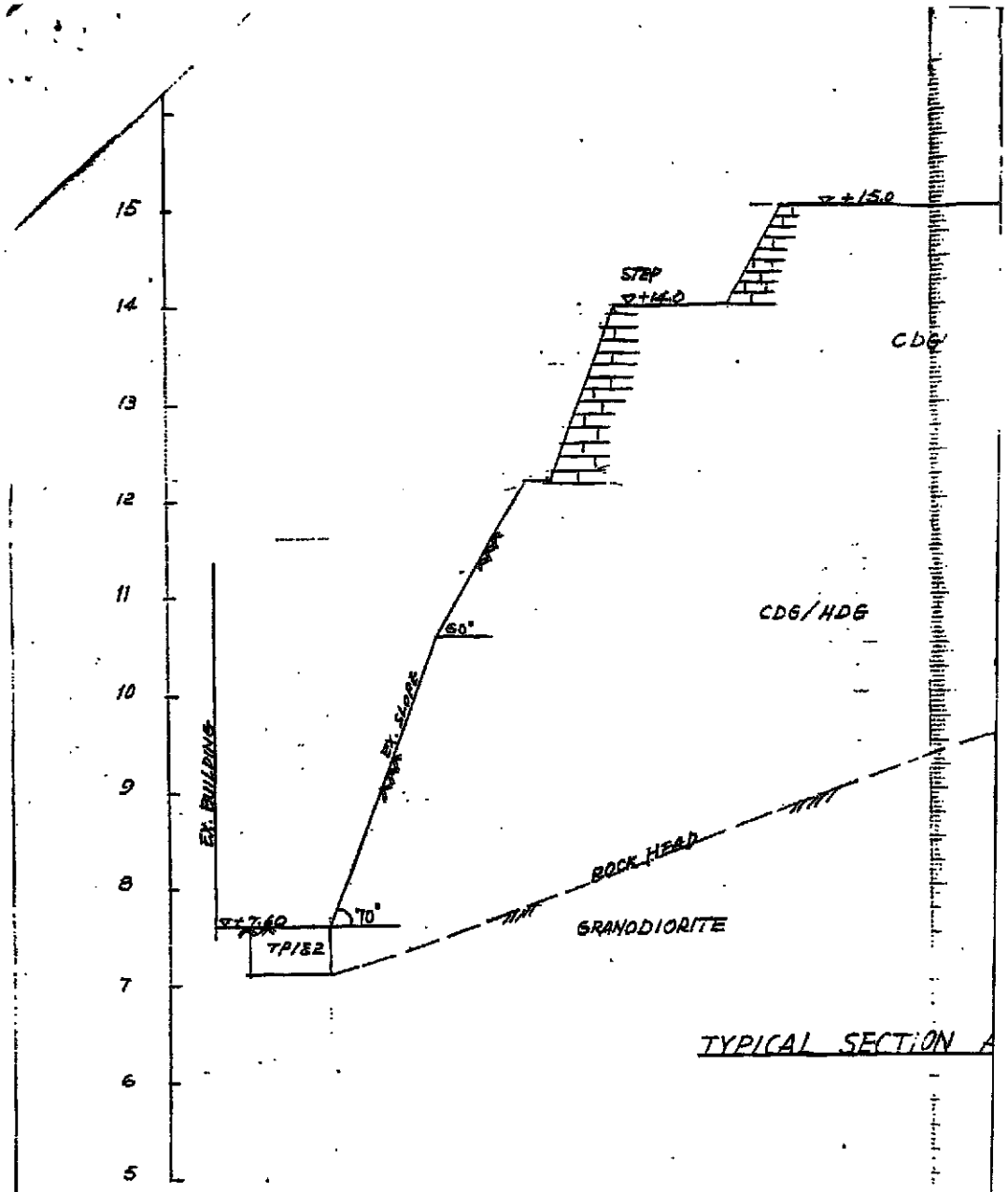
APPENDIX I

Site Plan and Typical Section

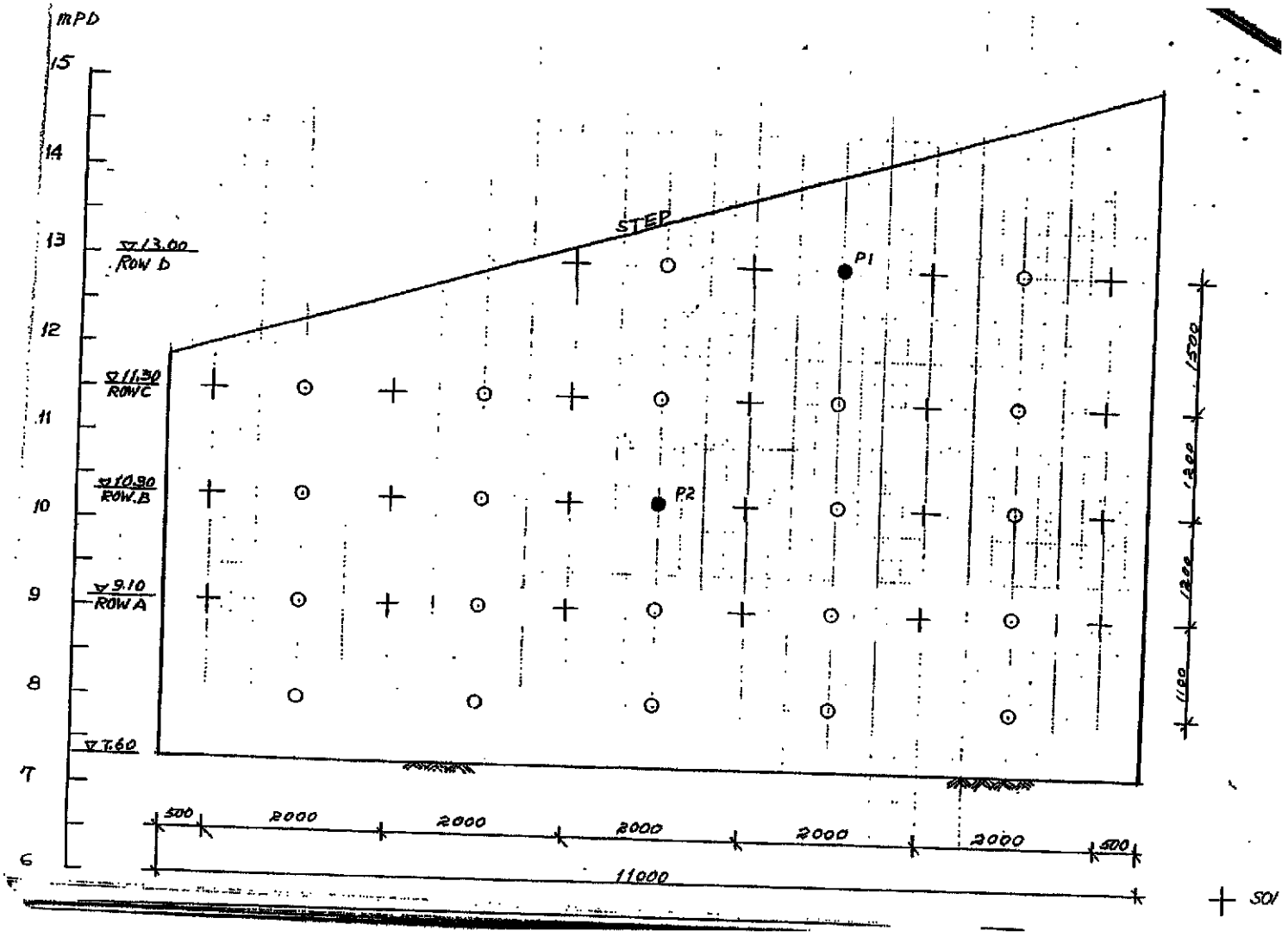
PROPOSED SITE PLAN

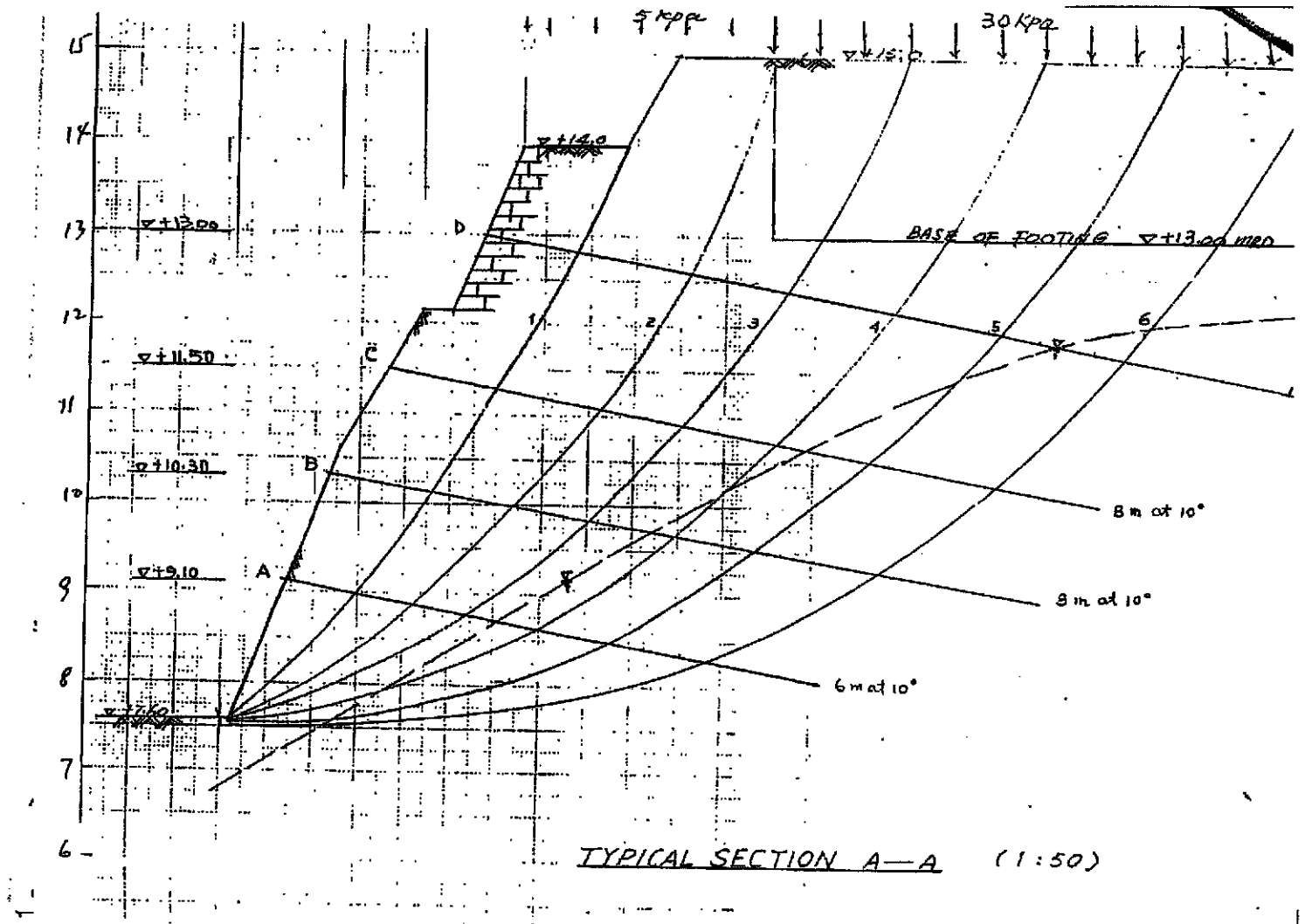
(1 : 100)





TYPICAL SECTION A

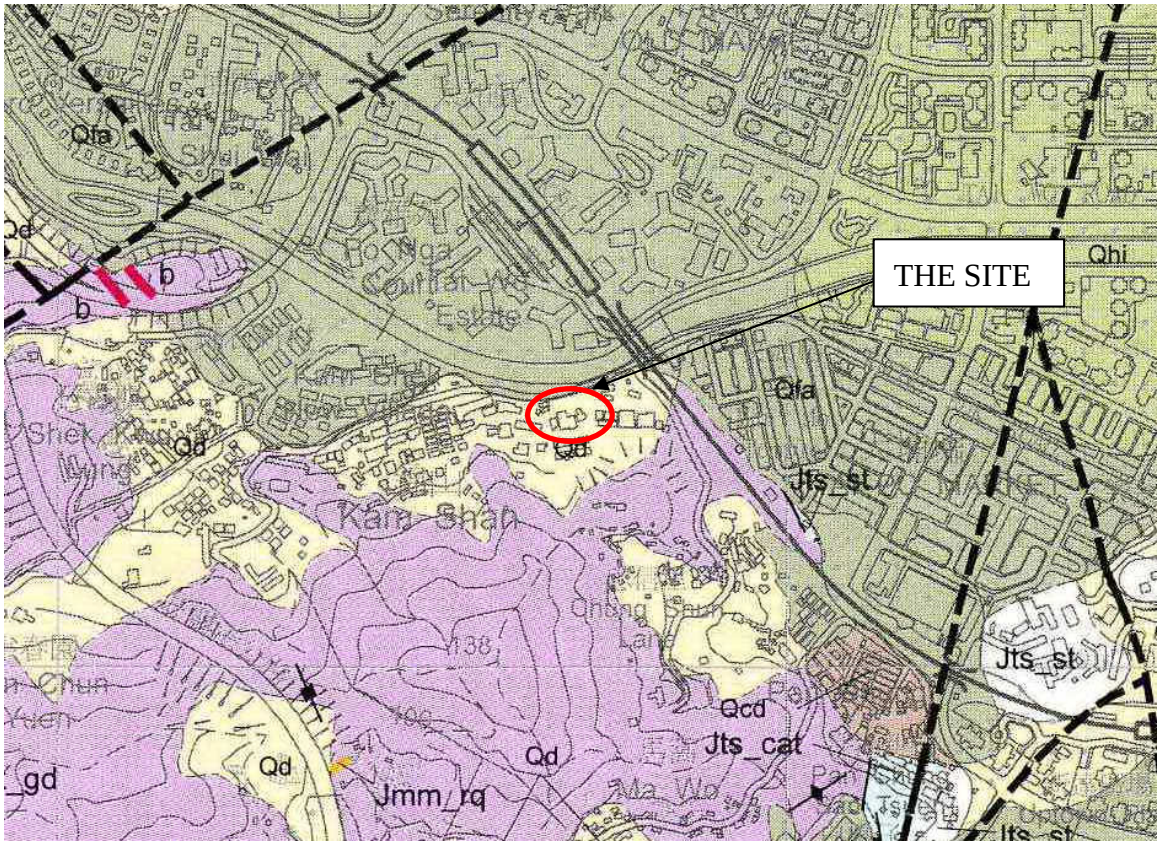




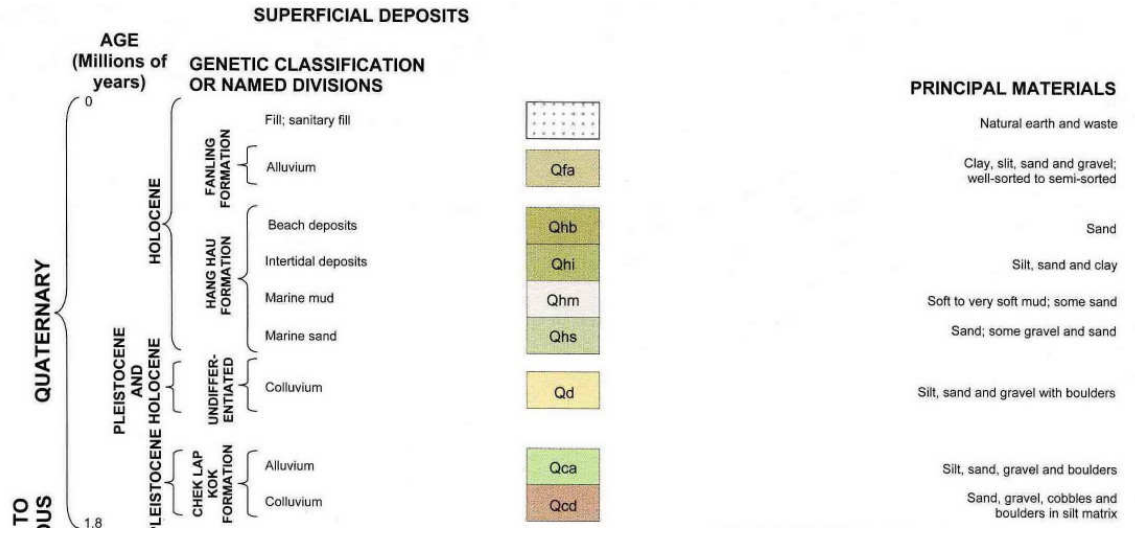
TYPICAL SECTION A—A (1:50)

APPENDIX E

GEOLOGICAL SURVEY MAP OF THE APPLICATION SITE



LEGEND:



Geology Map Extracted from

Sheet No.7 (Sha Tin) 1:20000 HGM 20-Series Hong Kong Geological Survey Map

APPENDIX F

RETRIEVED GROUND INVESTIGATION RECORDS

32257

With 1) 3½" diskettes

GEOTECHNICAL INFORMATION UNIT
11 MAY 2001
RECEIVED

CIVIL ENGINEERING DEPARTMENT
GEOTECHNICAL INFORMATION UNIT
Report No. 32257
ARE. Ref.

Checked in accordance with Contract No. GE/ 99/06 requirements and accepted.
Signed Date 24/4/01

Enpack (Hong Kong) Limited

ENPACK (HONG KONG) LIMITED
Civil Engineers & Contractors
綜建(香港)有限公司

CONTRACT No. GE/99/06
Works Order No. GE/99/06.211
Feature No. 7NW-B/CR 368
Location : South of 43-45 Kam Shan Village
Ground Investigation

Final Field Work Report

CIVIL ENGINEERING DEPARTMENT CONTRACT No. GE/99/06
GROUND INVESTIGATION - NEW TERRITORIES EAST
(TERM CONTRACT)

CLIENT The Government of the Hong Kong Special Administrative Region

ARCHITECT/ENGINEER GEO / Materials Division

Prepared By : Y.M. Leung
Checked By : C.R.Rigby
Certified By : Richard C.K. Chan

Job No. : 2/1526
Date : 27th March, 2001

Version No. : ---

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✓ ACO/CEL	11/5/01
CA/CEL	CA/GIU
CA/GEN	File:
c.c.	b.u.

MEMO

From	CGE/M	*To*	~~AL~~ I, CEL
Ref.	*In* GCM2/A2/6-99.211	*(Attn.:*	[illegible])
Tel. No.	2716 8611	*Your Ref.*	*In*
Fax No.	2715 7572	*Dated*	*Fax No.*
Date	26 April, 2001	*Total Pages*	

Submission of Documents to ~~General Library~~/GIU *

Title : LPM Feature No. 7NW – B/CR 368, Location : South of 43 – 45 Kam Shan Village Ground Investigation
Consultant/Contractor/Author : GEO [Design] / Enpack (HK) Limited
Client Department/Owner (if applicable) : C.E.D. [GEO/Design]
Except for categories of documents which have prior approval for releasing to the public, please indicate the party with authority to give approval for release : _____
The document can be made open to public : Yes /~~No~~* (The sender is advised to seek approval from the relevant authority where necessary before answering yes)
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for Chief Geotechnical Engineer/ Materials

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Form Revised : Oct. 1999

Contract Data Summary

Poject Name & No. Ground Investigation - New Territories East (Term Contract)	Site Name : Feature No. 7NW - B/CR 368, Location : South of 43 - 45 Kam Shan Village, Ground Investigation	Date: 07/11/1999 to 06/11/2001 Official only G.E.O. Data Bank No.
G.I. Contractor Enpack (HK) Ltd.	Client Geotechnical Engineering Office	
Contract No. GE/99/06	W.O. No. GE/99/06.211	File Ref.

Field Work Summary

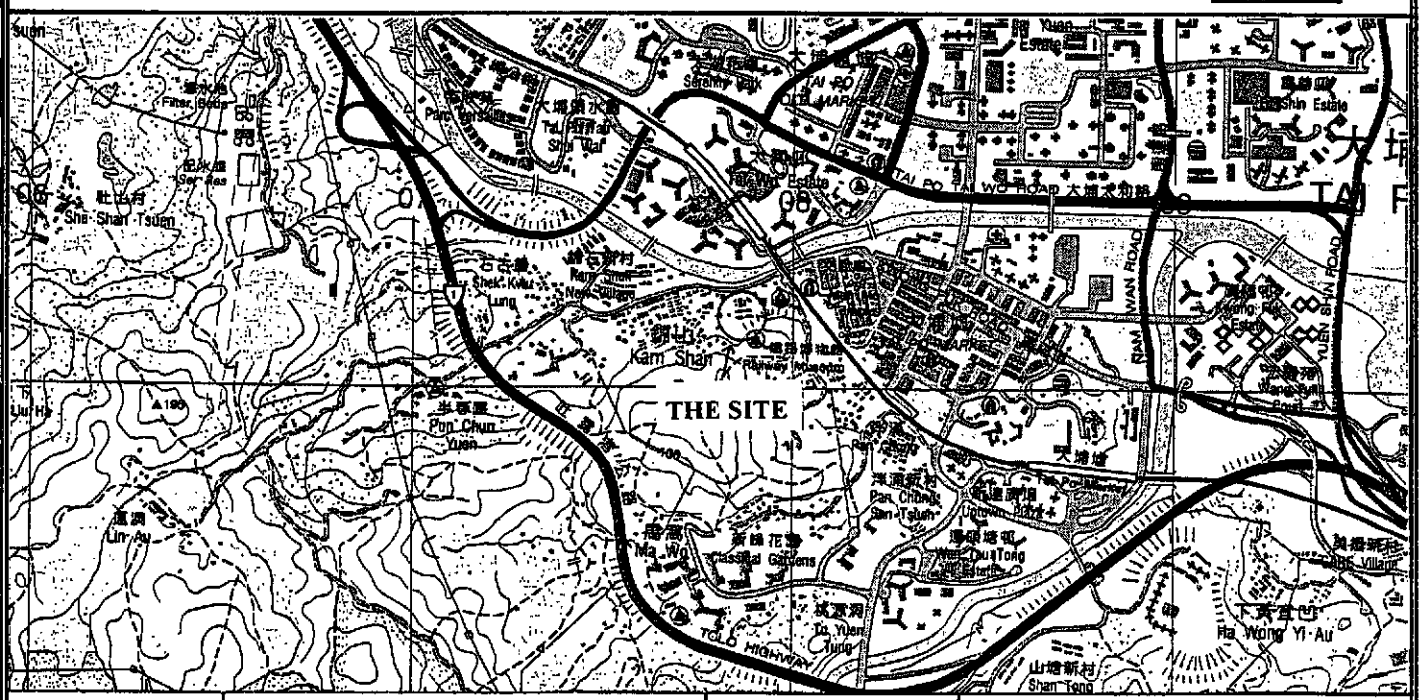
Drillhole Nos. 2	Method: Rotary	Date: 30/01/2001 to 23/02/2001
Coreholes: Nos.	6	
Slope Surface Protection Stripping : Nos.	3	
Field Installations :	3 Nos. Piezometers	
Insitu Tests : Nos. 10	Types 10 Nos. Standard Penetration Tests	

Laboratory Testing Summary

Total No. of Tests : Date to

Soil	Physical Properties	LL	PL	PSD	MC
		SG	γm /γd		
	Strength Tests	CU	CD	UU	Shear Box
	Compaction & CBR Tests	Standard	Modified		CBR
	Oedometer & Perm. Tests	Cv	k		
	Others				
Rock	γ	Pt load	UC	Shear Box	US Vel.

Location Plan SCALE 1 : 20 000 ~~5 000~~ Derived from : HMC 20 20 000 Sheet 7 ~~5 000 Sheet~~



	G.I.	Laboratory	GEOTECHNICAL ENGINEERING OFFICE
Contractor	ENPACK (HK) LTD		CIVIL ENGINEERING DEPARTMENT HONG KONG
Works Order No.	GE/99/06.211		

Works Order No. GE/99/06.211
Feature No. 7NW-B/CR 368
Location : South of 43 - 45 Kam Shan Village
Ground Investigation

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Appendix E	— Corehole Photographs	
Appendix F	— Slope Surface Protection Stripping Records	
Appendix G	— Piezometer Details and Response Test Records Sheets	
Appendix H	— Groundwater Records	
Appendix I	— Drawing (Drawing No. GED 4329) As 'completed' Drillhole, Corehole and Slope Surface Protection Stripping Locations	

1. INTRODUCTION

In November 1999, Enpack (HK) Ltd. was awarded a two year Term Contract to carry out ground investigations in the eastern New Territories for the Geotechnical Engineering Office (G.E.O.) of the Civil Engineering Department. The Contract Area for the Work consists of any location in the eastern New Territories including all Islands, to the east of a line joining Lo Wu and Chai Wan Kok (excluding Lamma and Tsing Yi).

This report details the ground investigation work carried out for proposed landslip preventive measures to be undertaken on a slope (Feature No. 7NW-B/CR368) at Kam Shan, Tai Po in the north-eastern New Territories.

The ground investigation consisted of two drillholes (Nos. DH1 and DH2), six coreholes (Nos. CH1 to CH6) and three slope surface protection strippings (Nos. CS1 to CS3). The fieldwork was undertaken between the 30th January, 2001 and 23rd February, 2001 under the supervision of the Design and the Materials Divisions of the G.E.O.

2. THE SITE

The site is located in Kam Shan Village, approximately 0.5km due south of Tai Wo Estate railway station at Tai Po in the north-eastern New Territories (see Contract Data Summary Sheet)

The ground investigation stations are concentrated on feature No. 7NW-B/CR 368. The two drillholes (Nos. DH1 and DH2) are located near the top of the feature. The coreholes (Nos. CH1 to CH6) are generally located towards the base of the feature on a masonry wall. The slope surface protection strippings (Nos. CS1 to CS3) extend from the top of the masonry wall to the top of the spray concrete section of the feature (see Drawing No. GED 4329 – Appendix I).

The investigation stations are bounded by the co-ordinates of :

* 834594.00 E	834306.38 N
* 834594.00 E	834318.88 N
* 834618.03 E	834306.38 N
* 834618.03 E	834318.88 N

3. GEOLOGY

According to the 1:20,000 HGM 20 series geological map of Hong Kong, sheet 7 (Sha Tin, Edition 1, 1989) the site is underlain by Jurassic to Cretaceous aged granodiorite.

The findings of the ground investigation are generally in accordance with the geological map.

The sequence of soil and rock encountered during this investigation may be summarised as follows:

- FILL
- COLLUVIUM
- Grade V GRANODIORITE
- Grade V-IV GRANODIORITE
- Grade IV-II GRANODIORITE

FILL was encountered in one drillhole (No. DH2), each corehole (Nos. CH1 to CH6) and one slope surface protection stripping (No. CS3) and consisted of :

- Sandy silty fine to coarse GRAVEL, COBBLE and locally BOULDER sized fragments (MASONRY WALL) / CONCRETE / Soft, sandy silty CLAY with gravel sized fragments / MASONRY FACING.

COLLUVIUM was encountered in both drillholes (Nos. DH1 and DH2) and each slope surface protection strippings (Nos. CS1 to CS3) and consisted of :

- Soft to firm, sandy silty CLAY with gravel sized fragments / Firm, sandy clayey SILT with gravel sized rock fragments.

Grade V GRANDOIORITE was encountered in both drillholes (Nos. DH1 and DH2), each corehole (Nos. CH1 to CH6) and each slope surface protection stripping (Nos. CS1 to CS3) and consisted of :

- Extremely weak, completely decomposed GRANODIORITE.
  (Firm to very stiff, locally clayey sandy SILT locally with gravel sized rock fragments / Firm, silty CLAY with gravel sized rock fragments / Dense, silty locally clayey silty fine to coarse SAND, locally with gravel sized rock fragments)

Grade V-IV GRANODIORITE was encountered in one drillhole (No. DH2) only and consisted of :

- Extremely weak to very weak, completely to highly decomposed GRANODIORITE. (Very dense, sandy fine to coarse GRAVEL sized rock fragments)

Grade IV-II GRANODIORITE was encountered in each drillhole (Nos. DH1 and DH2), four coreholes (Nos. CH1, CH3, CH4 and CH6) and one slope surface protection stripping (No. CS3) and consisted of:

- Weak to strong, highly to slightly decomposed GRANODIORITE.

Detailed descriptions of the soils and rock encountered are given in the drillhole, corehole and slope surface protection stripping records (Appendices B, D and F respectively). Soil and rock strata depth intervals and thicknesses (drillholes and coreholes only) are given in Table 1.

4. FIELDWORK

4.1 Drilling

The two drillholes (Nos. DH1 and DH2) were carried out using conventional rotary drilling utilising one hydraulic feed rotary drilling rig equipped with diamond and tungsten carbide bits and using water as the flushing medium.

The drillholes were advanced through Common Ground using PX (140mm diameter) and HX (114mm diameter) drill casings, and through rock using a T2-101 double tube ball bearing swivel – type core barrels with the core lifter located at the lower end of the inner barrels.

Rock core samples of 84mm diameter (T2101) were recovered from the inner stationary tube of the core barrels and brought to the surface. The rock core was then hydraulically extruded from the barrels and arranged in the correct sequence in the core boxes with dividers marking the start and finish of each core run.

Sampling (Mazier, SPT liner and small disturbed samples) and in-situ testing (refer to Section 4.4) were carried out in the drillholes as instructed on the Works Order. All sampling is reported at the relevant depth on the drillhole records. Small disturbed sample depths generally refer to the base of mazier and liner samples. Continuous mazier samples were carried out in one drillhole (No. DH2) to 12.00m depth as instructed by the Engineer.

4.2 Coring

The six coreholes (Nos. CH1 to CH6) were drilled using one portable electric powered drilling rig using water as the flushing medium.

Rock core samples of 68mm diameter were recovered from the coreholes using a single tubed thin walled core barrel and diamond bit.

The core was then arranged in the correct sequence in the core boxes with dividers marking the start and finish of each core.

Sampling (small jar samples) was carried out in the coreholes and is reported at the relevant depth on the corehole records (Appendix D).

4.3 Slope Surface Protection Stripping

Three slope surface protection strips (Nos. CS1 to CS3) were manually excavated under the supervision of the engineer. Sampling (small disturbed samples) was carried out at 0.5m centres within the soil strata. All sampling is recorded at the relevant depth on the slope surface protection stripping records (Appendix F).

4.4 Field Tests

Standard Penetration Tests (SPT's) were carried out in both drillholes (Nos. DH1 and DH2) at a spacing as instructed on the Works Order. The SPT results are reported at the relevant depth on the drillhole records.

4.5 Field Installations

Two piezometers were installed in one drillhole (No. DH2) at a depth as instructed on site. One piezometer was installed in one drillhole (No. DH1) at a depth as instructed on site.

Response tests were carried out in each piezometer to check they were functioning correctly.

The piezometer details with response test record sheets are included Appendix G.

The groundwater records are included in Appendix H.

4.6 Sample Description

Soil and rock descriptions are in accordance with the general principles given in Geoguide 3 - Guide to Rock and Soil Descriptions (GEO, 1988).
The drillhole, corehole and slope surface protection stripping records are shown in Appendices B, D and F respectively. Sample descriptions given on the records have been amended to incorporate comments provided by the G.E.O. Soil descriptions and delineation of strata (drillholes and coreholes only) have been based primarily on the examination of samples obtained from the cutting shoes of the standard penetration tests and mazier samples. Non-destructive logging techniques have been employed in the preparation of rock descriptions.

4.7 Drillhole and Corehole Photography

Photographs were taken of all rotary cored materials in the core boxes. The photographs are included in Appendix C (Drillhole Photographs) and Appendix E (Corehole Photographs).

Where jar samples have been taken the jar lids have been removed prior to photography to display the disturbed samples. The reference board shown in each photograph gives details of Contract and Works Order numbers, ground investigation title and other information as specified together with a Kodak colour chart and reference scale marked in 100mm units.

5. DIGITAL RECORDS

5.1 Method

The preliminary and final drillhole, corehole and slope surface protection stripping records have been produced using gINT, a commercially available software package capable of providing the ground investigation data in ASCII digital format. The data is provided in uncompressed form on the 3.5" disk (formatted to MS-DOS Version 6.0) submitted with each copy of the Final Field Work Report. The data file format complies with Appendix 1 of the latest edition of Association of Geotechnical Specialists (AGS) publication "Electronic Transfer of Geotechnical Data from Ground Investigations (AGS 1994)". The data dictionary used for data field headings are in accordance with that recommended by the AGS with local variations as instructed by the G.E.O.

5.2 Data Index

The media index record and the data disk is included with each copy of the Final Field Work Report.

REFERENCES

GEO (1986). Map HGM 20, sheet 7 (Sha Tin, Edition 1989). Solid and Superficial Geology (1:20,000 map).

GEO (1988). Guide to Rock and Soil Descriptions (Geoguide 3). Geotechnical Engineering Office, Hong Kong.

AGS (1994). Transfer of Geotechnical Data from Ground Investigations. Association of Geotechnical Specialists.

Macbeth (1992). Munsell Soil Colour Charts.

Tables

LIST OF TABLES

Table 1 - Summary of Strata Depth Intervals and Thicknesses (Drillholes and Coreholes only)

Table 2 - Investigation Station Co-ordinates and Ground Levels

Table 1 - Summary of Strata Depth Intervals and Thicknesses
(Drillholes and Coreholes only)

CONTRACT NO. GE/99/06
WORKS ORDER NO. GE/99/06.211
PROJECT : Feature No. 11NW-B/CR 368
Location : South of 43 - 45 Kam Shan Village
Ground Investigation

DRILLHOLE NO.	TERMINATION DEPTH (m)	STRATA DESCRIPTION								
		FILL	COLLUVIUM	Completely Decomposed GRANODIORITE (Grade V)	Completely to Highly Decomposed GRANODIORITE (Grade V/IV)	Highly to slightly Decomposed GRANODIORITE (Grade IV-II)				
		Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)
DH 1	15.09	-	0.00 - 2.10	3.76 - 5.40	-	2.10 - 3.76	-	-	-	-
			2.10	1.64		1.66				
		-	-	6.15 - 6.83	-	5.40 - 6.15	-	-	-	-
				0.68		0.75				
		-	-	-	-	6.83 - 15.09	-	-	-	-
						8.26				
DH 2	31.54	0.00 - 1.15	1.15 - 2.20	2.20 - 17.80	18.10 - 19.80	17.80 - 18.10	-	-	-	-
		1.15	1.05	15.60	1.70	0.30				
		-	-	20.50 - 24.70	24.70 - 26.30	19.80 - 20.50	-	-	-	-
				4.20	1.60	0.70				
		-	-	-	-	26.30 - 31.54	-	-	-	-
						5.24				
CH 1	6.00	0.00 - 1.15	-	2.25 - 2.75	-	1.15 - 2.25	-	-	-	-
		1.15		0.50		1.10				
		-	-	3.15 - 3.65	-	2.75 - 3.15	-	-	-	-
				0.50		0.40				
		-	-	5.30 - 6.00	-	3.65 - 5.30	-	-	-	-
				0.70		1.65				
CH 2	6.00	0.00 - 4.40	-	4.40 - 6.00	-	-	-	-	-	-
		4.40		1.60						
		-	-	-	-	-	-	-	-	-

Prepared By: Y.M. Leung Checked By : C.R. Rigby

Date of Issue: 26/03/2001

Table 1 - Summary of Strata Depth Intervals and Thicknesses
(Drillholes and Coreholes only)

CONTRACT NO. GE/99/06
WORKS ORDER NO. GE/99/06.211
PROJECT : Feature No. 11NW-B/CR 368
Location : South of 43 - 45 Kam Shan Village
Ground Investigation

DRILLHOLE NO.	TERMINATION DEPTH (m)	STRATA DESCRIPTION								
		FILL	COLLUVIUM	Completely Decomposed GRANODIORITE (Grade V)	Completely to Highly Decomposed GRANODIORITE (Grade V/IV)	Highly to slightly Decomposed GRANODIORITE (Grade IV-II)				
		Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)	Depth Intervals (m) / Thickness(m)
CH 3	6.05	0.00 - 0.36	-	0.36 - 2.86	-	2.86 - 4.96	-	-	-	-
		0.36		2.50		2.10				
		-	-	4.96 - 5.96	-	5.96 - 6.05	-	-	-	-
				1.00		0.09				
CH 4	6.05	0.00 - 0.75	-	0.75 - 1.75	-	1.75 - 6.05	-	-	-	-
		0.75		1.00		4.30				
CH 5	6.20	0.00 - 0.75	-	0.75 - 6.20	-	-	-	-	-	-
		0.75		5.45						
CH 6	6.20	0.00 - 0.90	-	0.90 - 3.40	-	3.40 - 3.70	-	-	-	-
		0.90		2.50		0.30				
		-	-	3.70 - 6.20	-	-	-	-	-	-
				2.50						
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-

Prepared By: Y.M. Leung Checked By : C.R. Rigby Date of Issue: 26/03/2001

Table 2 - Investigation Station Co-ordinates and Ground Levels

Works Order No.: GE/99/06.211 DATE : 27/03/2001

Project: Feature No. 7NW-B/CR 368 SHEET 1 OF 1

Location : South of 43 - 45 Kam Shan Village

Ground Investigation

INVESTIGATION STATION No.	CO-ORDINATES		GROUND LEVEL mPD	REMARKS
	EASTING	NORTHING		
DH 1	834595.84	834306.71	33.35	Drillhole
DH 2	834614.99	834306.38	33.38	Drillhole
CH 1	834596.51	834318.88	22.10	Corehole
CH 2	834593.98	834317.92	26.77	-50 from Horizontal
CH 3	834602.36	834318.66	21.70	Corehole
CH 4	834602.31	834318.40	23.23	Corehole
CH 5	834612.65	834317.51	22.41	Corehole
CH 6	834618.03	834318.13	21.74	Corehole
CS 1	834596.17	834311.91	31.07	TOP
CS 1	834595.78	834315.82	26.72	BOTTOM
CS 2	834613.55	834309.90	31.79	TOP
CS 2	834612.82	834316.62	24.16	BOTTOM
CS 3	834601.44	834311.84	31.77	TOP
CS 3	834603.64	834316.93	24.21	BOTTOM

Appendix A - Legend Patterns

Appendix B - Drillhole Records

ENPACK (H.K.) LIMITED
Civil Engineers & Contractors
Antaria Building, 4th floor, 34 Ashley Road Kowloon, Hong Kong
Tel : 23783121 Fax : 23782252
ISO 9002 : 1994 Certificate No. CC545

DRILLHOLE RECORD

HOLE NO. DH 1

CONTRACT NO. GE/99/06

SHEET 1 of 2

PROJECT Feature No. 7NW-B/CR368, Location : South of 43-45 Kam Shan Village, Ground Investigation

METHOD W+RC

MACHINE & No. DR 82

FLUSHING MEDIUM WATER

CO-ORDINATES
E 834,595.84
N 834,306.71

ORIENTATION VERTICAL

W.O. No GE/99/06.211

DATE: 27/02/2001 to 01/03/2001

GROUND LEVEL +33.35 mPD

Drilling Progress	Casing size	Water level (m) Shift start/ end	T.C.R.(%)	S.C.R.(%)	R.Q.D.(%)	F.I.	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Description
27.2.01	PX							1 0.50					Firm, dark red (2.5YR 4/8), slightly sandy silty CLAY with occasional subangular fine to medium gravel sized rock fragments. (COLLUVIUM)
			95					2 1.00					
								3 2.00 2.10	+31.25	2.10			
			89	51	33	NI 6.0		T2-101 2.55				III/II	Moderately strong to strong, grey (7.5YR 5/1) spotted white and mottled yellowish brown, moderately to slightly decomposed GRANODIORITE. (CORESTONE)
	PX		95	95	49			T2-101 3.16					
	HX		83	83	45			T2-101 3.78					
		3.01m at 18:00					(3, 3, 3, 3, 3, 4) N = 13	4 3.88	+29.59	3.76		V	Extremely weak, dark red (2.5YR 4/8) spotted white, completely decomposed GRANODIORITE. (Firm, silty CLAY with occasional angular fine gravel sized rock fragments)
27.2.01								5 4.16 4.21					
28.2.01		Dry at 08:00	100					7 5.21 5.40	+27.95	5.40			
			87	87	68	2.7		T2-101 6.15				II	Strong, dark grey spotted white, slightly decomposed GRANODIORITE. (CORESTONE)
							(3, 5, 8, 19, 21) N = 62	8 6.25	+27.20	6.15		V	Extremely weak, dark yellowish brown (10YR 4/6), completely decomposed GRANODIORITE. (Very stiff, sandy SILT with many angular fine to medium gravel sized rock fragments)
								9 6.65	+26.52	6.83			
7	HX					1.4		6.83				II	Strong, dark grey spotted white, slightly decomposed GRANODIORITE. Joints are widely spaced, rough, undulating and planar, narrow, occasionally kaolin infilled (<1.5mm), dipping at 15°-25° and 60°-70°. (Note : approximately 10-20mm of moderately decomposed granodiorite surrounds each joint)
			95	95	95			T2-101					
8								8.40					
			88	88	88			T2-101 8.22					
9								T2-101					
28.2.01		3.31m at 18:00	96	96	96			10.01					

Small Disturbed Sample
Piston Sample
U75 Undisturbed Sample
U100 Undisturbed Sample
Mazier Sample
SPT Liner Sample
Water Sample
Standard Penetration Test
In-situ Vane Shear Test
Permeability Test
Impression Packer Test
Packer Test
Piezometer Tip
Standpipe Tip

LOGGED P. Barry
DATE 02/03/2001
CHECKED C.R. Rigby
DATE 12/03/2001

REMARKS
1. A piezometer tip was installed at 6.80m depth.

ENPACK (H.K.) LIMITED
Civil Engineers & Contractors
Asteria Building, 6th Floor, 34 Ashley Road, Kowloon, Hong Kong
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ISO 9002 : 1994 Certificate No. CC545

DRILLHOLE RECORD

HOLE NO. **DH 1**

CONTRACT NO. **GE/99/06**

SHEET **2** of **2**

PROJECT **Feature No. 7NW-B/CR368, Location : South of 43-45 Kam Shan Village, Ground Investigation**

METHOD **W+RC**	CO-ORDINATES	W.O. No **GE/99/06.211**
MACHINE & No. **DR 82**	**E 834,595.84** **N 834,306.71**	DATE: **27/02/2001** to **01/03/2001**
FLUSHING MEDIUM **WATER**	ORIENTATION **VERTICAL**	GROUND LEVEL **+33.35** mPD

Drilling Progress	Casing size	Water level (m) Shift start/ end	T.C.R.(%)	S.C.R.(%)	R.Q.D.(%)	F.I.	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Description
10													
1.3.01		Dry at 08:00											As sheet 1 of 2.
11			100	100	96			T2-101 11.62					
12			92	92	92	1.6		T2-101 13.05					
13			95	95	36			T2-101 13.47					
14			86	49	100	>20		T2-101 14.44	+19.55	13.80		III	Moderately strong, light yellowish brown mottled grey, moderately decomposed GRANODIORITE. Joints are very closely to closely spaced, rough, planar, stepped, very narrow, kaolin infilled (<1.5mm), dipping at 15°-25° and subvertical.
15		9.31m at 18:00	100	100	91	6.2		T2-101 15.09	+18.26	15.09			
1.3.01													End of Investigation hole at 15.09m.
16													
17													
18													
19													
20													

Small Disturbed Sample
Piston Sample
U76 Undisturbed Sample
U100 Undisturbed Sample
Mazier Sample
SPT Liner Sample
Water Sample

Standard Penetration Test
In-situ Vane Shear Test
Permeability Test
Impression Packer Test
Packer Test
Piezometer Tip
Standpipe Tip

LOGGED **P. Barry**
DATE **02/03/2001**
CHECKED **C.R. Rigby**
DATE **12/03/2001**

REMARKS

ENPACK (H.K.) LIMITED
Civil Engineers & Contractors
Astoria Building, 6th Floor, 34 Ashley Road Kowloon, Hong Kong
Tel : 23768121 Fax : 23760083
ISO 9002 : 1994 Certificate No. CC545

DRILLHOLE RECORD

HOLE NO. DH 2

CONTRACT NO. GE/99/06

SHEET 1 of 4

PROJECT Feature No. 7NW-B/CR368, Location : South of 43-45 Kam Shan Village, Ground Investigation

METHOD W+RC

MACHINE & No. DR 82

FLUSHING MEDIUM WATER

CO-ORDINATES
E 834,614.99
N 834,306.38

ORIENTATION VERTICAL

W.O. No GE/99/06.211

DATE: 19/02/2001 to 23/02/2001

GROUND LEVEL +33.38 mPD

Drilling Progress	Casing size	Water level (m) Shift start/ end	T.C.R.(%)	S.C.R.(%)	R.Q.D.(%)	F.I.	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Description
19.2.01	PX		71					T2-101 0.00–0.50	+32.88	0.50			CONCRETE.
			56					T2-101 0.50–1.15					Grey, angular coarse GRAVEL and COBBLE sized moderately strong rock and concrete fragments. (FILL)
1								1 1.15–1.20	+32.23	1.15			Soft to firm, red (2.5YR 6/8), slightly sandy silty CLAY with occasional angular fine quartz gravel (COLLUVIUM)
2			100					2 2.20–2.30	+31.18	2.20		V	Extremely weak, brown (7.5YR 5/8) spotted black, completely decomposed GRANODIORITE. (Firm, slightly sandy clayey SILT with occasional angular fine gravel sized rock fragments)
3			100					3 3.30–3.40					
4			100					4 4.40–4.50					
5	PX		85					5 5.50–5.60					
6	HX	5.22m at 18:00	89					6 6.60–6.70					
19.2.01													
20.2.01 7		Dry at 08:00	90					7 7.70–7.80					
8			87					8 8.80–8.90					
9								9 8.90–10.00	+24.48	8.90		V	Extremely weak, brown (7.5YR 5/3) mottled black, completely decomposed GRANODIORITE. (Silty fine to coarse SAND with some angular fine to medium gravel sized rock fragments)
			100						+23.38	10.00			
10													

Small Disturbed Sample
Piston Sample
U76 Undisturbed Sample
U100 Undisturbed Sample
Mazier Sample
SPT Liner Sample
Water Sample
Standard Penetration Test
In-situ Vane Shear Test
Permeability Test
Impression Packer Test
Packer Test
Piezometer Tip
Standpipe Tip

LOGGED P. Barry
DATE 24/02/2001
CHECKED C.R. Rigby
DATE 02/03/2001

REMARKS
1. Two piezometer tips were installed at 17.30m and 25.50m respectively.

ENPACK (H.K.) LIMITED
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Astoria Building, 9th Floor, 34 Ashley Road, Kowloon, Hong Kong
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HKQAA ISO 9002 : 1994 Certificate No. QC545

DRILLHOLE RECORD

HOLE NO. DH 2

CONTRACT NO. GE/99/06

SHEET 2 of 4

PROJECT Feature No. 7NW-B/CR368, Location : South of 43-45 Kam Shan Village, Ground Investigation

METHOD W+RC

MACHINE & No. DR 82

FLUSHING MEDIUM WATER

CO-ORDINATES
E 834,614.99
N 834,306.38

ORIENTATION VERTICAL

W.O. No GE/99/06.211

DATE: 19/02/2001 to 23/02/2001

GROUND LEVEL +33.38 mPD

Drilling Progress	Casing size	Water level (m) Shift start/ end	T.C.R.(%)	S.C.R.(%)	R.Q.D.(%)	F.I.	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Description
10												V	Extremely weak, olive (5Y 5/3) spotted white, completely decomposed GRANODIORITE. (Stiff, slightly sandy SILT)
11			98					18 11.00 19 11.10					
			100										
12							(3, 4, 7, 7, 9, 10) N = 33	20 12.10 21 12.30 22 12.60					
								23 12.65	+20.73	12.65		V	Extremely weak, brown (7.5YR 5/8) mottled black, completely decomposed GRANODIORITE. (Silty fine to coarse SAND with some angular fine to medium gravel sized rock fragments)
13			100										
								24 13.65					
14		11.23m at 16:00					(3, 8, 10, 18, 20, 26) N = 73	25 13.86					
20.2.01								26 14.15					
21.2.01		Dry at 08:00						27 14.20				V	Extremely weak, dark brown (7.5YR 3/4) mottled black, completely decomposed GRANODIORITE. (Very stiff, sandy SILT with some angular fine to medium gravel sized rock fragments)
			100										
15								28 15.20 29 15.40					
							(1, 2, 3, 6, 11, 12) N = 32	30 15.70	+17.63	15.75			
16								31 15.75				V	Extremely weak, light olive grey (5Y 6/2), completely decomposed GRANODIORITE. (Silty fine to coarse SAND with some angular fine to medium gravel sized rock fragments)
			90										
17								32 16.75 33 16.90					
							(2, 2, 3, 6, 14, 20) N = 46	34 17.25 17.30					
			0					35 17.70 17.80	+15.58	17.80			
18		11.62m at 18:00	87	0	0	NI		T2-101	+15.28	18.10		III	Moderately weak to moderately strong, yellow, highly to moderately decomposed GRANODIORITE, highly fractured. (CORESTONE)
21.2.01								18.10 18.20				V/IV	Extremely weak to very weak, grey spotted white (7.5YR 6/1), completely to highly decomposed GRANODIORITE. (Very dense, sandy angular fine to coarse GRAVEL sized weak rock fragments)
22.2.01		Dry at 08:00						36					
							(7, 9, 14, 16, 19, 36) N = 85	37 18.50 18.55					
19			0										
								38 19.55					
								19.80 T2-101	+13.58	19.90			
20						NI							

Small Disturbed Sample
Piston Sample
U76 Undisturbed Sample
U100 Undisturbed Sample
Mazier Sample
SPT Liner Sample
Water Sample

Standard Penetration Test
In-situ Vane Shear Test
Permeability Test
Impression Packer Test
Packer Test
Piezometer Tip
Standpipe Tip

LOGGED P. Barry
DATE 24/02/2001
CHECKED C.R. Rigby
DATE 02/03/2001

REMARKS

ENPACK (H.K.) LIMITED
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ISO 9002 : 1994 Certificate No. CC545

DRILLHOLE RECORD

HOLE NO. DH 2

CONTRACT NO. GE/99/06

SHEET 3 of 4

PROJECT Feature No. 7NW-B/CR368, Location : South of 43-45 Kam Shan Village, Ground Investigation

METHOD W+RC

MACHINE & No. DR 82

FLUSHING MEDIUM WATER

CO-ORDINATES
E 834,614.99
N 834,306.38

W.O. No GE/99/06.211

DATE: 19/02/2001 to 23/02/2001

ORIENTATION VERTICAL

GROUND LEVEL +33.38 mPD

Drilling Progress	Casing size	Water level (m) Shift start/ end	T.C.R.(%)	S.C.R.(%)	R.Q.D.(%)	F.I.	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Description
20			40	0	0	NR		T2-101 20.50	+12.88	20.50		III	Moderately weak, grey, highly to moderately decomposed GRANODIORITE, highly fractured. (CORESTONE)
21			40				(7, 8, 11, 17, 19, 23) N = 70	39 20.60 40 20.90 41 20.95				V	From 20.08-20.50m : No recovery inferred as completely to highly decomposed. Extremely weak, yellowish brown (10YR 5/6), completely decomposed GRANODIORITE. (Very stiff, slightly sandy SILT with occasional angular fine gravel sized rock fragments)
22			90					42 21.95 43 22.05					
23		11.23m at 18:00					(5, 6, 14, 26, 26, 28) N = 94	44 23.06 45 23.25 46 23.55 47 23.60					
22.2.01 23.2.01 24		Dry at 08:00	90					48 24.60	+8.68	24.70			
25			70				(8, 11, 12, 14, 29, 31) N = 86	49 24.80 50 25.10 51 25.15				V/IV	Extremely weak to very weak, brownish yellow (10YR 6/8), completely to highly decomposed GRANODIORITE. (Very dense, sandy angular fine to coarse GRAVEL sized weak rock fragments)
26	HX		72	45	0	NI 11.4		52 26.15 26.30 T2-101	+7.08	26.30		III	Moderately weak to moderately strong, olive grey spotted white, moderately decomposed GRANODIORITE. Joints are very closely to closely spaced, rough and smooth, planar and occasionally stepped, narrow, iron and manganese stained, dipping at 10°-20°, 35°-45° and 60°-70°. From 26.30-26.50m : Moderately weak, highly to moderately decomposed and highly fractured.
27			94	55	40	>20		26.58 T2-101					
28						8.4		28.43 T2-101					
29			100	95	48			29.37 T2-101					
30													

Small Disturbed Sample
Piston Sample
U76 Undisturbed Sample
U100 Undisturbed Sample
Mazier Sample
SPT Liner Sample
Water Sample

Standard Penetration Test
In-situ Vane Shear Test
Permeability Test
Impression Packer Test
Packer Test
Piezometer Tip
Standpipe Tip

LOGGED P. Barry
DATE 24/02/2001
CHECKED C.R. Rigby
DATE 02/03/2001

REMARKS

ENPACK (H.K.) LIMITED
Civil Engineers & Contractors
Astoria Building, 6th floor, 34 Ashley Road Kowloon, Hong Kong
Tel : 23762121 Fax : 23760852
ISO 9002 : 1994 Certificate No. CC545

DRILLHOLE RECORD

HOLE NO. DH 2

CONTRACT NO. GE/99/06

SHEET 4 of 4

PROJECT Feature No. 7NW-B/CR368, Location : South of 43-45 Kam Shan Village, Ground Investigation

METHOD W+RC

MACHINE & No. DR 82

FLUSHING MEDIUM WATER

CO-ORDINATES
E 834,614.99
N 834,306.38

ORIENTATION VERTICAL

W.O. No GE/99/06.211

DATE: 19/02/2001 to 23/02/2001

GROUND LEVEL +33.38 mPD

Drilling Progress	Casing size	Water level (m) Shift start/ end	T.C.R.(%)	S.C.R.(%)	R.Q.D.(%)	F.I.	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Description
30			100	89	54			T2-101 30.49					As sheet 3 of 4.
31		17.12m at 18:00	98	64	55	>20		T2-101 31.54	+1.84	31.54			
23.2.01													End of investigation hole at 31.54m.
32													
33													
34													
35													
36													
37													
38													
39													
40													

Small Disturbed Sample
Piston Sample
U76 Undisturbed Sample
U100 Undisturbed Sample
Mazier Sample
SPT Liner Sample
Water Sample

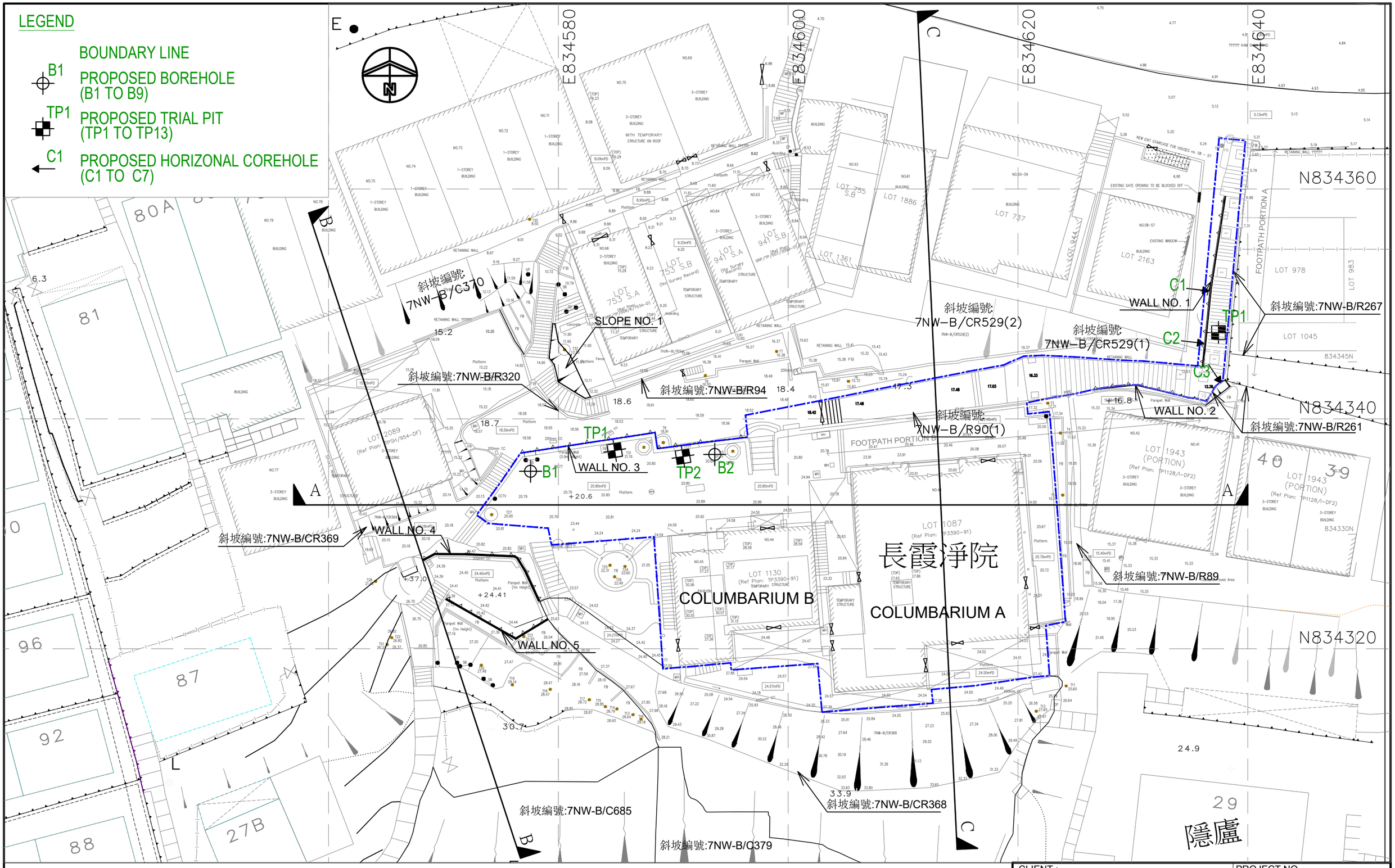
Standard Penetration Test
In-situ Vane Shear Test
Permeability Test
Impression Packer Test
Packer Test
Piezometer Tip
Standpipe Tip

LOGGED P. Barry
DATE 24/02/2001
CHECKED C.R. Rigby
DATE 02/03/2001

REMARKS

APPENDIX G

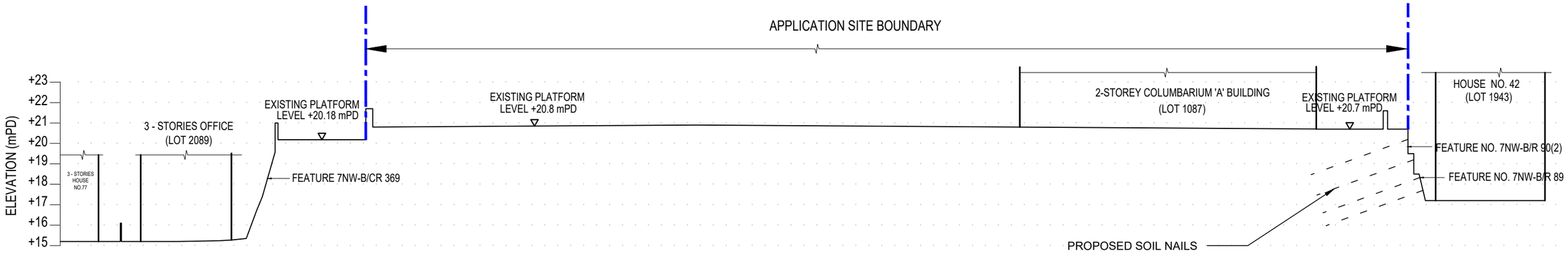
PROPOSED SITE FORMATION PLAN & SECTIONS WITH PROPOSED GROUND INVESTIGATION



PROJECT :

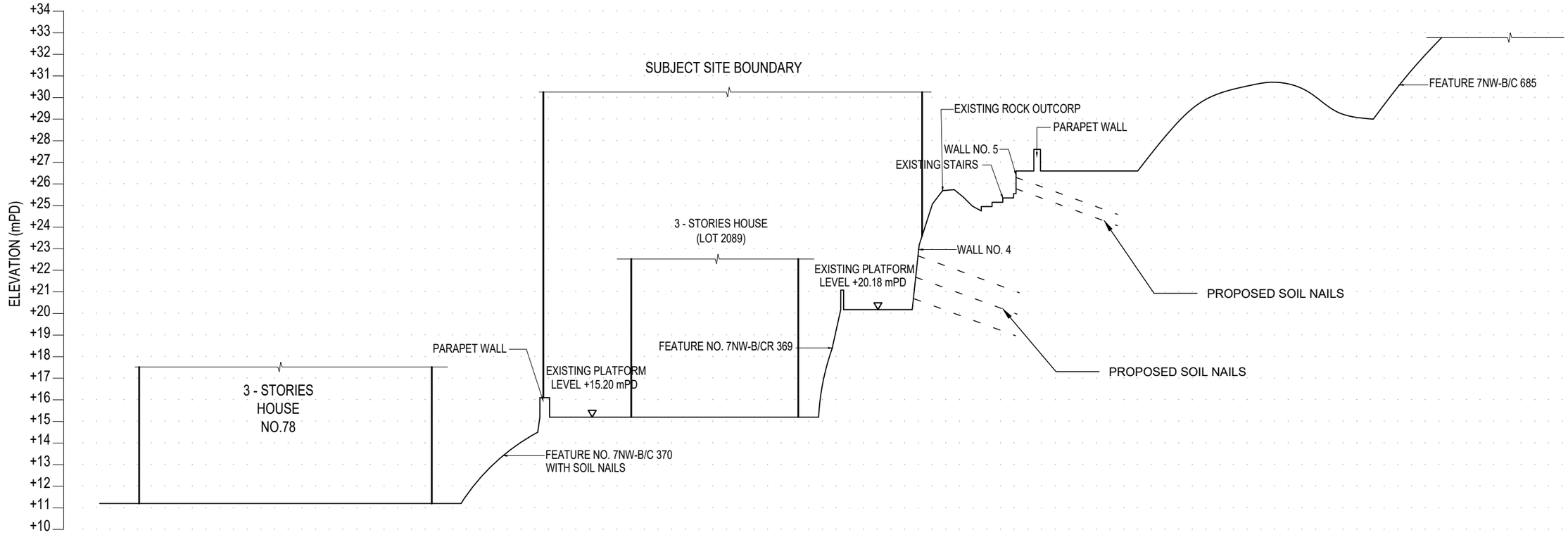
SECTION 12A REZONING APPLICATION FROM "V" TO "G/IC(3)" FOR PRE-CUT OFF COLUMBARIUMS AT BUDDHIST CHEUNG HA TEMPLE, LOT NOS. 1087 AND 1130 IN D.D. 6 AND ADJOINING GOVERNMENT LAND, TAI PO, NEW TERRITORIES

CLIENT : BUDDHIST CHEUNG HA TEMPLE	PROJECT NO. J1926/B
DRAWING TITLE : PROPSOED SITE FORMATION PLAN	APPROVED BY HC / DATE 21/01/2025
DRAWING NO : SF-01	REVISION B / SCALE 1 : 300
	DESIGNED BY PH / DRAWN BY AM



SECTION A - A

1 : 100



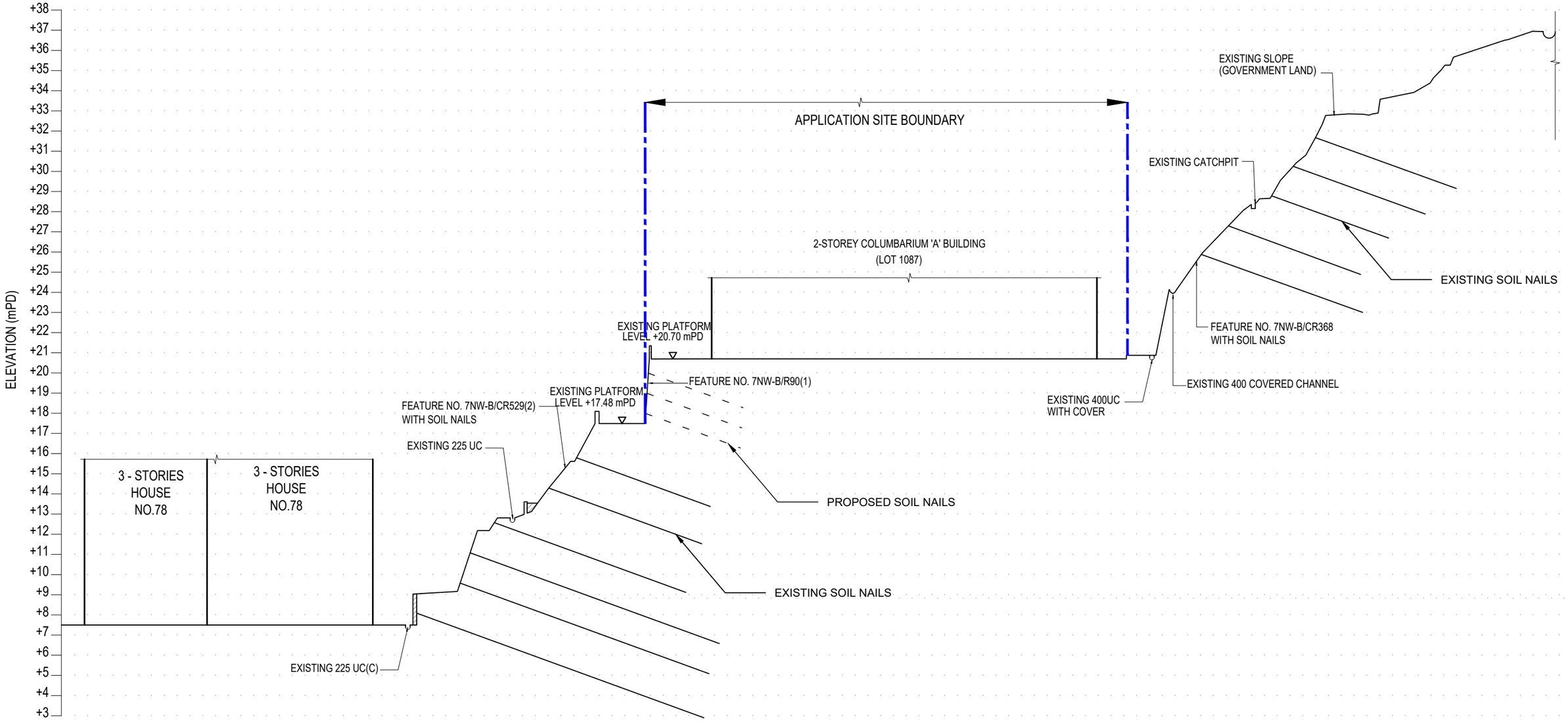
SECTION B - B

1 : 100

PROJECT :

SECTION 12A REZONING APPLICATION FROM “V” TO “G/IC(3)” FOR PRE-CUT OFF COLUMBARIUMS AT BUDDHIST CHEUNG HA TEMPLE, LOT NOS. 1087 AND 1130 IN D.D. 6 AND ADJOINING GOVERNMENT LAND, TAI PO, NEW TERRITORIES

CLIENT : BUDDHIST CHEUNG HA TEMPLE	PROJECT NO. J1926/B	
DRAWING TITLE : SECTION A-A & B-B	APPROVED BY HC	DATE 21/01/2025
	REVISION B	SCALE AS-SHOWN
DRAWING NO.: SF-02	DESIGNED BY PH	DRAWN BY AM



SECTION C-C

1 : 100

PROJECT :

SECTION 12A REZONING APPLICATION FROM “V” TO “G/IC(3)” FOR PRE-CUT OFF COLUMBARIUMS AT BUDDHIST CHEUNG HA TEMPLE, LOT NOS. 1087 AND 1130 IN D.D. 6 AND ADJOINING GOVERNMENT LAND, TAI PO, NEW TERRITORIES

CLIENT : BUDDHIST CHEUNG HA TEMPLE		PROJECT NO. J1926/B	
DRAWING TITLE : SECTION C-C		APPROVED BY HC	DATE 21/01/2025
		REVISION B	SCALE AS-SHOWN
DRAWING NO. : SF-03		DESIGNED BY PH	DRAWN BY AM

TOCO PLANNING CONSULTANTS LTD.
TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY
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Website: http://www.tocoplanning.com

達材都市規劃顧問有限公司

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 application[1] 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.

TED T. C. CHAN
MPIA, MHKIP, RPP

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

TED T.C. CHAN
MRAPI, MHKIP

TOCO PLANNING CONSULTANTS LTD.
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達材都市規劃顧問有限公司

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, 11 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 (II) (F.I. (II))submitted on 9.6.2025.

For better clarification, please find attached replacement page 1 of the F.I. (II) regarding comment from Drainage Services Department item (2) for your attention.

Yours faithfully,
Toco Planning Consultants Ltd.

Ted Chan
Managing Director

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

TED T. C. CHAN
MPIA, MHKIP, RPP

1. Responses to Comments from Environmental Protection Department (EPD)

Item	Departmental Comments	The Applicant's Responses
EPD(1)	EPD's Comments on SIA (Document No. R9427_V2.0_SIA.docx) 1. Section 2.3.2: The sewage flow rate and peak flow of the employee of the site do not tally with Appendix 2.1 Table 1. Please revise.	Section 2.3.2 is revised (see **Appendix A**).
EPD(2)	2. Appendix 2.1 Table 2: The invert level of FMH1001408 in the table (13.63 mPD) does not tally with remark 5 (16.625 mPD). Please revise.	Remark 5 is revised. The invert level of FMH1001408 is measured to be 13.625mPD during CCTV survey, which is rounded to 2 d.p. for calculation (see **Appendix A**).

2. Responses to Comments from Drainage Services Department (DSD)

Item	Departmental Comments	The Applicant's Responses
DSD(1)	2. Please be reminded that if the captioned application is approved, a condition should be included to request the applicant to submit and implement the drainage proposal for the site to the satisfaction of Director of Drainage Services or the TPB to ensure that it will not cause adverse drainage impact to the adjacent area.	Noted.
DSD(2)	3. The applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the	Noted. The information will be provided in the future drainage proposal to be submitted for discharging the planning approval condition as suggested by DSD in #1 above after the subsequent s.16 planning application is approved by the Town Planning Board or during the land administrative application period.

Item	Departmental Comments	The Applicant's Responses
	adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works.	
DSD(3)	4. The submitted SIA is received. We observed that the application site covers sewers located at unallocated government land. We have reservation on existing public sewers falls within the application site. To protect the integrity of existing public sewerage facilities located within the applicant site, the inclusion of Special Condition for "drainage reserve" are necessary if the application is approved with the submitted site boundary. The drainage reserves should cover area 3m each site from the outer edge of the sewer pipe.	Noted.
DSD(4)	5. Provision of written consent(s) from relevant lot owner(s) and/or LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones outside the application lot(s) or on government land (where required).	Noted. No modifying/upgrading work is required.
DSD(5)	6. The cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant(s).	Noted.

Prepared for

Buddhist Cheung Ha Temple (**佛教長霞淨院**)

Prepared by

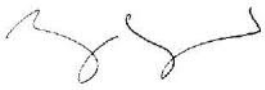
Ramboll Hong Kong Limited

REZONING REQUEST FROM "V" TO "G/IC(3)" FOR BUDDHIST CHEUNG HA TEMPLE, AT LOTS NO. 1087 AND 1130 IN DD6 AND ADJOINING GOVERNMENT LAND, TAI PO

SEWERAGE IMPACT ASSESSMENT

In association with

Toco Planning Consultants Ltd

Date	March 2025
Prepared by	Crystal Lui Assistant Environmental Consultant
Signed	
Approved by	Katie Yu Senior Manager
Signed	
Project Reference	CHTS12ASIA01
Document No.	R9427_V3.0_SIA.docx

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CHAPTERS

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   1.1 Background and Objectives 1-1
   1.2 Purpose of this Submission 1-1
   1.3 Project Location and the Environ 1-1
   1.4 Project Description 1-1
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   2.1 Introduction 2-1
   2.2 Sources of Wastewater and Sewerage Infrastructure 2-1
   2.3 Assessment of Sewage Impact 2-2
3. CONCLUSION 3-1
   3.1 Overall Conclusion 3-1

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Figure 1.2 Layout of the Application Site
Figure 2.1 Sources of Wastewater generated from the Application Site
Figure 2.2 Sources of Wastewater on site
Figure 2.3 Existing Sewerage Infrastructure in the Vicinity of the Application Site
Figure 2.4 Existing Sewerage Infrastructure north of Kam Shan
Figure 2.5 Catchments Identified in the Sewerage Network assessed under SIA for the Adequacy of Capacity (1 or 2)
Figure 2.6 Catchments Identified in the Sewerage Network assessed under SIA for the Adequacy of Capacity (2 or 2)

APPENDICES

Appendix 2.1 Details of Sewerage Impact Assessment
Appendix 2.2 DSD's Drainage Record Plan
Appendix 2.3 CCTV Survey Report

1. INTRODUCTION

1.1 Background and Objectives

1.1.1 The Applicant operates the Buddhist Cheung Ha Temple (佛教長霞淨院), hereinafter referred to as the "Temple", at the present location at Nos. 43 - 45, Kam Shan Tsuen since 1928. The Temple has been in existence before the first Tai Po Outline Zoning Plan No. LTP/47 gazetted on 12 December 1980. The Application Site (or "the Site") falls within an area zoned "Village Type Development" ("V") on the approved Tai Po Outline Zoning Plan No. S/TP/30 ("OZP"). The Application Site includes two buildings that contain religious and columbarium uses, namely Religious Block A and Block B (i.e: Lot 1087 and 1130 in D.D.6.).

1.1.2 Buddhist Cheung Ha Temple is located in the suburban area of Tai Po at Kam Shan and is about 300 m south of Tai Wo MTR Station. See Figure 1.1 for the site location, its boundary and the environ is presented in Figure 1.2, showing the general layout of the Temple.

1.1.3 This Section 12A Rezoning Application intends to facilitate regularisation of the Columbarium as part of Buddhist Cheung Ha Temple based on the existing site boundary.

1.2 Purpose of this Submission

1.2.1 This Sewerage Impact Assessment ("SIA") examines the potential sewage discharge impacts that would be associated with operations at the Application Site, particularly during the peak seasons of visitors (i.e. Ching Ming and Chung Yeung Festivals, and their shadow periods), so as to identify the appropriate mitigation measures and sewerage upgrade/ improvement, where necessary, to alleviate the impact.

1.2.2 Ramboll Hong Kong Ltd. has been commissioned by the Applicant to conduct this SIA, and to provide technical justifications on environmental fronts in the rezoning application.

1.3 Project Location and the Environ

1.3.1 The Application Site is located at Lots No. 1087 and 1130 in D.D. 6 and their adjoining Government land at Kam Shan, Tai Po. It can be accessed from Kam Shan Road via staircases which connect the Temple to Kam Shan Road. The Temple abuts village-typed residential developments along Kam Shan Road.

1.3.2 Buddhist Cheung Ha Temple operates between 09:00 and 17:30 in non-festival periods and between 07:00 and 19:00 during peak periods (i.e. one weekend before and after Ching Ming and Chung Yeung Festival).

1.4 Project Description

1.4.1 The ancillary columbarium has been in use since 1970s. It is expected that the columbarium will have 11,726 niches, all of which could be sold once the temple acquired a licence under the *Private Columbaria Ordinance (Cap. 630)* from the FEHD.

2. SEWERAGE IMPACT ASSESSMENT

2.1 Introduction

2.1.1 This section summarises an assessment of the sewerage impact during the operation phase. It also recommends measures to mitigate such impact where necessary.

2.2 Sources of Wastewater and Sewerage Infrastructure

Sewage Sources on-site

2.2.1 Buddhist Cheung Ha Temple (佛教長霞淨院) has toilets and hand-washing basins provided on-site for use by visitors. Each toilet is equipped with hand-washing basins inside.

2.2.2 Existing facilities within the application site that produce effluents include:

1. Washroom (1 male and 1 female)
2. Hand-washing basins (a total of 4 nos. including 3 nos. in the women's washroom and 1 no. in the men's washroom).

2.2.3 Figure 2.1 shows the location of these sources of wastewater and effluent discharge network on-site. Figure 2.2 presents photos of the facilities mentioned above. Discharges from toilets and hand-washing basins are diverted to the public sewers connecting to the Application Site (Figure 2.1).

Sewerage Infrastructure in the Vicinity

2.2.4 According to drainage record plans published by the Drainage Services Department (DSD), public sewers are available along Kam Shan Road as shown in Figure 2.3 and Figure 2.4. DSD's drainage record plans are provided in Appendix 2.2.

2.2.5 Sewage from the Application Site is currently discharged to existing manhole G1 (FMH1001408) to the east of the Application Site, which then connects to manhole FMH1001060 along Kam Shan Road.

2.2.6 The current planning application is to regularise the columbarium as part of the Buddhist Cheung Ha Temple and there are no changes to the existing toilet facilities at the temple. There is no change in the existing site layout or drainage system in this Application, the existing manholes will be kept as is.

2.2.7 A CCTV survey was conducted on 7 January 2025 to verify the connection from the Application Site to the public sewerage system. Detailed findings of CCTV survey are provided in Appendix 2.3. Wastewater including effluents from washroom and hand-washing basins, are discharged from the terminal manhole FTH1000399 to existing public manhole G1 (FMH1001408) via a PVC pipe of 150mm diameter. The measured size of pipe connecting manhole G1 (FMH1001408) and G2 (FMH1001409) is 150mm and the measured length of such pipe is 6.5m.

2.2.8 The measured invert level of the existing terminal manhole at the Application Site is 19.585mPD, which is higher than the measured invert level of 13.63 mPD at the existing manhole G1 (FMH1001408). The measured invert level of the downstream pipe at G1 is 13.625 mPD, which is lower than the invert level of the upstream pipe. Thus, sewage can be discharged via the existing sewers from the terminal manhole to G1 and then G2 under gravity.

2.3 Assessment of Sewage Impact

Sewage Catchment

2.3.1 As the existing sewerage network north of Kam Shan is connected with the downstream catchment system along Pak Shing Street (Figure 2.4 and Figure 2.5), the relevant sewerage network upstream and downstream of the Application Site have been analysed in this SIA to confirm if there are adequate spare capacities in the relevant sewerage sections receiving flows from the Application Site. The sewage catchments involved in the SIA are given in Table 2.1 below and shown in Figure 2.5 and Figure 2.6, with details of the SIA appended in Appendix 2.1. Discharge from the Application Site is included as Catchment B2.

Table 2.1 Sewage Catchments Involved in this SIA

Catchment	ID	Constituent Population	Population
A	1	Kam Shan Tsuen Nos. 69 - 75, 77 - 81	101
	2	Kam Shan Tsuen Nos. 82 - 86	12
	3	Ye Yuen Estate (Kam Shan Tsuen Nos. 88 - 111)	202
	4	Kam Shek New Village Nos. 1 - 36	303
	5	Kam Shek New Village Nos. 37 - 110	619
	5.1	105 Café and Proposed Extension (Kam Shek New Village No. 105)	5
	6	Kam Shan Tusen Nos. 27B, 81D, 87	26
	7	Kam Shan Tsuen Nos. 112 - 169	488
	8	Kam Shan village houses	42
	9	Norwegian International School	220
	10	School of Everyday Life (former Buddhist Tai Kwong Middle School)	481
	11	Yat Wing Garden Phase 1 (201 - 239 Kam Shan)	328
	12	Yat Wing Garden Phase 2 (152 - 166 Shek Kwu Lung)	126
	13	Yat Wing Garden Phase 3 (168 - 173 Shek Kwu Lung) and 24A Shek Kwu Lung	51
	14	Shek Kwu Lung village houses	773
	15	Kam Shek Tsuen 130 - 138, 141	84
	16	Kam Shan 171A 171B, 172 - 175, 179 - 182 and Temporary Structures at Kam Yu Road	90
	17	Cypress (Block 1 to Block 10) at Shek Lin Road	84
	43	Pun Chun Yuen	-
B1	18	Kam Shan Tsuen No. 76 (Cheung Ha Temple office)	20
	19	Kam Shan Tsuen No. 65 – 66	12
	20	Kam Shan Tsuen Nos. 63 - 64	17
	21	Kam Shan Tsuen Nos. 61 - 62	17

Catchment	ID	Constituent Population	Population
	22	Kam Shan Tsuen Nos. 57 - 60	17
B2	23	Kam Shan Tsuen Nos. 43, 44 and 45 (Cheung Ha Temple)	36
C1	24	Kam Shan Tsuen Nos. 54, 54A, 55	23
C2	25	Kam Shan Tsuen Nos. 12 - 27 (Greenwich Garden)	90
	26	Kam Shan Tsuen Nos. 28 - 29 and nearby temporary structures	42
	27	Kam Shan Tsuen Nos. 30 - 33, 33A, 33B, 35 - 36	51
	28	Kam Shan Tsuen Nos. 37 - 42	51
C3	29	Kam Shan Tsuen Nos. 52, 52A, 52B	12
	30	Kam Shan Tsuen Nos. 1, 2, 3A and 3B	34
	31	Kam Shan Tsuen Nos. 5 - 11, 8A and 8B	76
	32	Kam Shan Tsuen Nos. 46 - 51	17
	33	Temporary structures near the junction of Hon Ka Road and Kam Shan Road	9
	34	Retail shops at the junction of Hon Ka Road and Kam Shan Road	6
D1	35	Pak Shing Street Public Toilet and Bathhouse	-
D2	36	Shui On Building (1/F - 5/F)	56
	37	Bong Hing Building (2/F - 10/F)	224
	38	Fu Shin Home for the Aged (1/F, Bong Hing Building)	71
	39	Retail shops at the G/F of Shui On Building	4
	40	Restaurants at the G/F of Shui On Building	5
	41	Retail shops at the G/F of Bong Hing Building	24
	42	Restaurants at the G/F of Bong Hing Building	5

Notes:

1. *The population in the village type development was estimated based on the number of household within each house block multiplied by the average domestic household size acquired from 2023 General Household Survey (2.8 for Tai Po).*
2. *The contribution population from retail shops is estimated with reference to Table 2 in Chapter 5 of the Hong Kong Planning Standards and Guidelines (HKPSG).*
3. *The contribution population from restaurants is estimated with reference to Figure 9 of the Commercial and Industrial Floor Space Utilization Survey.*

Sewage Generated by the Application Site

2.3.2 The current planning application is to regularise the columbarium as part of the Buddhist Cheung Ha Temple and there are no changes to the existing facilities or operation at the temple. Sewage arising from the Application Site is mainly contributed by the washroom facilities in the temple, as listed out in Figure 2.2, generated by employees and visitors. The sewage flow rate of the employee of the site is estimated to be 10.1 m^3/day, where the peak flow (with toilet flow) is expected to be 4.3 litre/sec.

2.3.3 Given a high transient population and limited toilets/ hand-washing facilities, the peak sewage flow was estimated using a facilities-constrained approach elaborated in Appendix 2.1 instead of the conventional approach outlined in the "*Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, v1*" published by EPD [ref: Report No: EPD/TP 1/05 dated March 2005].

Estimation of Average Dry-weather Flow ("ADWF") from Catchments

2.3.4 As per the EPD/TP 1/05, the average flow from each sewage catchment was estimated and presented in Appendix 2.1 based on:

$$Q_{AVERAGE} = (Q_{DOMESTIC} + Q_{COMMERCIAL} + Q_{INSTITUTIONAL} + Q_{INDUSTRIAL}) \times P_{CIF}$$

where

$Q_{DOMESTIC}$	=	Average dry weather domestic flow
$Q_{COMMERCIAL}$	=	Average dry weather commercial flow
$Q_{INSTITUTIONAL}$	=	Average dry weather institutional flow
$Q_{INDUSTRIAL}$	=	Average dry weather industrial flow
P_{CIF}	=	Catchment inflow factor to account for overall ingress of water or wastewater to the sewerage system (1.00 for Tai Po)

2.3.5 The individual ADWF in each catchment are calculated by multiplying the population with the relevant unit flow factors given in Table T-1 and Table T-2 in EPD/TP 1/05 (Appendix 2.1).

Peak Flow Estimation for the Catchments

2.3.6 To account for diurnal and seasonal flow variation with stormwater allowance, the average dry weather flows from each catchment have been scaled up by the population dependent peaking factor given in Table T-5 in EPD/TP 1/05 (Appendix 2.1).

$$Q_{PEAK} = Q_{AVERAGE} \times P$$

where

Q_{PEAK}	=	Peak flow
$Q_{AVERAGE}$	=	Average dry weather flow, ADWF
P	=	Peaking factor to account for the diurnal and seasonal flow variation with stormwater allowance

Overall Peak Flows from the Catchments

2.3.7 The estimated sewage generated from upstream and downstream catchments have been included in the calculations in Appendix 2.1.

Results of SIA

2.3.8 Results given in Table 4 of Appendix 2.1 indicate that sewage contribution from the Application Site and catchment areas would be well within the capacities of the existing sewers along Kam Shan Road.

2.3.9 As such, no new sewerage network nor upgrading works are required. As all sewage will eventually be conveyed to Tai Po Sewage Treatment Works for treatment prior to marine disposal, no unacceptable local water quality impact is anticipated.

3. CONCLUSION

3.1 Overall Conclusion

3.1.1 A Section 12A Rezoning Application is necessary to facilitate regularisation of the present Columbarium, which has been in use since 1970s.

3.1.2 As the Columbarium has been established and in operation within the existing structures, no construction, addition or alteration works will be required. The Columbarium is projected to have a total of 11,726 sold niches after the temple has acquired the licence under the *Private Columbaria Ordinance (Cap. 630)* from the FEHD.

3.1.3 Public sewers have already been installed to discharge sewage generated from the Application Site. Given limited toilet facilities, and observed short stay of visitors, a surge in sewage generation during the peak seasons is not envisaged.

3.1.4 Results of this sewerage impact assessment confirm that the existing sewerage catchment would have enough capacity to handle peak flows from the Application Site during peak seasons (Ching Ming or Chung Yeung Festivals) as well as peak flows from other relevant catchments based on the existing toilet facilities in the temple. The sewage flow in the receiving public sewers contributed by the Application Site would be within the capacities of the downstream pipes. Sewage generated from the Application Site will be conveyed to Tai Po Sewage Treatment Works for treatment.

Figure

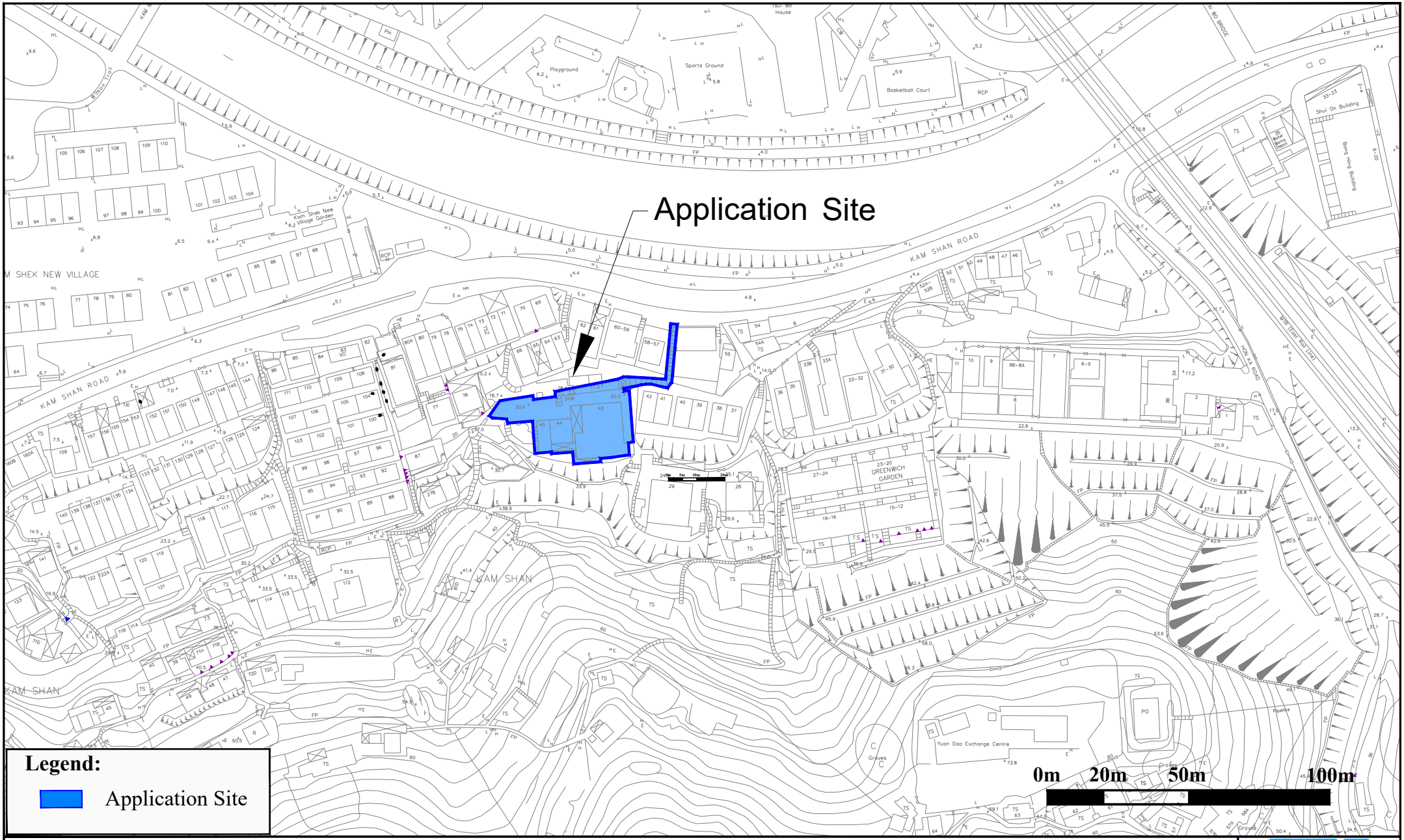


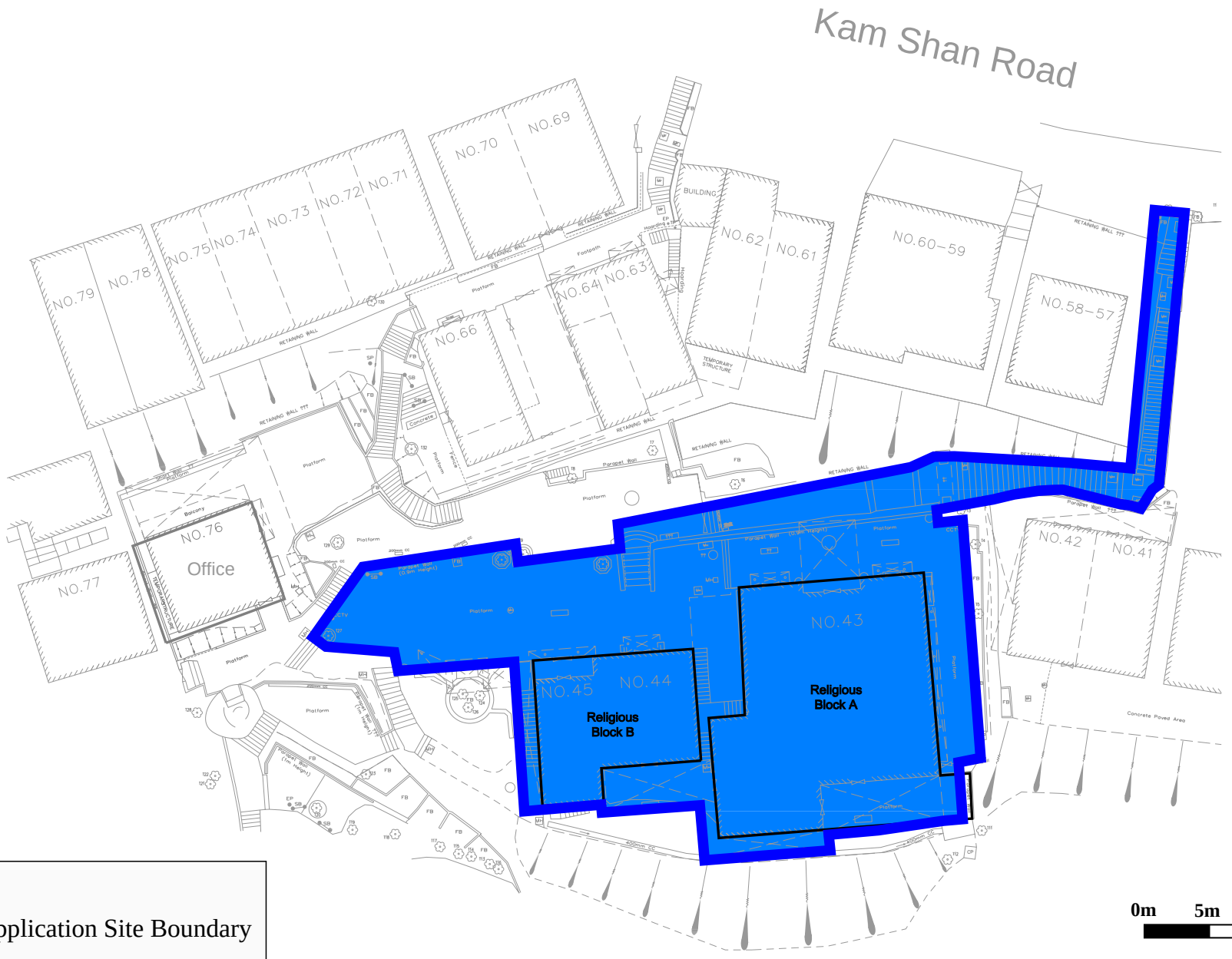
Figure: 1.1

Title: Location of Application Site

Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po

RAMBOLL

Drawn by:	JW
Checked by:	KY
Rev.:	1.3
Date:	Sep 2024



Legend:

Application Site Boundary

Figure:	1.2
Title:	Layout of Application Site
Project:	Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po

RAMBOLL

Drawn by:	JW
Checked by:	KY
Rev.:	1.0
Date:	Aug 2024

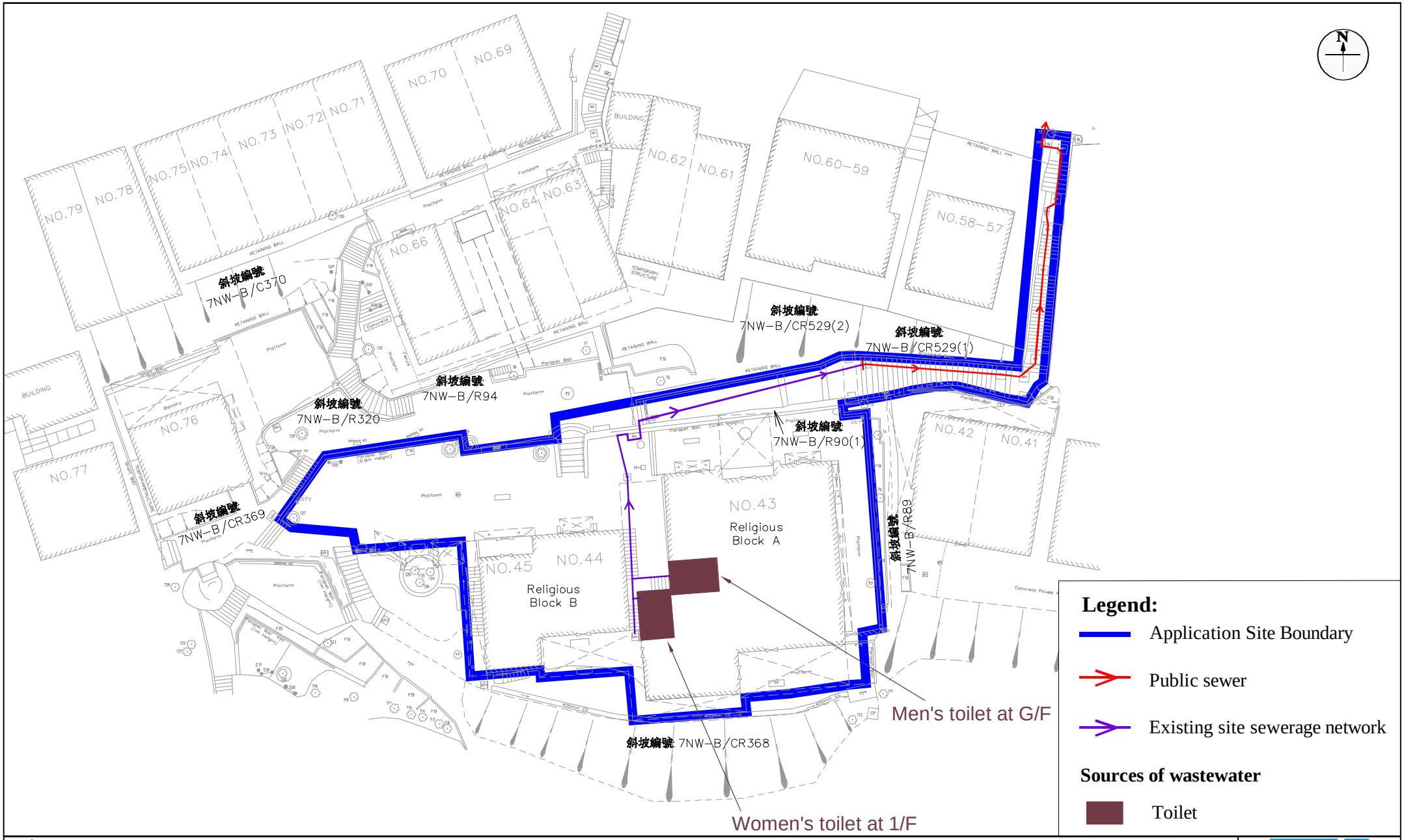


Figure: 2.1

Title: Sources of wastewater generated from the Application Site

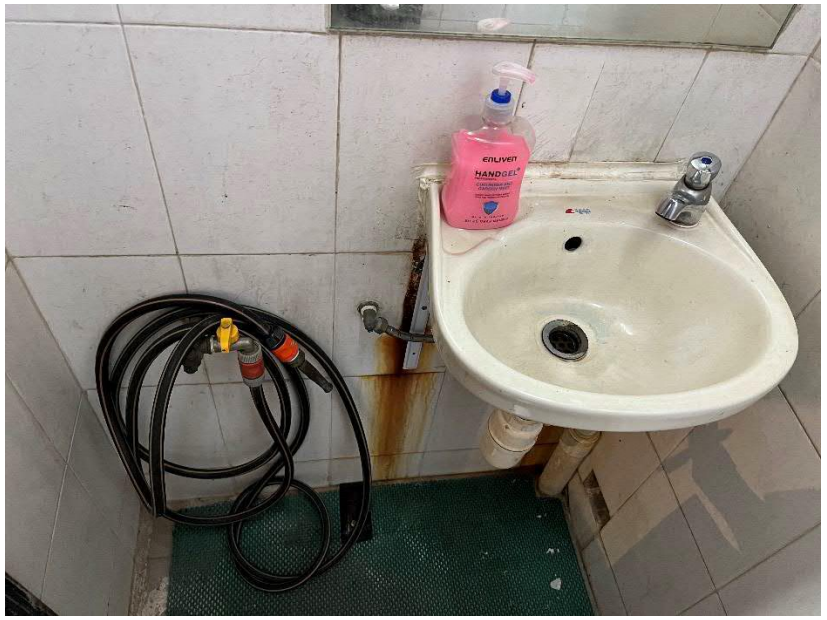
Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 and 2089 in DD6 and adjoining Government land, Tai Po

RAMBOLL

Drawn by:	CL
Checked by:	KY
Rev.:	2.0
Date:	Feb 2025

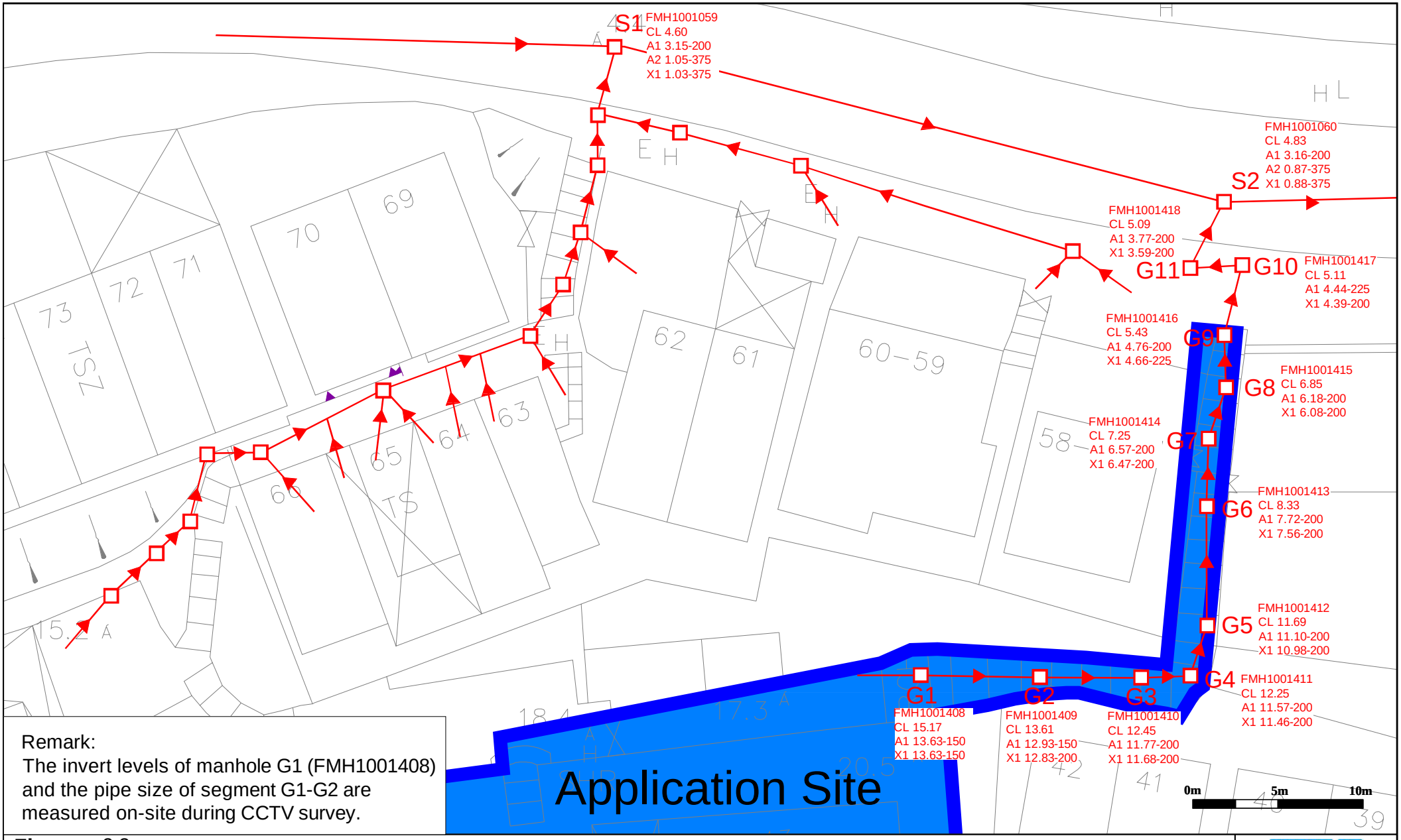


Women's Toilet with washing basins (3 nos.) and water closets (4 nos.)



Men's Toilet with washing basin (1 no.), urinals (3 nos.) and water closet (1 no.)

Figure: 2.2	RAMBOLL
Title: Sources of Wastewater on site	Drawn by: JW
	Checked by: KY
Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po	Rev.: 1.0
	Date: May 2024



Remark:
The invert levels of manhole G1 (FMH1001408) and the pipe size of segment G1-G2 are measured on-site during CCTV survey.

Figure: 2.3

Title: Existing Sewerage Infrastructure in the Vicinity of the Application Site

Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po

RAMBOLL

Drawn by: CL
Checked by: KY
Rev.: 2.0
Date: Feb 2025

Q:\Projects\CHTS12ASIA01\04 Deliverables\01 SIA Report\01 Figures\R9427_v2.0\source\Fig 2.3 to 2.6.dwg

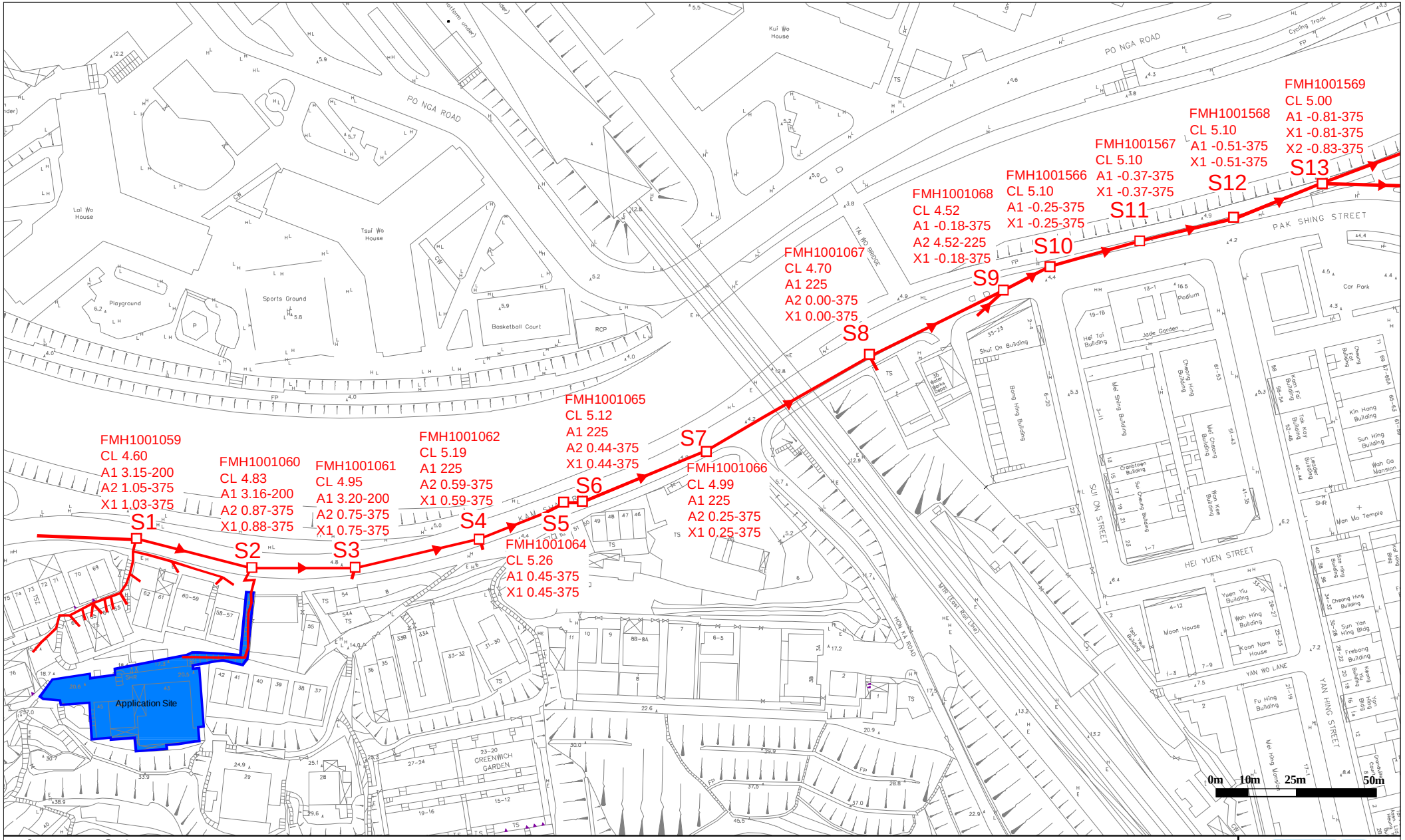


Figure: 2.4	RAMBOLL
Title: Existing Sewerage Infrastructure North of Kam Shan	Drawn by: JW
	Checked by: KY
Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po	Rev.: 1.0
	Date: May-2024

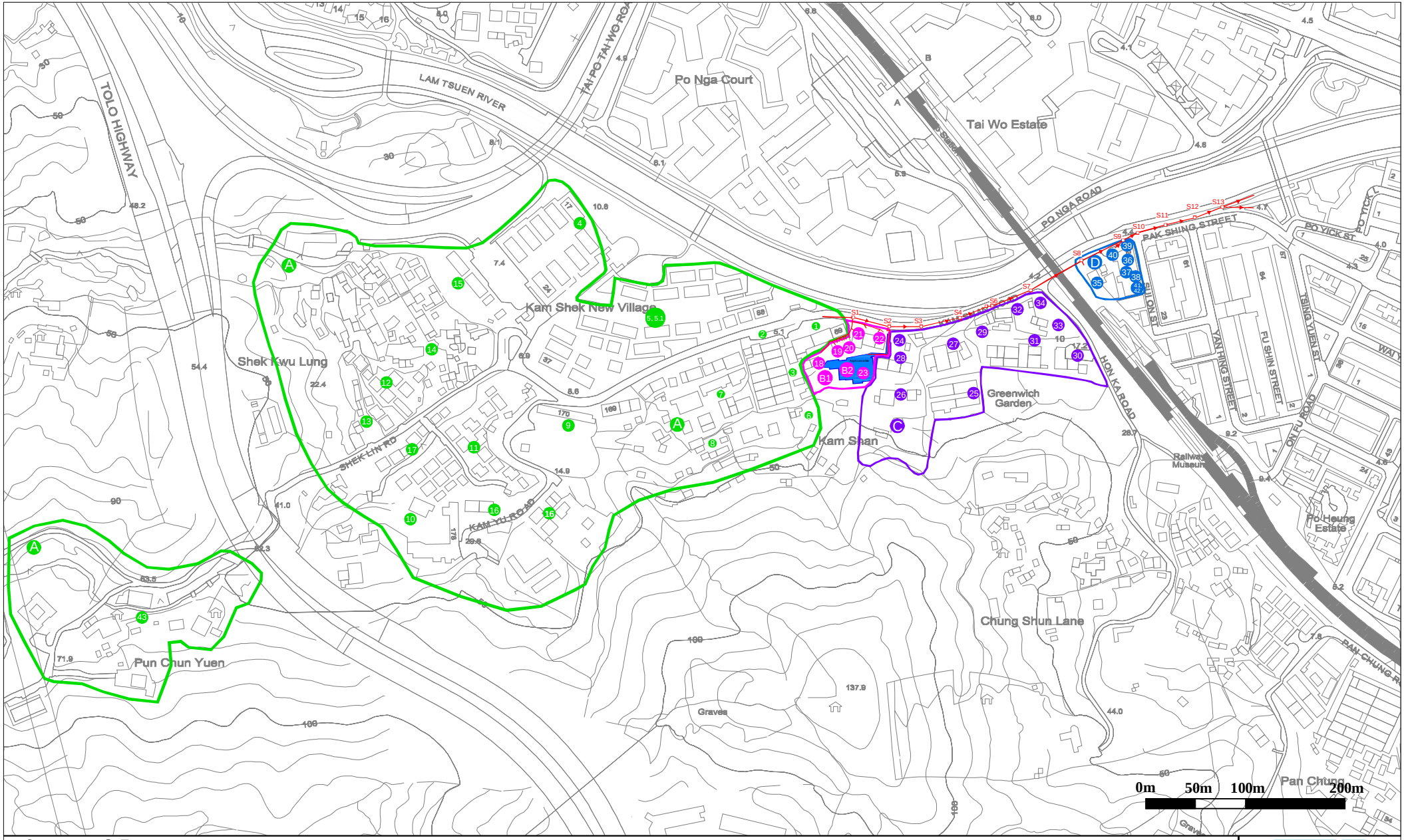


Figure: 2.5	RAMBOLL
Title: Catchments Identified in the Sewerage Network Assessed under SIA for the Adequacy of Capacity (1 of 2)	Drawn by: JW
	Checked by: KY
Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po	Rev.: 1.0
	Date: May-2024

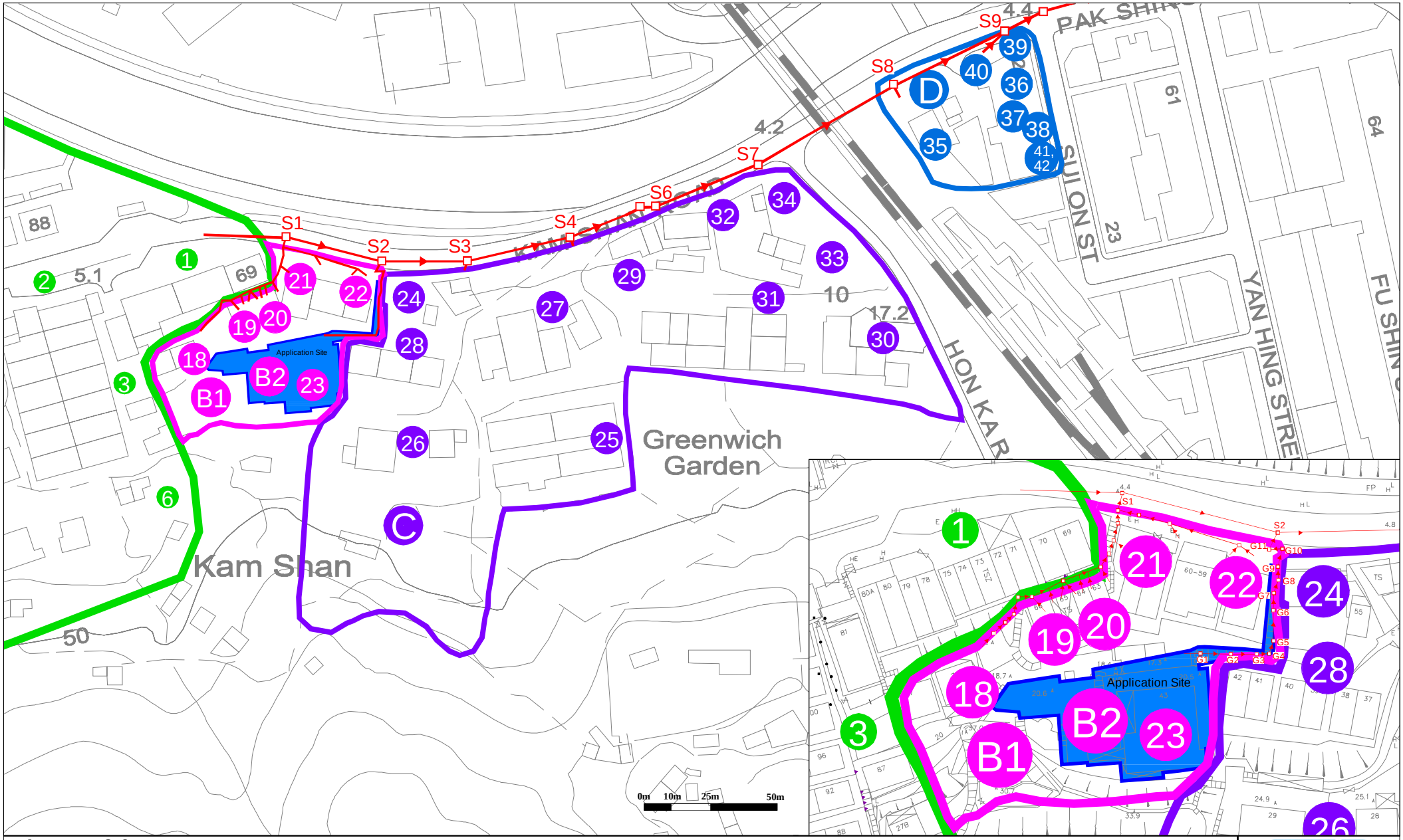


Figure: 2.6	RAMBOLL
Title: Catchments Identified in the Sewerage Network assessed under SIA for the Adequacy of Capacity (2 of 2)	Drawn by: JW
	Checked by: KY
Project: Rezoning Request from "V" to "G/IC (3)" for Buddhist Cheung Ha Temple, at Lot Nos. 1087 and 1130 in DD6 and adjoining Government land, Tai Po	Rev.: 1.0
	Date: May-2024

Appendix 2.1 Details of Sewerage Impact Assessment

Table 1 Estimated Sewage Generated from the Application Site

Application Site: Kam Shan Tsuen Nos. 43, 44 and 45 (Cheung Ha Temple)

2a. Number of employees	=	36	people (provided by Buddist Cheung Ha Temple)
2b. Design flow	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)
2c. Sewage Generation rate	=	**10.1**	m^3/day
2d. Wash Basin (1 in Male toilet + 3 in Female toilet)	=	1.2	litre/sec (DU of 0.3 L/s per basin) (1)
2e. Single Urinals with cistern (3 in Male toilet)	=	1.2	litre/sec (DU of 0.4 L/s per urinal) (1)
2f. WC with cistern (1 in Male toilet + 4 in Female toilet)	=	9.0	litre/sec (DU of 1.8 L/s per WC) (1)
2g. Frequency of use (K) (2)	=	1.0	
2h. Wastewater Flow Rate (3)	=	**3.4**	litre/sec

Sub-total Application Site (Temple) discharged to Manhole G1 (FMH1001408) (Catchment B2)

Flow Rate	=	10.1	m^3/day
Contributing Population	=	37	people
Peaking factor	=	8	Refer to Table T-5 of GESF for population <1,000 including stormwater allowance
Peak Flow	=	**0.9**	litre/sec
Peak Flow with Toilet Flow	=	**4.3**	litre/sec

Note:

(1) Institution of Plumbing – Table 5 (which gives the discharge unit values (DU), in litres per second, for common appliances) under "Sanitary plumbing and drainage" on page 112 in *Plumbing Engineering Services Design Guide* (IoP Guide)

(2) Frequency of use (K) = 1.0 (congested use, e.g. toilets and/ or showers open to the public) for asessment of peak design flow, Institution of Plumbing – Table 6 under "Sanitary plumbing and drainage" on page 112 in IoP Guide

(3) Wastewater flow rate = K ´ $\sqrt{\sum}$DU (for assessment of peak design flow presented under "Sanitary plumbing and drainage" on page 112 in IoP Guide)

Table 2 Hydraulic Capacity of Existing Sewers at Kam Shan Road, Tai Po

Segment	Manhole Reference	Manhole Reference	Pipe Dia.	Pipe Length	Invert Level 1	Invert Level 2	g	k_s	s	v	V	Area	Q	Estimated Capacity
			mm	m	mPD	mPD	m/s^2	m		m^2/s	m/s	m^2	m^3/s	L/s
S1-S2	FMH1001059	FMH1001060	375	36.5	1.03	0.87	9.81	0.0006	0.004	0.000001	1.20	0.11	0.13	132
G1-G2	FMH1001408	FMH1001409	150	6.5	13.63	12.93	9.81	0.0006	0.107	0.000001	3.31	0.02	0.06	59
G2-G3	FMH1001409	FMH1001410	200	5.4	12.83	11.77	9.81	0.0006	0.197	0.000001	5.42	0.03	0.17	170
G3-G4	FMH1001410	FMH1001411	200	2.4	11.68	11.57	9.81	0.0006	0.046	0.000001	2.62	0.03	0.08	82
G4-G5	FMH1001411	FMH1001412	200	2.5	11.46	11.10	9.81	0.0006	0.142	0.000001	4.60	0.03	0.14	144
G5-G6	FMH1001412	FMH1001413	200	6.4	10.98	7.72	9.81	0.0006	0.511	0.000001	8.74	0.03	0.27	275
G6-G7	FMH1001413	FMH1001414	200	3.4	7.56	6.57	9.81	0.0006	0.293	0.000001	6.61	0.03	0.21	208
G7-G8	FMH1001414	FMH1001415	200	2.5	6.47	6.18	9.81	0.0006	0.114	0.000001	4.12	0.03	0.13	130
G8-G9	FMH1001415	FMH1001416	200	2.4	6.08	4.76	9.81	0.0006	0.555	0.000001	9.11	0.03	0.29	286
G9-G10	FMH1001416	FMH1001417	225	3.5	4.66	4.44	9.81	0.0006	0.063	0.000001	3.30	0.04	0.13	131
G10-G11	FMH1001417	FMH1001418	200	2.4	4.39	3.77	9.81	0.0006	0.261	0.000001	6.24	0.03	0.20	196
G11-S2	FMH1001418	FMH1001060	200	3.9	3.59	3.16	9.81	0.0006	0.112	0.000001	4.08	0.03	0.13	128
S2-S3	FMH1001060	FMH1001061	375	31.4	0.88	0.75	9.81	0.0006	0.004	0.000001	1.16	0.11	0.13	128
S3-S4	FMH1001061	FMH1001062	375	39.4	0.75	0.59	9.81	0.0006	0.004	0.000001	1.15	0.11	0.13	127
S4-S5	FMH1001062	FMH1001064	375	28.5	0.59	0.45	9.81	0.0006	0.005	0.000001	1.27	0.11	0.14	140
S5-S6	FMH1001064	FMH1001065	375	4.4	0.45	0.44	9.81	0.0006	0.002	0.000001	0.86	0.11	0.09	95
S6-S7	FMH1001065	FMH1001066	375	41.5	0.44	0.25	9.81	0.0006	0.005	0.000001	1.22	0.11	0.13	135
S7-S8	FMH1001066	FMH1001067	375	58.6	0.25	0.00	9.81	0.0006	0.004	0.000001	1.18	0.11	0.13	130
S8-S9	FMH1001067	FMH1001068	375	45.0	0.00	-0.18	9.81	0.0006	0.004	0.000001	1.14	0.11	0.13	126
S9-S10	FMH1001068	FMH1001566	375	16.4	-0.18	-0.25	9.81	0.0006	0.004	0.000001	1.18	0.11	0.13	130
S10-S11	FMH1001566	FMH1001567	375	28.5	-0.25	-0.37	9.81	0.0006	0.004	0.000001	1.17	0.11	0.13	129
S11-S12	FMH1001567	FMH1001568	375	30.2	-0.37	-0.51	9.81	0.0006	0.005	0.000001	1.23	0.11	0.14	136
S12-S13	FMH1001568	FMH1001569	375	28.5	-0.51	-0.81	9.81	0.0006	0.011	0.000001	1.86	0.11	0.21	205

Remarks: (1) g=gravitational acceleration; k_s=equivalent sand roughness; s=gradient; v=kinematic viscosity of water; V=mean velocity

(2) The value of k_s = 0.6mm is used for the calculation of slimed clayware sewer, poor condition with velocity of approximately 1.2 m/s (based on Table 5: Recommended roughness values in Sewerage Manual)

(3) The value of velocity (V) is referred to the Tables for the hydraulic design of pipes, sewers and channels (8th edition)

(4) Equation used: $V = -\sqrt{(8gDs)}\log\left(\frac{k_s}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$

(5) The invert level of FMH1001408 is measured to be 13.625mPD during CCTV survey, which is rounded to 2 d.p. for calculation.

(6) The pipe length and pipe diameter of segment G1-G2 are measured to be 6.5m and 150mm respectively during CCTV survey.

Table 3a Calculation for Sewage Generation Rate of the Existing Surrounding (Catchment A)

Catchment A

1. Kam Shan Tsuen Nos. 69 - 75, 77 - 81

1a. Assumed number of residents	=	101	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
1b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
1c. Sewage Generation rate	=	**27.3**	m^3/day

2. Kam Shan Tsuen Nos. 82-86

2a. Assumed number of residents	=	12	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
2b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
2c. Sewage Generation rate	=	**3.2**	m^3/day

3. Ye Yuen Estate (Kam Shan Tsuen Nos. 88-111)

3a. Assumed number of residents	=	202	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
3b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
3c. Sewage Generation rate	=	**54.5**	m^3/day

4. Kam Shek New Village Nos. 1-36

4a. Assumed number of residents	=	303	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
4b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
4c. Sewage Generation rate	=	**81.8**	m^3/day

5. Kam Shek New Village Nos. 37-110

5a. Assumed number of residents	=	619	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
5b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
5c. Sewage Generation rate	=	**167.1**	m^3/day

5.1. 105 Café and Proposed Extension (Kam Shek New Village No. 105)

Reference: Planning application A/TP/679 (https://www.ozp.tpb.gov.hk/api/Perm/Gist?caseNo=A%2fTP%2f679&lang=EN&ext=pdf&dType=in)

5ia. Assumed Floor Area	=	99.4	m^2
5ib. Assumed floor area per employee	=	19.6	m^2 per employee -- (refer to Table 8 of CIFSUS - Restaurants)
5ic. Total number of employees	=	5	employees
5id. Design flow for commercial employee	=	1.58	m^3/employee/day -- (refer to Table T-2 of GESF - J10 Restaurants & Hotels)
5ie. Sewage Generation rate	=	**8**	m3/day

6. Kam Shan Tusen Nos. 27B, 81D, 87

6a. Assumed number of residents	=	26	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
6b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
6c. Sewage Generation rate	=	**7.0**	m^3/day

7. Kam Shan Tsuen Nos. 112-169

7a. Assumed number of residents	=	488	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
7b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
7c. Sewage Generation rate	=	**131.8**	m^3/day

8. Kam Shan Village Houses

8a. Assumed number of residents	=	42	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
8b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
8c. Sewage Generation rate	=	**11.3**	m^3/day

9. Norwegian International School

Reference: https://en.wikipedia.org/wiki/Norwegian_International_School

9a. Total number of teachers & staff	=	20	teachers & staff
9c. Design flow for teachers & staff	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)
9b. Total number of students	=	200	students
9d. Design flow for students	=	0.04	m^3/person/day -- (School Student in Table T-2 of GESF)
9e. Sewage Generation rate	=	**13.6**	m^3/day

10. School of Everyday Life (former Buddhist Tai Kwong Middle School)

Reference:
https://www.schooland.hk/ss/btkchc#:~:text=%E8%B7%9F%E5%85%B6%E4%BB%96440%20%E9%96%93%E5%AD%B8%E6%A0%A1,2021%2F2022%20%E5%AD%B8%E5%B9%B4%E7%9A%84%E6%95%B8%E6%93%9A%E3%80%82
https://www.btkchc.edu.hk/image/catalog/school_plan/Report/2122_school_report.pdf

10a. Total number of teachers & staff	=	53	teachers & staff
10c. Design flow for teachers & staff	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)
10b. Total number of students	=	428	students
10d. Design flow for students	=	0.04	m^3/person/day -- (School Student in Table T-2 of GESF)
10e. Sewage Generation rate	=	**32.0**	m^3/day

11. Yat Wing Garden Phase 1 (201-239 Kam Shan)

11a. Assumed number of residents	=	328	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
11b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
11c. Sewage Generation rate	=	**88.6**	m^3/day

12. Yat Wing Garden Phase 2 (152-166 Shek Kwu Lung)

12a. Assumed number of residents	=	126	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
12b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
12c. Sewage Generation rate	=	**34.0**	m^3/day

Table 3a Calculation for Sewage Generation Rate of the Existing Surrounding (Catchment A)

13. Yat Wing Garden Phase 3 (168-173 Shek Kwu Lung) and 24A Shek Kwu Lung

13a. Assumed number of residents	=	51	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
13b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
13c. Sewage Generation rate	=	**13.8**	m^3/day

14. Shek Kwu Lung Village Houses

14a. Assumed number of residents	=	773	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
14b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
14c. Sewage Generation rate	=	**208.7**	m^3/day

15. Kam Shek Tsuen 130-138, 141

15a. Assumed number of residents	=	84	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
15b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
15c. Sewage Generation rate	=	**22.7**	m^3/day

16. Kam Shan 171A 171B, 172 - 175, 179 - 182 and Temporary Structures at Kam Yu Road

16a. Assumed number of residents	=	90	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
16b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
16c. Sewage Generation rate	=	**24.3**	m^3/day

17. Cypress (Blocks 1 to 10) at Shek Lin Road

17a. Assumed number of residents	=	84	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
17b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
17c. Sewage Generation rate	=	**22.7**	m^3/day

43. Pun Chun Yuen

Reference: Planning Application A/TP/681 (https://www.ozp.tpb.gov.hk/api/Perm/Gist?caseNo=A%2fTP%2f681&lang=EN&ext=pdf&dType=in)

43a. Sewage Generation rate	=	**17.6**	m^3/day

Sub-total Catchment A discharged to Manhole S1 (FMH1001059)

Flow Rate	=	969.9	m^3/day
Contributing Population	=	3592	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 1,000-5,000 including stormwater allowance
Peak Flow	=	**67.4**	litre/sec

Table 3b Calculation for Sewage Generation Rate of the Existing Surrounding (Catchment B)

Catchment B1

18. Kam Shan Tsuen No. 76 (Cheung Ha Temple Office)

18a. Assumed number of employees	=	20	(as advised by Cheung Ha Temple)
18b. Design flow	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)
18c. Sewage Generation rate	=	**5.6**	m^3/day

19. Kam Shan Tusen No. 65-66

19a. Assumed number of residents	=	12	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
19b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
19c. Sewage Generation rate	=	**3.2**	m^3/day

20. Kam Shan Tsuen Nos. 63-64

20a. Assumed number of residents	=	17	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
20b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
20c. Sewage Generation rate	=	**4.6**	m^3/day

21. Kam Shan Tsuen Nos. 61-62

21a. Assumed number of residents	=	17	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
21b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
21c. Sewage Generation rate	=	**4.6**	m^3/day

22. Kam Shan Tsuen Nos. 57-60

22a. Assumed number of residents	=	17	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
22b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
22c. Sewage Generation rate	=	**4.6**	m^3/day

Sub-total Catchment B1 discharged to Manhole S1 (FMH1001059)

Flow Rate	=	22.6	m^3/day
Contributing Population	=	84	people
Peaking factor	=	8	Refer to Table T-5 of GESF for population <1,000 including stormwater allowance
Peak Flow	=	**2.1**	litre/sec
Peak Flow with Basin	=	**2.1**	litre/sec

Sub-total Catchment A + B1 discharged to Manhole S1 (FMH1001059)

Flow Rate	=	992.5	m^3/day
Contributing Population	=	3676	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 1,000-5,000 including stormwater allowance
Peak Flow	=	**68.9**	litre/sec
Peak Flow with Basin	=	**68.9**	litre/sec

Catchment B2 (Application Site)

23. Kam Shan Tsuen Nos. 43, 44 and 45 (Cheung Ha Temple)

23a. Assumed number of employees	=	36	people (provided by Buddist Cheung Ha Temple)
23b. Design flow	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)
23c. Sewage Generation rate	=	**10.1**	m^3/day
23d. Wash Basin (1 Male + 3 Female)	=	1.2	litre/sec (DU of 0.3 L/s per basin)
23e. Single Urinals with cistern (3 Male)	=	1.2	litre/sec (DU of 0.4 L/s per urinal)
23f. WC with cistern (1 Male + 4 Female)	=	9.0	litre/sec (DU of 1.8 L/s per WC)
23g. Frequency of use (K)	=	1.0	
23h. Wastewater Flow Rate	=	**3.4**	litre/sec

Sub-total Catchment A + B1 + B2 discharged to Manhole S2 (FMH1001060)

Flow Rate	=	1002.5	m^3/day
Contributing Population	=	3713	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 1,000-5,000 including stormwater allowance
Peak Flow	=	**69.6**	litre/sec
Peak Flow with Basin	=	**73.0**	litre/sec

Table 3c Calculation for Sewage Generation Rate of the Existing Surrounding (Catchment C)

Catchment C1

24. Kam Shan Tsuen Nos. 54, 54A, 55

24a. Assumed number of residents	=	23	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
24b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
24c. Sewage Generation rate	=	**6.2**	m^3/day

Sub-total Catchment A + B1 + B2 + C1 discharged to Manhole S3 (FMH1001061)

Flow Rate	=	1008.7	m^3/day
Contributing Population	=	3736	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 1,000-5,000 including stormwater allowance
Peak Flow	=	**70.0**	litre/sec
Peak Flow with Basin and Toilet Flow	=	**73.4**	litre/sec

Catchment C2

25. Kam Shan Tsuen Nos. 12 - 27 (Greenwich Garden)

25a. Assumed number of residents	=	90	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
25b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
25c. Sewage Generation rate	=	**24.3**	m^3/day

26. Kam Shan Tsuen Nos. 28 - 29 and nearby temporary structures

26a. Assumed number of residents	=	42	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
26b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
26c. Sewage Generation rate	=	**11.3**	m^3/day

27. Kam Shan Tsuen Nos. 30 - 33, 33A, 33B, 35 - 36

26a. Assumed number of residents	=	51	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
26b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
26c. Sewage Generation rate	=	**13.8**	m^3/day

28. Kam Shan Tsuen Nos. 37 - 42

26a. Assumed number of residents	=	51	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
26b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
26c. Sewage Generation rate	=	**13.8**	m^3/day

Sub-total Catchment A + B1 + B2 + C1 + C2 discharged to Manhole S4 (FMH1001062)

Flow Rate	=	1071.9	m^3/day
Contributing Population	=	3970	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 1,000-5,000 including stormwater allowance
Peak Flow	=	**74.4**	litre/sec
Peak Flow with Basin and Toilet Flow	=	**77.9**	litre/sec

Catchment C3

29. Kam Shan Tsuen Nos. 52, 52A, 52B

26a. Assumed number of residents	=	12	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
26b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
26c. Sewage Generation rate	=	**3.2**	m^3/day

30. Kam Shan Tsuen Nos. 1, 2, 3A and 3B

30a. Assumed number of residents	=	34	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
30b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
30c. Sewage Generation rate	=	**9.2**	m^3/day

31. Kam Shan Tsuen Nos. 5 - 11, 8A and 8B

31a. Assumed number of residents	=	76	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
31b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
31c. Sewage Generation rate	=	**20.5**	m^3/day

32. Kam Shan Tsuen Nos. 46 - 51

32a. Assumed number of residents	=	17	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
32b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
32c. Sewage Generation rate	=	**4.6**	m^3/day

33. Temporary structures near the junction of Hon Ka Road and Kam Shan Road

33a. Assumed number of residents	=	9	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
33b. Design flow	=	0.27	m^3/person/day -- (Modern Village in Table T-1 of GESF)
33c. Sewage Generation rate	=	**2.4**	m^3/day

34. Retail shops at the junction of Hon Ka Road and Kam Shan Road

34a. Assumed Floor Area	=	150	m^2
34b. Assumed floor area per employee	=	28.6	m^2 per employee -- (refer to Table 8 of CIFSUS - Retail Trade)
34c. Total number of employees	=	6	employees
34d. Design flow for commercial employee	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J4 Wholesale & Retail)
34e. Sewage Generation rate	=	**1.7**	m^3/day

Sub-total Catchment A + B1 + B2 + C1 + C2 + C3 discharged to Manhole S7 (FMH1001066)

Flow Rate	=	1113.5	m^3/day
Contributing Population	=	4124	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 5,000-10,000 including stormwater allowance
Peak Flow	=	**77.3**	litre/sec
Peak Flow with Basin and Toilet Flow	=	**80.7**	litre/sec

Table 3d Calculation for Sewage Generation Rate of the Existing Surrounding (Catchment D)

Catchment D1

35. Pak Shing Street Public Toilet cum Bathhouse

35a. Wash Basin (Male + 5 Female)	=	2.4	litre/sec (DU of 0.3 L/s per basin)
35b. Single Urinals with cistern (6 Male)	=	2.4	litre/sec (DU of 0.4 L/s per urinal)
35c. WC with cistern (5 Male + 10 Female)	=	27.0	litre/sec (DU of 1.8 L/s per WC)
35d. Shower without plug (6 Male + 4 Female)	=	18.0	litre/sec (DU of 1.8 L/s per shower)
35d. Frequency of use (K)	=	1.0	
35e. Wastewater Flow Rate	=	**7.1**	litre/sec

Sub-total Catchment A + B1 + B2 + C1 to C3 + D1 discharged to Manhole S8 (FMH1001067)

Flow Rate	=	1113.5	m^3/day
Contributing Population	=	4124	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 5,000-10,000 including stormwater allowance
Peak Flow	=	**77.3**	litre/sec
Peak Flow with Basin and Toilet Flow	=	**87.8**	litre/sec

Catchment D2 **9.0**

36. Shui On Building (1/F - 5/F)

36a. Assumed number of residents	=	56	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
36b. Design flow	=	0.27	m^3/person/day -- (Private R2 in Table T-1 of GESF)
36c. Sewage Generation rate	=	**15.1**	m^3/day

37. Bong Hing Building (2/F - 10/F)

37a. Assumed number of residents	=	224	people (Estimated from the no. of households and avg domestic household size of 2.8 in Tai Po)
37b. Design flow	=	0.27	m^3/person/day -- (Private R2 in Table T-1 of GESF)
37c. Sewage Generation rate	=	**60.5**	m^3/day

38. Fu Shin Home for the Aged (1/F, Bong Hing Building)

38a. Assumed number of residents	=	71	residents
38b. Design flow for residents	=	0.19	m^3 resident/day -- (refer to Table T-1 of GESF - Domestic - Institutional and Special Class)
38a. Assumed number of employees	=	9	people
38b. Design flow for employees	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J11 Community, Social & Personal Services)
38c. Sewage Generation rate	=	**16.0**	m^3/day

39. Retail shops at the G/F of Shui On Building

39a. Assumed Floor Area	=	100	m^2
39b. Assumed floor area per employee	=	28.6	m^2 per employee -- (refer to Table 8 of CIFSUS - Retail Trade)
39c. Total number of employees	=	4	employees
39d. Design flow for commercial employee	=	0.28	m3/person/day -- (refer to Table T-2 of GESF - J4 Wholesale & Retail)
39e. Sewage Generation rate	=	**1.0**	m^3/day

40. Restaurants at the G/F of Shui On Building

40a. Assumed Floor Area	=	100	m^2
40b. Assumed floor area per employee	=	19.6	m^2 per employee -- (refer to Table 8 of CIFSUS - Restaurant)
40c. Total number of employees	=	5	employees
40d. Design flow for commercial employee	=	1.58	m3/person/day-- (refer to Table T-2 of GESF - J10 Restaurants & Hotels)
40e. Sewage Generation rate	=	**7.9**	m^3/day

41. Retail shops at the G/F of Bong Hing Building

41a. Assumed Floor Area	=	681	m^2
41b. Assumed floor area per employee	=	28.6	m^2 per employee -- (refer to Table 8 of CIFSUS - Retail Trade)
41c. Total number of employees	=	24	employees
41d. Design flow for commercial employee	=	0.28	m^3/person/day -- (refer to Table T-2 of GESF - J4 Wholesale & Retail)
41e. Sewage Generation rate	=	**6.7**	m^3/day

42. Restaurants at the G/F of Bong Hing Building

42a. Assumed Floor Area	=	99	m^2
42b. Assumed floor area per employee	=	19.6	m^2 per employee -- (refer to Table 8 of CIFSUS - Restaurant)
42c. Total number of employees	=	5	employees
42d. Design flow for commercial employee	=	1.58	m3/employee/day -- (refer to Table T-2 of GESF - J10 Restaurants & Hotels)
42e. Sewage Generation rate	=	**8.0**	m3/day

Sub-total Catchment A + B1 + B2 + C1 to C3 + D1 + D2 discharged to Manhole S9 (FMH1001068)

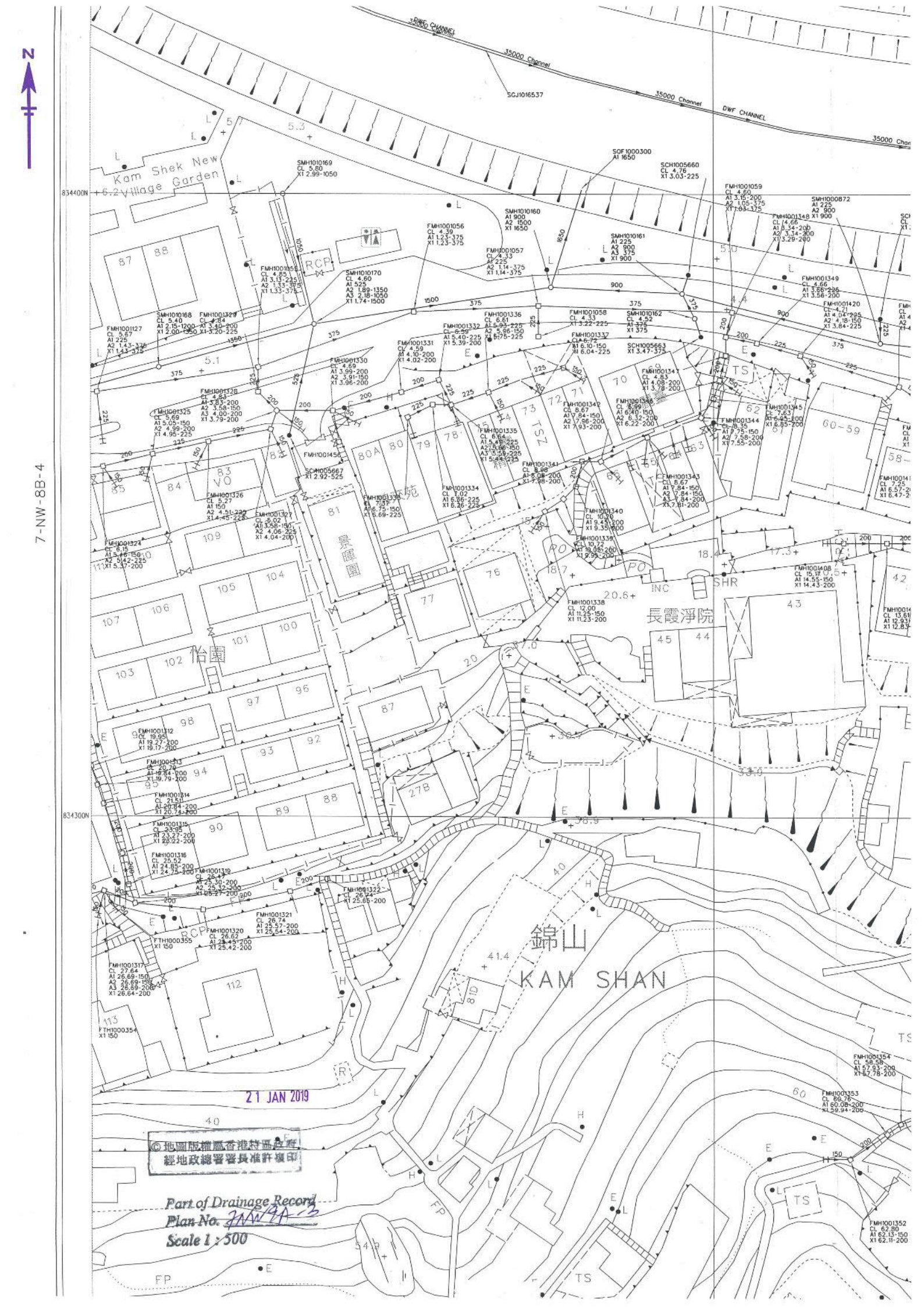
Flow Rate	=	1228.7	m^3/day
Contributing Population	=	4551	people
Peaking factor	=	6	Refer to Table T-5 of GESF for population 1,000-5,000 including stormwater allowance
Peak Flow	=	**85.3**	litre/sec
Peak Flow with Basin and Toilet Flow	=	**95.8**	litre/sec

Table 4 Comparision of the Hydraulic Capacity of Existing Sewers for Sewage generated from the Application Site and Surrounding Catchment Areas

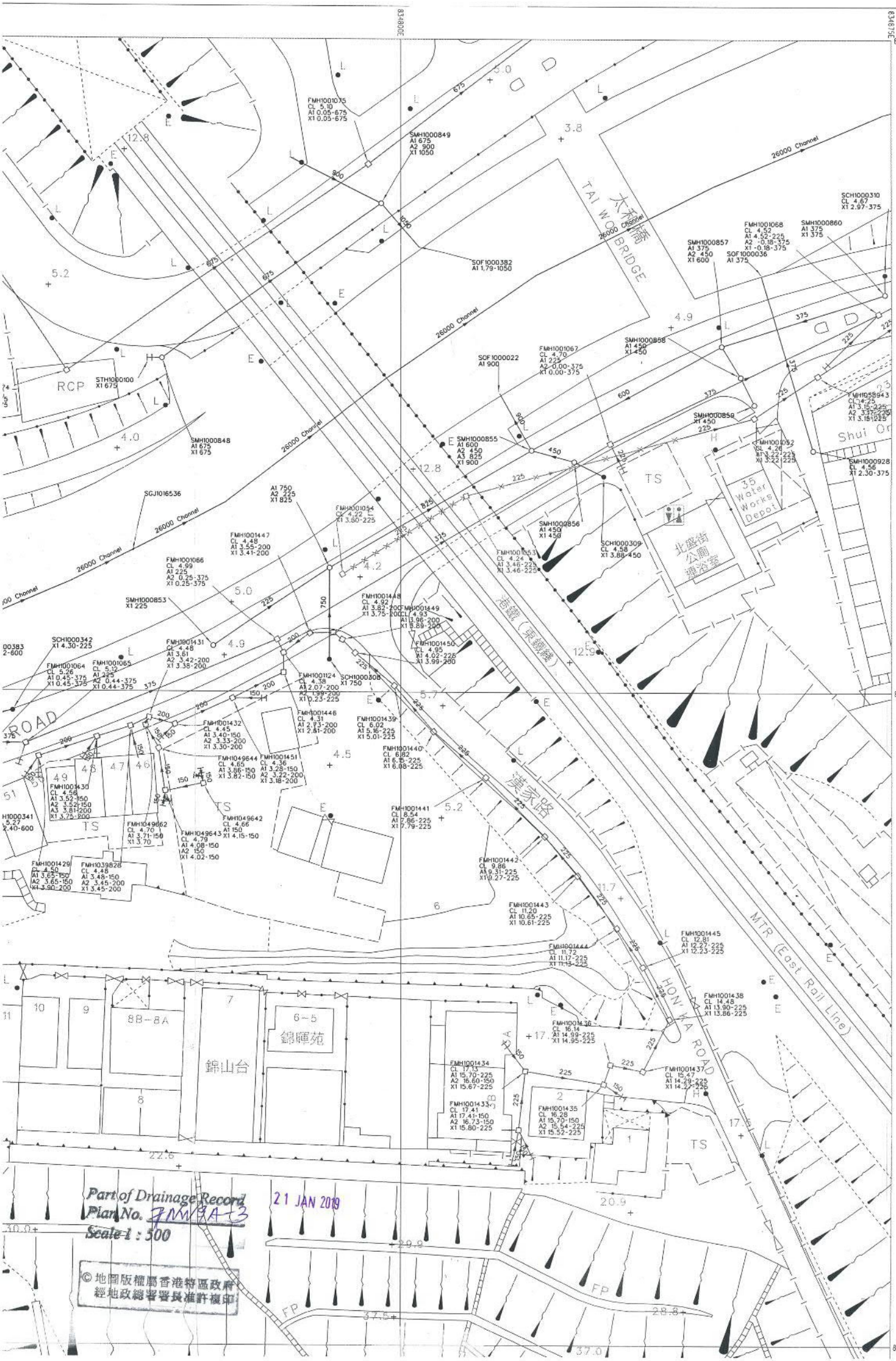
Segment	Pipe Dia. (mm)	Pipe Length (m)	Gradient	Estimated Capacity (L/s)	Included Catchment	Peak Flow from the Application Site and Catchment Areas (L/s)	Contribution from the Application Site and the Surrounding Catchment Areas (%)	Status
S1-S2	375	36.5	0.004	132	A + B1	68.9	52.2%	OK
G1-G2	150	6.5	0.107	59	Application Site (B2)	4.3	7.4%	OK
G2-G3	200	5.4	0.197	170	Application Site (B2)	4.3	2.5%	OK
G3-G4	200	2.4	0.046	82	Application Site (B2)	4.3	5.2%	OK
G4-G5	200	9.0	0.142	144	Application Site (B2)	4.3	3.0%	OK
G5-G6	200	6.4	0.511	275	Application Site (B2)	4.3	1.6%	OK
G6-G7	200	3.4	0.293	208	Application Site (B2)	4.3	2.1%	OK
G7-G8	200	2.5	0.114	130	Application Site (B2)	4.3	3.3%	OK
G8-G9	200	2.4	0.555	286	Application Site (B2)	4.3	1.5%	OK
G9-G10	225	3.5	0.063	131	Application Site (B2)	4.3	3.3%	OK
G10-G11	200	2.4	0.261	196	Application Site (B2)	4.3	2.2%	OK
G11-S2	200	3.9	0.112	128	Application Site (B2)	4.3	3.4%	OK
S2-S3	375	31.4	0.004	128	A + B1 + B2	73.0	56.9%	OK
S3-S4	375	39.4	0.004	127	A + B1 + B2 + C1	73.4	57.8%	OK
S4-S5	375	28.5	0.005	140	A + B1 + B2 + C1 + C2	77.9	55.7%	OK
S5-S6	375	4.4	0.002	95	A + B1 + B2 + C1 + C2	77.9	82.1%	OK
S6-S7	375	41.5	0.005	135	A + B1 + B2 + C1 + C2	77.9	57.7%	OK
S7-S8	375	58.6	0.004	130	A + B1 + B2 + C1 + C2 + C3	80.7	61.9%	OK
S8-S9	375	45.0	0.004	126	A + B1+ B2 + C1 to C3 + D1	87.8	69.6%	OK
S9-S10	375	16.4	0.004	130	A + B1 + B2 + C1 to C3 + D1 + D2	95.8	73.5%	OK
S10-S11	375	28.5	0.004	129	A + B1 + B2 + C1 to C3 + D1 + D2	95.8	74.1%	OK
S11-S12	375	30.2	0.005	136	A + B1 + B2 + C1 to C3 + D1 + D2	95.8	70.5%	OK
S12-S13	375	28.5	0.011	205	A + B1 + B2 + C1 to C3 + D1 + D2	95.8	46.7%	OK

Remarks: The Application Site forms Catchment B2

Appendix 2.2 DSD's Drainage Record Plan


N
7-NW-8B-4
834400N
834300N
35000 Channel
DWF CHANNEL
SCJ1016537
Kam Shek New Village Garden
錦山
KAM SHAN
景雅園
怡園
長霞淨院
21 JAN 2019
© 地圖版權屬香港特區政府
經地政總署署長准許複印
Part of Drainage Record
Plan No. NW8A-3
Scale 1 : 500


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經地政總署署長准許複印
21 JAN 2019
35000 Channel
DWF CHANNEL
26000 Channel
SAM SHAN ROAD
GREENWICH GARDEN
23-20
19-16
15-12
31-30
33-32
58-57
42 41 40 39
29 28
Part of Drainage Record Plan No. FMW/A-23
Scale 1 : 500


834500N
834400N
834300N
TAI WO BRIDGE
太和橋
26000 Channel
RCP
TS
35 Water Works Depot
北盛街公廁連浴室
Shui On
ROAD
漢家路
HON KA ROAD
MTR (East Rail Line)
海鐵（東鍋線）
錦山台
錦暉苑
8B-8A
6-5
Part of Drainage Record Plan No. FMW9A-3
Scale 1 : 500
21 JAN 2019
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經地政總署署長准許複印
7-NW-9A-4
N

Appendix 2.3 CCTV Survey Report

高寶渠務工程有限公司
Pipeline Drainage Ltd.

CCTV SURVEY REPORT

Work Location: Kam Shan Road, Taipo, N.T.

CCTV Survey Date: 07 January 2025

Work Description: CCTV Survey for underground pipelines

Block A , 18/Floor, Room 1803 New Trade Plaza, No. 6 On Ping Street, Shatin, New Territories
新界 沙田 石門 安平街6號 新貿中心 A座 18 樓 1803 室 Tel: 2838 2268 Fax: 2838 2388 Mobile: 9219 7884



SCALE : N. T. S.
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Pipeline Drainage Ltd 高寶渠務工程有限公司
新界沙田石門 安平街6號 新貿中心 A座18樓1803室
Email : pipelinedrainage@gmail.com
Tel:28382268 Fax:28382388 Mobile:92197884

大埔錦山路路 面至行水深度 工程 英環香港

井編號：FTH1000399

主筒大小：∅ 150　　主筒物料：PVC

路面到入水行水：mm 1010　　路面到出水行水：mm 1015

路面到渠頂：mm 860 沒天頂

井內長(L)：mm 340　　井內闊(W)：mm 230

井蓋大小：mm xmm 370X330

井頸大小：mm x mm 300X260

1. 叉筒行水：mm 970　　叉筒大小：∅ 100　　叉筒物料：PVC

叉筒方向，位置

井口位置

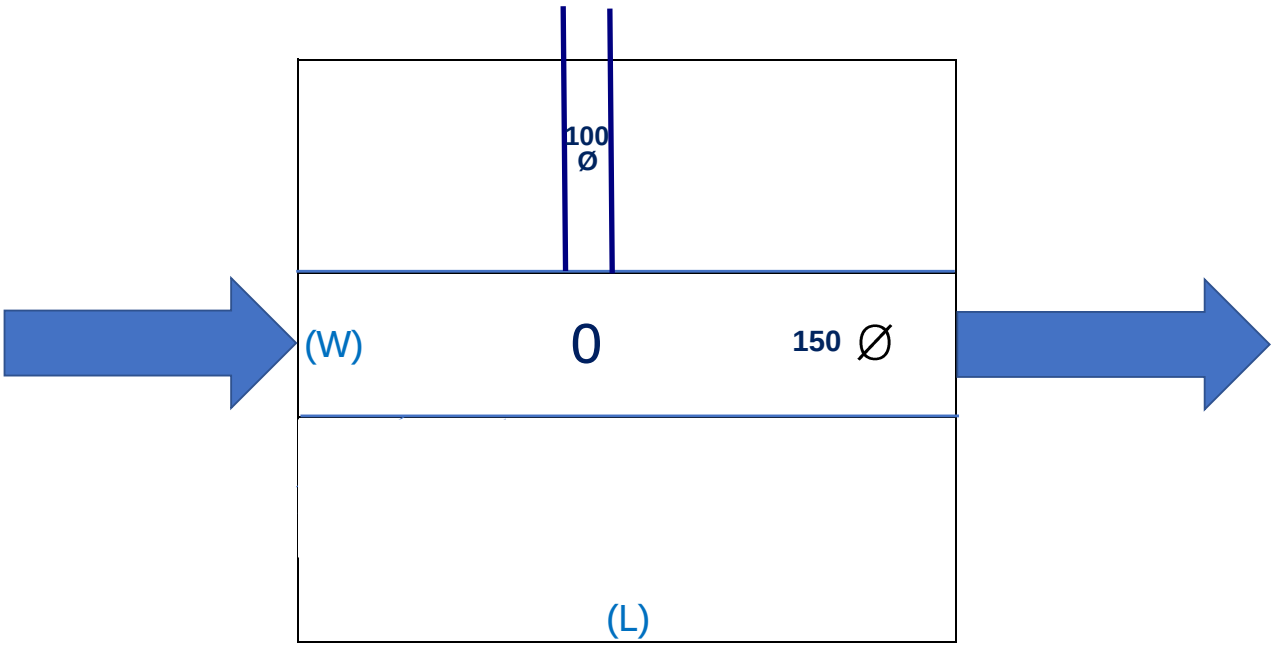


PHOTO NO.

井編號：FTH1001408

主筒大小：∅ 150　　主筒物料：VC

路面到入水行水：mm 1540　　路面到出水行水：mm 1545

路面到天頂：mm 600

井內長(L)：mm 5500　　井內闊(W)：mm 230

井蓋大小：mm xmm 300X510

井頸大小：mm x mm 290X410

1. 叉筒行水：mm /　　叉筒大小：∅ /　　叉筒物料：/

叉筒方向，位置

井口位置

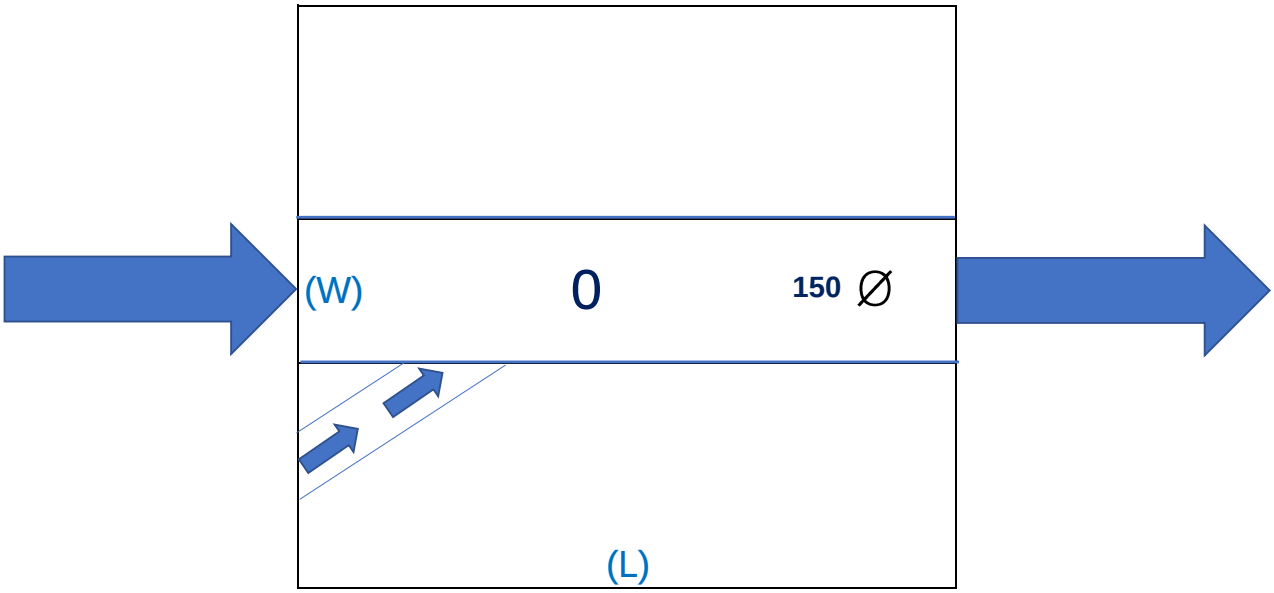


PHOTO NO.

Summary of Defects

Works Order No.					Colour CCTV Drainage Survey																		
					Pipe									Service Condition								MISC	
Item No.	Manhole From	Manhole To	Meters (m)	Urgent	Cracked	Fractured	Broken	Deformed	Collapsed	Hole	Surface Spalling/Wear	Joint Displaced	Open Joint	Roots	Infiltration	Encrustation	Silt	Grease	Obstruction	Water Line	Line	Survey Abandoned	camera Under Water
001	FMH1001408	FMH1001409	006.5																	**1**			
002	FTH1000399	FMH1001408	027.0																	**1**			
		Total	33.5																	**2**			

Summary of Pipelines

Project/Contract/Wo No. | Slope Reference No. -

Date : 07.01.25

Location : TAIPO

Drain / Sewer use : Foul

Item	Manhole		Pipe			Manhole(From)			Grades			Remarks
	From	To	Lengths(m)	Size(mm)	Material	I.L.	C.L.	Depths(m)	SCG	ICG	SPG	
1	FMH1001408	FMH1001409	006.5	150	VC				1	1	1	
2	FTH1000399	FMH1001408	027.0	150	PVC				1	1	1	

Contract No. :
CCTV SURVEY REPORT AT
KAM SHAN ROAD, TAIPO, N.T.

CCTV SURVEY

Works Order No. :

Summary of CCTV Survey Results:

ID	Pipe Length Ref.	Start MH	Finish MH	Survey Area	Function	Size	Grade	Length	Clean	Remarks
1	FMH1001408X	FMH1001408	FMH1001409	NT	F	150	1	6.5m	N	FH
2	FTH1000399X	FTH1000399	FMH1001408	NT	F	150	1	27.0m	N	FH

CCTV Survey Report

Heading

Contract No.		Operator	RICHARD@02	Date	07.01.25	ID	001
Purpose	Structural defects	Job No.		Time		PLR	FMH1001408X
Start MH	FMH1001408	Finish MH	FMH1001409	Weather	Dry	Use	Foul
Depth		Depth		Cleaned	No	Direction	Downstream
Cover Level		Cover Level		Score	0	Pipe Length	
Invert Level		Invert Level		Grade	1	Total Length	6.5

Road	KAM SHAN ROAD	Size	150 mm
Location	TAIPO	Shape	Circular
Loc. Code	Light road	Material	Vitrified clay
Area Code		Lining	Nil
District	NT	Comment	
Division		Loc. Details	
Category	Z	Tape	0001

Coding

FLOW

Video No.	1:50	Chainage	Code	Observation	Photo	Grade
	FMH1001408					
0:00:00		0.0	ST	Start Of Survey		0
		0.0	MH	Manhole Remark : FMH1001408		0
		0.0	WL	Water Level, 5 % height/diameter		0
0:00:20		0.0	GP	General Photograph	001	0
0:00:41		3.5	GP	General Photograph	002	0
0:00:56		6.5	GP	General Photograph	003	0
0:00:56		6.5	MH	Manhole Remark : FMH1001409		0
0:00:56	FMH1001409	6.5	FH	Finished Survey		0

- Structural Defects
- Service Defects
- **Structural Defects with Grade 4 or 5**
- **Service Defects with Grade 4 or 5**
- Constructional Features
- Miscellaneous Features

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CCTV Photographs

Road	**KAM SHAN ROAD**	Start MH	**FMH1001408**	Size	**150 mm**	ID	**001**
Location	**TAIPO**	Finish Pt.	**FMH1001409**	Shape	**Circular**	PLR	**FMH1001408X**
				Material	**Vitrified clay**		

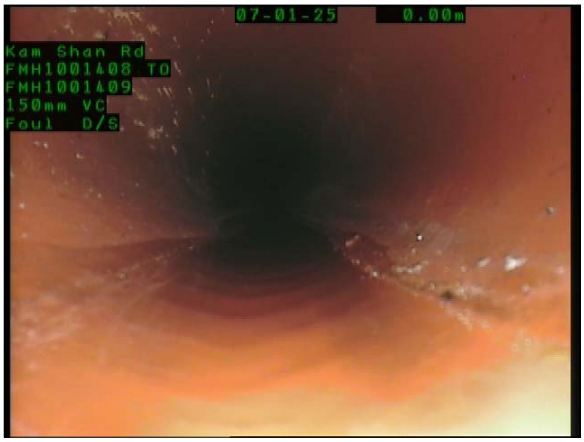


Photo Ref. : 001
Video Tape : 0001, 0:00:20
Observation : General Photograph



Photo Ref. : 002
Video Tape : 0001, 0:00:41
Observation : General Photograph

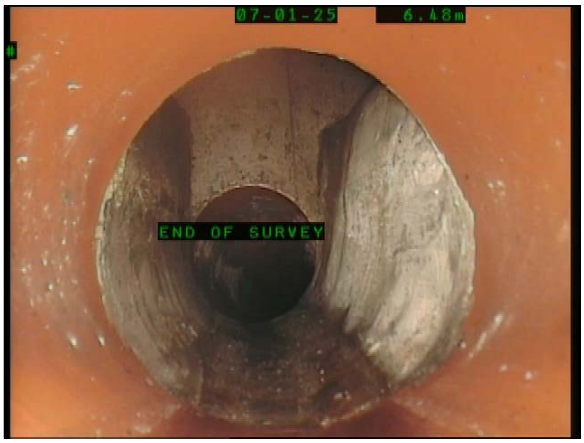


Photo Ref. : 003
Video Tape : 0001, 0:00:56
Observation : General Photograph

- Structural Defects
- Service Defects
- **Structural Defects with Grade 4 or 5**
- **Service Defects with Grade 4 or 5**
- Constructional Features
- Miscellaneous Features

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CCTV Survey Report

Heading

Contract No.		Operator	RICHARD@02	Date	07.01.25	ID	002
Purpose	Structural defects	Job No.		Time		PLR	FTH1000399X
Start MH	FTH1000399	Finish MH	FMH1001408	Weather	Dry	Use	Foul
Depth		Depth		Cleaned	No	Direction	Downstream
Cover Level		Cover Level		Score	0	Pipe Length	
Invert Level		Invert Level		Grade	1	Total Length	27.0

Road	KAM SHAN ROAD	Size	150 mm
Location	TAIPO	Shape	Circular
Loc. Code	Light road	Material	Polyvinyl chloride
Area Code		Lining	Nil
District	NT	Comment	
Division		Loc. Details	
Category	Z	Tape	0001

Coding

FLOW

Video No.	1:200	Chainage	Code	Observation	Photo	Grade
	FTH1000399					
0:00:00		0.0	ST	Start Of Survey		0
		0.0	MH	Manhole Remark : FTH1000399		0
		0.0	WL	Water Level, 0 % height/diameter		0
0:00:27		0.0	GP	General Photograph	004	0
0:01:02		5.5	GP	General Photograph	005	0
0:01:44		12.9	GP	General Photograph	006	0
0:02:24		18.5	GP	General Photograph	007	0
0:03:14		24.2	GP	General Photograph	008	0
0:05:13		27.0	GP	General Photograph	009	0
0:05:13		27.0	MH	Manhole Remark : FMH1001408		0
0:05:14	FMH1001408	27.0	FH	Finished Survey		0

- Structural Defects
- Service Defects
- **Structural Defects with Grade 4 or 5**
- **Service Defects with Grade 4 or 5**
- Constructional Features
- Miscellaneous Features

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CCTV Photographs

Road	KAM SHAN ROAD	Start MH	FTH1000399	Size	150 mm	ID	002
Location	TAIPO	Finish Pt.	FMH1001408	Shape	Circular	PLR	FTH1000399X
				Material	Polyvinyl chloride		



Photo Ref. : 004
Video Tape : 0001, 0:00:27
Observation : General Photograph



Photo Ref. : 005
Video Tape : 0001, 0:01:02
Observation : General Photograph



Photo Ref. : 006
Video Tape : 0001, 0:01:44
Observation : General Photograph



Photo Ref. : 007
Video Tape : 0001, 0:02:24
Observation : General Photograph

- Structural Defects
- Service Defects
- **Structural Defects with Grade 4 or 5**
- **Service Defects with Grade 4 or 5**
- Constructional Features
- Miscellaneous Features

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CCTV Photographs

Road	**KAM SHAN ROAD**	Start MH	**FTH1000399**	Size	**150 mm**	ID	**002**
Location	**TAIPO**	Finish Pt.	**FMH1001408**	Shape	**Circular**	PLR	**FTH1000399X**
				Material	**Polyvinyl chloride**		



Photo Ref. : 008
Video Tape : 0001, 0:03:14
Observation : General Photograph



Photo Ref. : 009
Video Tape : 0001, 0:05:13
Observation : General Photograph

- Structural Defects
- Service Defects
- **Structural Defects with Grade 4 or 5**
- **Service Defects with Grade 4 or 5**
- Constructional Features
- Miscellaneous Features

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Codes for Internal (Structural) Condition Grade (ICG) 結構評分

Type	Code	Description	註解	Grade
Structure	B	Broken Pipework	管道破裂	4
	C L	Crack Longitudinal	直裂紋	1
	C C	Crack Circumferential	環形裂紋	1
	C M	Crack Multiple	複合裂紋	2
	D V	Deformation Vertical (more than 25% as Collapse)	管道變形垂直 (多於 25%給予Collapse)	#3
	D H	Deformation Horizontal (more than 25% as Collapse)	管道變形水平 (多於 25%給予Collapse)	#3
	D B	Displaced Bricks	磚塊移位	3
	D I	Dropped Invert	行水沉降	3
	F L	Fracture Longitudinal	直裂縫	3
	F C	Fracture Circumferential	環形裂縫	3
	F M	Fracture Multiple	複合裂縫	4
	H	Hole	管道穿孔	4
	JD (M)	Joint Displaced Medium (1-1.5 pipe thickness)	接口移位中型 (1-1.5t)	2
	JD (L)	Joint Displaced Large (>1.5 Pipe thickness)	接口移位大型 (>1.5t)	3
	M S	Mortar missing Surface	表面沙漿丟失輕度	1
	M M	Mortar missing Medium	表面沙漿丟失中度	2
	M T	Mortar missing Total	表面沙漿丟失深度	3
	OJ (M)	Open Joint Medium (1-1.5 Pipe thickness)	接口離位中型 (1-1.5t)	1
	OJ (L)	Open Joint Large (>1.5 Pipe thickness)	接口離位大型 (>1.5t)	2
	SS S	Surface Spalling Slight	表面剝落輕度	1
	SS M	Surface Spalling Medium	表面剝落中度	2
	SS L	Surface Spalling Large	表面剝落深度	3
	SW S	Surface Wear Slight	表面磨損輕度	1
	SW M	Surface Wear Medium	表面磨損中度	2
	SW L	Surface Wear Large	表面磨損深度	3
	X	Collapse Pipe	管道倒塌	5
Junction & Connection	CN	Connection	分支連接 (後加)	0
	CX	Collection Defective	分支連接	3
	CX I	Collection Defective Pipe Intruding	分支連接插入	4
	JN	Junction	分支連駁 (預製)	0
	JX	Junction Defective	分支連駁損壞	4
Repair DF	LN	Lining Defect	管道內套缺損	4

#3 The grade for DV and DH follows the % deformation: ≦ 5%: Grade 3 >5% and <25%: Grade 4

Codes for Service Condition Grade (SCG) 流水評分

Type	Code	Description	註解	Grade
Service	DE G	Deposits Attached Grease	依附物- 油脂	#1
	DE S	Deposits Settled Debris / silt	依附物- 垃圾碎 / 淤泥	#1
	DE	Deposits Settled Others	依附物- 硬物 及 其他	#1
	E L (J)	Encrustation Light (<5%) (at joint)	輕微凝結物 (<5%)	2
	E M (J)	Encrustation Medium (5% - 20%) (at joint)	中度凝結物 (5% - 20%)	4
	E H (J)	Encrustation Heavy (>20%) (at joint)	嚴重凝結物 (>20%)	5
	I S (J)	Infiltration Seeping (at joint)	滲漏	2
	I D (J)	Infiltration Dripping (at joint)	滴漏	2
	I R (J)	Infiltration Running (at joint)	湧漏	4
	I G (J)	Infiltration Gushing (at joint)	噴漏	5
	CU	Loss of Vision Camera Under Water	失去影像	0
	OB	Obstacles	阻塞	5
	R F (J)	Roots Fine (at joint)	根鬚	2
	R T (J)	Roots Tap (>10mm) (at joint)	根枝 (>10mm)	3
	R M (J)	Roots Mass (at joint)	根堆	#2

#1 The grade for the these defects follows the % cross section loss:
≦ 5%: Grade 1 >5% and <25%: Grade 2 ≧ 25% and ≦ 100%: Grade 3

#2 The grade for Roots Mass follows the % of cross section loss:
≦ 5%: Grade 3 >5% and <25%: Grade 4 ≧ 25% and ≦ 100%: Grade 5

Structural Performance Grade (SPG) 結構評核		
Grade	Appropriate response in normal circumstances	Mean Score
1	Normal condition	<5
2	Acceptable condition	5 to 19.9
3	Need to consider the area surrounding the sewer and the probability of environmental impact if no action taken	20 to 39.9
4	Fairly urgent, look at the sewer briefly, engineering and environmental improvement are needed	40 to 82
5	Urgent, look at the sewer, and add engineering and environmental improvements immediately	>82

Others Codes 其他代碼				
Type	Code	Description	註解	Grade
Nodes	MH	Manhole	沙井	0
	BR	Major Branch (Without Cover)	主要分支 (暗井)	0
	GY	Gully	集水沟	0
	CP	Catchpit	截留井	0
	OS	Oil Separator	隔油井	0
Miscellaneous	SC	Shape Change	形狀改變	0
	DC	Dimension Change	尺寸改變	0
	MC	Material Change	物料改變	0
	PC	Pipe Unit Length Change	管道基本長度改變	0
	FH	Finish Survey	完成查勘	0
	GP	General Photograph	一般影相位	0
	L L	Line Deviates Left	管道轉向左	0
	L R	Line Deviates Right	管道轉向右	0
	L U	Line Deviates Up	管道轉向上	0
	L D	Line Deviates Down	管道轉向下	0
	WL	Water Level	水位	0
	V	Vermin	害蟲	0
	ST	Start Survey / Inspection	開始查勘	0
	SA	Survey Abandoned	放棄查勘	0
	UTS	Unable To Survey	沙井滿水/滿料/渠道已經作廢	0
	UTR	Unable To Raise Manhole Cover	沙井蓋不能提起	0
	UTL	Unable To Locate Manhole	找不到沙井	0

Table 3.1 Proposed Schedule of Uses for "G/IC(3)" Zone

GOVERNMENT, INSTITUTION OR COMMUNITY (3)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Government Use (not elsewhere specified) Religious Institution	Columbarium (specified number of niches in paragraph (d) under Remarks) Eating Place Public Convenience Public Utility Installation Shop and Services Utility Installation for Private Project

Planning Intention

This sub-zone is intended primarily for the provision of religious institution and associated columbarium use serving the needs of the local residents as well as the general public. Any development within this zone shall be low-density and low-rise in nature and shall be compatible and blend in harmoniously with its surrounding environment.

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights of 2 storeys or the height of the existing building, whichever is the greater.

(b) In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(d) The maximum number of niches for columbarium use within this zone as a whole shall not exceed 11,726.

Appendix III of RNTPC
Paper No. Y/TP/39B

Previous Application covering the Application Site
on Tai Po Outline Zoning Plan

No Approved Application

Rejected Application

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
Y/TP/29	Rezoning the application site from "Village Type Development" to "Government, Institution or Community (3)"	4.9.2020	R1 – R2

Rejection Reasons

R1. The site fell within an area zoned "Village Type Development" ("V") with the planning intention primarily for development of Small Houses by indigenous villagers. The columbarium use was considered not compatible with the existing village setting of the area, particularly the residential dwellings located to its immediate north, east and west. There was no strong planning justification for rezoning of the site from "V" to "Government, Institution or Community (3)" to make provision for application for columbarium use. The current "V" zone for the site was considered appropriate.

R2. Approval of the application would set an undesirable precedent for other similar rezoning applications within the "V" zone. The cumulative effect of approving such similar applications would result in further proliferation of columbarium use in the "V" zone, thereby aggravating the land use incompatibility in the village environment.

Appendix IV of RNTPC
Paper No. Y/TP/39B

Similar Applications in the vicinity of the Site

Approved Application

Application No.	Proposed Development	Date of Consideration
Y/TP/36	Rezoning from "Open Space" to "Government, Institution or Community (3)"	10.11.2023

Rejected Applications

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
Y/TP/18	Rezoning from "Village Type Development" to "Government, Institution or Community (2)"	8.11.2013	R1 – R4
Y/TP/27	Rezoning from "Village Type Development" to "Government, Institution or Community (3)"	26.5.2020	R5 – R6
Y/TP/37	Rezoning from "Village Type Development" to "Government, Institution or Community (3)"	27.10.2023	R5 – R6

Rejection Reasons

R1. The site was within a village type development area with the planning intention primarily for development of Small Houses by indigenous villagers. The columbarium use was considered not compatible with the existing village setting of the area. There was no strong justification for rezoning the site from "Village Type Development" ("V") to "Government, Institution or Community (2)" "G/IC(2)" zone to make provision for application for columbarium use. The current "V" zone for the site was considered appropriate and piecemeal rezoning of the site to "G/IC(2)" was considered not appropriate.

R2. The Traffic Impact Assessment (TIA) submitted by the applicant failed to demonstrate that the proposed development would have no adverse traffic impacts on the surrounding areas and the proposed traffic and pedestrian arrangements and widening of Kam Shan Road could resolve the possible adverse traffic impacts satisfactorily.

R3. The applicant failed to demonstrate that the proposed closure of the columbarium on Ching Ming and Chung Yeung Festivals was implementable and enforceable.

R4. The approval of the application would set an undesirable precedent for other similar applications within the "V" zone. The cumulative effect of approval such similar applications would further deteriorate the village setting of the area.

R5. The site fell within an area zoned "V" with the planning intention primarily for development of Small Houses by indigenous villagers. The proposed columbarium use was considered not compatible with the existing village setting of the area, particularly the residential dwellings located to its immediate west and south. There was no strong planning justification for rezoning of the site from "V" to "G/IC(3)" zone to make provision for application for columbarium use. The current "V" zone for the site was considered appropriate.

R6. The approval of the application would set an undesirable precedent for other similar rezoning applications within the "V" zone. The cumulative effect of approving such similar applications would result in sporadic columbarium development leading to a deterioration of the village setting and a general degradation of the environment of the area.

Detailed Comments from Relevant Government Departments

Drainage

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

   (a) if the application is approved, the applicant should submit and implement the drainage proposal for the application site (the Site) to the satisfaction of Director of Drainage Services to ensure that it will not cause adverse drainage impact to the adjacent area;

   (b) the subject columbarium should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works;

   (c) DSD's maintained public sewers exist in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the proposed site. The applicant shall demonstrate the technical feasibility of sewerage connection. Should the applicant choose to dispose of the sewage of the proposed development through other means, views and comments from the Environmental Protection Department should be sought. A copy of drainage record (**Attachment I**) is attached for applicant's reference;

   (d) it is observed that the Site covers sewers located at unallocated government land. To protect the integrity of existing public sewerage facilities located within the Site, the inclusion of Special Condition for "drainage reserve" is necessary if the application is approved with the submitted site boundary. The drainage reserves should cover area 3m each side from the outer edge of the sewer pipe;

   (e) for laying new drains/channels and/or modifying/upgrading existing ones to be undertaken outside the lot boundary or on government land (where required), prior written consent(s) and agreement from relevant private lot owners and/or the Lands Department should be sought; and

(f) the cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant.

Water Supply

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

(a) existing water mains inside the Site as shown in the mains record plans (**Attachment II**) may be affected. The applicant is required to either divert or protect the water mains found on site;

(b) if diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the site boundary of the proposed site to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;

(c) if diversion is not required, the following conditions shall apply:

(i) existing water mains are affected no development which requires resiting of water mains will be allowed;

(ii) details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;

(iii) no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;

(iv) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;

(v) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and

(vi) tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.

Building Matters

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

(a) there is no record of approval by the Building Authority for the existing structures at the Site and BD is not in a position to offer comments on their suitability for the use related to the application;

(b) for development of a columbarium, premises should comply with specified design and construction requirements for columbarium facilities as outlined in PNAP APP-154;

(c) if the existing structures are erected on leased land without approval of 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 application;

(d) for Unauthorised Building Works (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;

(e) before any new building works are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

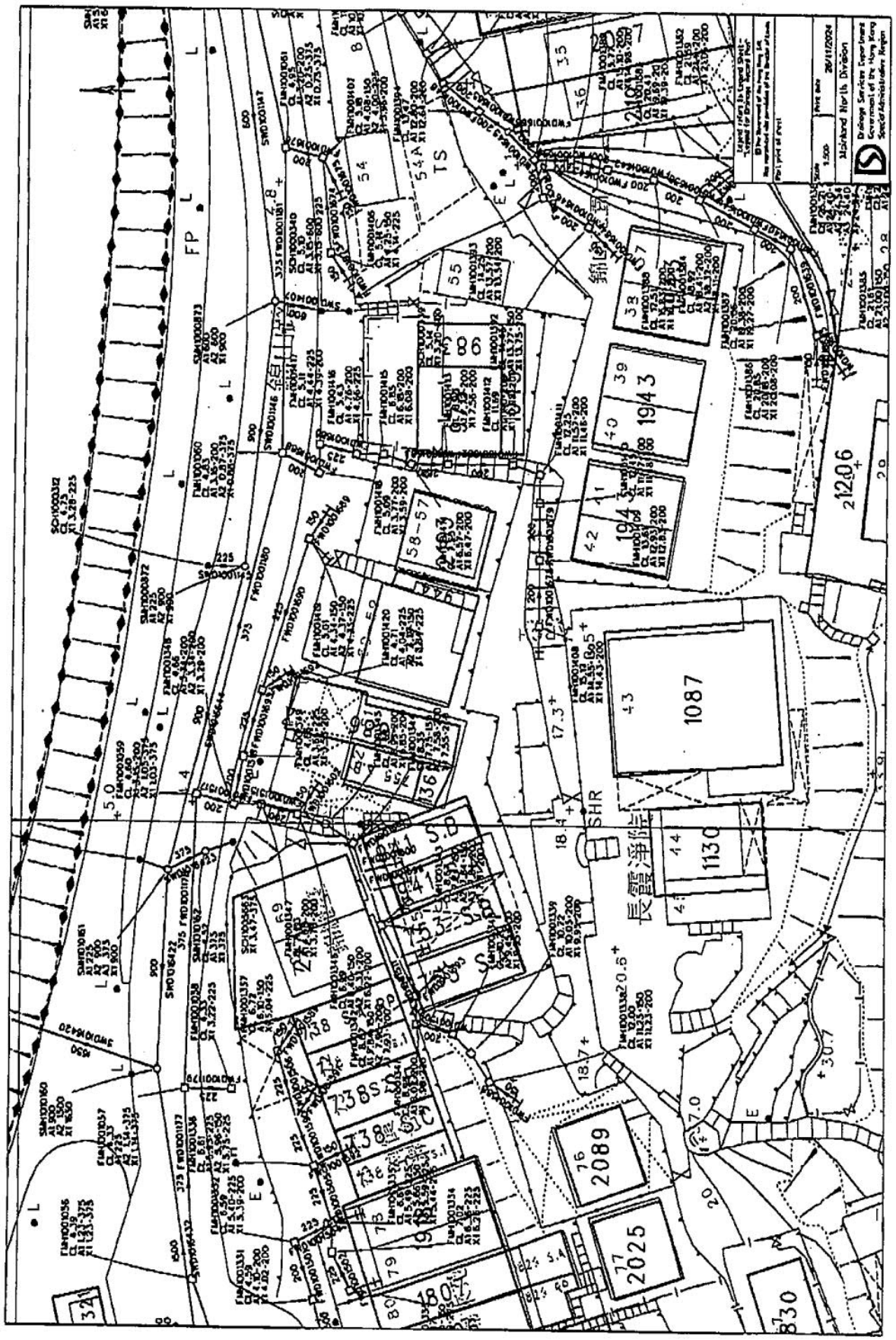
(f) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively;

(g) 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 Building (Planning) Regulations at the building plan submission stage;

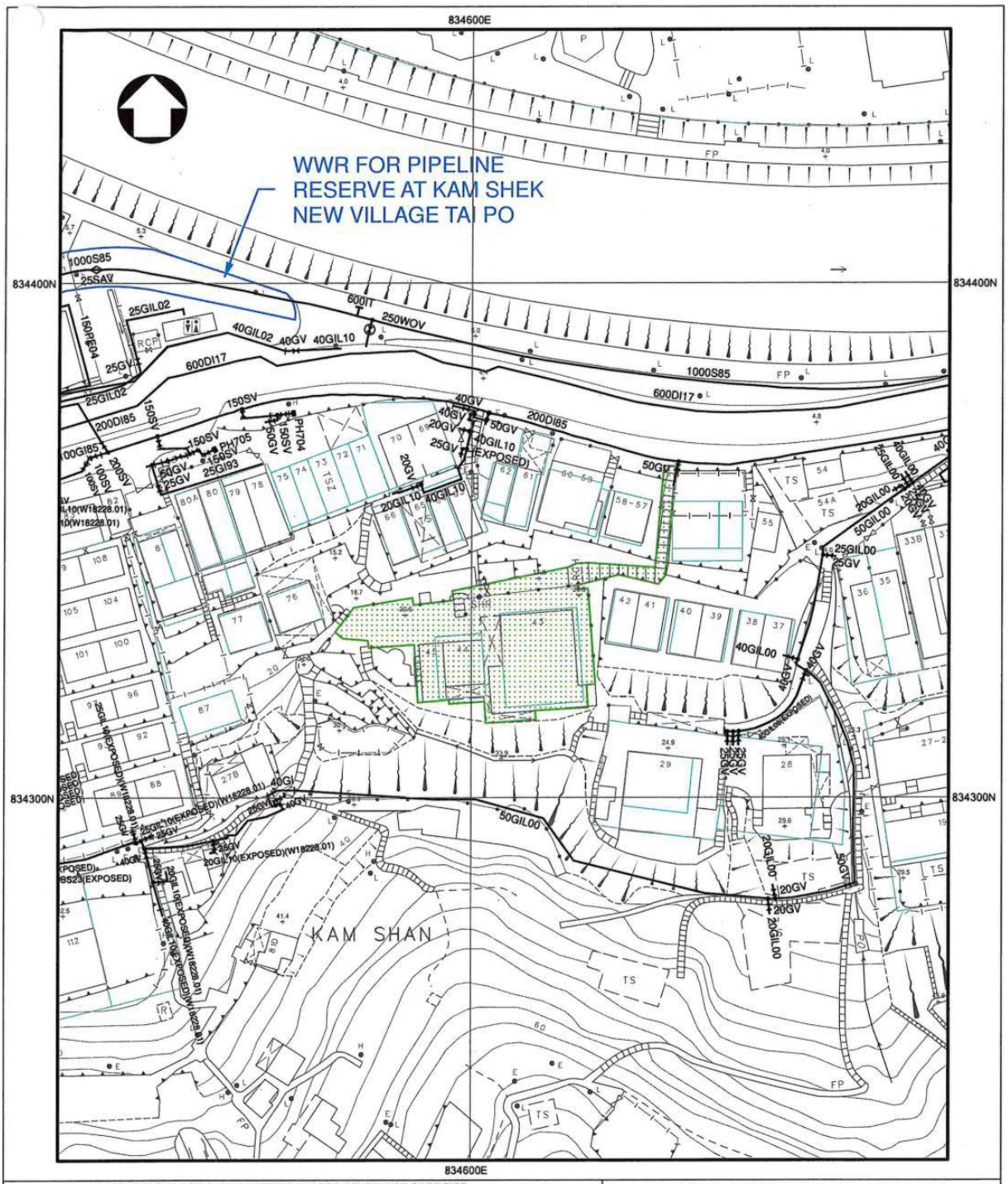
(h) the sustainable building design requirements and the pre-requisites under PNAP APP-151 & 152 for gross floor area (GFA) concessions would be applicable to new development. In this connection, any non-mandatory or non-essential plant rooms of new development may be accountable for GFA under the BO subject to their compliance with the above PNAPs; and

(i) detailed comments under the BO will be provided at the building plan submission stage.

Attachment I to Appendix V of RNTPC
Paper No. Y/TP/39B



Attachment II to Appendix V of RNTPC
Paper No. Y/TP/39B



NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
5. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
6. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE..
7. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
8. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
9. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE

PRIVATE LOT BOUNDARY (FOR REF. ONLY)

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

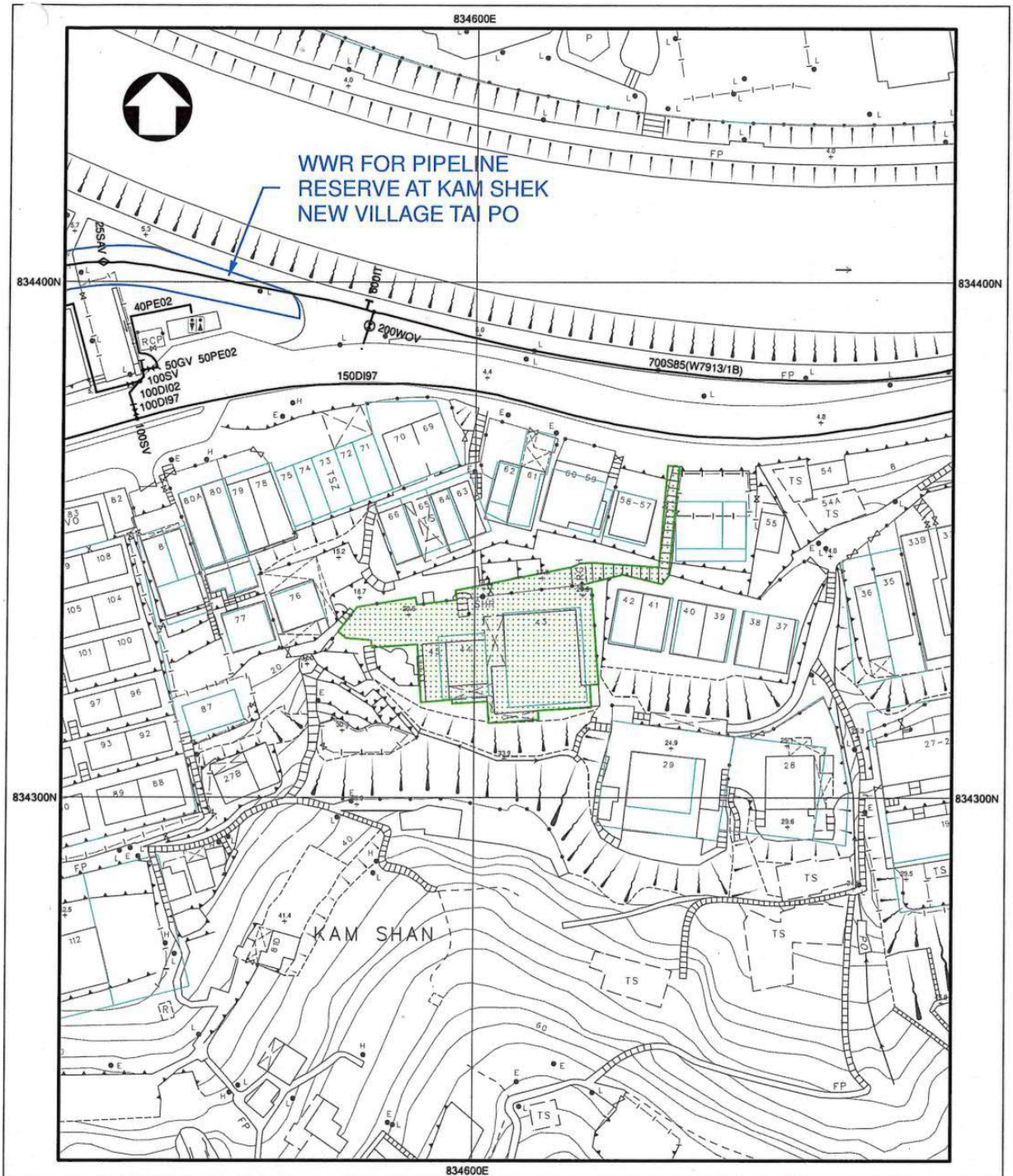
W67880/7-NW-9A

FILE REF: (5) IN WSD/M/SP 3051/4/153A/11 PT.4

REF. CODE: 46W24M	SHEET 1 OF 1	SCALE 1:1000

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SUBJECT SITE

PRIVATE LOT BOUNDARY (FOR REF. ONLY)

PART COPY OF SALT WATER MAINS RECORD PLAN(S)

W67881/7-NW-9A

FILE REF: (5) IN WSD/M/SP 3051/4/153A/11 PT.4

REF. CODE: 46W24M	SHEET 1 OF 1	SCALE 1:1000

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TPB Paper No. 10738
For Consideration by
The Town Planning Board
on 7.5.2021

REVIEW OF APPLICATION NO. A/TM/530
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

Columbarium Use in "Government, Institution or Community" Zone
Lot 2011 in D.D. 132, Tuen On Lane, Tuen Fu Road, Fu Tei, Tuen Mun

1. Background

1.1 On 3.8.2018, the applicant, Gig Lok Monastery (GLM) represented by Toco Planning Consultants Limited, sought planning permission to regularise the existing columbarium (1,567 niches sold before 30.6.2017) at the application site (the Site) under s.16 of the Town Planning Ordinance (the Ordinance). The Site falls within an area zoned "Government, Institution or Community" ("G/IC") on the approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35 (**Plan R-1**).

1.2 On 29.11.2019, the Rural and New Town Planning Committee (RNTPC) of the Town Planning Board (the Board) decided to reject the application and the reasons were:

(a) the proposed development was not in line with Town Planning Board Guidelines No. 16 (TPB PG-No. 16) in that the columbarium use was in close proximity to the residential developments and sharing the same access road with the adjoining residential development, which was not compatible with surrounding areas in land use terms; and

(b) 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 cause nuisances to the residential neighbourhood.

1.3 According to the applicant, the Site is situated in a religious institution compound of GLM which has existed at the Site for more than 60 years. Religious and columbarium services have existed long before the gazettal of the first Tuen Mun OZP in 1983. The application is submitted to comply with the regulatory requirement of the Private Columbaria Ordinance (PCO). In addition to the 1,567 niches sold before 30.6.2017, there are 613 unsold niches (as at 30.6.2017) within the Site which are not included in this planning application. The Site is currently occupied by three 2-storey buildings and three temporary structures. It provides a mix of facilities including columbarium niches, religious use, office, toilets and store room (**Drawing A-1 of Annex A**). The proposed scheme involves the retention of three existing buildings (Houses 1 to 3) and the demolition of the three temporary structures (Structures A, B and C) for car parking, loading/unloading facilities and landscaping (**Drawings R-1 and R-2**). No additional building is proposed. The existing main monastery building to the south of the Site is not involved in the current application (**Drawing R-1 and**

Plan R-1a).

1.4 For Members' reference, the following documents are attached:

(a)	RNTPC Paper No. A/TM/530C	**(Annex A)**
(b)	Extract of minutes of the RNTPC meeting held on 29.11.2019	**(Annex B)**
(c)	Secretary of the Board's letter dated 13.12.2019	**(Annex C)**

2. Application for Review

2.1 On 24.12.2019, the applicant applied, under s.17(1) of the Ordinance, for a review of RNTPC's decision to reject the application.

2.2 In support of the review, the applicant and his representative submitted the following documents:

(a)	Letter of 24.12.2019 from the applicant's representative applying for review application	**(Annex D)**
(b)	Further Information (FI) received on 8.4.2020 including Review Statement, a quantitative risk assessment (QRA) and responses to departmental and public comments	**(Annex E)**
(c)	FI received on 8.6.2020 to address departmental comments	**(Annex F)**
(d)	FI received on 25.9.2020 to provide background information of GLM's columbarium development	**(Annex G)**
(e)	FI received on 11.2.2021 to provide supplementary statement on evolution of land use changes within and adjacent to GLM	**(Annex H)**

((b) to (d) are not exempted from publication and recounting requirements)
((e) is exempted from publication and recounting requirements)

2.3 Upon request by the applicant, the Board on 13.3.2020, 28.8.2020 and 11.12.2020 agreed to defer a decision on the application for two months each so as to allow time for preparation of a planning review report, a QRA, background information of GLM's columbarium development and responses to departmental and public comments. The applicant submitted FI between 8.4.2020 and 11.2.2021 (**Annexes E to H**). The application is submitted for consideration by the Board at this meeting.

3. Justifications from the Applicant

3.1 The justifications put forth by the applicant in support of the review application are detailed in **Annexes E to H**. They can be summarised as follows:

In-line with the Relevant Town Planning Board Guidelines

3.2 A comprehensive planning assessment has been conducted to demonstrate the application has fulfilled the relevant planning criteria as stated in the relevant

Town Planning Board Guidelines based on the following reasons:

(a) The ancillary columbarium in GLM has existed at the Site since 1966. According to the applicant's record, at least 10 urns had been placed inside GLM in the 1960s (**Annex G**); and some 40 niches/bags of ashes had been deposited in the Lotus Pagoda (蓮花塔) and Lotus Hall (蓮池堂) of GLM before 1983 (**Annex H**). The Lotus Pagoda and Lotus Hall, erected on GL but demolished in 2012 and 2015 respectively, had 119 and 634 niches respectively. According to the applicant's record in 2017, after clearance and returning GL to the Government of the above, there were 363 niches in House 2 and 718 niches in House 3 (**Drawing R-1 and Plan R-4d**) respectively.

(b) The Fu Tei area was zoned "Undetermined" ("U") on the first draft Tuen Mun OZP in 1983. Subsequently, GLM and its surrounding area was rezoned to "G/IC" and "Residential (Group B)" ("R(B)") to reflect the existing and planned land uses. The residential developments, such as Parkland Villas and Beneville, were completed in 2000s. As GLM and its ancillary columbarium had existed long before the residential developments came into the area, it is considered that the rezoning of "R(B)" for residential developments at that time should have been taken into account all existing and planned developments in the area. The existing uses within GLM should not result in any incompatibility.

(c) Columbarium use is compatible with the adjacent land uses since it is located within a large piece of "G/IC" zone adjoining the religious institutions. It is in line with the planning intention of "G/IC" zone and TPB PG-No. 16 in that the provision of GIC facilities within the religious institution would not be jeopardised, and the use and scale of the proposed development are not incompatible with the religious use and the adjacent community use setting.

(d) Land use compatibility should not be assessed purely on the distance as there are many existing columbaria located less than 40m from residential blocks in the urban areas. The columbarium in GLM is located at an acceptable distance of about 50m to 140m away from Parkland Villas and is separated by a strip of visual and land use buffer **(Plan R-2a)**. Visual impact assessment has demonstrated that the columbarium with appropriate additional landscape treatment and planting will not result in any visual impact on the adjacent development (**Drawing R-2**).

<u>No Major Objections from Government Departments</u>

(e) Technical assessments on traffic, environmental, risk management and landscape aspects have been conducted in order to minimise potential traffic, environmental and visual impacts on the adjacent residential development. The assessments have demonstrated that approval of the application will not result in any significant impacts on local land uses. Relevant government departments also have no objection to the application from visual and technical points of view. Also, concerns on nuisances to the local community have been adequately addressed in the

Planning Review Statement in **Annex E**. The existing columbarium in GLM will not result in any significant impacts as grave sweeping activities will be held indoor during daytime of Ching Ming and Chung Yeung Festivals.

(f) GLM has been using Tuen On Lane for accessing the Site for a long time. A Traffic and Crowd Management Plan (TCMP) will be strictly implemented during festival days to ensure unimpeded access along the northern side pavement of Tuen On Lane for the local residents (**Drawings R-6 to R-8**).

(g) An additional alternative pedestrian route between the southern side of the Site and Castle Peak Road – Lingnan section has also been proposed to further reduce the pedestrian presence along the footpaths of Tuen On Lane to meet the local concern (**Drawings R-4 and R-5**). It is anticipated that about 54% of visitors take MTR and arrive the Site via Tuen On Lane, and the remaining 46% will visit the Site by other means of transport and use the alterative pedestrian route. It should be noted that the southern side pavement of Tuen On Lane is seldom patronised by the residents of the adjacent development.

Not an Undesirable Precedent

3.3 The existing columbarium of GLM is the only "pre-cut-off columbarium" within the same "G/IC" zone. Approval of the application will not set an undesirable precedent for other similar applications in the same "G/IC" zone and will not result in cumulative effect. There are many approved cases which have similar characteristics had received favourable consideration by the Board.

In-line with Government's Policy Objective

3.4 The planning application is aimed at regularising the sold or occupied niches of the ancillary columbarium in GLM and the number of niches only involves those were sold before 30.6.2017. It is in line with the spirit and requirements of the PCO to properly resolve the historical problem of the pre-cut-off columbaria in order to minimise any social concern arising from people who have purchased these niches and massive displacement of interred ashes before the introduction of regulatory policies.

Site Suitability and Small Scale of Development

3.5 The Site is accessible by vehicles via Tuen On Lane (**Drawing R-1 and Plan R-2a**) and is within walking distance to Siu Hong West Rail Station and public transport facilities (**Drawing R-4 and Plan R-3**). The proposed scheme only involves the retention of three existing buildings and the demolition of the temporary structures for car parking, loading/unloading facilities and landscaping without addition of buildings. The Site is segregated from the closest residential block of Parkland Villas with a reasonable distance (about 35m) (**Plan R-2a**) by mature trees, retaining walls, access road and recreational uses of Parkland Villas.

Duly Complying with Government's Orders

3.6 Even though GLM had been at the Site for more than 50 years, it was not until 2011 that LandsD issued a warning letter to the applicant on unauthorised occupation of unleased GL. Nevertheless, the applicant had complied with relevant government's orders and demolished prominent religious artefacts and columbarium structures. A short term tenancy application will be submitted to LandsD to manage and maintain the alternative access route behind the Site and proposed garden use after the planning application is approved by the Board.

Public Comments have been Addressed

3.7 The concerns of the public on the application have been adequately addressed in the applicant's submissions. Comments from the public have also been duly taken into account and appropriate mitigation measures have been proposed accordingly to minimise any potential impacts. The applicant is willing to further liaise with the locals and the general public to address their concerns.

4. The Section 16 Application

The Site and Its Surrounding Areas (**Plans R-1** to **R-4f**)

4.1 The situation of the Site and its surrounding areas at the time of the consideration of the s.16 application by RNTPC was described in paragraph 8 of **Annex A**. There has been no major change of the situation since then.

4.2 The Site is:

(a) confined to the private lot of the GLM compound within the "G/IC" zone (**Plan R-2a**);

(b) currently occupied by 3 two-storey buildings and 3 temporary structures for columbarium niches, religious use, ancestral tablets, office, storeroom and toilets; and

(c) accessible via Tuen On Lane.

4.3 The surrounding areas have the following characteristics (**Plans R-2 and R-3**):

(a) to the immediate north and immediate east is an existing medium-rise residential development of Parkland Villas (疊茵庭) comprising 9 residential blocks. GLM and Parkland Villas share the same access road (Tuen On Lane) and their entrances are at the same cul-de-sac. To the further north are Ecclesia Bible College (神召神學院) and Hing Tak School (興德學校). To the further east across Castle Peak Road – Lingnan Section is the Lingnan University (**Plans R-2 and R-3**);

(b) to the immediate south and west are clusters of structures for residential, storage and vacant buildings and existing religious institution including Ching Leung Nunnery (清涼法苑) (**Plans R-2 and R-3**);

(c) to the further south is Tuen Mun Water Treatment Works (TMWTW) which is a potentially hazardous installation (PHI). The Site falls within the 400m Consultation Zone (CZ) of the PHI (**Plan R-1**); and

(d) to the further southwest are existing residential developments of Brilliant Garden, Tuen Fu Road Disciplined Services Quarters and gas pigging station. To the further northwest are Fu Tei Fire Station, Tuen Fu Road Community Garden, Napa Valley and Siu Hong West Rail Station (**Plans R-2 and R-3**).

Planning Intention

4.4 The planning intention of "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.

Town Planning Board Guidelines

4.5 Town Planning Board Guidelines No. 16 for 'Application for Development/ Redevelopment within "G/IC" zone for uses other than Government, Institution or Community uses under Section 16 of the Town Planning Ordinance' (TPB-PG No. 16) (**Appendix II of Annex A**) 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 "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 jeopardised;

(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 (HKPSG) and to the satisfaction of the Transport Department (TD). Adequate vehicular access arrangements should be provided to

the satisfaction of TD; 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.

Previous Applications

4.6 The previous applications at the time of consideration of the s.16 application is mentioned in paragraph 6 of **Annex A**.

4.7 The Site is involved in five previous applications (No. A/TM/400, 419, 452 and 495 and Y/TM/4) submitted by the same applicant. Among them, application No. A/TM/419 for proposed columbarium and residential institution (including quarters) in the redevelopment proposal of GLM was rejected by the Board upon review on 1.2.2013. The remaining four applications (No. A/TM/400, Y/TM/4, A/TM/452 and A/TM/495) mainly for columbarium use between 2010 and 2016 were withdrawn by the applicant. Details of the previous application (No. A/TM/419) are summarised in **Appendix III of Annex A** and the locations of the previous applications are shown on **Plans R-1 and R-1a**.

4.8 Application No. A/TM/400 was submitted by the same applicant on 7.7.2010 for columbarium use on a site covering the entire lot which fell within an area zoned "G/IC" with a minor portion zoned "R(B)10" on the OZP. As 'Columbarium' is neither a Column 1 nor Column 2 use under the "R(B)10" zone, the applicant withdrew the application on 14.7.2010.

4.9 Application No. Y/TM/4 was submitted by the same applicant on 20.9.2010 for amendment to the OZP by rezoning the "R(B)10" portion of the lot to "G/IC" zone so as to facilitate the future planning application for a columbarium. However, the application was withdrawn by the applicant on 9.5.2011.

4.10 Application No. A/TM/419 covering the lot and adjoining GL which fell within an area zoned "G/IC" submitted by the same applicant on 11.5.2011 for proposed columbarium and residential institution (including quarters) in the redevelopment of GLM was rejected by the Board upon review on 1.2.2013 on grounds that the applicant failed to demonstrate any planning merits; the proposed development would pose adverse traffic impact on the surrounding road network, there was doubt on the implementation of the proposed road layout, and the applicant failed to demonstrate that the potential adverse pedestrian and vehicular traffic impacts could be satisfactorily addressed; the applicant failed to demonstrate the effectiveness of the traffic management scheme; the proposed development involving tree felling was not acceptable and there was doubt on the landscape proposal which involved planting of new trees on GL; the applicant failed to demonstrate that the proposed development would not create conflicts and cause nuisances to the residents in surrounding areas; and approval would set an undesirable precedent for other similar applications. 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.

4.11 Application No. A/TM/452 covering the lot and adjoining GL which fell within an area zoned "G/IC" was submitted by the same applicant on 30.1.2014 for the same use as application No. A/TM/419, with the same development parameters, site area, number of niches and number of structures. The applicant withdrew the application on 26.11.2014 after issue of paper.

4.12 Application No. A/TM/495 covering the lot submitted by the same applicant on 6.10.2016 for the same use as application No. A/TM/419, on a smaller site (as no GL was included in the application), reduced numbers of columbarium niches and ancestral tablets and excluding residential institution (quarters). The applicant withdrew the application on 12.7.2017 after issue of paper.

4.13 Compared with the previously rejected application No. A/TM/419, the current application is submitted by the same applicant on a smaller site (excluding GL and the main monastery building) for columbarium use with fewer columbarium niches. A summary of the key development parameters under applications No. A/TM/419 and A/TM/530 is as follows:

Application No.	**A/TM/419 (rejected on 1.2.2013) (TPB)**	**A/TM/530 (current application)**
Proposed Development	Proposed Columbarium and Residential Institution (Quarters) in Redevelopment Proposal of GLM	Columbarium Use
Site Area	3,275m^2 (including 1,230m^2 GL)	1,665m^2 (not involving GL)
Floor Area	3,134.3m^2	399m^2
No. of Buildings	2 buildings (for religious institution and quarters) above 1 basement level (for columbarium)	3 existing buildings
Building Height/ No. of Storeys	3 storeys above 1 basement floor	2 storeys
No. of Niches *- sold and interred/ engaged* *- sold but unoccupied/ reserved* *- unsold/vacant*	4,900 *753* *624* *3,523*	1,567* *1,081* *486* ^
No. of Tablets	800	1,089

* The no. of niches at the Site under the current application is 1,567.
^ There are 613 unsold/vacant niches not included in this application.

Similar Applications

4.14 The similar applications at the time of consideration of the s.16 application are mentioned in paragraph 7 of **Annex A**. Since then, there is one additional similar application within the other "G/IC" zone on the OZP.

4.15 There is no similar application within the same "G/IC" zone. However, there are 20 planning applications for columbarium use within "G/IC" zones on Tuen Mun OZP. Amongst the applications, 13 of them relating to six columbaria have been approved with conditions; 5 of them were rejected and the remaining 2 are being processed. Details of these similar applications are summarised in **Annex I** and their locations are shown in **Plan R-1b**.

4.16 Five of the approved columbaria including Filial Park (思親公園) (applications No. A/TM/373[1] and 527), Fat Yuen Ching Shea (佛緣精舍) (application No. A/TM/398), Shan Yuan (善緣) (application No. A/TM/437[2]), Shan Guo (善果) (application No. A/TM/441[3]), and Sha Law Ching Shea (娑羅精舍) (application No. A/TM/537 approved on 29.5.2020) are all within a same "G/IC" zone near Castle Peak in Tuen Mun[4]. 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.

4.17 The remaining approved columbarium, namely Ching Chung Sin Yuen (青松仙苑) with 113,000 urns is within a "G/IC" zone near Castle Peak Hospital in Tuen Mun North. The application for addition of a columbarium building (application No. A/TM/259) was first approved on 18.2.2000 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 3 existing columbarium structures (application No. A/TM/267) and amendments to the approved scheme (application No. A/TM/329) were approved on 8.9.2000 and 10.6.2005 respectively on similar grounds.

4.18 The 4 rejected columbaria are Sin Sam Tong (善心堂), Lin Chi Ching Yuen (蓮池淨苑), a site at Yeung Tsing Road and a site at Wan Shan Road under applications No. A/TM/434, 465, 531 and 545 respectively, which are within the same "G/IC" zone near Castle Peak in Tuen Mun. Sin Sam Tong (善心堂) (application No. A/TM/434) was rejected by the Committee on 18.5.2012 for the reasons of not compatible with the adjacent developments; causing nuisance to nearby residents; failing to demonstrate the pedestrian and vehicular traffic impacts could be satisfactorily addressed; adverse environmental and landscape impacts on the surrounding areas. Lin Chi Ching Yuen (蓮池淨苑) (application No. A/TM/465) was rejected by the Committee on 21.8.2015 for the reasons of potential pedestrian safety concern and traffic impacts. The site at Yeung Tsing Road (application No. A/TM/531) was rejected by the Committee on 20.9.2019

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

2 Shan Yuan was involved in a previous application No. A/TM/387 approved by the Committee on 21.8.2009 but revoked on 4.4.2012 due to non-compliance with approval conditions. Subsequently, application No. A/TM/437 for columbarium use (5,000 niches) at Shan Yuen was approved by the Committee on 20.7.2012.

3 Shan Guo was involved in a previous application No. A/TM/415 rejected by the Board upon review on 8.6.2012. Subsequently, application No. A/TM/441 for columbarium use (8,000 niches) at Shan Guo was approved by the Committee on 5.4.2013.

4 The total number of niches approved in the Castle Peak "G/IC" zone is 32,869.

for the reasons of failing to demonstrate that the proposed development would not cause adverse traffic impact on the surrounding areas; not compatible with surrounding GIC and residential uses; and undesirable precedent for other similar applications which may lead to sporadic columbarium developments in this "G/IC" zone. The site at Wan Shan Road (application No. A/TM/545) was rejected by the Committee on 15.9.2020 for the reason of failing to demonstrate that the proposed columbarium development would not result in adverse impacts on traffic and pedestrian circulation as well as pedestrian safety in the area.

4.19 Two planning applications for columbarium use located to the west of Yeung Tsing Road is being processed (**Plan R-1b**). Lin Chi Ching Yuen (蓮池淨苑) (application No. A/TM/541) involves the provision of 1,210 niches and the application is scheduled for consideration by the RNTPC on 30.4.2021. Another proposed columbarium at Yeung Ching Road (application No. A/TM/560) involving 2,347 niches is tentatively scheduled for consideration by the RNTPC on 11.6.2021.

5. Comments from Relevant Government Departments

5.1 Comments on the s.16 application made by relevant Government departments are stated in paragraphs 10.1 and 10.2 of **Annex A**.

5.2 For the review application, the following Government departments have been further consulted and their views on the review application are summarised as follows:

Land Administration

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

(a) His previous comments on the s.16 application as stated in paragraph 10.1.2 in **Annex A** are still valid.

(b) The applicant's attention is drawn on the following:

(i) whether a particular trade or use is permitted under the lease governing the lot concerned will depend on the restrictions or conditions stipulated under the lease. It is reiterated that the existing uses as columbarium and monastery are in breach of the lease condition of the Lot. The applicant is reminded that it is his own responsibility to purge the breaches as mentioned in the warning letters dated 18.7.2014 and 11.5.2016 issued to the registered owner. His office reserves the right to take lease enforcement actions as may be considered appropriate against any breach of lease conditions;

(ii) regarding the revised Landscape Master Plan and Planting Plan attached to the planning review statement, the applicant is reminded not rely on trees grown on GL to provide screening/greening for the proposed development.

Without prejudice to the Government's rights to take enforcement actions, any landscaping and tree works involving existing planters straddling on GL and the trees thereon will only be considered by his office at later stage should the planning application be approved. The Government reserves his comment on the details of any landscape proposal and there is no guarantee that approval will be given even if planning application is approved; and

(iii) the Lot is currently accessible via Tuen On Lane through a piece of GL immediately adjoining the Lot and the applicant proposed an additional alternative pedestrian access at the southern side of the Lot to connect with Castle Peak Road – Lingnan Section. While his office reserves his comment on the proposed accesses to the Lot, there is no guarantee that the applicant's proposal to utilise this piece of GL to provide a pedestrian access to GLM will be approved even if the planning application is approved.

Traffic

5.2.2 Comments of the Commissioner for Transport (C for T):

(a) As the application only involves niches sold before 30.6.2017, he has no in-principle objection to the planning application subject to approval of TCMP by PCLB. If the application is approved by the Board, the applicant is required to submit a Management Plan for approval by the PCLB during the licensing stage. If the applicant wish to apply for niches sold after 30.6.2017, TIA report shall be resubmitted for his consideration.

(b) The proposed alternative pedestrian route (**Drawing R-5**) is not laid within the public road managed by his department. He is not in an appropriate position to comment on the alternative route. Relevant management and maintenance departments should be consulted for the alternative route.

(c) The applicant is reminded that the management plan should be updated to reflect this alternative pedestrian route and comments received from relevant department on this issue.

Others

5.2.3 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

(a) Accessible lift serving 1/F shall be provided to comply with "Design Manual: Barrier Free Access 2008".

(b) Natural cross ventilation is highly recommended for columbarium. Openings shall be provided for columbarium walls to achieve natural cross ventilation.

5.2.4 Comments of the Director of Electrical and Mechanical Services (DEMS):

(a) He has no further comment on the QRA report (**Annex F**).

(b) In addition, the project proponent should liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the Site and any required minimum set back distance away from them during the design and construction stages of the proposed development.

(c) His previous comment on the s.16 application as stated in paragraph 10.1.12 in **Annex A** is still valid.

5.2.5 Comments of the Director of Food and Environmental Hygiene (DFEH):

In relation to FI in **Annex H**, the Food and Environmental Hygiene Department (FEHD) conducted a visit to the Site on 30.6.2014. According to the information provided by the operator of the columbarium, the date of sale of first niche and date of first interment in niche were both in 1966. In the said visit, FEHD officers found an interred niche which the operator said as the first interred niche, and took a photo of the concerned niche for record purpose. FEHD is not in a position to confirm the time of interment of the niche so found, and had not ever made any confirmation as to the time of interment in respect of any niche in this columbarium.

District Officer's Comment

5.2.6 Comments of the District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

(a) He had distributed consultation letters to the locals concerned and understood that they will provide their comments (if any) to the Board direct.

(b) He noted TMDC and locals living in the vicinity (including residents of Parkland Villas) have been very concerned about the potential adverse traffic and environmental impacts to residents living in the adjoining areas arising from the proposed columbarium development. At the TMDC meeting on 31.1.2020, TMDC passed a motion[5] to reflect the local concerns to the Board and oppose the captioned review application. In view of the above, he trusts the Board will take into account the public views comprehensively when further deliberating the review application.

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[5] TMDC passed a motion "屯門區議會向城市規劃委員會反映居民的意見，反對屯門極樂寺向城規會的覆核申請" at its meeting on 31.1.2020.

5.3 For the review application, the following Government department has no further comment and maintains his previous comments on the application as follow:

Traffic and Crowd Management

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

(a) The applicant had previously submitted the similar application (No. A/TM/419) which was rejected by the Board on the ground that the applicant failed to demonstrate that the potential pedestrian safety and traffic impacts associated with the proposed columbarium could be satisfactorily addressed. The applicant had further submitted two s.16 planning applications for the same use but withdrew subsequently. Having studied the present situation, it was found that the number of proposed niches was reduced from 4,900 to 1,567 and there was no residential institution proposed in the current application. The applicant had submitted an updated TIA, which included the traffic surveys conducted in Ching Ming Festival of 2018. He has no comment on the updated TIA but comment should be sought from TD.

(b) The applicant stressed that there are no adverse impact on the traffic and pedestrian analyses in accordance with the updated TIA. The applicant also mentioned that there are 69% of niches already occupied and it is not expected that a significant change on the traffic and pedestrian flow will be made when the remaining niches (31%) are occupied. He has no further comment on the applicant's responses provided that the road and parking layout and traffic management scheme proposed by the applicant would be implemented smoothly and effectively. The Site adjoins a residential development, Parkland Villas. Both GLM and Parkland Villas share the same access road at Tuen On Lane and their entrances are close to each other. The visitors to GLM and the residents would have to use the same road and large amount of visitors during the Ching Ming and Chung Yeung Festivals would be anticipated. It may cause nuisance to the residents to a certain extent.

5.4 For the review application, the following Government departments have no further comment and maintain their previous comments on the application as stated in paragraph 10.1 in **Annex A**:

(a) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
(b) Director of Environmental Protection (DEP);
(c) Director of Fire Services (D of FS);
(d) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
(e) Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
(f) Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD); and

(g) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

5.5 The following Government departments maintain their previous views of having no comment on or no objection to the application as stated in paragraph 10.2 in **Annex A**:

(a) Secretary for Home Affairs (S for HA);
(b) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
(c) Project Manager (West) (PM(W)), CEDD;
(d) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(A&M), AMO); and
(e) Director of Leisure and Cultural Services (DLCS).

6. Public Comments on the Review Application Received During Statutory Publication Periods

6.1 The application and the subsequent FIs were published for public inspections. During the statutory public inspection periods, a total of 110,543 public comments were received. Amongst the public comments received, 70,798 (64%) of them support the application, 39,736 (36%) raise objections to/express concern on the application, and 9 comments do not express views on the application. Majority of the supporting and objecting comments are in the form of various types of standard letters. Samples of the comments are attached at **Annexes J-1 to J-53**. All the public comments received are deposited at the Secretariat for Members' inspection at the meeting.

6.2 The 70,798 supporting public comments are from individuals (samples at **Annexes J-1 to J-9**) and the supporting grounds are as follows:

(a) GLM serves as a religious institution in Tuen Mun for a long time and has co-existed with Parkland Villas for many years. The operation of GLM will not cause traffic problem to Parkland Villas residents as they have separate pedestrian access, and it will not cause air pollution to Parkland Villas;

(b) the columbarium in GLM is of small scale and located indoor. The location of GLM is far from other residential developments. The surrounding land uses are non-residential developments such as nunnery and fire station. The surrounding is heavily vegetated. It would not pose visual impacts onto nearby residents;

(c) GLM is conveniently located and easily accessible by public transport. Crowd management is smooth; and

(d) some columbaria and/or cemeteries are located even closer to residential developments. As such, the columbarium use would not adversely affect the living of nearby residents.

6.3 The 39,736 objecting comments are from members of TMDC, the incorporated owners (IOs)/management company of nearby residential developments

including Parkland Villas (疊茵庭) and Napa Valley (名賢居), other non-governmental organisations including Tuen Mun Association for Women's Development (屯門展藝婦女會), Association of San Hui Residents (新墟居民同樂會), Fu Tai Estate Residents' Services Association (富泰邨居民服務社), Butterfly Bay Residents' Association (蝴蝶灣居民協會), Butterfly Bay Lok Man Association (蝴蝶灣樂民協會), Association of Benevolent Contributors (喜善行服務社), Yin Wai Women's Association (賢慧婦女會), Tuen Mun North Residents' Association (屯門北居民協會), Friendly Neighbour Association (善鄰社), Tuen Mun Co-operation and Development Association (屯門互進會), Yan Tai Residents' Association (茵泰居民協會), Association of Prime View (景峰服務社), Green Sense (環保觸覺), Alliance for the Concern over Columbarium Policy (各界關注骨灰龕法案大聯盟), nearby residents and members of the general public (samples at **Annexes J-9 to J-40**), and other individuals (samples at **Annexes J-41 to J-53**); and their major objection grounds and concerns are as follows:

(a) the columbarium involved illegal occupation of GL and contravenes lease conditions, statutory town plan and BO. The applicant had launched a judicial review against the occupation of GL, but it was not successful. Approval of the application would set an undesirable precedent for other operators to regularise unauthorised columbarium operations in Fu Tei;

(b) the columbarium deviates from the planning intention of the subject "G/IC" zone. The provision of local facilities has not taken into account of the visitors arising from the columbarium development;

(c) according to the Judge's verdict of Hong Kong Memorial Park (孝思園) (HKMP), HKMP was convicted of breaching land lease and was requested to remove all niches. It is considered that GLM is of the same nature;

(d) the columbarium is too close to and incompatible with the surrounding residential developments in particular Parkland Villas. The operation of GLM and daily rituals has already caused serious adverse air, glare and noise impacts to the local residents and students. Approval of the application would further worsen the situation, disturb the residents physically, psychologically and affect property value and set an undesirable precedent in the area;

(e) the proposal would cause adverse traffic impacts to the area. There are insufficient parking, L/UL facilities, pedestrian access and means of escape. The traffic and crowd management plan is impractical. Serious illegal parking and traffic congestion are expected. Emergency service would be also be affected;

(f) additional visitors would cause security and hygiene concerns to local residents. Supporters may not live in the area and will not be affected by the proposal; and

(g) approval of the application would set an undesirable precedent.

6.4 At the s.16 stage of the application, a total of 93,984 public comments were received, including 52,803 (56%) supporting comments, 41,555 (44%) opposing comments, 26 blank forms and 6 comments referring to other applications. Their major views were summarised in paragraph 11 of **Annex A** and samples of the comments are at **Appendices V-1 to V-62 of Annex A**.

7. Planning Considerations and Assessments

7.1 The application is for a review of the RNTPC's decision on 29.11.2019 to reject the subject application for columbarium use at the Site zoned "G/IC" on the OZP (**Plan R-1**). The application was rejected by the RNTPC for the reasons that the proposed development is not in line with TPB PG-No. 16 in that the columbarium use is in close proximity to the residential developments and sharing the same access road with the adjoining residential development, which is not compatible with surrounding areas in land use terms; and approval of the application would set an undesirable precedent for similar applications.

7.2 The applicant submitted a planning review statement, QRA, background information of GLM's columbarium development to substantiate the review application and proposed a new alternative pedestrian access at the south side of the Site connecting Castle Peak Road (**Annexes E to H**). Planning considerations and assessments on the review application are appended below.

Planning Intention and Land Use Compatibility

7.3 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. As for the columbarium use, it is a Column 2 use requiring planning permission from the Board. The acceptability of the proposal should be comprehensively assessed taking into account the land use compatibility of the Site with its neighbouring uses, and the traffic and environmental impacts arising from the development.

7.4 Although the applicant claimed that the proposed columbarium use is in line with TPB PG-No. 16 and the Site falls within the "G/IC" zone comprising a number of GIC facilities including Ching Leung Nunnery, Fu Tei Fire Station and school, the Site is located in close proximity to a medium density residential development of Parkland Villas comprising 9 residential blocks to the immediate north and east. They share the same access road at Tuen On Lane and their entrances are close to each other (**Plans R-2a and R-3**). The columbarium under application will bring nuisance to the local residents and is considered not compatible in land use terms.

7.5 The Site and the surrounding area were previously zoned "U" on the then Tuen Mun OZP in 1994. In April 1994, an amendment to the OZP was taken to reflect the existing and planned land uses in Tuen Mun Area 52. Several sites (including the site where Parkland Villas is located) were rezoned to "R(B)" to facilitate such developments. Besides, the "G/IC" zone in the area was intended for tertiary education purpose (i.e. the Lingnan University at present), and other

existing institutions (including Ching Leung Nunnery and GLM) and community uses or reserved for anticipated government uses. However, there was no information to indicate that GLM involved columbarium use during the consideration of the proposed amendment in 1994.

Land Administration and Building Matters

7.6 There are a number of structures erected on the Lot, including the structures under application, which are not in compliance with the lease conditions. DLO/TM, LandsD advises that the existing uses as columbarium and monastery are in breach of the lease condition. Two warning letters against the breach of lease restrictions on user, maximum building height and maximum built-over area and the breach of lease restriction on "no deposit of human remains" have been registered in the Land Registry against the Lot. DLO/TM, LandsD reserves the right to take lease enforcement actions as may be considered appropriate against any breach of lease conditions. CBS/NTW, BD has no further comment on the current review application and maintains his previous advice that there is no record of approval by the Building Authority for the existing structures at the Site and enforcement action may be taken to effect the removal of any UBW erected on leased land in accordance with BD's enforcement policy against UBW 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 BO.

Traffic and Crowd Management

7.7 As the application mainly involves niches sold before 30.6.2017, C for T has no in-principle objection to the planning application subject to approval of TCMP by PCLB. If the application is approved by the Board, the applicant is required to submit a Management Plan for approval by the PCLB during the licensing stage. However, Parkland Villas and GLM share the same access road (Tuen On Lane) and their entrances are close to each other (**Plan R-2a and Photo 2 at Plan R-4a**). The visitors to GLM and the residents would have to use the same access road. Large amount of visitors and possible illegal parking/queuing of vehicles waiting to enter the Site during festival days are expected. Such situation will cause nuisance to the residents. Hence, C of P has previously raised concerns on the effectiveness on the implementation of TCMP during the festival days and their shadow periods and there may have nuisance to the residents to a certain extent. Although the applicant has proposed alternative pedestrian access at the south side of the Site connecting Castle Peak Road, C of P maintains his above comments for the review application. The applicant has not submitted further proposals to address the above concerns on the substantial increase in visitors and possible illegal parking/queuing of vehicles.

Access Arrangement

7.8 A new pedestrian footpath with a minimum clear width of 2.1m will be provided at the entrance of GLM at Tuen On Lane while a footpath of the same width will be provided within GLM (**Drawings R-6 to R-8 and Plan R-2;** and **Drawing A-13 of Annex A**). Moreover, an additional alternative pedestrian route is also proposed at the southern side of the Site to connect Castle Peak Road – Lingnan Section (**Drawing R-5**). However, there is no detailed information on its proposed design, construction, management and maintenance aspect of this

alternative route since it has to pass through unallocated GL with slope and squatters/structures (**Drawing R-5 and Plan R-2a**). DLO/TM, LandsD advises that there is no guarantee that the applicant's proposal to utilise the concerned pieces of GL to provide footpaths to GLM will be approved. Therefore, the technical feasibility of using the proposed alternative pedestrian route is yet to be demonstrated. Moreover, according to the applicant, about 54% of visitors will use Tuen On Lane to the Site.

Other Technical Considerations

7.9 Other departments consulted including DFEH, DEP, DEMS, CTP/UD&L of PlanD, CE/MN of DSD, CE/C of WSD, H(GEO) of CEDD, D of FS, CBS/NTW of BD and PM(W) of CEDD have no further comment and maintain their previous views of no objection to/adverse comment on the columbarium development subject to the imposition of relevant planning conditions, where appropriate.

Undesirable Precedent

7.10 The previous application No. A/TM/419 for the proposed redevelopment of GLM for columbarium, residential institution (quarters) and religious institution involving 4,900 niches and 800 tablets with fewer parking spaces was rejected by the Board upon review on 1.2.2013 on the grounds, amongst others, of the adverse traffic impact on pedestrian and vehicular traffic as well as conflicts and nuisances to the residents in surrounding areas, and setting an undesirable precedent. Comparing the previous application (No. A/TM/419) with the current application (No. A/TM/530) as mentioned in paragraph 4.13 above, the current application is of a smaller scale and has fewer number of niches. Nevertheless, there has been no major change in planning circumstances since the rejection of the previous application. No approval for columbarium use has been given within the subject "G/IC" zone. The approval of the application would set an undesirable precedent for other similar applications within the subject "G/IC" zone.

7.11 DO(TM), HAD noted TMDC and locals/residents living nearby (such as the Parkland Villas) have been very concerned about the potential adverse traffic and environmental impacts to residents living in the adjoining areas arising from the proposed columbarium development. At TMDC meeting on 31.1.2020, TMDC passed a motion to reflect the local concerns to the Board and oppose the review application.

Public Comments

7.12 There are 110,543 public comments received on the review application, including 70,798 (about 64%) supporting to the application and 39,736 (about 36%) raising objection. The grounds of the public comments are stated in paragraphs 6.3 and 6.4 above. The comments from relevant government departments and the planning assessments in paragraph 7.3 to 7.10 above are relevant.

8. Planning Department's Views

8.1 Based on the assessment made in paragraph 7, having taking into account the public comments mentioned in paragraphs 5.2.6 and 6 above and given that there is no major change in the planning circumstances since the consideration of the

subject application by RNTPC, PlanD maintains its previous view of not supporting the review application for the following reasons:

(a) the proposed development is not in line with TPB-PG No. 16 in that the columbarium use is in close proximity to the residential developments and sharing the same access road with the adjoining residential development, which is not compatible with the surrounding areas in land use terms; and

(b) 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 cause nuisances to the residential neighbourhood.

8.2 Alternatively, should the Board decide to approve the review application, it is suggested that the permission shall be valid until **7.5.2025**, 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. Should the application be approved, the following approval conditions and advisory clauses are suggested for Members' reference:

Approval conditions

(a) the number of niches and ancestral tablets within the Site shall not exceed 1,567 and 1,089 respectively;

(b) the submission and implementation of water supply for firefighting and fire services installations proposal to the satisfaction of the Director of Fire Services or of the Town Planning Board;

(c) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and

(d) the submission and implementation of a landscape proposal to the satisfaction of Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are at **Annex K**.

9. Decision Sought

9.1 The Board is invited to consider the application for review of RNTPC's decision and decide whether to accede to the application.

9.2 Should the Board decide to reject the review application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

9.3 Alternatively, should the Board decide to approve the review 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.

10. Attachments

Drawing R-1	Master Layout Plan
Drawing R-2	Revised Master Landscape Plan
Drawing R-3	Revised Section Plan
Drawing R-4	Proposed Pedestrian Routes
Drawing R-5	Proposed Alternative Pedestrian Route Analysis
Drawings R-6 to R-8	Traffic and Crowd Management Plan
Plan R-1	Location Plan
Plan R-1a	Location of previous and withdrawn applications
Plan R-1b	Location of similar applications on the Tuen Mun OZP
Plan R-2 & 2a	Site Plans
Plan R-3	Aerial Photo
Plans R-4a to 4f	Site Photos
Annex A	RNTPC Paper No. A/TM/530C
Annex B	Extract of minutes of the RNTPC meeting held on 29.11.2019
Annex C	Secretary of the Board's letter dated 13.12.2019 informing the applicant of the RNTPC's decision
Annex D	Letter received by the Board on 24.12.2019 applying for a review of RNTPC's decision
Annex E	FI received on 8.4.2020
Annex F	FI received on 8.6.2020
Annex G	FI received on 25.9.2020
Annex H	FI received on 11.2.2021
Annex I	Similar applications
Annexes J-1 to J-53	Public comments
Annex K	Recommended Advisory Clauses

PLANNING DEPARTMENT
MAY 2021

Tuen Mun and Yuen Long West District

Agenda Item 7

[Open Meeting (Presentation and Question Sessions only)]

Review of Application No. A/TM/530
Columbarium Use in "Government, Institution or Community" Zone, Lot 2011 (Part) in D.D. 132, Tuen On Lane, Tuen Fu Road, Fu Tei, Tuen Mun
(TPB Paper No. 10738)

[The item was conducted in Cantonese.]

74. The Secretary reported that the application was for a columbarium use in Tuen Mun and the following Members have declared interests on the application:

Mr Lincoln L.H. Huang	-	being a member of the Private Columbaria Appeal Board (PCAB);
Mr K.K. Cheung	-	his firm being the legal advisor of the Private Columbaria Licensing Board (PCLB); and
Mr Alex T.H. Lai	-	being a past member of the PCAB, and his former firm being the legal advisor of the PCLB.

75. Members noted that Mr K.K. Cheung had tendered an apology for being unable to attend the meeting and Messrs Lincoln L.H. Huang and Alex T.H. Lai had already left the meeting.

Presentation and Question Sessions

76. The following representatives of the Planning Department (PlanD) and the applicant were invited to the meeting at this point:

PlanD

Mr Kepler S.Y. Yuen	-	District Planning Officer/Tuen Mun and Yuen Long West (DPO/TM&YLW)
Mr Alexander W.Y. Mak	-	Senior Town Planner/Tuen Mun (STP/TM)

Applicant

Gig Lok Monastery (GLM)	-	Applicant
Mr Lam Tin Cheung	]	
Mr Liang Rong	]	
Mr Ngai Kim Ping	]	
Ms Poon Suk Ming	]	
Mr Yip Tak Kwong	]	
Ms Yip Lai Yin	]	
Mr Wong Chi Ying	]	
Ms Chen Zixin	]	
	]	
Toco Planning Consultants Ltd	]	Applicant's Representatives
Mr Ted Chan	]	
Mr Daniel Wei	]	
Ms Jacqueline Ho	]	
	]	
CKM Asia Ltd	]	
(Traffic Consultant)	]	
Mr Chin Kim Meng	]	
	]	
Landes Limited	]	
(Landscape Consultant)	]	
Mr Lam Kwong Leung	]	

77. The Chairperson extended a welcome and explained the procedure of the review hearing. She then invited PlanD's representative to brief Members on the review application.

78. With the aid of a PowerPoint presentation, Mr Alexander W.Y. Mak, STP/TM briefed Members on the background of the review application including the consideration of the application by the Rural and New Town Planning Committee (RNTPC) of the Town Planning Board (the Board), departmental and public comments, and planning considerations and assessments as detailed in the TPB Paper No. 10738 (the Paper).

[Mr Stephen Liu left the meeting during PlanD's presentation.]

79. The Chairperson then invited the applicant's representatives to elaborate on the review application.

80. With the aid of visualizer showing some plans and documents, Mr Lam Tin Cheung, the applicant's representative, made the following main points:

(a) he started to work in GLM in the 1980s and became the Master of GLM in 1995;

(b) the application was made to satisfy the requirements for their licence application under the Private Columbaria Ordinance (PCO). Only the existing niches that were already sold before the 'pre-cut-off' date under PCO were included in the subject application, and the 613 niches that were built but not yet sold were excluded. They would not apply for any new and unsold niches in GLM in future;

(c) the application was for regularisation of the 1,567 'pre-cut-off' niches so that the sold niches could be properly taken care of. The operation of the columbarium was not for profit making, and the niches included interred ashes of residents or their family members in Parkland Villas and other surrounding residential developments such as Napa Valley, Siu Hong Court, Fu Tai Estate, Brilliant Garden, South Hillcrest, and Beneville;

(d) the submission for Chinese Temples Registration for GLM dated 1966 showed that facilities for worshipping (供奉), ancestral place (祖先位) and cremated ash storage (骨灰位) already existed in GLM. At that time, GLM was at a very remote location;

(e) he understood from the previous Master of GLM that in around the 1960s, there were around 10 odd ashes/urns. The previous Master had allowed ashes to be stored in GLM as a service, for free or at a very low price, to those in need;

(f) there were a lot of graves in the area, for example, those preserved in-situ near Brilliant Garden, the Lingnan University, and even in Parkland Villas. Some bones were excavated in development sites in the area and they had allowed those to be placed in GLM;

(g) the shared access of Tuen On Lane was already constructed and used by GLM in the 1990s, before Parkland Villas was developed. Since 2015, they had made special transport and crowd management arrangements which ensured that there was no nuisance created to surrounding residents during the Ching Ming and Chung Yeung Festivals (festival days) periods. They had encouraged family members to minimise visits and worship on festival days and discouraged them from driving to GLM in the shadow periods, i.e. 2 weeks before and after the festival days;

(h) they had already demolished all structures occupying government land, reinstated and returned the land back to the Government;

(i) the GLM was at a lower site level than the Parkland Villas and should not be very visible from Parkland Villas, hence columbarium use in GLM would not create any visual impact. In fact, GLM had existed long before the development of Parkland Villas which was only completed some 20 years ago;

(j) among the total gross floor area (GFA) of about 22,500 sq.ft. in GLM, only about 1,400 sq.ft. was for columbarium use. Other floor space was for religious use of the monastery and the open areas were public space;

(k) there were other columbarium developments that were located very close to residential developments, and they included Sin Hing Tung (善慶洞) and

Kun Chung Temple (觀宗寺) that were only 28m and 15m respectively from the nearest residential developments; and

(l) GLM was a Buddhist organization and they had been making donations to various community groups including elderly facilities and orphanage.

81. With the aid of a Powerpoint presentation, Mr Chin Kim Meng, the applicant's representative., made the following main points:

(a) one reason for rejection of the application was that the application site (the Site) was sharing the same access road with adjoining residential development. Tuen On Lane was a public road which ended as a cul-de-sac serving Parkland Villas, Ching Leung Nunnery (清涼法苑) and GLM. Tuen On Lane was formed in 1998 and had provided vehicular access to GLM since then;

(b) there were three pedestrian accesses to Parkland Villas. The one near Block 9 (i.e. the block in the northwestern end) was most frequently used by residents as it provided direct access to Tuen Fu Road and was only about four minute-walking distance to the Siu Hong West Rail Station. There was a 10m-level difference between the cul-de-sac at the end of Tuen On Lane and the pedestrian access near Block 9, thus, the pedestrian access to Parkland Villas at the cul-de-sac (near GLM) was not frequently used by the residents;

(c) there were many examples of columbarium developments sharing the same access road with adjoining developments, including Poh Yea Ching Shea (般若精舍) in Tai Po; Fung Ying Seen Koon (蓬瀛仙館) in Fanling; Po Fook Hill (寶福山) in Shatin and the Diamond Hill Crematorium;

(d) the Board had also approved a number of columbarium uses that shared vehicular accesses with adjoining residential developments, for example those in the Tsing Shan Tsuen in Tuen Mun, and those at the Kun Chung Temple and Lung Shan Temple (龍山寺) in Fanling. The vehicular

accesses to the Hong Kong Chinese Christian Cemeteries in Pokfulam were also shared with many residential developments;

(e) the applicant had proposed a secondary pedestrian access from GLM to Castle Peak Road – Lingnan Section to divert pedestrian traffic. The Transport Department (TD) and the Commissioner of Police (CoP) had no adverse comment on the proposed secondary pedestrian access; and

(f) video clips taken at the access of GLM and the cul-de-sac of Tuen On Lane were shown. The video clips taken on the day of the 2018 Ching Ming Festival showed that there were not much traffic and visitors. However, the video clips taken in the early morning hours on 6.5.2021 showed that school buses and cars had blocked the access of GLM and the cul-de-sac, and the situation was worse than that during Ching Ming Festival.

82. Mr Lam Kwong Leung, applicant's representative, with the aid of visualizer, made the following main points:

(a) according to the Landscape Master Plan, there were three existing 2-storey buildings on the Site and columbarium was proposed in two of the existing buildings. Green roofs were proposed on the three existing buildings. All existing trees would be preserved, and no tree felling was proposed. New trees were also proposed along the site boundary fronting Parkland Villas;

(b) regarding the government department's comment that the applicant should not use existing trees as green buffer, the applicant would accept an approval condition to increase tree planting within the Site;

(c) the section drawing (Drawing R-3 in the Paper) showed that GLM was at a site level some 3m lower than Parkland Villas and GLM was screened by trees of some 13m tall. Along Tuen On Lane, there were other religious institutions which also had a lot of tree plantings as buffer. The applicant was ready to plant more trees within the Site; and

(d) in gist, the columbarium use in GLM would not create additional visual impacts as it was within existing buildings and there was a lot of landscape buffers from its surroundings. The 2-storey buildings had existed on the Site for a long time and were compatible with the surroundings.

83. Mr Ted Chan, applicant's representative., made the following main points:

(a) the Board should consider the historical background of the area that GLM existed before Parkland Villas. Only two existing buildings would be involved in columbarium use;

(b) the application only involved existing niches in GLM which had been providing services to the locals, rather proposing new niches. It was a 'pre-cut-off' columbarium in accordance with the PCO that came into effect in 2017, which meant the existence of the columbarium was recognized by the Government and it just needed to be regularised by relevant applications;

(c) the current application only involved the 1,567 existing niches, and the 613 unsold niches would not be included, and there would be no future expansion of the columbarium. That would address the public concern whilst being responsible to those who had bought the niches;

(d) the applicant had addressed and met all the departmental technical requirements including environmental and safety aspects;

(e) GLM was the only 'pre-cut-off' columbarium within the "Government, Institution or Community" ("G/IC") zone. Therefore, approval of the application would not set a precedent for the "G/IC" zone and would have no implication for potential columbarium development in other religious institutions in the locality such as Ching Leung Nunnery. Sympathetic considerations should be given to approving the application;

(f) in terms of land use compatibility, GLM had already existed for many years without creating nuisance to the surroundings. GLM had proposed a Traffic

and Crowd Management Plan (TCMP) for the festival days and shadow periods, and had submitted an application for licence to the Food and Environmental Hygiene Department (FEHD) in accordance with PCO to regularised the columbarium;

(g) it was difficult to have columbarium use with exclusive private access and most cases had shared access, and the need for shared access should not constitute a rejection reason;

(h) columbarium was a Column 2 use under "G/IC" zone that might be permitted on application to the Board. The Board could impose approval conditions on aspects of landscaping and access; and

(i) after obtaining planning permission, there would be opportunity for GLM to better communicate with the nearby residents such as sending a clear message that only the existing niches would be kept in GLM.

84. As the presentations from the representatives of PlanD and the applicant had been completed, the Chairperson invited questions from Members.

[Professor John C.Y. Ng left the meeting at this point.]

Buildings and Lease Matters

85. The Chairperson and some Members raised the following questions:

(a) which structures/buildings in GLM were on government land and whether any of them involved columbarium use;

(b) whether the proposed columbarium involved unauthorized building works (UBW);

(c) whether there was information on why the lease of the Site included the 'no human remains' condition and whether it was a standard clause under other

leases. Whether applications for columbarium use involving sites with similar lease condition had been approved by the Board; and

(d) if there was a 'no human remains' clause under the lease, why the Chinese Temples Registration Form (the Registration Form) of the GLM indicated that it was an 'ancestral place'. The meaning of 'ancestral place' whether it only referred to the ancestral tablets not involving storage of human ashes.

86. In response, Mr Kepler S.Y. Yuen, DPO/TM&YLW, made the following main points:

(a) some structures with niches to the southeast of the Site were erected on government land and they had been removed after 2013. Unlike the previous applications submitted by the same applicant, the Site under the current application only included private land with no government land involved;

(b) the Buildings Department (BD) advised that there was no record of approved building plans for the related buildings/structures on the Site and whether they involved UBW was subject to investigation by BD. The three existing buildings might involve building licences approved under the lands administration regime;

(c) it appeared to be common for leases to include clauses which stipulated no grave or no storage of human remains. Some of the applications for columbarium use approved by the Board at the Tsing Shan Tsuen area also had similar 'no human remains' clause under the leases. If planning permission was obtained, the concerned land owners could apply to the Lands Department (LandsD) for lease modification/land exchange/waiver to effect the development proposal which might be subject to payment of land premium/waiver fee; and

(d) the Site was restricted to private residential with the 'no deposit of human remains' clause under the lease. LandsD had advised that columbarium

and monastery uses were not permitted under the lease and warning letters had been issued. The current lease was registered in the Land Registry in 1961 and there was no information on any lease modifications relating to the Site. Regarding 'ancestral place' stated in the Registration Form, FEHD considered it difficult to interpret the meaning of the term used in 1966 and to confirm whether it meant there was storage of human ashes at GLM at that time.

87. Mr Ted Chan, applicant's representative, supplemented the following main points:

(a) the Lotus Hall and Lotus Pagoda previously for columbarium use were built below a road along the southeastern boundary of the Site, and those structures were partly on government land. It was estimated that about two-thirds of the niches in GLM were previously on government land and one-third was on private land. Those columbarium structures on government land were subsequently demolished and the niches were relocated into two of the existing buildings. The temporary structures in the northern portion of the Site, near the entrance, would be demolished and that would allow more buffer distance from Parkland Villas;

(b) the applicant had to apply for lease modification should the Board approve the application, and would follow up on other matters with the relevant authorities such as BD and FEHD; and

(c) it was sometimes difficult to ascertain whether buildings/structures that were built long time ago, especially those in the New Territories, were authorized or not. It was common for such structures to be tolerated by the Government by charging rates and offering waivers, hence, the uses existing on the Site might be different from those permitted under the lease.

GLM and its Columbarium

88. The Chairperson and some Members raised the following questions:

(a) whether there was information indicating that columbarium use in GLM existed before it was rezoned "G/IC" and hence, might be treated as an existing use. Whether there was information on the number of niches in 1966 and when the columbarium was increased to the current scale of 1,567 niches;

(b) what the planning considerations were in 1994 to rezone the area covering the Site to "G/IC";

(c) whether the rejection of the columbarium use would affect the current religious institution use of GLM;

(d) whether ashes of the monks could be stored inside a monastery and whether such use would require planning permission;

(e) whether there were other religious activities/events at GLM and whether GLM was operating as a non-profit making organisation; and

(f) any information on the development of Parkland Villas and when it was completed.

89. In response, Mr Kepler S.Y. Yuen, DPO/TM&YLW, made the following main points:

(a) the Site fell within the Tuen Mun OZP (the OZP) planning scheme area, which was not previously covered by a Development Permission Area (DPA) Plan. Thus, unlike other rural areas covered by DPA Plan, there was no land use freezing survey conducted by PlanD for the Site and no record on whether columbarium use existed in GLM in the 1980s as claimed by the applicant. The Site was rezoned from "Undetermined" ("U") to "G/IC" in 1994 but there was no information to indicate that GLM involved columbarium use at that time. By making reference to a withdrawn application (No. A/TM/400) previously submitted by the

same applicant in 2010, it was mentioned that there were more than 4,000 niches in GLM with 1,300 niches of them sold at that time. Some of those niches were in the structures on government land along the southeastern boundary of the Site;

(b) the rezoning of the Site and the surrounding area from "U" to "G/IC" in 1994 had taken into account the existing uses at that time, including GLM and Ching Leung Nunnery, and other Government, institution or community (GIC) facilities planned at that time including a fire station, schools and the Lingnan University and its ancillary facilities as shown on Plans R-1 and R-2;

(c) according to the Notes of the OZP for "G/IC" zone, 'religious institution' was a Column 1 use which was always permitted. In other words, GLM could continue to be used as a religious institution even if the subject application for columbarium use was rejected. In fact, the main monastery building of GLM was excluded from the Site under the application;

(d) in general, if the number of niches for ashes of monks/nuns that were stored at monasteries/nunneries was of a small scale, it might be considered as ancillary to the religious institution use from planning perspective but it would still need to comply with other building and land requirements. However, since the subject columbarium under application involved 1,567 niches that were sold to the public, it was regarded as a 'Columbarium' use which required planning permission; and

(e) the site of Parkland Villas was rezoned from "U" to "Residential (Group B)" ("R(B)") in 1994. Development of Parkland Villas was completed in 2000. There was no information at hand on the date of land exchange of the site.

90. Mr Lam Tin Cheung, the applicant's representative, supplemented the following

main points:

(a) when he first arrived in GLM in 1980s, there were limited ashes/urns (say tens of ashes/urns) scattered in about three areas within GLM that were not stored in an orderly manner;

(b) he understood from the former Master of GLM that there were already sold niches in GLM around the 1980s, they would also help some old people to handle ashes of their family members, and some of the niches were offered free of charge to those in need. When he became Master of GLM since 1995, he also sold some niches but there was no information on the official date when GLM started to sell niches to the public;

(c) some niches were placed in structures involving government land but those structures (involved about 600 to 700 niches) were subsequently demolished, and those niches were then placed into the existing buildings within GLM;

(d) contrary to some residents' misunderstanding, they had no plan to build a 5-storey columbarium building;

(e) regarding the public comments, he pointed out that residents of Parkland Villas only started to raise objection in around 2010. However, they should all along have known that there was columbarium use in GLM as some niches were bought by residents of Parkland Villas since 2000. GLM had been at the Site since 1955 but Parkland Villas was only completed in 2000;

(f) there was no public complaint received in terms of traffic congestion or poor crowd management during festival days and shadow periods, as they had implemented ways to manage the traffic and crowd by restricting driving to the Site and splitting pedestrian flow on two sides of the pavement during those days. On the contrary, their access had

been blocked by school buses on many occasions. In fact, not many residents used the access near GLM;

(g) since he became the Master of GLM in 1995, they had organized several religious events each year but only in a small scale (with about 80 to 100 participants) due to limited manpower and lack of space; and

(h) GLM was registered as a non-profit making organization and the columbarium was not for profit-making. They sold the niches at a relatively low price and they would charge different prices depending on people's affordability. Sometimes they would handle the ashes for free as a Buddhist service for families in need.

91. Some Members further enquired on whether the current application was dealing with the niches currently existing in GLM or involving new niches to be sold; whether there would be financial gain/loss if the application was approved/rejected; whether the sold niches would be allowed to be transferred to other users; whether priority of selling niches would be given to the local communities; and how the ashes/urns would be handled by the applicant if the application was not approved. In response, Mr Lam Tin Cheung, and Mr Ted Chan, the applicant's representatives, made the following main points:

(a) the application was only for the 1,567 niches already sold. It was not for profit-making. They only wished to do their best and be responsible to those who had bought the niches;

(b) they would not charge any additional lump sum or recurrent fees to those who had bought the niches, if the application was approved;

(c) no transfer or re-sell of the existing sold niches would be allowed. Whilst people from the local communities were not given priorities to buy niches in GLM, there were about 490 niches serving local families in Fu Tai Estate, Parkland Villas, South Hillcrest, Beneville, Brilliant Garden etc. They chose the columbarium at GLM as it was in proximity

to their homes and was convenient for them to worship their ancestors; and

(d) if the planning application was not approved, GLM would follow the guidelines of FEHD to handle the ashes by contacting all those who had bought niches. However, for the unclaimed ashes, GLM would need to pass them to FEHD for further follow up actions.

Issues related to Private Columbaria Ordinance

92. The Chairperson and some Members raised the following questions:

(a) whether GLM was one of the 'pre-cut-off' columbarium; whether it was a private columbarium in Development Bureau (DEVB)'s list; and whether the subject application was the only columbarium application within the same "G/IC" zone; and

(b) under the licensing system of PCO, a TCMP would be required to be submitted to address the traffic and crowd management issue. Whether PCLB would seek comments from TD and CoP on the TCMP.

93. In response, Mr Kepler S.Y. Yuen, DPO/TM&YLW, made the following main points:

(a) GLM was one of the 87 listed private columbaria in DEVB's Part B list. Under PCO, 'pre-cut-off' columbarium referred to those that were in operation and had ashes interred in niches, immediately before 8 am on 18.6.2014. Those columbaria would still need to apply for a licence under PCO, although the requirements might vary as compared to new columbaria. FEHD confirmed that GLM was a 'pre-cut-off' columbarium but the number of niches existing at the 'cut-off' time had to be further verified. According to FEHD, within the subject "G/IC" zone, GLM was the only columbarium that had submitted application for a licence under PCO;

(b) according to the Government's policy initiatives announced in 2017 to deal with the Traffic Impact Assessment (TIA) requirements under PCO, operators of 'pre-cut-off' columbarium whose operation only involving niches sold before the PCO came into effect were only required to submit a TCMP, instead of a TIA, for PCLB's approval. PCLB would likely seek TD's advice on the traffic related matters; and

(c) from land use planning perspective, it was necessary to consider whether the columbarium was compatible in land use terms. Whether it was a 'pre-cut-off' columbarium was not the consideration on land use compatibility.

94. The Chairperson supplemented that 'pre-cut-off' columbarium, like GLM, was still required to apply for planning permission and it did not mean that the Board had to approve all applications involving 'pre-cut-off' columbarium. The Board should consider each planning application from land use planning perspective on its individual merits. Enforcement actions would still be carried out by the relevant authorities, as appropriate.

Land Use Compatibility

95. Some Members raised the following questions:

(a) whether there was any record of complaint received by the relevant departments on traffic impact and other nuisances generated by the existing operation at GLM during the festival days and shadow periods;

(b) whether there were other similar applications approved for columbarium use in Tuen Mun and what the planning considerations were for those approved cases. Whether there was a planning strategy for columbarium developments in Tuen Mun and whether Tsing Shan Tsuen was a better location for concentrating columbarium developments;

(c) what the precedent effect would be if the application was approved; and

(d) any information on why there were a lot of temples/monasteries in the Tuen Mun area while noting Ching Leung Nunnery was also nearby.

96. In response, Mr Kepler S.Y. Yuen, DPO/TM&YLW, made the following main points:

(a) relevant government departments had no record of public complaint on traffic impact and other nuisances during the festival days and shadow periods. However, the public comments received reflected that the local communities and stakeholders had grave concerns on the nuisances created by the columbarium use in GLM, especially during festival days and shadow periods;

(b) as shown on Plan R-1b, the approved columbarium applications in Tuen Mun were mostly located at Tsing Shan Tsuen, to the west of Yeung Tsing Road, with a total of about 30,000 niches approved. One of the planning considerations was that capacity of the road and pedestrian network there was able to handle the visitors' flow during the festival days and shadow periods. Other cases in Tsing Shan Tsuen were rejected mainly due to adverse traffic impact and land use incompatibility considerations. Each case had to be assessed based on individual circumstances and merits. Besides, there was a planned public columbarium development, with about 160,000 niches, at Tsang Tsui in Tuen Mun West. Although there were also some residential developments at Tsing Shan Tsuen near the approved columbarium, most of the residential uses were in low-rise structures and was more spread out in the area. The context was very different from the surroundings of GLM where the abutting Parkland Villas was a major residential development with nine 24-storey blocks. Also, GLM and Parkland Villas needed to use Tuen On Lane as shared access road;

(c) according to the deliberation of RNTPC, the key concern on precedent effect was whether it would encourage proposals for columbarium developments in other religious institutions within the subject "G/IC" zone. While FEHD advised that they had not received any licence

application for columbarium use from the other religious institutions in the same "G/IC" zone so far, cumulative impact would be generated if a precedent case of columbarium use was approved at the Site in the subject "G/IC" zone; and

(d) there were many old monasteries/temples in different parts of Tuen Mun but there was no information at hand on their historical background and developments.

97. Mr Ted Chan, applicant's representative., with the aid of some site photos, supplemented that there were a lot of graves near Lingnan University, Brilliant Garden and Parkland Villas. The increase in the demand for columbarium at GLM might be partly due to the developments of the area and the need to relocate the graves therein. This showed that GLM had served the local community and there was no issue of land use incompatibility to allow columbarium use in GLM. The Board should not reject the application based on land use incompatibility reason purely on the consideration that the columbarium was close to residential developments, the town centre or near transport hub. With the aid of visualizer, he supplemented that Kun Chung Temple in Fanling was also near Pak Fuk Tsuen, and Fanling Station. It had a shared road access with the surrounding residential developments. Sin Hing Tung was located near Tuen Mun Town Plaza having similar local characteristics with Kun Chung Temple.

98. In response to a Member's question, Mr Kepler S.Y. Yuen, DPO/TM&YLW, supplemented that Sin Hing Tung was the subject of application No. A/TM/203 for redevelopment of the existing monastery and the existing columbarium approved in 1995. Kun Chung Temple was the subject of application No. A/FSS/195 for proposed residential institution and columbarium use approved in 2010. Both applications were approved before the PCO came into effect.

99. The Chairperson said that as CoP and TD had indicated no objection to the application and their views would be further sought on the TCMP to be submitted to PCLB in future for any licence application, she asked whether the Board needed to take into account the impacts of GLM sharing road access with Parkland Villas when considering the planning application. She further asked whether the Board had previously approved other applications

for columbarium use which also had involved shared access with other residential developments and whether there were cases rejected due to close proximity to residential development and the need to share road access similar to the current application.

100. In response, Mr Kepler S.Y. Yuen, DPO/TM&YLW, made the following main points:

(a) since PCO came into effect, the Board had rejected five similar columbarium applications and approved six applications, and three applications were being processed. For the rejected cases, the reasons were mainly due to adverse traffic impact and land use incompatibility with the surrounding residential developments that included the need for shared access in some cases. For the approved cases, access was also a planning consideration. Taking a case near Che Kung Temple (application No. Y/ST/42) approved on 4.12.2020 as an example, although that development was also close to residential developments, the access road would not pass through the nearby villages. As such, considerations such as proximity to residential developments and shared access road had to be considered based on site circumstances;

(b) according to the 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, land use compatibility with the surroundings areas was one of the planning considerations. For the current application, the Site was very close to Parkland Villas, and the two developments shared the same Tuen On Lane for pedestrian and vehicular access. The key consideration might not be whether the traffic and crowd could be managed and controlled but whether allowing the columbarium would be acceptable from overall land use compatibility perspective noting the scale of the columbarium (1,567 niches) and the abutting residential development (about 1,700 units). In addition, CoP also indicated that the visitors to GLM and the residents would have to use the same road and a large amount of visitors during the festival days and shadow periods would

be anticipated, and that might cause nuisance to the residents to a certain extent; and

(c) the application No. Y/TP/29 for rezoning the Buddhist Cheung Ha Temple (佛教長霞淨院) site in Tai Po for columbarium development with about 13,400 niches (40% or about 5,500 of which were 'pre-cut-off' niches) was rejected by the RNTPC on 4.9.2020. With the aid of a plan, he showed that the access road for that temple also had to pass through the existing villages and other residential dwellings. The rezoning application was not agreed to for reasons that it was incompatible with the immediate residential dwellings, would set an undesirable precedent for other similar applications and induce cumulative effect in further proliferation of columbarium use.

101. As Members had no further question to raise, the Chairperson said that the hearing procedure for the review application had been completed. The Board would further deliberate on the review application in the absence of the applicant's representatives and inform the applicant of the Board's decision in due course. The Chairperson thanked the applicant's and PlanD's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

102. The Chairperson recapitulated that the review application was for the existing columbarium use in GLM, involving only the niches sold before the 'pre-cut-off' date under the PCO. The applicant sought the Board's permission which was a requirement for their licence application under PCO to facilitate the continuous operation of the columbarium. The key issues of the discussion should be focused on land use planning considerations rather than whether the columbarium involved UBW or contravened the lease conditions as those matters would be dealt with separately by the applicant and relevant departments if the application was approved.

103. Some Members considered that the application could be approved on sympathetic grounds on the following considerations:

(a) the current application only involved the existing 1,567 sold niches in the columbarium (i.e. only the 'pre-cut off' niches under PCO), which had existed for some years and was not in a large scale compared with the previous applications submitted by the applicant or similar applications approved by the Board. The applicant had committed not to further pursue seeking permission for the unsold niches and would deal with the unauthorized matters under the building and lease regimes;

(b) traffic problem did not appear to be a major issue for the subject application as the columbarium was already in operation, and relevant departments such as CoP and TD did not indicate that they had records of public complaints. The relatively spacious road layout at Tuen On Lane and the cul-de-sac would allow easier traffic and crowd management compared to other columbarium applications previously considered, and it would be subject to a TCMP to be approved by the PCLB under the licence application. It was also believed that residents of Parkland Villas did not frequently use the pedestrian access close to the ingress/egress of GLM. Being close to the Siu Hong West Rail Station (about 400m), visitors might use public transport instead of driving to GLM and that would ease the traffic pressure during festival days and shadow periods; and

(c) the columbarium was not too close to residential developments compared with other applications approved by the Board. The GLM monastery and a certain number of niches should have existed before residents moved into Parkland Villas, and the residents' objection to the columbarium use based on land use incompatibility was arguable. Also, as claimed by the Mr Lam Tin Cheung, the applicant's representative, about one-third of the niches had served the local communities, including family members of Parkland Villas, for many years.

104. In response to some Members' questions on the mechanism to control the number of niches if the application was approved, the Secretary said that the number of niches approved could be stipulated in an approval condition. Proposal for any additional niches would require a new planning application for the Board's consideration. The Chairperson supplemented that

whilst the total number of the niches could be monitored and enforced as a planning condition, it would not be practical and appropriate for the planning regime to control detailed operational matters by stipulating control on niches could not be 'reused' for interring new ashes/urns. She further mentioned that the private columbaria would require a licence from the PCLB which would be in a better position to monitor operational matters.

105. More Members, however, considered that the application should not be approved on the following considerations:

(a) the columbarium use at the Site was incompatible with the adjacent residential development just opposite the lane and large in scale. It was noted that a lot of public comments were raised by residents in the nearby residential developments objecting to the application and raising concerns on land use incompatibility, significant impact on local traffic and crowd management, and nuisances to the surrounding communities;

(b) there was no clear evidence to prove the timeframe on the existence of the columbarium use in GLM at the current scale. It was not appropriate to assume that when the residents moved into Parkland Villas around 2000, they should have already known that there was columbarium use in GLM, especially at the current scale, as it was only supposed to be a monastery;

(c) ancillary columbarium use in GLM, if any, should be limited in terms of scale in the past but such use had been expanded subsequently to the current scale without planning permission. That was a common situation in other previous applications involving religious institutions considered by the Board and there was no special circumstances for the Board to approve the current application;

(d) the application should not be approved as it would set an undesirable precedent for future similar columbarium developments in religious institutions within Tuen Mun, or even have wider implications on other areas in the Territory. There might even be implication on the nearby Ching

Leung Nunnery in the same "G/IC" zone although there was no application for columbarium use for the time being; and

(e) the Board had approved a number of planning applications for columbarium use in Tsing Shan Tsuen to the west of Yeung Tsing Road. To provide better planning for columbarium use in Tuen Mun, such use should be concentrated at Tsing Shan Tsuen where the impact on the surrounding communities was limited, rather than allowing them to spread over other areas in Tuen Mun and resulting in land use incompatibility with and nuisances to surrounding uses.

106. In response to Members' enquiries on whether the columbarium use at GLM might be considered as an existing use, the Secretary clarified that as there was no DPA Plan covering the same area before the publication of Tuen Mun OZP, no freezing survey was conducted and there was no formal record of the existing uses at the time when the OZP was first published. The Site was zoned "U" before rezoning to "G/IC" in April 1994, and within the "U" zone all uses required planning permission from the Board. If the GLM as a religious institution was already in existence at that time, the applicant could claim existing use status for such a religious institution but not for a columbarium. Furthermore, if there were limited ashes/urns stored for the monks/nuns of the monastery, it might be considered as ancillary to the religious institution use. However, the columbarium use under application could not be considered as an ancillary use given its current scale. The fact that the applicant submitted a planning application for the columbarium use likely meant that the applicant was not trying to claim existing use status for the columbarium.

107. In respect of the timeframe on the existence of columbarium use at GLM, the Chairperson remarked that there appeared to be no conclusive evidence to prove that such use was in existence before the population intake of Parkland Villas, or vice versa. The Board should focus on land use compatibility of the columbarium of 1,567 niches with the nearby Parkland Villas.

[Dr Venus Y.H. Lun left the meeting at this point.]

108. The Chairperson concluded that whilst Members noted the sincerity of Mr Lam Tin

Cheung during the presentation session and that GLM had made efforts to try to address the departmental and public comments, more Members considered that the application should not be approved mainly due to land use incompatibility with the adjacent large scale residential development which shared the same access road, the precedent effects on other similar applications and that columbarium uses in Tuen Mun should better be concentrated near Tsing Shan Tsuen.

109. A Member asked how the ashes/urns would be handled if the application was not approved and a licence could not be obtained. The Chairperson said, to her understanding, the applicant should make efforts to contact the family members to return the ashes/urns, and the handling of unclaimed ashes/urns would be followed up by FEHD according to the established procedures. FEHD's advice on the detailed handling procedures could be sought and conveyed to Members for information later.

110. After deliberation, the Board decided to reject the application on review for the following reasons:

"(a) the proposed development is not in line with Town Planning Board Guidelines No. 16 in that the columbarium use is in close proximity to the residential developments and sharing the same access road with the adjoining residential development, and is considered not compatible with the surrounding areas in land use terms; and

(b) approval of the application would set an undesirable precedent for other applications of similar circumstances. The cumulative effect of approving such applications would cause nuisances to the residential neighbourhood."