

2025年 5月 23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 2025 -05- 23  
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](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](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

2500975

8/5

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/YL-TYST/11
	Date Received 收到日期	2025-05-23

- 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。
- 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- 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。

### 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)

FAST STRONG LIMITED

### 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)

YAT TAK KWUN MANAGEMENT LIMITED

### 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 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (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)	NO.45, TAN KWAI TSUEN, HUNG SHUI KIU, YUEN LONG, N.T. (D.D.124 LOT NO.3971 R.P.)
(c) Site Area 申請地點面積	1397 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<p style="text-align: center;">NIL</p> <p style="text-align: right;">.....sq.m 平方米      <input type="checkbox"/> About 約</p>
(e) Current use(s) 現時用途	<p style="text-align: center;">COLUMBARIUM</p> <p>(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)</p>

#### 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<sup>&</sup> (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<sup>&</sup> (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<sup>&</sup>.  
(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<sup>&</sup>。
- (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<sup>&</sup>.  
(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<sup>&</sup>。
- (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”<sup>#</sup> 就「現行土地擁有人」<sup>#</sup>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)”<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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	TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO. S/YL - TYST/14
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	RESIDENTIAL (GROUP B)3

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)	
<input type="checkbox"/> Comprehensive Development Area [ ] 綜合發展區 [ ]	<input type="checkbox"/> Commercial [ ] 商業 [ ]
<input type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [ ] 住宅 ( <input type="checkbox"/> 甲類 / <input type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) [ ]	<input type="checkbox"/> Village Type Development [ ] 鄉村式發展 [ ]
<input type="checkbox"/> Agriculture [ ] 農業 [ ]	<input type="checkbox"/> Industrial [ ] 工業 [ ]
<input type="checkbox"/> Industrial (Group D) [ ] 工業 (丁類) [ ]	<input type="checkbox"/> Open Storage [ ] 露天貯物 [ ]
<input type="checkbox"/> Government, Institution or Community [ ] 政府、機構或社區 [ ]	<input type="checkbox"/> Open Space [ ] 休憩用地 [ ]
<input type="checkbox"/> Recreation [ ] 康樂 [ ]	<input type="checkbox"/> Green Belt [ ] 綠化地帶 [ ]
<input type="checkbox"/> Country Park [ ] 郊野公園 [ ]	<input type="checkbox"/> Coastal Protection Area [ ] 海岸保護區 [ ]
<input type="checkbox"/> Conservation Area [ ] 自然保育區 [ ]	<input type="checkbox"/> Site of Special Scientific Interest [ ] 具特殊科學價值地點 [ ]
<input checked="" type="checkbox"/> Other Specified Uses ( <input type="checkbox"/> Business/ <input type="checkbox"/> Industrial Estate/ <input type="checkbox"/> Mixed Use/ <input type="checkbox"/> Rural Use/ <input type="checkbox"/> Petrol Filling Station/ <input checked="" type="checkbox"/> Others (please specify <u>COLUMBARIUM</u> )) [ ] 其他指定用途 ( <input type="checkbox"/> 商貿 / <input type="checkbox"/> 工業邨 / <input type="checkbox"/> 混合用途 / <input type="checkbox"/> 鄉郊用途 / <input type="checkbox"/> 加油站 / <input type="checkbox"/> 其他 (請註明: _____)) [ ]	
<input type="checkbox"/> Road 道路	<input type="checkbox"/> 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 REFER TO ANNEX 1

.....

.....

.....

.....

.....

.....

.....

.....

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。

THE APPLICATION SITE IS AN EXISTING COLUMBARIUM OPERATED SINCE 2007 AND HITHER TO THERE WERE 582 NOS. OF NICHES HAD BEEN SOLD AND 8 NOS OF ASHES OCCUPIED IN THE COLUMBARIUM. THE PRIVATE COLUMBARIUM ORDINANCE CAME INTO EFFECT AT 30/6/2017 REQUIRING ALL THE EXISTING COLUMBARIUM TO REGULARIZE THEIR BUSINESS BY FORMAL REGISTRATION. LETTER REF (9) IN FEED PC T2-40/62/2018/009 PT. 2 DATED 15/8/2019 ATTACHED A COMMENT FROM THE PLANNING DEPARTMENT, EXPLICITLY REQUIRED THE APPLICANT TO APPLY THE RE-ZONING OF THE LAND OF THE EXISTING COLUBARIUM PRIOR TO

THE CONSIDERATION OF THE APPLICATION.  
DETAILS OF JUSTIFICATION SHALL BE REFERRED TO THE 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。

Signature

簽署

 Applicant 申請人 /  Authorised Agent 獲授權代理人

TONG YAO

Name in Block Letters

姓名（請以正楷填寫）



Position (if applicable)

職位（如適用）

Professional Qualification(s)  Member 會員 /  Fellow of 資深會員

專業資格

- 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 .....

on behalf of

代表

YAT TAK KWUN MANAGEMENT LIMITED

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

Date 日期

8 May, 2025

(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 ..... 305.6 ..... sq.m. 平方米  About 約
- Proposed plot ratio 擬議地積比率 ..... 0.2188 .....  About 約
- Proposed site coverage 擬議上蓋面積 ..... 13.00 ..... %  About 約
- Proposed number of blocks 擬議座數 ..... 2 .....  About 約
- Proposed number of storeys of each block 每座建築物的擬議層數  
..... NOT EXCEEDING 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  
..... NOT EXCEEDING 7.62 ..... m 米  About 約  
..... NOT EXCEEDING 18.2 ..... 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 .....
- Non-domestic part 非住用部分  
 hotel 酒店 ..... GFA 總樓面面積 ..... sq.m. 平方米  About 約  
..... 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)  
COLUMBARIUM COVERED AREA = 181.6m, GFA = 305.6m  
TOTAL NO. OF NICHEs = 4456  
TOTAL NO. OF ASHES = 5757
- 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)  
.....  
.....  
.....
- 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 (please specify type(s) and number(s))  
其他與運輸有關的設施 (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]
.....	SEE PLANNING STATEMENT	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途

GARDEN .....

.....

.....

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。**



**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<sup>@</sup>

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

5757

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

4456

Total number of single niches

單人龕位總數

3155

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

8

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

524

Number of single niches (residual for sale)

單人龕位數目 (待售)

2623

Total number of double niches

雙人龕位總數

1301

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

0

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

0

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

50

Number of double niches (residual for sale)

雙人龕位數目 (待售)

1251

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)

0

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

0

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

0

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

0

Number of niches (residual for sale)

龕位數目 (待售)

0

Proposed operating hours 擬議營運時間

9:00AM - 5:00PM

<sup>@</sup> 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	NO.45, TAN KWAI TSUEN, HUNG SHUI KIU, YUEN LONG, N.T. (CDD.124 LOT NO.3971 R.P.)		
Site area 地盤面積	1397	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地)	sq. m 平方米	<input type="checkbox"/> About 約
Plan 圖則	TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO.S/YL-TYST/14		
Zoning 地帶	RESIDENTIAL (GROUP B)3		
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from "RESIDENTIAL (GROUP B)3" to "OTHER SPECIFIED USES" ANNOTATED "COLUMBARIUM" 把申請地點由_____地帶改劃為_____		
<b>Development Parameters (for indicative purpose only) 發展參數(只作指示用途)</b>			
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率	Domestic 住用	sq.m 平方米	Plot Ratio 地積比率
	Non-domestic 非住用	305.6	
(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 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	7.62	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		18.2	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input checked="" type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input checked="" type="checkbox"/> Refuge Floor 防火層 <input checked="" type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	13.00 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> 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**

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>MANAGEMENT PLAN</u>		
<hr/>		
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。

**Planning Statement  
for Rezoning Application for  
Yat Tak Kwun at No. 45 Tan Kwai Tsuen,  
Hung Shui Kiu, Yuen Long, New Territories in  
D.D. No. 124 Lot 3971 R.P.**

**Prepared By: Derkon Consultant Limited**

**Date : March, 2025**

## Content

1. Background
2. Description of Lots & Buildings
3. Rezoning Proposal
4. Implementation
5. Location and Environment
6. Impact Assessment
7. Local Relationship
8. Planning Justification

Appendix A – Location Plan No. 4420-GP-01

Appendix B – New Grant No. 238

Appendix C – Layout Plan No. 4420-GP-02

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

Appendix E – Schedule of Niche Count

Appendix F – Letter ref (9) in FEHD PC 72-40/62/2018/009 Pt.2 dated 15 August, 2019

Appendix G1 – E-mail from Hong Kong Post Office dated 16.4.2013 and 25.4.2013

# 1. Background

Yat Tak Kwun is an existing Taoist columbarium located at No. 45 Tan Kwai Tsuen, Hung Shui Kiu, Yuen Long, New Territories ( the Columbarium). The location plan attached in the **Appendix A** refers. The Columbarium commenced operation since 2007 and hitherto there is about 582 nos. of niches had been sold out and about 8 no. of ash occupied in this columbarium. The maximum nos. of niches that can be accommodated is 4456.

Despite there is an imminent annual demand of over 40,000 niche in Hong Kong for over several decades of years, there is no statutory regulation controlling the columbarium business until the Private Columbaria Ordinance came into effect at 30 June, 2017 since when, over 150 existing columbaria in Hong Kong are required to regularized their business by formal registration at the Private Columbaria Affair Office Under the Private Columbaria Ordinance.

Letter ref (9) in FEHD PC 72-40/62/2018/009 Pt.2 dated 15 August, 2019 attached a comment from the Planning Department, implicitly requiring the Applicant to apply the re-zoning of the land of the existing columbarium prior to the consideration of the application. Accordingly, the Applicant had no choice but to proceed with this application.

## 2. Description of Lots & Buildings

### General description of the site

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

The total area of the site is 1397 m<sup>2</sup> and is enclosed by solid wall of height about 1.8m. At the back of the eastern side boundary wall there is an adjoining residential block. A row of trees had been planted to provide privacy to the columbarium. (The attached location plan refers.)

There are 2 buildings inside the site namely Building 1 and Building 2. Building 1 is a 2 storey high building where columbarium niches (totally 2464 nos.) are installed at only the ground floor (gross floor area is 124 sq m). Building 2 is a single storey building structure with gross floor area 57.6 sq m. Columbarium niches (totally 1992 nos.) are also installed in this building. The First floor of Building 1 is an ancillary office of the Columbarium where toilet for the management locates.

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

### Description of Lease

The lot is under New Grant No. 238 and is subject to the General Conditions and Special Conditions of Government Notification No. 364 of 1934 (G.N. 364) as amended by Government Notification No. 50 of 1940 and Additional Special Conditions. Based on these conditions, the lease permits 2/3 site coverage, 25 feet building height and 2 storey. The Attachment in **Appendix B** refers.

### Description of Structures

There are two structures in the application site

Building	No. of Storey	Dimensions	Use	Nature
Building 1	2	124 m <sup>2</sup> x 7.62m (H)	G/F Columbarium	Existing
			1/F Ancillary Office	Existing
Building 2	1	57.6 m <sup>2</sup> x 4m (H)	Columbarium	Existing

The Layout Plan in **Appendix C** refers

## 3. Rezoning Proposal

### 3.1 the purpose

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

Proposed Change for "GICs" annotated "Columbarium" in the Schedule of Use in the OZP

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Columbarium

### 3.2 The Development Schedule

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

#### Development schedule

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

### Schedule of Structures

Block designation	Storey	Site Coverage (m <sup>2</sup> )	Gross Floor Area (m <sup>2</sup> )	Dimension breadth(m) x length(m) x height(m)	Existing use
Building 1	2	124	248	10.62x16.31x7.62	columbarium
Building 2	1	57.6	57.6	5.203x11.05x4	columbarium

### Schedule of Niche Count

Building Block	Proposed Number of Niches	Proposed Number of Ashes
Building 1 (only at G/Floor)	2464	3165
Building 2	1992	2592

## **4. Implementation**

### **4.1 The History**

Since year 2007, the Columbarium was run by Yat Tak Kwun, a sister Taoist organization of Chui Pak Sin Tong. Both organizations are member of the Hong Kong Taoist Association. The Columbarium facilities of this Taoist organization were commenced upon the request of the Taoist followers to allow the ash of their ancestors to be stacked peacefully in an environment of Taoism.

### **4.2 The Construction**

The Columbarium is already an existing operation commenced since 2007. Nothing will be changed in regard of the building structure and development schedule. Toilet at the First Floor of Building 1, however, may be required to modify to suit the use as ancillary office for the Columbarium.

### **4.3 The Operation**

The operation was commenced in about 2007. The operation, however, was suspended since the implementation of the Private Columbaria Ordinance at 30<sup>th</sup> June, 2017 awaiting for the completion of the registration procedure. At the moment 582 nos. of niches had been sold with 8 nos. occupied. The Management is schedule to sell the niches at the rate of 25 numbers per months upon completion of the registration procedure.

## 5. Location and Environment

The Subject Site is located in Tan Kwai Tsuen in Hung Shui Kiu, Yuen Long. The Subject site is about 150m away from Tan Kwai Road at the east and 50m from the Wo Ping San Tsuen Lane at the West. Location Plan attached in Appendix A refers.

### 5.1 Vicinity Description

**West** On its west there are a footpath, a cycle track and a nullah which separates Wo Ping San Tsuen Lane from the site. On the further west is a large warehouse structure.

The distance from the building to the warehouse is about 60 m. The sightline is blocked by the fence wall and tall trees inside the site and on the footpath. Only a small part of the building can be seen between the trees.

**North** On its north there is a small 2-storey temporary structure where Chinese medical service is provided. Beyond this structure there is a large space area occupied by steel shelter structures and of open car park.

There are tall trees at the north side inside the site blocking the view of the building and shelters from the west. Only a small part of the building can be seen between the trees, which also function as green screening between the building and other structures on the north side.

**South** On its south there is a piece of open area providing a buffering between the site and squatters and warehouses. On this side inside the lot there are mature trees taller than the building. Together with the fence wall, only a very small part of the building can be seen from the squatter structures at the south side.

**East** On its east there is a low-rise residential estate (The Verdancy). Trees of the similar height and higher than the building on this side between the residential block and the building. Only the upper part of the building can be seen between the crowns of the trees.

## 6. Impact Assessment

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

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

### 6.0 Basic Characteristics of the Development

#### instinctive

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

#### Operative

- f. No joss paper burning activity
- g. No noisy religious ceremony
- h. Additional mobile toilets will be supplement in those Special Days, the days during the Ching Ming and Chung Yeung Festival Periods defined as follows:
  - (i) 2 Sundays before the Ching Ming and Chung Yeung Festival Days
  - (ii) On the the Ching Ming and Chung Yeung Festival Days
  - (iii) 2 Sundays after the Ching Ming and Chung Yeung Festival Days
  - (iv) Any public holidays within the 2 Sundays before and after the Ching Ming and Chung Yeung Festival Days
- i. Special traffic arrangements will be proposed by the applicant to minimize the potential impact associated with the Proposed Columbarium.
- j. Normal operation hours of the Proposed Columbarium is from 9:00 to 17:00 hours on normal weekdays and weekends, During the Ching Ming and Chung Yeung Festival Periods the Proposed Columbarium shall operation between 08:00 to 18:00 hours
- k. Mandatory Policy Agreement in Condition of Sale for the niches will be imposed to specify the above-mentioned restrictions in the Proposed Columbarium.

## 6.1 Traffic Impact Assessment (TIA)

### 6.1.1 The existing traffic situation

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

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

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

KMB 960P	Hung Shui Kiu (Hung Yuen Road) → Wan Chai North	10-35	(5)
KMB 960X	Hung Shui Kiu (Hung Yuen Road) → Quarry Bay	5 per AM	(1)
LWB A37	Hung Shui Kiu (Hung Yuen Road) ↔ Airport (Ground Transportation Centre)	30-60	
LWB NA37	Tin Shui Wai Town Centre → HZMB Hong Kong Port	1 per Day	(6)
CTB N969	Tin Shui Wai Town Centre ↔ Tin Shui Wai Town Centre	30	(6)
MTRB K75	Tin Shui Wai Station ↔ Hung Shui Kiu	30	
MTRB K75A	Tin Shui Wai Station ↔ Hung Shui Kiu	30	
MTRB K75P	Tin Shui ↔ Hung Shui Kiu	10-15	
NLB B2	Yuen Long Station ↔ Shenzhen Bay Port	60	
GMB 32	Yuen Long Station ↔ Tan Kwai Estate	10-15	
GMB 621	Hung Fuk Estate ↔ Tin Shui Wai Hospital	20-30	
GMB 622	Hung Fuk Estate ↔ Long Ping Station	15-30	(6)
GMB 606S	Yuen Long (Fung Cheung Road) ↔ Tsim Sha Tsui East	6-13	
RMB	Tuen Mun (Chi Lok Fa Yuen) ↔ Yuen Long (Yuen Long Hong Lok Rd)	n/a	
RMB	Tsuen Wan (Chung On St) → Tuen Mun and Yuen Long	n/a	(6)
RMB	Mong Kok (Reclamation St) → Tuen Mun and Yuen Long	n/a	
RMB	Yuen Long ↔ Jordan Rd (Parkes St)	n/a	
LRT 610	Yuen Long ↔ Tuen Mun Ferry Pier	7-17	
LRT 614	Yuen Long ↔ Tuen Mun Ferry Pier	14-23	
LRT 615	Yuen Long ↔ Tuen Mun Ferry Pier	9-23	
LRT 751	Tin Yat ↔ Yau Oi	6-15	

Note:

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

Remarks:

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

### 6.1.2 Traffic and pedestrian Flow Surveys

Captioned flow survey was carried out between 11:00 and 14:00hours, which are the typical peak operation period associated to a columbarium development.

**6.1.2.1.** Manual classified count surveys were conducted to enable traffic flows in passenger car unit (pcu) to be calculated. The traffic flow survey was conducted at the following junctions:

J01 – Castle Peak Road – Hung Shui Kiu/ Tan Kwai Tsuen Road

J02 – Castle Peak Road – Hung Shui Kiu/ Hung Shui Kiu Main Road

J03– Castle Peak Road – Hung Shui Kiu/ Wo Ping San Tsuen Lane

Junction Capacity analyses are calculated based on the columbarium peak hour traffic flows, and the analyses were undertaken using the methods outlined in the Transport Planning and Design Manual (TPDM). Summaries of the results are included in Table 6.2

**Table 6.2 EXISTING JUNCTION OPERATIONAL PERFORMANCE**

Junction		Junction Control	Performance Indicator	Columbarium Peak Hour
J01	Castle Peak Road – Hung Shui Kiu / Tan Kwai Tsuen Road	Signalised	RC	>100%
J02	Castle Peak Road – Hung Shui Kiu / Hung Shui Kiu Main Street	Signalised	RC	>100%
J03	Castle Peak Road – Hung Shui Kiu / Wo Ping San Tsuen Lane	Priority	RFC	0.010

Note: RC – Reserve Capacity    RFC – Ratio of Flow to Capacity

The above result indicates that the surveyed junctions operate with capacities during the columbarium peak hour

**6.1.2.2** Based on the peak hour pedestrian flows, the Levels of Service (LOS) analysis for various adjacent relevant footpaths were conducted. The LOS grading is assessed in accordance with the TPDM. The results was summarized in Table 6.3

**Table 6.3 EXISTING FOOTPATH OPERATIONAL PERFORMANCE**

Pedestrian Facilities		Clear Width <sup>(1)</sup> (m)	Ching Ming Festival Day Columbarium Peak Hour	
			Observed 2-way Pedestrian Flow (ped/hour)	Flow Rates [LOS] (ped//min)
FP01	Footpath along Nullah between the Subject Site and Castle Peak Road – Hung Shui Kiu	3.0m	137	0.76 [A]
FP02	Footpath along Castle Peak Road – Hung Shui Kiu westbound between Tan Kwai Tsuen Road and Nullah	4.5m	219	0.81 [A]
FP03	Footpath along Castle Peak Road – Hung Shui Kiu westbound between Nullah and Wo Ping Shan Tsuen Lane	3.0m	218	1.21 [A]

Note: (1) Width of adjacent cycle track excluded

Note: (1) Width of adjacent cycle track excluded.

The above result indicates that the related footpaths performed in a desirable manner.

### 6.1.3 Population & Traffic Projection

Population projection of the TIA shall be based on “ 2016 – Based Territorial Population and Employment Data Matrix” (2016—based TPEDM) published by the Planning Department . Historic Traffic Flow of the TIA shall be based on the 10-year historic Annual Average Daily Traffic (AADT) obtained from the Annual Traffic Census published by Transport Department. Detail data included in Section 2.17 to 2.21 of the attached TIA report refers.

### 6.1.4 Estimation of Traffic Generation

The TPDM does not have trip generation rates for columbarium, hence, trip generation rates obtained from the traffic generation surveys conducted at Gik Lok Monastery, a similar columbarium located at Tuen Fu Lane in Tuen Mun within 3 km from the Site, are adopted for the estimation of traffic generation. Detail data included in Section 3 of the attached TIA report refers.

## 6.1.5 Traffic and pedestrian impact

### 6.1.5.1 Traffic

Based on the recommendation of the TPDM, the design year of the TIA shall be set at 2026. The 2026 Junction Capacity Analysis is summarized in the following Table 6.4 and detailed calculations are presented in the TIA.

**TABLE 6.4 2026 JUNCTION OPERATIONAL PERFORMANCE**

Junction		Junction Control	Performance Indicator	Year 2026 Columbarium Peak Hour on Ching Ming Festival Day	
				Without the Proposed Columbarium	With the Proposed Columbarium
J01	Castle Peak Road – Hung Shui Kiu / Tan Kwai Tsuen Road	Signalised	RC	88%	83%
J02	Castle Peak Road – Hung Shui Kiu / Hung Shui Kiu Main Street	Signalised	RC	99%	77%
J03	Castle Peak Road – Hung Shui Kiu / Wo Ping San Tsuen Lane	Priority	RFC	0.013	0.014

The above results indicate that the analysed junctions are expected to operate with sufficient capacities during the columbarium peak hour on the Ching Ming and Chung Yeung Festival Days, and the Proposed Columbarium will have no adverse traffic impact to the junctions analysed.

### 6.1.5.2 Pedestrian

The 2026 Footpath Level Service of Analysis is summarized in the following Table 6.5 and detailed calculations are presented in the TIA.

Table 4.2 summarises the columbarium peak hour pedestrian flow and results of the LOS and analysis on the Ching Ming Festival Day without and with the Proposed Columbarium.

**Table 4.2 2026 FOOTPATH OPERATIONAL PERFORMANCE**

Pedestrian Facilities		Clear Width (m) <sup>(1)</sup>	Year 2026 Ching Ming Festival Day Columbarium Peak Hour			
			2-way Pedestrian Flow (ped/hour)		Flow Rates [LOS] (ped/m/min)	
			Without the Proposed Columbarium	With the Proposed Columbarium	Without the Proposed Columbarium	With the Proposed Columbarium
FP01	Footpath along Nullah between the Subject Site and Castle Peak Road – Hung Shui Kiu	3.0m	173	1380	0.96 [A]	7.67 [A]
FP02	Footpath along Castle Peak Road – Hung Shui Kiu westbound between Tan Kwai Tsuen Road and Nullah	4.5m	277	1523	1.03 [A]	5.64 [A]
FP03	Footpath along Castle Peak Road – Hung Shui Kiu westbound between Nullah and Wo Ping San Tsuen Lane	3.0m	276	1483	1.53 [A]	8.24 [A]

Note: (1) Width of adjacent cycle track excluded.

The above results indicate that the footpaths analysed are expected to operate with capacities during columbarium peak hour on the Ching Ming and Chung Yeung Festival Days. Hence, it can be concluded that the Proposed Columbarium will have no adverse pedestrian impact to the footpaths analysed

## 6.1.6 SUMMARY

### 6.1.6.1

The Subject Site, namely Yat Tak Kwun, is located at 45 Tan Kwai Tsuen in Hung Shui Kiu, Yuen Long. The Applicant has the intention to regularize 4,456 niches, of which 8 niches are now sold and occupied, 574 niches are sold but vacant, and the remaining 3,874 niches are unsold and vacant.

### 6.1.6.2

Special traffic arrangements will be implemented during the Ching Ming and Chung Yeung Festival periods, which include the Ching Ming and Chung Yeung Festival days, 2 Sundays before and 2 Sundays after the Festival Days, and any public holidays occurring during these periods. This special arrangements include:

- (i) Reminder on the mandatory no parking policy,
- (ii) Extended operation hours, i.e., from 0800 to 1800 hours,
- (iii) On-site 1-way pedestrian flow, and provision of holding and queuing areas, and
- (iv) Data collection and review of the special traffic arrangement.

### 6.1.6.3

Traffic and pedestrian generations of the Proposed Columbarium during the columbarium peak hour on Ching Ming Festival Day were estimated based on generation rates derive from generation surveys conducted at the Gig Lok Monastery which is located in the vicinity.

### 6.1.6.4

The year 2026 junction capacity and footpath LOS analyses concluded that, the junctions and footpaths analysed are expected to have capacity to accommodate the expected traffic growth and the traffic generated y the Proposed Columbarium.

### 6.1.6.5

From traffic engineering aspect, the Proposed Columbarium is technically feasible.

## 6.2 Environmental Considerations

### (a) No joss paper furnace

Considering the relative distance with the residential areas, the applicant will not provide joss paper furnace on site. Visitors can only perform memorial activities in an environmentally friendly way and burning of joss paper associated with worship and memorial services will not be allowed at the site.

### (b) Air Quality

No substantial Addition & Alteration (A & A) Works shall be carried out. As the proposed columbarium buildings have been renovated, there will not be any large scale construction work involving demolition of existing structure during modification the interior of the existing building for the proposed use.

No kitchen and catering services or vegetarian food will be provided in the development during operation.

The site is currently accessed via a footpath from Tan Kwai Tsuen Road. Vehicular traffic to the site is almost not possible. Thus emission from the vehicles shall be unlikely happen

It is therefore considered that the operation of the columbarium will not cause any significant adverse air quality impact to the potential ASRs at the vicinity.

### (c) Noise

As the proposed columbarium was already provided within the existing buildings, no civil and structural alteration works will be required. The proposed toilet in the first floor of Building 1 shall involve A & A works inside the building and noise generated by which is easily controlled.

Noisy religious ceremony will not be allowed in the columbarium operation. No construction noise nuisance and no operative noise nuisance is therefore envisaged at the identified ASRs and in the vicinity.

#### (d) Waste Management

There shall be no Major Construction and only minor A & A works will be undertaken within the existing building. Negligible construction waste is therefore envisaged to be generated or disposed of. The small amount of construction waste will be collected and disposed of at landfills. The measures recommended in the ProPECC PN 1/94 will be implemented during the renovation works to minimize the generation of construction waste.

As no kitchen and food catering services will be provided and no burning of joss paper will be allowed at the proposed columbarium, the potential waste generated during the operation of the columbarium will be limited to general refuse from the visitors. This general refuse will be collected twice a day and disposed of at nearby refuse collection points. Sufficient rubbish bins will be provided within the site.

With the implementation of good management practice and control measures to reduce the generation of waste and secondary nuisances (such as water quality), adverse environmental impact due to waste management is not anticipated.

### **6.3 Sewerage**

6.3.1 Toilet Facility installed at the First Floor of Building 1 will be provided for the management of the columbarium only. Additional mobile toilets, however, will be supplement in those Special Days for visitors. Number of managing staff during normal days is about 1-3. Amount of mobile toilets shall be assessed and reviewed from time to time.

6.3.2 The sewage generated from the subject toilet will be collected at the existing traditional septic tank at the vicinity of Building 1 about 50m from the adjacent nullah. The existing septic tank, which had been designed for the original residences over half a century ago, shall be deemed to be adequate for the management staff.

## 6.4 Tree Preservation and Landscape Proposal

### (a) Summary of Tree preservation and landscape proposal

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

### (b) Landscape Assessment

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

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

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

The detailed design of the landscape layout will consider the following relevant guidelines/legislation:

- Hong Kong Planning Standard and Guidelines,
- Management and Maintenance of both Natural Vegetation and Landscape Works,
- Technical Guidelines on Landscape Treatment and Bio-engineering for Man-made Slopes and Retaining Walls (GEO Publication No.1/2000),
- Design Manual: Barrier Free Access 2008 (Building Department)
- ETW TCW No. 2/2004 – Maintenance of Vegetation and Hard Landscape Features, and
- LAO Practice Note No. 7/2007 – Tree Preservation and Tree Removal Application for Building Development in Private Projects.

#### (c) Preservation of Existing Trees

Although no works are proposed at the landscaped areas, existing trees will be carefully protected and maintained to avoid disturbance like encroachment of machinery and materials. In this proposal, a total of 4 nos. of existing trees are proposed to be retained in situ. It is suggested that no works or materials should be encroached to 2m from the tree trunks so as to preserve these trees in situ. All the existing trees will be protected and maintained by the lot owners during and after construction.

#### (d) Planting of New Trees

In order to provide quality landscape for the proposed development, soft landscape works will be the major landscape element of the landscaping proposal and satisfy the following criteria:

- To enhance the ecological value of the existing plantation;
- To provide an effective screening effect and to soften the architectural hard lines of the existing buildings as well as to reduce visual impact to the nearby residents/visitors; and
- To enhance the existing greenery setting of the area.

The proposed development would not disturb any existing vegetation within and outside site boundary. Besides, additional trees, shrubs and groundcover are proposed at periphery of the buildings. It will help in creating a soft planted edge to the buildings along its interface with the natural context to blend with the adjoining context. Moreover, the heavy standard trees along the boundary will also form a green buffer to alleviate the visual intrusion of the existing buildings from short to medium views. They will be protected and maintained by the lot owners during and after construction.

Majority of the proposed plantings will be planted at the planting beds at periphery. Tree, shrub and groundcover plantings will be planted at at-grade planting beds with 1,200mm deep soil, excluding the drainage layers. It will also help to promote a tranquil and harmonic environment to the residents nearby. The refined paving and selection of plant combination enrich the colour complexity and visual gradation of the development.

The proposed irrigation system will be by tap water pipe for manual operation. Lockable water points will be provided at 40m centres covering the entire site. The proposed source of water supply is subject to final approval from the Water Services Department.

#### (e) Visual Impact

Although the proposed development is near to a low-rise low-density development, the proposed planting shall reflect local native species, The proposed tree species will be selected to reflect those on the local hillside and with an intention to create the native woodland in the long-term.

For the entire landscape area, where practicable, heavy standard trees, medium shrubs and foliage plants are proposed. Those soft landscape measures will ensure that the hard lines of the build form are visually softened. The use of planting in semi-mature size would be encouraged to provide a more instant effect.

The existing buildings are low-rise and low density in nature It is similar to the nearby residential development.

The existing trees on site enhance the natural and peaceful atmosphere of the application site (Enclosure 5 – Existing Landscape on Site).

## **7. LOCAL CONSULTATION**

### **SCHEME TO HELP LOCAL PEOPLE**

#### **7.1 Consultations – Local Leaders**

Local leaders had been consulted in 2013 regarding the proposed columbarium, among them are:

Mr. Leung Chi Cheung Justice of peace, Resident of Tan Kwai Village

Mr. Chan Yuen Wah Justice of peace, Resident of Tan Kwai Village

The general response is that they have no adverse view on the proposal. They requested that the proposal must comply with the laws of Hong Kong and permitted by the Tower Planning Board.

## **8. PLANNING JUSTIFICATION**

The study on the planning background, existing site conditions and the development proposal presented in the previous sections has demonstrated that the proposed development is technically feasible and will not generate adverse impact on the environment.

### **8.1 The Columbarium will be run by a Recognised Religious Institution**

Yat Tak Kwun (The applicant) is a member of Hong Kong Taoist Association and a recognized religious institution. The proposed columbarium run by Yat Tak Kwun is in line with the policy initiative of the HKSAR Government. The consultation paper "Public Consultation on Review of Columbarium Policy" refers. In this paper religious bodies are encouraged to develop more columbarium facilities at suitable sites or expand their existing facilities to increase the supply of columbarium facilities in a speedy manner to meet the needs of the community.

### **8.2 Harmonic Design of the Development**

The area is quiet and low-density. The height of the buildings on site is lower than the neighbouring residential complex and is therefore, secluded from the neighbouring environment.

### **8.3 Easy and Convenient Accessibility**

The TIA report refers. The subject site is well-served by road-based public transport and there are numerous franchised bus, green minibus (GMB), red minibus(RMB), and MTR light Rail Transit (LRT)

### **8.4 Considerate Mode of Operation of the Columbarium**

No joss paper is allowed to be burned on site. There will be minimal impact on air and noise.

### **8.5 No visual impact**

The building has been in existence for years. Residents are familiar with its shape and appearance. Tall trees between the site and neighbouring buildings provide a screening to shield the view of the buildings from the neighbouring residents.

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

### **8.6 Appropriate Form of Development**

The development proposal is a low density one, with a plot ratio of 0.29, a site coverage of 19%, and a maximum building height of 7.62m.

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

### **8.7 No Adverse Impacts**

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

### **8.8 Planning Gain**

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

To approve this columbarium will attain a significant planning gain:

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

#### **a. Social Aspect**

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

b. Local Welfare Aspect

The proposed columbarium will be locally based, focusing on serving Yuen Long District and nearby area, and

c. Public Policy Aspect

It allows districts to share their responsibility of setting up columbaria in their districts. Such act would help to promote Government's vision of sharing responsibility by putting up such facilities in each district.

**Appendix A**

**Location Plan No. 4420-GP-01**



**Appendix B**

**New Grant No. 238**

NEW GRANT NO. 231 - 240

(CONDITIONS OF ..... )

DISTRICT: .....

SURVEY/DEMARCATON DISTRICT NO. ....

..... LOT NO. ....

OWNER

.....  
.....

TERM

- 75 YEARS FROM 1ST JULY 1898 RENEWABLE FOR A FURTHER TERM OF 24 YEARS LESS THE LAST 3 DAYS THEREOF
- 99 YEARS FROM 1ST JULY 1898 LESS THE LAST 3 DAYS THEREOF
- 

(  tick where applicable )

CROWN RENT \$ ..... PER ANNUM

PREMIUM .....

REFER TO VOL. .... FOLIO .....

Entered and Indexed

~~PS. N.T. No. 45/130/62~~  
~~changed to 45/130/61~~

MEMORANDUM OF AGREEMENT BY THE PURCHASER GRANTEE.

Government Notification No. 364 of 1934 as amended by Government Notification No. 50 of 1940)

Memorandum that Chung Yin Yung  
of 155 Johnston Road, 2nd floor, Hong Kong  
the person(s) whose name(s) is ~~(are)~~ hereunder written has ~~(have)~~ been this day ~~declared the highest bidder(s)~~ <sup>granted</sup> for the Lot(s) described in the Particulars of Sale and hereunder specified opposite to his ~~(their)~~ <sup>her</sup> said name(s) and signature(s), and does ~~(do)~~ hereby agree to become the Lessee(A) thereof, under and subject to the General and Special Conditions of Sale of such Lot(s) <sup>Grant</sup> and on his ~~(their)~~ <sup>her</sup> part to perform and abide by the said Conditions <sup>and by the Additional Special Conditions specified overleaf.</sup>

Registry No.		Annual Rental		Amount of Premium at which purchased		Signature of Purchaser Grantee
D. D. No.	Lot No.	\$	p	\$	p	
124	3971	148	00	4500	00	鍾燕容
more clearly delineated and coloured Red on the plan attached hereto having an area of 1617 Sq. ft.		this being a grant in exchange of the same site in lieu of conversion by the issue of a Building Licence.		8322400 / 10152607 = 4115		

General Conditions Nos. 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 + 16 of Government Notification No. 364 of 1934 mutatis mutandis.

Dated this 3rd day of March, 1953.

鍾燕容  
Witness to Signature of Purchaser(s).  
Grantee.

[Signature]  
for District Commissioner, New Territories.

[Signature]  
Witness to Signature of District Commissioner, N.T.

ADDITIONAL SPECIAL CONDITIONS.

1. The sum to be expended on the building lot in rateable improvements, in accordance with General Condition No. 5 in Government Notification No. 364 of 1934 shall not be less than

\$ 3000.00 .....

2. Before beginning to build, the Grantee shall obtain the District Commissioner's permission in writing to do so.

3. No building or site development shall be commenced on the lot until the District Commissioner shall have approved in writing the plans submitted in accordance with the Special Condition No. 2(b) in Government Notification No. 364 of 1934.

4. Within two weeks of the completion of the building, the Grantee shall inform the District Commissioner, in writing, of the fact.

5. The Grantee shall maintain the building, when built, and the whole property concerned in a good state of repair, to the satisfaction of the District Commissioner.

vide letter dated 28.7.83, copy of which is hereto annexed. 6. The lot(s) is(are) subject to Special Conditions Nos. 2(a) and (b), 3 and 4 in Government Notification No. 364 of 1934 as amended by Government Notification No. 50 of 1940.

25  
pda  
17.8.83

3/17/73

REGISTERED

(27) in L.T. 45/YLF/61

Tel. : 0-792261

Messrs. T.S. Tong & Co.,  
Solicitors & Notaries,  
Wing Lung Bank Building, 8th Floor,  
No. 45, Des Voeux Rd., Central,  
Hong Kong.

28 JUL 1983

Dear Sirs,

Lot 3971 in D.D. 124  
New Grant No. 238

In reply to your letter dated 26th May, 1983 in this series concerning the above lot.

Having carefully considered the circumstances of this matter, I regret that it is not now possible to issue a Certificate of Compliance which confirms that the general and special conditions contained in the above New Grant No. 238 have been complied with.

I must point out that according to my records the existing structures which are believed built before 1960 do not appear to have been constructed in accordance with the general and special conditions of the above New Grant.

Nevertheless Government is prepared to tolerate the above-mentioned existing structures for private residential purposes and such toleration is only for the lifetime of the structures. I must advise that I am unable to confirm that the existing structures are safe for human habitation; any occupation of the existing structures of the above lot must therefore be entirely at your client's own risk and at the risk of any future occupier(s).

In other respects, your client may assume that all general and special conditions pertaining to the above New Grant were complied with at that time. This does not imply that the boundaries of the above lot as now occupied are correct.

Government expressly excludes any and all liability in respect of any actions, costs, claims, demands or liability or expense whatsoever and howsoever arising from the use of such premises for the use of human habitation.

Yours faithfully,

  
( C.M. LAU )

for District Lands Officer, Yuen Long

c.c. HG (10/YL)  
CML/lw

**Appendix C**

**Layout Plan No. 4420-GP-02**



## **Appendix D**

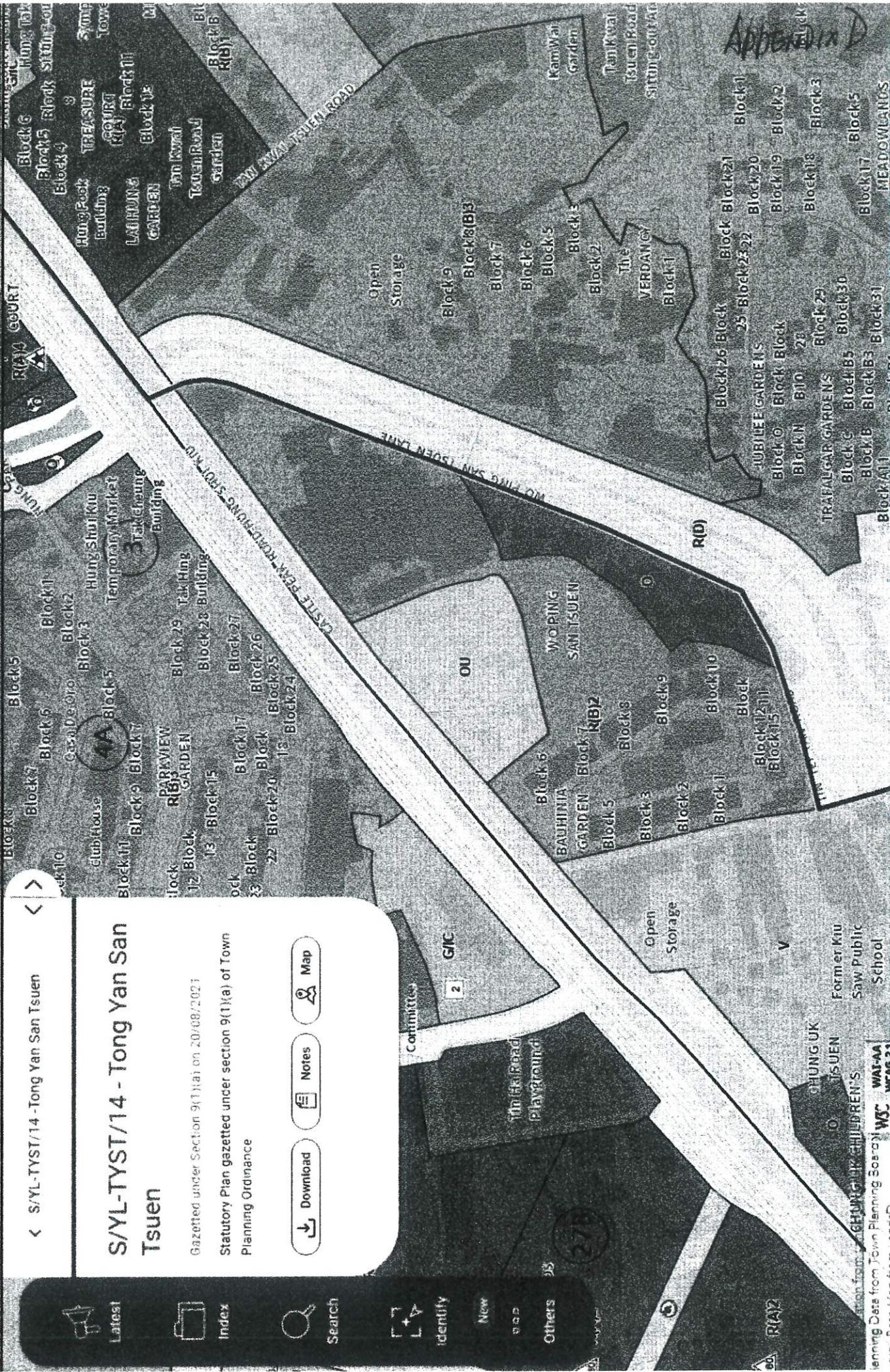
**Extract of OZP No. S/YL-TYST/13 at Tan Kwai Tsuen**

< S/YL-TYST/14 - Tong Yan San Tsuen

# S/YL-TYST/14 - Tong Yan San Tsuen

Gazetted under Section 9(1)(a) on 20/08/2023  
Statutory Plan gazetted under section 9(1)(a) of Town Planning Ordinance

- Download
- Notes
- Map



## **Appendix E**

### **Schedule of Niche Count**

骨灰安置所名稱： 一德觀

骨灰安置所地址： 新界元朗洪水橋丹桂村45號  
(丈量約份第124約地段3971號餘段(部分))

附錄 1

龕位	單人位		雙人位		其他 (請註明類型及 龕位數目 / 骨灰份數)		龕位數目 (合計)	骨灰份數 (合計)
	龕位數目	骨灰份數	龕位數目	骨灰份數	龕位數目	骨灰份數		
2017年6月30日之前已出售的龕位，並已安放骨灰；	8	8	0	0	0	0	8	8
2017年6月30日之前已出售的龕位，但尚未安放骨灰；	524	524	50	100	0	0	574	624
仍未出售的空置龕位；	2623	2623	1251	2502	0	0	3874	5125
總數	3155	3155	1301	2602	0	0	4456	5757

龕位數目總數 =	4456 個
骨灰份數總數 =	5757 份

*其他(請註明類別: ____人位)	龕位數目:	____(個)	可安放骨灰總份數:	____(份骨灰)
	在截算時間前已售出的龕位數目:	____(個)	可安放骨灰總份數:	____(份骨灰)
	刊憲日期當日開始時已售出的龕位數目:	____(個)	可安放骨灰總份數:	____(份骨灰)
所有龕位類別	龕位總數目:	4456 (個) <sup>(E)</sup>	可安放骨灰總份數 (即骨灰安放容量):	5757 (份骨灰) <sup>(E)</sup>
	在截算時間前已售出的龕位數目:	8 (個)	可安放骨灰總份數:	8 (份骨灰)
	刊憲日期當日開始時已售出的龕位總數目:	582 (個)	可安放骨灰總份數:	632 (份骨灰)

(註): 根據申請人已提交的建議圖則

21-8-2023  
日期 (日/月/年)

童亮

申請人(如屬自然大) / 獲授權人士 / 獲授權合夥人 \*姓名及簽署



香港身份證號碼 / 旅遊證件號碼\*

法人團體 / 合夥\*印章(如適用)

\*請刪去不適用者

**Appendix F**

**Letter ref (9) in FEHD PC 72-40/62/2018/009 Pt.2 dated 15**

**August, 2019**

覆函請寄交食物環境衛生署並引用本署檔案編號

本署檔號: (9) in FEHD PC 72-40/62/2018/009 Pt. 2

掛號郵件

—德觀  
新界元朗洪水橋丹桂村45號  
(丈量約份第124約地段3971號餘段)  
—德觀管理有限公司  
(獲授權人士: 童堯先生)

童堯先生:

根據《私營骨灰安置所條例》(第630章) (《條例》)  
申請指明文書  
—德觀  
新界元朗洪水橋丹桂村45號  
(丈量約份第124約地段3971號餘段)

關於你在2018年1月30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張銘傑先生聯絡。

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。

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 7321 或電郵發送致 [pc\\_app@fehd.gov.hk](mailto:pc_app@fehd.gov.hk) 與個案經理盧志良先生聯絡。

食物環境衛生署署長

(朱俊禧



代行)

2019年8月15日

### 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 72-40/64/2018/009

規劃署對根據《私營骨灰安置所條例》(《條例》)(第630章)  
就~~骨灰安置所~~ / ~~截至前~~ ~~骨灰安置所~~\*提交的~~牌照~~ / ~~牌照及暫免法律責任書~~ / ~~牌  
照~~ / ~~豁免書及暫免法律責任書~~\*申請的意見

骨灰安置所名稱：一德觀

申請人姓名：一德觀管理有限公司

骨灰安置所地址：新界元朗洪水橋丹桂村45號 (丈量約份第124約地段3971號餘段)

檔號：(79) in FEHD PC 72-40/62/2018/009 (牌照)

檔號：~~( ) in FEHD / / (豁免書)\*~~

檔號：(25) in FEHD PC 72-40/64/2018/009 (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

附件 1

 屬現有用途

(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：

「靈灰安置所」並非相關法定圖則下的准許用途。

(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)。

附件 1

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。]

附件 1

- 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：

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**VIII. 訴訟程序<sup>#</sup>**

[請在以下其中一個方格內加上✓號。]

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

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**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 條向城市規劃委員會（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。

附件 1

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 1993 年 6 月 18 日。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、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：2/8/2019

\*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~~骨灰安置所~~ / ~~截至前~~ 骨灰安置所 \*申請牌照 / 牌照及暫免法律責任書  
 / ~~牌照、豁免書及暫免法律責任書\*~~

骨灰安置所名稱：一德觀

申請人姓名：一德觀管理有限公司

骨灰安置所地址：新界元朗洪水橋丹桂村45號 (丈量約份第124約地段3971號餘段)

檔號：(79) in FEHD PC 72-40/62/2018/009 (牌照)

檔號：~~( ) in FEHD / / (豁免書)<sup>a</sup>~~

檔號：(25) in FEHD PC 72-40/64/2018/009 (暫免法律責任書)\*

項目	申請人須符合的要求
1	<p>申請人可：</p> <p>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」：</p> <p>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（即直至草圖刊憲後），方可視為完全符合「關乎規劃的要求」；或</p> <p>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」。</p> <p>及/或</p> <p>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」，須提供足夠證據，以證明確有資格享有這項權利。</p>

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：2/8/2019

\*刪去不適用者

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、商業登記申請表、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 日前已售出的龕位，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

Appendix G1

E-mail from Hong Kong Post Office dated 16.4.2013 and  
25.4.2013



rich Golt &lt;goldtrichplanners@gmail.com&gt;

**Fw: 香港郵政通函郵寄服務**

2 封郵件

hkpcs\_crm@hkpo.gov.hk &lt;hkpcs\_crm@hkpo.gov.hk&gt;

2013年4月16日下午12:01

收件者: [REDACTED]

親愛的客戶:

你好，多謝查詢香港郵政通函郵寄服務。

隨函附上投寄地區之數目，詳情請參閱附件。

此外，我們已推出了一個「香港郵政通函郵寄服務」網上平台，客戶可透過這系統自行制定投寄名單和直接辦理網上申請手續，快捷方便。請即於網頁<https://www.circular.hongkongpost.com/hkpcs/chi/index.htm>開設使用帳戶，體驗多種網上功能和服務好處。

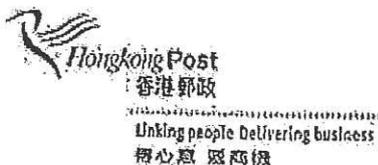
為讓我們能更有效率地處理你的申請，敬請於準備投寄前參閱有關資料。

如有任何查詢，歡迎致電2921 6526。

謝謝!

香港郵政通函郵寄服務  
香港郵政

地區/街道/屋苑名稱	所屬派遞局	於地下的信箱數目
元朗 丹桂村	YLG	320
丹桂軒 丹桂村50號	YLG	120
丹桂苑 丹桂路	YLG	50
麗虹花園	YLG	132
偉景園	YLG	36
和平新村	TCL	50



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rich Gold &lt;goldrichplanners@gmail.com&gt;

## 香港郵政通函郵寄服務

1 封郵件

hkpcs\_crm@hkpo.gov.hk &lt;hkpcs\_crm@hkpo.gov.hk&gt;

2013年4月25日上午10:52

收件者: [REDACTED]

親愛的客戶:

你好, 多謝查詢香港郵政通函郵寄服務。

隨函附上投寄地區之數目, 詳情請參閱附件。

此外, 我們已推出了一個「香港郵政通函郵寄服務」網上平台, 客戶可透過這系統自行制定投寄名單和直接辦理網上申請手續, 快捷方便。

請即於網頁<https://www.circular.hongkongpost.com/hkpcs/chi/index.htm>開設使用帳戶, 體驗多種網上功能和服務好處。

為讓我們能更有效率地處理你的申請, 敬請於準備投寄前參閱有關資料。

如有任何查詢, 歡迎致電2921 6526。  
謝謝!

香港郵政通函郵寄服務  
香港郵政

地區 / 街道 / 屋苑名稱	所屬派遞局	於地下的信箱數目
菁雅居 丹桂路60號	YLG	486



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**OTHER SPECIFIED USES (Cont'd)**

---

COLUMN 1

Uses always permitted

COLUMN 2

Uses that may be permitted with or without conditions on application to the Town Planning Board

---

**For "Columbarium" Only**

Columbarium

Public Utility Installation  
Utility Installation for Private Project

**Planning Intention**

This zone is primarily for land intended for columbarium use.

**Remarks**

On land designated "Other Specified Uses" annotated "Columbarium".

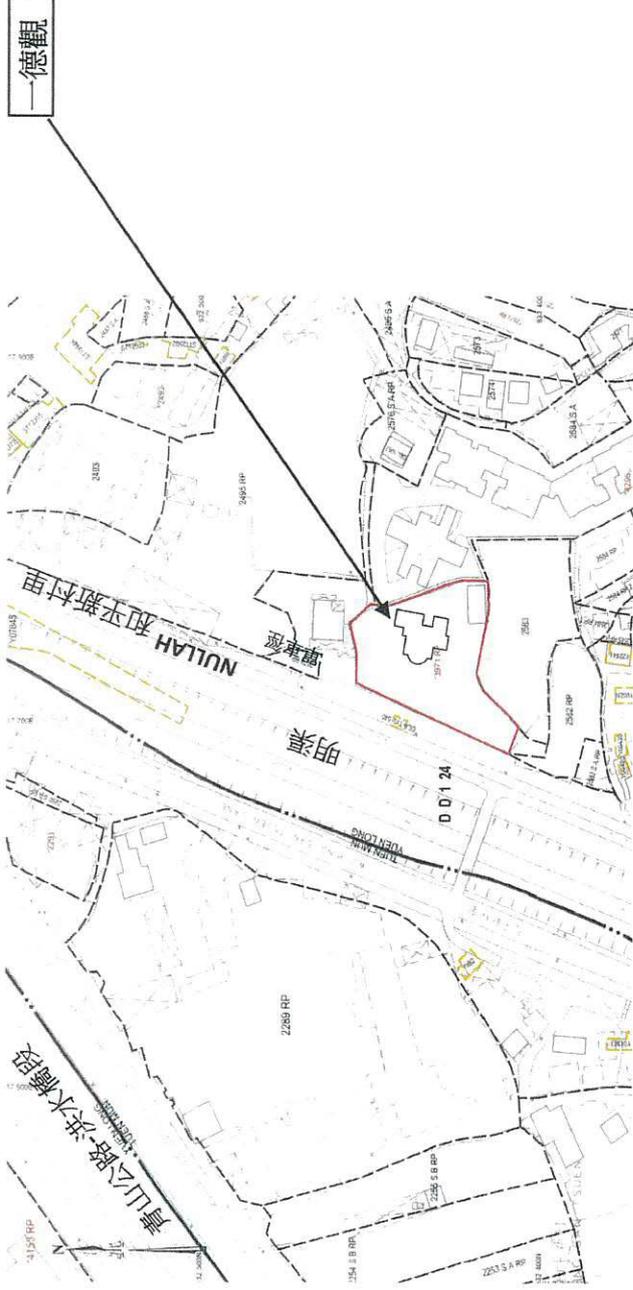
(i) The maximum site coverage is 20%.

## **Appendix I**

# **Schematic Architectural Drawings**

**Schematic Architectural Drawings**  
**For the Columbarium at**  
**YAT TAK KWUN**  
**(一德觀)**

建議場地平面圖  
就截至前骨灰安置所牌照申請



圖例：  場地界線  
比例： 1 : 1500 (A3)

骨灰安置所名稱：  
地址：  
新界元朗洪水橋丹桂村45號  
(丈量約份第124約地段3971號餘段(部分))

一德觀  
董堯  
申請人(如屬自然人)/獲授權人士/  
獲授權合夥人\*姓名及簽署

28 MAR 2022

日期(日/月/年)

香港身份證號碼/旅遊證件號碼\*

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

(按公制比例繪製)  
建議場地平面圖 (圖則編號 001)

28 MAR 2022

日期(日/月/年)

黃謙榮

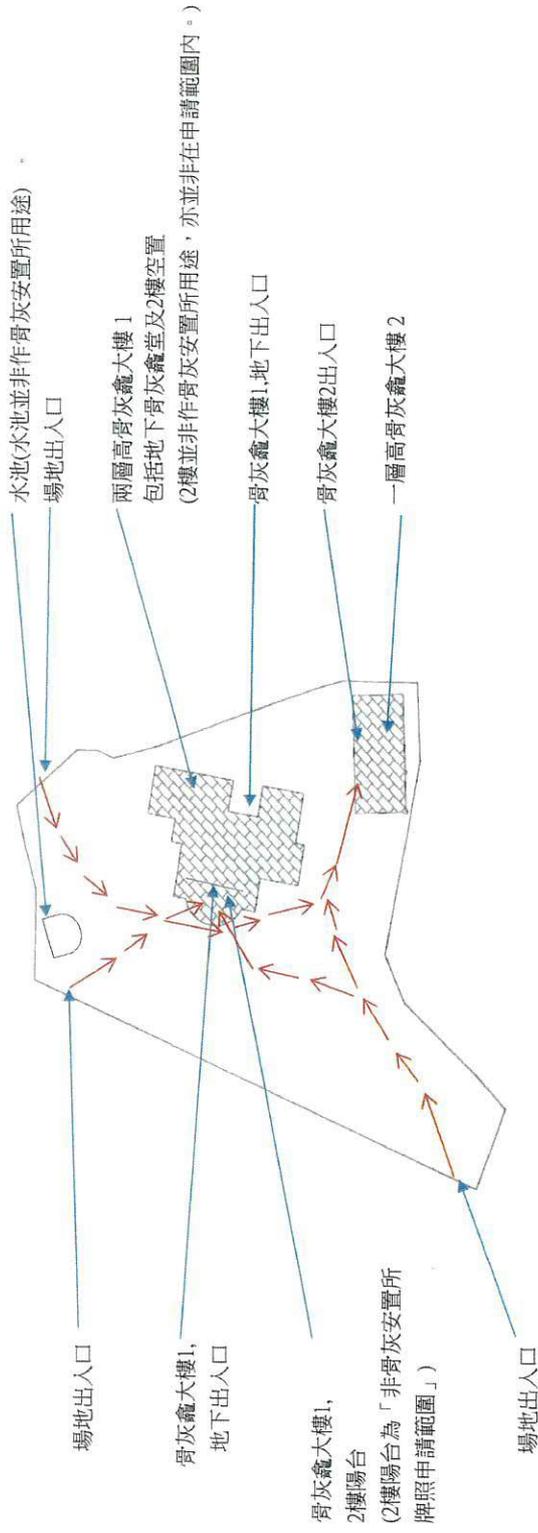
認可人士/註冊結構工程師\*簽署和姓名  
(認可人士/註冊結構工程師指根據《建築物條例》(第123章)第3條註冊的人士)

註冊編號\*: AP(E)61/99

註冊有效期屆滿日期\*: 7/7/2025

建議布局圖

就載算前骨灰安置所的牌照申請



比例: 1:500 (A3)  
 (按公制比例繪製)  
 建議布局圖 (圖則編號 002)

圖例:	——	場地界線
	→	由場地入口至骨灰安置所的通道路線
	▨	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)

骨灰安置所名稱: 一德觀

地址: 新界元朗洪水橋丹桂村45號 (丈量約份第124約地段3971號餘段(部分))

28 MAR 2022

日期(日/月/年)

*[Signature]*

董堯

申請人(如屬自然人士) / 獲授權人士\* 姓名及簽署

28 MAR 2022

日期(日/月/年)

*[Signature]*

黃謙榮

認可人士/註冊結構工程師\* 簽署和姓名  
 (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)



香港身份證號碼 / 駕照證件號碼\*

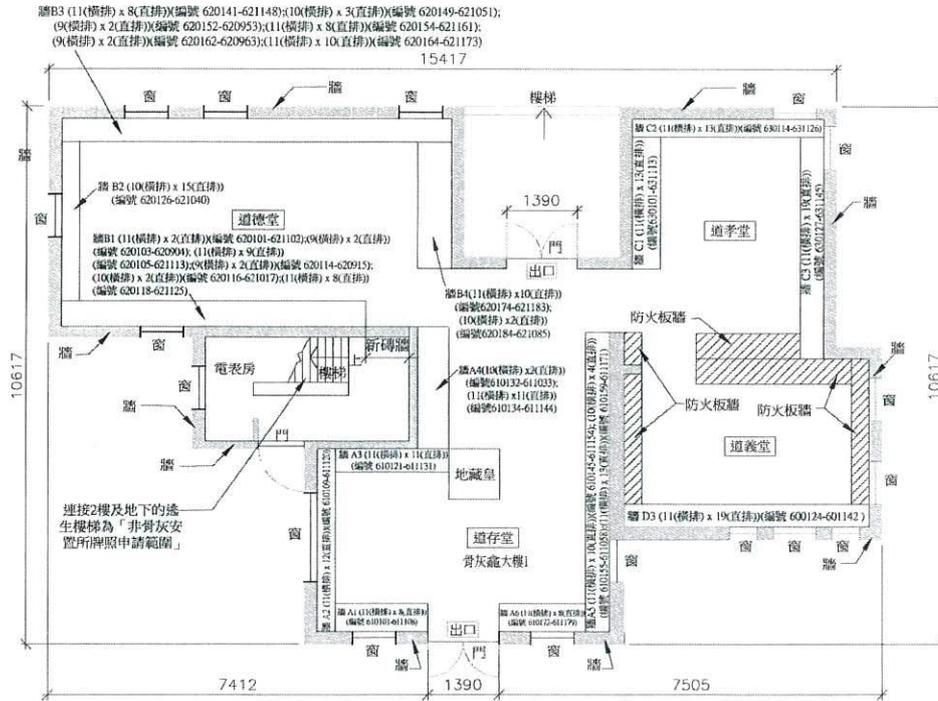
法人團體 / 合夥\*印章(如適用)

# 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

註冊編號: APE 6199

註冊有效期間滿日期: 7/7/2025

建議樓面平面圖  
就截至前骨灰安置所的牌照申請



(按公制比例繪製)

建議骨灰龕大樓1地下樓面平面圖 (圖則編號 003)

(比例 1:100 (A3))

骨灰安置所名稱：一德觀  
地址：新界元朗洪水橋丹桂村45號  
(丈量約份第124約地段3971號餘段(部分))

28 MAR 2022

童堯

日期 (日/月/年)

申請人(如屬自然人)/獲授權人士/獲授權合夥人\*  
姓名及簽署

香港身份證號碼/旅遊證件號碼\*



法人團體/合夥\*印章(如適用)

28 MAR 2022

黃謙榮

日期 (日/月/年)

認可人士/註冊結構工程師\*簽署和姓名  
(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)

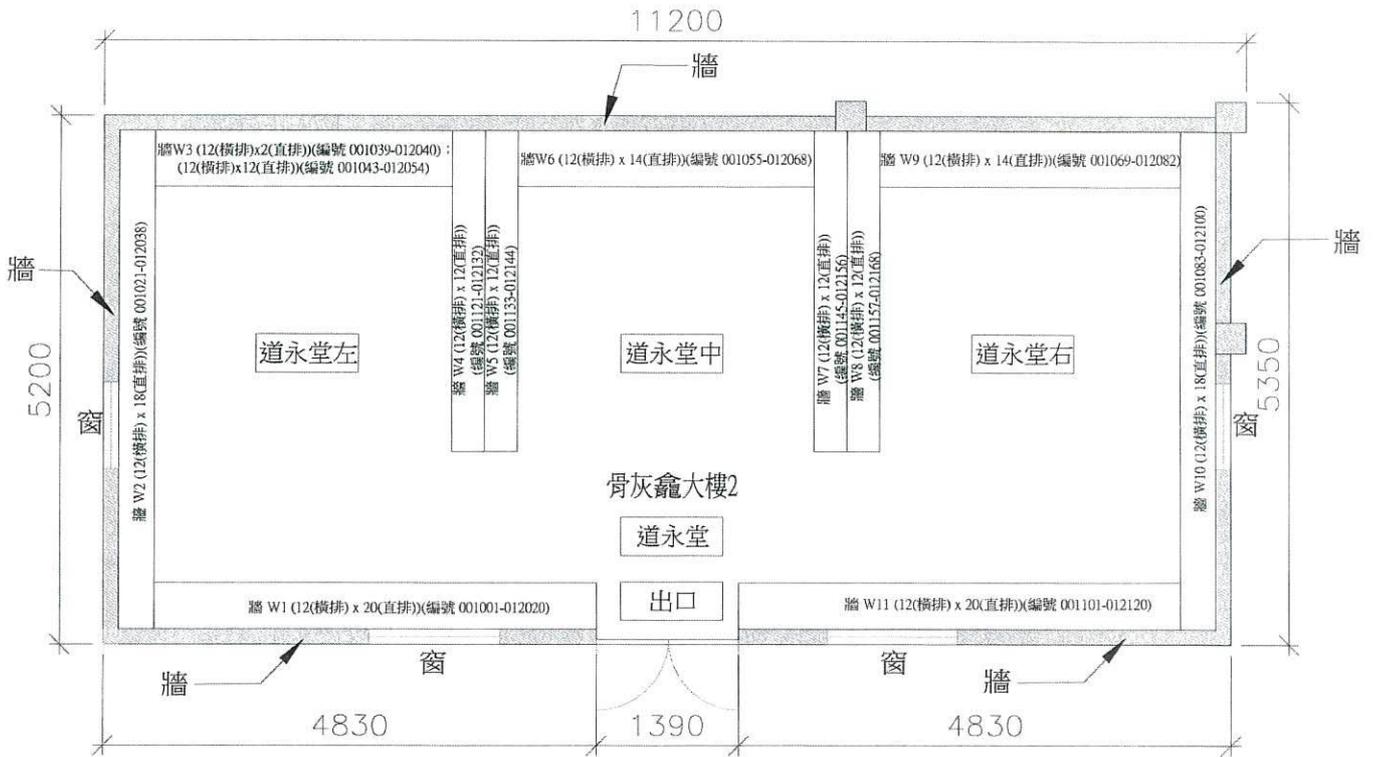
註冊編號#: AP(E) 61/99

註冊有效期屆滿日期#: 7-7-2025

# 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

建議樓面平面圖  
就截算前骨灰安置所的牌照申請



(按公制比例繪製)

建議骨灰龕大樓2地下樓面平面圖 (圖則編號 004)

(比例 1:50 (A3))

骨灰安置所名稱: 一德觀  
地址: 新界元朗洪水橋丹桂村45號  
(丈量約份第124約地段3971號餘段(部分))

28 MAR 2022

童堯

日期 (日/月/年)

申請人(如屬自然人)/獲授權人士/獲授權合夥人\*  
姓名及簽署

香港身份證號碼/旅遊證件號碼\*



法人團體/合夥\*印章(如適用)

28 MAR 2022

黃謙榮

日期 (日/月/年)

認可人士/註冊結構工程師\*簽署和姓名  
(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)

註冊編號#: AP(E) 61/99

註冊有效期屆滿日期#: 7-7-2025

# 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

**Management Plan  
for the Columbarium  
at  
Yat Tak Kwun  
(一德觀)**

---

## **Management Plan for the Columbarium at Yat Tak Kwun**

### **1. General description of the site**

The name of the Columbarium : Yat Tak Kwun (一德觀)

The columbarium locates at : No. 45, Tan Kwai Tsuen, Hung Shui Kiu, Yuen Long, New Territories (Lot No. 3971 RP (Part) in D.D. 124)

Start the year of operation : 2013

Religion of columbarium : Taoism, Buddhism, Catholicism and Christianity

Name of operator : Yat Tak Kwun Management Company Ltd.

Status of operator : Land owner of the premises under a lease :  
Fast Strong Limited

(Fast Strong Limited is the owner of the land, and Yat Tak Kwun Management Company Ltd. is wholly-owned of Fast Strong Limited)

- Lot No. 3971 RP (Part) in D.D. 124
- From 1986 to 30-06-2047

## The Location plan of Yat Tak Kwun



## **2. Site information and building arrangement**

This columbarium has a site area of about 1397 square metres and a total building floor area of about 202 square metres. It is composed of :

- 2 columbarium block(s);
- 0 joss paper burner(s);
- 0 refuse storage rooms.

There is no oven or incinerator will be installed.

Other buildings which are facilities necessary for or ancillary to the

operation of the columbarium (please specify nature and number)

NIL

Other facilities necessary for or ancillary to the operation of the columbarium (e.g.: parking facilities, loading and unloading facilities) (please specify nature, area and number) NIL

Licence application number : #004

The total number of niches : 4456

The total number of ashes : 5757

The total number of niches : 582

(Only include niches that have been sold before June 30, 2017)

The total number of ashes : 8

(Only include ashes that have been sold before June 30, 2017)

### **3. The holding capacity of visitors and admission control**

a. Opening hour will be scheduled as below:

for ordinary week day will be from 9:00am to 5:00pm

for ordinary Sundays & Public Holidays will be from 9:00am to 5:00pm

for Lunar New Year (from the 29th to the third day of the Lunar New Year) 9:00am to 3:00pm

for **Festival Period** will be from 9:00am to 5:00pm

Note : **Festival Period** is defined as follows :

- (i) 3 weekends (Saturdays and Sundays) before the Ching Ming and Chung Yeung Festival Days,
- (ii) On the Ching Ming and Chung Yeung Festival Days,
- (iii) 3 weekends (Saturdays and Sundays) after the Ching Ming and Chung Yeung Festival Days, and
- (iv) Any public holidays within the 3 weekends (Saturdays and Sundays) before and after the Ching Ming and Chung Yeung Festival Days.

**b. Estimation on the Number of Visitors**

**i. Comparison on Visiting Demand and Visiting Capacity**

Table compares the estimated visitor demand and visiting capacity for the Proposed Columbarium during the Ching Ming and Chung Yeung Festival Periods.

**COMPARISON ON VISITOR DEMAND AND VISITING CAPACITY**

Visitor Demand per Festival Period	
Number of visitors per sold and occupied niches	= 2.89 visitors/niche (based on CKM's in-house data)
Total number of niches	= 4,456 niches
Total number of visitor (Visitor Demand per Festival Period)	= 4,456 niches x 2.89 visitors/niche = 12,878 visitors
Visitor Capacity per Festival Period	
Visiting capacity	= 55 persons per session
Number of sessions per hour	= 60 min/hr ÷ 20 min/session = 3 sessions/hr
Opening hours of the Subject Site	= 0900 to 1700 hours = 8 hr/day
Number of sessions per day	8 hr/day x 3 sessions/hr =24 sessions/day
Daily visiting capacity	= 55 visitors/session x 24 sessions/day = 1,320 visitors/day
Number of Days within the Festival Period	= Minimum 12 Days (including 3 weekends before and 3 weekends after the Festival Day, and assuming the Festival Day falls on a Saturday or Sunday; other public holidays in between also excluded.)
Minimum Visiting Capacity per Festival Period	=1,320 visitors/day x 12 days =15,840 visitors >Visitor Demand of 12,878 visitors, hence, OK

As shown in Table, the visitor demand is estimated to be some 12,878 across the Festival Period; whereas the visiting capacity for minimum 12 days will be 15,840 visitors, i.e. at least 1.2 times more than the visitor demand.

Hence, the proposed visiting capacity of 55 persons for each visiting session with the proposed implementation period of minimum 12 days, i.e. 3 weekends before and 3 weekends after the festival day, is considered appropriate and will be sufficient to accommodate the expected visitor demand.

In addition, special arrangement can also be requested by the visitors to visit the Proposed Columbarium on a weekday. Visitors must contact the Applicant in-advance for this special arrangement. The number of visitors on weekday is expected to be negligible, and shall not result in any adverse traffic impact.

## ii. Visiting Capacity with Visit-by-Appointment Arrangement

The visiting capacity with the Visit-by-Appointment arrangement is calculated and is presented in Table below :

VISITING CAPACITY WITH VISIT-BY-APPOINTMENT ARRANGEMENT

Itemh	Proposed Columbarium	
	Building 1	Building 2
Approximate Gross Floor Area [a]	124m <sup>2</sup>	55m <sup>2</sup>
Housing Capacity [b] <sup>(Note 1)</sup>	3m <sup>2</sup> of gross floor area per person	
Visiting Capacity per Grave Sweeping Session [c]=[a]÷[b] (Rounded-down to nearest 5)	40 persons	15 persons
	<i>Subtotal: 55 persons per session</i>	
Duration of Grave Sweeping per Session [d]	20 minutes	20 minutes
Number of Grave Sweeping per Hour [e]=60÷[d]	3 sessions	3 sessions
Visiting Capacity per Hour [d]=[a]x[c]	120 persons per hour	45 persons per hour
<b>TOTAL</b>	<b>165 persons per hour</b>	

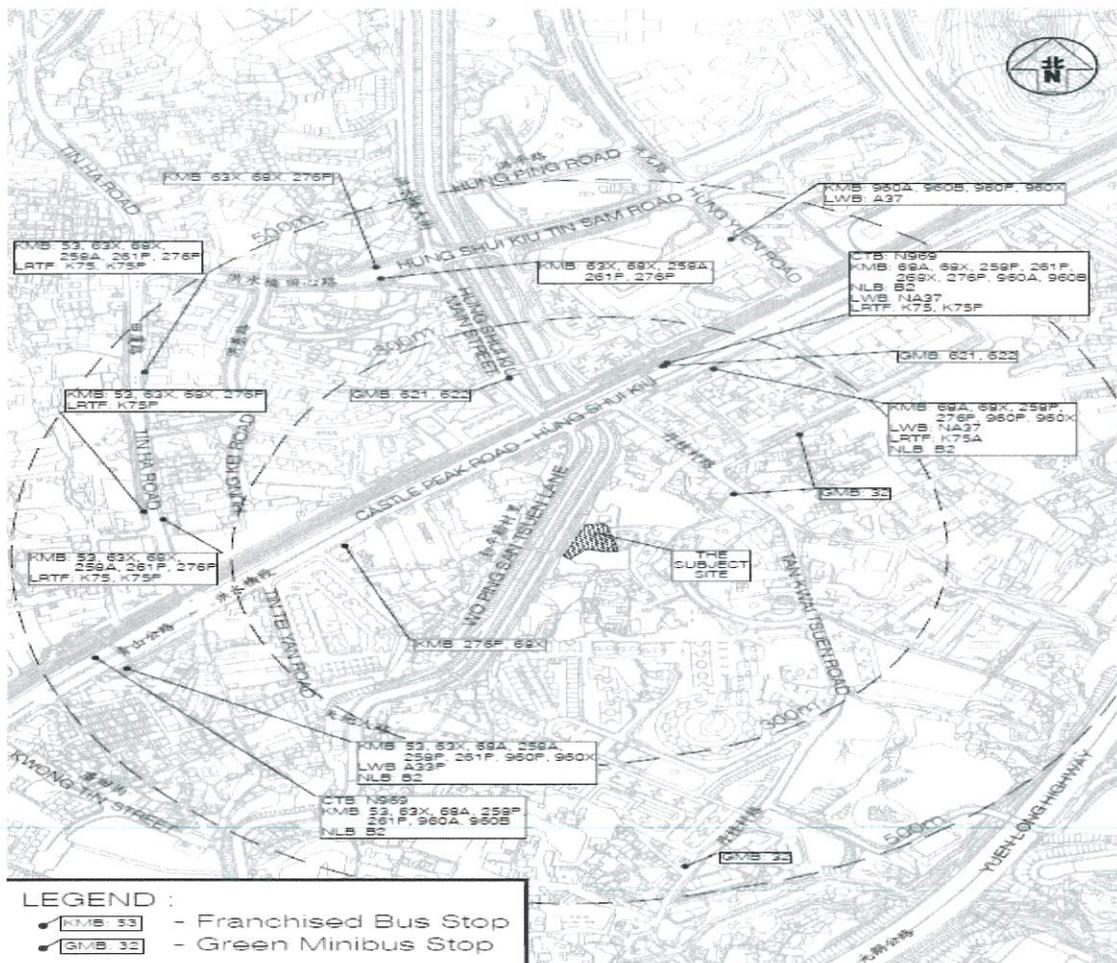
Note 1: PNAP APP-154, "Design Requirements for Columbarium Facilities", Buildings Department. Assessment of population density = 2m<sup>2</sup> of **usable** floor area per person, i.e. approximate 3m<sup>2</sup> of **gross** floor area per person.

As shown in Table, the Applicant will impose three 20-minute grave sweeping sessions per hour with a maximum 55 persons per session, i.e. an hourly visiting capacity of 165 persons per hour.

#### 4. Traffic and transportation arrangements

The columbarium is well-served by road-based public transport, Public/private hourly car parks is located nearby at Tan Kwai Tsuen Road, Hung Shun Road and Castle Peak Road.

The traffic location route



The columbarium is well-served by road-based public transport, in Particular along on Castle Peak Road – Hung Shui Kiu, where there are numerous franchised bus (KMB) , green minibus (GMB), red minibus (RMB) and MTR Light Rail Transit (LRT) routes. Public/private hourly car parks is also located nearby.

The major public transportation facilities :

KMB :

- 53 Yoho Mall (Yuen Long) – Tsuen Wan (Nina Tower)
- 63X Hung Shui Kiu (Hung Fuk Estate) – Jordan (West Kowloon Station)
- 68A Long Ping – Tsing Yi Station
- 68X Mong Kok (Park Avenue) – Hung Shui Kiu (Hung Fuk Estate)
- 258A Hung Shui Kiu (Hung Fuk Estate) – Lam Tin Station
- 258P Hung Shui Kiu (Hung Fuk Estate) – Lam Tin Station
- 258P Lam Tin Station – Hung Shui Kiu (Hung Fuk Estate)
- 261P Tsuen Mun (Siu Hong Court) – Sheung Shui (Tin Ping)
- 261P Sheung Shui (Tin Ping) – Tuen Mun (Siu Hong Court)
- 268X Hung Shui Kiu (Hung Fuk Estate) – Jordan (West Kowloon Station)
- 276P Tin Shui Wai Station – Sheung Shui
- 960A Central – Hung Shui Kiu (Hung Fuk Estate)
- 960P Hung Shui Kiu (Hung Yuen Road) – Wan Chai North
- 960X Hung Shui Kiu (Hung Yuen Road) – Quarry Bay

LWB :

- A34 Hung Shui Kiu (Hung Yuen Road) – Airport  
(Ground Transportation Centre)
- NA37 Tin Shui Wai Town Centre – HZMB Hong Kong Port

CTB:

- N969 Tin Shui Wai Town Centre – Tin Shui Wai Town Centre

MTRB:

- K75A Tin Shui Wai Station – Hung Shui Kiu
- K75P Tin Shui – Hung Shui Kiu

NLB:

- B2 Yuen Long Station – Shenzhen Bay Port

GMB:

- 32 Yuen Long Station – Tan Kwai Estate
- 621 Hung Fuk Estate – Tin Shui Wai Hospital
- 622 Hung Fuk Estate – Long Ping Station
- 606S Yuen Long (Fung Cheung Road) – Tsim Sha Tsui East

RMB:

Tuen Mun (Chi Lok Fa Yuen) – Yuen Long (Yuen Long Hong Lok Road)

Tsuen Wan (Chung On St) – Tuen Mun and Yuen Long

Mong Kok (Reclamation St) – Tuen Mun and Yuen Long

Yuen Long – Jordan Road (Parkes St)

LRT:

610 Yuen Long – Tuen Mun Ferry Pier

614 Yuen Long – Tuen Mun Ferry Pier

615 Yuen Long – Tuen Mun Ferry Pier

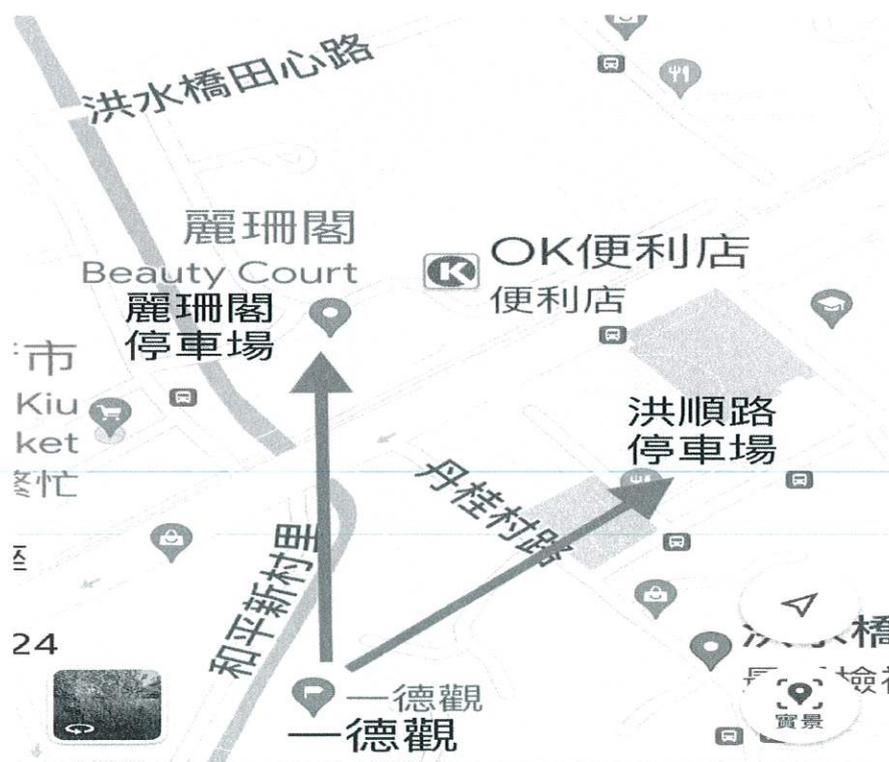
751 Tin Yat – Yau Oi

Note :	KMB - Kowloon Motor Bus	LWB – Long Wing Bus
	CTB – City Bus	MTRB – MTR Feeder Services
	NLB – New Lantao Bus	GMB – Green Minibus
	RMB – Red Minibus	LRT – MTR Light Rail Transit

Public Car parks :

(i) Public car park : Hung Shun Road car park

(ii) Hourly car park : Beauty Court car park, Hung Shui Kiu



Yat Tak Kwun has no internal transport facilities and no on-street drop-off will be conducted.

## 5. Crowd Management (Festival Period)

### Visit-By-Appointment

During Festival Period “Visit-By-Appointment” scheme will be implemented to control the number of visitors entering the columbarium. Visits to the Columbarium will be regulated by appointments only.

The registration will be available by phone (2475 1828). Visitors are required to provide the number of people visiting in their group, the columbarium hall and niche to be visited, and the intend visiting time and date. The registration will be regarded as successful after confirmed the visiting details with the visitor.

The measures apply to all visitors, a code of management will be posted in the office, conspicuous places and will update from time to time.

Sales contract has been signed are required to comply with the terms of the code of management.

The forecast sales contract will also indicate the measures to be understood and signed by the customer.

### Regulatory measure of visitor flow rate during Festival Period

Maximum number of visitors stationed in the building is limited to 45 in Building 1 and 20 in Building 2.

In order to ensure that the number of visitors entering the venue is in line with The Private Columbaria Licensing Board and does not exceed the above mentioned capacity, the following measures shall be taken to regulate the visitor flow. The measures apply to all visitors, a code of management will be posted in the office, conspicuous places and will update from time to time.

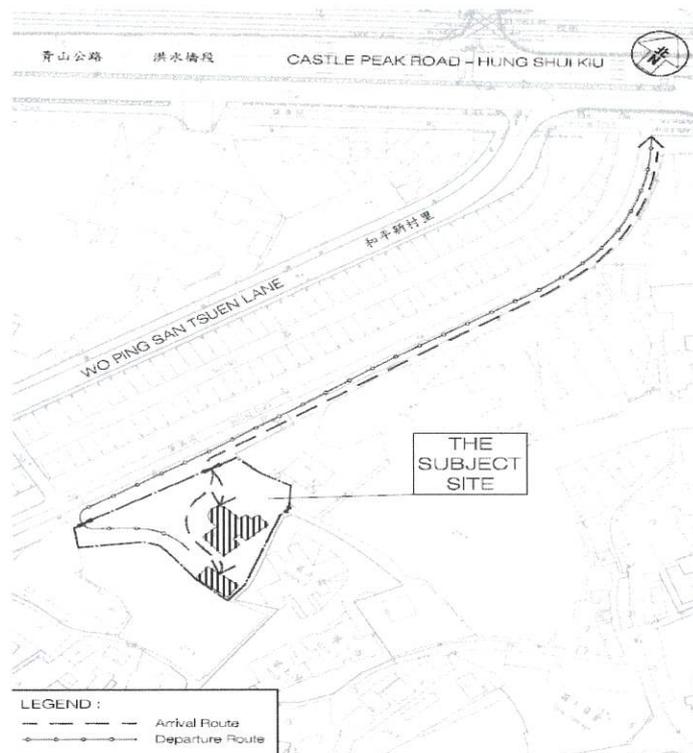
### Mandatory No Car Parking Policy

The forecast Sales Contracts will specify the no car parking policy to the customers. All niche owners must agree and abide to the policy in order to purchase and visit the columbarium.

## Transportation arrangement during Festival Periods

One-way pedestrian flow will be implemented. Visitors are encouraged to visit by public transportation. Via the nearby MTRC light rail station which is about 280m from the site as well as the bus stop alongside the Castle Peak Road, visitors can walk to the site within 5 – 8 minutes.

The visitor flow plan



## Traffic Arrangement on Festival Periods

Prior to the Ching Ming and Chung Yeung festival periods, the Applicant will issue a traffic advice note to all registered visitors to remind and to encourage them to use public transport services, including MTR, franchised bus and GMB when visiting Yat Tak Kwun.

The note will also emphasise that car parking and passengers' drop-off are not available at Yat Tak Kwun or in the vicinity. Hence, visiting by private cars and taxis are strongly discouraged. (Refer to Annex A)

### **Measure taken to regulate the visitor flow**

- a. Temporary Marquee will be erected for, registration, for controlling and for surveillance of visitor flow, for receiving compliant if there is any, for accommodating those waiting queue as well as for setting up a small clinic for emergency and accident.
- b. Visitors once enter the site will be identified and allocated to different queues as shown in the attached Visitor Control Plan. Temporary metal barrier will be deployed to fence off the visitor flow for using the different buildings.
- c. Staffs will be arranged at the entrance of the two buildings to control the number of visitors in each niche area.

**Number of management staffs and assisting visitors on Festival Period**

Total number of staffs : 8

**Manpower Deployment Plan during Festival Periods**

Location	No. of Staff	Duties
Reception	1	Register and provide assistance to visitors' queries, administration work
Open area (waiting area)	1	First aid service and coordinate the management team
Columbarium Building		Regulate and Control the number of visitors in the building to within the accommodation limit.
Building 1	2	
Building 2	1	
Security Guards/Staff	1	Patrol within Yat Tak Kwun to ensure safety for visitors. Regulate the visitors at queueing area
Maintenance Worker	1	For urgent repair and maintenance work at the columbarium
Cleaning Worker	1	To keep the clean environment for visitors

Note : (1) Number of staff will subject to periodic review of management plan

(2) Security Guards/staff will patrol around the site and are not indicated in the figures

### **First Aid Service**

The hall has a staff is trained in first aid and provides first aid on-duty service at anytime, during the festival period will additionally hire qualified temporary first aid workers in the hall.

### **6. Security Management**

During the festival periods, the staff visited the main passages to understand the actual situation and ensure the safety of the public. In case of urgent problems, contact the police immediately.

On festival periods, deploy enough professional security guards and hire temporary site staff to cope with the sudden increase of visitors during peak hours. And strictly implement the appointment visit to the hall to ensure the number of visitors does not exceed the capacity that can be accommodated.

The staff will be equipped with walkie-talkie to mobilize the operation procedure of the management plan.

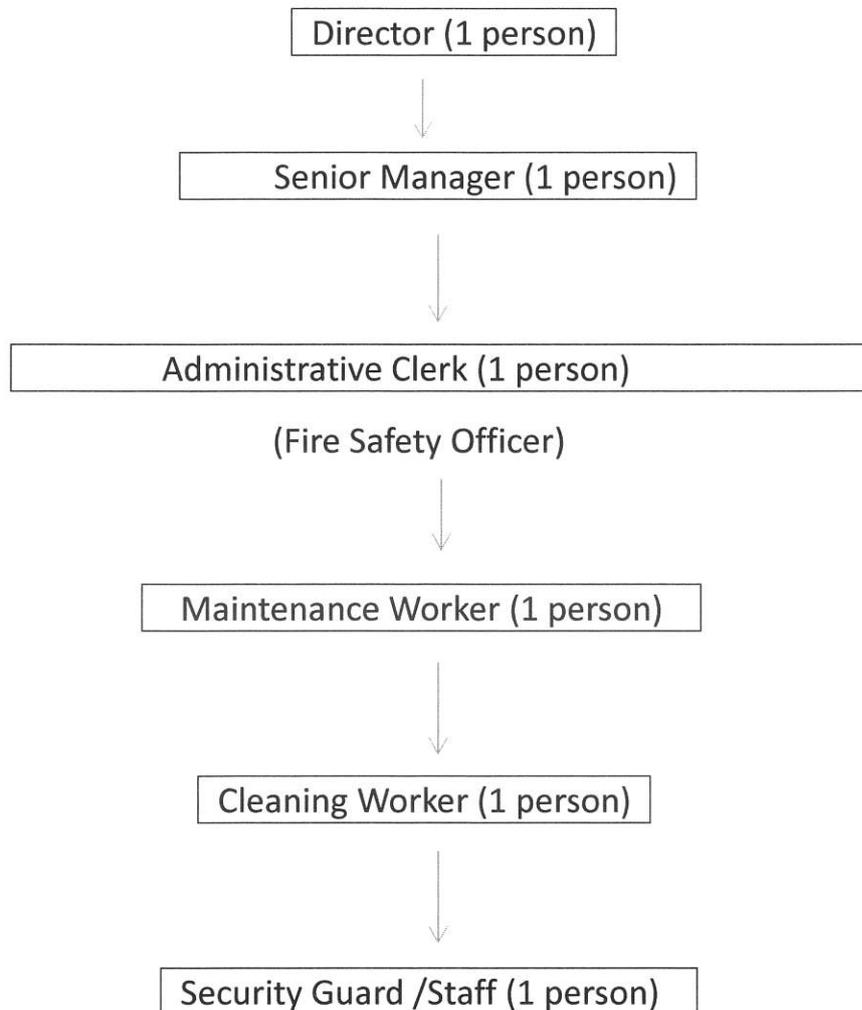
Further, to guarantee smooth circulation, visitors will be reminded to pay attention to signage and staff instruction while inside the columbarium. If a large number of people are anticipated, we will impose special arrangement to limit the number of people entering the columbarium.

### **Data Collection and Review of the Special Traffic Arrangement**

The Applicant will maintain record of reservation, number of visitors, number of niches occupied etc. throughout the Ching Ming and Chung Yeung Festival Periods. These information could be reviewed to evaluate the operation efficiency of the special traffic arrangement.

## 7. Manpower Deployment (Day-to-Day operation)

Management Structure :



Position :

<p>Director : 1 person Experience : Over 10 years relevant working experience Duties : Ensuring that the columbarium are in compliance with statutory and government requirements.</p>
<p>Senior Manager : 1 person Experience : Over 10 years relevant working experience Duties : Ensuring that the columbarium are in compliance with statutory and government requirements. Supervise (Private Columbaria Ordinance) related matters and daily operations, including appointing the administrative clerk as a fire safety officer to responsible for coordinating relevant fire safety matters within the Site. And also responsible to arrange fire safety training and first aid matters, arrange periodically training to the staff on how to use fire safety equipment, first aid kit etc and proper keep such training record.</p>
<p>Administrative Clerk : 1 person Experience : Over 7 years relevant working experience Duties : As a fire safety officer to coordinating relevant fire safety matters within the Site. Administrative work, customer service, people flow management</p>
<p>Cleaning Worker : 1 person Duties : To keep the clean environment for visitors</p>
<p>Maintenance Worker : 1 person Duties : Maintenance and repair of the halls</p>
<p>Security Guard/staff: 1 person Duties : To patrol within Yat Tak Kwun to ensure safety for visitors</p>

### **Top Management Personnel**

Name : Tong Yao

Position : Director

Contact Telephone Number: [REDACTED]

Name : Mr. Haywood Cheung

Position : Senior Manager

Contact Telephone Number : [REDACTED]

### **Maintenance and repair**

A maintenance staff is responsible for daily basic and urgent maintenance in the halls for Festival Periods.

### **Equipment for staff**

All staffs will be equipped with walkie-talkie to mobilize the operation procedure of the management plan. First aid box will be placing in the office and will be regularly checked.

### **Training**

The Senior Manager is responsible to arrange fire safety training and first aid matters. Also arrange periodically training to the staff on how to use fire safety equipment, first aid kit etc and proper keep such training record.

All Staffs will be requested to attain Certificate of Fire Safety Ambassador and Certificate of First Aid Training.

### **Management Mode**

#### **Monthly Meeting**

The hall holds a regular meeting on the last Monday of each month, the Manager presides over the meeting. The discussion content of the meeting included management and maintenance of the halls, collect trash properly, there are no rodent and other infestations, additional temporary staff and site work guidelines for Festival Periods, etc.

## **8. Contingency plan for fire or other emergencies situation**

### **Name, position and contact telephone number of the person in charge**

Name : Mr. Haywood Cheung

Position : Senior Manager

Contact Telephone Number : [REDACTED]

**The fire safety officer** – The administrative clerk is appointed by the Senior Manager and is responsible and coordinating relevant fire safety matters in the site.

**Fire protection equipment** - set up fire extinguishers at designated locations in the site. The relevant equipment will be inspected annually by a qualified registered FSI contractor and a certificate will be issued.

**Fire escape route** - There are emergency escape signs in the main passage, check condition of all escape signs are functioning properly and ensure the fire escape route maps are intact and posted in the conspicuous place.

**Fire drills** - Conduct at least 2 fire drills a year and will have a follow-up review to improve the fire safety.

#### **Fire drill-procedural guidelines :**

“Fire Safety Instruction – for PC staff” (refer to Annex B) has been prepared and made familiar with by columbarium staffs.

- 1) The Fire Safety Officer will determine the assumed fire location and fire situation.
- 2) Notify the FSD to contact the date and time of the relevant operation.
- 3) On the day and time of the fire-drill, the Fire Safety Officer will announce official kick-off of the fire-drill, the 1<sup>st</sup> PC staff who noted the fire will implement the Fire Safety Instruction (Annex B).
- 4) All other PC staffs will guide customers to leave the indoor area and proceed to the designated assembly point.
- 5) After all the people arrive at the designated assembly point, take roll call and register the time.
- 6) After the exercise is completed, the results of the exercise will be

reported in the internal meeting and issues for review will be put forward.

- 7) Fill in the internal “Fire Drill Record Form” to record the day and time of the drill, including the required time, review items, etc.

**Equipment, escape routes and safe assembly points** - Evacuation Route and Fire Service Installations Plan and Location of the “Designated Assembly Point” Plan (refer to Annex C) will also be put up at appropriate place within the columbarium buildings.

**9. Comply with the licensing conditions, guidelines and codes of practice prescribed by the licensing committee**

Regarding the use of facilities, rules, posted in the office and conspicuous places, to facilitate frontline staff and customers to comply with the provisions of the regulations to meet the licensing conditions.

# 一德觀

## 場地守則

### 【一般事項】

- 一、 客戶在簽訂「龕位安放權協議」前，必須細心閱讀本場地守則的規定內容並確認必須嚴格遵守。本「場地守則」乃「龕位安放權協議」的其中一個重要組成部份。
- 二、 每個龕位只可安放已安排之受供奉者的骨灰，不得隨意變更。任何先人之有價值的、值得懷念的、值得紀念的物品不應安放於龕位內。龕位嚴禁放置任何違禁品、爆炸品。
- 三、 為保持整潔，龕位外壁及碑面，不得裝置易燃物品，以免引起火警及違反消防條例。
- 四、 客戶在祭念完畢後，請自行取回攜來之所有物品，並清理祭念時產生之垃圾，保持地方清潔。本公司有權清理客戶及其隨行人士遺留之任何物品，客戶不可追究。

### 【關於清明節及重陽節期間拜祭安排】

- 五、 每組客戶於堂內的拜祭時間為 20 分鐘，按「一德觀」回覆予客戶預約確認內容為準。
- 六、 如遇人多擠迫的情況時，「一德觀」將會實施人流管制，排隊入場，限制入場拜祭人數及逗留時間，到時請依照職員指示，耐心等待。

修訂日期:2022 年 11 月 11 日

註:

1. 「一德觀」有權保留修訂以上各項細則之權利，並不作另行通知。
2. 如場地守則和龕位安放權出售協議條文有矛盾的話，一概以出售協議條文為準。
3. 「一德觀」及本公司一詞指出售協議中的賣方，而客戶一詞指出售協議中的買方。

**10. Complaint Handling**

The hall will strive to achieve the service commitments and goals set, but sometimes it may not be able to meet the standards due to factors outside the control of the hall. In this case, the complainant can contact the person in charge of the hall for details through the following methods :

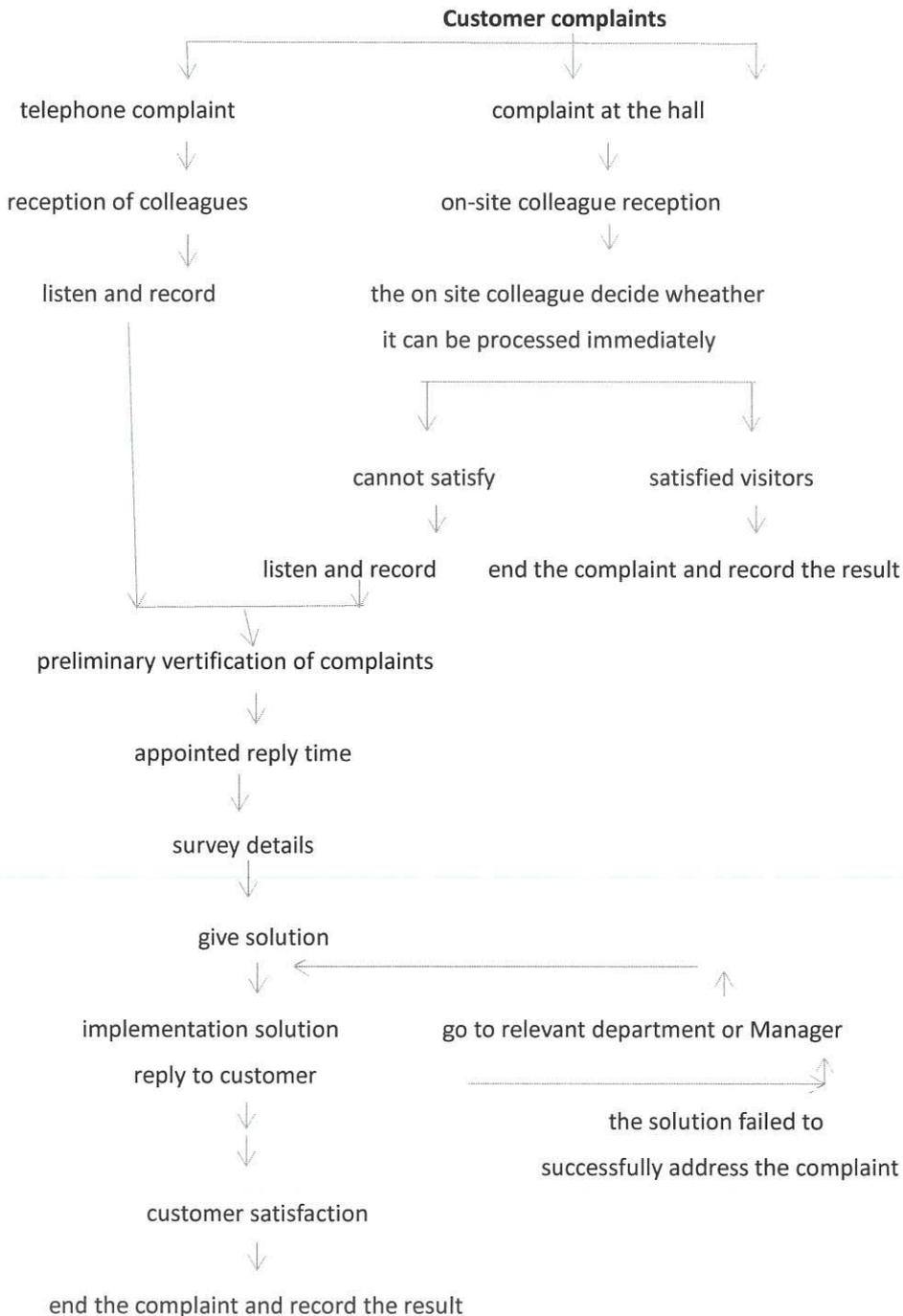
Address : No. 45, Tan Kwai Tsuen, Hung Shui Kiu, Yuen Long, New Territories

Contact telephone no. : [REDACTED]

Fax no. [REDACTED]

Email address [REDACTED]

**Complaint handling process :**



## **11. Finance arrangement**

Technically Competent Professional (preferable an accountant) independently employed by the licence holder shall visit the site on quarterly basis to review all the procedure and the financial status of the columbarium.

The proposal for finance arrangement shall be referred to the attached envelope. (Please refer to our previously submitted finance arrangement on 20<sup>th</sup> March, 2018)

**12. Persons responsible for the implementation and approval of the management plan**

The particulars of the person responsible for the implementation of the management plan

Name : Haywood Cheung  
Position : Senior Manager  
Contact telephone no.: [REDACTED]  
E-mail : [REDACTED]

The particulars of the person responsible for approving the management plan

Name : Tong Yao  
Position : Director  
Contact telephone no.: [REDACTED]  
E-mail : [REDACTED]

Submitted for and on behalf of the above named columbarium

Name : Tong Yao  
Position : Director  
E-mail : [REDACTED]



Signature :

Date : 9 June 2023

# Annex A

敬啟者：

## 一德觀 (Sample Only) 二零XX年(清明節/重陽節)\*期間的交通安排建議

二零XX年的(清明節/重陽節)\*將至，本觀(「一德觀」)預計附近的交通在節日期間或會非常繁忙，特此致函懇請閣下及同行親友務必使用公共交通工具(包括輕鐵、專營巴士及專線小巴)前來拜祭。

請注意，本觀沒有提供任何停車場服務及不設落客區，訪客切勿自行駕駛私家車或乘搭的士到訪。

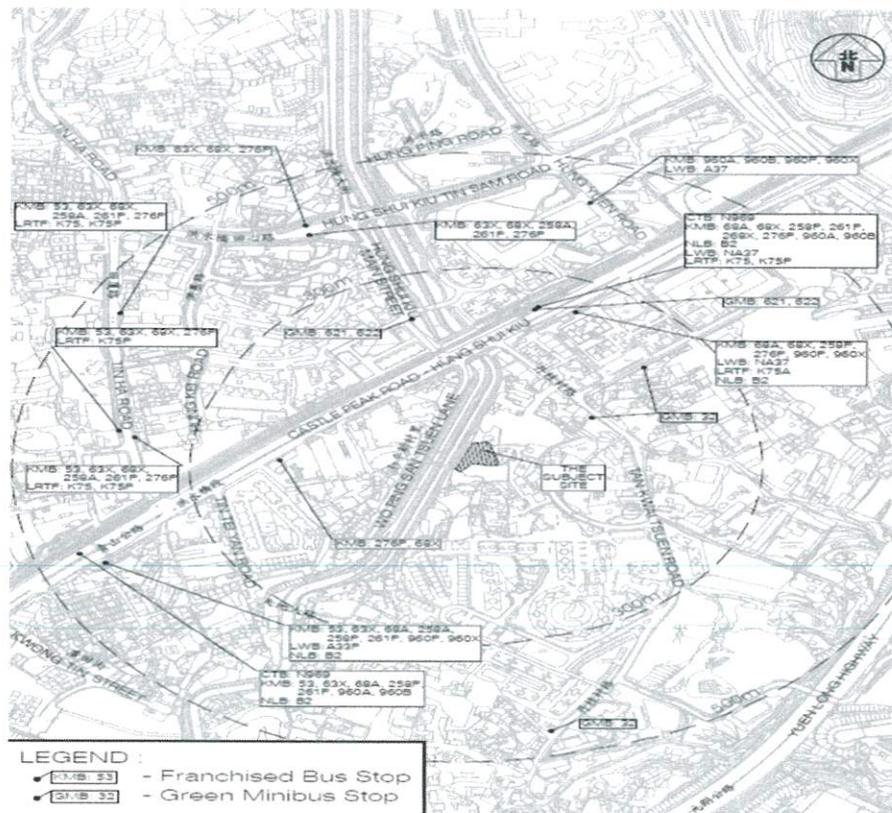
請勿在附近街道上落，以免影響交通。

如有任何查詢，可致電 2475 1828 查詢。

此致

一德觀 示

二零XX年X月X日



\* 刪去不適用者

# Annex B

## 骨灰安置所：一德觀 消防安全指引 - 一德觀職員適用

當你發現火警時.....

1. 高聲警告附近人士有火警發生。
2. 打電話999報火警及提供以下骨灰安置所名稱及地址。  
  
骨灰安置所名稱及地址：一德觀  
新界元朗洪水橋丹桂村45號  
(丈量約份第124約地段3971號餘段(部分))
3. 在安全情況下，所有可燃物品移離火源。
4. 在火勢不大及在安全情況下，使用滅火筒或消防喉轆 (如有)滅火。
5. 如火勢太大或不能控制時，將所有訪客疏散離開火警單位/樓層。
6. 當所有人員撤離後，關上火警單位大門及將所有訪客撤往指定集合地點。
7. 聯絡到場之消防人員，以提供資料及協助。

附註：

一德觀職員必須熟悉：

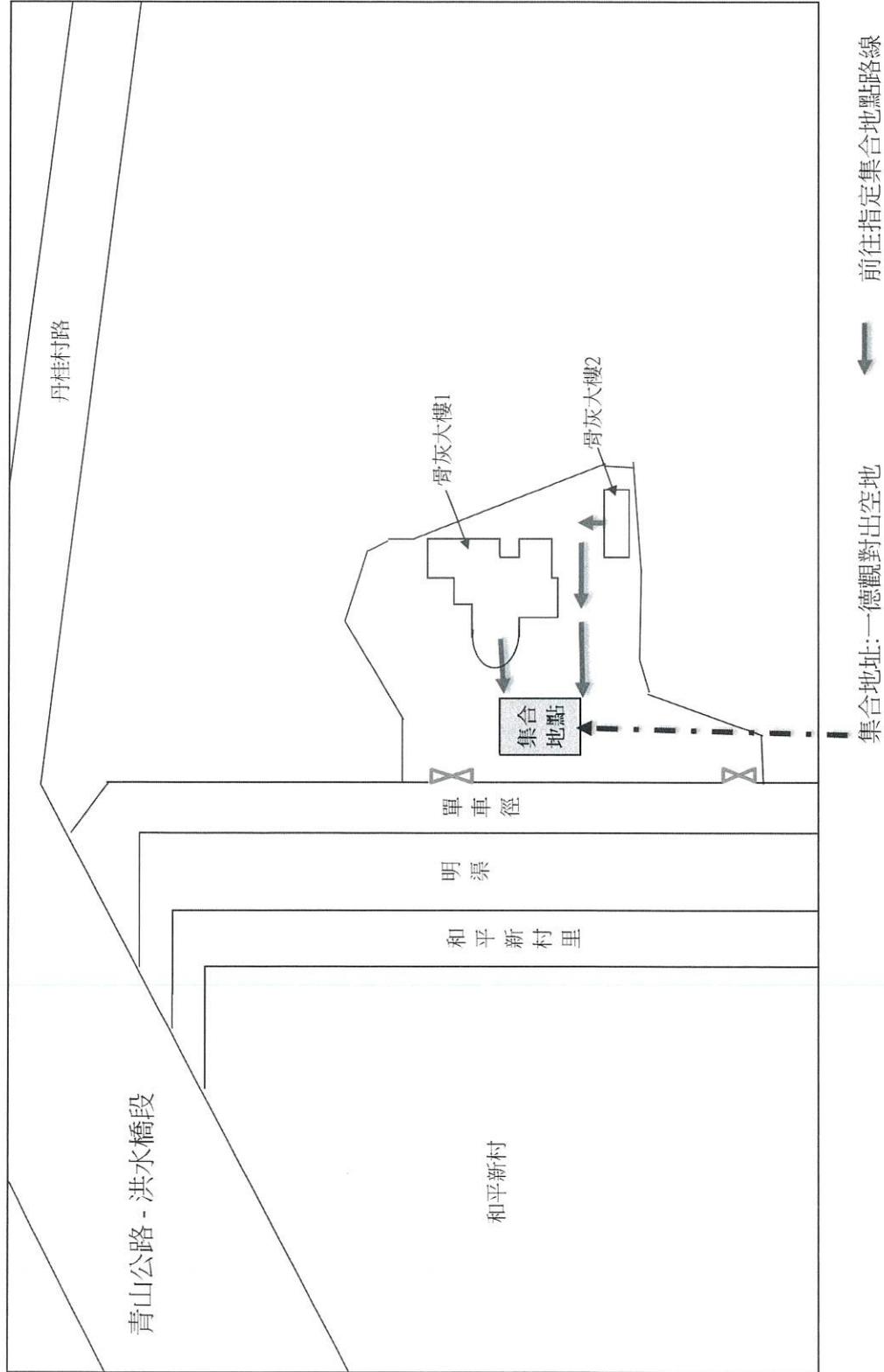
1. 骨灰安置所-一德觀之整體消防安全計劃。
2. 所有由骨灰安置所-一德觀前往指定集合地點之逃生路線。
3. 以下消防裝置之位置及操作：
  - 3.1 滅火筒及消防喉轆 (如有)

‘火警/緊急事故逃生路線圖’所需資料

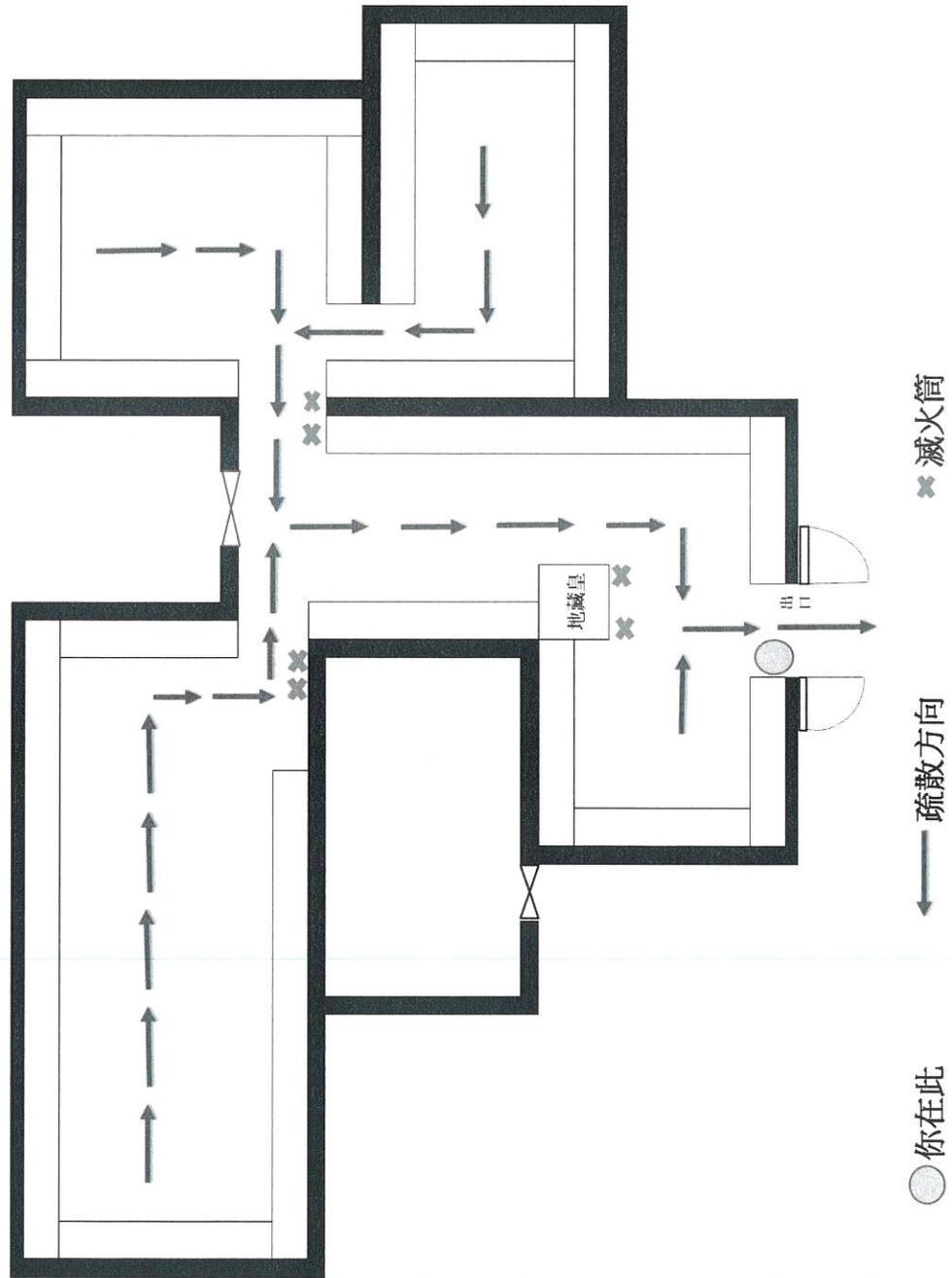
1. 樓宇內間隔、電制房、儲物房、通道及出口之位置。
2. 有關以下消防裝置之圖例說明及位置：滅火筒及消防喉轆 (如有)。
3. 就逃生路線圖所張貼地方標示“你在此”之相關位置及突顯前往最近出口之逃生路線。  
如樓宇有超過一個出口，更應突顯另一可行路線。
4. 提供“集合地點”資料：地址及附圖顯示其位置。  
環繞骨灰安置所建築物街道名稱亦應顯示。

# Annex C

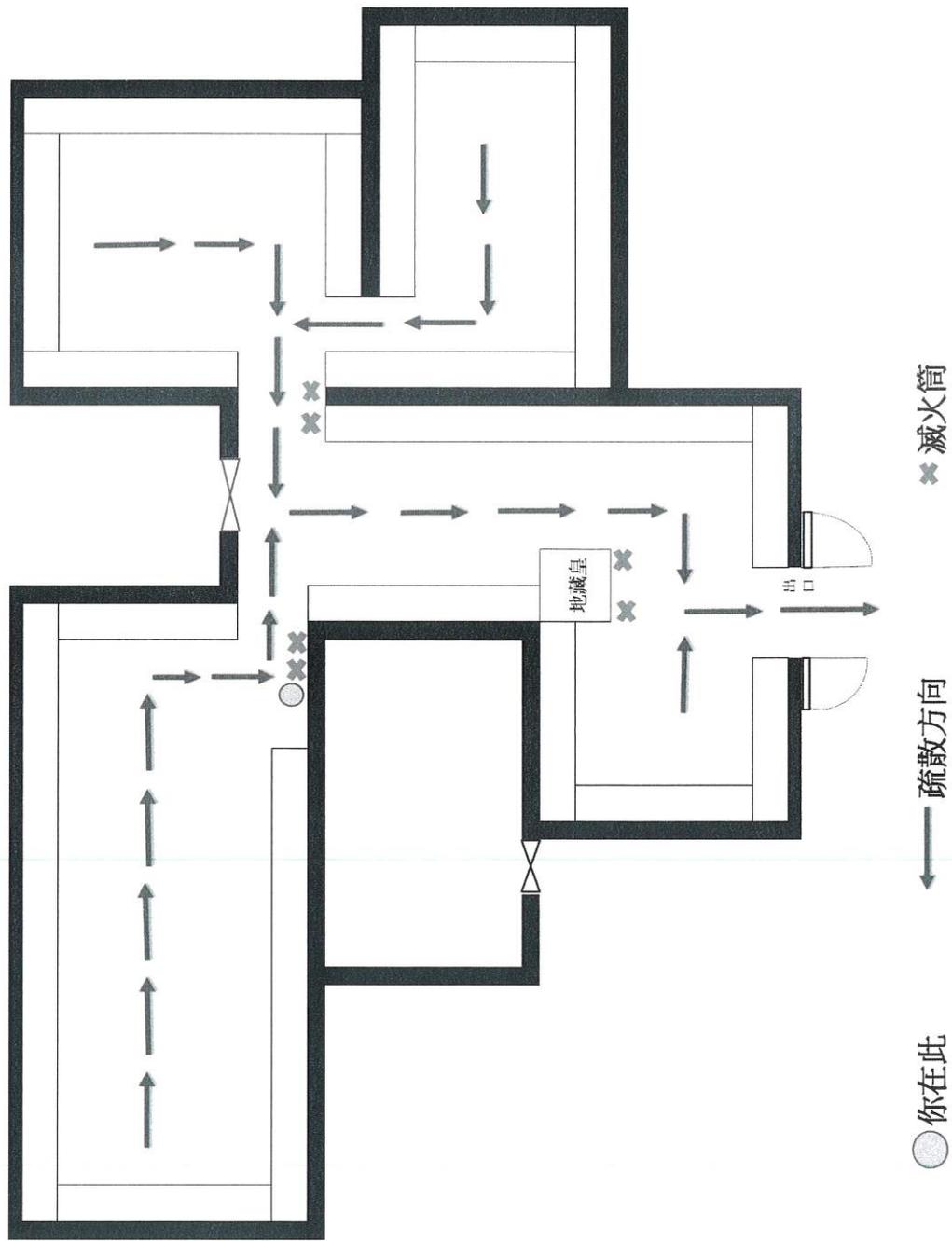
## 骨灰安置所：一德觀 消防安全疏散"指定集合地點"位置



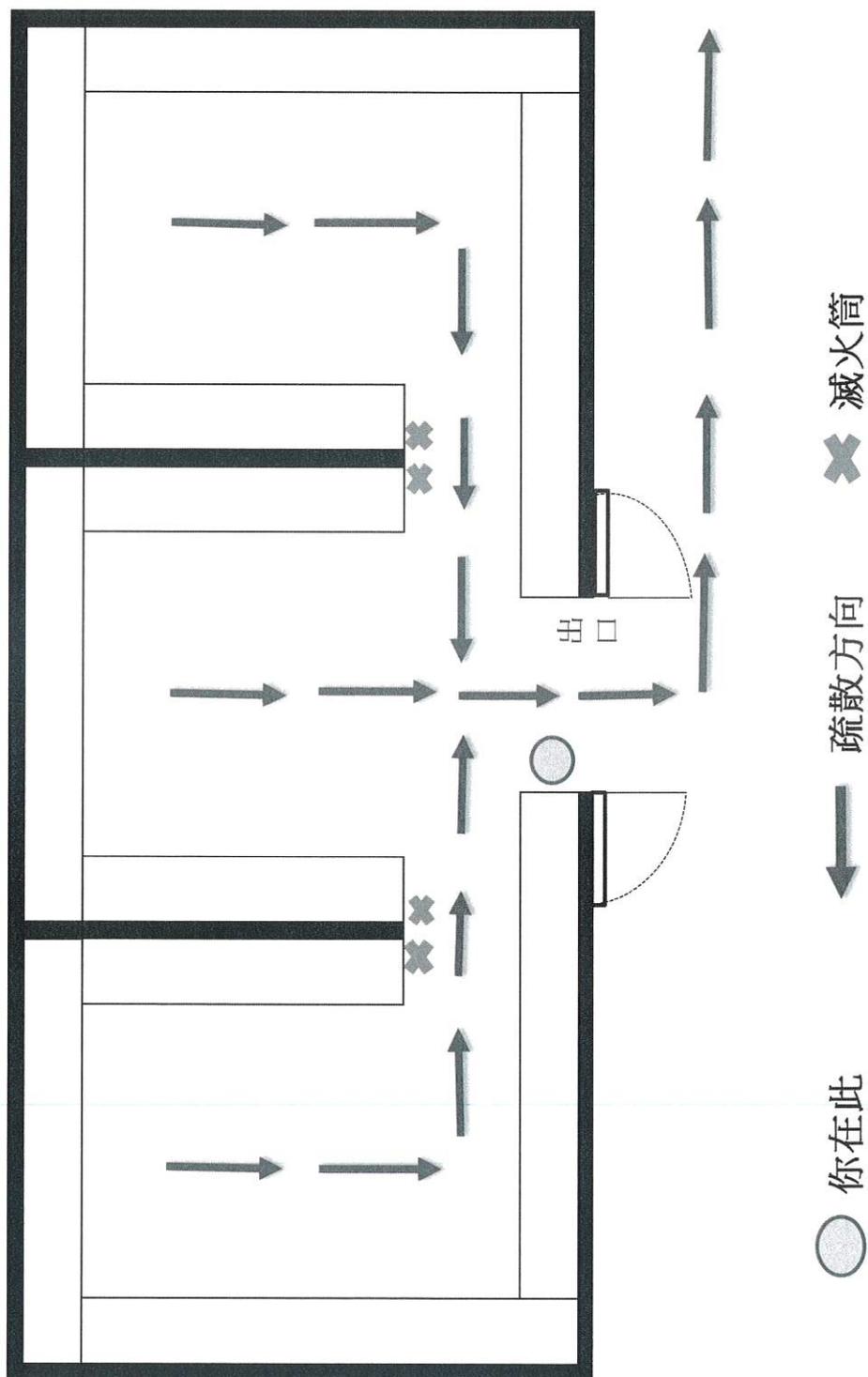
骨灰安置所：一德觀大樓1  
逃生路線圖



骨灰安置所：一德觀大樓1  
逃生路線圖



骨灰安置所：一德觀大樓2  
逃生路線圖



**Proposed Columbarium at  
45 Tan Kwai Tsuen, Hung Shui Kiu,  
Yuen Long, New Territories  
(Lot No. 3971 RP in D.D. 124)**

**Traffic Impact Assessment  
Final Report  
30 September 2022**

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**Prepared by: CKM Asia Limited**

**Prepared for: Yat Tak Kwun Management Limited**

**Proposed Columbarium at  
45 Tan Kwai Tsuen, Hung Shui Kiu,  
Yuen Long, New Territories  
(Lot No. 3971 RP in D.D. 124)**

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**Proposed Columbarium at  
45 Tan Kwai Tsuen, Hung Shui Kiu,  
Yuen Long, New Territories  
(Lot No. 3971 RP in D.D. 124)**

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-

**Proposed Columbarium at  
45 Tan Kwai Tsuen, Hung Shui Kiu,  
Yuen Long, New Territories  
(Lot No. 3971 RP in D.D. 124)**

**FIGURES**

**NUMBER**

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- 2.4 Location of the Surveyed Footpath
- 3.1 Layout of the Proposed Columbarium
- 3.2 Pedestrian Routing to/from the Proposed Columbarium
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- 4.2 Year 2027 Columbarium Peak Hour Traffic Flows With the Proposed Columbarium

## 1.0 INTRODUCTION

### Background

- 1.1 The Application Site includes part of the existing 2 buildings, namely Building 1 and Building 2, within Yat Tak Kwun (“一德觀”), which is located at 45 Tan Kwai Tsuen in Hung Shui Kiu, Yuen Long. At present, the G/F of Building 1 and Building 2 are being used for storage of cremated human bodies, i.e. columbarium (hereinafter “the Proposed Columbarium”). Figure 1.1 shows the location of the Yat Tak Kwun, and the Application Site..
- 1.2 The Applicant has the intention to regularise the existing columbarium use. Hence, CKM Asia Limited, a traffic and transportation planning consultancy firm, was commissioned to carry out a Traffic Impact Assessment (“TIA”) in support of the Proposed Columbarium.

### Contents of the Report

- 1.6 After this introduction, the remaining chapters contain the following:

- Chapter Two – Describes the existing situation;
- Chapter Three – Outline the development proposal;
- Chapter Four – Presents the traffic and pedestrian impact analyses; and
- Chapter Five – Gives the overall conclusion.

## 2.0 THE EXISTING SITUATION

### Yat Tak Kwun and the Application Site

- 2.1 Yat Tak Kwun is located in Tan Kwai Tsuen, Hung Shui Kiu, Yuen Long. It is bounded by a footpath and a cycle track to the west along a nullah, a residential development (i.e. the Verdancy) to the east, and various other temporary developments to the north and to the south. The Application Site is part of the existing 2 buildings within Yat Tak Kwun.
- 2.2 Yat Tak Kwun does not abut any road carriageway and therefore cannot be accessed by vehicular traffic. Two (2) pedestrian accesses are located to the west at the footpath along the nullah, and a third pedestrian access is located to the east at the footpath within Tan Kwai Tsuen leading towards Tan Kwai Tsuen Road.

### The Road Network

- 2.3 Yat Tak Kwun is served by Wo Ping San Tsuen Lane, Tan Kwai Tsuen Road, and Castle Peak Road – Hung Shui Kiu.
- 2.4 Wo Ping San Tsuen Lane is of a single-2 carriageway local road. It is some 6m wide and 350m long running parallel to the nullah from Castle Peak Road – Hung Shui Kiu and terminates as a cul-de-sac. It serves the existing developments in Wo Ping San Tsuen and Tan Kwai Tsuen along both sides of the nullah. Wo Ping San Tsuen Lane is only accessible from and to Castle Peak Road – Hung Shui Kiu westbound.
- 2.5 Tan Kwai Tsuen Road in the vicinity of Yat Tak Kwun is a single-2 carriageway local road. It is some 7.3m wide and 900m long running from Castle Peak Road – Hung Shui Kiu and terminates as a single track access road within Tan Kwai Tsuen to the south. It serves numbers of residential and industrial developments within Tan Kwai Tsuen. Tan Kwai Tsuen Road is only accessible from Castle Peak Road – Hung Shui Kiu eastbound, and to Castle Peak Road – Hung Shui Kiu westbound.
- 2.6 Castle Peak Road – Hung Shui Kiu is a dual-2/3 carriageway Rural Trunk Road with 3 eastbound traffic lanes towards Yuen Long, and 2 westbound traffic lanes towards Tuen Mun. It intersects with the Lam Tei Interchange to the west and the Tin Shui Wai West Interchange via Hung Tin Road to the east where providing regional access to and from Yat Tak Kwun via Tuen Mun Road and Yuen Long Highway respectively.

### Public Transport Services

- 2.7 Yat Tak Kwun is served by road-based public transport, in particular along Castle Peak Road – Hung Shui Kiu, where there are many franchised bus, green minibus (“GMB”), red minibus (“RMB”), and MTR Light Rail Transit (“LRT”) routes. Figure 2.1 shows the location of the public transport service stops, and details of these services are summarised in Table 2.1.

TABLE 2.1 ROAD-BASED PUBLIC TRANSPORT SERVICES OPERATING NEAR  
YAT TAK KWUN

Route	Origin - Destination	Frequency (min)	Remark
KMB 53	Yoho Mall (Yuen Long) ↔ Tsuen Wan (Nina Tower)	25 - 35	
KMB 63X	Hung Shui Kiu (Hung Fuk Estate) ↔ Jordan (West Kowloon Station)	12 - 30	
KMB 68A	Long Ping Estate ↔ Tsing Yi Station	8 - 25	
KMB 68X	Mong Kok (Park Avenue) ↔ Hung Shui Kiu (Hung Fuk Estate)	9 - 25	
KMB 258A	Hung Shui Kiu (Hung Fuk Estate) → Lam Tin Station	2 per AM	(1)
KMB 258P	Hung Shui Kiu (Hung Fuk Estate) → Lam Tin Station	12 - 30	(3)
	Lam Tin Station → Hung Shui Kiu (Hung Fuk Estate)	20 - 30	(4)
KMB 261P	Tuen Mun (Siu Hong Court) → Sheung Shui (Tin Ping)	2 - 3 per AM	(3)
	Sheung Shui (Tin Ping) → Tuen Mun (Siu Hong Court)	1 per PM	(2)
KMB 268X	Hung Shui Kiu (Hung Fuk Estate) ↔ Jordan (West Kowloon Station)	6 - 30	
KMB 276P	Tin Shui Wai Station ↔ Sheung Shui	5 - 20	
KMB 960A	Central → Hung Shui Kiu (Hung Fuk Estate)	1 per PM	(2)
KMB 960P	Hung Shui Kiu (Hung Yuen Road) → Causeway Bay (Victoria Park)	10 - 35	(5)
KMB 960X	Hung Shui Kiu (Hung Yuen Road) → Quarry Bay	8 per AM	(1)
LWB A34	Hung Shui Kiu (Hung Yuen Road) ↔ Airport (Ground Transportation Centre)	20 - 60	
LWB NA37	Tin Shui Wai Town Centre → Cathay Pacific City	4 per Day	(6)
CTB N969	Tin Shui Wai Town Centre ↔ Causeway Bay (Moreton Terrace)	20 - 30	(6)
MTRB K75A	Tin Shui Wai Station ↔ Hung Shui Kiu	30	
MTRB K75P	Tin Shui ↔ Hung Shui Kiu	10 - 15	
NLB B2	Yuen Long Station ↔ Shenzhen Bay Port	60	
GMB 32	Yuen Long Station ↔ Tan Kwai Estate	10 - 15	
GMB 621	Hung Fuk Estate ↔ Tin Shui Wai Hospital	20 - 30	
GMB 622	Hung Fuk Estate ↔ Long Ping Station	15 - 30	(6)
GMB 606S	Yuen Long (Fung Cheung Road) ↔ Tsim Sha Tsui East	6 - 13	
RMB	Tuen Mun (Chi Lok Fa Yuen) ↔ Yuen Long (Yuen Long Hong Lok Rd)	n/a	
RMB	Tsuen Wan (Chung On St) → Tuen Mun and Yuen Long	n/a	(6)
RMB	Mong Kok (Reclamation St) → Tuen Mun and Yuen Long	n/a	
RMB	Yuen Long ↔ Jordan Rd (Parkes St)	n/a	
LRT 610	Yuen Long ↔ Tuen Mun Ferry Pier	7 - 17	
LRT 614	Yuen Long ↔ Tuen Mun Ferry Pier	14 - 23	
LRT 615	Yuen Long ↔ Tuen Mun Ferry Pier	9 - 23	
LRT 751	Tin Yat ↔ Yau Oi	6 - 15	

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

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

2.8 The above franchised bus routes provide convenient transfer service at the Tuen Mun Road Bus Interchange and the Tai Lam Tunnel Bus Interchange. Whereas, the LRT services provide transfer to the MTR West Rail at Siu Hong, Tin Shui Wai and Yuen Long Stations. Hence, the nearby public transport services provide excellent access throughout the New Territories, Kowloon and Hong Kong Island.

### **Traffic and Pedestrian Flow Surveys**

- 2.9 In view that Yat Tak Kwun has only 8 occupied niches and there is no other existing columbarium located in the vicinity of Yat Tak Kwun, the transport services nearby do not currently serve any grave sweeping traffic during the Chung Yeung and Ching Ming Festival periods. Hence, the traffic and pedestrian flow surveys were conducted on Sunday, 5<sup>th</sup> July 2020, which was a general holiday to replicate the Ching Ming Festival Day condition.
- 2.10 The traffic and pedestrian flow surveys were carried out between 1100 and 1400 hours, which are the typical peak operation period associated to a columbarium facility.
- 2.11 Manual classified count surveys were conducted to enable traffic flows in passenger car units (“pcu”) to be calculated. The surveys were conducted at the following junctions:
- J01 – Castle Peak Road – Hung Shui Kiu / Tan Kwai Tsuen Road,  
J02 – Castle Peak Road – Hung Shui Kiu / Hung Shui Kiu Main Street, and  
J02 – Castle Peak Road – Hung Shui Kiu / Wo Ping San Tsuen Lane,
- 2.12 Locations of the surveyed junctions are shown in Figure 2.2, and the peak hour traffic flows are presented in Figure 2.3.
- 2.13 Figure 2.4 shows the location of the pedestrian flow surveys and the locations include the following:

- FP01 – Footpath along Nullah between Yat Tak Kwun and Castle Peak Road – Hung Shui Kiu, and  
FP02 – Footpath along Castle Peak Road – Hung Shui Kiu westbound between Tan Kwai Tsuen Road and Nullah, and  
FP03 – Footpath along Castle Peak Road – Hung Shui Kiu westbound between Nullah and Wo Ping San Tsuen Lane

### **Junction Capacity Analysis**

- 2.14 Junction capacity analyses are calculated based on the columbarium peak hour traffic flows, and the analyses were undertaken using the methods outlined in Volume 2 of the Transport Planning and Design Manual (“TPDM”). Table 2.2 summarises the results and the detailed calculations are found in Appendix A.

TABLE 2.2 EXISTING JUNCTION OPERATIONAL PERFORMANCE

	Junction	Junction Control	Performance Indicator	Columbarium Peak Hour
J01	Castle Peak Road – Hung Shui Kiu / Tan Kwai Tsuen Road	Signalised	RC	> 100%
J02	Castle Peak Road – Hung Shui Kiu / Hung Shui Kiu Main Street	Signalised	RC	> 100%
J03	Castle Peak Road – Hung Shui Kiu / Wo Ping San Tsuen Lane	Priority	RFC	0.010

Note: RC – Reserve Capacity RFC - Ratio of Flow to Capacity

- 2.15 The above result indicates that the surveyed junctions operate with capacities during the columbarium peak hour.

### Footpath Levels of Service Analysis

- 2.16 Based on the peak hour pedestrian flows shown in Figure 2.5, the Levels of Service (“LOS”) analysis was conducted. The LOS grading is as per TPDM Vol 6, Section 10.4, and LOS ‘C’ is generally considered as desirable at streets with dominant ‘living’ pedestrian activities. Table 2.3 summarizes the analysis results.

TABLE 2.3 EXISTING FOOTPATH OPERATIONAL PERFORMANCE

Pedestrian Facilities		Clear Width <sup>(1)</sup> (m)	Ching Ming Festival Day Columbarium Peak Hour	
			Observed 2-way Pedestrian Flow (ped/hour)	Flow Rates [LOS] (ped/m/min)
FP01	Footpath along Nullah between Yat Tak Kwun and Castle Peak Road – Hung Shui Kiu	3.0m	137	0.76 [A]
FP02	Footpath along Castle Peak Road – Hung Shui Kiu westbound between Tan Kwai Tsuen Road and Nullah	4.5m	219	0.81 [A]
FP03	Footpath along Castle Peak Road – Hung Shui Kiu westbound between Nullah and Wo Ping San Tsuen Lane	3.0m	218	1.21 [A]

Note: (1) Width of adjacent cycle track excluded.

### Population Projection

- 2.17 Reference is made to the latest “2019 – based Territorial Population and Employment Data Matrix” (“2019-based TPEDM”) published by the Planning Department for the “Northwest New Territories (Other Area)”, where Yat Tak Kwun is located. Table 2.4 summarises the projected population and employment obtained from the 2019–based TPEDM.

TABLE 2.4 PROJECTED POPULATION AND EMPLOYMENT BY 2019-BASED TPEDM FOR NORTHWEST NEW TERRITORIES (OTHER AREA)

Item	Year 2019	Year 2031	Average Annual Percentage Change (2021 – 2026)
Population	228,000	353,900	3.7%
Employment	58,400	140,150	7.6%
<b>Total</b>	<b>286,400</b>	<b>494,050</b>	<b>4.7%</b>

- 2.18 Table 2.4 shows that the overall population and employment in the Northwest New Territories (Other Area) is projected to increase by some 4.7% per annum between 2019 and 2031.
- 2.19 The high annual growth rate is likely due to the expected population intake of various New Development Areas (“NDA”) within the Northwest New Territories (Other Area), such as the Hung Shui Kiu and the Yuen Long South NDAs etc.

### Historic Traffic Flow

- 2.20 Table 2.5 summarises the historic Annual Average Daily Traffic (“AADT”) between 2010 and 2019 obtained from the Annual Traffic Census (“ATC”) which is published by Transport Department, for the roads located in the vicinity of Yat Tak Kwun.

TABLE 2.5 AADT OF ATC STATIONS LOCATED IN THE VICINITY OF YAT  
TAK KWUN

ATC Station No.	6213	5658	5252
Road	Castle Peak Road – Hung Shui Kiu	Tin Ha Rd	Castle Peak Road – Ping Shan
Road Type	Rural Trunk	Rural Road	Rural Trunk
From	Tin Ha Road	Castle Peak Road – Hung Shui Kiu	Ping Ha Road
To	Lam Tei INT	Ping Ha Rd	Tin Ha Rd
Year	Annual Average Daily Traffic (vehicles / day)		
2010	31,280	6,750	16,660*
2011	30,910	6,860	16,900*
2012	31,210	6,820*	16,740*
2013	30,520	6,880*	15,780
2014	33,510	6,800*	17,050
2015	31,720	6,280	17,840*
2016	33,490	7,300	18,840*
2017	34,140	7,190*	18,710*
2018	32,740	7,370*	18,270
2019	33,220	7,320*	19,290
Average Annual Growth (2010 – 2019)	0.7%	0.9%	1.6%

Note: \* Estimated by Growth Factor

- 2.1 It should be noted that “*The Annual Traffic Census 2020*” stated that due to the outbreak of COVID-19 in 2020, normal traffic flow pattern across Hong Kong were affected with significant drop in traffic flows in view of work-from-home arrangement for many government and private sector offices, suspension of face-to-face classes for schools, and disruption of tourism, etc. Hence, the traffic data of 2020 is not adopted to determine the average annual growth.
- 2.21 Table 2.6 shows that the overall average annual growth in AADT between 2010 and 2020 is some 0.7% to 1.6%.

### 3.0 THE PROPOSED COLUMBARIUM

#### Development Schedule

- 3.1 Figure 3.1 shows the layout of the Proposed Columbarium which consists of 2 buildings, i.e. Buildings 1 and 2, of which Building 1 is an existing 2-storey building and the G/F is being used as a columbarium, and Building 2 is an existing 1-storey building also being used as a columbarium.
- 3.2 According to the Applicant, Table 3.1 summarise the existing niche status found in the Proposed Columbarium.

TABLE 3.1 EXISTING NICHE STATUS OF THE PROPOSED COLUMBARIUM

Status		Number of Niches		
		Building 1	Building 2	Total
Occupied	Sold and occupied [a]	8 (0.2%)	0 (0.0%)	8 (0.2%)
Vacant	Sold but vacant [b]	574 (12.9%)	0 (0.0%)	582 (13.1%)
	Unsold (and vacant) [c]	1,882 (42.2%)	1,992 (44.7%)	3,874 (86.9%)
	<i>Subtotal [b] + [c]</i>	<i>2,456, (55.1%)</i>	<i>1,992 (44.7%)</i>	<i>4,448 (99.8%)</i>
TOTAL [a] + [b] + [c]		2,464 (55.3%)	1,992 (44.7%)	4,456 (100.0%)

#### Provision of Internal Transport Facilities

- 3.3 Yat Tak Kwun does not abut any road carriageway, and is inaccessible by vehicles; hence no internal transport facilities are provided for the Proposed Columbarium.

#### Special Traffic and Crowd Arrangements on Ching Ming and Chung Yeung Festival Periods

- 3.4 Special traffic and crowd arrangements are proposed by the Proposed Columbarium to manage and minimise the potential traffic and pedestrian impact associated with the Proposed Columbarium. The details are described in paragraphs below:

#### Implementation Period

- 3.5 The special traffic arrangements will be implemented during the Ching Ming and Chung Yeung Festival Periods including:
- (i) 3 weekends (Saturdays and Sundays) before the Ching Ming and Chung Yeung Festival Days,
  - (ii) On the Ching Ming and Chung Yeung Festival Days,
  - (iii) 3 weekends (Saturdays and Sundays) after the Ching Ming and Chung Yeung Festival Days, and
  - (iv) Any public holidays within the 3 weekends (Saturdays and Sundays) before and after the Ching Ming and Chung Yeung Festival Days.

#### Visit-by-Appointment Arrangement

- 3.6 The Applicant will implement a mandatory Visit-by-Appointment Arrangement requiring all visitors to register with the Applicant prior to visiting Yat Tak Kwun during each Ching Ming and Chung Yeung Festival Period. Hence, the number of visitors can be regulated.
- 3.7 The registration will be available via smartphone application, or by phone. Visitors are required to provide the Applicant with the number of people visiting in their group, the columbarium hall and niche to be visited, and the intended visiting time and date. The registration will be regarded as successful after the Applicant has confirmed the visiting details with the visitor.

- 3.8 The visiting capacity with the Visit-by-Appointment arrangement is calculated and is presented in Table 3.2.

TABLE 3.2 VISITING CAPACITY WITH VISIT-BY-APPOINTMENT ARRANGEMENT

Itemh	Proposed Columbarium	
	Building 1	Building 2
Approximate Gross Floor Area [a]	124m <sup>2</sup>	55m <sup>2</sup>
Housing Capacity [b] <sup>(Note 1)</sup>	3m <sup>2</sup> of gross floor area per person	
Visiting Capacity per Grave Sweeping Session [c] = [a] ÷ [b] (Rounded-down to nearest 5)	40 persons	15 persons
	<i>Subtotal: 55 persons per session</i>	
Duration of Grave Sweeping per Session [d]	20 minutes	20 minutes
Number of Grave Sweeping per Hour [e] = 60 ÷ [d]	3 sessions	3 sessions
Visiting Capacity per Hour [d] = [a]x[c]	120 persons per hour	45 persons per hour
<b>TOTAL</b>	<b>165 persons per hour</b>	

Note 1: PNAP APP-154, "Design Requirements for Columbarium Facilities", Buildings Department. Assessment of population density = 2m<sup>2</sup> of **usable** floor area per person, i.e. approximate 3m<sup>2</sup> of **gross** floor area per person.

- 3.9 As shown in Table 3.2, the Applicant will impose three 20-minute grave sweeping sessions per hour with a maximum 55 persons per session, i.e. an hourly visiting capacity of 165 persons per hour.

Waiting and Queuing Area

- 3.10 Yat Tak Kwun has an open yard within its premise, and an area of some 600m<sup>2</sup> (Figure 3.2 refers) will be set as waiting and queuing area for grave sweepers to wait before entering the respective columbarium. With a standing capacity of 4 persons per square metre, the holding area can hold some 2,400 persons, which is sufficient to hold the expected visitors.

Mandatory No Car Parking Policy

- 3.11 In view that the Proposed Columbarium is inaccessible by vehicles and it has no internal transport facilities, the Applicant will remind and implement a no car parking policy to its grave sweepers during the Ching Ming and Chung Yeung Festival Periods to discourage grave sweepers from driving to Yat Tak Kwun, and at the same time remind and encourage grave sweepers to visit by public transport.

Operation Hours of the Proposed Columbarium

- 3.12 The normal operation hours of the Proposed Columbarium are from 0900 to 1700 hours, including the Ching Ming and Chung Yeung Festival Periods.

Mandatory Policy Agreement in Condition of Sale

- 3.13 The Applicant will specify the above mandatory policies and the operation hours of the Proposed Columbarium in the condition of sale. All niche owners must agree and abide to the policies in order to purchase and visit the Proposed Columbarium.

On-Site One-Way Pedestrian Flow and Provision of Holding and Queuing Areas

- 3.14 One-way pedestrian flow will be implemented, as illustrated in Figure 3.2. A holding area will also be provided within Yat Tak Kwun for grave sweepers waiting to enter the columbarium.

Data Collection and Review of the Special Traffic Arrangement

- 3.15 The Applicant will maintain a record of visitors, and number of niches occupied, etc. throughout the Ching Ming and Chung Yeung Festival Periods. This information could be reviewed to evaluate the operation efficiency of the special traffic arrangement. If necessary, the information can be provided to the Government for review and comments in order to improve the overall special traffic arrangement with a goal to minimise the traffic impact to the general public.

Stationing of In-House Staff

- 3.16 In-house trained staff will be stationed within Yat Tak Kwun to ensure smooth pedestrian flow and safety of visitors.

Comparison on Visiting Demand and Visiting Capacity

- 3.17 Table 3.3 compares the estimated visitor demand and visiting capacity for the Proposed Columbarium during the Ching Ming and Chung Yeung Festival Periods.

TABLE 3.3 COMPARISON ON VISITOR DEMAND AND VISITING CAPACITY

Visitor Demand per Festival Period	
Number of visitors per sold and occupied niches	= 2.89 visitors/niche (based on CKM's in-house data)
Total number of niches	= 4,456 niches
Total number of visitor (Visitor Demand per Festival Period)	= 4,456 niches x 2.89 visitors/niche = <b>12,878 visitors</b>
Visiting Capacity per Festival Period	
Visiting capacity	= 55 persons per session
Number of sessions per hour	= 60 min/hr ÷ 20 min/session = 3 sessions/hr
Opening hours of the Subject Site	= 0900 to 1700 hours = 8 hr/day
Number of sessions per day	= 8 hr / day x 3 sessions/hr = <b>24 sessions/day</b>
Daily visiting capacity	= 55 visitors/session x 24 sessions / day = <b>1,320 visitors/day</b>
Number of Days within the Festival Period	= Minimum 12 Days (including 3 weekends before and 3 weekends after the Festival Day, and assuming the Festival Day falls on a Saturday or Sunday; other public holidays in between also excluded.)
Minimum Visiting Capacity per Festival Period	= 1,320 visitors / day x 12 days = <b>15,840 visitors</b>  > Visitor Demand of 12,878 visitors, hence, OK

- 3.18 As shown in Table 3.3, the visitor demand is estimated to be some 12,878 across the Festival Period; whereas the visiting capacity for minimum 12 days will be 15,840 visitors, i.e. at least 1.2 times more than the visitor demand.
- 3.19 Hence, the proposed visiting capacity of 55 persons for each visiting session with the proposed implementation period of minimum 12 days, i.e. 3 weekends before and 3 weekends after the festival day, is considered appropriate and will be sufficient to accommodate the expected visitor demand.
- 3.20 In addition, special arrangement can also be requested by the visitors to visit the Proposed Columbarium on a weekday. Visitors must contact the Applicant in-advance for this special arrangement. The number of visitors on weekday is expected to be negligible, and shall not result in any adverse traffic impact.

### Estimation on Pedestrian and Traffic Generation

#### Traffic Generation at Other Existing Columbarium

- 3.21 To predict the number of visitor and mode of transport associated with the Proposed Columbarium, reference is made to the transport mode of Gig Lok Monastery located at Tuen Fu Lane, Tuen Mum. Gig Lok Monastery has an existing columbarium and it is located around 3km the Proposed Columbarium.
- 3.22 Similar to the Proposed Columbarium, Gig Lok Monastery is also well-served by public transport services, including many franchised bus, GMB and RMB routes along Castle Peak Road – Lingnan, and the MTR and LRT Siu Hong Stations. Hence, the transport characteristics, i.e. road and public transport network, between the Gig Lok Monastery and the Proposed Columbarium are similar, and therefore, the mode of transport of Gig Lok Monastery is adopted which is summarised in Table 3.4.

TABLE 3.4 MODE OF TRANSPORT USED BY VISITORS OF GIG LOK MONASTERY

Mode of Transport	Number of Visitors	Average Occupancy	Percentage
LRT and MTR	573	-	53.6%
Private Car	207	4.8	19.3%
Green / Red Minibus and Franchised Bus	104	-	9.7%
Taxi	87	3.8	8.1%
Walk	83	-	7.8%
<b>TOTAL</b>	<b>1,070</b>	<b>-</b>	<b>100%</b>

- 3.23 Based on Table 3.4, the pedestrian and traffic generations associated with the Proposed Columbarium with the special traffic and crowd management implemented, i.e. with an hourly visiting capacity of 165 persons, are estimated and summarised in Table 3.5.

TABLE 3.5 ESTIMATED TRAFFIC AND PEDESTRIAN GENERATIONS OF THE PROPOSED COLUMBARIUM

Mode of Transport	Percentage	Pedestrian Generation (ped/hour)	Average Occupancy (persons/veh)	Traffic Generation (pcu/hour)
LRT and MTR	53.6%	88	-	-
Private Car	19.3%	32	4.8	7
Green / Red Minibus and Franchised Bus	9.7%	19	-	-
Taxi	8.1%	13	3.8	4
Walk	7.8%	13	-	-
<b>TOTAL</b>	<b>100%</b>	<b>165</b>	<b>-</b>	<b>11</b>

- 3.24 Table 3.5 shows that, with the special traffic and crowd arrangement implemented during the Ching Ming and Chung Yeung Festival Period, the Proposed Columbarium is expected to generate 165 persons per hour, 7 private car trips per hour, and 4 taxi trips per hour.

## 4.0 TRAFFIC AND PEDESTRIAN IMPACT

### Traffic and Pedestrian Forecast

- 4.1 Reference is made to the TPDM which states “the planning horizon for traffic forecast... should be set at the time when the development is completed or preferably at a design year within 5 years of the completion.”
- 4.2 In view the Proposed Columbarium is an existing building which has been completed; the design year is set to be 5 years from Year 2022, i.e. Year 2027.
- 4.3 Two design scenarios were assessed including (i) Year 2027 Festival Days without the Proposed Columbarium, and (ii) Year 2027 Festival Days with the Proposed Columbarium.
- 4.4 After the review of the population projection (Table 2.4) and the historic traffic growth (Table 2.5), a conservative growth rate of 5.0% per annum is adopted to derive the 2027 traffic flows, which is assumed to include the additional traffic and pedestrian generation due to other new developments located in the vicinity of Yat Tak Kwun, such as the Hung Shui Kiu NDA.
- 4.5 Hence, the year 2027 columbarium peak hour traffic flows on the Festival Days are derived as follows:

$$\begin{aligned} \text{2027 Traffic / Pedestrian Flows} &= \text{Existing Traffic / Pedestrian Flows} + \\ \text{Without the Proposed} & \text{Estimated Traffic / Pedestrian Growth from} \\ \text{Columbarium [A]} & \text{2020 to 2027} \end{aligned}$$

$$\begin{aligned} \text{2027 Traffic / Pedestrian Flows} &= \text{[A]} + \text{Traffic / Pedestrian Generation} \\ \text{With the Proposed Columbarium} & \text{associated with the Proposed} \\ & \text{Columbarium} \end{aligned}$$

### 2027 Junction Capacity Analysis

- 4.6 The Year 2027 columbarium peak hour traffic flows without and with the Proposed Columbarium on Ching Ming Festival Day are shown in Figures 4.1 and 4.2 respectively.
- 4.7 Junction capacity analyses for Year 2027 columbarium peak hour are summarised in Table 4.1 and detailed calculations are presented in the Appendix A.

TABLE 4.1 2027 JUNCTION OPERATIONAL PERFORMANCE

Junction	Junction Control	Performance Indicator	Year 2026 Columbarium Peak Hour on Ching Ming Festival Day	
			Without the Proposed Columbarium	With the Proposed Columbarium
J01 Castle Peak Road – Hung Shui Kiu / Tan Kwai Tsuen Road	Signalised	RC	69%	69%
J02 Castle Peak Road – Hung Shui Kiu / Hung Shui Kiu Main Street	Signalised	RC	79%	76%
J03 Castle Peak Road – Hung Shui Kiu / Wo Ping San Tsuen Lane	Priority	RFC	0.0158	0.0159

Note: RC – Reserve Capacity RFC - Ratio of Flow to Capacity

- 4.8 The above results indicate that the analysed junctions are expected to operate with capacity during the columbarium peak hour on the Ching Ming and Chung Yeung Festival Days, and the Proposed Columbarium will have no adverse traffic impact to the junctions analysed.

**2027 Footpath Levels of Service Analysis**

- 4.9 Table 4.2 summarises the columbarium peak hour pedestrian flow and results of the LOS analysis on the Ching Ming Festival Day without and with the Proposed Columbarium.

TABLE 4.2 2027 FOOTPATH OPERATIONAL PERFORMANCE

Pedestrian Facilities		Clear Width (m) <sup>(1)</sup>	Year 2026 Ching Ming Festival Day Columbarium Peak Hour			
			2-way Pedestrian Flow (ped/hour)		Flow Rates [LOS] (ped/m/min)	
			Without the Proposed Columbarium	With the Proposed Columbarium	Without the Proposed Columbarium	With the Proposed Columbarium
FP01	Footpath along Nullah between Yat Tak Kwun and Castle Peak Road – Hung Shui Kiu	3.0m	184	514	1.0 [A]	2.9 [A]
FP02	Footpath along Castle Peak Road – Hung Shui Kiu westbound between Tan Kwai Tsuen Road and Nullah	4.5m	294	624	1.1 [A]	2.3 [A]
FP03	Footpath along Castle Peak Road – Hung Shui Kiu westbound between Nullah and Wo Ping San Tsuen Lane	3.0m	293	623	1.6 [A]	3.5 [A]

Note: (1) Width of adjacent cycle track excluded.

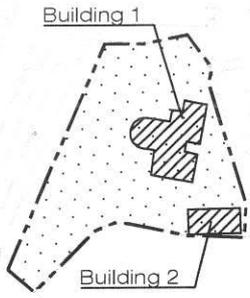
- 4.10 The above results indicate that the footpaths analysed are expected to operate with capacity during the columbarium peak hour on the Ching Ming and Chung Yeung Festival Days. Hence, it can be concluded that the Proposed Columbarium will have no adverse pedestrian impact to the footpaths analysed.

## 5.0 SUMMARY

- 5.1 The Application Site includes part of the 2 existing buildings within Yat Tak Kwun (一德觀) located at 45 Tan Kwai Tsuen in Hung Shui Kiu, Yuen Long. The Applicant has the intention to regularise 4,456 niches, of which 8 niches are now sold and occupied, 582 niches are sold but vacant, and the remaining 3,866 niches are unsold and vacant.
- 5.2 Special traffic and crowd arrangements will be implemented during the Ching Ming and Chung Yeung Festival Periods, which include the Ching Ming and Chung Yeung Festival Days, 3 weekends before and 3 weekends after the Festival Days, and any public holidays occurring during these periods. This special arrangements include:
- (i) Mandatory Visit-by-Appointment Arrangement
  - (ii) Reminder on the mandatory no parking policy,
  - (iii) Operation hours will be from 0900 to 1700 hours,
  - (iv) On-site 1-way pedestrian flow, and provision of holding and queuing areas, and
  - (v) Data collection and review of the special traffic arrangement.
- 5.3 Traffic and pedestrian generations of the Proposed Columbarium during the columbarium peak hour on Ching Ming Festival Day were estimated based on the mode of transport obtained surveys conducted at the Gig Lok Monastery which is located in the vicinity.
- 5.4 Special traffic and pedestrian traffic arrangement will be implemented during the Ching Ming and Chung Yeung Festival periods to minimise the potential traffic impact, which includes implementation of the Visit-By-Appointment arrangement. With the Visit-By-Appointment arrangement, the Proposed Columbarium can limit the number of visitors to 55 persons per 20-minute visiting session.
- 5.5 The year 2027 junction capacity and footpath LOS analyses concluded that, the junctions and footpaths analysed are expected to have capacity to accommodate the expected traffic growth and the traffic generated by the Proposed Columbarium.
- 5.6 From traffic engineering aspect, the Proposed Columbarium is acceptable.

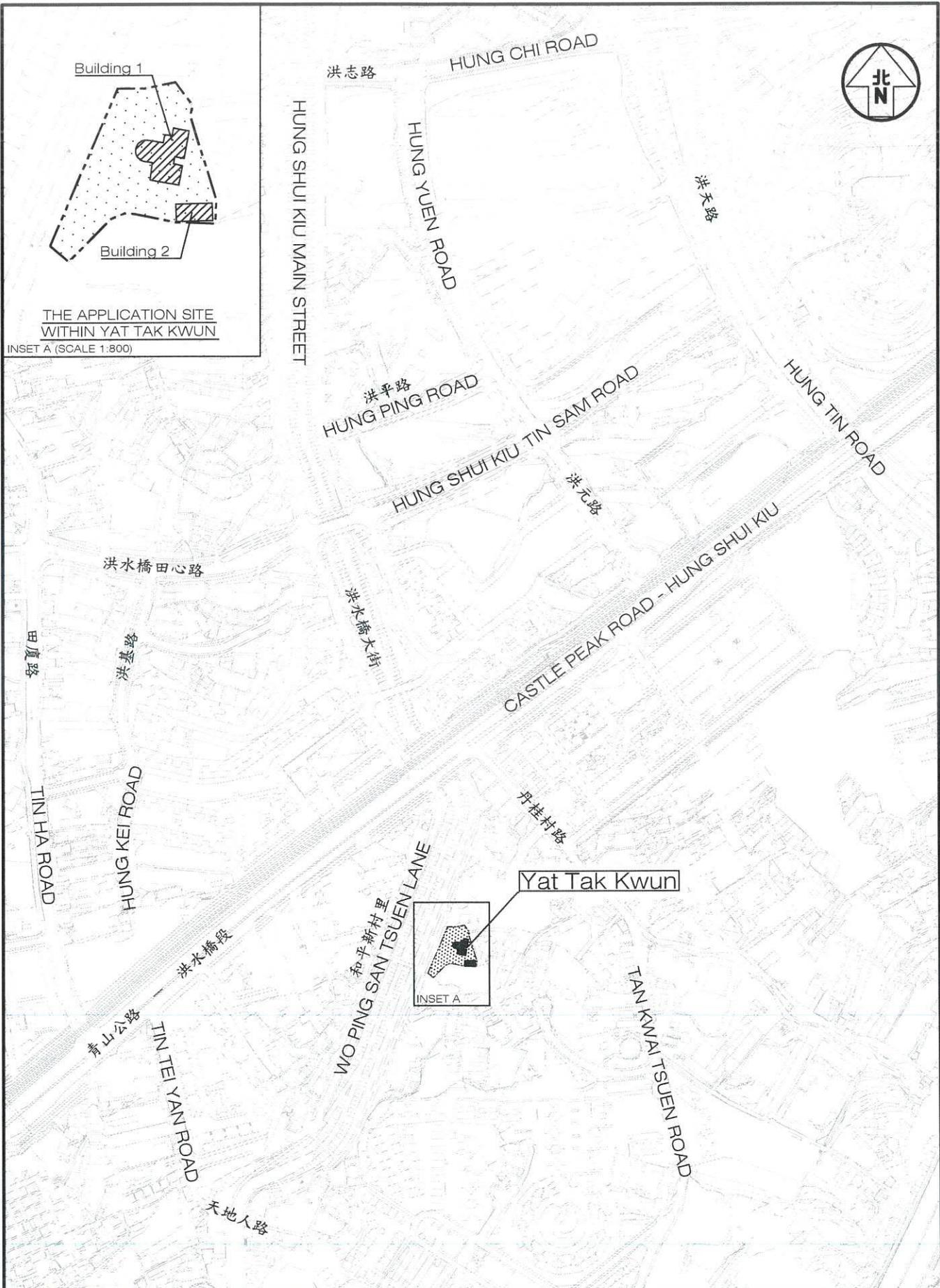
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**Figures**



THE APPLICATION SITE  
WITHIN YAT TAK KWUN

INSET A (SCALE 1:800)

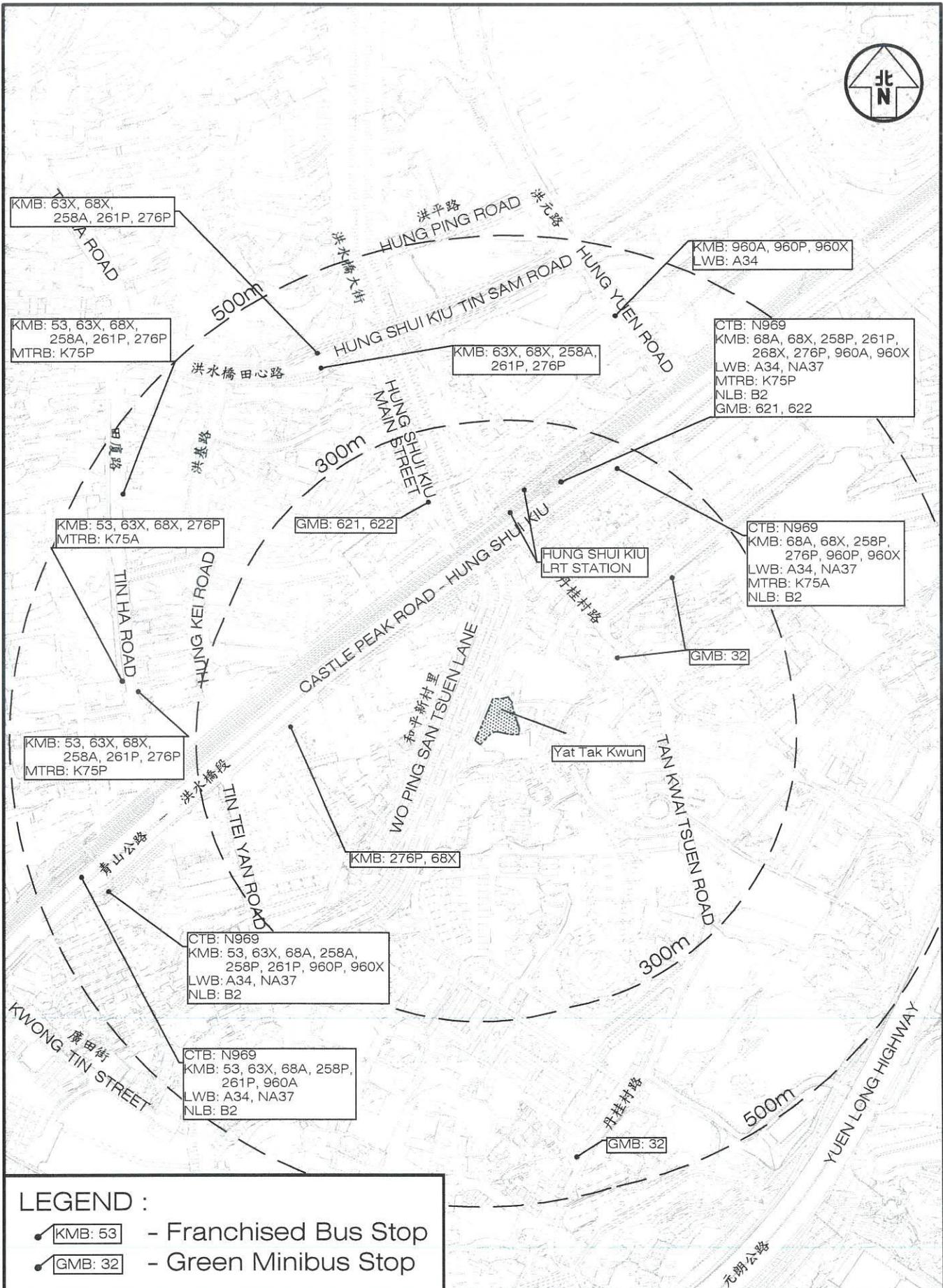


Project Title  
**YAT TAK KWUN, NO. 45 TAN KWAI TSUEN, HUNG SHUI KIU,  
 YUEN LONG, NEW TERRITORIES (LOT NO. 3971 RP IN D.D. 124)**

Job No. J6963	Figure No. 1.1	Scale In A4 1 : 1,500	
Designed by WCH	Drawn by SCY	Checked by KC	Revision C
			Date 30 SEP 2022

Figure Title  
**LOCATIONS OF YAT TAK KWUN  
 AND THE APPLICATION SITE**

**CKM Asia Limited**  
 Traffic and Transportation Planning Consultants



**LEGEND :**

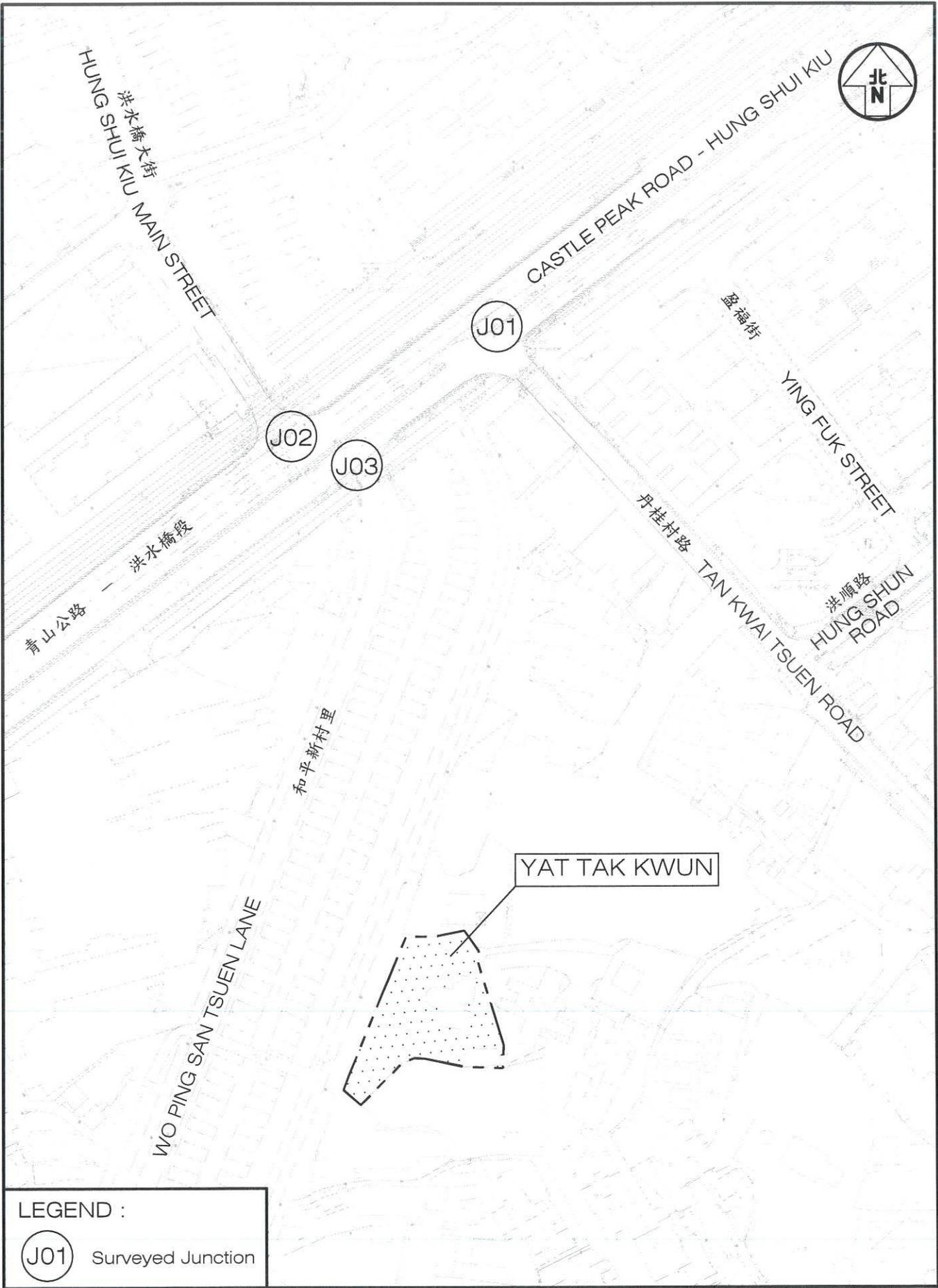
-  - Franchised Bus Stop
-  - Green Minibus Stop

Project Title  
**YAT TAK KWUN, NO. 45 TAN KWAI TSUEN, HUNG SHUI KIU,  
 YUEN LONG, NEW TERRITORIES (LOT NO. 3971 RP IN D.D. 124)**

Job No. <b>J6963</b>	Figure No. <b>2.1</b>	Scale In A4 <b>1 : 5,500</b>
Designed by <b>WCH</b>	Drawn by <b>SCY</b>	Checked by <b>KC</b>
	Revision <b>B</b>	Date <b>30 SEP 2022</b>

Figure Title  
**ROAD-BASED PUBLIC TRANSPORT SERVICES  
 OPERATING NEAR YAT TAK KWUN**

**CKM Asia Limited**  
 Traffic and Transportation Planning Consultants



**LEGEND :**



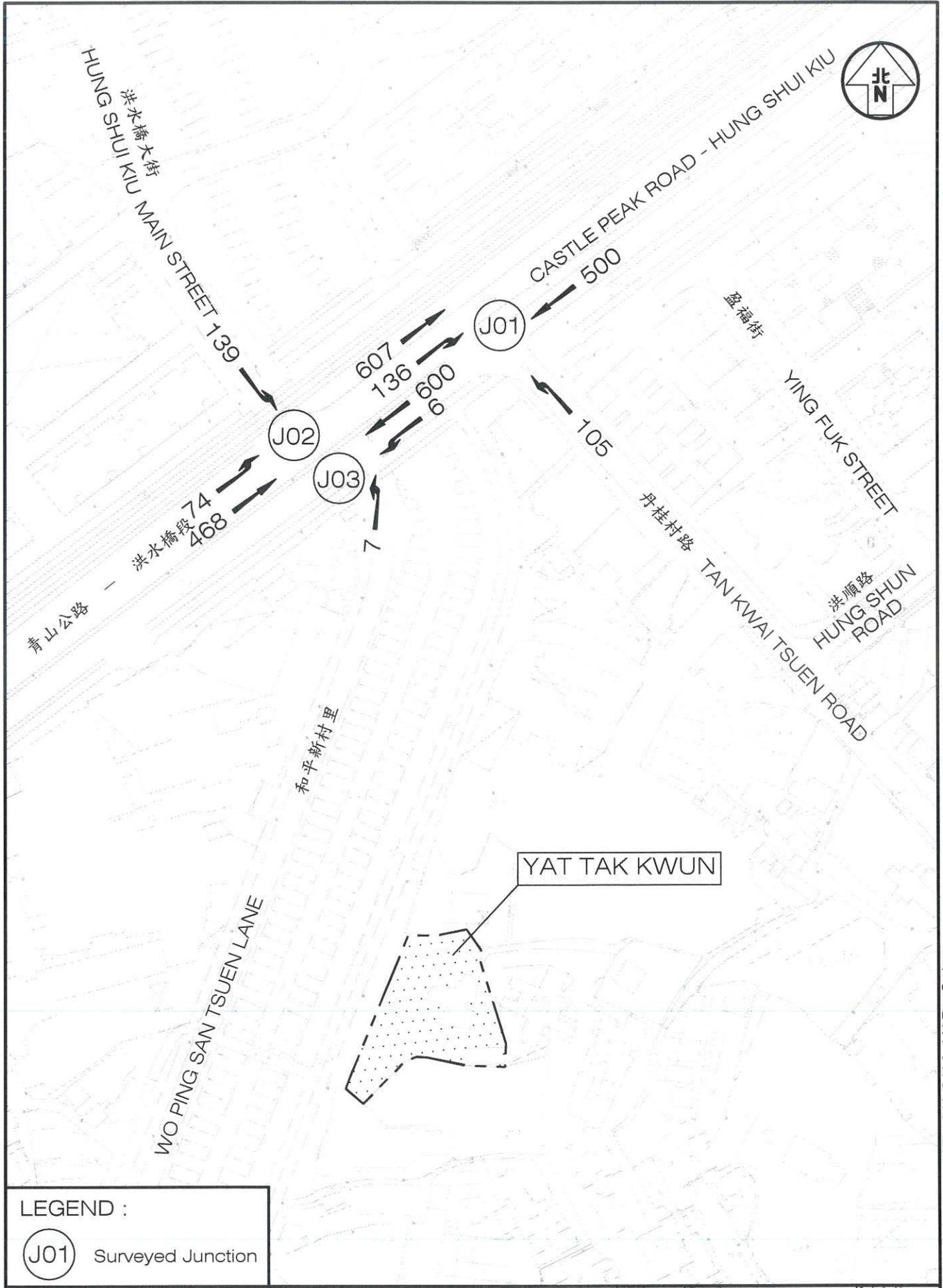
Surveyed Junction

**Project Title**  
 YAT TAK KWUN, NO. 45 TAN KWAI TSUEN, HUNG SHUI KIU,  
 YUEN LONG, NEW TERRITORIES (LOT NO. 3971 RP IN D.D. 124)

**Figure Title**  
 LOCATION AND LAYOUT OF THE SURVEYED JUNCTIONS

Job No. J6963	Figure No. 2.2	Scale in A4 1 : 1,500
Designed by W C H	Drawn by S C Y	Checked by K C
		Revision B
		Date 30 SEP 2022

**CKM Asia Limited**  
 Traffic and Transportation Planning Consultants



**LEGEND :**

(J01) Surveyed Junction

**Project Title**  
 YAT TAK KWUN, NO. 45 TAN KWAI TSUEN, HUNG SHUI KIU,  
 YUEN LONG, NEW TERRITORIES (LOT NO. 3971 RP IN D.D. 124)

Job No. J6963	Figure No. 2.3	Scale In A4 1 : 1,500	
Designed by W C H	Drawn by S C Y	Checked by K C	Revision B
		Date 30 SEP 2022	

**Figure Title**  
 YEAR 2020 COLUMBARIUM PEAK HOUR TRAFFIC FLOWS

**CKM Asia Limited**  
 Traffic and Transportation Planning Consultants



HUNG SHUI KIU MAIN STREET  
洪水橋大街

CASTLE PEAK ROAD - HUNG SHUI KIU

盈福街

YING FUK STREET

FP01  
FP02

青山公路 - 洪水橋段

丹桂村路

TAN KWAI TSUEN ROAD

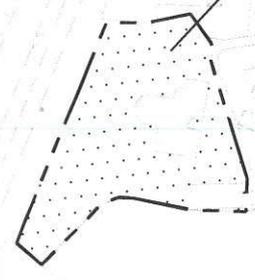
洪順路  
HUNG SHUN ROAD

FP03

和平新村里

WO PING SAN TSUEN LANE

YAT TAK KWUN



Project Title  
YAT TAK KWUN, NO. 45 TAN KWAI TSUEN, HUNG SHUI KIU,  
YUEN LONG, NEW TERRITORIES (LOT NO. 3971 RP IN D.D. 124)

Job No. J6963	Figure No. 2.4	Scale in A4 1 : 1,500
Designed by W C H	Drawn by S C Y	Checked by K C
		Revision B
		Date 30 SEP 2022

Figure Title  
LOCATION OF THE SURVEYED FOOTPATH

**CKM Asia Limited**  
Traffic and Transportation Planning Consultants

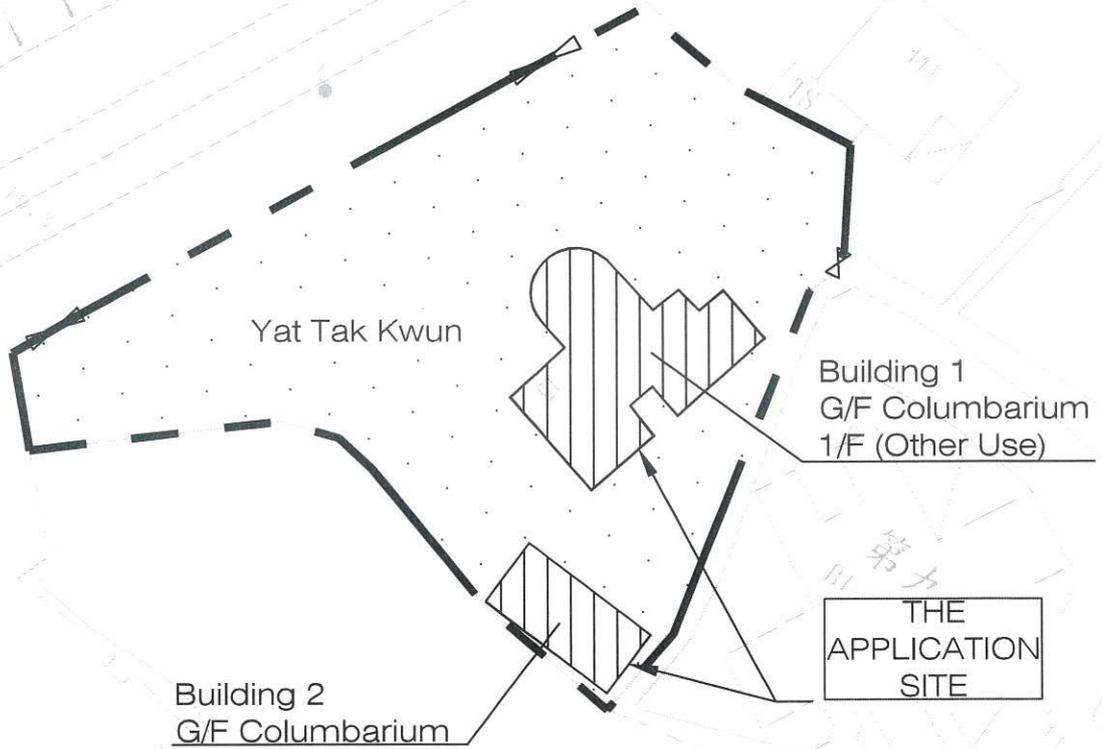


和平新村里  
WO PING SAN TSUEN LANE

NULLAH 渠

單車徑

Walking Track



Yat Tak Kwun

Building 1  
G/F Columbarium  
1/F (Other Use)

Building 2  
G/F Columbarium

THE  
APPLICATION  
SITE

LEGEND :

△ Pedestrian Access

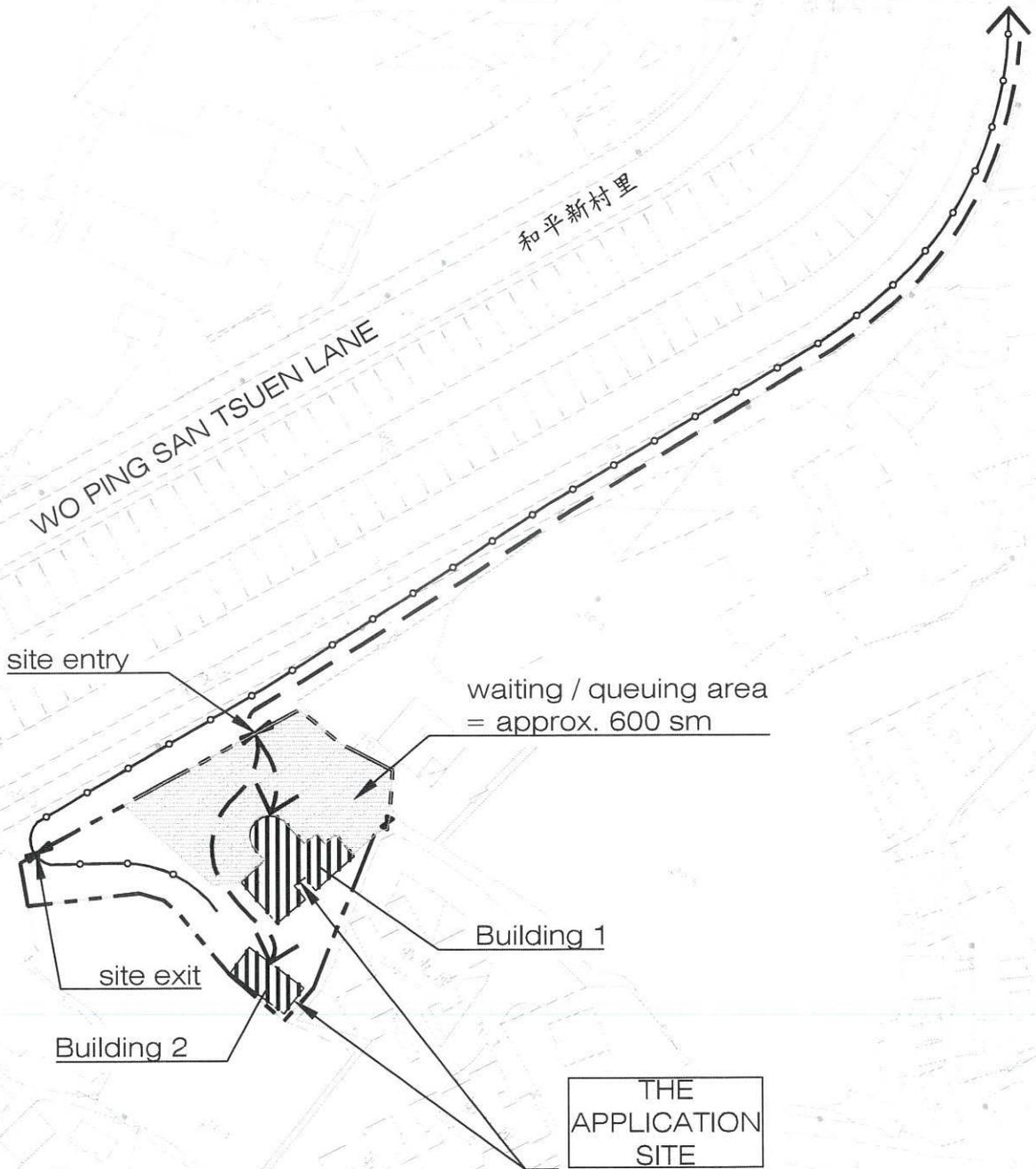
Project Title  
YAT TAK KWUN, NO. 45 TAN KWAI TSUEN, HUNG SHUI KIU,  
YUEN LONG, NEW TERRITORIES (LOT NO. 3971 RP IN D.D. 124)

Job No. J6963	Figure No. 3.1	Scale in A4 1 : 500	
Designed by WCH	Drawn by SCY	Checked by KC	Revision B
			Date 30 SEP 2022

Figure Title  
LAYOUT OF YAT TAK KWUN  
AND LOCATIONS OF THE PROPOSED COLUMBARIUM

**CKM Asia Limited**  
Traffic and Transportation Planning Consultants

T:\JOB\69630-J6999\6963\2022 09\Fig 2.X, 3.X & 4.X RevC.dwg



LEGEND :

- Arrival Route
- Departure Route

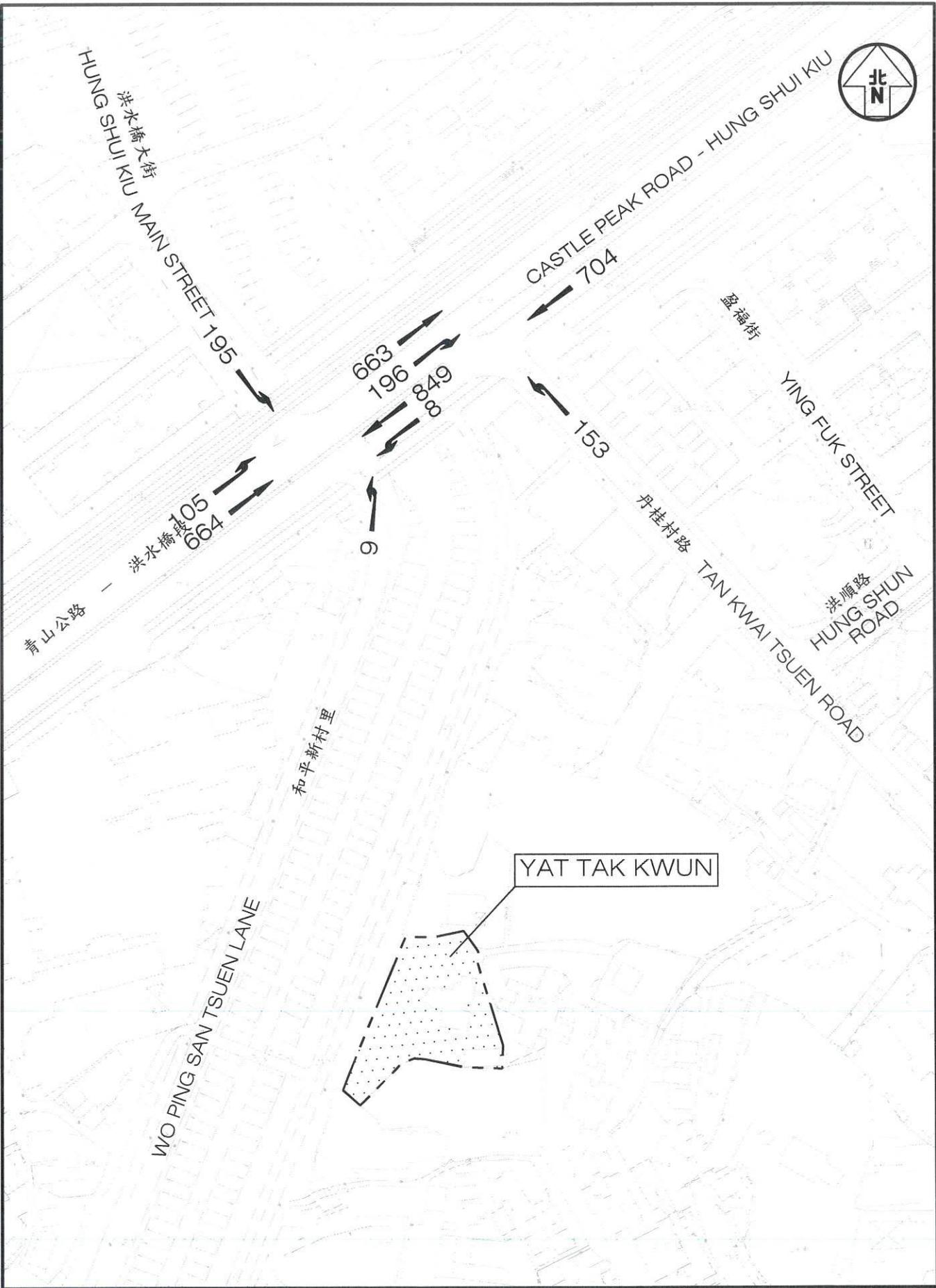
Project Title  
 YAT TAK KWUN, NO. 45 TAN KWAI TSUEN, HUNG SHUI KIU,  
 YUEN LONG, NEW TERRITORIES (LOT NO. 3971 RP IN D.D. 124)

Job No. J6963	Figure No. 3.2	Scale In A4 1 : 1,000
Designed by W C H	Drawn by S C Y	Checked by K C
	Revision B	Date 30 SEP 2022

Figure Title  
 PEDESTRIAN ROUTING TO/FROM THE PROPOSED COLUMBARIUM

**CKM Asia Limited**  
 Traffic and Transportation Planning Consultants





Project Title	YAT TAK KWUN, NO. 45 TAN KWAI TSUEN, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES (LOT NO. 3971 RP IN D.D. 124)	Job No.	Figure No.	Scale In A4	
		J6963	4.2	1 : 1,500	
Figure Title	2027 COLUMBARIUM PEAK HOUR TRAFFIC FLOW WITH THE PROPOSED COLUMBARIUM	Designed by	Drawn by	Checked by	Revision
		W C H	S C Y	K C	B
		Date			
		30 SEP 2022			
		<b>CKM Asia Limited</b> Traffic and Transportation Planning Consultants			

T:\JOB\6960-J6999\J6963\2022 09\Fig 2.X; 3.X & 4.X RevC.dwg

**Appendix A –  
Junction Capacity Analysis**

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# Signal Junction Analysis

Junction: Castle Peak Road – Hung Shui Kiu / Hung Shui Kiu Main Street Job Number: J6963  
 Scenario: Existing Condition Page 1  
 Design Year: 2020 Designed By: HCF Checked By: WCH Date: 30 September 2022

Approach	Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Ching Ming Columbarium Peak Hour									
						Turning %	Sat. Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat. Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Castle Peak Road – Hung Shui Kiu NB	LT	A1	1	3.50	12.5	100	1754	74	0.042						
Castle Peak Road – Hung Shui Kiu NB	SA	A2	1,2	3.30			2085	156	0.075	0.075					
Castle Peak Road – Hung Shui Kiu NB	SA	A3	1,2	3.30			2085	156	0.075						
Castle Peak Road – Hung Shui Kiu NB	SA	A4	1,2	3.30			2085	156	0.075						
Hung Shui Kiu Main Street	LT	B2	3	3.30	21.0	100	1815	139	0.076						

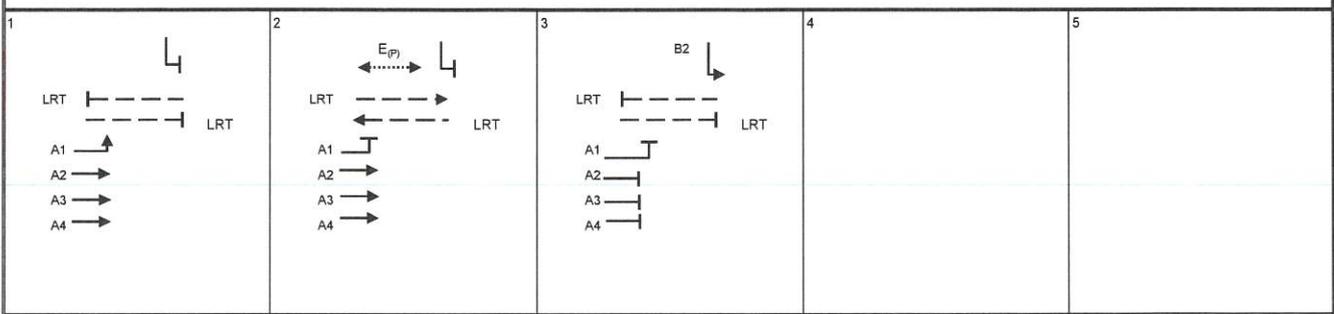
Pedestrian Phase	$E_{(p)}$	2	Min Crossing Time =	6	sec GM +	6	sec FGM =	12	sec

Noon Traffic Flow (pcu/hr)

$S = 1940 + 100 (W-3.25)$        $S = 2080 + 100 (W-3.25)$   
 $S_M = S / (1 + 1.5 f/r)$        $S_M = (S - 230) / (1 + 1.5 f/r)$

	CM Col. Peak Hour		
	Check	Check	Check
2	1,2,3		
Sum y	0.075	0.1936	
L (s)	36	14	
C (s)	60	60	
Prac. y	0.360	0.690	
R.C. (%)	381%	256%	

**NOTE:**



Col. PH	G = 10	I/G = 3	G =	I/G = 9	G = 14	I/G = 5	G =	I/G =	G =
	G =	I/G = 3	G =	I/G = 9	G =	I/G = 5	G =	I/G =	G =
	G =	I/G =	G =	I/G = 9	G =	I/G =	G =	I/G =	G =
	G =	I/G =	G =	I/G =	G =	I/G =	G =	I/G =	G =
	G =	I/G =	G =	I/G =	G =	I/G =	G =	I/G =	G =



# Signal Junction Analysis

Junction: Castle Peak Road – Hung Shui Kiu / Hung Shui Kiu Main Street Job Number: J6963  
 Scenario: With Proposed Columbarium Page 3  
 Design Year: 2026 Designed By: HCF Checked By: WCH Date: 30 September 2022

Approach	Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Ching Ming Columbarium Peak Hour					Turning %	Sat. Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
						Turning %	Sat. Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y					
Castle Peak Road – Hung Shui Kiu NB	LT	A1	1	3.50	12.5		100	1754	105	0.060					
Castle Peak Road – Hung Shui Kiu NB	SA	A2	1,2	3.30				2085	221	0.106	0.106				
Castle Peak Road – Hung Shui Kiu NB	SA	A3	1,2	3.30				2085	221	0.106					
	SA	A4	1,2	3.30				2085	222	0.106					
Hung Shui Kiu Main Street	LT	B2	3	3.30	21.0		100	1815	195	0.107	0.107				
Pedestrian Phase															
	P1	1				Min Crossing Time =	5	sec GM +	6	sec FGM =	11	sec			
	P2	3				Min Crossing Time =	5	sec GM +	7	sec FGM =	12	sec			
	P3	1,2				Min Crossing Time =	5	sec GM +	8	sec FGM =	13	sec			

Noon Traffic Flow (pcu/hr)

$S = 1940 + 100 (W-3.25)$        $S = 2080 + 100 (W-3.25)$   
 $S_M = S / (1 + 1.5 f/r)$        $S_M = (S - 230) / (1 + 1.5 f/r)$

	CM Col. Peak Hour		
	Check	Check	Check
2	1,2,3		
Sum y	0.213	0.2733	
L (s)	36	14	
C (s)	60	60	
Prac. y	0.360	0.690	
R.C. (%)	69%	153%	

**NOTE:**

	1	2	3	4	5
AM	G = 10 I/G = 3 G = I/G = 3	G = I/G = 9 G = I/G = 9 G = I/G = 9	G = 14 I/G = 5 G = I/G = 5	G = I/G =	G = I/G =
PM	G = I/G = G = I/G = G = I/G =	G = I/G = G = I/G = G = I/G =	G = I/G = G = I/G = G = I/G =	G = I/G =	G = I/G =

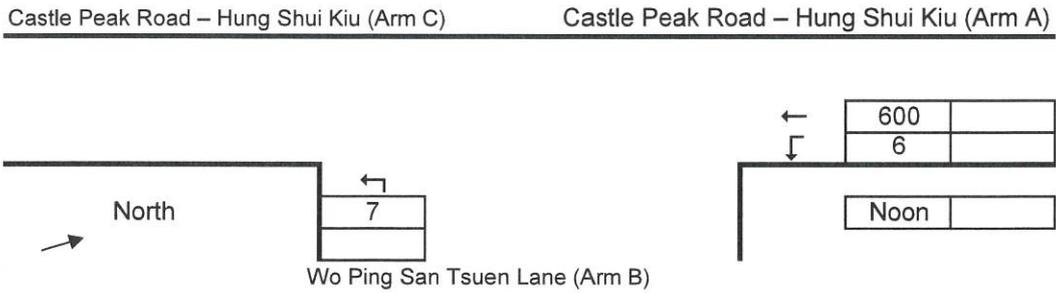






### Priority Junction Analysis

Junction: Castle Peak Road – Hung Shui Kiu / Wo Ping San Tsuen Lane Job Number: J6963  
 Scenario: Existing Condition P. 7  
 Design Year: 2020 Designed By: \_\_\_\_\_ Checked By: \_\_\_\_\_ Date: 30/9/2022



The predictive equations of capacity of movement are:

$$Q-BA = D[627 + 14W-CR - Y(0.364q-AC + 0.144q-AB + 0.229q-CA + 0.52q-CB)]$$

$$Q-BC = E[745 - Y(0.364q-AC + 0.144q-AB)]$$

$$Q-CB = F[745 - 0.364Y(q-AC + q-AB)]$$

The geometric parameters represented by D, E, F are:

$$D = [1 + 0.094(w-BA - 3.65)][1 + 0.0009(V-rBA - 120)][1 + 0.0006(V-IBA - 150)]$$

$$E = [1 + 0.094(w-BC - 3.65)][1 + 0.0009(V-rBC - 120)]$$

$$F = [1 + 0.094(w-CB - 3.65)][1 + 0.0009(V-rCB - 120)]$$

where  $Y = 1 - 0.0345W$

q-AB, etc = the design flow of movement AB, etc

W = major road width

W-CR = central reserve width

w-BA, etc = lane width to vehicle

v-rBA, etc = visibility to the right for waiting vehicles in stream BA, etc

v-lBA, etc = visibility to the left for waiting vehicles in stream BA, etc

Geometry :

	Input	Input	Input	Calculated
W	7.30	V-rBA	w-BA	D 0.5332
W-CR	0.00	V-IBA	w-BC 5.00	E 1.1066
		V-rBC 100	w-CB	F 0.5860
		V-rCB		Y 0.7482

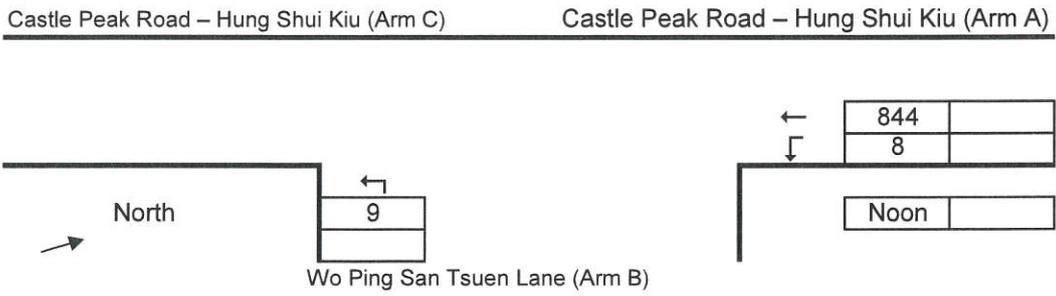
Analysis :

Traffic Flows, pcu/hr	Noon	Capacity, pcu/hr	Noon
q-CA	0	Q-BA	247
q-CB	0	Q-BC	643
q-AB	6	Q-CB	340
q-AC	600	Q-BAC	643
q-BA	0		
q-BC	7		
f	1.000		

Ratio-of-flow to Capacity	AM
B-C	0.010

### Priority Junction Analysis

Junction: Castle Peak Road – Hung Shui Kiu / Wo Ping San Tsuen Lane Job Number: J6963  
 Scenario: Without Proposed Columbarium P. 8  
 Design Year: 2026 Designed By: \_\_\_\_\_ Checked By: \_\_\_\_\_ Date: 30/9/2022



The predictive equations of capacity of movement are:

$$Q-BA = D[627 + 14W-CR - Y(0.364q-AC + 0.144q-AB + 0.229q-CA + 0.52q-CB)]$$

$$Q-BC = E[745 - Y(0.364q-AC + 0.144q-AB)]$$

$$Q-CB = F[745 - 0.364Y(q-AC + q-AB)]$$

The geometric parameters represented by D, E, F are:

$$D = [1 + 0.094(w-BA - 3.65)][1 + 0.0009(V-rBA - 120)][1 + 0.0006(V-IBA - 150)]$$

$$E = [1 + 0.094(w-BC - 3.65)][1 + 0.0009(V-rBC - 120)]$$

$$F = [1 + 0.094(w-CB - 3.65)][1 + 0.0009(V-rCB - 120)]$$

where  $Y = 1 - 0.0345W$

q-AB, etc = the design flow of movement AB, etc

W = major road width

W-CR = central reserve width

w-BA, etc = lane width to vehicle

v-rBA, etc = visibility to the right for waiting vehicles in stream BA, etc

v-lBA, etc = visibility to the left for waiting vehicles in stream BA, etc

Geometry :

	Input	Input	Input	Calculated
W	7.30	V-rBA	0	D
W-CR	0.00	V-lBA	0	E
		V-rBC	100	F
		V-rCB	0	Y
		w-BA	0.00	D
		w-BC	5.00	E
		w-CB	0.00	F

Analysis :

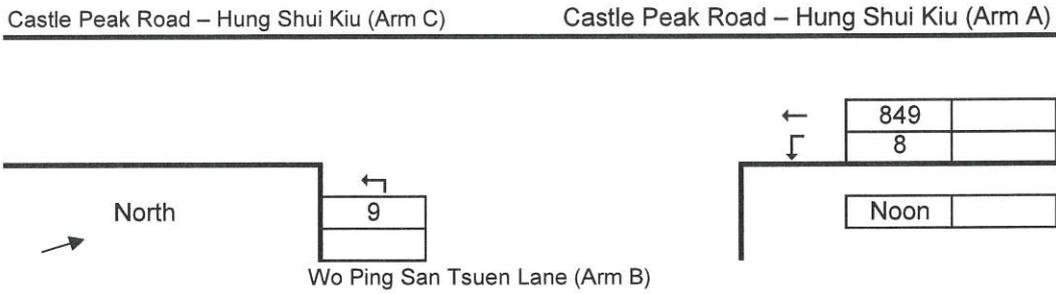
Traffic Flows, pcu/hr	Noon	Capacity, pcu/hr	Noon
q-CA	0	Q-BA	211
q-CB	0	Q-BC	569
q-AB	8	Q-CB	301
q-AC	844	Q-BAC	569
q-BA	0		
q-BC	9		
f	1.000		

Ratio-of-flow to Capacity AM

B-C 0.016

### Priority Junction Analysis

Junction:	Castle Peak Road – Hung Shui Kiu / Wo Ping San Tsuen Lane	Job Number: J6963
Scenario:	With Proposed Columbarium	P. 9
Design Year:	2026	Designed By: _____ Checked By: _____ Date: 44834



The predictive equations of capacity of movement are:

$$Q-BA = D[627 + 14W-CR - Y(0.364q-AC + 0.144q-AB + 0.229q-CA + 0.52q-CB)]$$

$$Q-BC = E[745 - Y(0.364q-AC + 0.144q-AB)]$$

$$Q-CB = F[745 - 0.364Y(q-AC + q-AB)]$$

The geometric parameters represented by D, E, F are:

$$D = [1 + 0.094(w-BA - 3.65)][1 + 0.0009(V-rBA - 120)][1 + 0.0006(V-IBA - 150)]$$

$$E = [1 + 0.094(w-BC - 3.65)][1 + 0.0009(V-rBC - 120)]$$

$$F = [1 + 0.094(w-CB - 3.65)][1 + 0.0009(V-rCB - 120)]$$

where  $Y = 1 - 0.0345W$

q-AB, etc = the design flow of movement AB, etc

W = major road width

W-CR = central reserve width

w-BA, etc = lane width to vehicle

v-rBA, etc = visibility to the right for waiting vehicles in stream BA, etc

v-IBA, etc = visibility to the left for waiting vehicles in stream BA, etc

Geometry :	Input		Input		Input		Calculated	
	W	7.30	V-rBA	0	w-BA	0.00	D	0.5332
	W-CR	0.00	V-IBA	0	w-BC	5.00	E	1.1066
			V-rBC	100	w-CB	0.00	F	0.5860
			V-rCB	0			Y	0.7482

Analysis :

Traffic Flows, pcu/hr	Noon	Capacity, pcu/hr	Noon
q-CA	0	Q-BA	211
q-CB	0	Q-BC	568
q-AB	8	Q-CB	300
q-AC	849	Q-BAC	568
q-BA	0		
q-BC	9		
f	1.000		

Ratio-of-flow to Capacity	AM
B-C	0.016

Urgent Return receipt Expand Group Restricted Prevent Copy

**Spencer Ka Tsun LEUNG/PLAND**

---

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

Dear Mr. LEUNG,

Please find the attachment for replacement page.

[Thanks And Regards,](#)

Miss Wong  
[REDACTED]

## Gist of Application 申請摘要

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

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

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

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

## 2. Description of Lots & Buildings

### General description of the site

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

The total area of the site is 1397 m<sup>2</sup> and is enclosed by solid wall of height about 1.8m. At the back of the eastern side boundary wall there is an adjoining residential block. A row of trees had been planted to provide privacy to the columbarium. (The attached location plan refers.)

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

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

### 3. Rezoning Proposal

#### 3.1 the purpose

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

#### Other Specified Uses

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

#### 3.2 The Development Schedule

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

##### Development schedule

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

## 6. Impact Assessment

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

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

### 6.0 Basic Characteristics of the Development

#### instinctive

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

#### Operative

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

## 6.1 Traffic Impact Assessment (TIA)

### 6.1.1 The existing traffic situation

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

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

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

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

Note:

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

Remarks:

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

## 6.4 Tree Preservation and Landscape Proposal

### (a) Summary of Tree preservation and landscape proposal

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

### (b) Landscape Assessment

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

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

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

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

## 8.6 Appropriate Form of Development

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

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

## 8.7 No Adverse Impacts

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

## 8.8 Planning Gain

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

To approve this columbarium will attain a significant planning gain:

---

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

---

### a. Social Aspect

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

## Appendix D

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

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Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Edwin Wai Shing YEUNG/PLAND

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寄件者: tmylwdpo\_pd/PLAND  
寄件日期: 2025年09月18日星期四 9:59  
收件者: Edwin Wai Shing YEUNG/PLAND  
副本: Wai Lap TANG/PLAND; Spencer Ka Tsun LEUNG/PLAND  
主旨: 轉寄: Planning Application NO.Y/YL-TYST/11  
附件: Planning Application No.Y-YL-TYST-11.pdf

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From: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Sent: Thursday, September 18, 2025 9:58 AM  
To: tmylwdpo\_pd/PLAND <tmylwdpo@pland.gov.hk>  
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>  
Subject: Fw: Planning Application NO.Y/YL-TYST/11

From: longlife longlife <[REDACTED]>  
Sent: Thursday, September 18, 2025 9:54 AM  
To: tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
Subject: Re:Planning Application NO.Y/YL-TYST/11

Dear Sir,

Please follow up with the attached respond to the departmental comments of the subject planning application No. Y/YL-TYST/11.

[Thanks And Regards,](#)

Miss Wong

Tel : [REDACTED]

Fax : [REDACTED]

Secretary Town Planning Board,  
15/F North Point Government Office  
No. 333 Java Road, Hong Kong  
Date : 17 September 2025

Dear sir,

Re: Yan Tak Kwun at No. 45, Tan Kwai Tsuen Hung Shui Kiu, Yuen Long, New Territories (Lot No. 3971 RP (Part) in D.D. 124)

(Planning Application No. Y/YL-TYST/11)

Comments : Refer to 3 July 2025

Point no. 1 :

The licenced collectors will arrange and hire a professional company to collect and dispose the sewage and waste from the additional mobile toilets provided for visitors on special days.

Thank you for your kind attention.



Yat Tak Kwun Management Co. Ltd.

Secretary Town Planning Board,  
15/F North Point Government Office  
No. 333 Java Road, Hong Kong  
Date : 6 January, 2026

Dear sir,

Re: Yan Tak Kwun at No. 45, Tan Kwai Tsuen Hung Shui Kiu, Yuen Long, New Territories (Lot No. 3971 RP (Part) in D.D. 124)

(Planning Application No. Y/YL-TYST/11)

Refer to the departmental comments on 3 July 2025, we now FINAL respond to the comments of Point (i) , Point (ii) and Point (iii).

Comment of Point (i) :

We refer to the comment from Mainland North, Drainage Services Department.  
(Please see the attachment A)

Comment of Point (ii) :

We refer to the comment from Environmental Department.  
Planning Statement section 6.2(d)revised,6.2(e) added and 6.3.2 revised, portable toilet instruction manual attached. (Please see the attachment B)

Comment of Point (iii) :

We refer to the comment from Urban Design and Landscape,Planning Department  
(Please see the attachment C)

Thank you for your kind attention.



Yat Tak Kwun Management Co. Ltd.

**Drainage Proposal for Yat Tak Kwun at No. 45 Tan Kwai Tsuen, Hung Shui Kiu, Yuen Long, New Territories in D.D. No. 124 Lot 3971 R.P. for Town Planning Application No. TPB/A/YL-TYST/11**

**A. Background TPB/A/YL- TYST/11**

Based on the drawings in the Town Planning Application A/YL-TYST/11 the application involves total site area of 1397 m<sup>2</sup>, and under the decision of the Town Planning Board, this drainage proposal is to be prepared in accordance with the comment from Chief Engineer/Mainland North, Drainage Services Department

**B. General Description of the Site**

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

The total area of the site is 1397 m<sup>2</sup> and except 12 m of the boundary at the Southern side, the site is enclosed by solid wall of height 1.8m. At the back of the eastern side boundary wall there is an adjoining residential block separated by a footpath and a cover channel. The subject site is in general with ground level higher than the adjoining area by minimum 300mm. The attached location plan, extract of DSD record plan and record photographs include in **Appendix A** refer.

**C. Description of The Proposal**

**Description of the Existing Drainage System and Environment**

The lot is under New Grant No. 238 and is subject to the General Conditions and Special Conditions of Government Notification No. 364 of 1934 (G.N. 364) as amended by Government Notification No. 50 of 1940 and Additional Special Conditions. From Paragraph B and the nature of the lot, the drainage of the site may classified as Village Drainage Nature. and a 10-years storm event may be adopted in assessing the capacity of the required u-channel and drainage pipes.

The site will be effectively enclosed with solid wall upon the construction of the outstanding 12m long solid fence wall and also the site is of level higher than the surrounding area, only the surface run-off in the site will be considered in the drainage proposal.

  
Wong Him Sun, Authorized Person  
Registered Structural Engineer

### **Existing Storm Water Drain inside the site boundary**

The existing drainage system is composed of 6 numbers 750mm wide x 750mm long manholes with depth varies from 400mm to 1100mm. Connecting these manholes are PVC pipes with diameter varies from 300mm to 100mm. Despite the system is primitive and non-standard, the system had been operated and functioned over last 15 years without any adverse flooding report.

Connecting the terminal manhole to the adjoining DSD manhole SMH038647, a manhole about 5.5m from the fence wall, is a 300mm diameter WSD PVC pipes. Storm water from this DSD manhole SMH1038647 will be discharged via a 900mm diameter pipe into the 27m wide nullah about 25m away.

The existing drainage plan, extract of DSD record plan and record photographs include in **Appendix B** refer.

### **Drainage Proposal**

The surface run-off of the site and its adjoining area shall be assessed Based on the topographic survey and hence distinguishing the surface run off regime, a drainage layout plan is proposed as shown in Appendix C. In this proposal the surface run-off shall flow directly along the pavement surface and discharged into those 150mm wide, 225 mm wide and 300 mm wide perimeter U-Channel and then directed into the modified drainage system. This 900 mm non-DSD U-channel shall direct the collected flow into the said nullah.

The capacity of the surface drains were checked and found to be adequate to divert the surface water of the area to the adjacent nullah and culvert. Design calculation attached in Appendix C refers.

## **D. Design of the Drainage System**

The proposal is prepared in accordance with the followings:

### **1. Code of Practice**

- a. Stormwater Drainage Manual by DSD
- b. DSD standard drawing for sand trap shall be adopted

### **2. Material**

- a. All catch pits/ sand trap will be Grade 30/20 concrete
- b. All U-channel if required will be Grade 30/20 concrete

### **3. Design assumption**

#### **A. Storm water Drain**

- i. 1 in 10 years return is adopted for the design of the U-channel
- ii. 1 in 10 years return is adopted for the design of the drain between the terminal

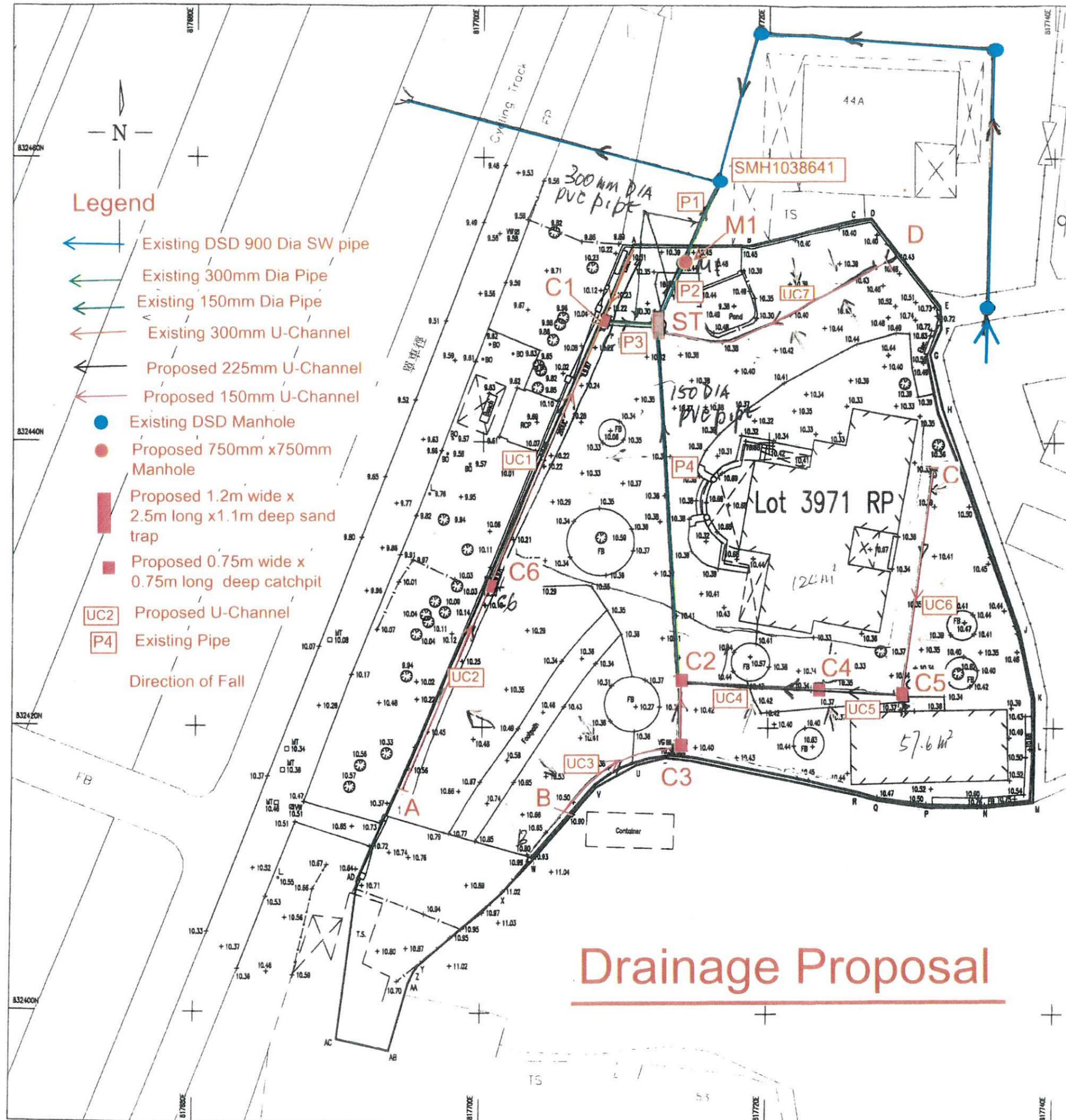
- catch pit and the discharge points at the existing public catchpit
- iii. Manning's equation is adopted
- iv. Rational Method is adopted in the assessing of the surface run off
- v. Run off coefficient is adopted to be 0.95 where the area is paved with concrete or tiles, and 0.13--- where the area is covered up with grass or vegetation.
- vi. Intensity-Duration-Frequency relationship is adopted in estimating the mean rainfall intensity.

**B. Sand trap design**

Design capacity of the sand traps is assumed to be able to provide 1 minute detention time for the water collected. Owing to the low silt content, this assumption shall be deemed to be adequate to screen off the surface water collected over the paved pavement. Detail design of the sand trap shall be referred to the Drainage Proposal included in Appendix A except that the detention time is to be 1 minute.

# Drawings

Drainage Layout Plan  
&  
Extract of Standard Drawings



**Legend**

- Existing DSD 900 Dia SW pipe
- Existing 300mm Dia Pipe
- Existing 150mm Dia Pipe
- Existing 300mm U-Channel
- Proposed 225mm U-Channel
- Proposed 150mm U-Channel
- Existing DSD Manhole
- Proposed 750mm x750mm Manhole
- Proposed 1.2m wide x 2.5m long x1.1m deep sand trap
- Proposed 0.75m wide x 0.75m long deep catchpit
- Proposed U-Channel
- Existing Pipe
- Direction of Fall

**Manhole and Catchpit Schedule**

Number	Nature	Cover Level (PD)	Invert Level(PD)	Width(mm)	Length(mm)
SMH1035641	DSD M/H	9.79	6.96		
M1	Existing M/H	10.44	9.34	750	750
ST	Proposed Sand Trap	10.33	9.26	1200	3250
C1	Proposed Catchpit	10.22	9.72	750	750
C2	Proposed Catchpit	10.37	9.72	750	750
C3	Proposed Catchpit	10.38	10.1	750	750
C4	Proposed Catchpit	10.34	9.9	750	750
C5	Proposed Catchpit	10.34	9.95	750	750
C6	Proposed Catchpit	10.20	9.82	750	750

**U-Channel Schedule**

U-Channel number	size(mm)	point	From		To		Length m	Gradient	
			Cover Lev +mPD	Inver Leve +mPD	Cover Lev +mPD	Inver Leve +mPD			
UC1 (existing)	300	C6	10.22	9.92	C1	10.22	9.82	20.0	0.005
UC2	150	A	10.34	10.14	C6	10.22	9.92	18.7	0.011765
UC3	225	B	10.5	10.30	C3	10.38	10.22	8.0	0.01
UC4	225	C4	10.34	10.01	C2	10.37	9.95	8.5	0.007059
UC5	225	C5	10.34	10.05	C4	10.34	10.01	5.8	0.006897
UC6	150	C	10.33	10.15	C5	10.34	10.05	15.5	0.006452
UC7	150	D	10.42	10.20	ST	10.33	10.10	16.8	0.005952
UC8	150	C3	10.38	10.15	C2	10.37	10.10	4.2	0.011905

Note: Sand Trap are designated as ST  
Catchpit is designated as C1,...etc  
Proposed U-Channel as UC1,...etc  
existing pipe as P1

第九座  
Block 9

**Boundary Data:-**

Point	Bearing	Distance	Northing	Easting
A			832453.881	817710.528
B	90 29 50	8.115	832453.811	817718.642
C	75 59 10	7.811	832455.854	817726.027
D	83 34 50	1.208	832455.789	817727.227
E	141 54 00	7.810	832449.643	817732.046
F	177 48 20	1.620	832448.024	817732.108
G	202 50 10	1.912	832446.262	817731.367
H	187 35 20	4.011	832442.345	817732.229
J	180 50 40	16.439	832428.816	817737.623
K	187 32 30	4.858	832422.072	817738.671
L	179 50 20	3.184	832418.888	817738.680
M	180 58 10	4.074	832414.815	817738.611
N	264 02 40	3.334	832414.489	817735.295
O	269 53 00	3.921	832414.461	817731.374
P	277 42 10	3.633	832414.948	817727.774
Q	285 13 00	1.554	832415.358	817726.274
R	281 25 20	11.888	832417.706	817714.643
S	278 19 10	1.790	832417.903	817712.864
T	255 45 50	2.078	832417.392	817710.850
U	240 58 50	3.208	832415.836	817708.045
V	220 42 50	7.040	832410.500	817703.453
W	223 17 10	3.028	832408.296	817701.377
X	228 50 30	7.829	832403.275	817695.633
Y	213 58 20	0.817	832402.763	817695.288
Z	204 31 30	0.829	832402.009	817694.944
AA	195 21 20	4.864	832397.319	817693.656
AB	282 30 00	3.715	832388.123	817690.029
AD	8 45 50	11.298	832409.342	817691.360
A	23 17 10	48.489	832453.881	817710.528

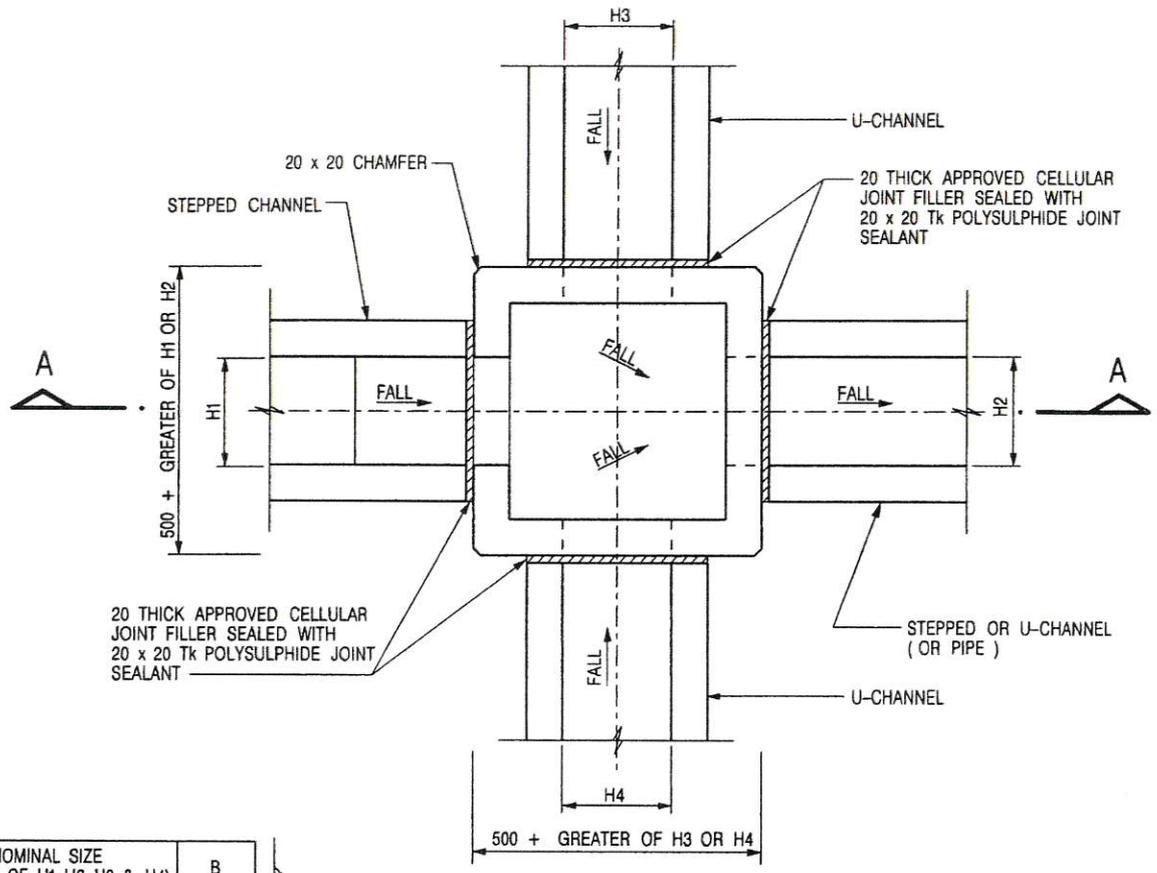
Boundary Data Refer to SRP/M/047/8355/124/3971RP-0

Drawing Title

**Drainage proposal for  
Lot 3971 RP in D.D.124  
45 Tan Kwai Tsuen, Hung Shui Kiu**

Drawing No. **HPL3507/TS/01** Scale **1:200(A2)**

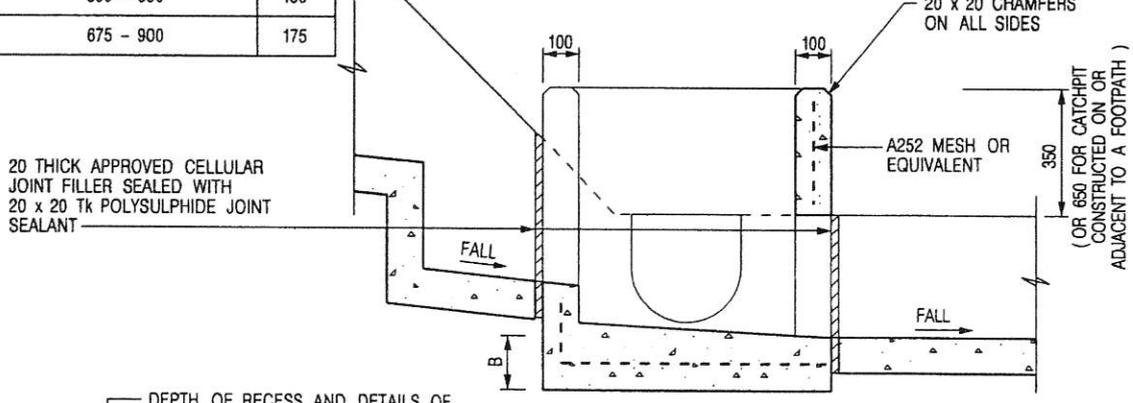
Helen Chan Professional Land Survey Ltd.  
**陳婉琪測量師行有限公司**  
2/F, No.36 Lung Sum Avenue, Sheung Shui, N.T., Hong Kong  
Tel: 26395466 Fax: 26734966  
e-mail: hcpls@netvigator.com



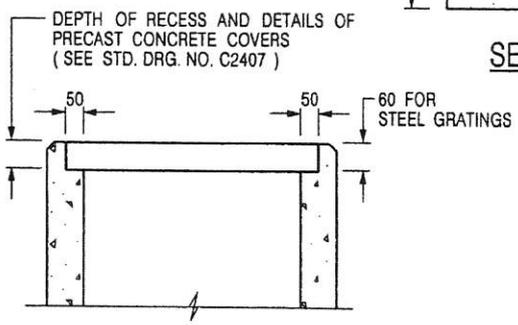
NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT

**PLAN**



**SECTION A - A**



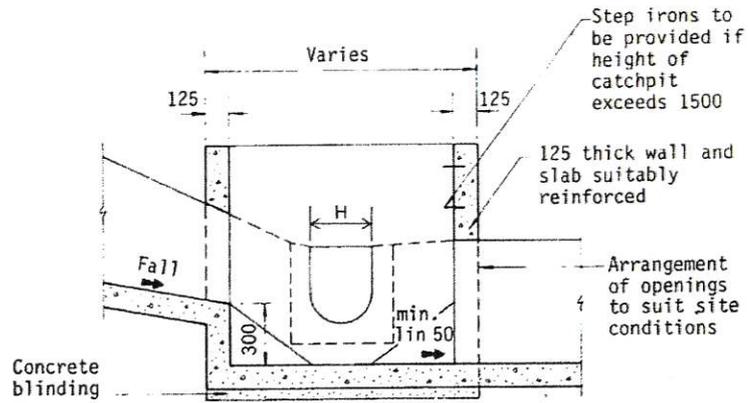
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
  2. REFER TO SHEET 5 FOR OTHER NOTES.

**ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS**

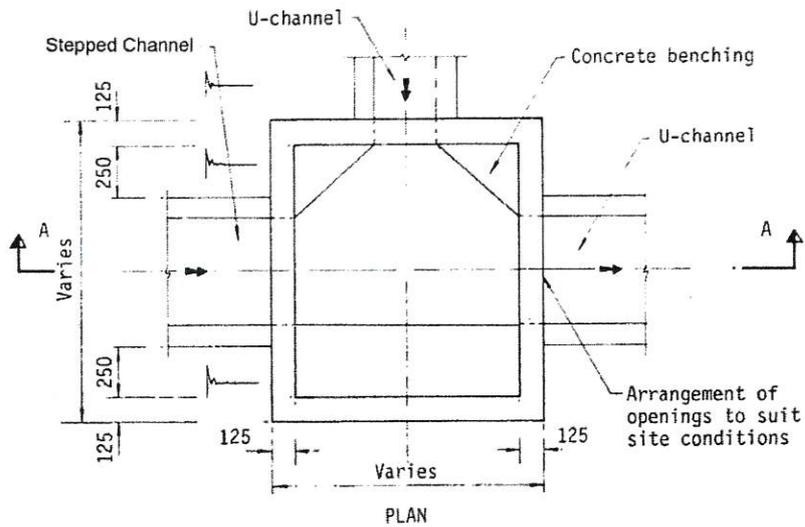
**STANDARD CATCHPIT DETAILS  
(SHEET 1 OF 5)**

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
<b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		DRAWING NO.	
		C2405 / 1	
SCALE 1 : 20		DATE JAN 1991	

# Appendix A

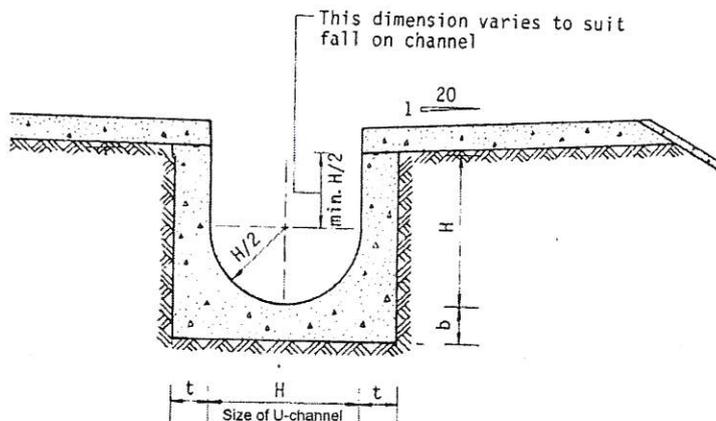


SECTION A-A

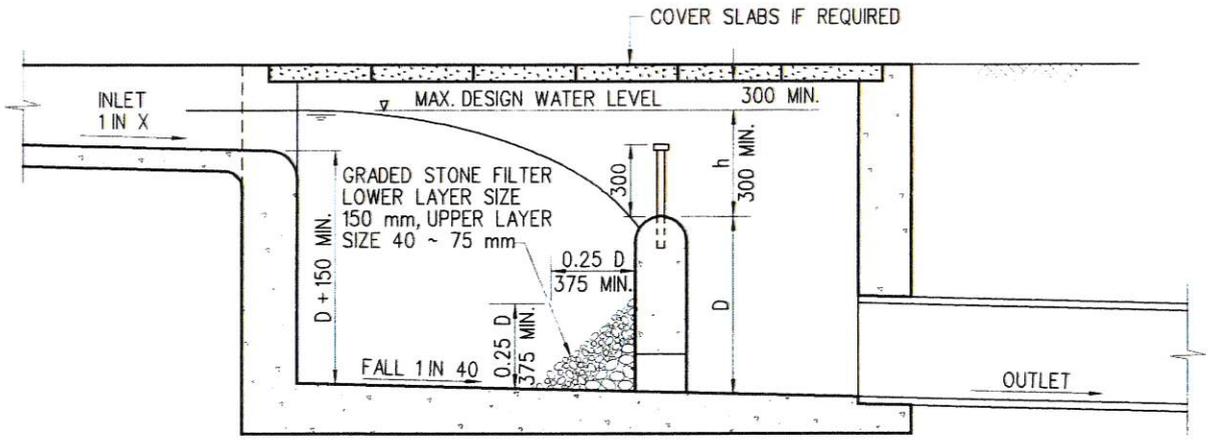


PLAN

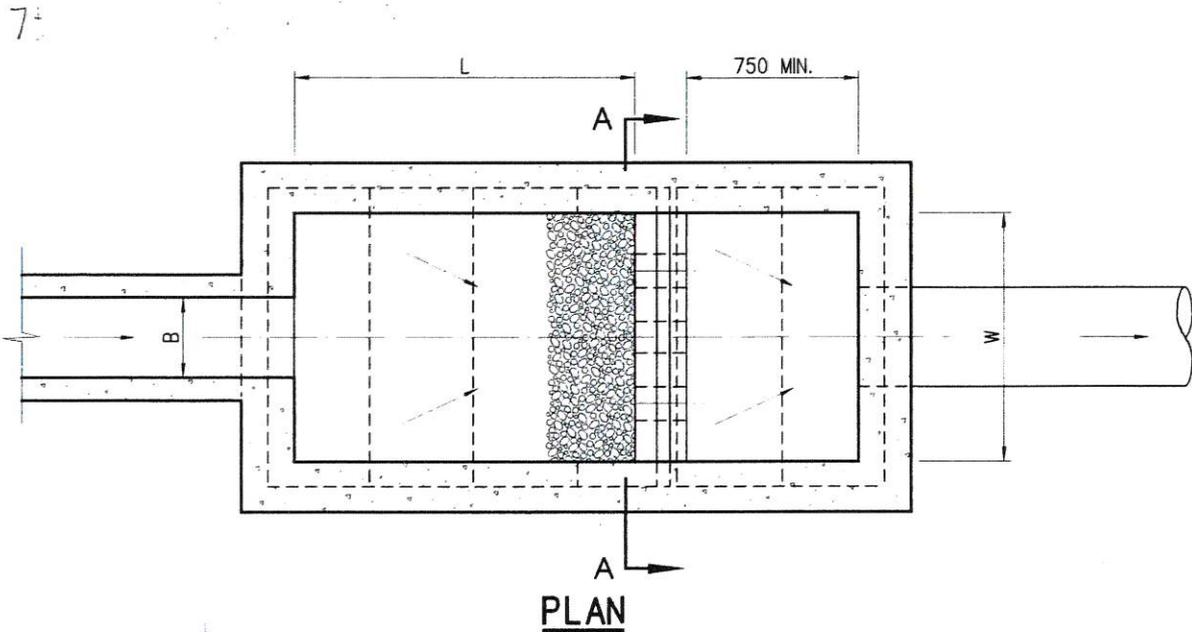
## TYPICAL DETAILS OF CATCHPIT



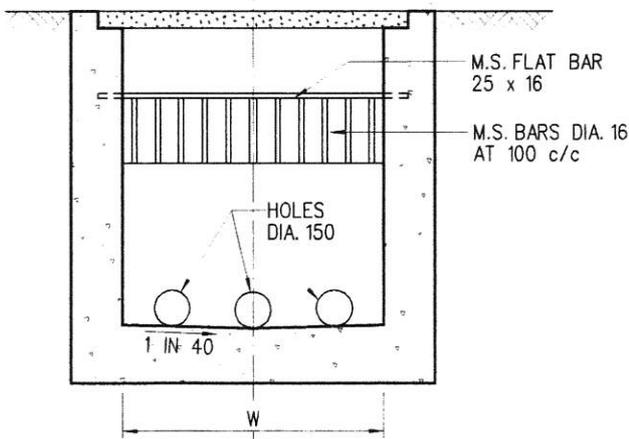
## TYPICAL DETAILS OF U-CHANNEL



**LONGITUDINAL SECTION**



**PLAN**



**SECTION A-A**

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NORMALLY FOR DRAINS OF 900 mm DIA. AND BELOW. FOR BIGGER DRAINS AND STEEP TERRAIN, SAND TRAP SHOULD BE SPECIALLY DESIGNED.
3. SIZE  
 DEPTH :  $D \leq 750$   
 WIDTH :  $W \geq 3B$   
 LENGTH :  $4.8D^{0.87} h^{0.5} \chi^{0.5} \geq 4B$
4. GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
5. CAPACITY  $D W L$  TO BE ACCORDING TO SIZE AND NATURE OF CATCHMENT, PROVIDING DETENTION TIME NOT LESS THAN 5 MINUTES FOR MAX. DESIGN FLOW OF INLET.

B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001
REV.	DESCRIPTION	SIGNATURE	DATE

**SAND TRAP**

**DRAINAGE SERVICES DEPARTMENT**

REFERENCE

DRAWING No.

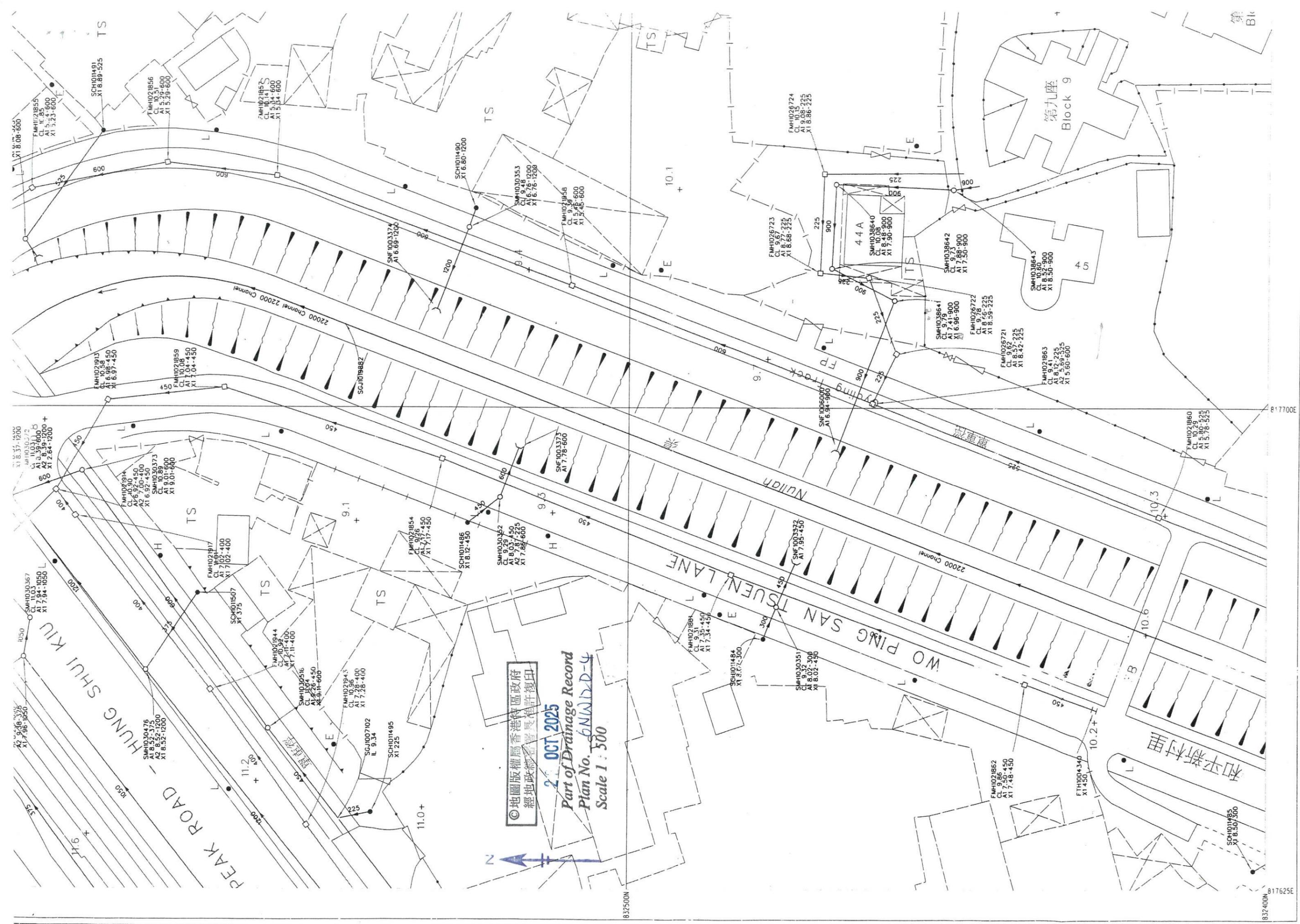
SCALE

DIAGRAMMATIC

**DS 1025B**

# Appendix A





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2 OCT 2025  
Part of Drainage Record  
Plan No. GNWD-D-4  
Scale 1 : 500

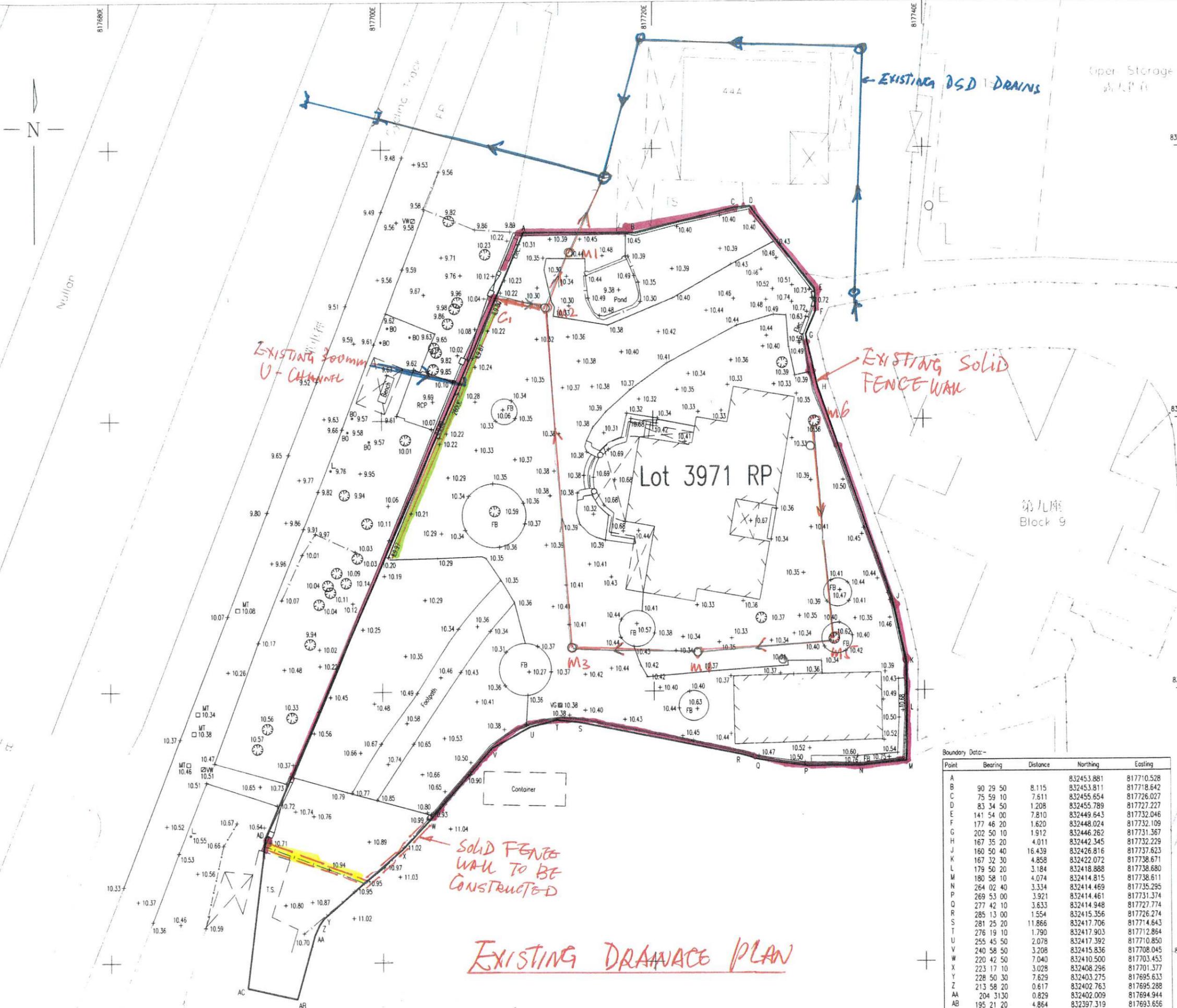








# Appendix B



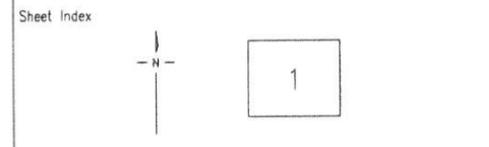
- Notes
- Hong Kong Geodetic Datum 1980
  - All levels refer to Principal Datum Hong Kong
  - All units are in Metres
  - All spot level positions are indicated by the decimal point or a cross.

Abbreviations

BB	SIGN BOARD	ME	MANHOLE (ELECTRIC)
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BO	BOLLARD	MP	METER POST
CB	CONCRETE BLOCK	MS	MANHOLE (STORM WATER)
CL	COVER LEVEL	MT	MANHOLE (TELEPHONE)
CO	COLUMN	RCP	REFUSE COLLECTION POINT
CP	CATCHPIT	SC	STEP CHANNEL
CUL	CULVERT	SHR	SHRINE
DP	DRAW PIT	SP	SIGN POLE
EB	ELECTRIC BOX	ST	STOOL
EP	ELECTRICITY POST	TC	TELEPHONE CHAMBER
ESS	ELECTRIC SUB-STATION	TL	TRAFFIC LIGHT
ET	ELECTRIC TRANSFORMER	TP	TELEPHONE POLE
FB	FLOWER BED	TS	TEMPORARY STRUCTURE
FH	FIRE HYDRANT	TV	MANHOLE (CABLE TV CO)
FIG	FEEDS INTO GROUND	UC	U CHANNEL
FP	FOOTPATH	V	VALVE
GA	GRATING	VF	VALVE FIRE
GU	GULLY	VG	VALVE GAS
IC	INSPECTION COVER	VT	VENT
IL	INVERT LEVEL	VW	VALVE-WATER WORKS
LB	LETTER BOX	WT	WATER TANK
L	LAMP POST	WP	WATER POINT

Symbols

	ARTIFICIAL SLOPE		SLOPE TOP / BOTTOM LANDSLIDE SCAR
	BOUNDARY LINE		SEPTIC TANK
	BOUNDARY POINT		STEPS
	BOULDER		TREE
	CANOPY		U-CHANNEL WITH FLOW & SIZE
	CONTOUR (5m)		VERTICAL CUTTING
	CONTOUR (1m)		
	DRAIN		
	FENCE/RAILING		
	FREE STANDING WALL		
	GATE		
	HOARDING		



Approved

Helen Chan  
ALS, MHKIS, MRICS, R.P.S.(LS)  
Date: November 7, 2025

Client

Yat Tak Kwun Management Limited

Drawing Title

Topographic Survey of  
Lot 3971 RP in D.D.124  
45 Tan Kwai Tsuen, Hung Shui Kiu

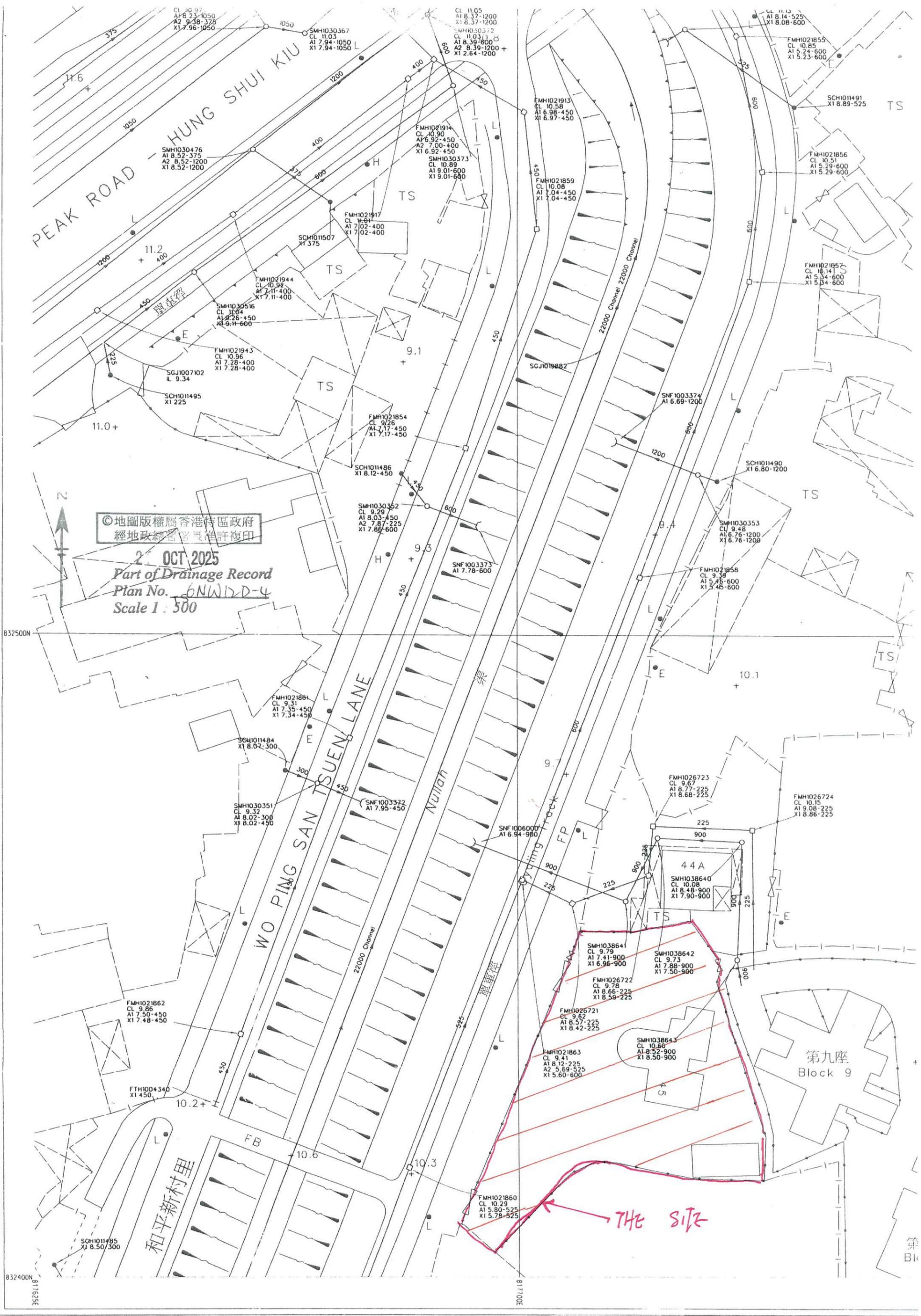
Drawing No. HPL3507/TS/01

Scale 1:200(A2)

Helen Chan Professional Land Survey Ltd.

Boundary Data:-

Point	Bearing	Distance	Northing	Easting
A			832453.881	817710.528
B	90 29 50	8.115	832453.811	817718.642
C	75 59 10	7.611	832455.654	817726.027
D	83 34 50	1.208	832455.789	817727.227
E	141 54 00	7.810	832449.643	817732.046
F	177 46 20	1.620	832448.024	817732.109
G	202 50 10	1.912	832446.262	817731.367
H	167 35 20	4.011	832442.345	817732.229
J	160 50 40	16.439	832426.816	817737.623
K	167 32 30	4.858	832422.072	817738.671
L	179 50 20	3.184	832418.888	817738.680
M	180 58 10	4.074	832414.815	817738.611
N	264 02 40	3.334	832414.469	817735.295
P	269 53 00	3.921	832414.461	817731.374
Q	277 42 10	3.633	832414.948	817727.774
R	285 13 00	1.554	832415.356	817726.274
S	281 25 20	11.866	832417.706	817714.643
T	276 19 10	1.790	832417.903	817712.864
U	255 45 50	2.078	832417.392	817710.850
V	240 58 50	3.208	832415.836	817708.045
W	220 42 50	7.040	832410.500	817703.453
X	223 17 10	3.028	832408.296	817701.377
Y	228 50 30	7.629	832403.275	817695.633
Z	213 58 20	0.617	832402.763	817695.288
AA	204 31 30	0.829	832402.009	817694.944
AB	195 21 20	4.864	832397.319	817693.656
AC	282 30 00	3.715	832398.123	817690.029

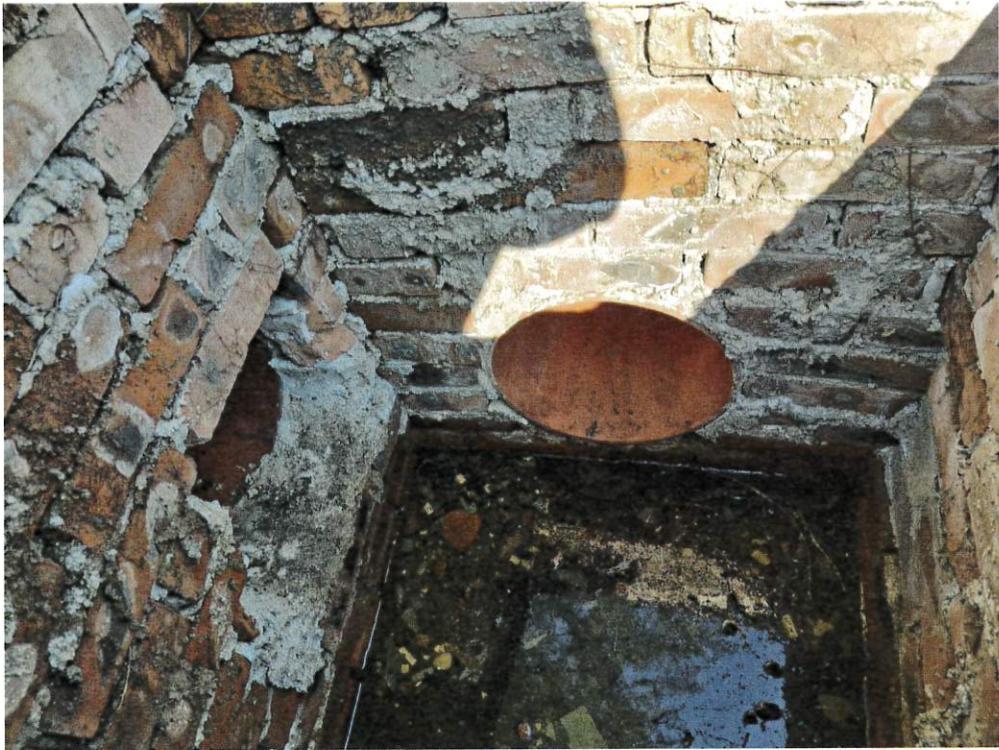


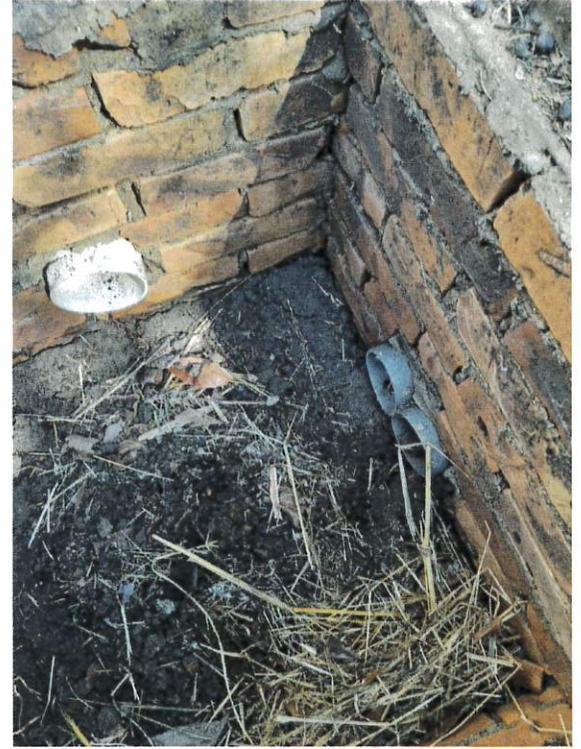
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2 OCT 2025  
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Plan No. 6NW12D-4  
Scale 1 : 500

THE SITE

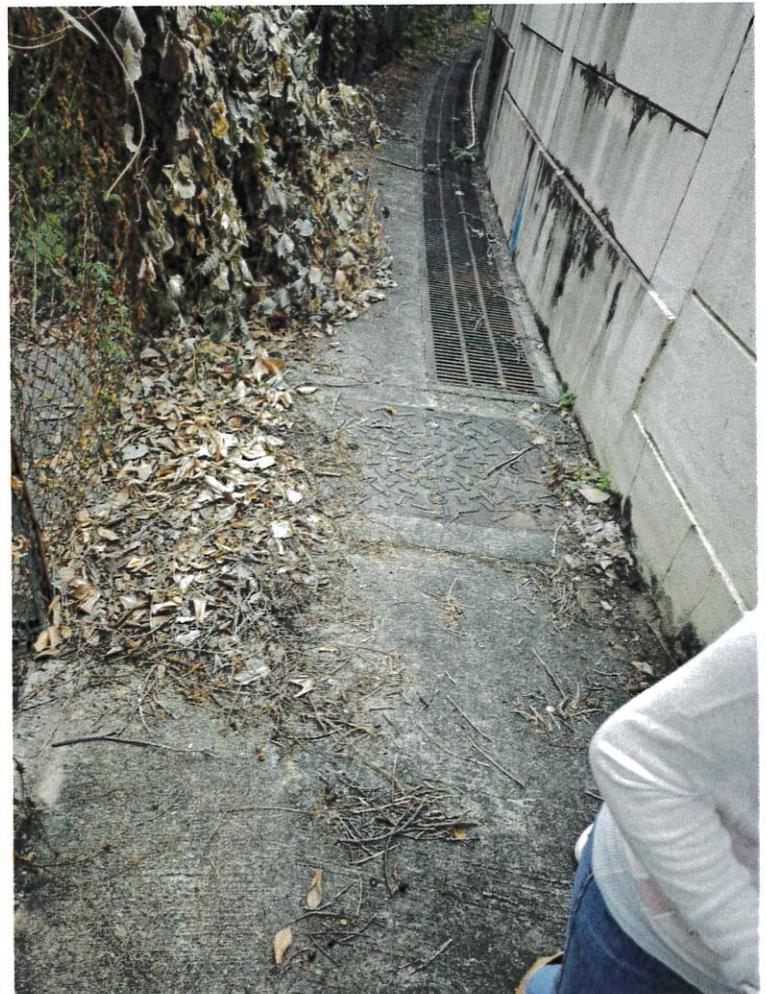


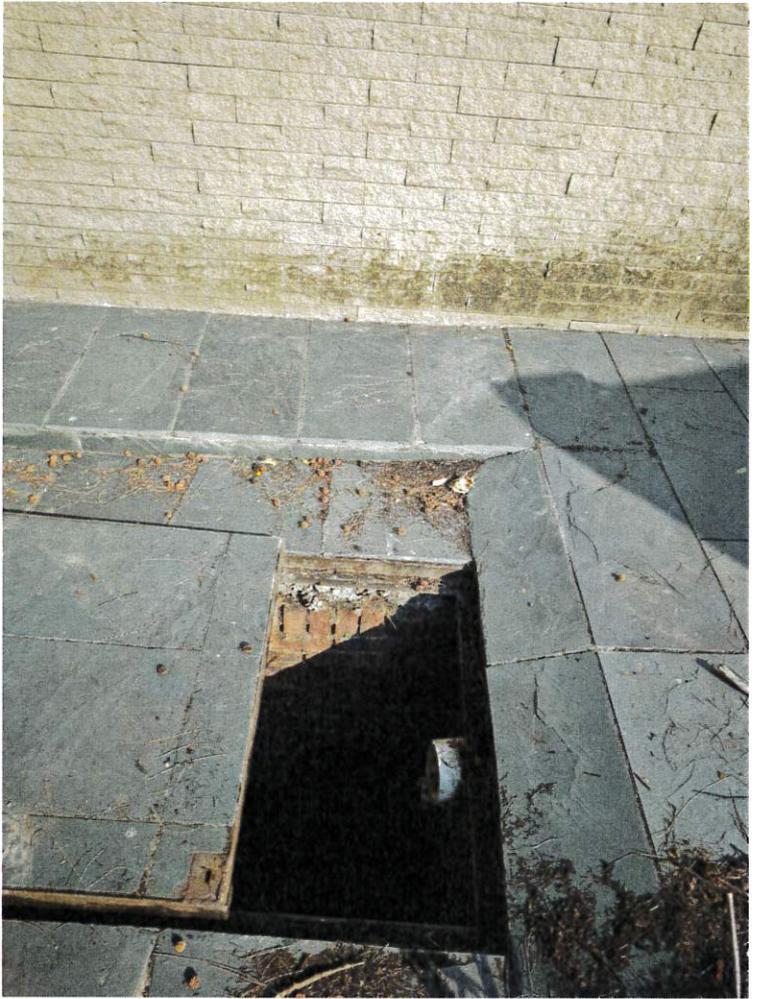














# Appendix C

Design Calculation

Summary of Runoff Evaluation at lot 3971 RP in D.D.124

Assessment of surface run off					
Zone	Area ( sq m)	C	duration min	i mm/hr	Qp m <sup>3</sup> / s
A	140	0.13	1	280	0.00142
B	150	0.13	1	280	0.00152
C	95	0.95	1	280	0.00703
D	170	0.95	1	280	0.01257
E	120	0.13	1	280	0.00121
F	180	0.13	1	280	0.00182
G	240	0.13	1	280	0.00243
H	295	0.95	1	280	0.02181
	1390				0.04981

Note:  $Q_p = \text{area} \times C \times I \times 0.278/1000000$

Run off coefficient at concrete, tiles etc= 0.95

Run off coefficient at flat grassland etc= 0.13

Assessment of Flow at different sections

Section	from	to	cover area	Q (m <sup>3</sup> )	drains adopted		capacity		
A- C6	A	C6	F	0.00182	150mm U-channel	<	0.0152	m <sup>3</sup>	OK
C6-C1	C6	C1	F& H	0.02363	300mm U-channel	<	0.09671	m <sup>3</sup>	OK
C1-ST	C1	ST	F& H	0.02363	300 dia PVC pipe	<	0.6221	m <sup>3</sup>	OK
B-C3	B	C3	E	0.00121	150mm U-channel	<	0.0152	m <sup>3</sup>	OK
C3-C2			E	0.00121	150mm U-channel	<	0.0152	m <sup>3</sup>	OK
C-C5	C	C5	A	0.00142	150mm U-channel	<	0.0152	m <sup>3</sup>	OK
C5-C4	C5	C4	A & C	0.00845	150mm U-channel	<	0.0152	m <sup>3</sup>	OK
C4-C2	C4	C2	A,B,C &D	0.02253	225mm U-channel	<	0.0449088	m <sup>3</sup>	OK
C2-ST	C2	ST	A,B,C,D &E	0.02374	150 dia PVC pipe	<	0.1108	m <sup>3</sup>	OK
D-ST	D	ST	G	0.00243	150mm U-channel	<	0.0152	m <sup>3</sup>	OK
ST-M1	ST	M1	ALL	0.0498	300 dia PVC pipe	<	0.6221	m <sup>3</sup>	OK
M1-SMH1038641	M1	SMH1038641	ALL	0.0498	300 dia PVC pipe	<	0.6221	m <sup>3</sup>	OK

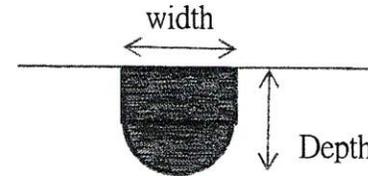
Note:  $Q_p = \text{area} \times C \times I \times 0.278/1000000$   
 $R = \text{area of crosssection of channel} / \text{Perimeter}$   
 $\text{Vel} = R^{1/6} \times \sqrt{(R \times Sf) / n}$  (Manning's Formula)  
 Capacity of pipe = Vel x section area of U-Channel

Checking of capacity of existing & proposed U-Channel related with the site

Gradient for drain= 1 in 200

section	R	sf	n	vel	Area	Qp
150 U-channel	0.052075	0.005	0.013	0.758511	0.02008125	0.0152319
225 U-channel	0.078113	0.005	0.013	0.993935	0.0451828	0.0449088
300 U-channel	0.10415	0.005	0.013	1.204061	0.080325	0.0967162

Channel information				
width	deep	Area	Perimeter	R
m	m	m <sup>2</sup>	m	m
0.15	0.15	0.02008125	0.38562	0.052075
0.225	0.225	0.045182813	0.57843	0.078113
0.3	0.3	0.080325	0.77124	0.10415



Design of capacity of Pipe flow by Colebrook-White's equation

300mm dia PVC pipe

$K_s$ , roughness value= 0.003 mm (Table 14 in Stormwater Drainage Manual)  
 $K_s$  0.000003 m  
 $R$ , hydraulic Radius (A/P) = 0.15 m  
 $S_f$ , friction gradient = 0.005  
 $\nu$ , kinematic viscosity =  $9.048E-07 \text{ m}^2/\text{s}$  at  $25^\circ\text{C}$   
 $A = \sqrt{(32 * g * R * S_f)} = 0.4852216$   
 $B = \log[ K_s / (14.8 * R) + 1.25 * \nu / (R * A) ] = -4.536811927$   
 $V = -A * B = 2.20135914 \text{ m/s}$   
 Flow =  $V * \text{area} = 0.62210409 \text{ cu m}$

Design of capacity of Pipe flow by Colebrook-White's equation

150mm dia PVC pipe

Ks, roughness value= 0.003 mm (Table 14 in Stormwater Drainage Manual)  
Ks 0.000003 m  
R, hydraulic Radius (A/P) = 0.075 m  
Sf, friction gradient = 0.006 (= 0.15/24.6)  
v, kinematic viscosity = 9.048E-07 m<sup>2</sup>/s at 25°C  
A =  $\sqrt{(32 * g * R * Sf)}$  = 0.37585103  
B =  $\log[ Ks/(14.8*R) + 1.25*v/(R*A)]$  = -4.172958472  
V = -A\*B 1.56841076 m/s  
Flow = V \* area = 0.11080822 cu m

Design of sand trap

use 3.25m long x 750mm wide x 1.1m deep sand trap

h= 2.5 m  
X= 1.1 m  
B= 200  
total volume retained = 2.5x1.2x1.1+1.2x0.10x0.75 2.99 m<sup>3</sup> > 60 x 0.049=2.988 m<sup>3</sup>

## U-Channel Schedule

U-Channel number	size(mm)	From			To			Length m	Gradient
		point	Cover Lev +mPD	Inver Level +mPD	point	Cover Lev +mPD	Inver Level +mPD		
UC1(existing)	300	C6	10.22	9.92	C1	10.22	9.82	20.0	0.005
UC2	150	A	10.34	10.14	C6	10.22	9.92	18.7	0.011765
UC3	225	B	10.5	10.30	C3	10.38	10.22	8.0	0.01
UC4	225	C4	10.34	10.01	C2	10.37	9.95	8.5	0.007059
UC5	225	C5	10.34	10.05	C4	10.34	10.01	5.8	0.006897
UC6	150	C	10.33	10.15	C5	10.34	10.05	15.5	0.006452
UC7	150	D	10.42	10.20	ST	10.33	10.10	16.8	0.005952
UC8	150	C3	10.38	10.15	C2	10.37	10.10	4.2	0.011905
existingpipe	Dia (mm)								
P1	300	M1	10.44	9.34	SMH1035641	9.79	8.50	5.5	
P2	300	ST	10.33	9.36	M1	10.44	9.34	3.5	
P3	300	C1	10.22	9.82	ST	10.33	9.80	3.6	
P4	150	C2	10.37	9.82	ST	10.33	9.70	24.3	

Note:  
 Sand Trap are designated as ST  
 Catchpit is designated as C1,,,etc  
 Proposed U-Channel as UC1,···etc  
 existing pipe as P1

## Manhole and Catchpit Schedule

Number	Nature	Cover Level (PD)	Invert Level(PD)	Width(mm)	Length(mm)
SMH1035641	DSD M/H	9.79	6.96		
M1	Existing M/H	10.44	9.34	750	750
ST	Proposed Sand Trap	10.33	9.26	1200	3250
C1	Proposed Catchpit	10.22	9.72	750	750
C2	Proposed Catchpit	10.37	9.72	750	750
C3	Proposed Catchpit	10.38	10.1	750	750
C4	Proposed Catchpit	10.34	9.9	750	750
C5	Proposed Catchpit	10.34	9.95	750	750
C6	Proposed Catchpit	10.20	9.82	750	750

SCALE 1:243



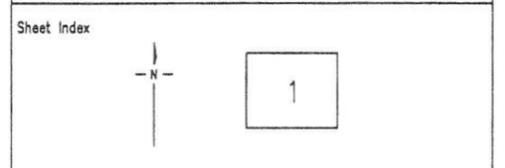
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	CONTOUR (5m)		U-CHANNEL WITH FLOW & SIZE
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	FREE STANDING WALL		
	GATE		
	HOARDING		



Approved

Helen Chan  
ALS, MHKIS, MRICS, R.P.S.(LS)  
Date: November 7, 2025

Client

Yat Tak Kwun Management Limited

Drawing Title

Topographic Survey of  
Lot 3971 RP in D.D.124  
45 Tan Kwai Tsuen, Hung Shui Kiu

Drawing No. HPL3507/TS/01

Scale 1:200(A2)

Helen Chan Professional Land Survey Ltd.  
陳婉琪測量師行有限公司  
2/F, No.36 Lung Sum Avenue, Sheung Shui, N.T., Hong Kong  
Tel: 26395468 Fax: 26734966

Boundary Data:-

Point	Bearing	Distance	Northing	Easting
A	90 29 50	8.115	832453.881	817710.528
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N	264 02 40	3.334	832414.469	817735.295
P	269 53 00	3.921	832414.461	817731.374
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U	255 45 50	2.078	832417.392	817710.850
V	240 58 50	3.208	832415.836	817708.045
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Y	228 50 30	7.629	832403.275	817695.633
Z	213 58 20	0.617	832402.763	817695.288
AA	204 3130	0.829	832402.009	817694.944
AB	195 21 20	4.864	832397.319	817693.656
AC	282 30 00	3.715	832398.123	817690.029
AD	6 45 50	11.298	832409.342	817691.360
A	23 17 10	48.489	832453.881	817710.528

Boundary Data Refer to SRP/M/047/8355/124/3971RP-D

## 6.2 Environmental Considerations

### (a) No joss paper furnace

Considering the relative distance with the residential areas, the applicant will not provide joss paper furnace on site. Visitors can only perform memorial activities in an environmentally friendly way and burning of joss paper associated with worship and memorial services will not be allowed at the site.

### (b) Air Quality

No substantial Addition & Alteration (A & A) Works shall be carried out. As the proposed columbarium buildings have been renovated, there will not be any large scale construction work involving demolition of existing structure during modification the interior of the existing building for the proposed use.

No kitchen and catering services or vegetarian food will be provided in the development during operation.

The site is currently accessed via a footpath from Tan Kwai Tsuen Road. Vehicular traffic to the site is almost not possible. Thus emission from the vehicles shall be unlikely happen

It is therefore considered that the operation of the columbarium will not cause any significant adverse air quality impact to the potential ASRs at the vicinity.

### (c) Noise

As the proposed columbarium was already provided within the existing buildings, no civil and structural alteration works will be required. The proposed toilet in the first floor of Building 1 shall involve A & A works inside the building and noise generated by which is easily controlled.

Noisy religious ceremony will not be allowed in the columbarium operation. No construction noise nuisance and no operative noise nuisance is therefore envisaged at the identified ASRs and in the vicinity.

#### (d) Waste Management

There shall be no major construction nor A & A works will be undertaken within or outside the existing building. Negligible construction waste is therefore envisaged to be generated or disposed of. The small amount of construction waste will be collected and disposed of at landfills. The measures recommended in the ProPECC PN 2/24 will be implemented during the renovation works to minimize the generation of construction waste.

As no kitchen and food catering services will be provided and no burning of joss paper will be allowed at the proposed columbarium, the potential waste generated during the operation of the columbarium will be limited to general refuse from the visitors. This general refuse will be collected twice a day and disposed of at nearby refuse collection points. Sufficient rubbish bins will be provided within the site.

#### (e) Water Quality

As there shall be no major construction (which includes any excavation works) nor any A & A works to be carried out in the subject site, and that all the surface run off will be collected and filtered via a terminal desilting sand trap prior to discharging to the adjacent DSD manhole, adverse impact to the water quality is not anticipated

With the implementation of good management practice and control measures to reduce the generation of waste and secondary nuisances (such as water quality), adverse environmental impact due to waste management is not anticipated.

### **6.3 Sewerage**

6.3.1 Toilet Facility installed at the First Floor of Building 1 will be provided for the management of the columbarium only. Additional mobile toilets, however, will be supplement in those Special Days for visitors. Number of managing staff during normal days is about 1-3. Amount of mobile toilets shall be assessed and reviewed from time to time.

6.3.2 The sewage generated from the subject toilet at the First Floor of Building 1 will be collected at the existing traditional septic tank at the vicinity of Building 1 about 50m from the adjacent nullah. The existing septic tank, which had been designed for the

original residences over half a century ago, shall be deemed to be adequate for the management staff. The sewage and waste from those mobile toilets deployed for Special Days will be collected from time to time by registered licensed collectors. The catalogue of the mobile toilets provider is attached in the **Appendix 1** for reference.

## **6.4 Tree Preservation and Landscape Proposal**

### **(a) Summary of Tree preservation and landscape proposal**

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

### **(b) Landscape Assessment**

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

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

- Response to the site context, both in terms of landscape character and visual amenity.
- Response to the existing buildings and its architectural style.
- Creation of a green setting by maximizing the opportunity for soft landscape.
- Enhancement of the local biodiversity.



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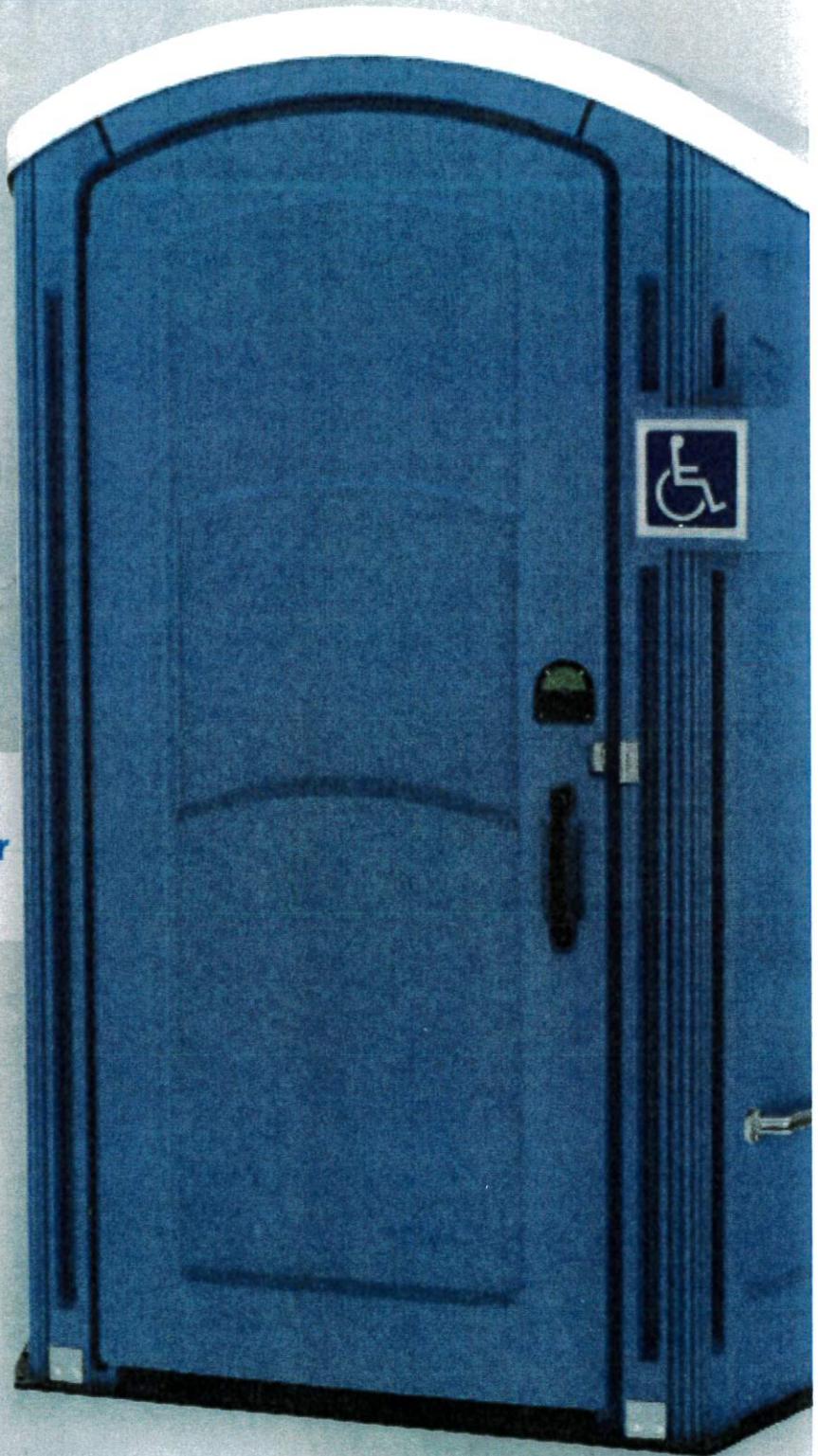
# FREEDOM

“For an ADA & Title 24 compliant restroom, look no further than the spacious Freedom.”



**Portable restrooms greatly improve our standard of living.**

The new Freedom is smaller, lighter, sturdier and less expensive than other models while remaining the only fully ADA and Title 24 compliant restroom on the market. With this many benefits, operators will find the new Freedom easier to handle, maintain and afford.



800.328.3332 | satelliteindustries.com

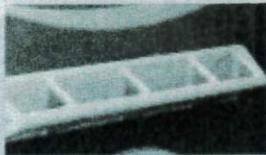


# 50 pounds lighter and increased strength.

## ✓ features



Multiple roof tie-down options when transporting



Heavy-duty plastic handrail system

## ✂ structure



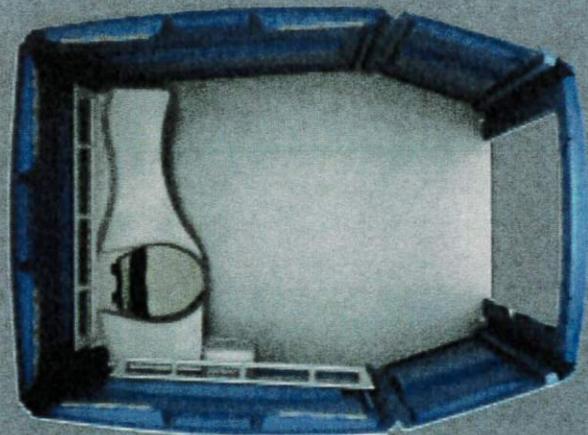
Unique "living hinge" on front corners adds strength and stability



Extended roof fits tightly over side walls for added strength



To improve handling and quality, the Freedom is fifty pounds lighter and has a unique front design featuring "living hinge" corners and a built-in, interlocking door hinge to eliminate door sag. The living hinge on each front corner acts like a shock absorber when struck by a fork lift or dropped off a trailer. Additionally, the capped roof and stainless steel front floor brackets combine with the front to form a superior ADA restroom.



Standard 68 gallon tank

## ⚙ specs

- Height:** 90" (2286mm)
- Width:** 67" (1702mm)
- Depth:** 86.5" (2197mm)
- Weight (standard tank):** 310 lbs. (141 kg.)
- Weight (small tank):** 299 lbs. (136 kg.)
- Seat Height:** 18.75" (476mm)
- Standard Tank Volume:** 68 gal. (257L)
- Optional Tank Volume:** 35 gal. (132.5L)

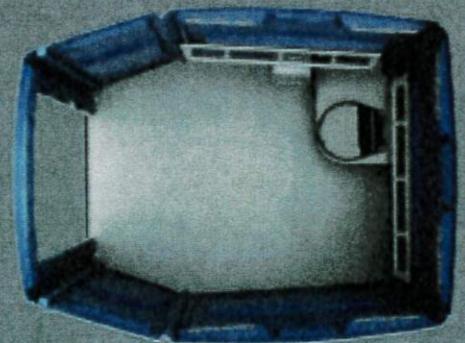
Specifications subject to change without notice.

## 📁 colors

Royal Blue, Teal, Forest Green, Sand, Gray

## 💬 reviews

"A light, sturdy ADA compliant restroom that is easy to handle and transport. It has an inviting appearance and is easy to enter and exit."



Optional 35 gallon tank\*

\*NOTE: Only with the 35 gallon tank is the Freedom both ADA and California Title 24 compliant.







*Tufway 500L Squatting Style with fresh water flush*

Tufway 500L interior look squatting style with toilet bowl and fresh water flush.



*Classic service with fresh water flush and large capacity waste tank (squatting style).*

- Size: H: 2.38m x W: 1.12m x D: 1.22m
- Net weight: approximately 240lb. (109kg.)
- Holding tank volume: approximately 500 liters (400 liters waste & 100 liters fresh water)
- Usage: approximately flushing 640 times after each service
- Toilet bowl with flapper to hide waste
- Separate Urinal
- Separate hand wash sink is optional
- Cabana is made from High Density Polyethylene, very durable. Product life can be over 10 years
- Easy to move around, clean and maintain.

## Landscape Comments : Refer to 2 July, 2025

### 1. Point no.3 :

The Tree Survey Plan in APPENDIX A to illustrate the information that are up-to-date on existing tree , including the tree landscape and location.

Tree Survey Schedule in APPENDIX B to illustrate the information that the tree species, proposed treatments and the conservation status .

Photographic Record Of Existing Trees in APPENDIX C.

### 2. Point no.4 :

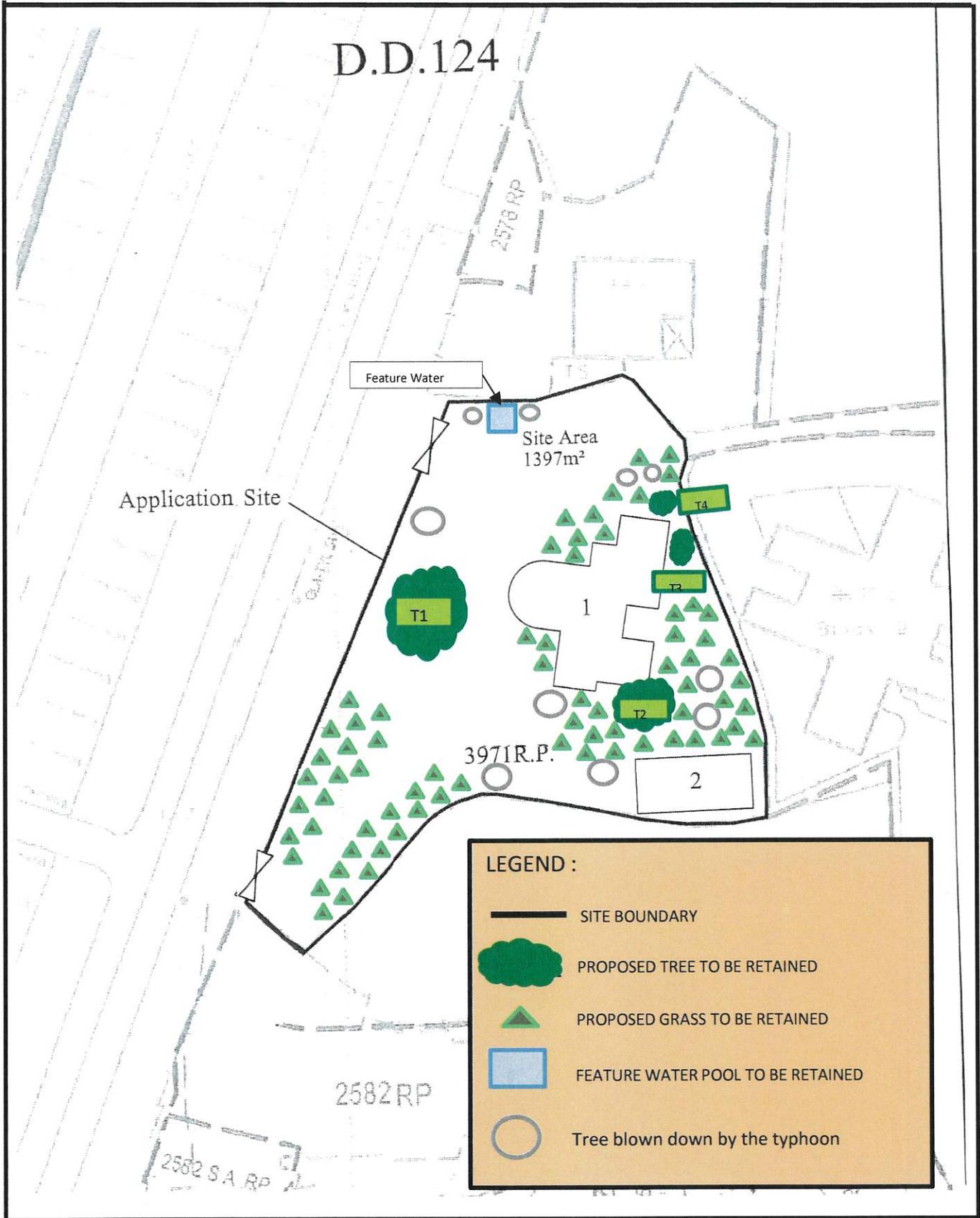
Landscape Master Plan in APPENDIX D is to respond to site conditions, both in terms of landscape character and visual amenity.

There are trees in the surrounding area, a soft and green landscape has already been created.

Add green sun umbrellas , protecting guests to provide a safe and healthy environment. It can also enrich the green landscapes.

**APPENDIX A**  
**TREE SURVEY PLAN**

**YAT TAK KWUN - LATEST INFORMATION ON EXISTING TREES**



<b>PROJECT :</b> Proposed Columbarium at Lot No.3971 RP (Part) in D.D.124
<b>DRAWING TITLE :</b> Latest information on existing trees
<b>DRAWING No. :</b> YTK - T01
<b>DATE OF ISSUE :</b> 2/12/2025
<b>DESIGN BY :</b> Longlife (Agency) Limited - Freeon Wong

**APPENDIX B**  
**TREE SURVEY SCHEDULE**

Tree Assessment Schedule

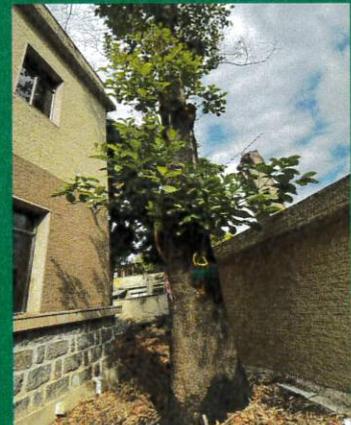
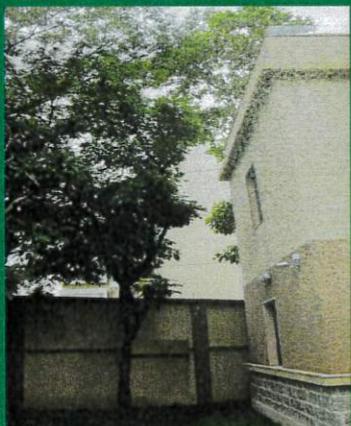
Proposed Religious Institutions (temples) in Lot 3971 RP,D.D.124,Tan Kwai Tsuen, Yuen Long

Prepared By Longlife (Agency) Limited on 02.12.2025

Tree No.	Name		Original Location ( Within Lot / Outside Lot )	Size			Form (Good/Fair/Poor)	Health (Good/Fair/Poor)	Amenity Value (High/Med/Low)	Survival Rate after Transplantation (High/Med/Low)	Proposed Treatment (Retain/Fell/Transplant)	Remark
	Botanical Name	Chinese Name		DBH (m)	Height (m)	Spread (m)						
T1	Ficus microcarpa	細葉榕	Within Lot	0.9	12	9	Fair	Fair	Med	Low	Retain	-
T2	Ficus variegata	青果榕	Within Lot	0.7	13	9	Poor	Fair	Med	Low	Retain	co-dominant stems
T3	Litsea monopetala	假柿樹	Within Lot	0.43	13	7	Fair	Fair	Med	Low	Retain	-
T4	Euphoria longan	龍眼	Within Lot	0.27	9	5	Fair	Fair	Med	Low	Retain	-

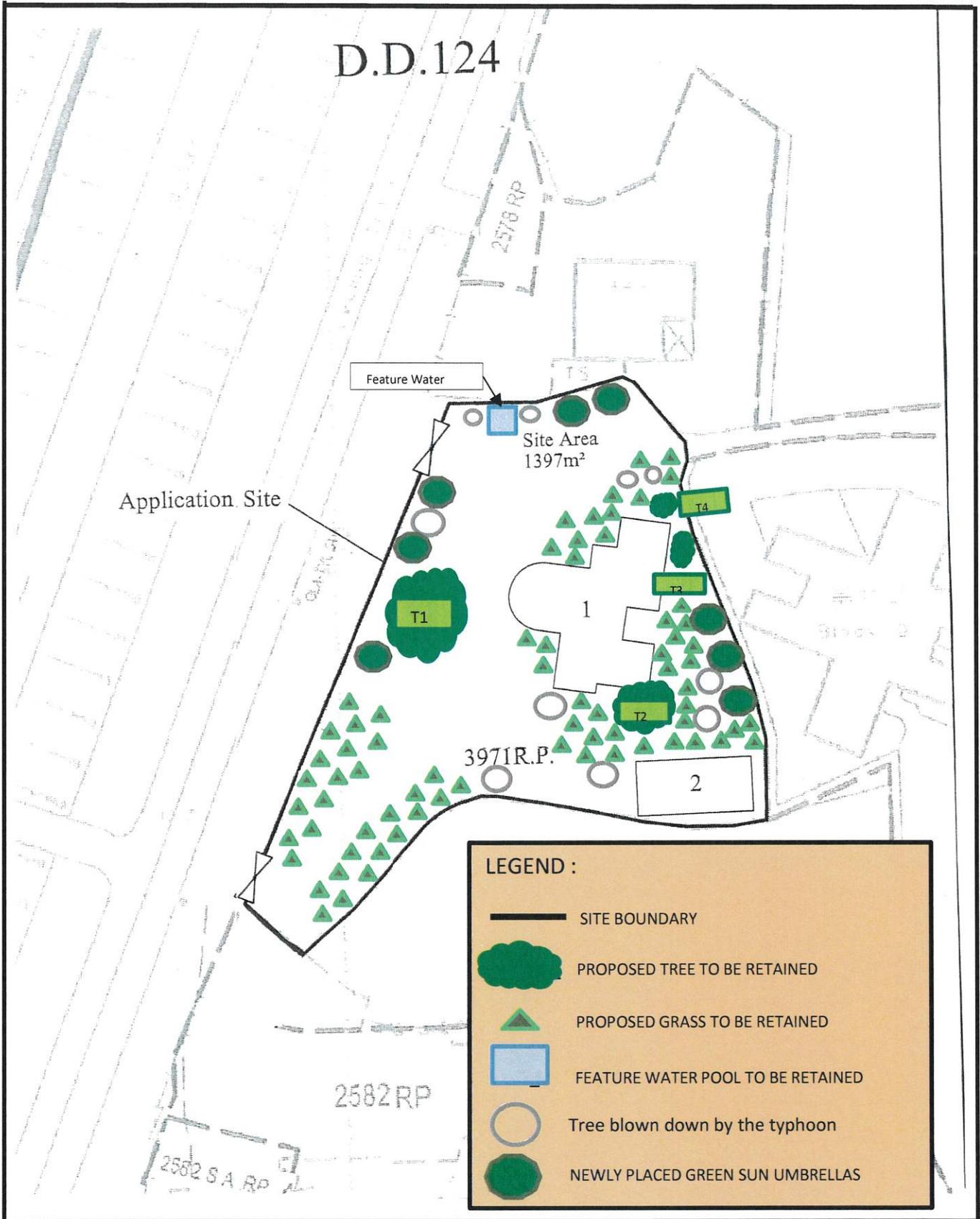
**APPENDIX C**  
**PHOTOGRAPHIC RECORD**  
**OF**  
**EXISTING TREES**

# PHOTOGRAPHIC RECORD OF EXISTING TREES

<p>Tree No. T1</p>			
<p>Tree No. T2</p>			
<p>Tree No. T3</p>			
<p>Tree No. T4</p>			

**APPENDIX D**  
**LANDSCAPE MASTER PLAN**

**YAT TAK KWUN - PROPOSED LANDSCAPE DESIGN DRAWINGS**



**PROJECT :** Proposed Columbarium at Lot No.3971 RP (Part) in D.D.124

**DRAWING TITLE :** PROPOSED LANDSCAPE DESIGN DRAWINGS

**DRAWING No. :** YTK - T02

**DATE OF ISSUE :** 2/12/2025

**DESIGN BY :** Longlife (Agency) Limited - Freeon Wong

# 1. NEWLY PLACED GREEN SUN UMBRELLAS



规格	伞面直径	伞下直径	整伞高度	收纳长度
2.2M	2.4M	2M	2.4M	1.19M

S/YL - TYST/14

**OTHER SPECIFIED USES (Cont'd)**

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COLUMN 1

Uses always permitted

COLUMN 2

Uses that may be permitted with or  
without conditions on application  
to the Town Planning Board

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**For "Columbarium" Only**

Columbarium

Public Utility Installation  
Utility Installation for Private Project

**Planning Intention**

This zone is primarily for land intended for columbarium use.

**Remarks**

On land designated "Other Specified Uses" annotated "Columbarium".

(i) The maximum site coverage is 20%.

**Previous Application covering the Application Site**

**Rejected s.12A Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Amendment</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reason(s)</u></b>
1	Y/YL-TYST/1	To rezone the application site from “R(B)3” to “Other Specified Uses” annotated “Columbarium”	27.9.2013	(1), (2), (3), (4)

**Rejection Reason(s):**

- (1) Incompatible with the existing and future surrounding sub-urban medium-density residential developments.
- (2) No information in the submission to demonstrate that the proposed development would not pose adverse vehicular and pedestrian traffic impacts and cause nuisance to nearby residents particularly during the Ching Ming and Chung Yeung Festivals.
- (3) There are doubts on the monitoring and enforceability of the traffic management plan proposed by the applicant. The applicant fails to demonstrate that the crowd management and pedestrian safety, and shuttle bus service arrangement issues associated with the proposed development could be satisfactorily resolved.
- (4) Setting undesirable precedent. The cumulative effect of approval such applications would erode the residential character and aggravate the traffic situation in the area

**Detailed Comments from Relevant Government Departments**

**Land Administration**

- (a) Comments of the District Lands Office/Yuen Long, Lands Department (DLO/YL, LandsD):
- (i) in the event that the application under s.12A of the Town Planning Ordinance (TPO) is accepted or partially accepted by the Town Planning Board (the Board) with a set of clear development parameters (including but not limited to the proposed user, gross floor area and car parking provisions, as appropriate) defined/firmed up and further submission to the Board (including application(s) for permission under s.16 of the TPO after the corresponding amendment to the Outline Zoning Plan (OZP) has been made) is not required, the land owner may submit request for streamlined processing of lease modification application or a temporary Short Term Waiver (STW) where appropriate to permit the columbarium use. Depending on the circumstances of each case, his department at its sole and absolute discretion may, upon receipt of such valid request and subject to payment of the administrative fee(s) by the land owner, commence the streamlined processing of the lease modification application on a without prejudice and non-committal basis while Planning Department is taking forward the relevant OZP amendment; and
  - (ii) the land owner is reminded that once the accepted or partially accepted proposal is reflected in the OZP and approved under s.9 of the TPO, a formal application for lease modification by land owner to his department is still required. Every application submitted to his department will be considered on its own merits by his department at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the lease modification or STW application will eventually be approved by his department. If the application for lease modification or STW is approved by his department, it will be subject to such terms and conditions as may be imposed by his department at its absolute discretion, including payment of premium or waiver fee, and administrative fee.

**Drainage**

- (b) Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
- (i) drainage proposal should be submitted under the provision of Private Columbaria Ordinance (PCO) (Cap. 630) or land lease modification as appropriate;
  - (ii) all existing drains/ watercourse should be maintained; and
  - (iii) the overland flow from adjacent lands should not be affected.

**Environment**

- (c) Comments of the Director of Environmental Protection (DEP):
- (i) measures should be implemented to prohibit the burning of joss paper at the Site;
  - (ii) licensed collectors to collect and dispose the sewage and waste from the mobile

- toilets provided for visitors on special days;
- (iii) Environmental Protection Department's Practice Note for Professional Person Practice Note 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" should be followed;
  - (iv) appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 'Construction Site Drainage' should be implemented to minimise any potential environmental impacts on nearby water bodies during the construction of the project;
  - (v) Recommended Pollution Control Clauses for Construction Contracts should be followed to minimise the environmental impacts during the construction stage; and
  - (vi) the applicant is obliged to meet the statutory requirements under relevant pollution control ordinances.

### **Building Matters**

- (d) Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):
  - (i) except for Structures Certifiable for Pre-cut-off Columbarium (SCPC) and Certifiable Building, no part of a private columbarium shall be located under or over any structures built without the approval and consent of the BD;
  - (ii) SCPC are unauthorised building works (UBWs) and so are the building works to improve or strengthen such. Where building works for improvement is indispensable, the qualified professionals appointed by the applicant should prepare the improvement/strengthening proposal for acceptance by the Private Columbaria Licensing Board (PCLB) or the BD under the licensing regime;
  - (iii) if any building improvement works result in extending the size of the SCPC, such extensions might not be qualified as SCPC but UBWs actionable under the Buildings Ordinance (BO) albeit covered by the application of a Specified Instrument;
  - (iv) if alteration of a New Territories Small Building (NTSB) resulting in size exceeding the exemption criteria under Cap. 121, e.g. addition of an external staircase or making openings between party walls of NTSBs combining two or more NTSBs, it will be ultra vires for the BD to process such alteration proposals under the Private Columbaria Ordinance or the BO unless the relevant Certification of Exemption is still valid;
  - (v) after issuance of an Specified Instrument, if unauthorised alteration works be identified without prior acceptance by the PCLB or the BD, such works will be regarded as UBWs but not covered by the Specified Instrument. The BD would raise objection to the PCLB upon application for renewal of the Specified Instrument, and such UBWs will be subject to enforcement under the BO for removal; and

- (vi) the applicant should provide certification issued by qualified professionals certifying that the requirements specified by PCLB and the BD are complied with. Annexes 4 and 5 of the “Application Guide for Private Columbarium Licence and Other Specified Instruments” are relevant.