

2024年10月24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 24 OCT 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

Please insert a 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

240252 22/10 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/K5/889
	Date Received 收到日期	24 OCT 2024

- 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（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)

Hong Kong & Kowloon Fuk Tak Buddhist Association 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)

Joint Yield Construction Company Limited

3. Application Site 申請地點

(a) 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）	Sheung Tsang Hall (G/F) and Chap Tak Hall (G/F), Fuk Tak Buddhist Association, Ching Cheung Road, Sham Shui Po, Kowloon (Lot NKIL 6071 (Portion) & STT KX 1603 (Portion))
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input type="checkbox"/> Site area 地盤面積sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 92.50sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有） sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Cheung Sha Wan Outline Zoning Plan OZP No. S/K5/39
(e) Land use zone(s) involved 涉及的土地用途地帶	G/IC(1) & GB
(f) Current use(s) 現時用途	Columbarium (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

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

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

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得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 Owner(s) 取得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 Owner(s) 向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. Type(s) of Application 申請類別

- ☒ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／

Note 1: May insert more than one 「✓」.

註 1：可在多於一個 內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	92.50 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Columbarium (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)		
(c) Number of storeys involved 涉及層數	Sheung Tsang Hall (G/F): 1 Chap Tak Hall (G/F): 1	Number of units involved 涉及單位數目	2
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 92.50 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 92.50 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	Sheung Tsang Hall (G/F)	Columbarium	Columbarium
	Chap Tak Hall (G/F)	Columbarium	Columbarium

(ii) For Type (ii) application 供第(ii)類申請

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節 /或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

(iii) For Type (iii) application 供第(iii)類申請

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="502 1344 1444 1848"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註.....)

(v) For Type (v) application 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 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 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ 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

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
 請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ other(s) 其他 (please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) 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]
.....
.....
.....
.....
.....

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

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Existing

.....

.....

.....

.....

.....

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Ching Cheung Road <input type="checkbox"/> 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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施

/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													

10. 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。

Refer to Planning Statement

11. 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

Signature
簽署

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

SO Chi Wai

Chief Project Engineer

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☒ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Joint Yield Construction Company Limited



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

Date 日期

26/09/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合資料亦會上載至委員會網頁供公眾免費瀏覽及

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

(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。

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

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

3756

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

2518

Total number of single niches

單人龕位總數

1280

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

845

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

117

Number of single niches (residual for sale)

單人龕位數目 (待售)

318

Total number of double niches

雙人龕位總數

1238

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

149

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

245

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

140

Number of double niches (residual for sale)

雙人龕位數目 (待售)

704

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)

N/A

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

994

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

245

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

257

Number of niches (residual for sale)

龕位數目 (待售)

1022

Proposed operating hours 擬議營運時間

MON - SAT: 0900 - 1700

SUN & PH: 0900 - 1700

[@] 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	Sheung Tsang Hall (G/F) and Chap Tak Hall (G/F), Fuk Tak Buddhist Association, Ching Cheung Road, Sham Shui Po, Kowloon (Lot NKIL 6071 (Portion) & STT KX 1603 (Portion))		
Site area 地盤面積	sq. m 平方米 <input 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	Approved Cheung Sha Wan Outline Zoning Plan OZP No. S/K5/39		
Zoning 地帶	G/IC(1) & GB		
Applied use/ development 申請用途／發展	Columbarium		
(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	92.50 <input checked="" 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
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	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		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)
		Sheung Tsang Hall (G/F): 1 Chap Tak Hall (G/F): 1	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)
	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	% <input type="checkbox"/> About 約		
(v) No. of units 單位數目	2518 niches		
(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 Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input 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 checked="" type="checkbox"/>
Application Site Location under Lot Index Plan, Application Site Location under Outline Zoning Plan, Photo Record, Structural Plan – Sheung Tsang Hall, Structural Plan – Chap Tak Hall, Pedestrian Access Route, Nearby MTR station exits, bus stops and Car Park, Fire Safety Evacuation-Designed Assembly Point, Evacuation Route Plan, Water Supply and Sewerage System		
Reports 報告書		
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 type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input 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"/>
ECO-Furnace System, Assessment Report for LOS for Public Footpath		
Geotechnical Planning Review Report		
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。

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**Section 16 planning application for proposed columbarium
at Lot NKIL 6071 (Portion) & STT KX1603 (Portion),
Ching Cheung Road**



**Planning Statement
August 2024**



**JOINT YIELD CONSTRUCTION CO. LTD.
駿溢建築有限公司**

Section 1: Introduction

The application involves the G/F of Sheung Tsang Hall (上真閣) and Chap Tak Hall (集德堂) (the Premises) of Fuk Tak Buddhist Association (福德念佛社) located at Lot NKIL 6071 (Portion) & STT KX1603 (Portion), Ching Cheung Road, Sham Shui Po. The Premises fall within an area mainly zoned "Government, Institution or Community (1)" ("G/IC(1)") and with a minor portion within the "Green Belt" ("GB") zone on the approved Cheung Sha Wan Outline Zoning Plan OZP No. S/K5/39. The current use of building is columbarium. The application is to seek planning permission for regularization of the columbarium use at the Premises. The current application is to support subsequent processing of licence application for the subject pre-cut-off columbaria under the Private Columbaria Ordinance (PCO). The total number of niches of the application is 2518, and no. of niches in Sheung Tsang Hall is 990 and Chap Tak Hall is 1528. The structural stability of the Premises have been assessed by Registered Structural Engineer with provision of sufficient fire services installation. Regarding the existing furnace, an ECO-Furnace system has been installed by Hong Kong Productivity Council to ensure it meets the current environmental requirement. Beside installation of ECO-Furnace System, our staff will encourage visitor to use other green initiatives, such as smokeless incense, electric candles.

Also, a pedestrian survey report has been prepared to ensure there is no adverse impact to the existing footpath during the peak season. Since there are existing geotechnical features located in the vicinity of the Premises, a Geotechnical Planning Review Report has been prepared to ensure the site is geotechnically safe with future slope upgrading works.

Section 2: Development parameters of the captioned columbarium

The proposed development parameters of the captioned columbarium are listed as below:

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches 在龕位內最多可安放骨灰的數量	3756
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 2518

Total number of single niches
單人龕位總數 1280

Number of single niches (sold and occupied)
單人龕位數目 (已售並佔用) 845

Number of single niches (sold but unoccupied)
單人龕位數目 (已售但未佔用) 117

Number of single niches (residual for sale)
單人龕位數目 (待售) 318

Total number of double niches
雙人龕位總數 1238

Number of double niches (sold and fully occupied)
雙人龕位數目 (已售並全部佔用) 149

Number of double niches (sold and partially occupied)
雙人龕位數目 (已售並部分佔用) 245

Number of double niches (sold but unoccupied)
雙人龕位數目 (已售但未佔用) 140

Number of double niches (residual for sale)
雙人龕位數目 (待售) 704

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) N/A

Number. of niches (sold and fully occupied)
龕位數目 (已售並全部佔用) 994

Number of niches (sold and partially occupied)
龕位數目 (已售並部分佔用) 245

Number of niches (sold but unoccupied)
龕位數目 (已售但未佔用) 257

Number of niches (residual for sale)
龕位數目 (待售) 1022

Section 3: History of Fuk Tak Buddhist Association

The site has been operating as a Buddhist monastery with columbarium since 1960s by Hong Kong & Kowloon Fuk Tak Buddhist Association Limited. A membership system has been implemented since the establishment of the monastery which continuously provides medical supports as well as funeral services to the members in need since 1960s. Besides as a place of worship and memorial for the members, the surrounding area of the monastery building provides an open space.

Section 4: Site context and Application premises

The application involves the G/F of Sheung Tsang Hall (上真閣) and Chap Tak Hall (集德堂) (the Premises) of Fuk Tak Buddhist Association (福德念佛社) located at Lot NKIL 6071 (Portion) & STT KX1603 (Portion), Ching Cheung Road, Sham Shui Po. The location plan with lot boundaries is shown in [Drawing No. 1.1](#). The Premises fall within an area mainly zoned “G/IC(1)” and with a minor portion within the “GB” zone on the approved Cheung Sha Wan Outline Zoning Plan OZP No. S/K5/39. The location plan with OZP is shown in [Drawing No. 1.2](#). The photo record is shown in [Drawing No. 2.1](#) and [Drawing No. 2.2](#). The total number of niches of the application is 2518.

Sheung Tsang Hall (上真閣) is about rectangular size in shape with a plan dimension of about 8.9m x 5m with a height of about 3m. The GFA is about 44.5 sq.m. It is established in 1970s with no. of niches is 990. The structural framing plan developed based on visual inspection and shown in [Drawing No. 3.1](#). The building is mainly beam-column frame structure.

Chap Tak Hall (集德堂) is 2-storey of rectangular size in shape with plan dimension of about 8.1m x 5.9m at G/F. The GFA is about 48 sq.m. The total height of the building is about 7.6m. There is an external staircase and an elevated walkway directly to the upper storey. It is established in 1960s with no. of niches at G/F only is 1528. The structural framing plan developed based on visual inspection and shown in [Drawing No. 3.2](#). The building is mainly beam-column frame structure.

The Premises is located at Lot NKIL 6071 (Portion) & STT KX1603 (Portion), Ching Cheung Road, Sham Shui Po. There is another nearby religious institutions (Wong Tai Sin Yuen Ching Kwok and Tze Yeung Tung Temple) to the east. To the west of the Premises, there is an existing service reservoir (Butterfly Valley Fresh Water Primary Service Reservoir) and cemetery (St. Raphael's Catholic Cemetery). some medium-rise residential developments are identified at the north/northeast. Also, Ching Cheung Road is located at the south.

Sheung Tsang Hall and Chap Tak Hall can be accessed by pedestrian via the footbridge across Ching Cheung Road and stairs inside Fuk Tak Buddhist Association. Since there is no parking facilities inside Fuk Tak Buddhist Association. No parking space is provided in the site, vehicular access to the premises is not provided for visitors (i.e. via internal road on Government land inside Fuk Tak Buddhist Association, and this is not open to visitors to the site).

Section 5: Planning justifications

Meeting FEHD's requirements

The application is to support the subsequent processing of the license application for pre-cut-off columbaria under the Private Columbaria Ordinance (PCO).

Meeting the community and cultural needs

Other than making a profit, the monastery continuously provides medical supports as well as funeral services to the members in need since 1960s, some of the remains have been interred in the columbarium of the monastery over 50 years. The current application for the above columbarium which basically is an existing building without any additional building being added. The columbarium has been in place and started selling niches in the existing Premises in 1970s according to the applicant's own record. The monastery continuously provides worship space with temple and statue together with vegetarian meals regularly to the members since 1960s. Members and nearby residents have expressed a need for a columbarium facility, this service would provide a respectful and serene space for the storage of ashes, addressing the community's spiritual and cultural needs. Establishing such a facility would not only honour loved ones but also foster a sense of community support and connection among residents.

Meeting Government's technical requirements

The structural stability of the Premises have been assessed by Registered Structural Engineer with provision of sufficient fire services installation, it is considered to be structurally safe. Evacuation route and designed assembly point are prepared for both Sheung Tsang Hall (上真閣) and Chap Tak Hall (集德堂). The plans are shown in [Drawing No. 4.3](#) and [Drawing No. 4.4](#).

Hong Kong Productivity Council was appointed to upgrade the existing furnace by ECO-Furnace System to improve air quality and reduce nuisance to visitors and air sensitive receivers nearby. The works was completed in June 2023 and the relevant information is attached in [Appendix A](#). Beside installation of ECO-Furnace System, our staff will encourage visitor to use other green initiatives, such as smokeless incense, electric candles.

Since there are existing geotechnical features located in the vicinity of the Premises, a Geotechnical Planning Review Report has be prepared to ensure the site is geotechnically safe with future slope upgrading works, the report is appended in [Appendix B](#).

The existing Premises are designed with a commitment to environmental stewardship and aesthetic harmony. Careful consideration has been given to the surrounding natural landscape, ensuring that it is not disrupt local ecosystems or wildlife habitats. Additionally, the architectural design is to blend seamlessly with the existing visual character of the area, preserving the scenic views and overall ambiance. It enhances the community without compromising its natural beauty or visual integrity. No clearance of existing natural vegetation is required.

The Premises benefit from comprehensive water supply and sewerage services (see [Drawing No. 4.5](#)), ensuring a consistent and reliable flow of clean water for daily use while the sewerage system effectively manages waste disposal, promoting hygiene and environmental safety. This integrated approach enhances the overall functionality of the Premises.

The proposal is technically feasible in terms of traffic

Visitors can reach the site by taking public transportation such as MTR, bus or taxis with walking via the footbridge near Wing Tak Road as shown in [Drawing No. 4.1](#) and [Drawing No. 4.2](#). No parking space is provided in the site, vehicular access to the premises is not provided for visitors (i.e. via internal road on Government land inside Fuk Tak Buddhist Association, and this is not open to visitors to the site).

A pedestrian survey on the scenario when all niches are sold has been carried out, the peak hour pedestrian trips observed during the peak operational season Ching Ming Festival (Survey period: from 4th April 2024 to 7th April 2024) are adopted for assessing the level of services (LOS) of public footpath. The results indicate that LOS A could be achieved at all the concerned footpaths for both the AM and PM peak hours. i.e. indicating that the pedestrian links have sufficient capacity to accommodate the pedestrian flows. The report is attached in [Appendix C](#).

Section 6: Operation management

Holding capacity of visitors and admission control

The columbarium is open daily from 9:00 am to 5:00 pm. It is not allowed to enter the columbarium during non-opening hours. The columbarium can accommodate about 100 to 200 visitors at the same time.

Traffic and public transport arrangement

Visitors can reach the site by taking public transportation such as MTR, bus or taxis with walking via the footbridge near Wing Tak Road as shown in [Drawing No. 4.1](#) and [Drawing No. 4.2](#). No parking space is provided in the site, vehicular access to the premises is not provided for visitors (i.e. via internal road on Government land inside Fuk Tak Buddhist Association, and this is not open to visitors to the site).

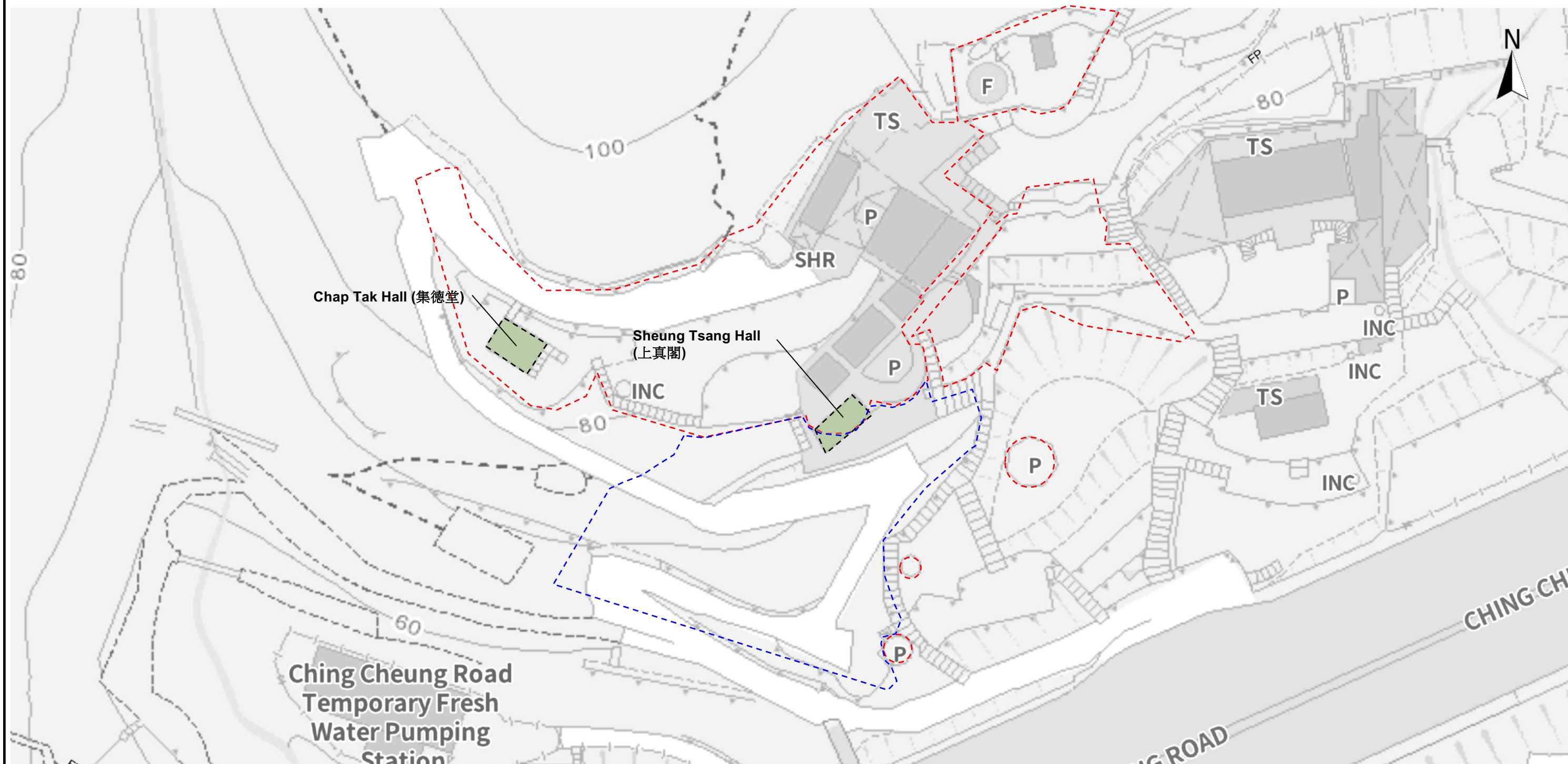
Crowd management




The columbarium can accommodate about 100 to 200 visitors at the same time. To enhance the management of crowd during Ching Ming and Chung Yeung Festivals, additional volunteers will be organized to assist with crowd control. This initiative aims to ensure a smooth and efficient flow of attendees, minimizing wait times and improving overall safety. Volunteers will be strategically positioned to guide visitors. Our staffs and volunteers will communicate through walkie-talkies, ensuring real-time coordination and quick responses to any issues. Furthermore, CCTV will be installed to facilitate monitoring of all areas including the lay-by at Ching Cheung Road, enhancing our ability to manage the crowd effectively. By increasing both volunteer and staff presence, we aim to create a safe and enjoyable experience for everyone involved.

To ensure a welcoming environment for every visitor, staff and volunteers will be stationed at the entrance to assist individuals with special needs. These trained personnel will provide guidance and support, helping visitors navigate the venue and access necessary services. Their presence is aimed at making the entry process smoother and more comfortable for all visitors.

Contingency plan for fire and other emergency situation

Evacuation route and designed assembly point are prepared for both Sheung Tsang Hall (上真閣) and Chap Tak Hall (集德堂). The plans are shown in [Drawing No. 4.3](#) and [Drawing No. 4.4](#).



-  The Application Site - New Kowloon Inland Lot No. 6071 (Portion)
-  The Application Site - Short Term Tenancy No. KX1603 (Portion)
-  The Application Premises



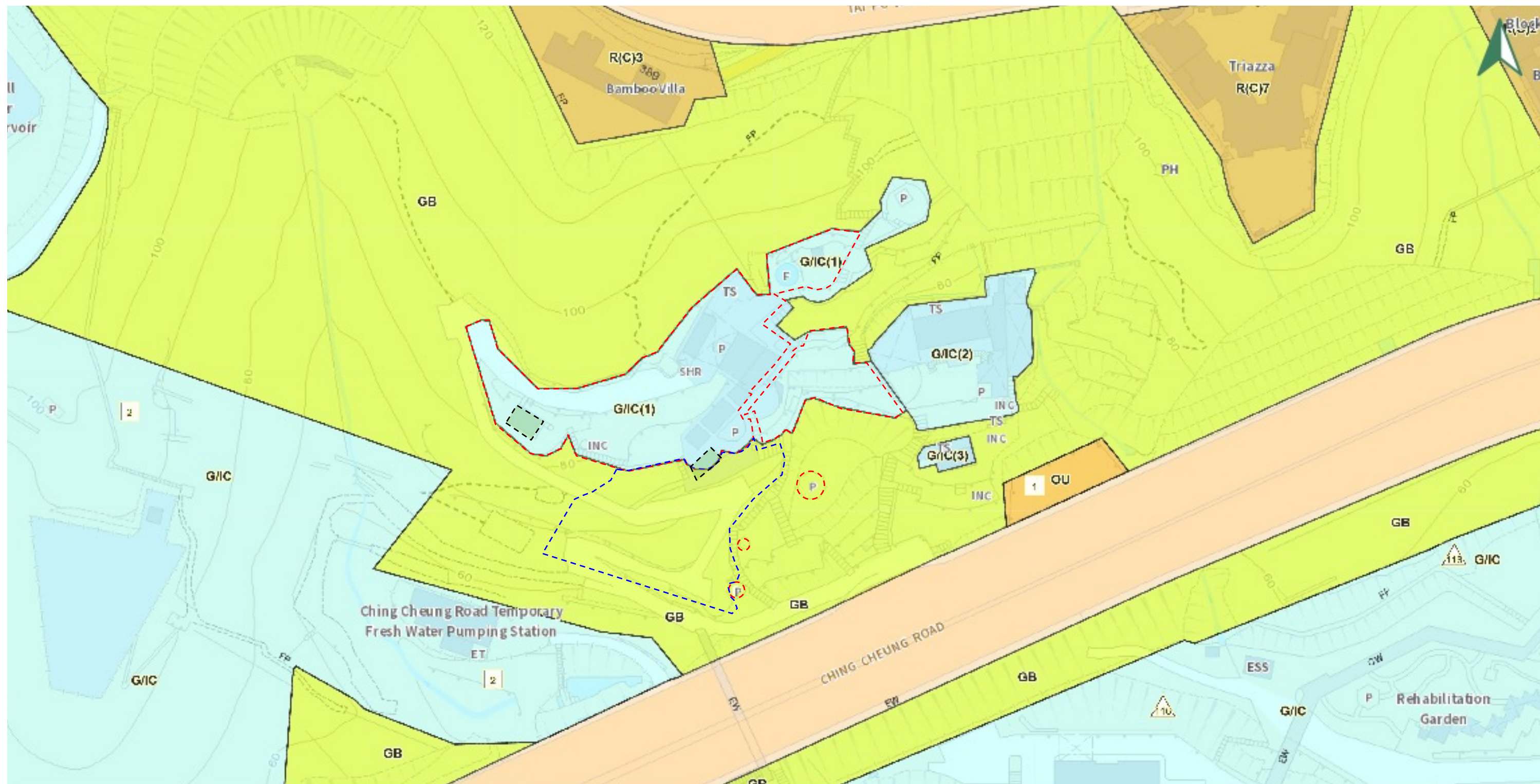
JOINT YIELD CONSTRUCTION CO. LTD.
駿溢建築有限公司

Job Title
Section 16 planning application for proposed columbarium at Lot NKIL 6071 (Portion) & STT KX1603 (Portion), Ching Cheung Road
Drawing Title
Application Site Location under Lot Index Plan

Scale As shown

Drn.	HC	Date	03/24	Chd.	Passed
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Job No.	2022C003	Dwg. No.	1.1
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Extract Plan prepared on 21.1.2024 is based on OZP No. S/ K5/39

The Application Premises

The Application Site - New Kowloon Inland Lot No. 6071 (Portion)

The Application Site - Short Term Tenancy No. KX1603 (Portion)



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Job Title
 Section 16 planning application for proposed columbarium at Lot NKIL 6071 (Portion) & STT KX1603 (Portion), Ching Cheung Road
 Drawing Title
 Application Site Location under Outline Zoning Plan

Scale As shown

Drn. HC Date 03/24 Chd. Passed

Job No. 2022C003

Dwg. No. 1.2



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

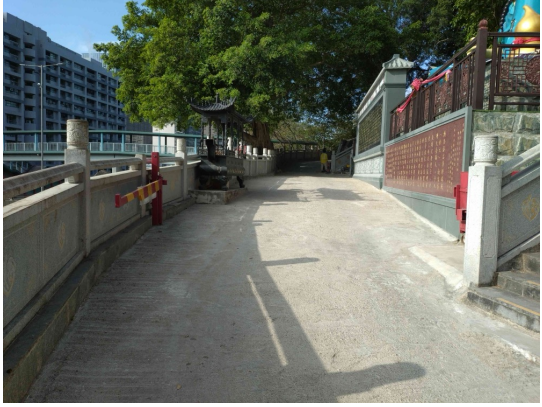


Photo 10

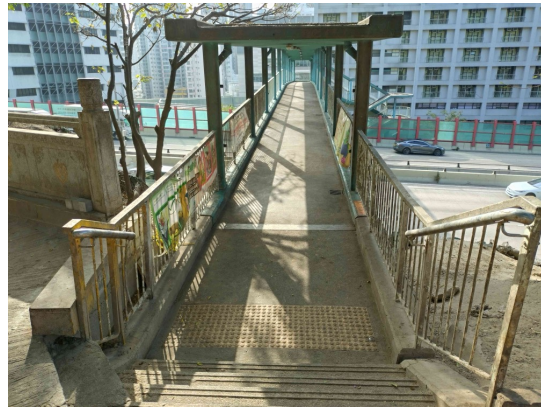


Photo 11



Photo 12



Photo 13

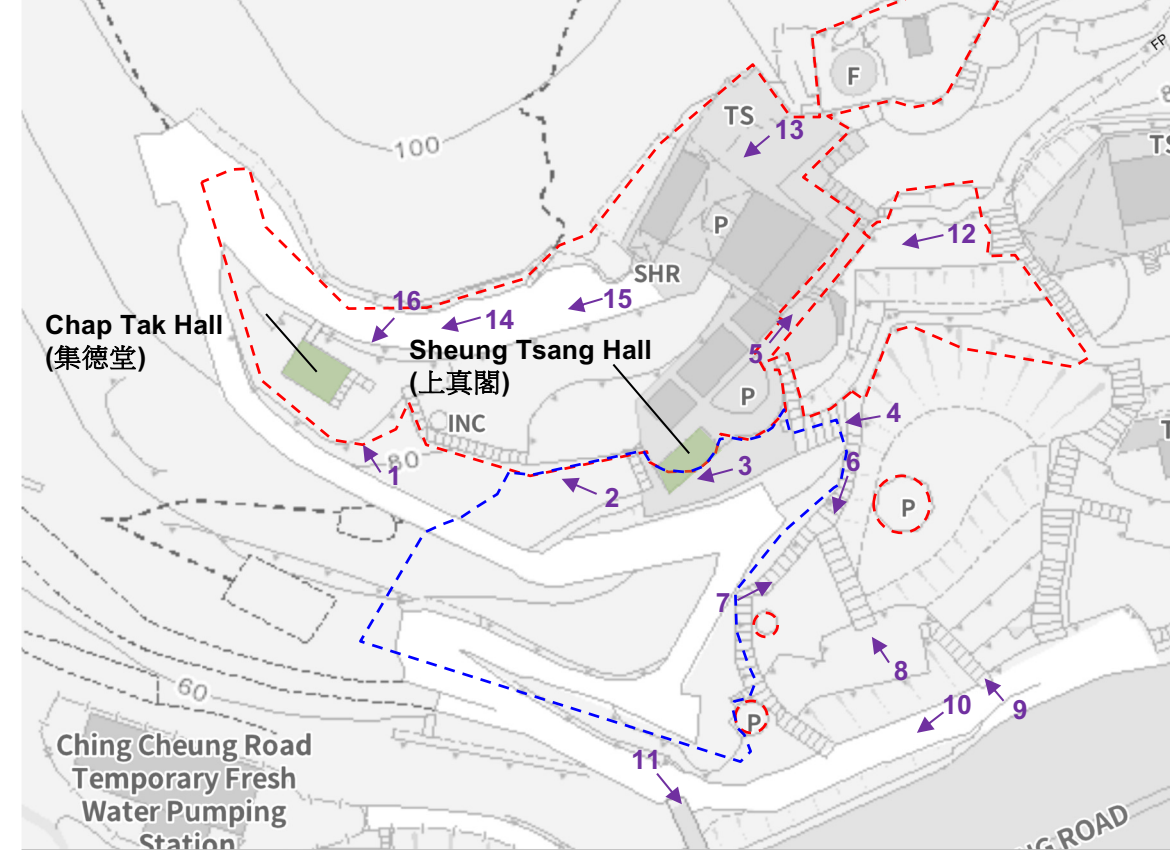


Photo Index



Photo 14

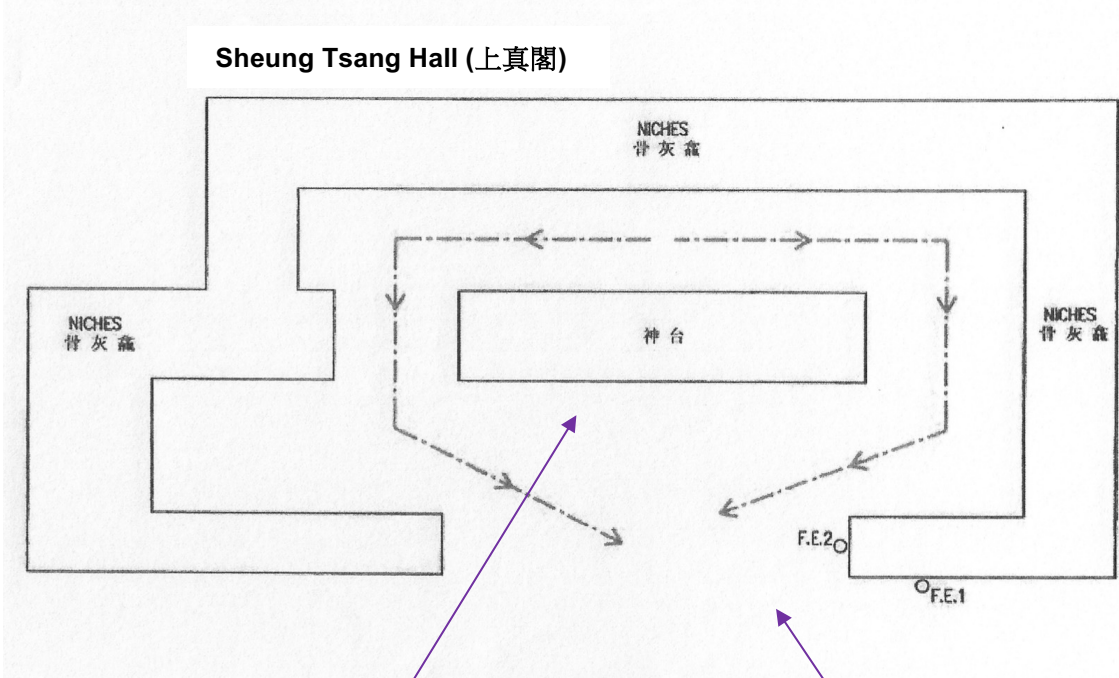


Photo 15



Photo 16

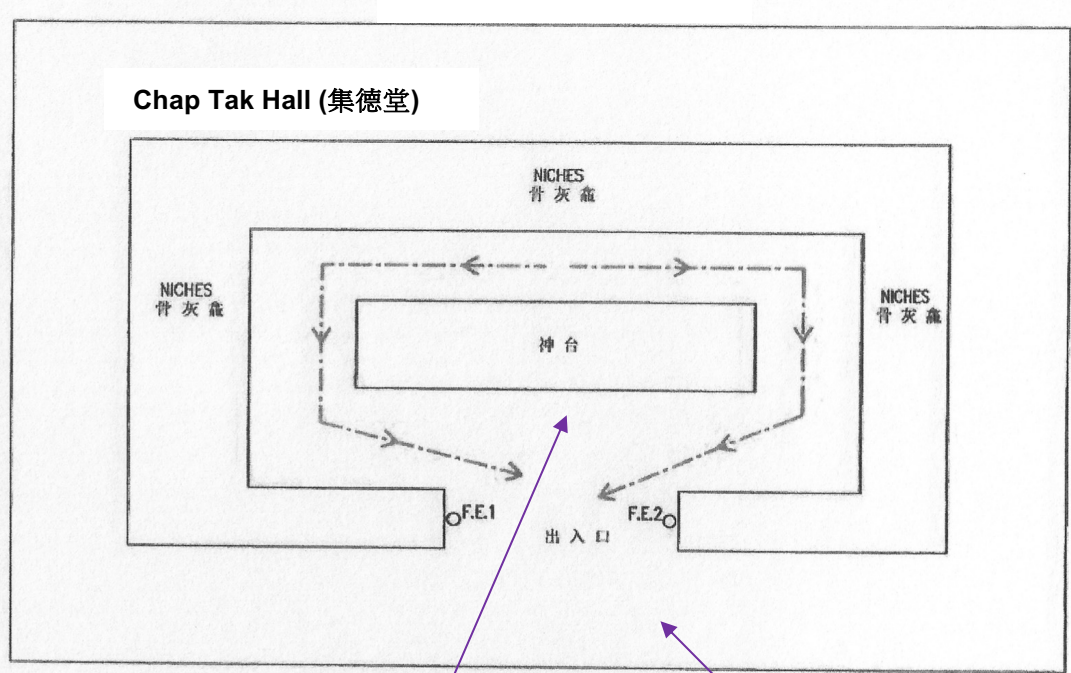
Sheung Tsang Hall (上真閣)
Total Niches = 990
Sold = 520
Unsold = 470



G/F Plan



Chap Tak Hall (集德堂)
Total Niches = 1528
Sold = 976
Unsold = 552



G/F Plan



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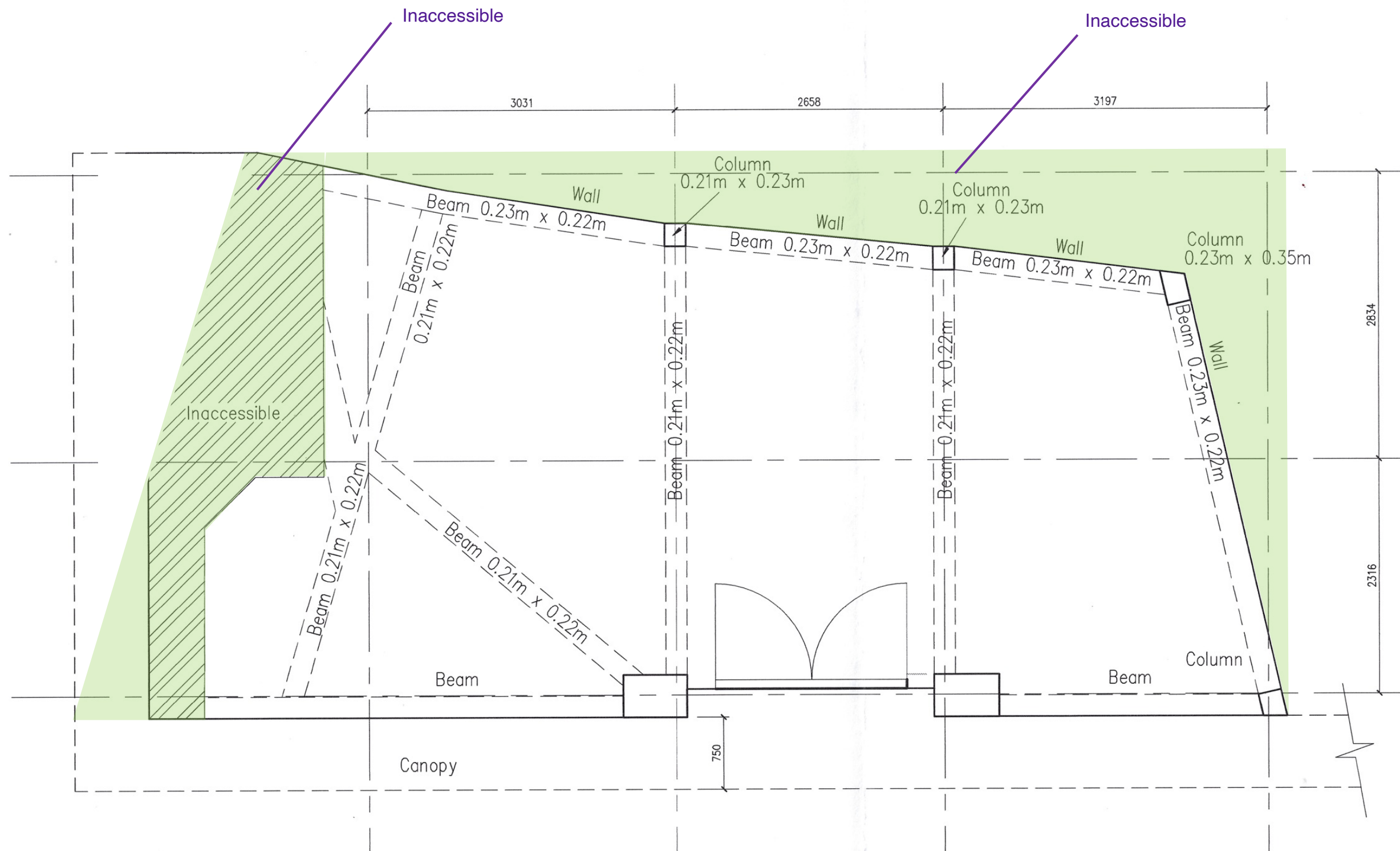
Job Title
Section 16 planning application for proposed columbarium at Lot NKIL 6071 (Portion) & STT KX1603 (Portion), Ching Cheung Road
Drawing Title
Photo Record

Scale As shown

Drn. HC Date 08/24 Chd. Passed

Job No. 2022C003

Dwg. No. 2.2



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 駿溢建築有限公司

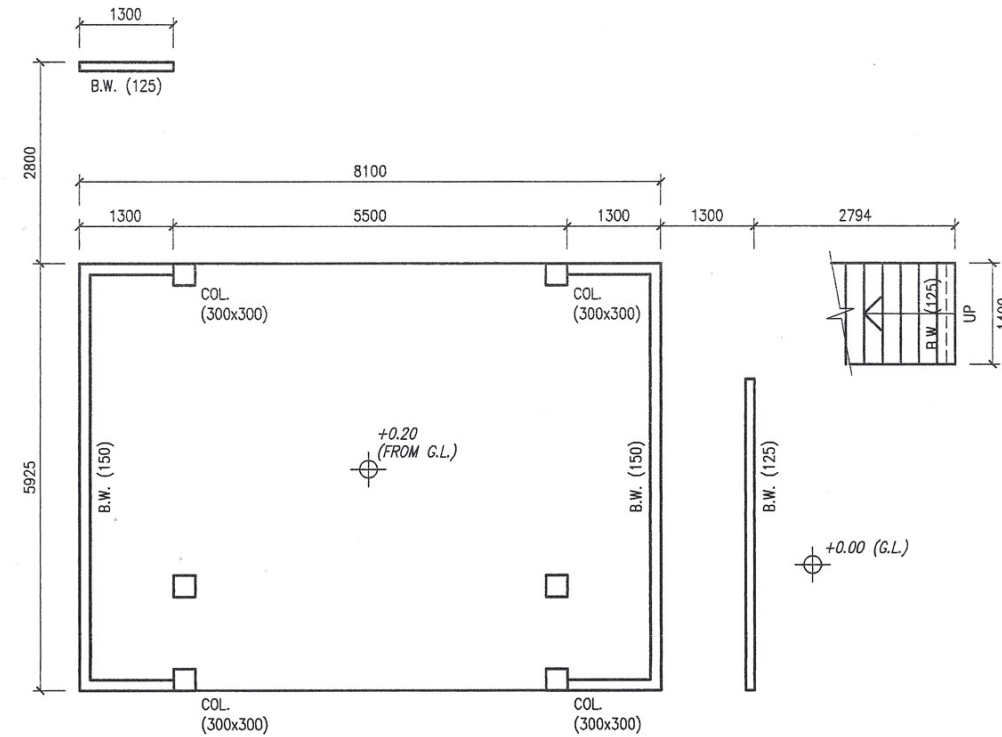
Drawing Title
Structural Plan – Sheung Tsang Hall (上真閣)

Scale As shown

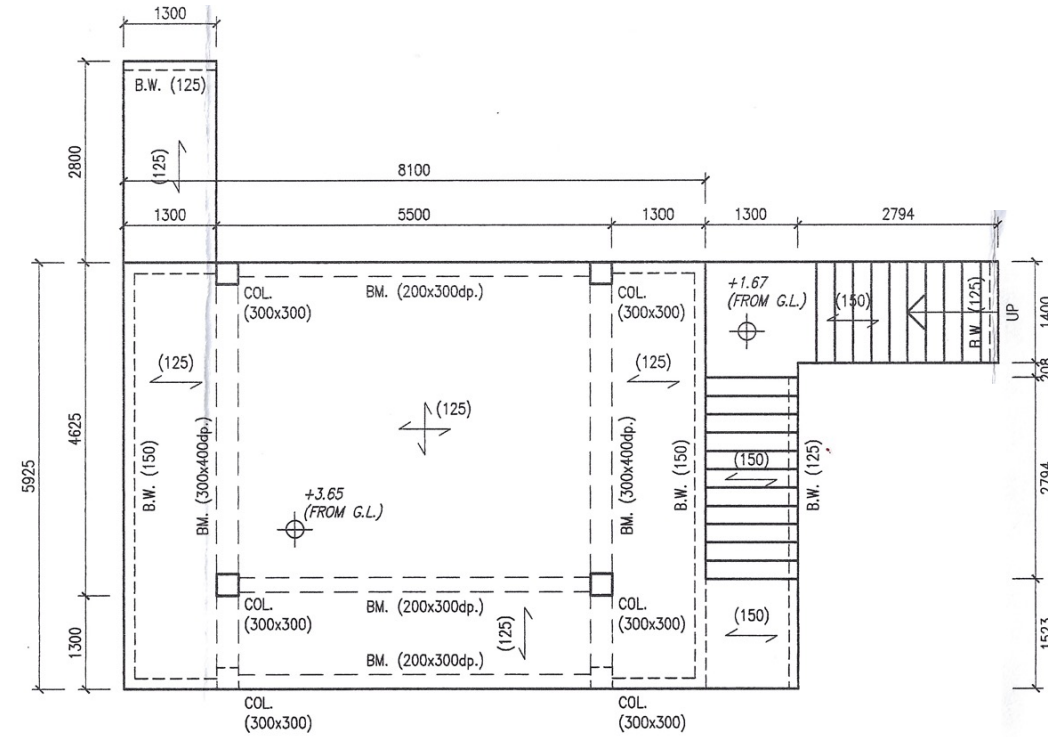
Drn. HC Date 03/24 Chd. Passed

Job No. 2022C003

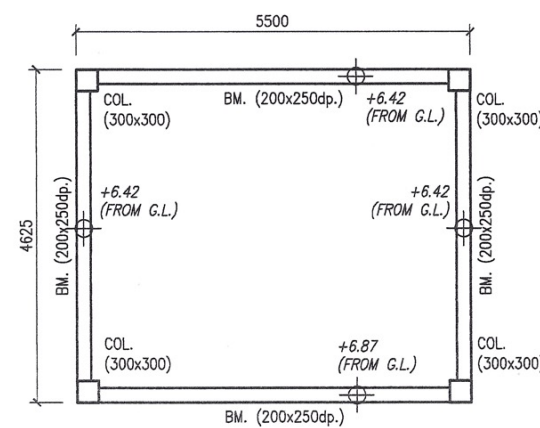
Dwg. No. 3.1



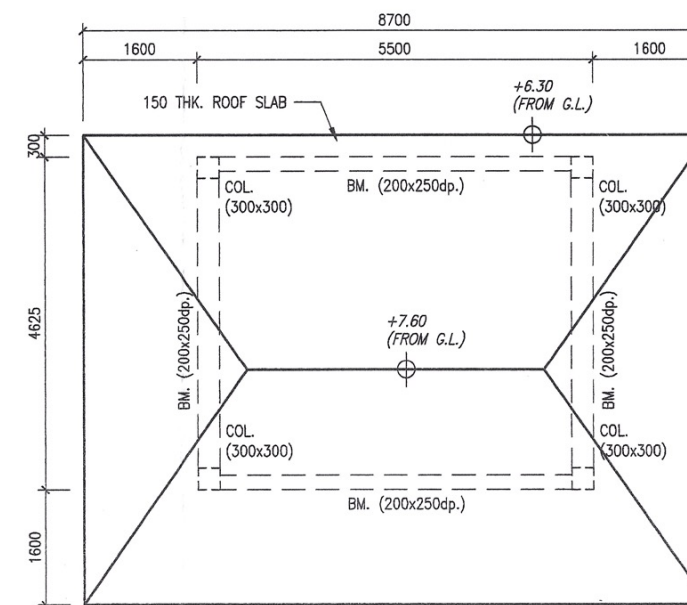
G/F LAYOUT PLAN
1 : 100



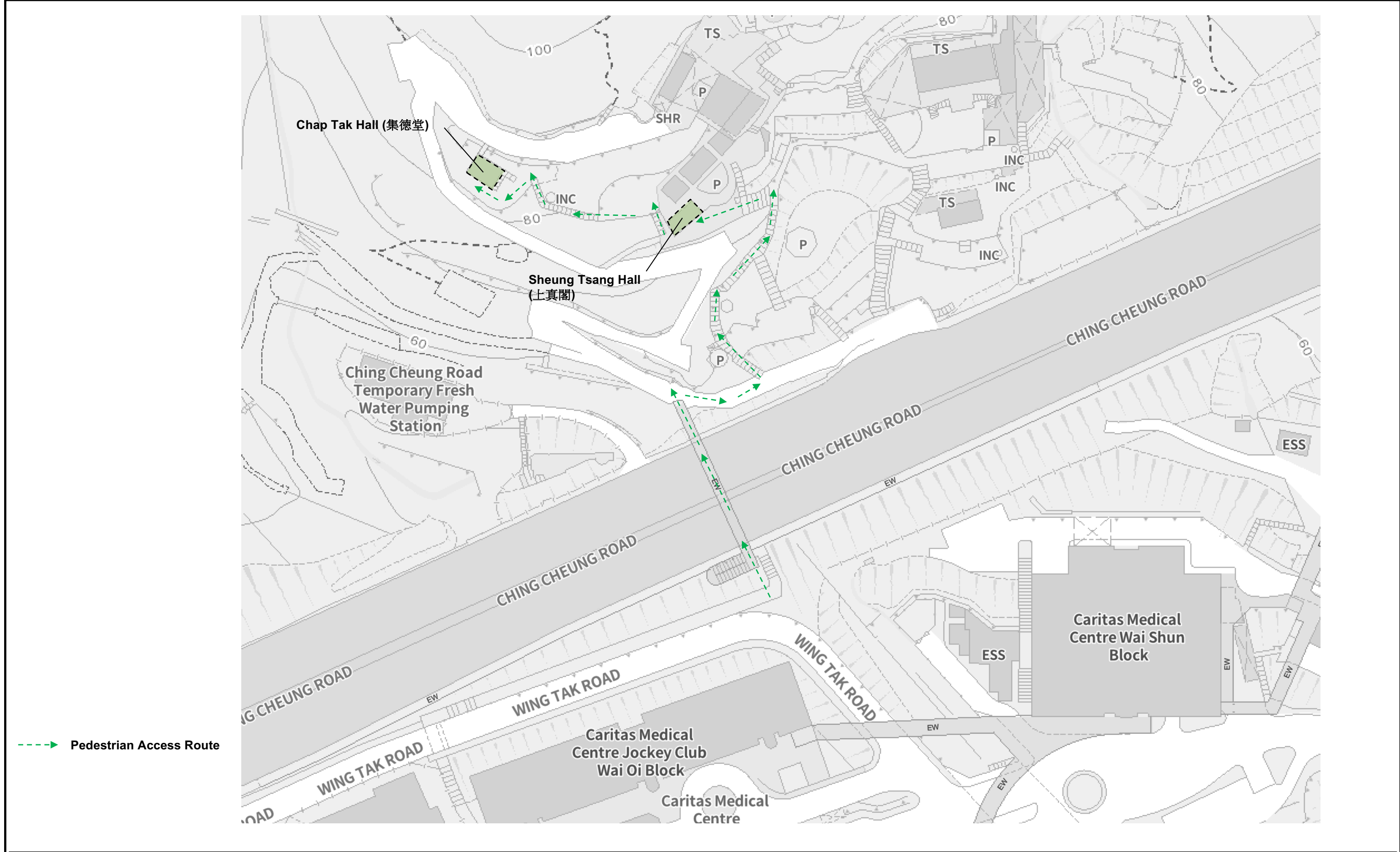
1/F LAYOUT PLAN
1 : 100



**LAYOUT PLAN AT
+6.42m ABOVE GROUND LEVEL**
1 : 100



UR/F LAYOUT PLAN
1 : 100



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Job Title
Section 16 planning application for proposed columbarium at Lot NKIL 6071 (Portion) & STT KX1603 (Portion), Ching Cheung Road
Drawing Title
Pedestrian Access Route

Scale As shown				
Dwn.	HC	Date	03/24	Chd. Passed
Job No.	2022C003		Dwg. No.	4.1



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 駿溢建築有限公司

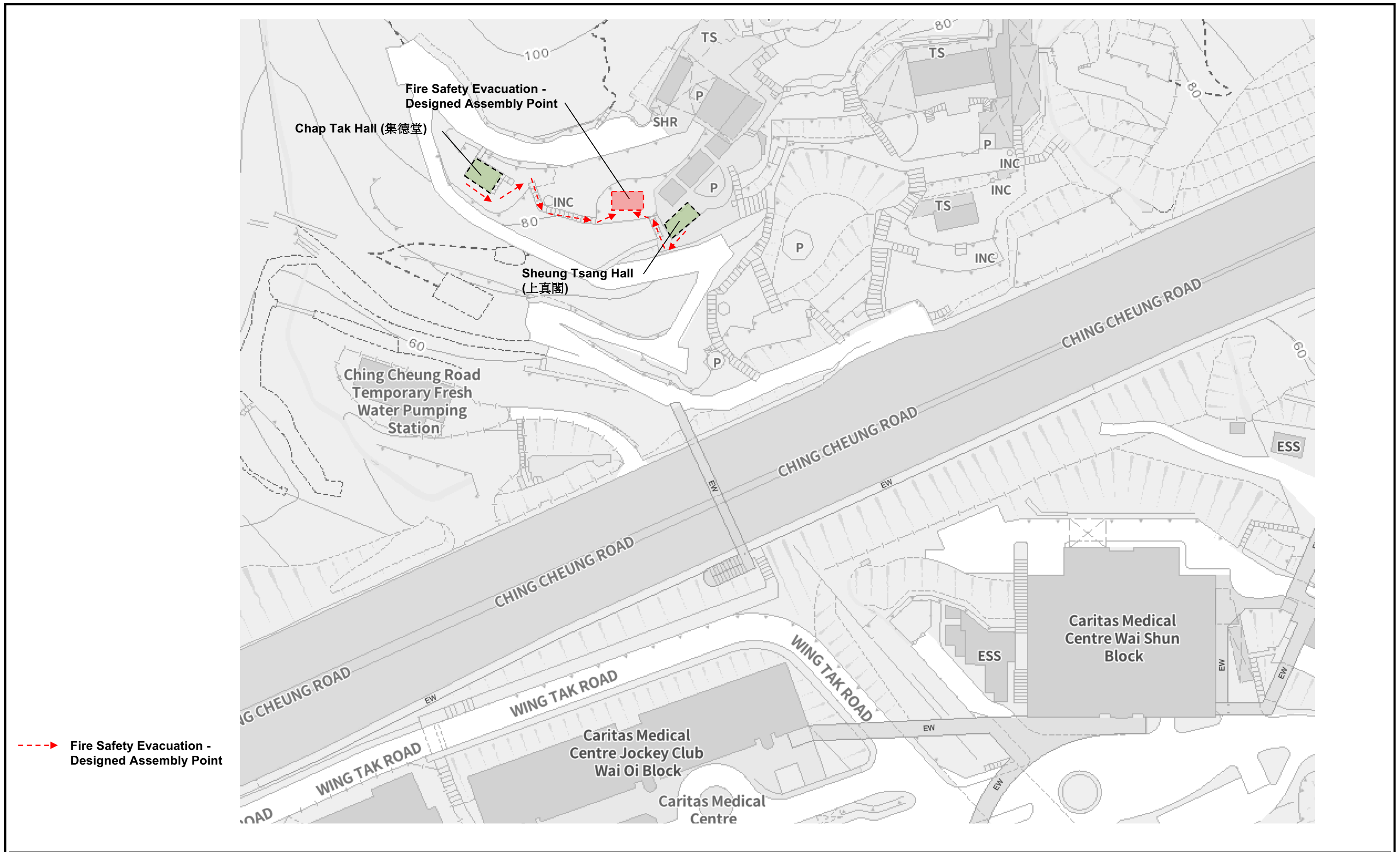
Job Title
 Section 16 planning application for proposed columbarium at Lot NKIL 6071 (Portion) & STT KX1603 (Portion), Ching Cheung Road
 Drawing Title
 Nearby MTR station exits, bus stops and Car Park

Scale As shown

Drn. HC Date 08/24 Chd. Passed

Job No. 2022C003

Dwg. No. 4.2



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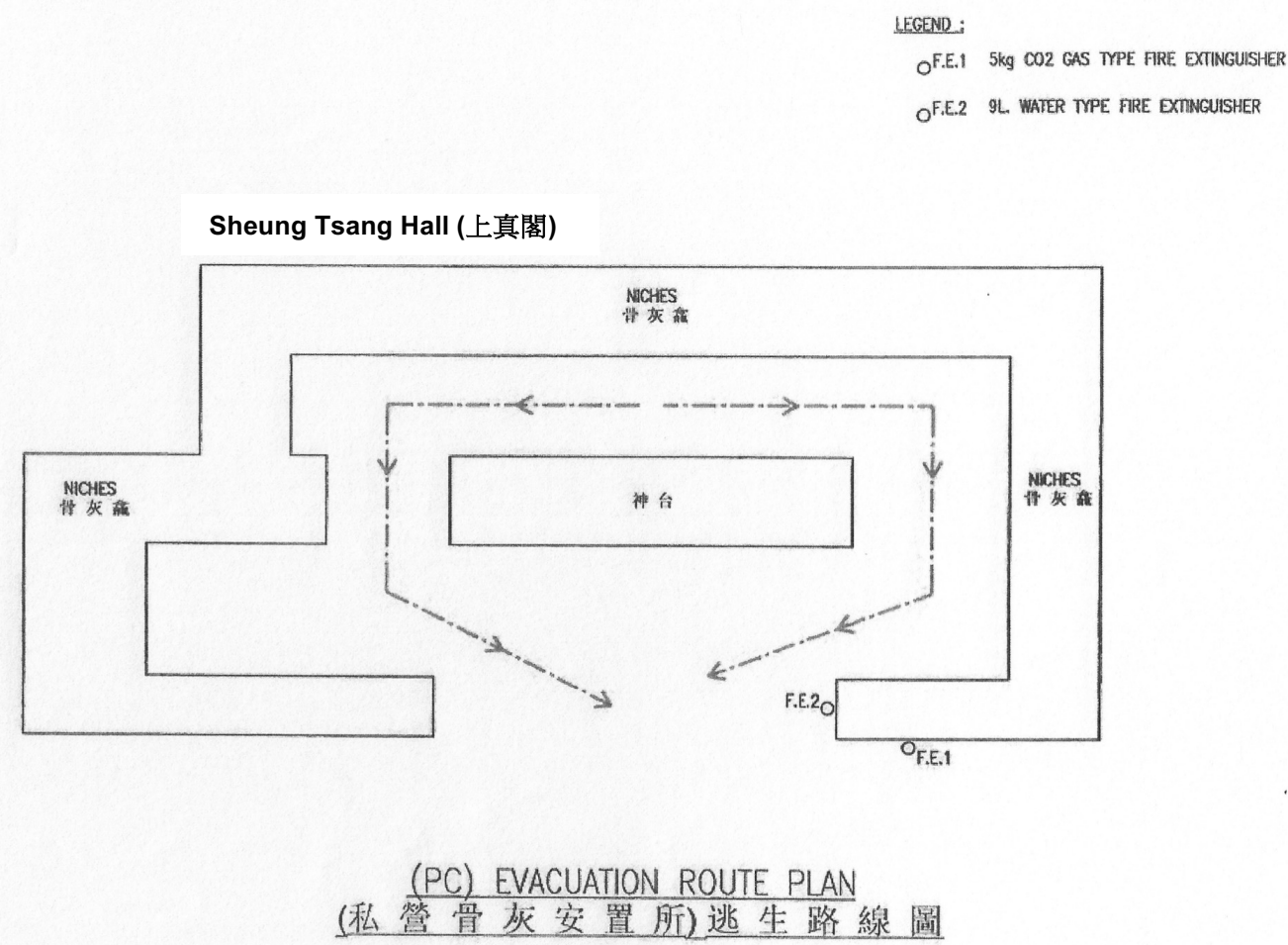
Job Title
 Section 16 planning application for proposed columbarium at Lot NKIL 6071 (Portion) & STT KX1603 (Portion), Ching Cheung Road

Drawing Title
Fire Safety Evacuation - Designed Assembly Point

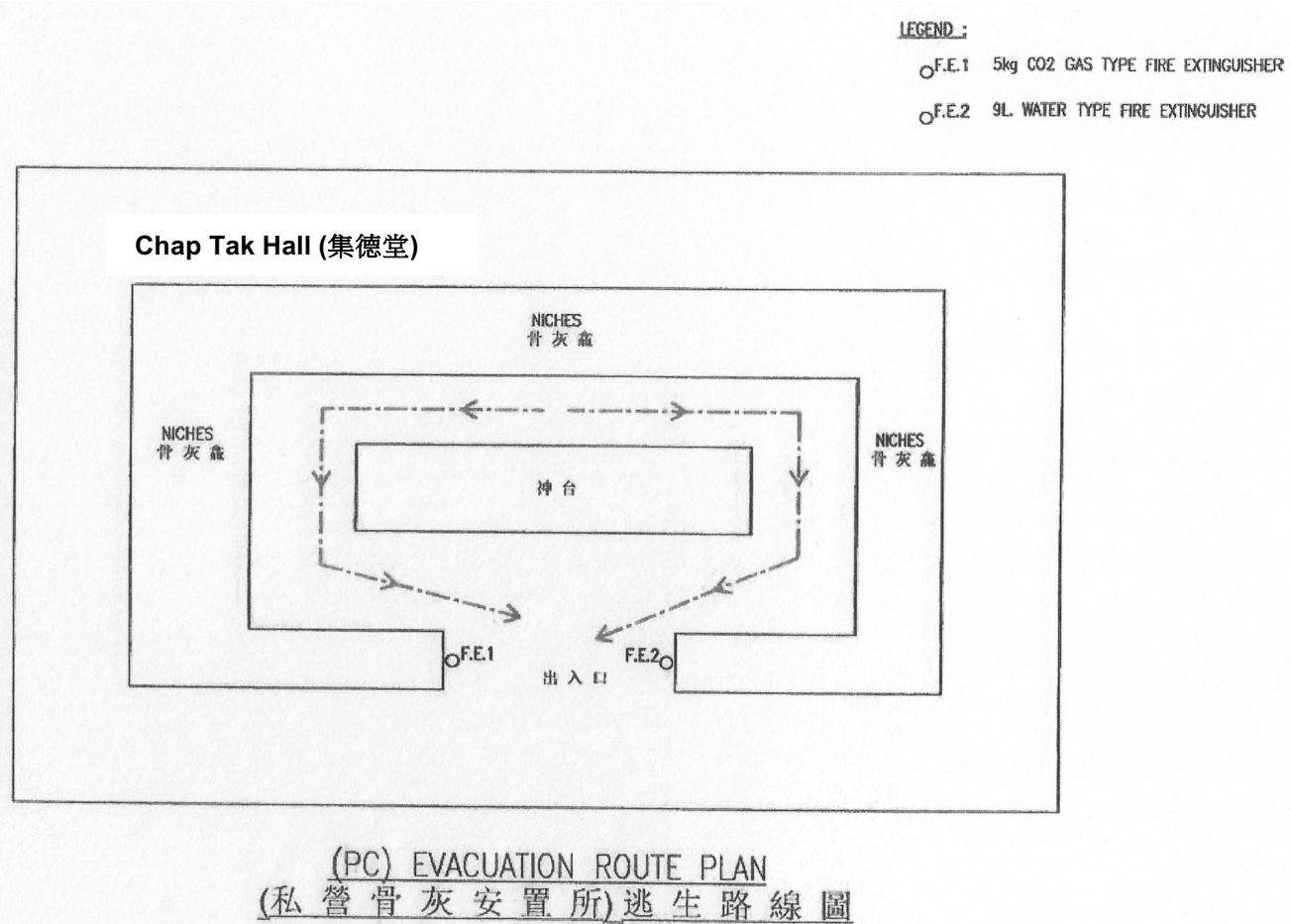
Scale As shown

Drn.	HC	Date	03/24	Chd.	Passed
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Job No.	2022C003	Dwg. No.	4.3
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G/F Plan



G/F Plan



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Job Title
Section 16 planning application for proposed columbarium at Lot NKIL 6071 (Portion) & STT KX1603 (Portion), Ching Cheung Road
Drawing Title
Evacuation Route Plan

Scale As shown

Drn. HC Date 08/24 Chd. Passed

Job No. 2022C003

Dwg. No. 4.4



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 駿溢建築有限公司

Job Title
 Section 16 planning application for proposed columbarium at Lot NKIL 6071 (Portion) & STT KX1603 (Portion), Ching Cheung Road
 Drawing Title
Water Supply and Sewerage System

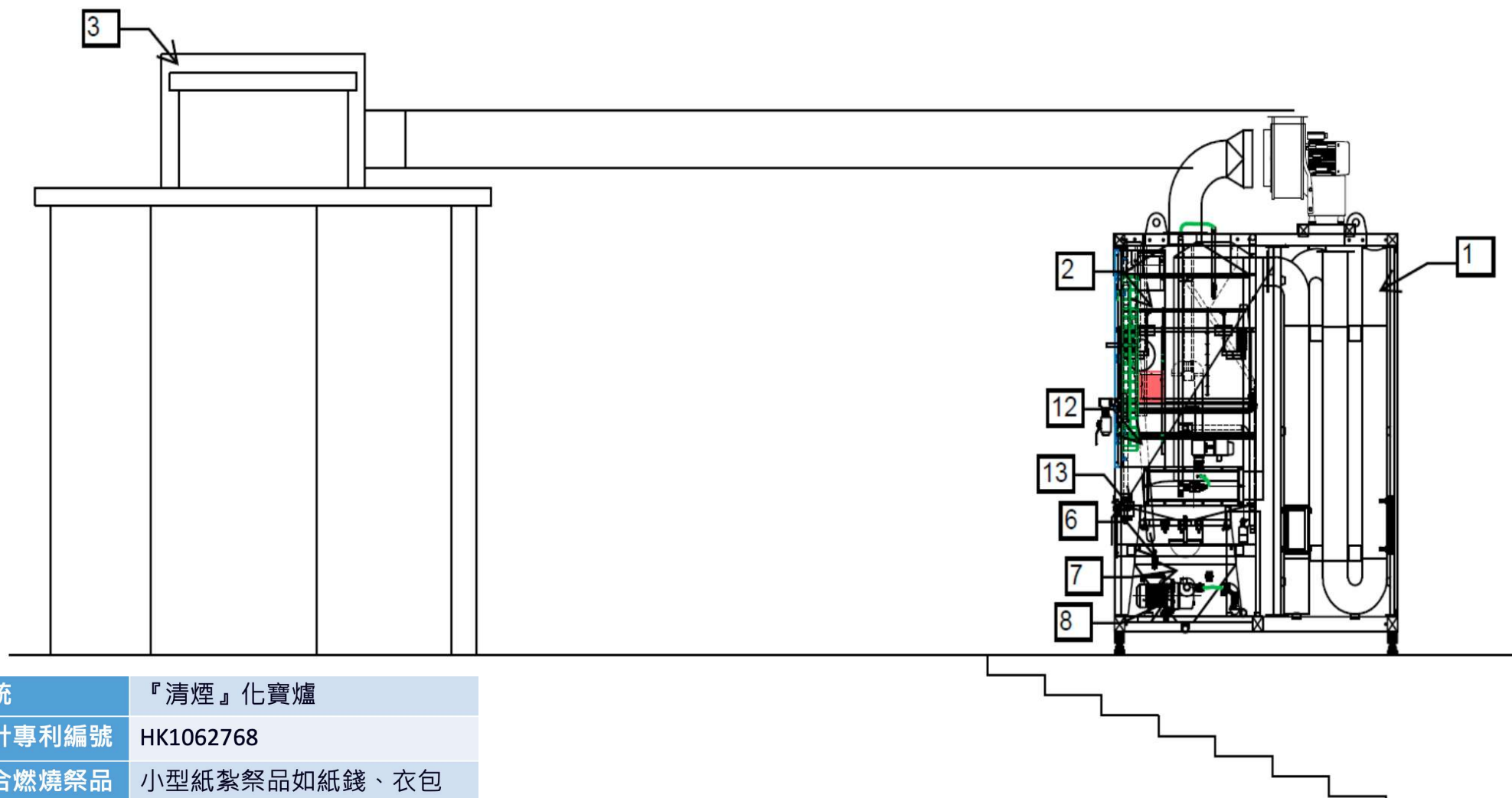
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Drn. HC Date 08/24 Chd. Passed

Job No. 2022C003 Dwg. No. 4.5

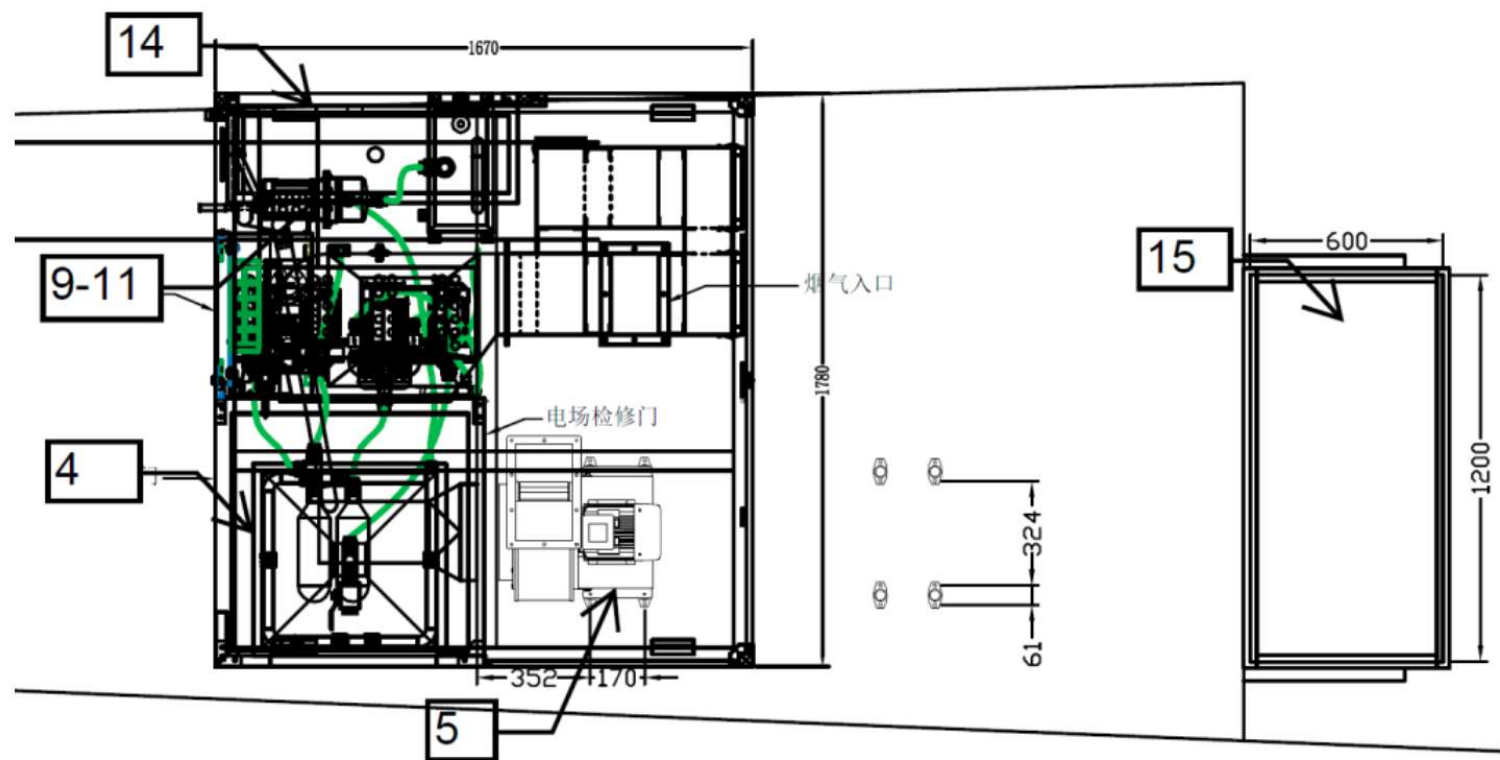
Appendix A

ECO-Furnace System



(a) 截面圖

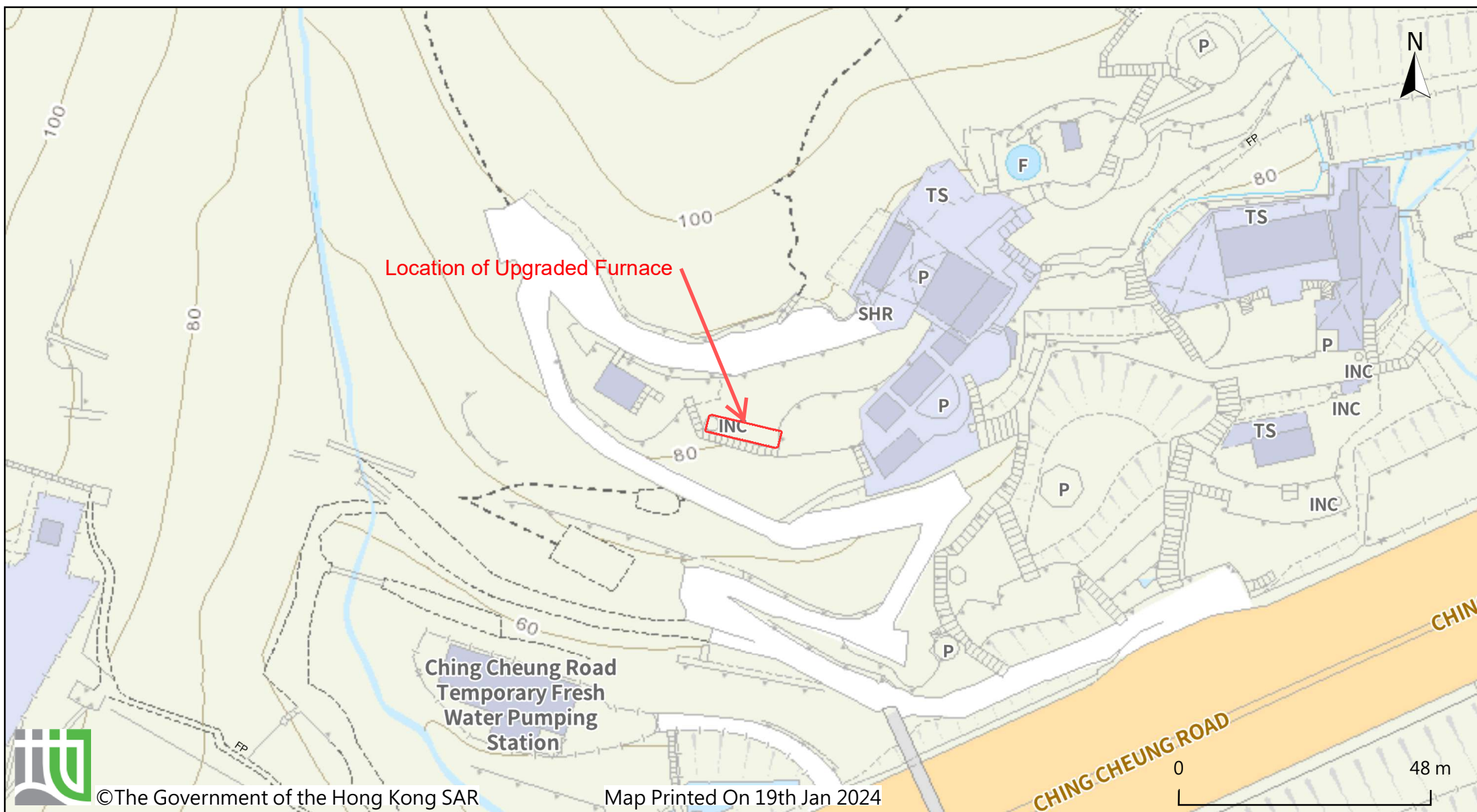
系統	『清煙』化寶爐
設計專利編號	HK1062768
適合燃燒祭品	小型紙紮祭品如紙錢、衣包
處理量	每小時40公斤 或 每小時80公斤
設備尺寸	1800(W) x 1800(D) x 2900mm(H)



(b) 平面圖

1.U 型管；2.噴淋塔；3.集風箱；4.靜電除煙裝置；5.風機；6.供水箱；7.回水箱；8.供水加壓泵；9.清洗電場水泵；10.換水水泵；11.運水水泵；12.沉澱箱；13.排渣口；14.電控箱；15.污水缸

圖 1 整機結構及部件位置圖



Record Photo



福德念佛寺
清煙環保化寶爐
使用說明書

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一、 前言

- ◆ 本手冊用來幫助指導用戶正確操作本設備，在使用該設備之前，請閱讀並理解該手冊的內容。
- ◆ 如果在操作本設備時，遇到問題，請向本局諮詢。
- ◆ 這本手冊的內容如有變更，恕不再另行通告。
- ◆ 手冊中與人身安全和設備財產相關的資訊都用標識重點顯示，當識別符出現時，必須閱讀並理解與之相聯繫的注意事項。識別符為：



1) 表示指定的危害將會使人身和財產受到損失。

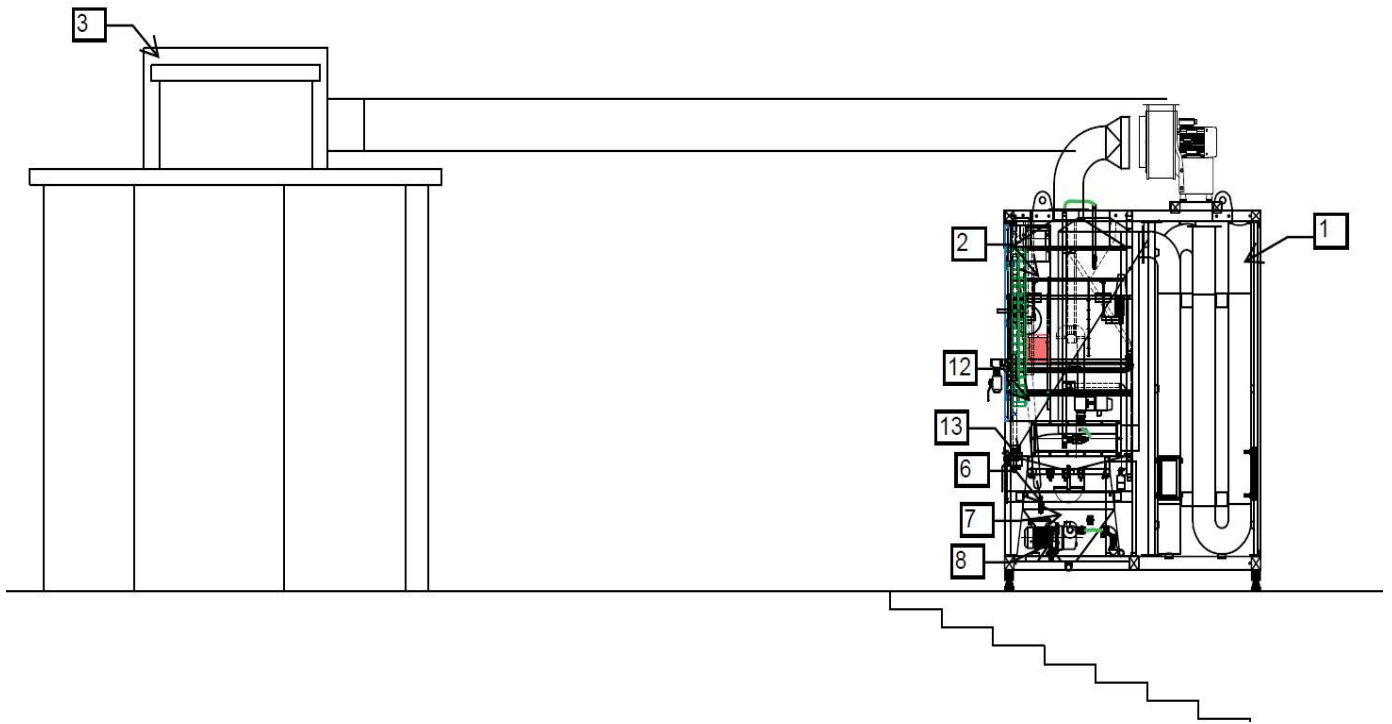


2) 表示指定的危害可能會引起人身和財產損失。

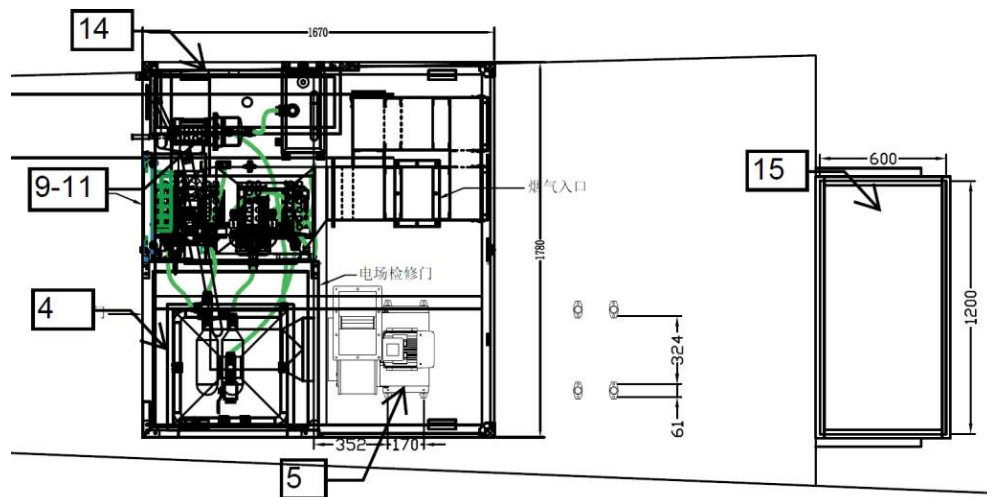


3) 表示更要注意和更要闡明的地方。

二、 設備基本運作原理



(a) 截面圖



(b) 平面圖

1.U 型管；2.噴淋塔；3.集風箱；4.靜電除煙裝置；5.風機；6.供水箱；7.回水箱；8.供水加壓泵；9.清洗電場水泵；10.換水水泵；11.運水水泵；12.沉澱箱；13.排渣口；14.電控箱；15.污水缸

圖 1 整機結構及部件位置圖

1. 如圖 1 所示, 本系統由焚燒裝置、降溫裝置 (包括 U 型管和噴淋塔)、靜電除煙裝置、抽風裝置、自動清洗裝置、自動增壓供水裝置及自動污水淨化裝置等部分組成。
2. 祭祀用的元寶蠟燭等用品在外置焚燒裝置裏焚燒後, 所產生的高溫煙氣在抽風裝置的作用下, 由不鏽鋼風管帶到本系統, 首先經過降溫裝置, 使煙氣的溫度降低, 然後通過靜電除煙裝置, 吸附其中的煙塵, 消除掉大部分的異味, 最後形成達致低空排放標準的乾淨氣體排出。
3. 在降溫過程中將會消耗回水箱的水, 自動增壓供水裝置將自動補給清水。
4. 在除煙過程中將定期自動更換回水箱的污水, 以保證煙氣降溫的效果及回水箱的清潔。污水會經外置排水箱及排水泵排到場內的污水系統。
5. 啟動簡易靜電場的自動清洗程式能在較短的時間內清洗電場, 保證設備在較大焚燒量時運行仍能有效運作。
6. 啟動完全自動清洗程式能徹底清洗電場和回水箱, 確保設備能長時間正常工作。
7. 在除煙和清洗時會自動將從回水箱換至沉澱箱的污水澄清後排走, 減少了人工維護的工作量。

三、設備的操作

1. 安全操作注意事項



- 1) 嚴禁將設備用於焚燒具有爆炸性的物料。
- 2) 設備使用及維修過程中如果出現意外情況, 請立即關閉此設備總電源開關。
- 3) 設備內部在工作時帶有高電壓, 嚴禁在設備帶電時拆卸設備的控制台、檢修門或其他部件。
- 4) 設備的焚化裝置、降溫裝置的 U 型管及噴淋塔在工作時溫度很高, 嚴禁在周圍放置易燃易爆物品和禁止人體靠近。



- 1) 此設備的操作和維護必須由能勝任的指定人員嚴格按照相應的《用戶使用手冊》正確進行。
- 2) 此設備的檢修必須由合資格的專業人員按照相應的《安裝維修手冊》正確進行。
- 3) 啟動之前應確保設備的供電及供水正常, 並關閉所有檢修門, 否則設備將不能正常工作。化寶前, 請確保除煙機已啟動並正常運作。
- 4) 此設備只可焚燒紙類祭品, 請勿放入其他物料。
- 5) 此設備處理能力上限為每小時 40 公斤, 過量焚燒會造成空氣污染及機器損耗。

- 6) 若發現此設備有過量濃煙排出，應立刻收慢火勢，若情況持續，請立即停止化寶，並聯絡維修人員檢查除煙機/啟動自動清洗程式。

2. 設備一般日常的操作流程：

一般日常的操作流程：開機前清理沉澱箱及灰渣車的灰渣，除煙中適當啟動簡易靜電場的清洗程式，下班時啟動自動完全清洗程式。



注意：在將要啟動完全清洗程式的前一個半小時內請最好不要啟動簡易清洗程式，如果在這時段內啟動了簡易清洗將有可能影響完全清洗的效果。

3. 設備的具體操作：

- 1) **供電操作：**閉合系統的總電源開關，這時控制台上的“電源”及“靜電電源”指示燈亮，系統進入備用狀態。
- 2) **自動操作模式：**
 - a) **自動與手動模式切換：**將控制台“手動/自動”選擇置於“自動”位置時設備就處於自動工作模式，正常情況下應選擇“自動”狀態。
 - b) **啟動除煙：**當“水位”燈亮後按“啟動”按鈕即可啟動除煙。（啟動時自動先啟動靜電，然後再同時啟動煙汽冷卻和抽風，它們工作時“運行”、“冷卻”和“風機”相應的工作指示燈亮，此時電流錶指示值約為 20-30mA，設備便進入正常除煙狀態。設備運行除煙時每隔 1.5 小時會自動更換回水箱的水一次，換水時先排完沉澱箱已澄清的水再進行換水，它們工作時相應的“排水”及“換水”工作指示燈亮）

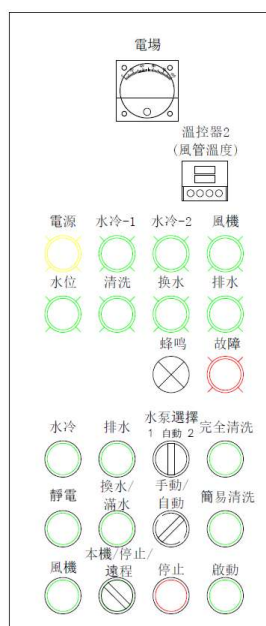


圖 2 控制版面

- c) **停止除煙：**點按“停止”按鈕，設備即可停止除煙。（停止時靜電、冷卻及抽風同時停止，相應的“運行”、“冷卻”及“風機”工作指示燈電同時熄滅。）

- d) **簡易清洗：**點按“停止”按鈕停止除煙，再按“簡易清洗”按鈕，當設備發出“滴滴”響聲後即啟動了自動簡易清洗，這時操作人員即可離開，設備的清洗過程將自動進行而無需人工幹預。此過程約需時 5 分鐘。（清洗時先清洗靜電電場上方 1 分鐘，然後再清洗靜電電場下方 1 分鐘，再清洗靜電電場上方 1 分鐘，最後更換回水箱的污水一次。它們工作時相應的“清洗”、“換水”指示燈亮）
- e) **停止簡易清洗：**點按“停止”按鈕，設備即可停止簡易清洗。
- f) **完全清洗：**按“完全清洗”按鈕，當設備發出“滴滴”兩聲後表示已進入自動完全清洗狀態，這時操作人員即可離開，設備清洗過程將自動進行而無需人工幹預。（進入完全清洗狀態 30 秒後，首先更換回水箱水一次，當回水箱再次加滿水後進行“先清洗靜電電場上方 1 分鐘，然後再清洗靜電電場下方 1 分鐘，再清洗靜電電場上方 1 分鐘，最後更換回水箱的污水一次”動作，以後進行每 1.5 小時進行更換一次回水箱的污水的動作三次即完成完全清洗。它們工作時相應的“清洗”、“換水”指示燈亮）
- g) **停止完全清洗：**點按“停止”按鈕，設備即可停止完全清洗程式。
- h) 當污水缸水位接近滿時，“換水/滿水”提示燈將會亮起。請找合資格處理商泵走及處理缸內污水。



注意：除煙或清洗過程中需停止運行時，如果正好處於更換回水箱污水，即“換水”燈亮時，除非常必要立即停止情況下，請等待換水完後再停止，這樣可以確保回水箱的水得到更新，保證煙汽降溫工作正常。

3) 手動操作模式：

- a) **自動與手動模式切換：**將控制台“手動/自動”選擇置於“手動”位置時設備就處於手動工作模式，維護與檢修情況下應選擇此狀態。
- b) **啟停排水：**按“排水”按鈕，“排水”工作指示燈亮，開始排沉澱箱上大半部分的水。再按“停止”按鈕即可停止排水。
- c) **水泵選擇：**選擇“水泵選擇- 1/自動/2”於“自動”時會輪流啟動兩組水泵。選擇“水泵選擇- 1/自動/2”於“1”或“2”時可以指定運行的水泵。
- d) **啟停冷卻：**按“水冷”按鈕，根據當時運行的水泵，“水冷 1”或“水冷 2”工作指示燈亮，啟動了冷卻。再按“停止”按鈕即可停止冷卻。
- e) **啟停風機：**按“風機”按鈕，“風機”工作指示燈亮，啟動了抽風。再按“停止”按鈕即可停止抽風。
- f) **更換回水箱水：**按“換水”按鈕，“換水”工作指示燈亮，開始更換回水箱水。再按“停止”按鈕即可停止換水。
- g) **啟停靜電：**按“靜電”按鈕則可啟動/停止靜電除煙裝置。

四、 故障說明及處理

設備如果出現故障，一般情況下系統會自動保護並警報，此時如果正在除煙時，請馬上停止給焚燒爐添加焚燒物，警報聲音可以按“停止”按鈕。然後請按照下表作出判斷處理，如果不作任何處理，聲音警報 3 分鐘後將自動停止。

故障類型	故障說明	故障可能原因及處理
故障燈亮及警報器鳴叫		
回水箱供水不正常	系統連續 10 分鐘檢不到回水箱水滿，此時控制台水位燈長時間不亮。	<ol style="list-style-type: none"> 1. 加水增壓泵長時間工作而供水噴嘴有無水流出或水流量很小，請檢查外部供水時否正常； 2. 加水增壓泵長時間不工作可能加水泵保險絲燒毀，請查明原因再更換相同型號的保險管； 3. 液位元開關損壞，請更換相同型號的液位元開關； 4. 其他原因；
電動機超載	水泵或風機的電動機出現超載故障，此時 <u>控制台超載燈亮</u> 。	<ol style="list-style-type: none"> 1. 請選擇設備處於手動模式狀態，利用手動模式操作和控制台指示燈可以判斷出是哪一個電動機超載，然後請進一步查明造成故障原因。 2. 其他原因；
靜電除塵裝置故障	靜電除塵裝置保護性停止且多次重啟失敗的故障。	<ol style="list-style-type: none"> 1. 請利用控制台的手動“靜電開”“靜電關”按鈕調試靜電除塵裝置，觀察控制台靜電電流錶與工作、清理指示燈狀態進行判斷。 2. 如果每次靜電開後立即停止，一般是電場內掉有雜物或絕緣子太髒造成電場短路。請清理雜物或消潔絕緣子。 3. 如果每次靜電開後清理燈閃爍約 8-15 秒後停止，可能是電場積塵太多或掉雜物造成電場放電，這時需要清洗或清理電場；也可能是電場的陰極針偏離中心太大或陽極筒變形，這時需校正，方法見維護內容；也有可能剛對電場進行了清洗電場殘留有水滴，這時只需要過一段時間再啟動設備即可； 4. 其他原因；
其他可能原因		<ol style="list-style-type: none"> 1. 回水箱或清水箱缺水，檢查供水是否正常及液位開關是否損壞； 2. 電場門不正常開啟，關閉電場門； 3. 水冷水壓不正常，檢查供水系統；
其他現象		
除煙效果變差	除煙後仍觀察到黑煙	<ol style="list-style-type: none"> 1. 電場或瓷瓶積塵太多，建議清洗電場； 2. 水冷系統不正常運行，更換回水箱的水，清理噴頭及檢查水泵 3. 其他原因；
清洗效果變差	自動清洗裝置後依然未能改善故障	<ol style="list-style-type: none"> 1. 如回水箱水髒汙，更換回水箱的水 2. 清洗噴桿及噴頭 3. 其他原因；

五、設備的維護

 維護時請務必切斷設備的總電源及認真閱讀本說明書，以免損壞設備或對人體構成危險。

1. 日常維護：

- a) 每日必須清理沉澱箱、爐膛的灰燼，檢查回水箱的水清潔程度，當水清潔程度較差時必須找出原因（可能是自動換水被故障或人工中斷）並手動清洗回水箱及更換清水；
- b) 每日使用前請檢查設備外部供水是否正常；
- c) 每日運行設備後觀察控制台的各狀態指示燈及靜電電流錶判斷設備是否工作正常；
- d) 每日使用前請清潔設備周邊；

2. 每週維護：

- a) 每星期必須對設備的回水箱進行一次人工清洗。
- b) 每星期檢查降溫裝置的霧化噴嘴，將霧化噴嘴內積聚的灰渣清洗乾淨。
- c) 每星期檢查電場清洗裝置的清洗杆與清洗噴嘴，確保其工作正常。

3. 每月維護：

- a) 每個月（視使用情況而定，如果遇到特殊情況，令設備使用頻繁時則相應縮短）就必須對設備內部進行一次較全面的維護（必須由專業的清潔公司進行），需清洗的部件包括：電場，均流板，絕緣子，集風箱及集風箱的集風管道。
- b) 每隔一個月清理一次 U 型管中的積灰。

4. 每年維護：

- a) 每年一次 U 型管的全面清洗。

5. 預期焚燒量大的日子應提前進行較全面維護。

6. 人工維護幾個方面的具體操作方法：

- 1) **人工清理沉澱箱灰渣：**如圖 3 所示位置，打開手動排水閥排空沉澱箱中上部已澄清的廢水，然後用塑膠桶置於手動排渣閥口下面，打開手動排渣閥，如果灰渣因沉澱時間過長凝結不能自動流出，可以借助捅棒進行疏通。再把灰渣處理。清理灰渣後需關上手動排水閥和手動排渣閥。



注意：當手動排水閥處於關閉和半關閉狀態時請不要用捅棒進行疏通，這將損壞手動排水閥。



圖 3



圖 4

- 2) **人工清洗回水箱**：清洗的部分包括回水箱中如圖 4 所示的兩濾網及回水箱上的液位開關，需用高壓水槍將它們粘附的灰渣噴洗乾淨，調整 8 個加水清潔水箱的噴嘴以調整水柱的方向，一般將兩邊的四個對準水箱的四個斜角處，將中間的四個對準兩個濾網。
- 3) **人工清洗除煙電場**：用螺絲刀鬆開靜電裝置檢修門上的 2 個固定螺絲，如圖 5 把電場拉出三分之一後再由兩人抬出，然後再如圖 6 把均流板拉出來，拆下來的電場和均流板可以如圖 7 用高壓水槍清洗。清理後安裝操作程式與拆卸時的操作程式相反。



圖 5



圖 6



圖 7

- 4) **人工清洗絕緣子**：清洗電場後，必須用清水清洗電場上的四個絕緣子如圖 8 和如圖 9 機殼內的一個絕緣子。正確的方法為：用洗潔精清絕緣子表面的污垢，再用清水沖洗乾淨並擦乾。



圖 8



圖 9



圖 10

- 5) **人工檢查電場清洗噴杆及噴嘴**：拆下電場以後，就可拆下上下兩支清洗噴杆，然後灌水看看各個清洗頭有沒有堵塞，如發現堵塞，必須加以清理。重新安裝後應看看清洗噴杆是否能旋轉自如。
- 6) **人工校正電場陰極針**：電場和絕緣子完全清洗乾淨後，把電場反轉放到水準的地方，請用廠商提供的專用檢具測量每個陽極筒與相應陰極針的相對位置，如圖 11，將檢具放入陽極筒，然後觀察陰極針，如果檢具中間的小孔內能夠看到陰極針的一部分如圖 12，說明該針的位置偏差

在允許的範圍內，否則就需要校正，校正方法如圖 13：用廠商提供的校正杆進行校正，確保每根陰極針的位置在偏差範圍內後才可以把電場裝回設備裏。



圖 11



圖 12



圖 13

- 7) **清理降溫裝置的霧化噴嘴**：先拆下圖 14 所示與霧化組合相連接的三根金屬軟管，然後鬆開固定霧化組合的 9 顆六角螺絲，即可抽出整個霧化組合。再進水看看各個霧化噴嘴有沒有堵塞，如發現堵塞，必須擰出霧化噴嘴加以清理。清理後安裝操作程式與拆卸時的操作程式相反。



注意：如圖 14 所示，中間的一個小組合是由一個清渣噴嘴和個霧化噴嘴組成，安裝後它的手動閥必須處於打開位置；右邊的一個小組合是由兩個霧化噴嘴組成，左邊的一個小組合是由三個霧化噴嘴組成，它們組合方式可根據現場實際使用的煙汽與環境溫度進行調整，以達到最好的降溫節水效果。



圖 14



圖 15

- 8) **清理 U 形管灰渣**：打開如圖 15 所示位置的各個 U 形管的清理口上下蓋，用高壓水槍從上蓋孔向下噴洗直至乾淨為止。清洗完後蓋上清理口的蓋

聯絡電話

查詢電話	時間	電話號碼	聯絡人
一般查詢	星期一至星期五, 上午九時至下午五時 (公眾假期休息)	27886365	盧先生
故障或操作問題	星期一至星期日, 上午八時至下午八時	92559312	司徒先生

六、建議備用組件清單

	項目	數量	單位
1	備用電場	2	套

Appendix B

Assessment Report for LOS for Public Footpath

**Proposed Columbarium at Lot NKIL 6071 (Portion)
& STT KX1603 (Portion), Ching Cheung Road**

Assessment Report for LOS for Public Footpath

(April 2024)



先歷工程管理及顧問有限公司
Construction Managers And Consulting Engineers Limited

Assessment for LOS for Public Footpath

The peak hour pedestrian trips observed during the peak operational season Ching Ming Festival (Survey period: 4th April 2024 from 7th April 2024) are adopted for assessing the level of services (LOS) of public footpath. **Table 1** shows the observed peak-15 minutes pedestrian flows at the public footpath and the locations of the concerned pedestrian links are shown in **Drawing No. T001**.

Table 1 Observed Peak-15 Minute Pedestrian Trips

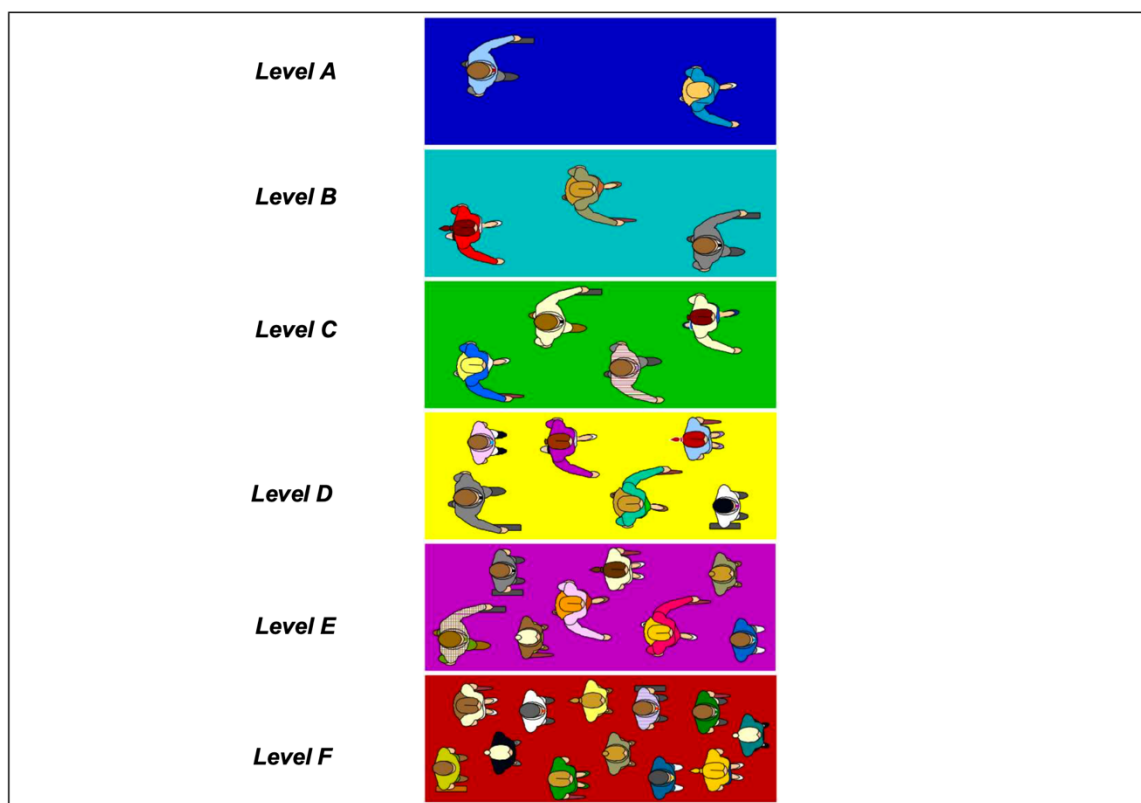
ID	Location	AM Peak 15-min Flows			PM Peak 15-min Flows		
		Out	In	Total	Out	In	Total
P1	Stair near Wing Tak Road	20	32	52	35	19	54
P2	Footpath at Bridge Deck	22	30	52	31	20	51
P3	Stair up hill	17	23	40	24	19	43
Total		59	85	144	90	58	148

The performances of footpaths P2 is assessed based on the Level of Service (LOS) method in accordance with the Transport Planning and Design Manual (Chapter 10.4.2, Volume 6). The definitions of different level of LOS on footpaths are described in **Table 2** and shown graphically in **Exihit-1**.

Table 2 Description of Level-of-Service (LOS) on Footpaths

LOS	Flow Rate (ped/min/m)	Description
A	≤ 16	Pedestrians basically move in desired paths without altering their movements in response to other pedestrians. Walking speeds are freely selected, and conflicts between pedestrians are unlikely.
B	16 - 23	Sufficient space is provided for pedestrians to freely select their walking speeds, to bypass other pedestrians and to avoid crossing conflicts with others. At this level, pedestrians begin to be aware of other pedestrians and to respond to their presence in the selection of walking paths.
C	23 - 33	Sufficient space is available to select normal walking speeds and to bypass other pedestrians primarily in unidirectional stream. Where reverse direction or crossing movement exists, minor conflicts will occur, and speed and volume will be somewhat lower.
D	33 - 49	Freedom to select individual walking speeds and bypass other pedestrians is restricted. Where crossing or reverse-flow movements exist, the probability of conflicts is high and its avoidance requires changes of speeds and position. The LOS provides reasonable fluid flow; however considerable friction and interactions between pedestrians are likely to occur.
E	49 - 75	Virtually, all pedestrians would have their normal walking speeds restricted. At the lower range of this LOS, forward movement is possible only by shuffling. Space is insufficient to pass over slower pedestrians. Cross- and reverse-movement are possible only with extreme difficulties. Design volumes approach the limit of walking capacity with resulting stoppages and interruptions to flow.
F	> 75	Walking speeds are severely restricted. Forward progress is made only by shuffling. There are frequent and unavoidable conflicts with other pedestrians. Cross- and reverse-movements are virtually impossible. Flow is sporadic and unstable. Space is more characteristics of queued pedestrians than of moving pedestrian streams.

Exhibit-1 Graphical Presentation of Level of Service (LOS)



The performance of P1 and P3 assessed with reference to the guidelines in Highway Capacity Manual 2010 and as described in **Table 3**.

Table 3 Description of Level-of-Service (LOS) for Stairs

LOS	Flow Rate (ped/min/m)	Description
A	≤ 16	Sufficient area is provided to freely select locomotion speed, and to bypass other slower-moving pedestrians. No serious difficulties would be experienced with reverse traffic flows.
B	16 – 20	Lower range of area occupancy, some difficulties would be experienced in passing slower pedestrians. Reverse flows would cause minor traffic conflicts.
C	20 – 26	Locomotion speeds would be restricted slightly, due to an inability to pass slower-moving pedestrians. Minor reverse traffic flows would encounter some difficulties.
D	26 – 36	Locomotion speeds are restricted for the majority of persons, due to the limited open tread space and an inability to bypass slower-moving pedestrians. Reverse flows would encounter significant difficulties and traffic conflict.
E	36 – 49	Virtually all persons would have their normal locomotion speeds reduced, because of the minimum tread length, space and inability to bypass others, intermittent stoppages are likely to occur. Reverse traffic flows would experience serious conflict.
F	> 49	Completed breakdown in traffic flow, with many stoppages.

Since the niches is only 37% occupied during the time of survey. The counted Peak 15-min Flows will be multiplied by 5 for assessment of LOS. The LOS of P1, P2 and P3 for the future are assessed and the results are indicated in **Table 4**.

Table 4 Level of Services (LOS) Assessment Results

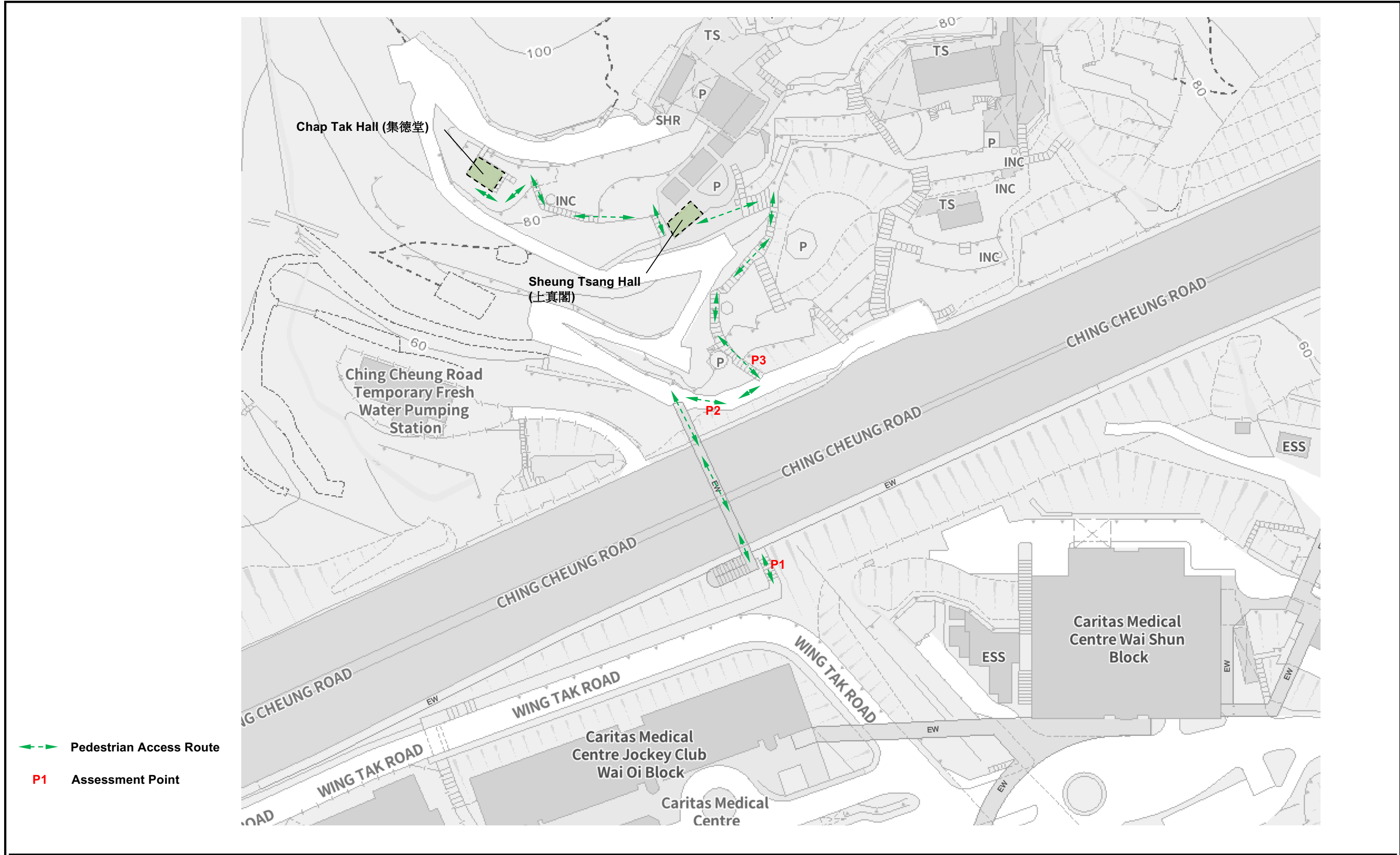
Location ⁽²⁾	Effective Width ⁽¹⁾	AM Peak Hour			PM Peak Hour		
		OutPeak 15-min 2-way Flow	Flow Rate (ped/min/m)	LOS	OutPeak 15-min 2-way Flow	Flow Rate (ped/min/m)	LOS
P1	1.7	260	10.2	A	270	10.6	A
P2	1.2	260	14.4	A	255	14.2	A
P3	1.3	200	10.3	A	215	11.0	A

Notes: (1) Effective width = Actual width minus 1.0m shy zone

(2) Refer to Drawing No. T001 for location of pedestrian link

Conclusion

The results indicate that LOS A could be achieved at all the concerned footpaths for both the AM and PM peak hours, i.e. indicating that the pedestrian links have sufficient capacity to accommodate the pedestrian flows.



Construction Managers And Consulting Engineers Limited

先歷工程管理及顧問有限公司

Job Title
Section 16 planning application for proposed columbarium at Lot NKIL 6071 (Portion) & STT KX1603 (Portion), Ching Cheung Road

Drawing Title
Pedestrian Access Route

Scale As shown

Drn. HC Date 03/24 Chd. Passed

Job No. 2022C003

Dwg. No. T001

Appendix C

Geotechnical Planning Review Report

Section 16 planning application for
proposed columbarium
at Lot NKIL 6071 (Portion) &
STT KX1603 (Portion),
Ching Cheung Road

Geotechnical Planning Review Report

June 2024


Philip C. W. So
RPE (Civil & Geotechnical)
Registered Geotechnical Engineer



先歷工程管理及顧問有限公司
Construction Managers And Consulting Engineers Limited

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The Proposed Columbarium	3
Geotechnical Planning Review	4 – 10
Conclusion	10
Site Photos	Appendix A
Slope Information (Feature No. 11NW-A/C 445)	Appendix B

Document Control			Job No.:
Amendment Record		Geotechnical Planning Review Report	
Date	Issue	Description	Approved By
26 Jun 2024	1	For Submission	PS

Introduction

The application involves the G/F of Sheung Tsang Hall (上真閣) and Chap Tak Hall (集德堂) (the Premises) of Fuk Tak Buddhist Association (福德念佛社) located at Lot NKIL 6071 (Portion) & STT KX1603 (Portion), Ching Cheung Road, Sham Shui Po. The Premises fall within an area mainly zoned “Government, Institution or Community (1)” (“G/IC(1)”) and with a minor portion within the “Green Belt” (“GB”) zone on the approved Cheung Sha Wan Outline Zoning Plan OZP No. S/K5/39. The current use of the Premises is columbarium.

In accordance with the GEO Advice Note for planning applications under the Town Planning Ordinance (CAP. 131), a Geotechnical Planning Review Report is prepared for the proposed application.

The Columbarium

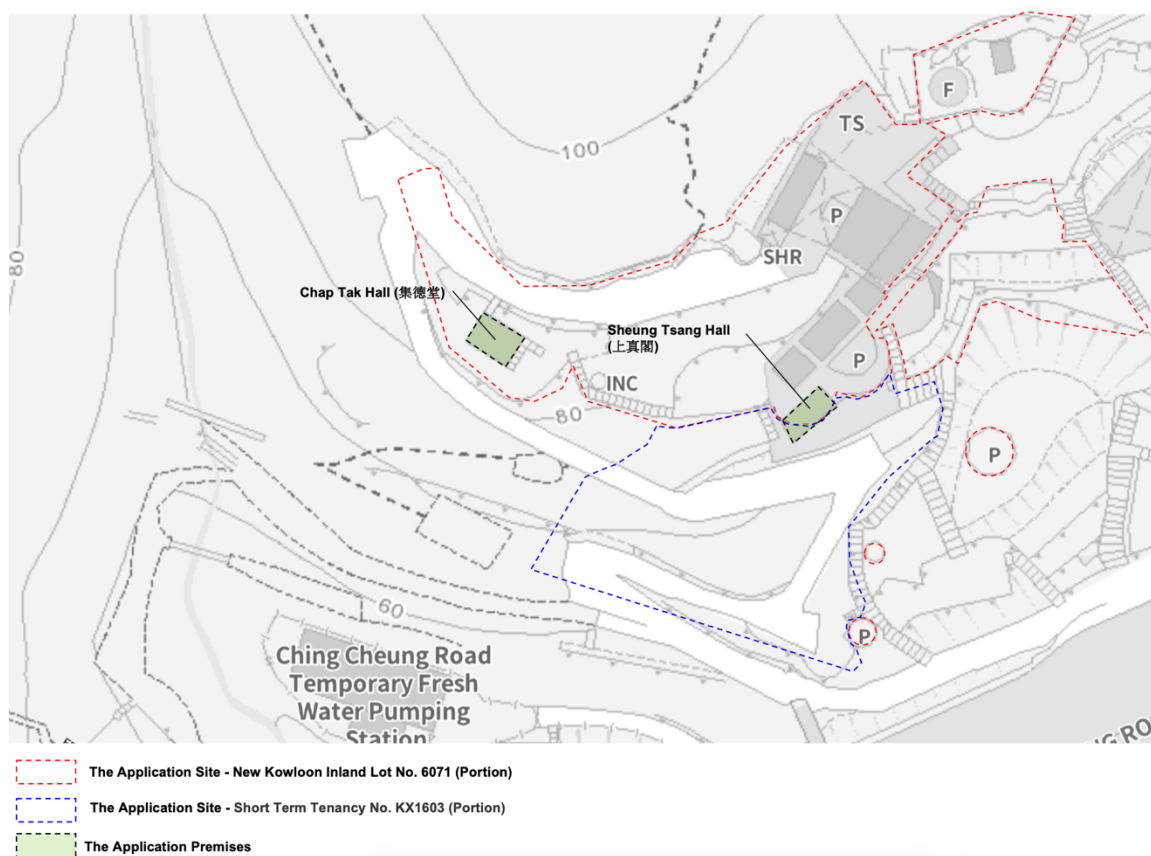
The Columbarium use involves the following premises (“the Premises”) in 2 existing buildings:

1. G/F of Sheung Tsang Hall (上真閣)
2. G/F of Chap Tak Hall (集德堂)

The Columbarium under this section 16 application DOES NOT involve the following:

1. Construction of new buildings
2. Alteration or extension of existing buildings
3. Excavation / Site Formation Works

Locations of these 2 existing buildings are shown on plan below and the site photos are presented in [Appendix A](#).

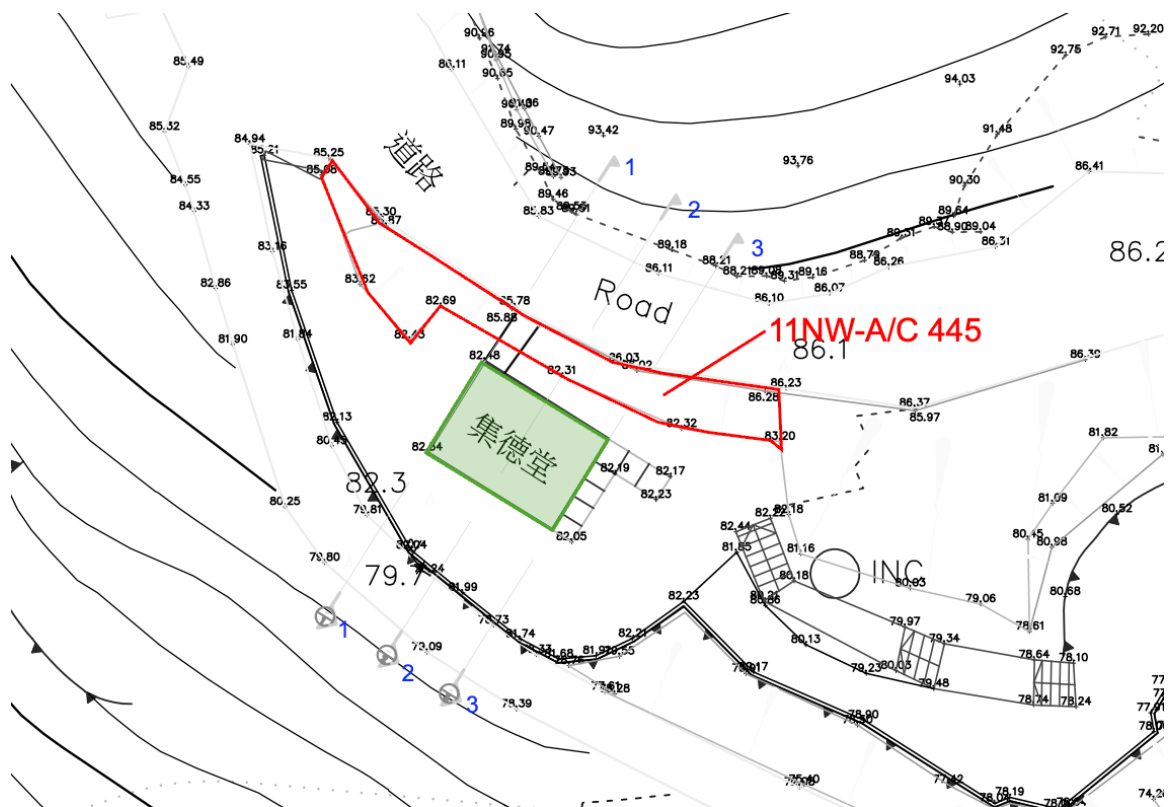


Geotechnical Planning Review

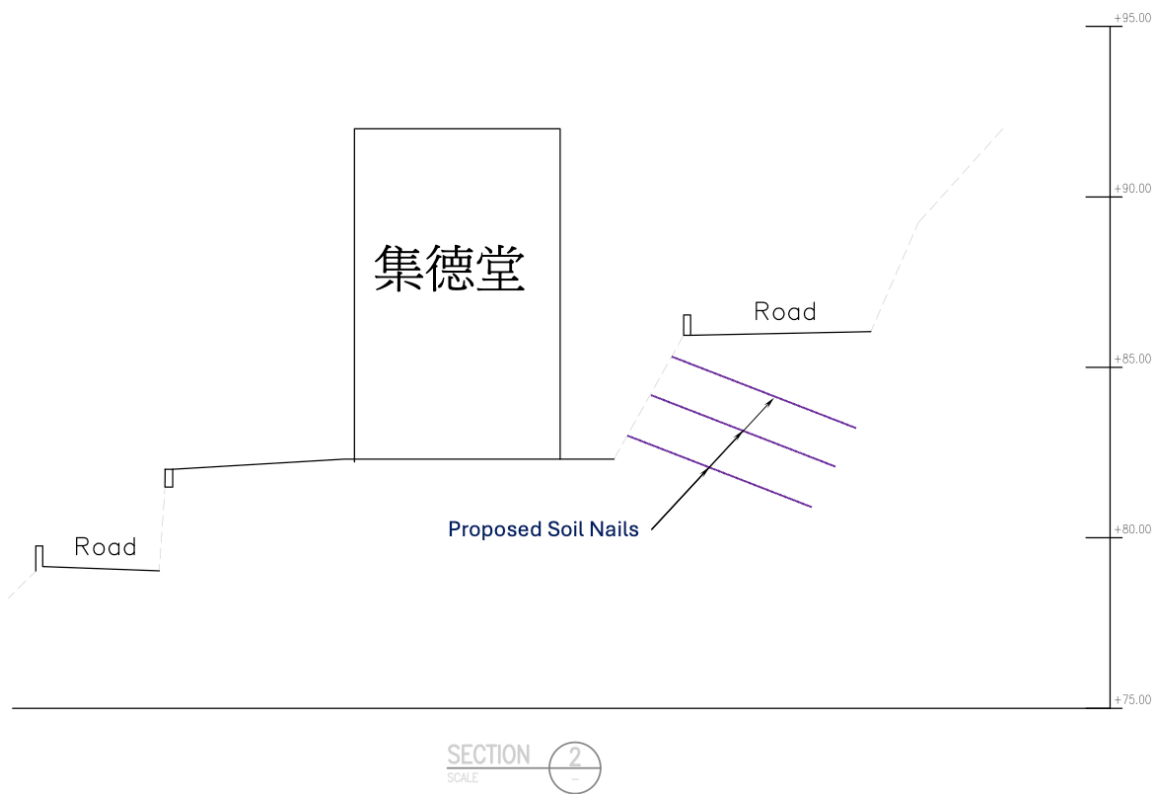
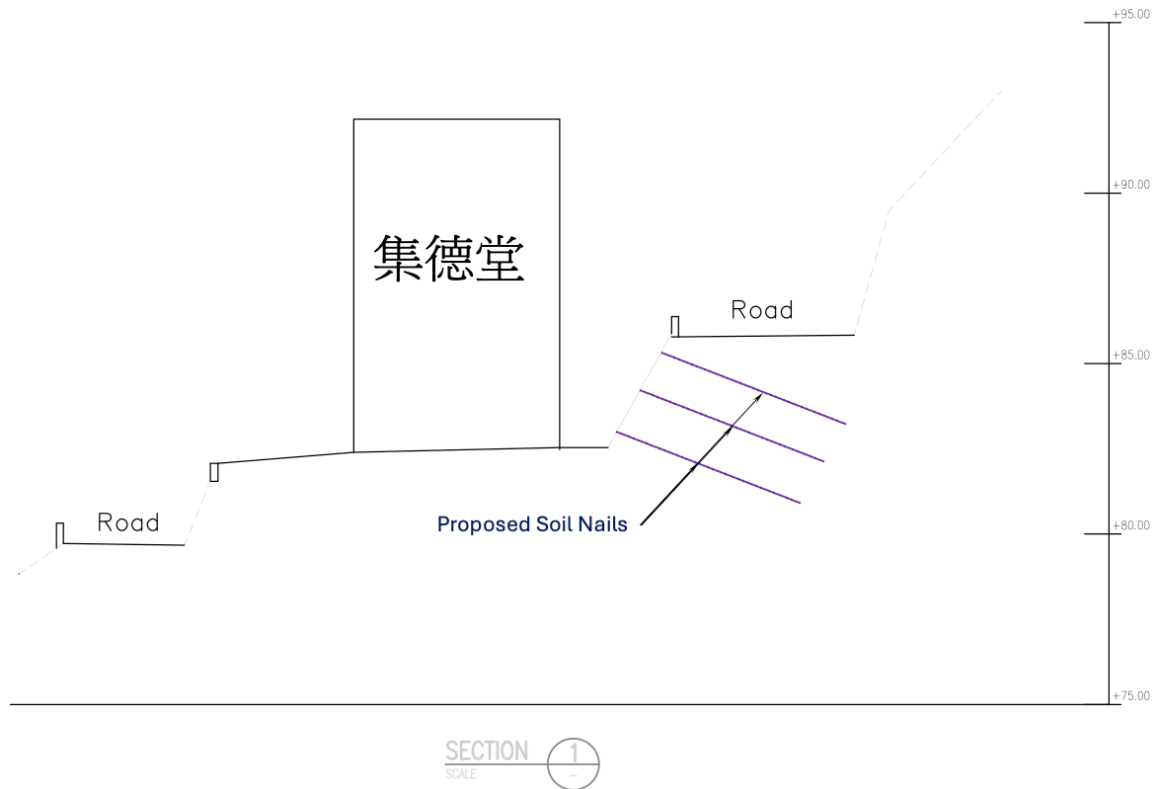
Chap Tak Hall (集德堂)

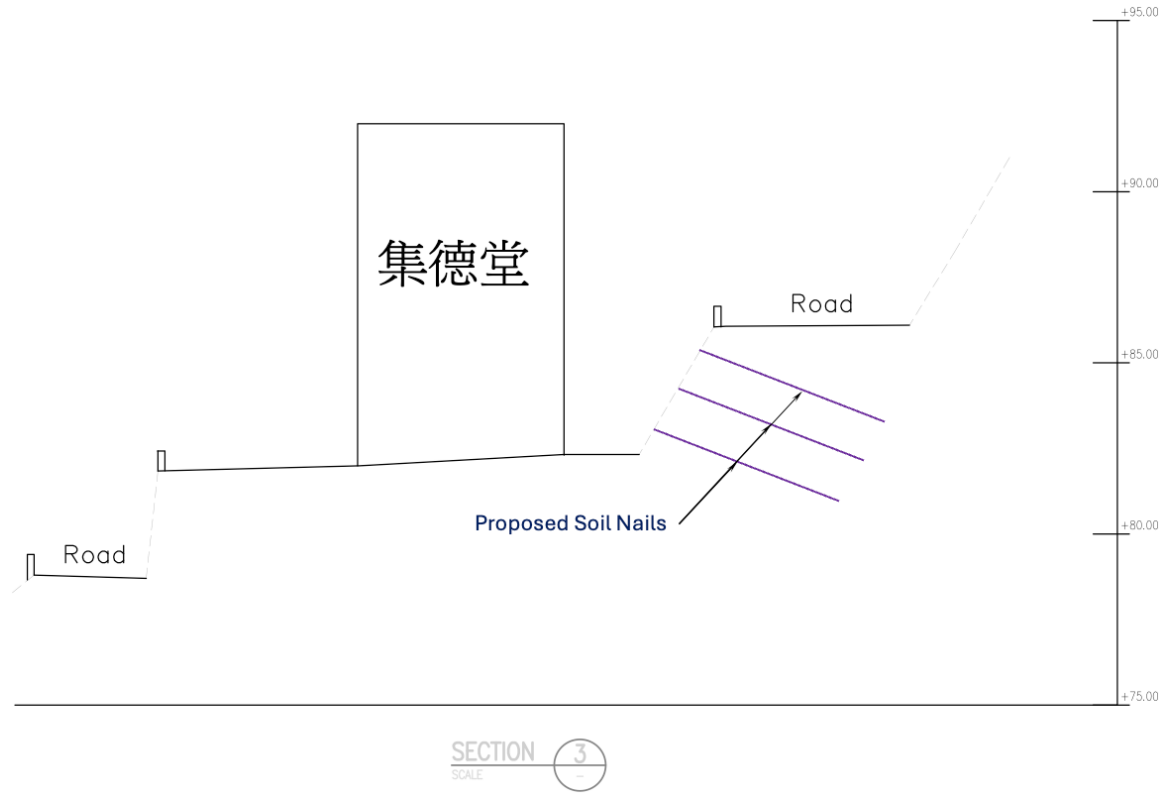
The building is 2-storey of rectangular size in shape with plan dimension of about 8.1m x 5.9m for the lower storey and 5.5m x 4.6m for upper storey. The building is located at a platform at approx. +82 mPD. The total height of the building is about 7.6m. There is an external staircase and an elevated walkway directly to the upper storey.

A registered geotechnical feature no. 11NW-A/C 445 is identified at the north of the building. It is a 4m high cut slope with average angle of 70 degree and length of 35m. The facility at crest is a Road/footpath with low traffic density. The information from slope information system, CEDD and Slope Maintenance Responsibility Information System, LandsD are attached in [Appendix B](#).



The stability of aforesaid feature will be assessed, soil nails will be installed if necessary as per the tentative scheme as shown in sections 1, 2 and 3 below:

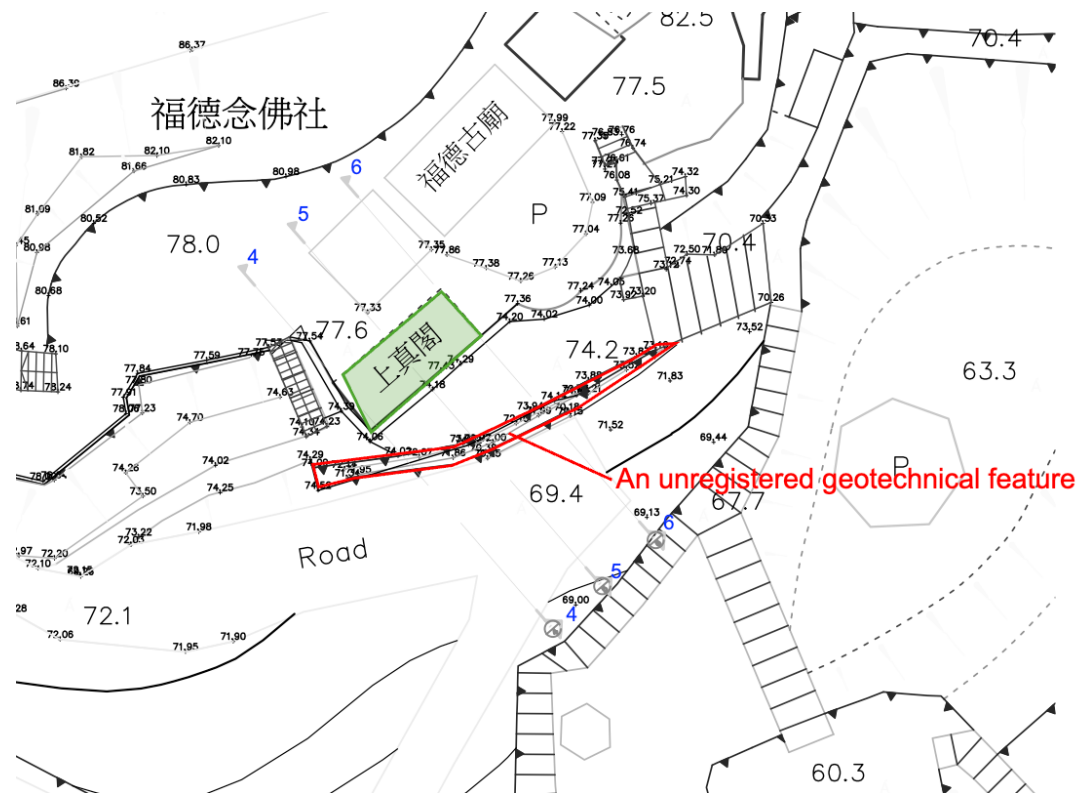




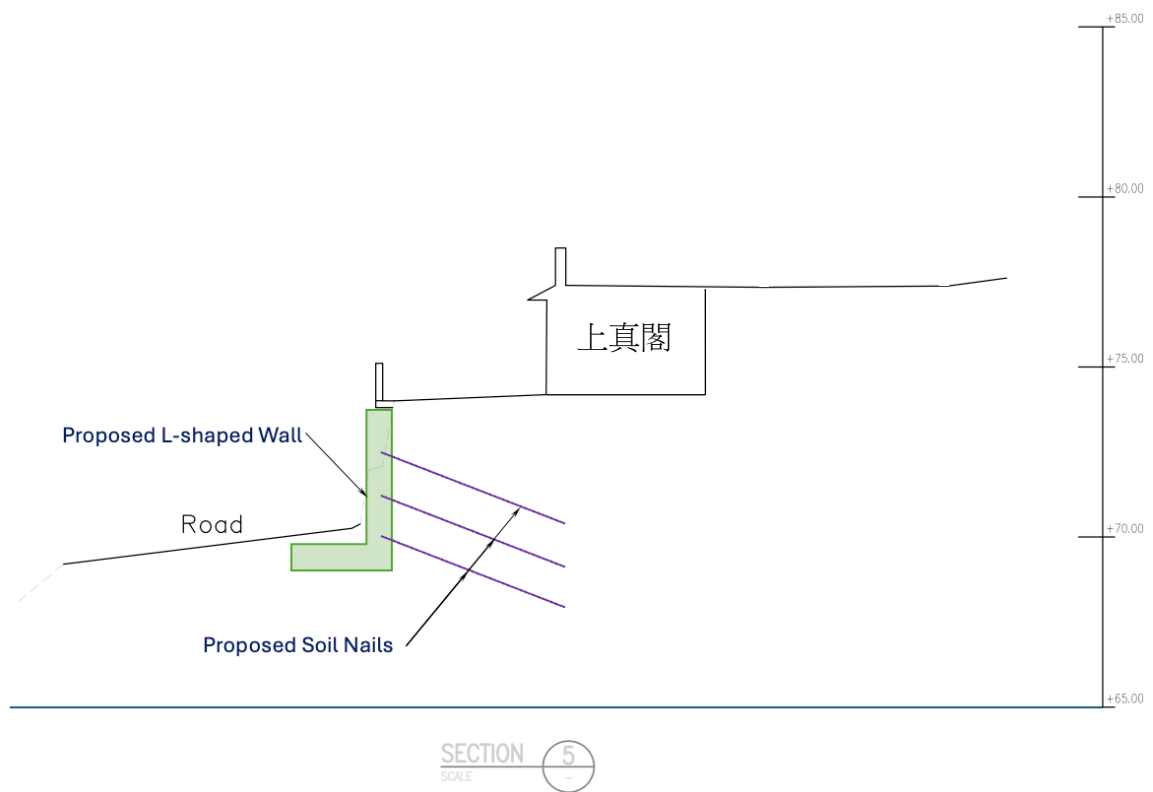
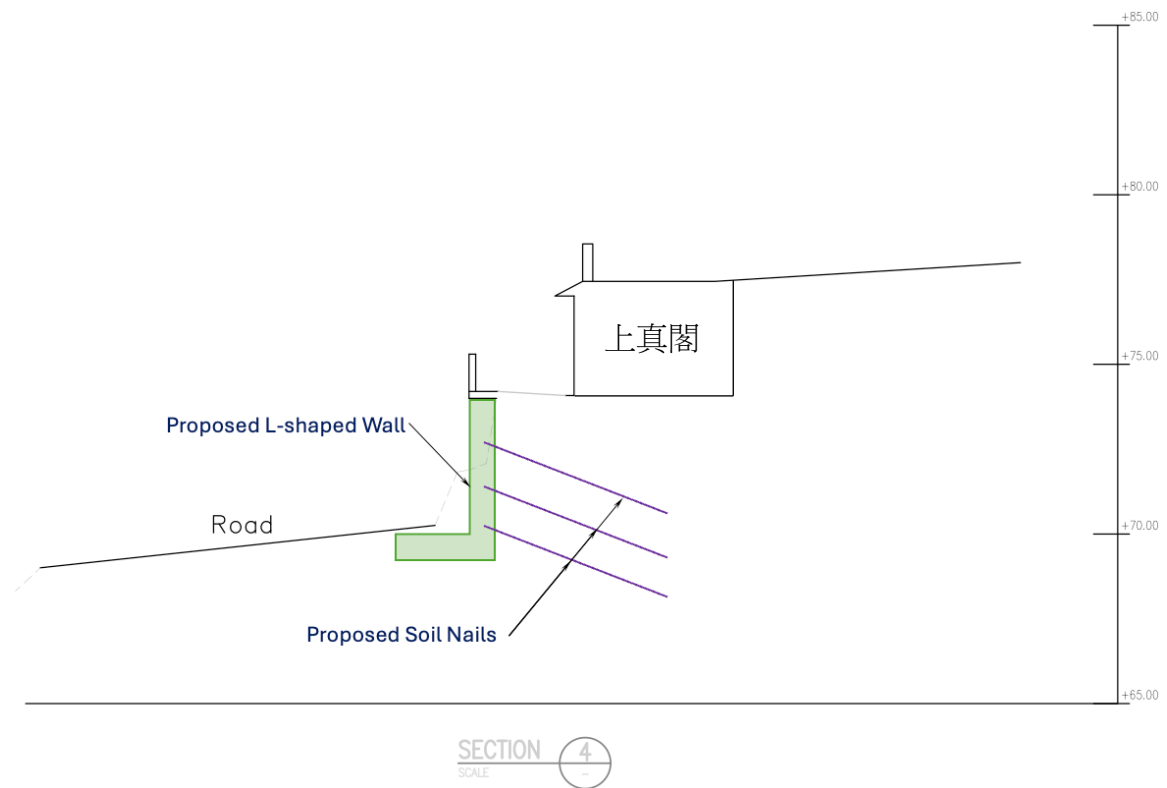
Sheung Tsang Hall (上真閣)

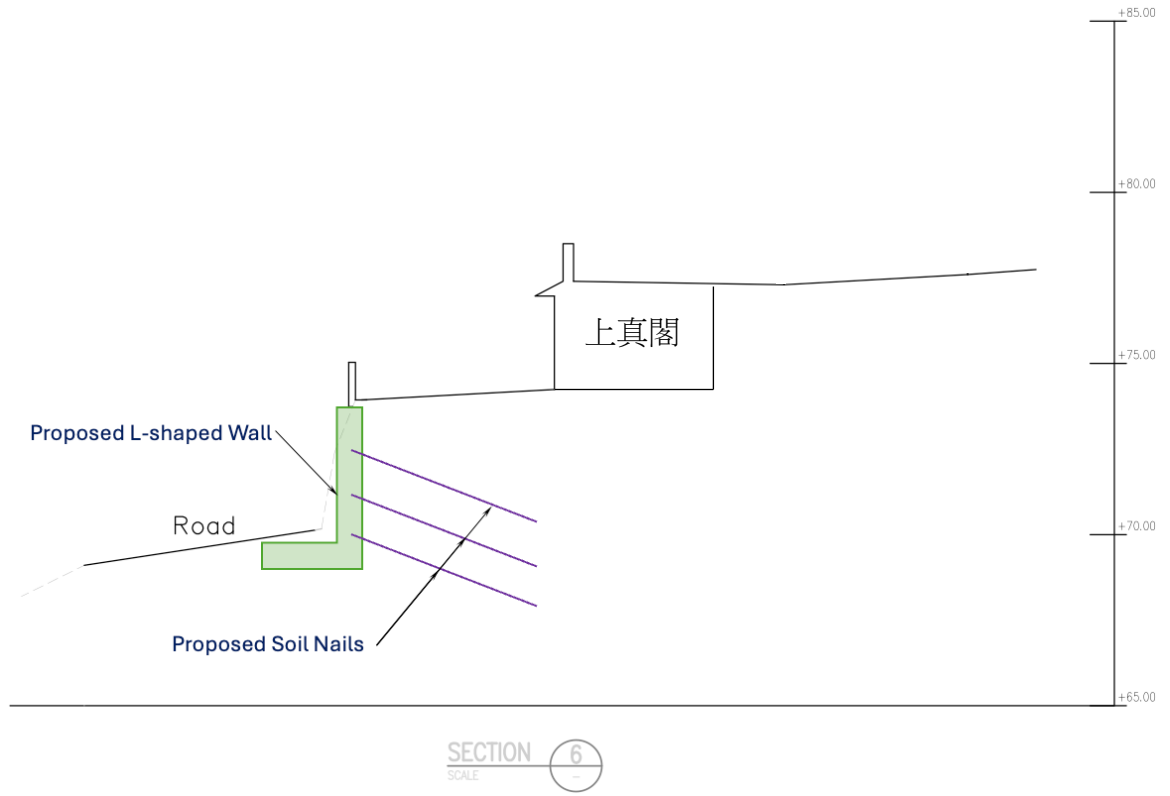
The building is about rectangular size in shape with a plan dimension of about 4.5m x 9m with a height of about 3m. The building is located at a platform at approx. +77 mPD.

An non-registered geotechnical feature is identified at the south of the building. It is a 4m high cut slope with toe wall with average angle of 80 degree and length of 25m. The facility at toe is a Road/footpath with low traffic density.



The stability of aforesaid feature will be assessed, L-shaped wall with soil nails will be installed if necessary as per the tentative scheme as shown in sections 4, 5 and 6 below:





Existing Conditions of the Geotechnical Features

Visual inspection was carried out on 25th June 2024 for both registered and non-registered features. There was no sign of distress and water seepage during the site inspection. Having reviewed the current condition, no immediate danger for both registered and non-registered features was identified.

Future Assessment and Slope / Retaining Wall Upgrading Works

Detailed geotechnical assessment and necessary upgrading works will be carried out in accordance with the following programme:

Tentative Master Programme																																				
	Year		2025												2026												2027									
	Month		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7			
1. desk study																																				
2. topographic survey																																				
3. prepare GI plan for BD submission																																				
4. GI works and report completion to BD																																				
5. detailed design for BD submission for approval																																				
6. tender period																																				
7. apply consent for site works																																				
8. site works																																				
9. report completion to BD																																				

Conclusion

This section 16 application DOES NOT involve construction of new buildings, alteration or extension of existing buildings and excavation / site formation works.

Detailed geotechnical assessment and necessary upgrading works will be carried out for both registered and non-registered features as mentioned above.

Appendix A – Site Photos

Record Photo

Geotechnical Planning Review Report



Photo No: 1

Date Taken: 25-Jun-2024

Description:

A registered geotechnical feature no. 11NW-A/C 445 is identified at the north of Chap Tak Hall (集德堂)



Photo No: 2

Date Taken: 25-Jun-2024

Description:

An non-registered geotechnical feature is identified at the south of Sheung Tsang Hall (上真閣)

Appendix B – Slope Information (Feature No. 11NW-A/C 445)



BASIC INFORMATION

Location: Within the Temple Complex North of Ching Cheung Road

Date of Formation: pre-1977

Date of Construction/
Modification:

Approximate Coordinates: Easting : 833656 Northing : 822619

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Road/footpath with low traffic density

Distance of Facility from Crest (m): 0

Facility at Toe: Cottage, licensed and squatter area

Distance of Facility from Toe (m): 1

Consequence-to-life Category: 1

Remarks: N/A

SLOPE PART

(1) Max. Height (m): 3 Length (m): 35 Average Angle (deg): 70

WALL PART

N/A



MAINTENANCE RESPONSIBILITY

Private Feature Party: NKIL6071 Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 20-12-2005
Data Source: LPM
Slope Part Drainage: N/A

Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 0 Chunam: 100 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: 1 Min. Berm Width (m): 0.3
Weepholes: Size (mm): 50 Spacing (m): 1.5



WALL PART

N/A

SERVICES

N/A

STAGE 1 STUDY REPORT

Inspected On: 26-09-1995

Weather: Mainly Fine

District: MW

Section No: 1-1

Height(m): H1 : 3 , H2 : 0

Type of Toe Facility: Cottage, licensed and squatter area

Distance from Toe(m): 1

Type of Crest Facility: Road/footpath with low traffic density

Distance from Crest(m): 0

Consequence Category: 1

Engineering Judgement: P

Section No: 2-2

Type of Toe Facility: N/A

Distance from Toe(m): 0

Type of Crest Facility: N/A

Distance from Crest(m): 0

Consequence Category: 1

Engineering Judgement: P

Sign of Seepage:	Slope : No signs of seepage Wall : N/A
Criterion A satisfied:	N
Sign of Distress:	Slope : Reasonable (near crest, mid-portion, at toe) Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall/Masonry facing:	N
Note:	N/A
Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

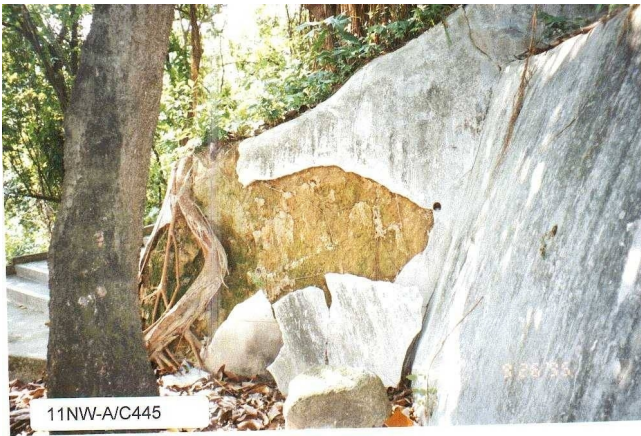
PHOTO



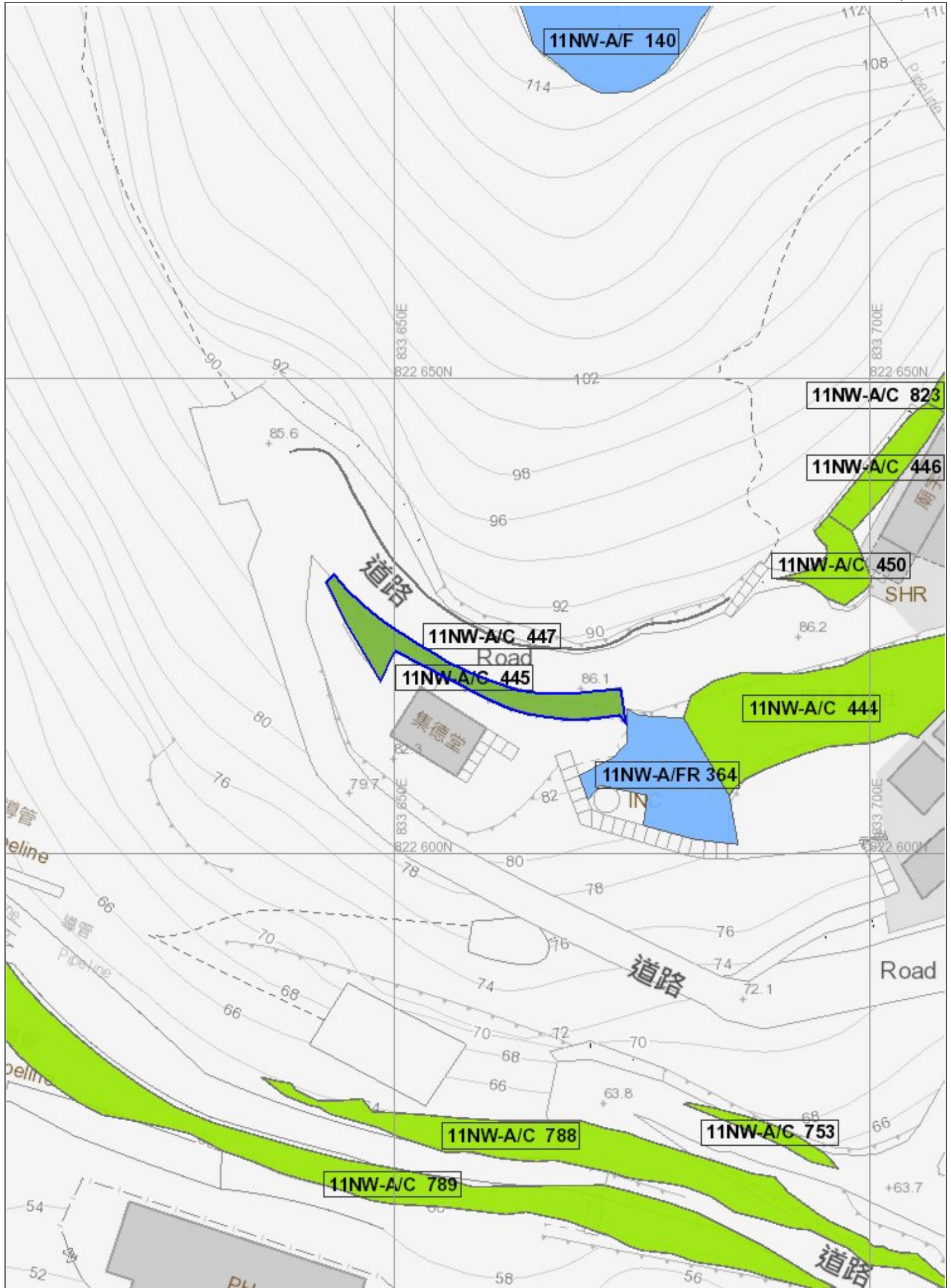
View of the critical section, looking northwest.



Missing chunam above the beam.

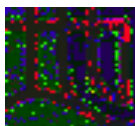


Missing chunam near the western end of the feature.



Slope Maintenance Responsibility Report

(11NW-A/C445)



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	11NW-A/C445		Sub-Division	Not Applicable
	Location	WITHIN NKIL6071		
	Responsible Lot/Party	NKIL6071	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

- End of Report -

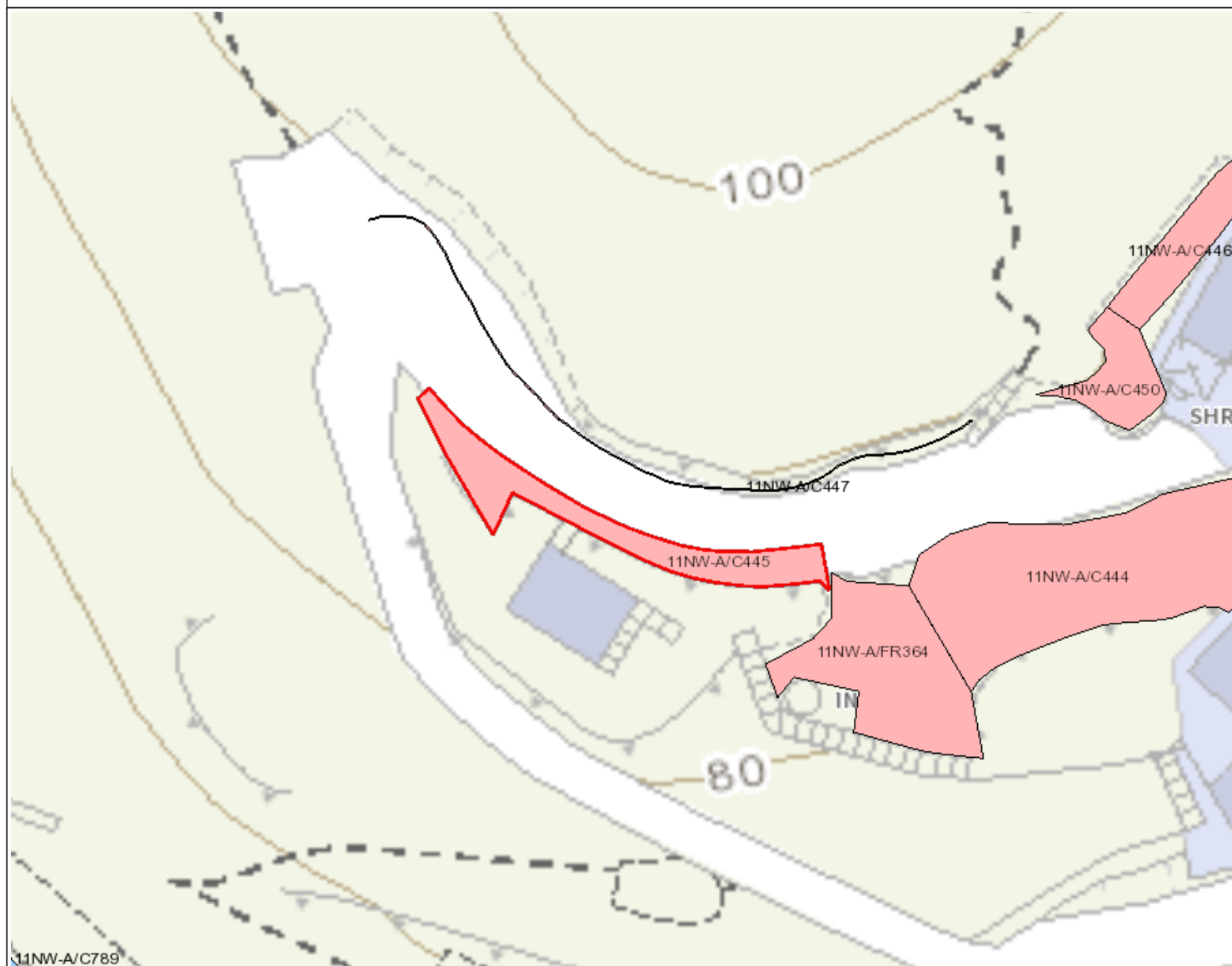
Notes:

- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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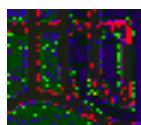
Search Criteria: 11NW-A/C445

Location Plan



Legend

- Slope Area(s)
- - - Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 26/06/2024

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Search Criteria: 11NW-A/C445

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Hon Yip WONG/PLAND

寄件者: [REDACTED]
寄件日期: 2024年12月13日星期五 9:19
收件者: tpbpd/PLAND
副本: Ho Hei LAW/PLAND; Hon Yip WONG/PLAND
主旨: Further Information Submission for s.16 Planning application No. A/K5/869
附件: A_K5_869_FI(1)_Plans_Drawings.pdf; A_K5_869_FI(1)_Responses_To_Comments.pdf

類別: Internet Email

Dear Sir/ Madam,

Please be informed that the following further information has been uploaded to EPASS.

1. Response to comments summary
2. Revised Drawing No. 1.1

Should you have any queries, please feel free to contact us.

--

Regards,

CHEUNG Siu Hong

[REDACTED]

Joint Yield Construction Company Limited

**SUBMISSION OF FURTHER INFORMATION
FOR PLANNING APPLICATIONS UNDER
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
遞交的申請所提交的進一步資料

General Note and Annotation for the Form

填寫表格的一般指引及註解

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。

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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. Application 申請	
(a) Application No. 申請編號	A/K5/869
(b) Application Type 申請類別	<input type="checkbox"/> Section 12A Application 申請 <input checked="" type="checkbox"/> Section 16 Application 申請 <input type="checkbox"/> Section 17 Application 申請 <input type="checkbox"/> Section 16(A)(2) Application 申請
(c) Application Location 申請地點	Sheung Tsang Hall (G/F) and Chap Tak Hall (G/F), Fuk Tak Buddhist Association, Ching Cheung Road, Sham Shui Po, Kowloon (Lot NKIL 6071 (Portion) & STT KX 1603 (Portion))

2. Further Information 進一步資料
(a) Detail of Further Information. (If the space is insufficient, you may use attachment.) 進一步資料的詳情。（如空間不足，可於附件說明。）
<p>1. Response to comments summary</p> <p>2. Revision on Drawing No. 1.1</p>

Response to comment

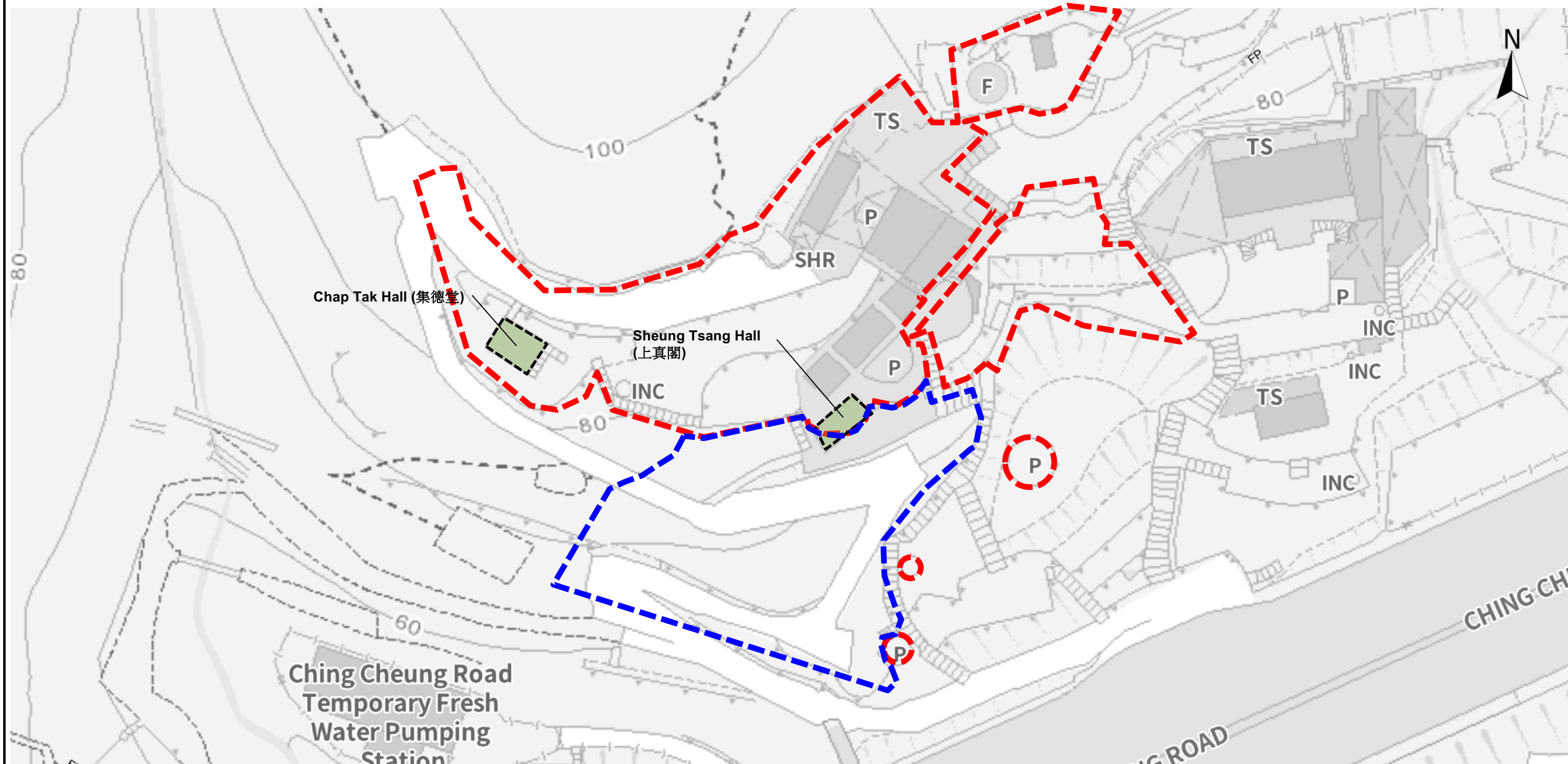
Planning Department




Item	Comment	Response
a	whether the holding capacity of 100-200 visitors (mentioned in Section 6 of the Planning Statement) refers to (i) each hall or both halls in total; and (ii) each hour or a specific time period.	The holding capacity of 100-200 visitors each hour (mentioned in Section 6 of the Planning Statement) refers to <u>both halls in total</u> .
b	whether the layby on Ching Cheung Road eastbound near the subject site would be used by the visitors of the columbarium	The layby on Ching Cheung Road eastbound near the subject site would <u>not be used</u> by the visitors of the columbarium.
c	whether visitors would come from Tai Po Road to the columbarium, and whether staff/volunteers would be arranged to assist visitors from/to Tai Po Road;	Based on past experience, only a limited number of visitors tend to travel from Tai Po Road to the columbarium. However, staff / volunteers would still be arranged to assist visitors from/to Tai Po Road
d	measures to minimise potential nuisance to the surrounding areas (e.g. residential area and medical facilities) resulting from burning joss paper, joss stick and candles	<p>An ECO-Furnace system has been installed by Hong Kong Productivity Council to improve air quality and reduce nuisance to visitors and air sensitive receivers nearby.</p> <p>Upon receiving complaints about the burning of joss paper, joss sticks, and candles on-site, all burning activities will be halted immediately. We will assess the functionality of the ECO-Furnace system to ensure it operates effectively. For a sustainable long-term solution, we encourage visitors to adopt alternative green initiatives, such as using smokeless incense and electric candles, which minimize environmental impact while still honoring cultural practices.</p>
e	whether niches were sold after the “cut-off time” under Private Columbaria Ordinance (PCO) (i.e. 8 a.m. on 18.6.2014), or the enactment of PCO (i.e. 30.6.2017)	<u>No niche was sold</u> after the “cut-off time” under Private Columbaria Ordinance (PCO) (i.e. 8 a.m. on 18.6.2014) <u>and</u> the enactment of PCO (i.e. 30.6.2017).
f	the proposed plan to comply with requirements of Government department after the stage of planning application	After the stage of planning application, all requirements of Government department would be complied for application of private columbaria license including application of lease modification/temporary waiver, submission of building plan and slope upgrading proposal

g	the proposed plan on selling residual niches, if any	There is <u>no plan</u> on selling residual niches at this moment.
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Food and Environmental Hygiene Department

Item	Comment	Response
A	<p><u>Name of the private columbarium (PC) under application: Planning Statement</u></p> <p>(i) Para. under “Section 1: Introduction” on Page 1</p> <p>(ii) Title of “Section 3: Fuk Tak Buddhist Association” on Page 3</p> <p>(iii) Para. under “Section 4: Site context and Application premises” on Page 4</p>	<p>The name of the private columbarium is confirmed to be “Hong Kong & Kowloon Fuk Tak Buddhist Association Limited” (港九福德念佛社) (FTBA)</p>
B	<p><u>Gross Floor Area: Memo from PlanD Table at Para.3 Application Form</u></p> <p>(i) Item 3(b) of Table on Page 2 (about application site)</p> <p>(ii) Item 6(i)(a) & (d) of Table on Page 5</p> <p>(iii) Gross Floor area in Table “Gist of Application” on Page 14</p>	<p>The gross floor area as mentioned in Form No. S16-I is 92.5m² which is counted for G/F at Sheung Tsang Hall (上真閣) and G/F at Chap Tak Hall (集德堂) under S16 application.</p> <p>The gross floor area 110.4m² stated in the application summary submitted to PCAO is counted for the whole buildings, i.e. G/F at Sheung Tsang Hall (上真閣) and G/F and 1/F at Chap Tak Hall (集德堂).</p> <p>The gross floor area 92.5m² which is counted for G/F at Sheung Tsang Hall (上真閣) and G/F at Chap Tak Hall (集德堂) would be adopted as the area of the columbarium and clarification would be made to FEHD</p>
C	<p><u>Funeral services: Planning Statement</u></p> <p>(i) Para. under “Section 3: History of Fuk Tak Buddhist Association” on Page 3</p> <p>(ii) Para. under “Meeting the community and cultural needs” on Page 5</p>	<p>FTBA only provides financial support to member to take medical supports as well as funeral services by others.</p> <p>FTBA only provides resting area for members without supply of food and beverage. Members can bring food and beverage themselves.</p>



-  The Application Site - New Kowloon Inland Lot No. 6071 (Portion)
-  The Application Site - Short Term Tenancy No. KX1603 (Portion)
-  The Application Premises



JOINT YIELD CONSTRUCTION CO. LTD.
駿溢建築有限公司

Job Title
Section 16 planning application for proposed columbarium at Lot NKIL 6071 (Portion) & STT KX1603 (Portion), Ching Cheung Road
Drawing Title
Application Site Location under Lot Index Plan

Scale As shown

Drn.	HC	Date	03/24	Chd.	Passed
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Job No.	2022C003	Dwg. No.	1.1 (Rev. 1)
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Advisory Clauses

- (a) to note the comments of the Director of Food and Environment:
- (i) under the Private Columbaria Ordinance (PCO), only private columbaria that have obtained a licence may sell or newly let out niches. Any private columbarium which applies for a licence must comply with the Town Planning Ordinance and other requirements prescribed in the PCO or specified by the Private Columbaria Licensing Board (PCLB), including land-related, building-related, right to use the columbarium premises, deed of mutual covenant (if applicable), fire safety, etc. Section 18(2) of the PCO stipulates that the PCLB may grant a licence only if a management plan submitted by the applicant has been approved by the PCLB. The management plan submitted to the PCLB should cover matters including traffic and public transport arrangement or management, crowd management, manpower deployment on peak grave sweeping days or periods and other days or periods, etc. For cases in which planning permission has been given by the Board, the management plan should include the crowd and traffic management measures accepted (and the conditions imposed) by the relevant departments and the Board when the Board approved the planning application. In considering the management plan submitted by a licence applicant, the PCLB will take into account comments provided by concerned departments including Transport Department, the Hong Kong Police Force, the Fire Services Department and the Planning Department. If a licence application is approved by the PCLB, the Private Columbaria Affairs Office (PCAO) will oversee the monitoring of the licensee's implementation of the approved management plan in coordination with other concerned departments;
 - (ii) application from the Hong Kong & Kowloon Fuk Tak Buddhist Association Limited for specified instruments (SIs) viz. a licence and temporary suspension of liability (TSOL) in respect of a pre-cut-off columbarium have been received by the PCLB and the applications are being processed. The PCLB has given "Approval-in-principle for TSOL Application" to the subject columbarium with a validity period from 15.6.2021 to 14.6.2024, which has been extended for 3 years up to 14.6.2027; and
 - (iii) based on the proposed plans and niche information submitted by the applicant in support of SI application, it is preliminarily noted that the total number of niches proposed for SI application were 2,518 (including 1,496 sold niches and 1,022 unsold niches), apparently tallies with that proposed for the current planning application. Having said that, Food and Environmental Hygiene Department is still in the course of detailed checking of the niche information to verify its accuracy.

- (b) to note the comments of the District Lands Officer/Kowloon West, Lands Department (LandsD) that the proposed use does not comply with the existing conditions under the Condition of Grant for the Lot and the Tenancy Agreement for the Short Term Tenancy (“STT”). The lot owner and the tenant of the Premises have to apply to LandsD for a lease modification/temporary waiver for the Lot and revision to the STT for the proposed use. However, there is no grantee that the application will be approved. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. If such application is approved, it would be subject to such terms and conditions including, among others, the payment of premium, additional rent and administrative fee as may be imposed by LandsD.
- (c) to note the comments of the Commissioner for Transport (C for T):
 - (i) the applicant shall coordinate and cooperate with government departments including Transport Department and the Hong Kong Police Force regarding the implementation of special traffic arrangements during festival days. Based on the applicant’s planning statement, the applicant agreed to arrange additional volunteers to assist in crowd management during festival days; and
 - (ii) C for T has the rights to impose, alter or cancel any car parking loading / unloading facilities and / or any no-stopping restrictions, on all local roads to cope with changing traffic conditions and needs. The frontage road space would not be reserved for any exclusive uses of the subject development.
- (d) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD):
 - (i) all building works are subject to compliance with the Building Ordinance (BO) and its allied regulations;
 - (ii) for any unauthorised building works (UBW) erected on private land/buildings, enforcement action may be taken by the Building Authority (BA) to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any UBW on the application site under the BO;
 - (iii) if the proposal under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;

- (iv) the applicant's attention is drawn to Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineer (PNAP) APP-47 that BA has no powers to give retrospective approval or consent for any UBW;
 - (v) the applicant's attention is also drawn PNAP APP-154 regarding design requirements for columbarium facilities;
 - (vi) access to the site should be clarified under Building (Planning) Regulation (B(P)R) 5. The land status of adjoining lands, footpath, street, etc. should be clarified upon building plan submission;
 - (vii) unless the site abuts on a specified street complying with the requirements under B(P)R 18A and of not less than 4.5m wide, the development intensity of the site should be determined by the BA under B(PR) 19(3);
 - (viii) the proposal should be provided with emergency vehicular access, site access and means of escape to street, and issues related to such provision may need to be resolved with Fire Service Department and LandsD upon building plan submission; and
 - (ix) detailed comments under the BO can only be formulated at the building plan submission stage.
- (e) to note the comments of the Director of Environmental Protection that the applicant is reminded to follow the 'Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places', which is available on Environmental Protection Department's website:
https://www.epd.gov.hk/epd/sites/default/files/epd/english/compliance_ass/others/files/EPD_Joss_Paper_eng.pdf
- (f) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of general building plans, if any.
- (g) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable

and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

- (h) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department that the approval shall be granted with a condition that a detailed geotechnical assessment and necessary upgrading works shall be carried out for the slope feature No. 11NW-A/C445 at the back of Chap Tak Hall and the unregistered geotechnical feature supporting Sheung Tsang Hall as stated in the “Geotechnical Planning Review Report”.