

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/869

- Applicants** : Hong Kong & Kowloon Fuk Tak Buddhist Association Limited represented by Joint Yield Construction Company Limited
- Premises** : G/F, Sheung Tsang Hall and Chap Tak Hall, Hong Kong & Kowloon Fuk Tak Buddhist Association Limited, Ching Cheung Road, Sham Shui Po, Kowloon (NKIL No. 6071 (Portion) and STT No. KX1603 (Portion))
- Floor Area** : About 92.5m²
- Lease** : NKIL No. 6071.
(a) Conditions of Grant dated 20.11.1991
(b) expires on 30.6.2047
(c) restricted for religious purposes and such other purposes as may be approved the by the Secretary of Home Affairs (currently the Secretary for Home and Youth Affairs)
- STT No. KX1603
(a) Tenancy Agreement dated 19.11.1991
(b) lease term of 3 years and thereafter quarterly
(c) restricted for horticultural purposes
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/39
- Zonings** : “Government, Institution or Community (1)” (“G/IC(1)”) (about 79.9m² or 86.4%) and “Green Belt” (“GB”) ¹ (about 12.6m² or 13.6%)
- [For “G/IC(1)” zone:
(a) maximum gross floor area of 750m²
(b) maximum building height of 100 metres above Principal Datum (mPD)
(c) maximum site coverage of 20%]
- Application** : Columbarium

¹ Since only a very small portion of the Premises is within the “Green Belt” (“GB”) zone (about 12.6m²) (**Plan A-2**), the slight encroachment onto the “GB” zone can be considered as minor boundary adjustment to the zoning boundary as always permitted by the Covering Notes of the OZP.

1 The Proposal

- 1.1 The applicant seeks planning permission for columbarium use of the application premises (the Premises) located within the site occupied by the Hong Kong & Kowloon Fuk Tak Buddhist Association Limited (港九福德念佛社) (FTBA) at the foothill between Tai Po Road and Ching Cheung Road (**Plan A-1**). The majority of the Premises falls within an area zoned “G/IC(1)” on the approved Cheung Sha Wan OZP No. S/K5/39. According to the Notes of the “G/IC(1)” zone under the OZP, ‘Columbarium’ is a Column 2 use, which requires planning permission from the Town Planning Board (the Board). The columbarium at the Premises is currently operating without valid planning permission.
- 1.2 FTBA consists of about 15 structures of 1-2 storeys mainly for ‘Religious Institution’ use including worshipping halls and pavilions, which is always permitted in the “G/IC(1)” zone, as well as the ‘Columbarium’ use at the Premises. The Premises includes the entire single storey structure namely Sheung Tsang Hall (上真閣) (about 44.5m²) (**Plan A-5**) and G/F of a 2-storey structure namely Chap Tak Hall (集德堂) (about 48m²) (**Plan A-6**) in the southern and western portions of FTBA respectively with a total floor area of about 92.5m². 1/F of the Chap Tak Hall is a worshipping hall. FTBA is located in a cluster of religious institutions with Wong Tai Sin Yuen Ching Kok (黃大仙元清閣) (WTSYCK) and Tze Yeung Tung Temple (紫陽洞佛堂) (TYTT) to the east. Low-density residential developments are located on an upper platform to the north and further east separated by slope of about 30m to 40m high and more than 100m away from the Premises (**Plans A-1 to A-3, and A-3a**).
- 1.3 According to the applicant, FTBA was established in the 1960s. The applicant advises that FTBA started selling columbarium niches at the Premises in the 1970s. There are currently 2,518 single/double-urn niches within the Premises (with 990 and 1,528 niches in Sheung Tsang Hall and Chap Tak Hall respectively). The major development parameters and occupancy status of the columbarium are shown in **Drawing A-2** and summarised as follows:

Floor Area of Premises	About 92.5m ² - about 44.5m ² [Sheung Tsang Hall] - about 48m ² [Chap Tak Hall]	
Number of Niches	<i>Sold</i>	1,496 - 1,239 fully/partially interred - 257 not yet interred
	<i>Residual for sale</i>	1,022
	Total	2,518

- 1.4 The applicant indicates that no vehicular access nor parking spaces would be provided in FTBA for visitors, and the internal road connecting Ching Cheung Road and FTBA would not be opened to the public. Visitors can reach FTBA via the

existing footbridge across Ching Cheung Road from the Cheung Sha Wan area near Caritas Medical Centre where is well supported by the public transport and public vehicle parking facilities. There is also a footpath connecting up to Tai Po Road (**Plans A-1 to A-2**). According to the Assessment Report for Level of Service (LOS) for Public Footpath, the pedestrian links connecting to FTBA have sufficient capacity to accommodate the pedestrian flow during the peak festival seasons (including Ching Ming and Chung Yeung Festivals) on the scenario that all niches are sold.

- 1.5 For crowd management, the applicant proposes various measures including providing staff and volunteers to assist in crowd control, guide and support visitors with special needs; installation of CCTV to monitor all areas in FTBA to ensure smooth and efficient flow of visitors; and admission control by confining the opening hours from 9 a.m. to 5 p.m., and allowing about 100 to 200 visitors per hour. The abovementioned crowd management measures will also be incorporated into the management plan to be submitted to the Private Columbaria Licensing Board (PCLB) during licensing stage.
- 1.6 An ECO-Furnace system (**Plan A-4**) was installed in FTBA in June 2023 as an environmentally friendly measure for the burning of joss paper to improve air quality and reduce nuisance to visitors, as well as air sensitive receivers in the vicinity. The applicant would also encourage visitors to use other green initiatives such as smokeless incense and electric candles, instead of joss sticks and candles.
- 1.7 In regard to the existing geotechnical features in the vicinity of the Premises, the applicant has submitted a “Geotechnical Planning Review Report” indicating that there is no immediate danger to the concerned geotechnical features, and a detailed geotechnical assessment and necessary slope upgrading works would be conducted to ensure slope safety.
- 1.8 In support of the application, the applicant has submitted the following documents:
 - (a) Application form received on 24.10.2024 (Appendix I)
 - (b) Supplementary Planning Statement received on 24.10.2024 (Appendix Ia)
 - (c) Further Information (FI) received on 13.12.2024[#] (Appendix Ib)

[#] exempted from publication and recounting requirements

2 Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the supplementary planning statement at **Appendix Ia**, which are summarised as follows:

Meeting the community and cultural needs

- (a) FTBA has been providing medical supports and funeral services to its members since the 1960s and started selling columbarium niches at the Premises in the 1970s, which are needed by the community by providing a

respectful and serene space for ashes storage. FTBA has been continuously providing a place for worshipping with temples and statues, as well as vegetarian meals regularly since the 1960s to address the spiritual and cultural needs of the community;

- (b) the subject planning application is to support the subsequent processing of the licence application for the subject pre-cut-off columbaria under the Private Columbaria Ordinance (PCO) with a view to maintaining the operation and supply of columbarium facilities to the community;

Technically feasible in terms of traffic

- (c) no vehicular access nor parking spaces would be available for the visitors. Visitors can reach FTBA by public transportation with walking to FTBA via the footbridge across Ching Cheung Road. The pedestrian links will have sufficient capacity to accommodate the pedestrian flow during the peak festival seasons on the scenario that all niches are sold. There would not be adverse traffic impacts from the columbarium with crowd management and admission control measures. The traffic and crowd management measures will be incorporated into the management plan to be submitted to the PCLB during licensing stage;

Meeting Government's technical requirements

- (d) an ECO-Furnace system was installed in FTBA in June 2023 and the applicant would encourage visitors to use other green substitutions, such as smokeless incense and electric candles;
- (e) the Premises is structurally safe with its stability assessed by Registered Structural Engineer and equipped with sufficient fire service installation. Evacuation route and designed assembly point are also set up for both columbaria halls;
- (f) to ensure slope safety, the applicant has submitted a "Geotechnical Planning Review Report" with plans on future slope upgrading works. There is comprehensive water supply and sewerage services in the Premises to ensure a consistent and reliable flow of clean water for daily use as well as effective waste disposal; and

Integration with surrounding environment

- (g) the Premises is designed with a commitment to environmental stewardship and aesthetic harmony with careful consideration to surrounding natural landscape. The architectural design blends seamlessly with the existing visual character of the area, preserves the scenic views and overall ambiance. No clearance of existing natural vegetation is required in this application.

3 Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole “current land owner” of FTBA. Detailed information would be deposited at the meeting for Members’ inspection.

4 Background

4.1 The PCO, which regulates the operation of private columbaria through a licensing scheme, has come into operation since 30.6.2017. On 22.11.2017, two policy initiatives were announced by the Government to address the land premium and Traffic Impact Assessment (TIA) issues of pre-cut-off columbaria (i.e. a columbarium which was in operation before 8:00 a.m. on 18.6.2014 with interred ashes in niches) seeking a licence. For the policy initiative relating to TIA, the Government has decided to use an empirical evidence approach as the basis for assessing traffic impacts in processing the licence application from a pre-cut-off columbarium whose operation only involves the number of niches sold before 30.6.2017. Operators of individual columbaria have the responsibility to provide practicable mitigation measures within their capability and submit management plan setting out such measures during the licence application stage. The Government departments will reflect to the PCLB their views on suitable mitigation measures that should be followed up by individual cases.

5 Previous Application

FTBA is the subject of the previous approved application No. A/K5/83 (**Plan A-1**) seeking planning permission for ‘Chinese temple’ for the use of FTBA for religious and ancillary purposes under the “GB” zone at that time, which was approved by the Board on 12.8.1988 on the grounds of compatibility with surrounding land uses and no adverse technical impacts. The site of FTBA was subsequently rezoned to the current “G/IC(1)” zone in 2005.

6 Similar Application

There is no similar application in the same zone on the Cheung Sha Wan OZP.

7 The Premises and Its Surrounding Areas (Plans A-1 to A-3, A-3a, and Site Photos on Plans A-4 to A-6)

7.1 The Premises includes the entire single storey structure namely Sheung Tsang Hall (about 44.5m²) and G/F of a 2-storey structure namely Chap Tak Hall (about 48m²) in the southern and western portions of FTBA respectively with a total floor area of about 92.5m². 1/F of Chap Tak Hall is a worshipping hall.

7.2 FTBA consists of about 15 structures of 1-2 storeys mainly for ‘Religious Institution’ use including worshipping halls and pavilions, which is always

permitted in the “G/IC(1)” zone, as well as the ‘Columbarium’ use at the Premises.

7.3 The Premises is accessible via the existing footbridge across Ching Cheung Road from the Cheung Sha Wan area and a footpath connecting up to Tai Po Road.

7.4 The surrounding area of FTBA has the following characteristics:

- (a) the foothill between Tai Po Road and Ching Cheung Road is characterised by a cluster of religious institutions. To the immediate east of FTBA is the other two religious institutions i.e. WTSYCK and TYTT;
- (b) to the west of FTBA is Ching Cheung Road Temporary Fresh Water Pumping Station and the St. Raphael’s Catholic Cemetery;
- (c) to the north and east of FTBA is low density residential developments including Bamboo Villa, Triazza, Villa Carlton and Monte Carlton are located along Tai Po Road, which are separated from FTBA by slope (about 30m - 40m high to the nearest residential developments); and
- (d) to the south of FTBA across Ching Cheung Road is Caritas Medical Centre and the Cheung Sha Wan area where is well supported by the public transport services including MTR Lai Chi Kok Station and public vehicle parking facilities.

8 Planning Intention

This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. In particular, the sub-areas “G/IC(1)” to “G/IC(3)” are intended primarily for the provision of religious institutional uses.

9 Comments from Relevant Government Bureaux/Departments

9.1 The following Government departments have been consulted and their views on the application are summarised as follows:

Columbarium Policy and Licensing

9.1.1 Comments of DFEH:

- (a) under the 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 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 (TD), the Hong Kong Police Force (HKPF), the Fire Services Department (FSD) and the Planning Department (PlanD). 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;

- (b) application from FTBA 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
- (c) 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, FEHD is still in the course of detailed checking of the niche information to verify its accuracy.

Land Administration

9.1.2 Comments of the DLO/KW, LandsD:

- (a) the application involves the ground floor portion of two existing structures for columbarium use including: (i) Chap Tak Hall which falls within NKIL 6071, held under a Conditions of Grant commencing on 20.11.1991 subject to a lease term to be expired on 30.6.2047 ("the Lot"); and (ii) Sheung Tsang Hall which partly falls within the Lot and partly falls within short term tenancy no.

KX1603 (“the STT”) which is held under a Tenancy Agreement commencing on 19.11.1991 subject to a lease term of 3 years and thereafter quarterly. The Lot is restricted for religious purposes and such other purposes as may be approved by Secretary of Home Affairs (currently the Secretary for Home and Youth Affairs) whereas the STT is restricted for horticultural purposes only; and

- (b) the proposed use does not comply with the existing conditions under the Condition of Grant for the Lot and the Tenancy Agreement for the STT. If the subject planning application is approved by the Board, the lot owner and the tenant have to apply to LandsD for a lease modification/temporary waiver for the Lot and revision to the Short Term Tenancy 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.

Traffic

9.1.3 Comments of the Commissioner for Transport (C for T):

- (a) no in-principle objection to the application and the Assessment Report for LOS for Public Footpath;
- (b) the applicant shall coordinate and cooperate with government departments including TD and HKPF 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
- (c) 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.

Building Matters

9.1.4 Comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):

- (a) no comment to the application;
- (b) there is no record of approval by the Building Authority (BA) for the concerned structures existing at the application site and BD is not in the position to offer comments on the suitability for the concerned structures;
- (c) all building works are subject to compliance with the BO and its allied regulations;
- (d) for any unauthorised building works (UBW) erected on private land/buildings, enforcement action may be taken by the 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;
- (e) 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;
- (f) 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;
- (g) the applicant's attention is also drawn PNAP APP-154 regarding design requirements for columbarium facilities;
- (h) access to FTBA should be clarified under the Building (Planning) Regulation (B(P)R) 5. The land status of adjoining lands, footpath, street, etc. should be clarified upon building plan submission;
- (i) unless FTBA 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 FTBA should be determined by the BA under B(PR) 19(3);
- (j) 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 FSD and LandsD upon building plan submission; and
- (k) detailed comments under the BO can only be formulated at the building plan submission stage.

Fire Safety

9.1.5 Comments of the Director of Fire Services (D of FS):

- (a) no comment to the application; and
- (b) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans, if any.

Environment

9.1.6 Comments of the Director of Environmental Protection (DEP):

- (l) no comment to the application; and
- (m) no relevant environmental complaints was recorded at FTBA in the past 5 years.

Slope Safety

9.1.7 Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (Head of GEO, CEDD):

- (a) no geotechnical objection to the application; and
- (b) 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”.

9.2 The following Government bureaux/departments have no objection to/no comments on the application:

- (a) Secretary of Home and Youth Affairs
- (b) Chief Engineer/Construction, Water Supplies Department (WSD)
- (c) Chief Engineer/Kowloon, Drainage Services Department (DSD)
- (d) Chief Highway Engineer/Kowloon, Highways Department
- (e) Commissioner of Police (C of P)
- (f) Chief Town Planner/ Urban Design & Landscape, PlanD
- (g) Natural Conservation Officer/Kowloon, Agricultural, Fisheries and Conservation Department
- (h) Director of Electrical and Mechanical Services
- (i) Project Manager (South), CEDD
- (j) District Officer (Sham Shui Po), Home Affairs Department

10 Public Comments Received During Statutory Publication Period

During the statutory public inspection period, no public comment was received.

11 Planning Considerations and Assessments

11.1 The application is for columbarium use in the single storey structure of Sheung Tsang Hall and G/F of Chap Tak Hall with a total floor area of about 92.5m² within a religious institution i.e. FTBA (**Plan A-2**). The applicant indicates that FTBA started selling columbarium niches at the Premises in the 1970s to help meet the demand of columbarium facilities of the community. There are currently 2,518 niches at the Premises, of which 1,496 are sold (about 59%) and 1,022 are residual for sale (i.e. about 41%).

Planning Intention and Land Use Compatibility

11.2 FTBA is located at the foothill between Tai Po Road and Ching Cheung Road, and falls mainly within an area zoned “G/IC(1)” on the OZP. The planning intention of the “G/IC” zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. The sub-area zoned “G/IC(1)” is intended primarily for the provision of religious institutional uses. While ‘Columbarium’ use is not completely in line with the planning intention of the “G/IC(1)” zone, the Premises is small in scale which only occupies a small portion (about 92.5m²) of 2 existing structures among the total of about 15 structures in FTBA. The Premises is compatible with the religious institutional use of FTBA.

11.3 FTBA together with the other two religious institutions (i.e. WTSYCK and TYTT) to its immediate east as well as the St. Raphael’s Catholic Cemetery to its further west (**Plan A-1**) have been established for decades in the area. From land use point of view, the columbarium use under application is considered not incompatible with the cluster of religious institutions and cemetery. Low-density residential developments are located on an upper platform to the north and further east separated by slope of about 30m to 40m high and more than 100m away from the Premises. Potential interface issues are considered to be minimal.

Traffic and Crowd Management

11.4 Although no vehicular access nor parking spaces would be available for the public at FTBA, visitors can reach FTBA via the existing footbridge across Ching Cheung Road from the Cheung Sha Wan area near Caritas Medical Centre where is well supported by the public transport services including MTR Lai Chi Kok Station and public vehicle parking facilities (**Plans A-1 and A-2**). The Assessment Report for LOS for Public Footpath submitted by the applicant has demonstrated that the pedestrian links have sufficient capacity to accommodate the pedestrian flow during the peak festival seasons on the scenario that all niches are sold.

- 11.5 The applicant proposes various traffic and crowd management measures including providing staff and volunteers to assist in crowd control, guide and support visitors with special needs; installation of CCTV to monitor all areas in FTBA to ensure smooth and efficient flow of visitors; and admission control by confining the opening hours from 9 a.m. to 5 p.m., and allowing about 100 to 200 visitors per hour. The abovementioned traffic and crowd management measures will be incorporated into the management plan to be submitted to the PCLB during licensing stage.
- 11.6 C for T has no in-principle objection to the application and the Assessment Report for LOS for Public Footpath, and C of P has no adverse comment to the application. DFEH indicates that a management plan including the crowd and traffic management measures should be submitted to PCLB for approval. PCAO will oversee the monitoring of the licensee's implementation of the approved management plan in coordination with other concerned departments.

Slope Safety

- 11.7 The applicant has submitted a "Geotechnical Planning Review Report" indicating that there is no immediate danger to the concerned geotechnical features in the vicinity of the Premises, as well as plans on future slope upgrading works. Head of GEO, CEDD has no objection to the application subject to an approval condition on the submission of a detailed geotechnical assessment and implementation of the slope upgrading works identified therein to the satisfaction of Director of Civil Engineering and Development as recommended in paragraph 12.2(b) below.

Other Technical Aspects

- 11.8 The applicant also indicates an ECO-Furnace system was installed in FTBA as an environmentally friendly measures for burning of joss paper to improve air quality and reduce nuisance to visitors as well as air sensitive receivers in the vicinity. DEP has no comments to the application and there is no environmental complaint record against columbarium use at FTBA in the past 5 years. Other Government departments including TD, BD, FSD, DSD and WSD have no objection to/adverse comment on the application.

12 Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, no time clause on commencement is proposed as the 'Columbarium' use under application is already in operation. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval conditions

- (a) the total number of niches concerning the columbarium use at the application premises should not exceed 2,518; and
- (b) the submission of a detailed geotechnical assessment and implementation of the slope upgrading works identified therein to the satisfaction of the Director of Civil Engineering and Development or of the Town Planning Board.

Advisory clauses

12.3 The recommended advisory clauses are attached at **Appendix II**.

12.4 There is no strong reason to recommend rejection of the application.

13 Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14 Attachments

Appendix I	Application form received on 24.10.2024
Appendix Ia	Supplementary Planning Statement received on 24.10.2024
Appendix Ib	FI received on 13.12.2024
Appendix II	Advisory Clauses
Drawing A-1	Land Status Plan of FTBA
Drawing A-2	Floor Plan of Application Premises
Drawing A-3	Pedestrian Access Route
Drawing A-4	Nearby MTR Station Exits, Bus Stops and Car Park
Plan A-1	Location Plan
Plan A-2	Site Plan
Plans A-3 and A-3a	Aerial Photo
Plans A-4 to A-6	Site Photos