

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

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 - 6 JAN 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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"
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; and
位於鄉郊地區土地上及/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
位於鄉郊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.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan_application/apply.html

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TW/535
	Date Received 收到日期	6 JAN 2023

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Tung Lum Nien Fah Tong 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)

Tracesplus 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)	Tung Lum Nien Fah Tong (G/F of Block 8 & Block 7), 29 Tung Lam Terrace, Fu Yung Shan, Lot No. 1233 R.P. (part) in D.D. 453, Lo Wai, Tsuen Wan, N.T.
(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 295.38 sq.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)	N.A. 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	S/TW/35 Approved Tsuen Wan Outline Zoning Plan
(e) Land use zone(s) involved 涉及的土地用途地帶	G/IC (6)
(f) Current use(s) 現時用途	Columbarium Under approved GBP of 25 Jan 1968 Block 8 use "Open store" Block 7 use "Joss Hall" (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／發展

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」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所用途, 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	295.38 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	1	Number of units involved 涉及單位數目	
(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 295.38 sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 295.38 sq.m 平方米 <input 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
	1	Columbarium Under approved GBP of 25 Jan 1968	Columbarium
		Block 8 use "Open Store" Block 7 use "Joss Hall"	

(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/或挖土的細節及/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>		
	<p>Name/type of installation 裝置名稱/種類</p>	<p>Number of provision 數量</p>	<p>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)</p>
<p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>			

(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 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
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 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(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

GFA 總樓面面積

☐ 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 area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....

.....

.....

☐ 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

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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)

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

<p>Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p>.....</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)?</p> <p>是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)?</p> <p>是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

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.

如需要的话，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<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 checked="" type="checkbox"/></td> </tr> </table> <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，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>No</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 checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" 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。

See Separate Sheets

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載。

Signature
簽署


.....
LAU Man Kwan Julia

Name in Block Letters
姓名（請以正楷填寫）

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

Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☒ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

TRACESPLUS LIMITED



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

Date 日期

14 DEC 2022

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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	11,888 (含1,000個 非賣位給修行者)
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	6,052 (含1,000個非 賣位給修行者)
Total number of single niches 單人龕位總數	1,000 非賣位供修行者位
Number of single niches (sold and occupied) 單人龕位數目 (已售並佔用)	34
Number of single niches (sold but unoccupied) 單人龕位數目 (已售但未佔用)	3
Number of single niches (residual for sale) 單人龕位數目 (待售)	963
Total number of double niches 雙人龕位總數	4,558
Number of double niches (sold and fully occupied) 雙人龕位數目 (已售並全部佔用)	215
Number of double niches (sold and partially occupied) 雙人龕位數目 (已售並部分佔用)	1871
Number of double niches (sold but unoccupied) 雙人龕位數目 (已售但未佔用)	283
Number of double niches (residual for sale) 雙人龕位數目 (待售)	2,189
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)	售賣位 - 三人位 235 (未售) 四人位 228(未售); 五人位 31(未售)
Number. of niches (sold and fully occupied) 龕位數目 (已售並全部佔用)	249
Number of niches (sold and partially occupied) 龕位數目 (已售並部分佔用)	1,871
Number of niches (sold but unoccupied) 龕位數目 (已售但未佔用)	286
Number of niches (residual for sale) 龕位數目 (待售)	3,646
Proposed operating hours 擬議營運時間	9am - 4:30pm (Mon to Sun)

[@] 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	Tung Lum Nien Fah Tong (G/F of Block 8 & Block 7) 29 Tung Lam Terrace, Fu Yung Shan Lot No. 1233 R.P. (part) in D.D. 453, Lo Wai, Tsuen Wan, N.T.		
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 N.A. sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	S/TW/35 Approved Tsuen Wan Outline Zoning Plan		
Zoning 地帶	G/IC(6)		
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	295.38 <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 block 幢數	Domestic 住用	0	
	Non-domestic 非住用	2	
	Composite 綜合用途	0	

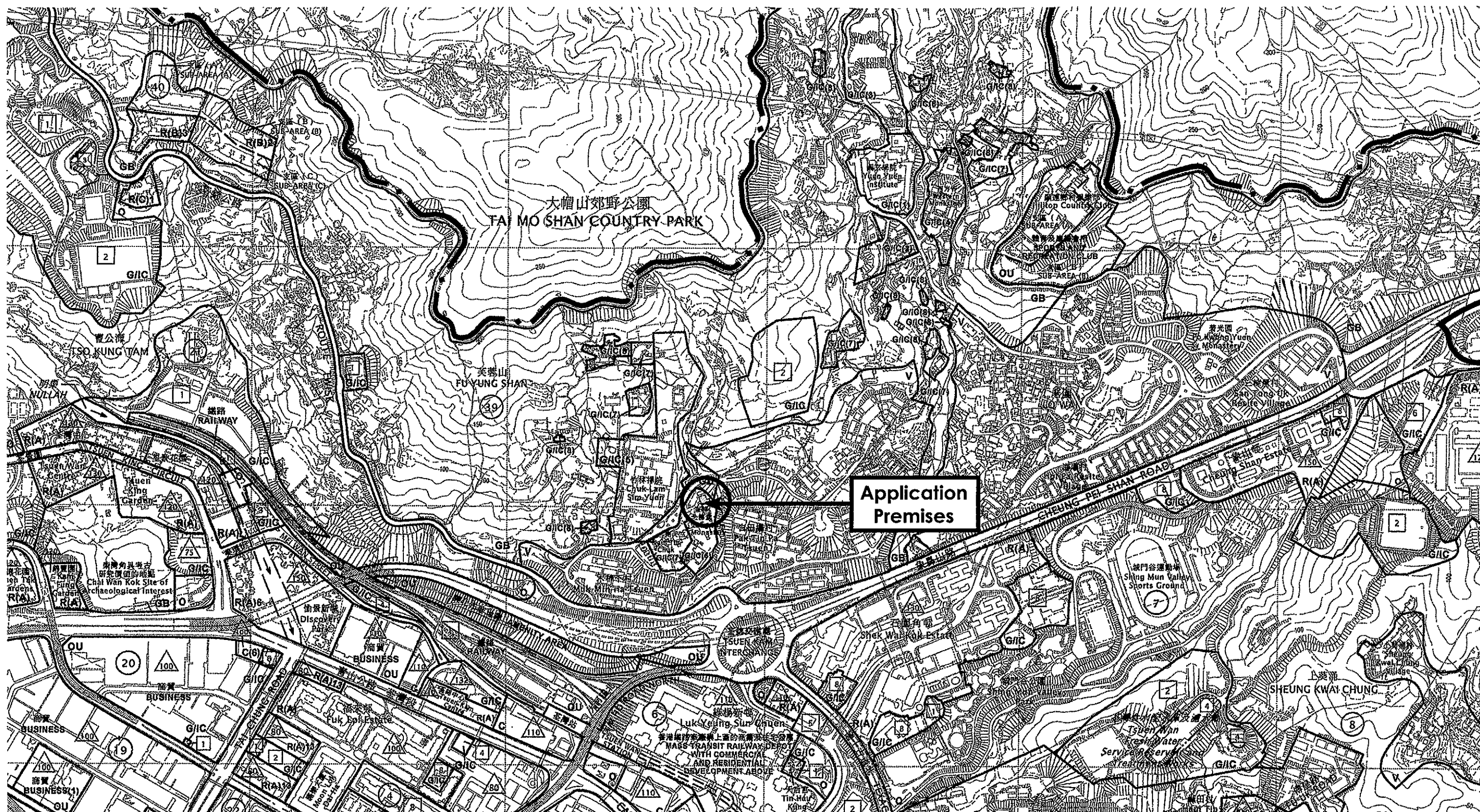
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <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)
		1 (on G/F of Block 7 & Block 8) 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	295.38/6,558.9= 4.5 (Site area of the entire complex) Under approved GBP of 25 Jan 1968	
(v) No. of units 單位數目	6,052 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 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	NIL
	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) _____ _____	NIL

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" 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"/>
Drainage Plans		
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 checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
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。



1 OZP Excerpt
1:7500

PROJECT
Sec.16 Application for G/F of Block 7 & 8,
Tung Lam Nien Fah Tong, Tsuen Wan, DD453 Lot 1233

DRAWING
Tsuen Wan OZP Excerpt (OZP No. S/TW/33)

LEGEND
Application Premises

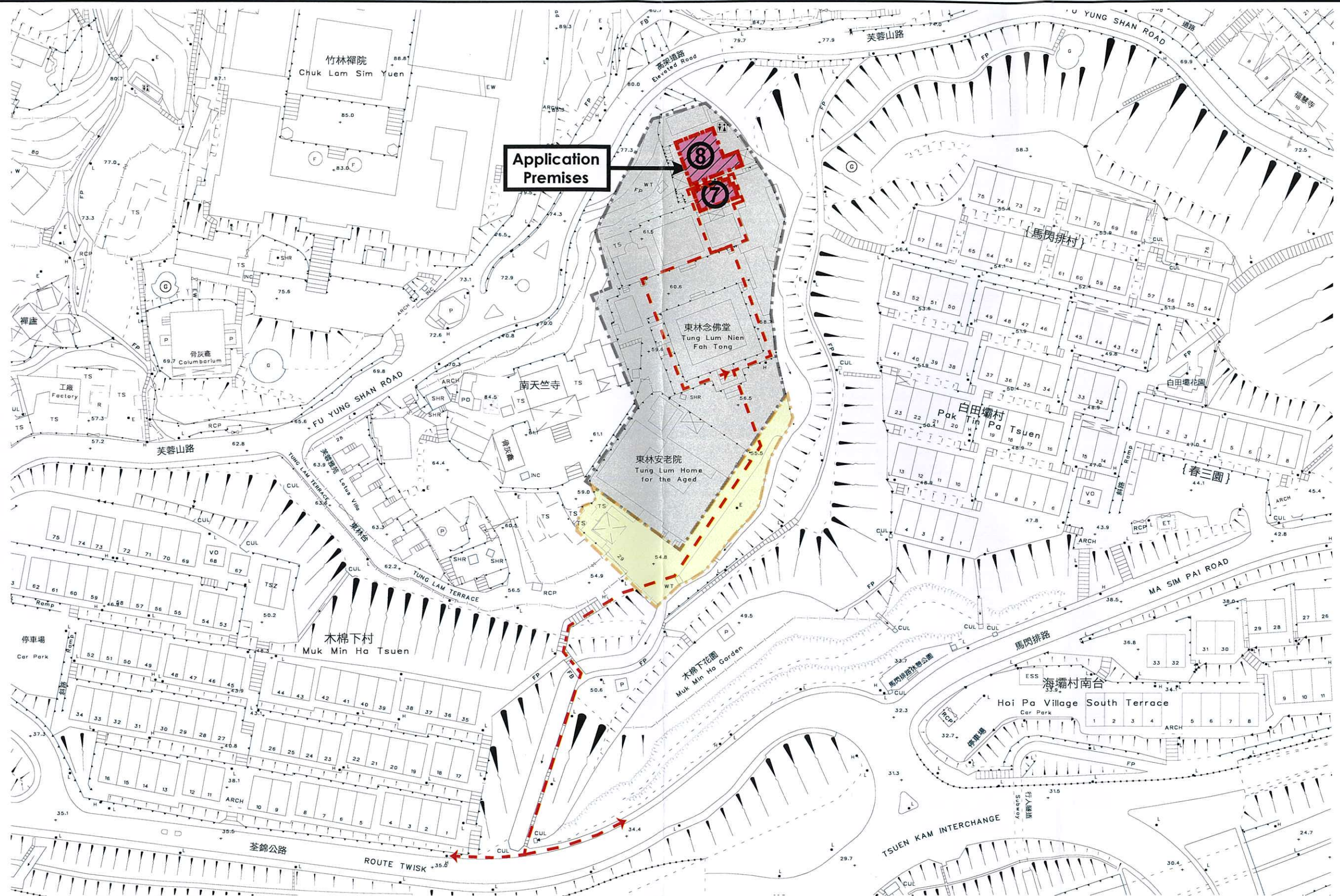
tracesplus

DATE
18/09/2019

DWG NO.
PLAN 1

SCALE: 1:7500

REV.



PROJECT
 Sec.16 Application for G/F of Block 7 & 8,
 Tung Lam Nien Fah Tong, Tsuen Wan, DD453 Lot 1233

DRAWING
 Block Plan

LEGEND

	Application Premises		Access Route
	Lot Boundary (For Ref.)		Block 8 (報恩堂及報親堂)
	GLL Boundary (For Ref.)		Block 7 (感恩堂)

tracesplus

DATE
 28/09/2020

SCALE: N.T.S.

DWG NO.
PLAN 2

REV. C

Our Ref: A/22/08/G02

To: Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Date: 14 December 2022

Dear Madam/ Sir,

Re: **Application for Permission under Section 16 of**
The Town Planning Ordinance at
Tung Lam Niem Fat Tong (G/F of Block 8 & Block 7),
No 29 Tung Lam Terrace, Tsuen Wan, N.T. The RP of Lot No 1233 in D.D.453

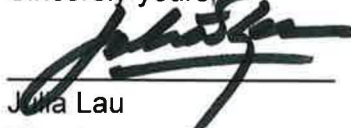
On behalf of the client – Tung Lum Nien Fah Tong Limited, we submit herewith the following documents applying for planning approval for change of use for “Columbarium” as the captioned premises –

1. An original signed application form
2. Appointment Letter (Original)
3. Copy of Land Registry
4. 70 sets of Planning Report including –
 - a. Planning Statement (including Executive Summary) (13 pages)
 - b. Plan 1 – 6 (6 pages in A3)
 - c. App.1 & App 1.1 (2 pages in A3)
 - d. App.2 & App.2.1 (2 pages in A3)
 - e. Excerpt of Outline Zoning Plan Notes (1 page in A3)
 - f. Doc 1 – Letter by Tung Lam Nien Fah Tong Limited
 - g. BD Approved GBP (Dwg No. A1B) dated 14/8/1997 (1 page in A3)
 - h. DR1d & DR2a (2 pages in A3)
 - i. BD Approved Drainage (Dwg No. A3a) dated 31/10/1995 (1 page in A3)
 - j. Blow up of Dwg. A3a (1 page in A3)
 - k. DR3a & DR4a (2 pages in A3)
 - l. RtoC (2 pages) & Traffic Impact Assessment Report (36 pages)

We submit the 70 sets of the above applying for planning approval for change of use for “Columbarium” for Town Planning Board’s approval.

Should you have any queries, please do not hesitate to contact Ms. Julia Lau at 2520 2190

Sincerely yours,


Julia Lau
Director

Encl. As listed above
c.c. Client – Tung Lum Nien Fah Tong Limited (w/e) (by email)

tracesplus
創施有限公司

Our Ref: A/22/08/G06
Your Ref: A/TW/535

(by hand)

To: Town Planning Board
15/F, North Point Government Offices
333 Java Road,
North Point, Hong Kong

Date: 18 July 2023

Dear Sir/ Madam,

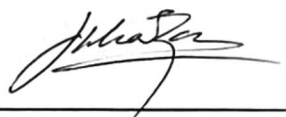
Re: A/TW/535 – Further Information to Application for Permission under Section 16 of The Town Planning Ordinance at Tung Lam Niem Fat Tong (G/F of Block 8 & Block 7), No 29 Tung Lam Terrace, Tsuen Wan, N.T. The RP of Lot No 1233 in D.D.453

We submit herewith the following documents for your onward processing/ approval –

1. 70 copies of revised Traffic Impact Assessment (36 pages);
2. 70 copies of layout plan (Dwg No 003 & 004) (2 pages in A3) is also attached for your information as per DPO's request.

Should you have any queries, please do not hesitate to contact Ms. Julia Lau at 2520 2190

Sincerely yours,



Julia Lau
Director



Encl. As listed above (item 1 & 2)

- c.c.
1. DPO – Mr. Jacky Kong (jkckong@pland.gov.hk) (all by email w/e)
 2. TD – Mr. Ken Cheung (kenhkcheung@td.gov.hk)
 3. Client – Tung Lum Nien Fah Tong Limited (tunglum1952@gmail.com)

tracesplus
創施有限公司

Our Ref: A/22/08/G07

Your Ref: A/TW/535

To: Town Planning Board
15/F, North Point Government Offices
333 Java Road,
North Point, Hong Kong

(by hand)

Date: 23 August 2023

Dear Ms. Sir/ Madam,

Re: A/TW/535 – Further Information to Application for Permission under Section 16 of The Town Planning Ordinance at Tung Lam Niem Fat Tong (G/F of Block 8 & Block 7), No 29 Tung Lam Terrace, Tsuen Wan, N.T. The RP of Lot No 1233 in D.D.453

With regard TD's comment received on 2 Aug and LandsD & PlanD's comment received on 18 Aug, we submit herewith the following documents for your onward processing/ approval –

1. RtoC Table (1 page);
2. 70 copies of replacement sheets of Traffic Impact Assessment (4 pages).

Should you have any queries, please do not hesitate to contact Ms. Julia Lau at 2520 2190

Sincerely yours,



Julia Lau
Director



- c.c.
1. DPO – Mr. Jacky Kong (jkckong@pland.gov.hk) (all by email w/e)
 2. TD – Mr. Ken Cheung (kenhkcheung@td.gov.hk)
 3. Client – Tung Lum Nien Fah Tong Limited (tunglum1952@gmail.com)
 4. LLA – Mr. S L Ng (slng@lla.com.hk)

Our Ref: A/22/08/G08
Your Ref: A/TW/535

To: Town Planning Board (by email & hand)
15/F, North Point Government Offices
333 Java Road,
North Point, Hong Kong

Date: 29 September 2023

Dear Ms. Sir/ Madam,


Re: **A/TW/535 – Further Information to Application for Permission under Section 16 of The Town Planning Ordinance at Tung Lam Niem Fat Tong (G/F of Block 8 & Block 7), No 29 Tung Lam Terrace, Tsuen Wan, N.T. The RP of Lot No 1233 in D.D.453**

With regard ^{to} FEHD, LandsD, Hong Kong Police's comment received on 20 Sept 2023 and TD's comment received on 21 Sept 2023, we submit herewith the following documents for your onward processing/ approval –

1. RtoC Table (5 pages);
2. 70 copies of revised Traffic Impact Assessment (highlighted version) (47 pages).

Should you have any queries, please do not hesitate to contact Ms. Julia Lau at 2520 2190

Sincerely yours,



Julia Lau
Director

- c.c.
1. DPO – Mr. Jacky Kong (jkckong@pland.gov.hk) (all by email w/e)
 2. TD – Mr. Ken Cheung (kenhkcheung@td.gov.hk)
 3. Client – Tung Lum Nien Fah Tong Limited (tunglum1952@gmail.com)
 4. LLA – Mr. S L Ng (slng@lla.com.hk)

Our Ref: A/22/08/G09

To: Town Planning Board
 15/F, North Point Government Offices
 333 Java Road, North Point, Hong Kong

Date: 10 November 2023

Dear Madam/ Sir,

Re: **A/TW/535 – Further Information to Application for Permission under Section 16 of The Town Planning Ordinance at Tung Lam Niem Fat Tong (G/F of Block 8 & Block 7), No 29 Tung Lam Terrace, Tsuen Wan, N.T. The RP of Lot No 1233 in D.D.453**

In respond to PlanD's request for clarification about the breakdown of the niches and urns details, they are as follows -

Ordinary Niches for Sales

	No. of Niches	No. of Urns
Sold:	2,366	4734
Unsold:	2,687	6156
Sub-total:	5,053	10890
Sold & fully occupied:	236	477
Sold & partially occupied:	1817	1817
Sold & unoccupied:	313	628

Niches for Ascetics (Not for sale)

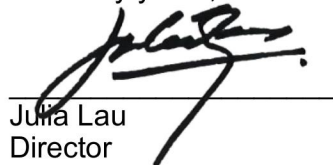
	No. of Niches	No. of Urns
Reserved:	37	37
Not reserved:	962	962
Sub-total:	999	999
Reserved & fully occupied:	34	34
Reserved & partially occupied:	0	0
Reserved & unoccupied:	3	3

With regard to TD & Police's comment received on 1 November 2023, we enclose herewith the following documents for your onward processing/ approval –

1. RtoC Table (1 page);
2. 70 copies of Revised Traffic Impact Assessment (47 pages double-sided).

Should you have any queries, please do not hesitate to contact Ms. Helen Yick at 2520 2190 or Ms. Julia Lau

Sincerely yours,



Julia Lau
 Director

- c.c.
1. DPO – Mr. Jacky Kong (jkckong@pland.gov.hk) (all by email w/e)
 2. TD – Mr. Ken Cheung (kenhkcheung@td.gov.hk)
 3. Client – Tung Lum Nien Fah Tong Limited (tunlum1952@gmail.com)
 4. LLA – Mr. S L Ng (slng@lla.com.hk)

Our Ref: A/22/08/G10
 Your Ref: TPB/A/TW/535

To: Town Planning Board (by email & by hand)
 15/F, North Point Government Offices
 333 Java Road, North Point, Hong Kong

Tel: 2231-4810
 Email: tpbpd@pland.gov.hk

Date: 13 December 2023

Dear Madam/ Sir,

**Re: A/TW/535 – F.I. Submission for Section 16 Application to permit
 “Columbarium” use under Column 2 for the existing “G/IC(6)” zoning at
 Tung Lam Niem Fat Tong (G/F of Block 8 & Block 7 only),
 No 29 Tung Lam Terrace, Tsuen Wan, N.T. The RP of Lot No 1233 in D.D.453**

In response to PlanD’s request, we submit herewith a revised set of Planning statement (14 pages double-sided) and revised dwg (Dwg No. PLAN 6) in order to tally the latest figure of niches submitted to FEHD by our client.

With regard to TD’s comment received on 1 November 2023, we enclose herewith the following documents to supercede the set submitted on 10 November for your onward processing/ approval –

1. RtoC Table (1 page);
2. 70 copies of Revised Traffic Impact Assessment (39 pages double-sided).

Should you have any queries, please do not hesitate to contact Ms. Helen Yick at 2520 2190 or Ms. Julia Lau

Sincerely yours,


 Julia Lau
 Director

- Encl. 1. Revised Planning Statement (14 pages in double-sided)
 2. Revised Dwg (Dwg No. Plan 6) (1 page)
 3. RtoC table (1 page)
 4. Revised Traffic Impact Assessment (39 pages double-sided)

- c.c. 1. DPO – Mr. Jacky Kong (jkckong@pland.gov.hk) (all by email w/e)
 2. TD – Mr. Ken Cheung (kenhkcheung@td.gov.hk)
 3. Client – Tung Lum Nien Fah Tong Limited (tunlum1952@gmail.com)
 4. LLA – Mr. S L Ng (slng@lla.com.hk)

Our Ref: A/22/08/G11
 Your Ref: TPB/A/TW/535

To: Town Planning Board (by email & by hand)
 15/F, North Point Government Offices
 333 Java Road, North Point, Hong Kong

Tel: 2231-4810
 Email: tpbpd@pland.gov.hk

Date: 12 January 2024

Dear Madam/ Sir,

Re: A/TW/535 – F.I. Submission for Section 16 Application to permit “Columbarium” use under Column 2 for the existing “G/IC(6)” zoning at Tung Lam Niem Fat Tong (G/F of Block 8 & Block 7 only), No 29 Tung Lam Terrace, Tsuen Wan, N.T. The RP of Lot No 1233 in D.D.453

With regard to FEHD, PlanD & Hong Kong Police Force’s comment received on 29 December 2013, we enclose herewith the following documents to clarify/replace the pages submitted on 13 December 2023 for your onward processing/ approval –

Documents prepared by Tracesplus Limited -

1. RtoC Table (1 page);
2. Revised Planning Statement (P. 3-5 & 11 only) (3 pages)

Documents prepared by LLA (Traffic Consultant) -

1. RtoC Table (2 pages) & Annex A (4 pages)
2. Replacement Sheets for Traffic Impact Assessment (page 2 only) (1 page)
3. Proposed Special Temporary Traffic Arrangement (TTA) On Festival Days (Dwg No.: TTA-01 (B)) (1 page)

In response to PlanD’s queries, we clarified that there’s no GFA changes for Block 7 & 8.

Should you have any queries, please do not hesitate to contact Ms. Helen Yick at 2520 2190 or Ms. Julia Lau

Sincerely yours,


 Julia Lau
 Director

- Encl.
1. RtoC table prepared by Tracesplus Limited (1 page)
 2. Revised Planning Statement (P. 3-5 & 11 only) (3 pages)
 3. RtoC table prepared by LLA (Traffic Consultant) (2 pages) & Annex A (4 pages)
 4. Replacement Sheets for Traffic Impact Assessment (1 page)
 5. Proposed Special TTA On Festival Days (Dwg No.: TTA-01 (B)) (1 page)
- c.c.
1. DPO – Mr. Jacky Kong (jkckong@pland.gov.hk) (all by email w/e)
 2. TD – Mr. Ken Cheung (kenhkcheung@td.gov.hk)
 3. Client – Tung Lum Nien Fah Tong Limited (tunglum1952@gmail.com)
 4. LLA – Mr. S L Ng (slng@lla.com.hk)

Our Ref: A/22/08/G12
Your Ref: TPB/A/TW/535

To: Town Planning Board (by email)
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Tel: 2231-4810
Email: tpbpd@pland.gov.hk

Date: 19 January 2024

Dear Madam/ Sir,

**Re: A/TW/535 – F.I. Submission for Section 16 Application to permit
“Columbarium” use under Column 2 for the existing “G/IC(6)” zoning at
Tung Lam Niem Fat Tong (G/F of Block 8 & Block 7 only),
No 29 Tung Lam Terrace, Tsuen Wan, N.T. The RP of Lot No 1233 in D.D.453**

With regard to FEHD's comment received on 19 January 2024, we enclose herewith the replacement sheet of Planning Statement (P.5 only paragraph 5 & 6) about adding information on the sold numbers of niches for Block 7 & Block 8 for your onward processing/ approval.

Should you have any queries, please do not hesitate to contact Ms. Helen Yick at 2520 2190 or Ms. Julia Lau

Sincerely yours,



Julia Lau
Director

Encl. 1. Revised Planning Statement (P. 5 only) (1 page)

c.c. 1. DPO – Mr. Jacky Kong (jkckong@pland.gov.hk) (all by email w/e)
2. Client – Tung Lum Nien Fah Tong Limited (tunlum1952@gmail.com)

**TOWN PLANNING BOARD GUIDELINES FOR
APPLICATION FOR DEVELOPMENT/REDEVELOPMENT WITHIN
"GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE FOR USES OTHER THAN
GOVERNMENT, INSTITUTION OR COMMUNITY USES
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

(Important Note :-

The Guidelines are intended for general reference only. The decision to approve or reject an application rests entirely with the Town Planning Board (the Board) and will be based on individual merits and other specific considerations of each case.

Any enquiry on this pamphlet should be directed to the Planning Information and Technical Administration Unit of the Planning Department, 17/F, North Point Government Offices, 333 Java Road, Hong Kong - Tel. No. 22315000.

The Guidelines are liable to revision without prior notice. The Board will only make reference to the Guidelines current at the date on which it considers an application.)

1. Scope and Application

- 1.1 "Government, Institution or Community" ("G/IC") zones are designated on statutory plans to reflect the existing Government, Institution or Community (GIC) uses and to reserve sites for future provision of GIC facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) to meet the present and future needs of the community. Some GIC developments, especially the low-rise and low-density ones, also serve as "breathing space" within a high-rise and high-density environment. Some areas/sites are also zoned "G/IC" to cater for unforeseen future demands and for which no specific GIC uses have been designated for the time being.
- 1.2 Over the years, due to changing demographic structure and revisions to the standards and requirements of provision of GIC facilities, some existing or planned facilities may become surplus, obsolete or under-utilised while some others may require in-situ expansion or reprovisioning elsewhere so as to meet the current and anticipated future operational needs. In these circumstances, opportunities exist for some "G/IC" sites to be developed/redeveloped for non-GIC uses or for a mixture of GIC and non-GIC uses.
- 1.3 Use of "G/IC" sites for non-GIC uses which fall within Column 2 of the Notes for the "G/IC" zone may or may not be permitted with or without conditions on application to the Town Planning Board (the Board) under section 16 of the Town Planning Ordinance. The planning permission system will enable the Board to maintain adequate planning control over the use of "G/IC" sites and yet allow sufficient flexibility in accommodating the changing aspirations and requirements of the community, and sometimes to meet demand for better utilisation of the site potential.
- 1.4 Applications for development/redevelopment within a "G/IC" zone for non-GIC uses will be considered by the Board on individual merits and in accordance with the main planning criteria set out in paragraph 2 below.
- 1.5 As a general rule, for sites zoned "G/IC", a major portion of the proposed development should be dedicated to GIC and other public uses including public open spaces. Otherwise, the proposed development is considered to constitute a significant departure from the planning intention of the "G/IC" zone and, unless with very strong justifications and under special circumstances, planning permission for such development would not be granted.
- 1.6 If the development is for predominantly non-GIC uses (e.g. more than 50% of the total site area or gross floor area of the development, as the case may be, are for non-GIC uses), the Board might consider rezoning the site to an appropriate zoning if the proponent could demonstrate that all the planning criteria have been met. Through zoning amendment to the relevant statutory plan, members of the public would be informed of the change in planning intention, and an opportunity could be provided

for the public to comment on the zoning amendments and lodge objections for the consideration of the Board under the provisions of the Town Planning Ordinance.

- 1.7 This set of Guidelines is applicable to both development and redevelopment of "G/IC" sites for non-GIC uses, including a mixture of GIC and non-GIC uses.

2. Main Planning Criteria

- 2.1 In general, sites zoned "G/IC" are intended to be developed or redeveloped solely for GIC uses unless it can be established that the provision of GIC facilities would not be jeopardised and the concerned Government departments have no objection to releasing a particular "G/IC" site or a certain part of it for non-GIC uses. For applications for development/redevelopment for non-GIC uses within a "G/IC" site, the applicant should satisfactorily demonstrate the following:
- a. in the case of a "G/IC" site designated with specific uses,
 - i. the application site is no longer required for the designated GIC uses, or adequate reprovisioning of the designated GIC uses is provided either in-situ or elsewhere; and
 - ii. there is adequate provision of other GIC facilities in the district, or the application site is not suitable for other GIC facilities; or
 - b. in the case of an undesignated "G/IC" site, the application site is no longer required to be reserved for any GIC uses; and
 - c. the proposed development/redevelopment would not adversely affect the provision of GIC facilities in the district on a long-term basis.
- 2.2 The proposed development should not adversely affect the normal operation of the existing GIC facilities nor delay the implementation of the planned GIC facilities, if any, within the "G/IC" site. Temporary reprovisioning, if necessary, should be provided prior to the completion of the proposed development.
- 2.3 The proposed development should be compatible in land-use terms with the GIC uses on the site, if any, and with the surrounding areas.
- 2.4 The scale and intensity of the proposed development should be in keeping with that of the adjacent area. In this regard, development restrictions stipulated on the statutory plan for similar development in the locality and the prevailing development restrictions administratively imposed by the Government on nearby similar developments (e.g. development restrictions in Special Control Areas and plot ratios in accordance with the density zones under the HKPSG) would be taken into consideration.
- 2.5 The scale and design of the proposed development should have regard to the character and massing of the buildings in the surrounding areas and should not cause significant adverse visual impact on the townscape of the area. Where one of the planning intentions of the existing/designated GIC development on the site is to serve as a "breathing space" or visual break within a high-rise and high-density environment, the proposed development should be designed in such a way that this planning intention would not be undermined.
- 2.6 The proposed development should be sustainable in terms of the capacities of existing and planned infrastructure such as drainage, sewerage, roads, water supply and utilities in the locality and its surrounding areas.
- 2.7 There should be adequate provision of parking and loading/unloading facilities to serve the proposed development in accordance with the HKPSG and to the

- satisfaction of the Transport Department. Adequate vehicular access arrangements should also be provided to the satisfaction of the Transport Department.
- 2.8 The proposed development should be sustainable in terms of the overall planned provision of open space and GIC facilities in the area.
 - 2.9 The proposed development should not cause, directly or indirectly, the surrounding areas to be susceptible to adverse environmental impacts and should not be susceptible to adverse environmental impacts from pollution sources nearby including heavily trafficked road; otherwise adequate environmental mitigation, monitoring and audit measures must be provided.
 - 2.10 For "G/IC" sites covered by mature trees and vegetation or located in areas of high landscape or amenity value, the design and layout of the proposed development should be compatible and should blend in well with the surrounding areas. The proposed development should not involve extensive clearance of existing natural vegetation, adversely affect the existing natural landscape, or cause adverse visual impact on the natural environment in the surrounding areas. A master landscape plan (including a detailed survey of the existing trees, proposals on preservation of the trees, tree transplanting, compensatory planting and, where appropriate, an indication of the proposed hard finishes of all landscape areas, slopes and retaining structures) should be submitted to the Board for consideration.
 - 2.11 The design and layout of the proposed development should have regard to the preservation of any existing buildings of historical or architectural values on or adjoining the application site.
 - 2.12 The financial viability of a development/redevelopment proposal in support of the GIC elements to be provided, the status of the land under lease and the planning gains to be brought about by the proposed development would also be part of the considerations of the Board when assessing the proposal. However, the amount of weight to be given to these considerations would depend on the circumstances and merits of each case. Under normal circumstances, planning considerations such as land-use compatibility, traffic and environmental impacts, and landscape and urban design concerns would take precedence.
 - 2.13 All other statutory or non-statutory requirements of relevant Government departments should be met.

3. In-situ Conversion of "G/IC" Building for non-GIC Uses

- 3.1 With the exception of the criteria under para. 2.4, 2.5, 2.10 and 2.11 mentioned above, this set of Guidelines is also applicable to proposed in-situ conversion for non-GIC uses of an existing "G/IC" building, or part thereof, within the "G/IC" zone.

6

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



轉寄: Application No. A/TW/535 / proposed Columbarium by Tung Lum Nien Fah Tong

31/01/2023 22:01

From:

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

File Ref:

3 attachments



CCF01302023.pdf doc01924120230131104036.pdf WhatsApp Image 2023-01-31 at 12.39.33.jpeg

Dear Sirs,

I would like to express my strongly objection of the application of proposed columbarium by Tung Lum Nien Fah Tong, reference no. A/TW/535.

Please find my reasons to object the application as followings.

- 1). I have been living in Pak Tin Pak Village more than three decades, where just next to the proposed columbarium. Visitors of the proposed columbarium will create nuisance to us, the neighbor of Tung Lum Nein Fah Tong.
- 2). It will be crowded with visitors if the columbarium established, there has no sufficient transportation means, including parking lots and public buses.
- 3). Air pollution by burning incense sticks and papers must be addressed. It definitely will be harmful to our health.

Attached please find the two signed objection letters for your record.

Kindly take the above as consideration to reject the application no. A/TW/535.

Thank you very much for your attention.

Best regards,

Ho, Eddie



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/TW/535

意見詳情 Details of the Comment :-

反對 A/TW/535 荃灣老圍東林台 29 號東林念佛堂第七、八座地下規劃申請

就 A/TW/535 規劃申請，東林念佛堂向城規會提出將第七及第八座地下更改用途為靈灰安置所，並設置多達 6052 個龕位。本人發現此改劃會嚴重影響附近居民生活，故現致函並基於以下原因強烈反對此建議。

1) 對民居構成滋擾

申請處所非常鄰近白田壩村、木棉下村、馬閃排村、春三園等，最近的距離只有 40 米左右，對居民已有滋擾。而新增如此大量龕位，6,052 個，非但會令佛堂更頻密進行類近的宗教儀式，亦會因拜祭而加重附近一帶的外來人流，無可避免地加劇對居民的滋擾。

此外春秋二祭，車流和人流必定會造成噪音問題，影響居民日常生活。

2) 拜祭安排混亂

申請人聲稱會在申請處所推行不燒香，元寶，蠟燭，紙紮用品，不但有悖傳統文化，也正是後人在特定節日拜祭的原意。故推行不燒香拜祭，是否可行，令人質疑，難以達成。一方面屆時產生混亂及爭拗，管理效率成疑；另一方面該安排，會否嚴格執行的權力完全在申請人一方，申請人未能給予居民足夠信心會嚴格執行。最後新和舊龕位設在相同處所，不燒香的安排如何執行，新的拜祭安排，可能形同虛設，令人擔憂。

3) 低估交通影響

申請人在文件指有 1,000 龕位供修行者放骨灰，鮮見有後人拜祭。卻大幅低估了新增龕位，5,052 個龕位，會帶來的交通負擔以及拜祭需求。事實上，荃錦交匯處早已面臨飽和。加



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上出入東林念佛堂必需取道芙蓉山路，道路已非常狹窄，附近不時亦有車輛停泊於路旁，迫使居民和行人走到馬路上。

不少拜祭者會選擇使用私家車前往，使到現在停車位置已經完全不足的情況下，會進一步令芙蓉山路癱瘓。申請人並未有提及，也沒有打算提供停車位，顯然不足以應付高峰時段人流。到時必定會人車爭路，產生交通意外。

此規劃申請必定會嚴重加重交通負擔，令居民出行受阻，生活質素大受影響。

4) 鼓勵違規龕位

是次申請涉及 6052 個龕位，但公開文件裡列明，此規劃申請得到核准前，已有 2,369 個龕位被出售及佔用。換言之，現存二千多個龕位是未得到地政署批准、政府部門牌照、豁免書或暫免法律責任書下經營。而申請人將舊有的違規龕位連同三千多個新增龕位，放於同一申請交城規會審批，若城規會批准此申請，絕對有合法化和鼓勵違規龕位存在和興建之嫌，不能錯開先例。

因此，本人在此強力反對東林念佛堂更改用途為靈灰安置所及設置 6052 個龕位的申請，期望城規會能聆聽及接納意見，以保障附近居民的生活質素。

荃灣白田壩村原居民代表：何日新

簽署 Signature 何日新 日期 Date 07. 02. 2023

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/TW/535 Received on 10/2/2023

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

臺灣芙蓉山東林台29號東林念佛堂第七、八座地下(改建靈灰安置所)
新村四位村代表：孫華安、孫來安、孫球、孫偉強
反對東林台29號東林念佛堂7、8座改建靈灰安置所，因現時芙蓉山路每逢節
日假期，已太多人積車到芙蓉山路前往其主廟宇參拜，車路狹窄，人多車多
車輛亂泊，交通混亂擠塞，嚴重影響道路使用者。

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

孫華安 孫來安
孫球 孫偉強

日期 Date: 7-2-2023

致：規劃署

日期: 30/1/2023

本村(茅灣木棉下村)收到書署通知茅灣芙蓉山東林台29號靈位安置所(申請編號:A/TW/535)

本村民及居民都極力反對,反對理由,由於芙蓉山路,茅錦公路的車流量已十分多,在平日上,下班的繁忙時間,均出現塞車情況.

而在過往春秋二祭其間,更會因多車警方封芙蓉山路而令到本村居民出入做成不便,怨聲載道.

更在假日或其他節日時,常常有人星郊遊人士,行山客及拜祭者前往大帽山,川龍,竹林禪院等熱點,令平日已不見寬敞的行車道更加擠塞,而且不時有輛違泊行人路上,令行人走出行車道,出現人車爭路,險象環生,更甚者引發磨擦爭執....等等問題.

另一問題是拜祭者及遊人因途經該院的路徑只有本村則邊石級而寬度只能容許一個人上落,十分危險,所以有好多外來者會選擇經本村去該院而導致村民不滿更帶來不便,影響本村寧靜.

木棉下村村公所

村代表:

何義強

何偉明

何國樑

RECEIVED

8 FEB 2023

Town Planning
Board

seg 1

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230807-163817-80768

提交限期**Deadline for submission:**

18/08/2023

提交日期及時間**Date and time of submission:**

07/08/2023 16:38:17

有關的規劃申請編號**The application no. to which the comment relates:**

A/TW/535

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. 林

意見詳情**Details of the Comment :****敬啟者**

是次的改動會唔會影響現有的運作，改建後會否對現有位置造成不便
煩請答覆至上述地址

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

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By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/TW/535 Received on 18/07/2023

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

由於交通問題、環境空氣污染已影響居民日常生活等等。
本人反對該項發展。

「提意見人」姓名/名稱 Name of person/company making this comment

曾偉強

簽署 Signature

曾偉強

日期 Date

07-08-2023

致：規劃署

Seq 5

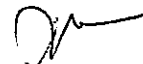
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本村（木棉下村）收到貴署通知，荃灣芙蓉山東林台 29 號東林念佛堂第七、八座地下（申請編號：A/TW/535）本村村民及居民都極力反對，反對理由如下：

1. 由於芙蓉山路及荃錦公路路已十分狹窄，車流量又十分多，在平日上下班的繁忙時間均已出現塞車情況，而過往春秋二祭期間，更會因車多警方封芙蓉山路而令到本村居民出入造成不便，怨聲載道。
2. 一些前來拜祭者會焚燒衣紙香燭，令到大量灰燼在空中亂飛及焚燒出來異味會令到空氣污濁，令到老人家及長期病患者氣管受到影響。
3. 拜祭者及遊客因途經該院的路徑只有本村側邊石級而寬度只能容許一個人上落十分危險，所以有好多來者會選擇經本村去該院而導致大量陌生人出入本村，令本村村民帶來不便及影響本村寧靜及治安問題。
4. 本村已聯同附近幾條友村商議過，各友村作出強烈反對。

此 致

荃灣木棉下村村代表

何義強 

何國樑 

何偉明

日期：2024-01-02



副本抄送：荃灣民政事務處
荃灣鄉事委員會

Advisory Clauses

- (a) to note the comments of the Director of Food and Environmental Hygiene:
- (i) prior approval should be obtained from the Food and Environmental Hygiene Department (FEHD) regarding the arrangement of refuse collection situated at Tung Lam Terrace before the grave sweeping hours on the festival days;
 - (ii) no disruption of refuse collection collected daily by FEHD should be made;
 - (iii) appropriate manpower of the columbarium should be provided to facilitate the entry and leave of the refuse collection vehicles and collection of refuse during the period, if necessary;
 - (iv) trade waste should not be dumped into the refuse collection point;
 - (v) the proposed works should not cause any environmental nuisance to the surrounding; and
 - (vi) local consultation should be made to villagers / village representatives and District Council members etc. for the impacts on refuse collection.

- (b) to note the comments of the Commissioner for Transport:

according to the Traffic Impact Assessment, with the implementation of the ‘visit-by-appointment’ arrangement to control number of visitors, shuttle bus service and the proposed temporary traffic arrangement measures, the traffic impact due to the applied development will be minimal. Therefore, he has no comments on the application from a traffic engineering and transport operation perspective as long as the arrangement and measures could be implemented and strictly complied with, including the followings:

- (i) FEHD confirmation that the proposed administrative measures will be implemented including the implementation of ‘visit-by-appointment’ arrangement, shuttle bus service and management measures. In this regard, agreement shall be obtained from FEHD to undertake monitoring of the strict implementation of the aforementioned measures;
- (ii) temporary special traffic arrangement at Tung Lam Terrace and Fu Yung Shan Road during festival days (detailed temporary traffic arrangement is subject to the Transport Department (TD)’s and the Hong Kong Police Force’s further review);
- (iii) provision of 10 24-seater shuttle bus service between the Site and MTR Tsuen Wan Station during festival days (the detailed routing is subject to Transport Operations (New Territories) office of TD’s further review); and

- (iv) the applicant's liaison with FEHD to arrange the refuse collection vehicle to arrive beyond the grave sweeping hours on festival days to enhance traffic safety.
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD):
 - (i) there is no record of approval by the Building Authority (BA) for Block 7 at the application site. Based on the information provided, we are uncertain at this stage whether the building falls within the ambit of the Building Ordinance. In this connection, the applicant is advised to engaged an Authorized Person (AP) to seek his professional advice before carrying out any proposed works/change in use. For Block 8, its Occupation Permit was granted on 11.8.1969. Although unauthorised flat roof structures and lane/yard were found at Block 8, they are not subject to enforcement action under the prevailing unauthorised building works (UBW) enforcement policy;
 - (ii) all existing building works exempted from the Buildings Ordinance (BO) do not come under the control of BO, and are not unauthorised for the purpose of BO;
 - (iii) BD's no objection to the application should not be construed as an acceptance of any existing building works or UBW on site under the BO;
 - (iv) the applicant is reminded that under the BO, no person shall commence or carry out any building works without having first obtained approval and consent from BA before commencement of works unless they are exempted under s.41 of BO, or fall within minor works under the Building (Minor Works) Regulation. Otherwise they are UBW, an AP should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (v) any proposed building works should comply with the prevailing requirements under the BO and allied regulations and Code of Practices;
 - (vi) the proposed plot ratio and site coverage for the whole development should not exceed the permissible limits under First Schedule of Building (Planning) Regulations (B(P)R);
 - (vii) adequate means of escape should be provided to the subject premises in accordance with Regulation 41(1) of the B(P)R and Code of Practice for Fire Safety in Buildings 2011 (FS Code);
 - (viii) adequate fire separation should be provided between the subject premises and the remaining portions of the building in accordance with Section 35 of the Building (Construction) Regulation and the FS Code;

- (ix) adequate access for persons with a disability should be provided to the subject premises in accordance with Regulation 72 of B(P)R and Design Manual: Barrier Free Access 2008;
 - (x) adequate sanitary fitments should be provided to the subject premises;
 - (xi) as the columbarium use under application is subject to the issue of licence, the applicant is required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - (xii) the columbarium should comply with the design and construction requirements as stipulated in PNAP APP-154. Detailed comments will be given in the building plan submission stage.
- (d) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department:

the applicant is reminded that the overall planning of the sewerage network falls within the purview of the Environmental Protection Department (EPD). EPD's comment is required to be sought as EPD is the authority to determine its acceptance.