

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

2019年6月19日

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

Applicable to proposals not involving or not only involving:

適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)"**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; 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

This document is received on 19 JUN 2019
The Town Planning Board will formally acknowledge
date of receipt of the application only upon receipt
of all the required information and documents.

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 / TM / 541
	Date Received 收到日期	19 JUN 2019

- 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)

Lin Chi Ching Yuen Buddhist Association

蓮池淨苑佛學會

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

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

Toco Planning Consultants Limited

達材都市規劃顧問有限公司

3. Application Site 申請地點

(a) 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)	G/F of Tai Hak Tin Temple within Lin Chi Ching Yuen, Lot 1197 (part) in D.D.131, Tsing Shan Tsuen, Tuen Mun
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 52.7 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 52.7 sq.m 平方米 <input 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

541m²
(+27%)

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tuen Mun Outline Zoning Plan No. S/TM/35
(e) Land use zone(s) involved 涉及的土地用途地帶	Government, Institution or Community
(f) Current use(s) 現時用途	Reception Room (G/F) and Meditation Room (1/F) (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 at28.5.2019..... (DD/MM/YYYY), this application involves a total of2..... “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) of2..... “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)
2	Lot 1197 in D.D. 131	6.5.2019

(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	52.7 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	1,210 niches
(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.....52.7.....		sq.m 平方米 <input checked="" type="checkbox"/> About 約
	Total 總計		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
	G/F	Reception Room	Columbarium (1,210 niches)

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <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 <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 <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 (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))
(b) Intended use/development 有意進行的用途/發展	

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置			
	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			
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	
			(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

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

(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

政府、機構或社區設施

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

.....

.....

.....

☐ other(s) 其他

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

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

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

.....

.....

.....

.....

.....

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

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

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

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

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

The application is intended to regularise the existing columbarium niches within the Lin Chi Ching Yuen. The Columbarium Licence is anticipated to be obtained from PCLB by 2021, taking into account the timing for planning application stage, fulfilment of planning approval conditions, lease modification stage, compliance of relevant building safety regulation and management plan, renovation stage and relocation of existing niches to the application premises etc.

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

<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 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 checked="" 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 checked="" 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>10 private car parking spaces has been rented at the nearby car park</p> <p>(Please see attached Plan G of the Planning Statement)</p> <p><input 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.

如需要的話，請另頁表示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><input checked="" type="checkbox"/></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><input checked="" type="checkbox"/></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>Please see attached Planning Statement.</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"/>
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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。

Please see attached Planning Statement.

11. Declaration 聲明

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

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

Signature
簽署

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



CHAN TAT CHOI

Name in Block Letters
姓名（請以正楷填寫）

Managing Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

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

Others 其他 MPIA and RPP

on behalf of
代表

Toco Planning Consultants Limited

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



Date 日期

28.5.2019

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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

1,330 niches ~~niches~~ sets

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

N/A

Total number of niches 龕位總數

1,210 niches

Total number of single niches

單人龕位總數

1,090 niches

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

305 niches

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

484 niches

Number of single niches (residual for sale)

單人龕位數目 (待售)

301 niches

Total number of double niches

雙人龕位總數

120 niches

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

6 niches

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

11 niches

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

16 niches

Number of double niches (residual for sale)

雙人龕位數目 (待售)

87 niches

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

N/A

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

9:30 a.m. - 16:30 p.m. for normal days

9:00 a.m. - 17:00 p.m. for Ching Ming and Chung Yeung Festival Days

[@] 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.
在該靈灰安置所內，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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	G/F of Tai Hak Tin Temple within Lin Chi Ching Yuen, Lot 1197 (part) in D.D.131, Tsing Shan Tsuen, Tuen Mun 屯門青山村丈量約份第131約地段第1197號(部份)蓮池淨苑內大黑天殿地下		
Site area 地盤面積	<div style="text-align: right;">-- sq. m 平方米 <input type="checkbox"/> About 約</div> <div style="text-align: right;">(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)</div>		
Plan 圖則	Approved Tuen Mun Outline Zoning Plan No. S/TM/35 屯門分區計劃大綱核准圖編號 S/TM/35		
Zoning 地帶	"Government, Institution or Community" 「政府、機構或社區」		
Applied use/ development 申請用途/發展	Proposed Columbarium 擬議靈灰安置所		
(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	52.7 <input type="checkbox"/> About 約 <input checked="" 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	--	
	Non-domestic 非住用	1	
	Composite 綜合用途	--	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	--	m 米 <input type="checkbox"/> (Not more than 不多於)
		--	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		--	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	--	m 米 <input type="checkbox"/> (Not more than 不多於)
		--	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		--	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	--	m 米 <input type="checkbox"/> (Not more than 不多於)
		--	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		--	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	-- % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	1,210 Columbarium Niches 靈灰安置位		
(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) <hr/> <hr/>	--
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>	--

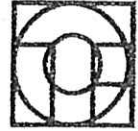
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" 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"/>
<u>土地用途地帶及位置圖 Zoning and Location Plan</u>		
<u>土地類別圖 Land Status Plan</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" 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"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

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The Secretary,
Town Planning Board
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333 Java Road
North Point, Hong Kong

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2021 FEB -5 P 1:43

TOWN PLANNING BOARD

Your ref: TPB/A/TM/541

Dear Sir/ Madam,

5 February, 2021

**Section 16 Planning Application for a Proposed Ancillary Columbarium at
Lin Chi Ching Yuen, Lot No. 1197 (Part) in D.D. 131,
Tsing Shan Tsuen, Tuen Mun**
(Application No. A/TM/541)

We refer to your letter dated 15.1.2021.

In response to the latest departmental comments received in January 2021 and the requirement of Planning Department, we submit herein 70 copies of the Consolidated Planning Report on Further Information for the consideration of the Town Planning Board. This report has incorporated all the previous submissions of Further Information(s) and addressed all the comments from relevant government departments and the public. TPB members will only have to refer to the Consolidated Report on the process of addressing the planning issues by the Applicant without the need to go through all the previous submissions.

This Consolidated Planning Report supersedes all the Further Information(s) previously submitted. This report contains the following assessments:-

1. Introduction – It shows the purpose of this submission and demonstrates the effort of the Applicant in the submission of several sets of Further Information(s) to address departmental and public concerns in the past few years.
2. Development Proposal – During the planning application stage, the Applicant has further improved the development scheme in order to demonstrate that Lin Chi Ching Yuen (LCCY) has spared no efforts to show to all concerned that the columbarium is controllable and will not impose impact to the surrounding area.

3. Detailed Responses to Departmental Comments – A consolidated table of our responses to departmental comments has been prepared. Apart from the updated responses to previous departmental comments, it also contains the Applicant's responses to departmental comments recently received in January 2021. The Applicant, after carrying out detailed design, planning, technical assessments and detailed public responses in the past years, is confident that, the concerns of the relevant government departments have been adequately addressed.
4. Public Consultation – As of today, a total of 1,397 public comments were received during several public inspection periods. 1,319 commenters supported the application and only 76 commenters raised concerns to/ objected the application. The Applicant appreciates the strong support from the public. Major public concerns have been addressed in detail in the report.
5. Conclusion – It is considered that the present application is well justified based on the following reasons well summarized in the conclusions of the report:-
 - (a) Strong historical and religious background of LCCY
 - (b) In line with Government's policy objective as stated in the Private Columbaria Ordinance
 - (c) Comply with planning intention of the area and compatible land use
 - (d) Site suitability and no adverse technical problem
 - (e) Not an undesirable precedent
 - (f) Public comments have been addressed in detail

We hope that the Consolidated Planning Report on Further Information have fully addressed the comments of the relevant government departments. In light of the public gains of the proposed development and the insignificant potential impacts envisaged, as well as the strong support from the public, the present planning application is recommendable for the approval of the Town Planning Board.

Yours faithfully,

Toco Planning Consultants Ltd.


Ted Chan
Managing Director

c.c. DPO/TM&YLW
Client

TED T.C. CHAN
MRAPL MHKIP



TOCO PLANNING CONSULTANTS LTD.

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

TOWN PLANNING BOARD.

Your ref: TPB/A/TM/541

Dear Sir/ Madam,

11 February, 2021

**Section 16 Planning Application for a Proposed Ancillary Columbarium at
Lin Chi Ching Yuen, Lot No. 1197 (Part) in D.D. 131,
Tsing Shan Tsuen, Tuen Mun**
(Application No. A/TM/541)

We have received comments from Environmental Protection Department (EPD) sent to us via DPO/TM&YLWs' email dated 10.2.2021.

Please find attached a table of response to EPD's comments prepared by our environmental consultant for the consideration of the Town Planning Board.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan
Managing Director



c.c. DPO/TM&YLW (Attn. Ms. Maggie Wu)
EPD (Attn. Ms. Virginia Wong)
SMEC (Attn. Mr. Antony Wong)
Client

TED T. C. CHAN
MPPA MHKTP DPP

Section 16 Planning Application for a Proposed Ancillary Columbarium of Lin Chi Ching Yuen, Lot No. 1197 (Part) in D.D. 131, Tsing Shan Tsuen, Tuen Mun

Responses to Comments from Environmental Protection Department on 10.2.2021

Item	Departmental Comment	Life Applicant's Response
EPD(1)	We noted that the applicant proposed to close the columbarium during Ching Ming and Chung Yeung Festival and their shadow periods in the Departmental comments under "Traffic" section.	<p>The revised proposal of closing the columbarium during the festival days and their shadow periods is mentioned not only in the Traffic Impact Assessment ("TIA") dated February 2021 enclosed in Appendix II of the Consolidated Planning Report ("this FI" or "FI VIII") submitted to the TPB on 4 February 2021 but also in the documents below:</p> <ol style="list-style-type: none"> The Updated Management Plan dated January 2021 in Appendix III of this FI. The Updated SIA Report dated February 2021.
EPD(2)	The applicant should reiterate the operation hours of the columbarium in the revised SIA report and Planning Statement. Please clarify and revise the operating hours of the columbarium if the applicant consider to close during the peak seasons.	<p>Para. 3.2.3 of the Updated SIA Report attached to this FI already mentioned the Application Site (the Proposed Columbarium) will be closed on Ching Ming and Chung Yeung Festivals, and the shadow period, i.e., Scenario 1 of the SIA Report.</p> <p>In order to further clarify the operation hours, a new para. 1.3.2 has been added to the Updated SIA Report that the Proposed Columbarium will be open between 9:30 and 16:30. Paragraph 6 of the Planning Statement submitted on 29 May 2019 has also been amended to show this information.</p> <p>Attached please find the replacement page 1-1 of the Updated SIA Report and the replacement page 6 of the Planning Statement for details.</p>

S16 Planning Application for a Proposed Ancillary Columbarium at
Lin Chi Ching Yuen, Tuen Mun
Sewerage Impact Assessment Report



1 INTRODUCTION

1.1 Background

- 1.1.1 A columbarium (the Application Site) with 888 niches is proposed to be located on the ground floor of a religious building, Tai Hak Tin Temple, located at an existing religious institution named Lin Chi Ching Yuen (LCCY) in Tsing Shan Tsuen, Tuen Mun. LCCY is a Buddhist religious institution established in the 1930s. In addition to the proposed 888 niches, the 322 occupied niches at Hoi Wui Hall and Po Yan Hall of LCCY will also be relocated to the Application Site in which the columbarium facility of LCCY was first established as an ancillary facility to LCCY in the 1970s. Therefore, 1,210 niches (888 new niches + 322 occupied niches) in total will be provided at the Application Site.
- 1.1.2 The Application Site is zoned "Government, Institution or Community" ("G/IC") on the Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/32. This allows columbarium use subject to the approval of the Town Planning Board (TPB).
- 1.1.3 SMEC Asia Limited (SMEC) has been appointed by the Applicant to conduct a Sewerage Impact Assessment (SIA) to support the planning application for the Application Site.

1.2 Site Description

- 1.2.1 As shown in *Figure 1-1*, the Application Site is located within LCCY at the southern part of Tsing Shan Tsuen, Tuen Mun. The Application Site has an area of 52.7m² and is located in a secluded environment. It is segregated from nearby residential areas by mature trees, slopes and several other religious institutions.
- 1.2.2 The Application Site is accessible via a footpath from Yeung Ching Road to the east and Wan Shan Road to the west. The Application Site is about a 10-minute walking distance from Tsing Shan Tsuen LRT Station or Lung Mun LRT Station. Visitors can also easily reach Tsing Shan Tsuen by public transport and walk to the Site via existing footpaths.

1.3 Project Description

- 1.3.1 The layout of LCCY including the Application Site is illustrated in *Figure 1-2*, which includes the following:

- The Application Site
- A reception room on G/F
- A meditation room on 1/F
- Other facilities, such as temples and toilets
- An "eco-furnace" for the smokeless burning of paper offerings

- 1.3.2 The Application Site, i.e., the Proposed Columbarium, will be open between 9:30 and 16:30 (7 hours) from Monday to Sunday excluding Ching Ming and Chung Yeung Festival Days and their shadow periods including the Festival Days and the two weekends before and after the Festival Days. The operation details can be further referred to Section 5 of the Updated Management Plan of this Planning Application.

3. DEVELOPMENT PROPOSAL

The application is mainly intended to consolidate the existing 1,210 niches in Hoi Wui Hall and Po Yan Hall into the ground floor of Tai Hak Tin Temple within LCCY. The application does not involve any change in built form of the existing building.

3.1 Master Layout Plan and Development Schedule

3.1.1 Master Layout Plan (Plan D)

The Master Layout Plan of LCCY is shown in **Plan D**. At present, several religious and ancillary facilities are provided in LCCY as bounded by the scheme area, including the religious buildings of Wu Moh Hall, Tai Hung Temple and Lung Wa Hall at the northern part and Yuek Sze Temple at the southern part. An existing toilet facility is provided adjoining to Yuek Sze Temple. An eco-furnace has been proposed next to Yuek Sze Temple to minimise potential air quality impact from the joss paper furnace. Adequate gathering space has been provided within the scheme area for the small columbarium.

As detailed in **Table 2.1** in the previous section, the existing 1,275 columbarium niches are currently located in Hoi Wui Hall and Po Yan Hall. 322 niches are already occupied, 500 niches are sold but not yet occupied and 453 niches are available for sale. In the present application, the Applicant has proposed to relocate the existing columbarium niches into the New Hoi Wui Hall and New Po Yan Hall which is within the ground level of Tai Hak Tin Temple. The number of columbarium niches available for sale in future has been reduced from 453 niches to 388 niches. Hoi Wui Hall and Po Yan Hall would then be converted for religious use. The internal layout and the section of the proposed columbarium are shown in **Plan E** and **Plan F** respectively.

The proposed columbarium will be open between 9:30 and 16:30 from Monday to Sunday excluding Ching Ming and Chung Yeung Festival Days and their shadow periods including the Festival Days and the two weekends before and after the Festival Days. The operation details can be further referred in the Management Plan in **Appendix V**. In order to comply with the fire safety requirement for the columbarium licensing application, adequate fire fighting facilities will be provided in the subject building. A fire escape route plan and an evacuation route plan have been prepared as attached in the Management Plan.

3.1.2 Development Schedule

The proposed development is low-rise and low-density in nature with a total GFA of not exceeding 52.7m². The development intensity is compatible with the adjacent land uses and the local environment. The proposed columbarium will only accommodate 1,210 niches and is small scale in nature. The development schedule and niches distribution of the proposed development is shown in **Table 3.1** and **Table 3.2** below:-

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No. 651 King's Road,

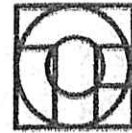
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The Secretary,
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point, Hong Kong

2021 MAR -1 P 3 51

TOWN PLANNING BOARD

Your ref: TPB/A/TM/541

Dear Sir/ Madam,

1 March, 2021

**Section 16 Planning Application for a Proposed Ancillary Columbarium at
Lin Chi Ching Yuen, Lot No. 1197 (Part) in D.D. 131,
Tsing Shan Tsuen, Tuen Mun
(Application No. A/TM/541)**

We refer to your letter dated 11.2.2021.

In response to the latest comments from relevant government departments received in February 2021, we submit herein 70 copies of the Further Information (After the Submission of Consolidated Planning Report dated 5.2.2021) for the consideration of the Town Planning Board. The Applicant has also provided further clarifications on the captioned application which are summarized as follows:-

The Operation of Lin Chi Ching Yuen

1. In order to facilitate consistency of the application, the premises area and the proposed GFA have been slightly adjusted to 54.33m² which is based on the detailed floor plan recently submitted to the PCLB (Plan C in the Consolidated Planning Report refers). Relevant pages of the Consolidated Planning Report, Traffic Impact Assessment and the Management Plan have been updated accordingly.
2. The entire Lin Chi Ching Yuen will be closed on Ching Ming and Chung Yeung Festivals (the Festival Day), and the two weekends before and after the Festival Day. The visit-by-appointment system only applies to all visitors of columbarium and will only cover the 3rd, 4th, 5th & 6th weekends (4 Saturdays & 4 Sundays) preceding the Festival Day and the 3rd, 4th, 5th, 6th & 7th weekends (5 Saturdays & 5 Sundays) after the Festival Day (a total of 18 days). During the period implemented by the visit-by-appointment system, the religious activities will only be available for the grave sweeper with booking.

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PLANNING APPLICATION, DEVELOPMENT CONSULTANCY, PLANNING STUDIES

The Management Plan


3. "Tai Hak Tin Hall" has been renamed as "Tai Hak Tin Temple" in the Management Plan for clarity sake when referring to the proposed development under the present planning application.
4. There will only be 1 scenario (relocation of columbarium niches to Tai Hak Tin Temple) in the Management Plan. After relocation, Hoi Wui Hall and Po Yan Hall will turn into religious use and will no longer be for columbarium use.
5. Calculation of visitors' attendance at Lin Chi Ching Yuen has been updated based on the confirmed site area of 54.33m² (with the standing area of 49.5m²).

Furthermore, a total of 448 public comments were received during the recent public inspection period (15.1.2021 – 5.2.2021). 431 commenters supported the application, 1 commenter has no comment and only 16 commenters objected the application. The Applicant appreciates the strong support from the public. It is noticed that the concerns from the objectors are the same comments as previously received in the past public inspection periods and they have been addressed in detail in our Consolidated Planning Report submitted on 5.2.2021.

We hope that this Further Information has satisfactorily addressed the remaining concerns from the relevant government departments.

Yours faithfully,

Toco Planning Consultants Ltd.



Ted Chan
Managing Director

c.c. DPO/TM&YLW
Client



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2021 APR 13 P 12:44

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

Offices
TOWN PLANNING BOARD

Your ref: TPB/A/TM/541

Dear Sir/ Madam,

13 April, 2021

**Section 16 Planning Application for a Proposed Ancillary Columbarium at
Lin Chi Ching Yuen, Lot No. 1197 (Part) in D.D. 131,
Tsing Shan Tsuen, Tuen Mun**
(Application No. A/TM/541)

We have received comments from Food and Environmental Hygiene Department (FEHD) sent to us via DPO/TM&YLVs' email dated 12.4.2021.

Our clarifications on comments from FEHD on the revised Management Plan are as follows:-

(1) Item 3 on page 4

The status of operator and the year of commencement of operation have been amended in order to tally with the information stated in the licensing application. Amended page 4 is updated and attached for your attention.

(2) Item 4 on page 5

In order to tally with the information stated in the licensing application, the Applicant would like to clarify the eco-furnace which is the only necessary facility for the operation of the columbarium. Amended page 5 is updated and attached for your attention.

(3) Item 20 on page 26

Once the Management Plan has been approved by relevant government departments, the final version will be translated into Chinese. The management company will provide a briefing and a trial run will be arranged to ensure the managerial and frontline staff are acquainted with the arrangements.

TED T. C. CHAN
MPA, MHKIP, RPP

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As the information involves personal and other confidential information, the Financial Plan will not be submitted to the Town Planning Board. A Financial Plan will be submitted to the Private Columbaria Affairs Office's (PCAO) consideration in due course.

(5) Item 23 on page 29

As the information involves personal information of the person responsible for the implementation of the Management Plan, such information (i.e. contact telephone number and email address) has been omitted from the version submitted to the Town Planning Board. Once the Management Plan has been approved by the Town Planning Board, the version submitted to PCAO under the licensing application will have the information provided and signed by the Applicant.

We hope that our clarifications above have adequately addressed the concerns of FEHD.

Yours faithfully,

Toco Planning Consultants Ltd.



Ted Chan
Managing Director



c.c. DPO/TM&YLW (Attn. Ms. Maggie Wu)

TED T.C. CHAN
MRAPL MJKIP

Amended Page 4 and 5 of the Management Plan

The walking distance from the aforesaid two LRT Stops to LCCY is about 10 – 15 minutes at normal pace. Route Map is at Annex D. In order to reduce possible traffic impact and crowd impacts on Yeung Tsing Road and nearby streets during the Festival Periods, the Applicant agrees to close LCCY (i.e. close the whole LCCY including the columbarium and all worshipping activities) during Ching Ming and Chung Yeung Festival Days and their shadow periods (i.e. including the Festival Days and the two consecutive weekends before and after the Festival Days) which means that worshippers are prohibited from conducting worship activities inside LCCY during the aforesaid Festival periods but to conduct worship activities during other normal weekends preceding and after the Festival Day.

- 2.5 A site reconnaissance (Recce) was conducted on 2019-02-13 at LCCY and its vicinity by the author. The Applicant was met and relevant information concerning the columbarium was obtained from him.
- 2.6 At present LCCY's niches are accommodated inside the Hoi Wui Hall (海會堂) and Po Yan Hall (報恩堂) whereas the ancestral tablets are accommodated in other halls, and all of them are in good serviceable condition. Environmental furnace is located at a safe locus inside LCCY for worshippers to burn incense materials. As far as escape route is concerned, there are adequate entrance/exits, staircases and space for people to disperse in the event of fire or other emergency situations. LCCY has 2 entrances/exits, the main entrance is located on the eastern side of LCCY whereas the other one is located on the northern side of it. The layout of LCCY premises do provide adequate escape/dispersal routes for worshippers to disperse in the event of fire or other emergency situations. The Applicant is the person-in-charge of LCCY and he has 4 staff to assist him for the daily operation of LCCY.

3. Basic Information of the Columbarium

The basic information of the columbarium concerned is as follows :-

Name of the columbarium : Lin Chi Ching Yuen (蓮池淨苑)

Address of the columbarium : No. 181, Tsing Shan Tsuen, Tuen Mun, NT

Year of commencement of operation : 1974

Name of operator : Mr. Sik Kuan-che (釋寬濟法師)

Status of operator : Lot 1188- current tenant of the premises under a tenancy of 46 years; Lot 1197- one of two the landowners

Religion of the columbarium: Buddhism

4. Site Information and Building Arrangement

This columbarium is composed of :

- One proposed columbarium Hall (Tai Hak Tin Temple) (the area of LCCY is about 1023.893 sqm whereas the site area of Tai Hak Tin Temple is 54sqm and the internal holding area is 49.5sqm)
- One environmental furnace
- No refuse storage room(s) – rubbish will be taken to nearby refuse collection point for disposal near the Temple by staff on a daily basis
- Other buildings which are facilities necessary for or ancillary to the operation of the columbarium (please specify nature and number)
 - (a) Female Toilet – N/A
 - (b) Male Toilet – N/A
 - (c) Disabled Toilet - N/A
 - (d) Kitchen – N/A
 - (e) Office – N/A
- Other facilities necessary for or ancillary to the operation of the columbarium (e.g. parking facilities, loading and unloading facilities) (please specify nature, area and number) No parking facilities will be provided by LCCY throughout the year, and LCCY will encourage visitors to use public transport or park at Yan Yan Car Park.

5. The holding Capacity of Visitors and Admission Control

The Applicant provides the following information :

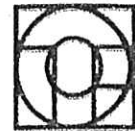
- Opening hours : 0930 – 1630 hours (7 hrs)(normal days)
- Opening hours during Ching Ming and Chung Yeung Festival normal weekends periods : 0930 – 1630 hours (7 hrs)
 - (a) **LCCY will be closed during Ching Ming and Chung Yeung Festival Days and their shadow periods (i.e. including the Festival Days and the two consecutive weekends before and after the Festival Days); &**
 - (b) **LCCY's columbarium (i.e. Tai Hak Tin Temple) will be opened on other normal weekends preceding and after the Festival Day for visitors to book vacancies for worship.**
- Visitors holding capacity of the columbarium :
Tai Hak Tin Hall : **24.75 visitors** at any one time (round up to **24 visitors** at any one time)
- Measures to be adopted to ensure that the number of visitors inside the columbarium will not exceed the holding capacity for visitors : the Applicant undertakes to implement a mandatory **visit-by-appointment system** through

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

2021 APR 16 P 4: 52

TOWN PLANNING BOARD

Your ref: TPB/A/TM/541

Dear Sir/ Madam,

16 April, 2021

**Section 16 Planning Application for a Proposed Ancillary Columbarium at
Lin Chi Ching Yuen, Lot No. 1197 (Part) in D.D. 131,
Tsing Shan Tsuen, Tuen Mun**
(Application No. A/TM/541)

We refer to our recent conversation with the officer of District Planning Office/Tuen Mun and Yuen Long West (DPO/TM&YLW) on 14.4.2021.

As requested by DPO/TM&YLW, please find attached 70 copies of the updated plans for the Planning Statement as follows:-

- (1) The survey base of the Master Layout Plan (Plan D) has been updated; and
- (2) Internal Layout (Plan E) and Section (Plan F) of Tai Hak Tin Temple have been updated in order to tally with the adjusted GFA (our letter dated 1.3.2021 refers) and the detailed floor plan recently submitted to the Private Columbaria Licensing Board (Plan C in the Consolidated Planning Report refers).

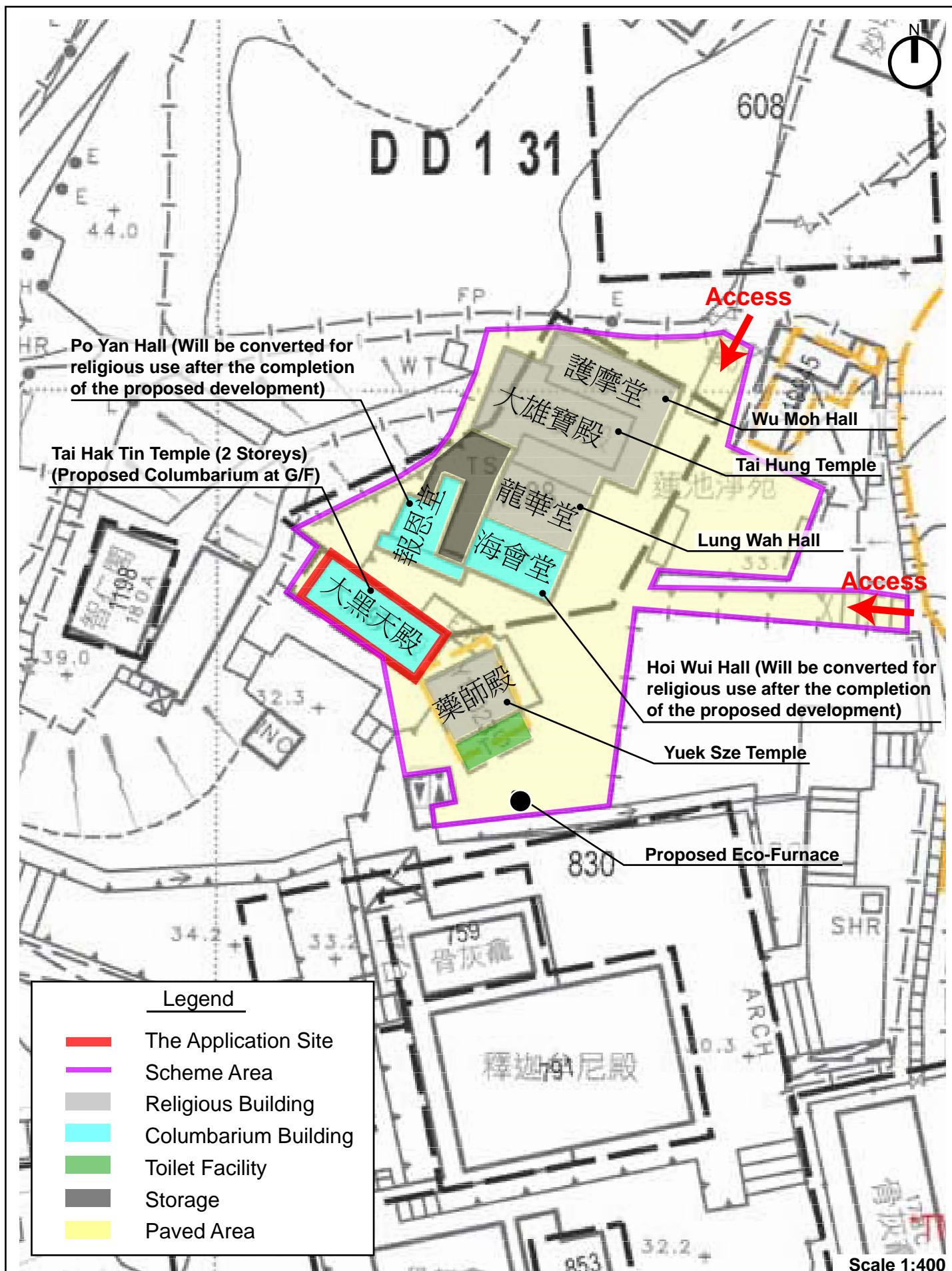
Yours faithfully,

Toco Planning Consultants Ltd.

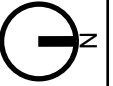
Ted Chan
Managing Director



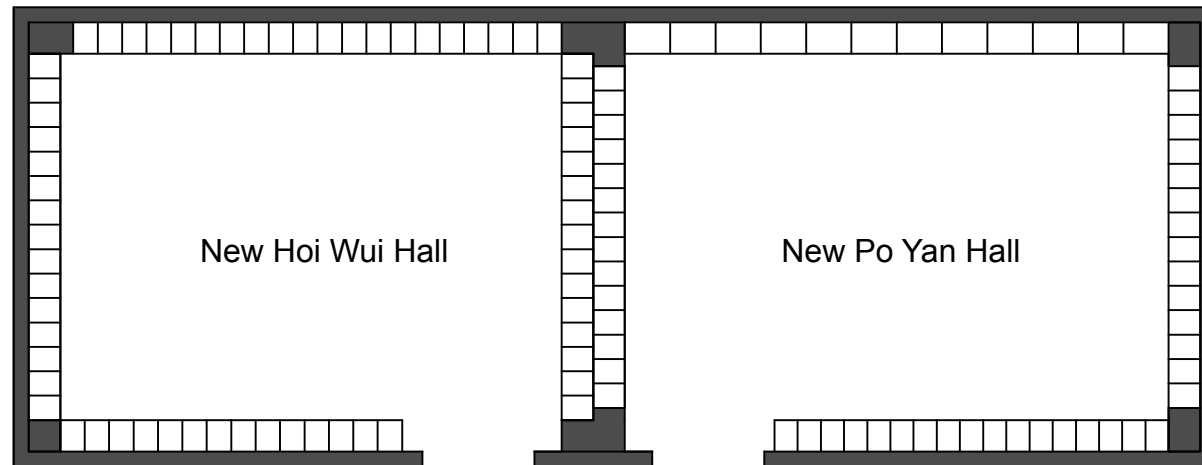
c.c. DPO/TM&YLW (Attn. Ms. Maggie Wu)



Plan D: Master Layout Plan



Columbarium: 1,210 niches



For Indicative Purpose Only
(Do not scale this drawing.
All measurements must be checked on Site)

Scale 1:75



Plan E: Internal Layout of the Proposed Columbarium



Application Premises

1/F: Meditation Room

G/F: Columbarium (1,210 Niches)

For Indicative Purpose Only
(Do not scale this drawing.
All measurements must be checked on Site)

Scale 1:75



Plan F: Section through the Proposed Columbarium

**Similar s.16 Applications for Columbarium Use
Within the same G/IC zone on the Tuen Mun OZP**

Approved Applications

Application No.	Proposed Use	Date of Consideration	Approval Conditions
1. Filial Park 思親公園 (6,265 niches and 7,150 ancestral tablets)			
A/TM/373 ¹	Proposed Religious Institution with Columbarium Use	18.7.2008	(4), (6) and (9)
A/TM/527 ²	Proposed Columbarium and Religious Institution Use	19.7.2019	(1) and (2)
2. Fat Yuen Ching Shea 佛緣精舍 (9,160 niches)			
A/TM/398	Proposed Columbarium	30.11.2012 [approved on review]	(2) to (5)
3. Shan Yuan 善緣 (5,000 niches)			
A/TM/387	Proposed Columbarium	21.8.2009 [revoked on 4.4.2012]	(4),(6) and (8)
A/TM/437	Columbarium	20.7.2012	(1) and (6)
4. Shan Guo 善果 (8,000 niches)			
A/TM/441	Proposed Columbarium	5.4.2013	(2) to (4), (6) to (7)
5. Sha Law Ching Shea 娑羅精舍(4,444 niches)			
A/TM/537	Columbarium Use	29.5.2020	(2), (4), (9)

¹ The first application for columbarium use with 5,000 niches at the Site (Application No. A/TM/255) was approved by the Committee on 28.1.2000. Subsequently, Application Nos. A/TM/306, A/TM/316 and A/TM/373 were related to minor amendments to the approved scheme.

² The application is for addition of 1,265 niches and 7,150 ancestral tablets within the existing columbarium.

Approval Condition(s)

- (1) Submission and implementation of water supply for fire fighting and fire service installations.
- (2) Maximum number of niches (or with ancestral tablets) at the Site.
- (3) Submission and/or implementation of traffic and crowd management plan (TCMP) (including the traffic impact assessment (TIA)).
- (4) Submission and/or implementation of emergency vehicular access (EVA), water supply for fire fighting and fire services installation proposal.
- (5) Submission and/or implementation of remedial works.
- (6) Submission and/or implementation of landscape and tree preservation proposal (or with tree survey report).
- (7) Submission and/or of the design of the vehicular drop-off area adjoining the site and the footpath connect to the site.
- (8) Submission and/or implementation of stormwater disposal facilities.
- (9) Implementation of drainage/sewerage proposals.

Rejected Applications

Application No.	Proposed Use	Date of Consideration	Rejection Reasons
<i>1. Shan Guo 善果 (8,000 niches)</i>			
A/TM/415	Proposed Columbarium Use	8.6.2012 (Rejected by TPB)	(1), (5)
<i>2. Sin Sam Tong at Tsing Shan Tsuen 善心堂 (2,000 niches)</i>			
A/TM/434	Proposed Columbarium Use	18.5.2012	(1) to (3)
<i>3. Lots 813 RP and 814 RP in D.D. 131 with adjoining Government Land, Tuen Mun (Not more than 3,000 niches)</i>			
A/TM/531	Proposed Columbarium Use	20.9.2019	(5) to (7)
<i>4. Lot 513 in D.D. 131, No. 184C, Tsing Shan Tsuen, Tuen Mun (3,066 niches)</i>			
A/TM/545	Proposed Columbarium Use	15.9.2020	(4)

Rejection Reason(s)

- (1) The proposed columbarium would pose potential pedestrian and traffic impacts on the surrounding road network.
- (2) Visitors and residents in very close proximity shared same access. Activities of columbarium would cause nuisance to nearby residents and could not be considered compatible with adjacent developments.
- (3) The applicant failed to demonstrate that the proposed columbarium would not result in adverse environmental and landscape impacts on the surrounding areas. No technical assessment and mitigation measure to address such impacts.
- (4) The applicant failed to demonstrate that the potential pedestrian safety issue and traffic impacts associated with the proposed columbarium can be satisfactorily addressed.
- (5) The applicant failed to demonstrate that the proposed columbarium would not cause adverse traffic impact to the surrounding areas and that the proposed Crowd Management Plan can be effectively implemented.
- (6) The proposed development is not in line with TPB Guidelines No. 16 in that it is not compatible with the surrounding GIC and residential uses.
- (7) Approval of the application would set an undesirable precedent for other similar applications which may lead to sporadic columbarium developments in this part of the “G/IC” zone which will cause nuisance to nearby residents and students.

**Similar s.16 Applications for Columbarium Use
Within other “G/IC” zones on the Tuen Mun OZP**

Approved Applications

Application No.	Proposed Use	Date of Consideration	Approval Conditions
Ching Chung Sin Yuen 青松仙苑 (113,000 urns)			
A/TM/259	Proposed Addition of Columbarium	18.2.2000	(1)
A/TM/267	Addition of Columbarium Structures	8.9.2000	Nil
A/TM/329	Proposed Addition of Columbarium, tuck shops and toilet (Amendments to an approved under Application No. A/TM/259)	10.6.2005	(1) and (2)

Approval Condition(s)

- (1) The submission and implementation of landscaping proposals, including a tree preservation plan.
- (2) The provision of an emergency vehicular access, water supplies for fire fighting and fire services installations.

Rejected Applications

Application No.	Proposed Use	Date of Consideration	Rejection Reasons
Gig Lok Monastery at Fu Tei 極樂寺			
A/TM/419	Proposed Columbarium Use (4,900 niches)	1.2.2013 (Rejected by TPB upon review)	(1) to (6)
A/TM/530	Columbarium (1,567 niches and 1,089 ancestral tablets)	29.11.2019	(6) and (7)

Rejection Reason(s)

- (1) The applicant failed to demonstrate any planning merits of the proposed development.
- (2) The proposed development with 4,900 niches would pose adverse traffic impact on the surrounding road network. There was doubt on the implementability of the road layout in particular footpath widening on government land as proposed by the applicant. The applicant failed to demonstrate that the potential adverse pedestrian and vehicular traffic impacts associated with the proposed development could be satisfactorily addressed.
- (3) The applicant failed to demonstrate that the effectiveness of the traffic management scheme to ensure that the proposed development would not create adverse traffic impact on the surrounding area, in particular during festival periods.
- (4) The proposed development, which involved trees felling was considered not acceptable. There was doubt on the implementation of the landscape proposal which involved planting of new trees on government land.
- (5) The applicant failed to demonstrate that the proposed development would not create conflict and cause nuisances to the residents in surrounding areas.
- (6) Approval of the application would set an undesirable precedent for other similar applications within the "G/IC" zone. The cumulative effect of approving such applications would aggravate the traffic congestion in the district and nuisances to the nearby residents.
- (7) The proposed development is not in line with the Town Planning Board Guidelines No. 16 in that the columbarium use, which is in close proximity to the residential developments and sharing the same access road with the adjoining residential development, is not compatible with surrounding areas in land use terms.

申請編號：A/TM/541

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓



新界屯門青山村丈量約份第 131 約地段第 1197 號(部分)
蓮池淨院內大黑天殿地下擬議靈灰安置所之規劃申請

本人得知蓮池淨苑向貴會申請骨灰龕規範化，故去信大力支持，原因如下：

1. 蓮池淨苑遠於上世紀初已經在青山村此處建立，是當地著名廟宇之一，俱有歷史價值。基於以往「生養死葬」的傳統，苑內的附屬骨灰龕設施在 70 年代初已經開始運作。
2. 私營骨灰安置所條例在 2017 年 6 月 30 日正式生效，將現有私營骨灰龕加以規範化及改善，加強消費者信心；據了解，蓮池淨苑已經向發牌委員會提交申請，而是次規劃申請是為了滿足條例中的城規要求；
3. 蓮池淨苑四周被茂密樹木及山坡包圍，而骨灰龕設施只有一層並位於地庫，因此外間難以看見。此外申請地點遠離民居，附近有不少宗教廟宇和骨灰龕，所以申請用途不會與附近的土地利用不相協調。
4. 上述申請只將現有 1,210 個龕位規範化，沒有額外新增龕位，因此所產生的訪客人數很小，而且青雲路有多種公共交通工具，由該處步行到地盤只需數分鐘。報告書提到蓮池淨苑將於祭祖節日實施管理方案，並在鄰近的露天停車場預留了停車位，故此不會產生嚴重交通問題。
5. 蓮池淨苑將會購置環保化寶爐燃燒香燭冥鏹，因此不會構成空氣污染。

綜合上述各點，本人盼望政府尊重市民意願，盡快批准上述申請，同時部份解決現時香港嚴重缺乏骨灰位需求，令市民安心。

姓名: Andy Cheng
簽署: [Signature]
日期: 10th July 2019



申請編號：A/TM/541C

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

新界屯門青山村丈量約份第 131 約地段第 1197 號(部分)
蓮池淨苑內大黑天殿地下擬議靈灰安置所之規劃申請

本人得知蓮池淨苑向貴會提交補充資料報告書，以積極去完善申請計劃及解決問題，因此特意寫信支持，原因如下：

1. 蓮池淨苑遠於上世紀初已經在青山村此處建立，是當地著名廟宇之一，俱有歷史價值。基於以往「生養死葬」的傳統，苑內的附屬骨灰龕設施在 70 年代初已經開始運作。
2. 私營骨灰安置所條例在 2017 年 6 月 30 日正式生效，將現有私營骨灰龕加以規範化及改善，加強消費者信心；據了解，蓮池淨苑已經向發牌委員會提交申請，而是次規劃申請是爲了滿足條例中的城規要求；
3. 蓮池淨苑四周被茂密樹木及山坡包圍，而骨灰龕設施只有一層並位於地庫，因此外間難以看見。此外申請地點遠離民居，附近有不少宗教廟宇和骨灰龕，所以申請用途不會與附近的土地利用不相協調。
4. 蓮池淨苑只有約千二個龕位，沒有額外新增龕位，因此所產生的訪客人數非常小。青雲路有多種公共交通工具，由該處步行到地盤只需數分鐘，交通非常方便。修改的交通評估已經考慮了附近的龕場的交通流量，並建議在春秋二祭實施管理方案，故此不會產生嚴重交通問題。
5. 蓮池淨苑已經購置環保化寶爐燃燒香燭冥鏹，因此不會構成空氣污染。

綜合上述各點，加上有關部門對申請沒有太大意見，本人盼望政府尊重市民意願，盡快批准上述申請，同時部份解決現時香港嚴重缺乏骨灰位需求，令市民安心。

姓名: 黃美英

簽署: 黃美英

日期: 12-6-2020



申請編號：A/TM/541

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

新界屯門青山村丈量約份第 131 約地段第 1197 號(部分)
蓮池淨苑內大黑天殿地下擬議靈灰安置所之規劃申請

本人得知蓮池淨苑向貴會提交補充資料報告書，以積極去完善申請計劃及解決問題，因此特意寫信支持，原因如下：

1. 蓮池淨苑遠於上世紀初已經在青山村此處建立，是當地著名廟宇之一，俱有歷史價值。基於以往「生養死葬」的傳統，苑內的附屬骨灰龕設施在 70 年代初已經開始運作。
2. 蓮池淨苑四周被茂密樹木及山坡包圍，而骨灰龕設施只有一層並位於地面，因此外間難以看見。此外申請地點遠離民居，附近有不少宗教廟宇和骨灰龕，所以申請用途不會與附近的土地利用不相協調。
3. 蓮池淨苑只有約千二個龕位，沒有額外新增龕位，因此所產生的訪客人數非常小。青雲路有多種公共交通工具，由該處步行到地盤只需數分鐘，交通非常方便。
4. 修改的交通評估已經考慮了附近的龕場的交通流量，並建議在春秋二祭實施管理方案，故此不會產生嚴重交通問題。另外為盡量減少交通影響，申請人建議將其餘未售的龕位，禁止訪客在清明節和重陽節當天到訪蓮池淨苑拜祭。
5. 蓮池淨苑已經購置環保化寶爐燃燒香燭冥鏹，因此不會構成空氣污染。

綜合上述各點，加上有關部門對申請沒有太大意見，本人盼望政府尊重市民意願，盡快批准上述申請，同時部份解決現時香港嚴重缺乏骨灰位需求，令市民安心。

姓名: 盧金滿

簽署: [Signature]

日期: 1/10/2020

1415

申請編號：A/TM/541

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

新界屯門青山村丈量約份第 131 約地段第 1197 號(部分)
蓮池淨苑內大黑天殿地下擬議靈灰安置所之規劃申請

本人得知蓮池淨苑向貴會提交補充資料報告書，以積極去完善申請計劃及解決問題，因此特意寫信支持，原因如下：

1. 蓮池淨苑遠於上世紀初已經在青山村此處建立，是當地著名廟宇之一，歷史悠久，是區內為人熟悉和重要的宗教場所及骨灰存放所，因此希望政府尊重市民意願，對這些有歷史價值的寺苑予以支援。
2. 蓮池淨苑四周被茂密樹木及山坡包圍，而骨灰龕設施只有一層並位於地面，因此外間難以看見。蓮池淨苑與當地住宅相隔一段距離，環境清靜，四周被大樹包圍，因此不會有視覺及土地利用不協調問題。
3. 蓮池淨苑只有約千二個龕位，沒有額外新增龕位，因此所產生的訪客人數非常小。青雲路有多種公共交通工具，由該處步行到地盤只需數分鐘，交通非常方便。
4. 修改的交通評估已經考慮了附近的龕場的交通流量，並建議清明節和重陽節以及節日周末關閉，相信不會產生交通問題。
5. 蓮池淨苑已經購置環保化寶爐燃燒香燭冥鏹，因此不會構成空氣污染。
6. 我們公眾及有需要人士正急切期待私人龕位的開放及供應。

綜合上述各點，加上有關部門對申請沒有太大意見，本人盼望政府尊重市民意願，盡快批准上述申請，同時部份解決現時香港嚴重缺乏骨灰位需求，令市民安心。

姓名: 陳卓男

簽署: sootchan

日期: 27-1-2021

申請編號：A/TM/541

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

新界屯門青山村丈量約份第 131 約地段第 1197 號(部分)
蓮池淨苑內大黑天殿地下擬議靈灰安置所之規劃申請

本人得知蓮池淨苑向貴會提交補充資料報告，本人對該申請表示大力支持，因為：-

1. 申請人已提供了一切所需補充資料以回應各部門的問題；
2. 蓮池淨苑遠於上世紀初已經在青山村此處建立，是當地著名廟宇之一，歷史悠久，是區內為人熟悉和重要的宗教場所及骨灰存放所，因此希望政府尊重市民意願，對這些有歷史價值的寺苑予以支援；
3. 蓮池淨苑四周被茂密樹木及山坡包圍，而骨灰龕設施只有一層並位於地面，因此外間難以看見。蓮池淨苑與當地住宅相隔一段距離，環境清靜，四周被大樹包圍，因此不會有視覺及土地利用不協調問題；
4. 蓮池淨苑只有約千二個龕位，沒有額外新增龕位，因此所產生的訪客人數非常小。青雲路有多種公共交通工具，由該處步行到地盤只需數分鐘，交通非常方便；
5. 據資料顯示其提交的交通評估似乎已經考慮了附近可能有的龕場的交通流量，並建議必須時在清明節和重陽節以及節日周末關閉，相信不會產生交通問題；
6. 蓮池淨苑已經購置環保化寶爐燃燒香燭冥鏹，因此不會構成空氣污染；
7. 我們公眾及有需要人士正急切期待私人龕位的開放及供應。

綜合上述各點，本人盼望政府盡快批准上述申請，同時盡快部份解決現時香港嚴重缺乏骨灰位需求，以應市民所需及令市民安心。

姓名: 譚惠芳

簽署: 譚惠芳

日期: 24-3-2021

RECEIVED

20 NOV 2020

Town Planning
Board

聯署信

致 城市規劃委員會

新界屯門青山村丈量約份第 131 約地段
第 1197 號（部份）蓮池淨院內大黑天殿地下
擬議靈灰安置所
（申請編號：A/TM/541-）

本人等為青山村居民，對申請編號 A/TM/541 申請擬議靈灰安置所表示強烈反對。

反對理據：

- （一）本村現已有超過二萬個靈灰龕位，已對本村居民構成極大滋擾；
- （二）每年春秋二祭時，已有大量人士前往拜祭，加上行車路和行人路路面狹窄，請問如再增加龕位，如何能應付龐大拜祭人潮？
- （三）位於屯門曾咀的政府骨灰龕場，首批二萬個已於去年推出，以後每年會有二萬個供使用，故對靈灰位供應將會有所紓緩，請問還需要在人口密集的地方加建龕位嗎？

本人等細閱規劃書內諮詢文件之理據，現詳列三點反對該申請理據，敬希貴會能接納有關之反對理據，並慎重考慮村民福祉而審議此項申請，將居民、民生和環境所造成的影響作為首要考慮。

順祝

祺安

青山村居民聯署

覃天恩	麥玉英	覃維俊	覃慧儀	覃嘉賢	覃漪潼	胡偉康	覃潔杏	李偉
黃積善	覃樹華	覃樹強	覃潤桑	黃耀發	王琮	郭秀珠	覃惠鈞	覃鳳香
覃鳳笑	歐富森	歐永森	譚碧雅	朱嘉儀	李錦洪	高顯真	黃敬娣	高志葵
李桂榮	文美貴	梁邦能	何麗琮	阮駿希	阮駿軒	阮靜儀	李淑嫻	謝秀琮
關峻傑	關貴桓	黃惠芳	劉兆箕	陳穎	吳琍珊	宗錦曼	唐梓軒	唐偉明
沈麗霞	莊根鳳	莫銳池	莫滿懷	Mok Yim Chun	Mok Yim Ying	Yin Tao		
John Fu	Wong Wing Fai	Lee Fung Sim	Leung Kwai Fong	Tracy	Pong Pak Lok			
Wu Yiu Kwan	Sam Chan	Jeccia -						

19/11/2020

1388

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/TM/541

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

現在蓮池淨苑申請，因去到環山路盡頭，沒有行車路，又沒有泊車位，
車輛流量勢必增加，一定會造成阻塞鄰近村民極之反對，
本人強烈反對其申請！

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

簽署 Signature

李本輝

日期 Date

27/1/2020

就規劃申請提出意見

Comments on Planning Application

請勿填寫此欄 For Official Use Only	檔案編號 Reference No.	
	收到日期 Date Received	

重要提示：意見必須於指定的法定期限屆滿前向城市規劃委員會(委員會)提出。

Important Note: The comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period.

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/TM/541

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

現在蓮池淨苑申請，因沒有行車路，又沒有泊車位，車輛流量勢必增加，
一定會造成阻塞。

本區已經有太多骨灰龕，鄰近村民極之反對，本人代表全村村民強烈
反對其申請！

「提意見人」姓名/名稱 Name of person/company making this comment 青山村村代表 覃仲才
簽署 Signature 覃仲才 日期 Date 2019年7月15日

111

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角港萃道 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

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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/TM/541

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

對上述申請，堅持以往態度，表示反對。

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

簽署 Signature

郭志強

日期 Date

15-7-2019

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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North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates
A/TM/541

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

就有關申請, 本村強烈提出反對及不能接受。原因如下:-

(1) 就有關申請, 而需安排有關路段改道, 本村是強烈提出反對及不能接受, 該路段根本無法應付有關安排, 而且十分影響居民日常出入。

(2) 鄰近已經有很多間精舍、庵堂、山墳, 「春秋二祭」前後兩星期, 私家車輛、旅遊巴和的士等交通工具會倍增, 有關路段根本不能承受到如此流量的車輛, 嚴重影響村民日常生活。就如鄰近佛緣精舍, 已

經有一塊土地可作車輛安排，亦需向有關孝子賢孫發出清明節特別通訊，內容大概如下：「茲因已在本舍選位的孝子賢孫數目不斷上升，每到春秋二祭，人潮十分擠擁，亦謹請各位安排於清明前或清明後之日子拜祭祖先，避免於假日及清明當日前來，可節省閣下因遇上人多拜祖先時及交通上被阻延之時間.....」。可見在春秋二祭時現在已經人流多，車輛多。

(3) 本村與錦簇花園只是一路之隔，每天都有很多本村的小朋友與老人家到公園耍樂及做運動，亦有很多村民會經過有關路段前往巴士站或輕鐵站乘搭有關交通工具。若有車輛擠塞在該路段，就會對村民造成嚴重不便及構成危險。

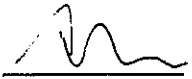
(4) 住在附近的村民，很多都有私家車輛以方便出入，若車輛擠塞在該路段，村民的車輛就無法輕易駛出或駛入，這樣會嚴重阻礙村民往返，影響村民生活。

(5) 一旦發生緊急事故，便未能確保緊急車輛（包括消防車及救護車等）迅速駛進有關的村屋範圍，這點亦是我們最擔心及最關注。

基於上述原因，本村對有關申請表示強烈反對，望貴處能體恤有關申請確實對本村居民造成極大的影響及帶來不便。

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

陳燕倫 (屯門鄉楊小坑村代表)

簽署 Signature  日期 Date 17-07-2019



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, HK

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/TM/541

Received on 03/06/2020.

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

由於近日本港社會環境及疫情影響下, 很多時市民都盡量留在家中, 避免出外. 有
關近日的報告是否能足夠反映人流/交通/車輛及有關居民影響的準確性, 我們不敢
妄下判斷.

本村重申我們關注的問題是聚集起來的申請會否為我們居民日後生活帶來很多的
影響及不便, 而且有關的報告涉及的人流管制/車輛管制/環境影響等是否可行我們
亦不得而知, 我們希望貴處能謹慎審理有關申請。

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

陳燕倫 (屯門鄉楊小坑村代表)

簽署 Signature

日期 Date

19-06-2020

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, HK

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/TM/541

Received on 10/09/2020.

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

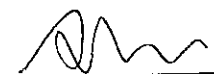
近年收到有關貴處發出的信函, 就有關各個申請事宜作公眾諮詢, 本村亦已提出反對及理由. 根據資料顯示, 當中涉及申請靈灰龕, 祖先牌位及紀念牌位總計現已經超過 20000 (見圖表), 更甚的其實在該申請地方附近已興建很多精舍、庵堂、山墳, 所涉及已有靈灰龕, 祖先牌位及紀念牌位幾多萬個, 我們不得已知. 本村重申我們其中關注的問題是聚集前來拜祭的後人所涉及的人流/車輛/環境是否為我們真的可以負荷呢, 以及對村民日後生活帶來的影響及不便(特別是在楊青路與迴旋處路段)? 我們真的希望貴處能謹慎考慮審理有關申請。

圖表

	申請編號	靈灰龕	祖先牌位	紀念牌位
1.	A/TM/527	6,265	7,150	
2.	A/TM/537	4,444		48
3.	A/TM/541	1,210		
4.	A/TM/531	3,000		
5.	A/TM/545	3,066		
6.	A/TM/548	2,574		
總數		20,559	7,150	48

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

陳燕倫 (屯門鄉楊小坑村代表)

簽署 Signature 

日期 Date 25-09-2020

Seq 6

1397

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, HK

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/TM/541 Received on 15/12/2020.

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

就有關申請, 本村已於較早前的信中提出了多方面意見, 本村重申有關報告將所有車輛強迫駛經本村前面之迴旋處後再轉出興才街, 這樣會導致塞車問題擴展至本村, 影響本村村民日常生活, 甚至發生緊急事故時, 救援車不能駛進本村進行救援. 這樣的交通安排, 我們強烈反對. 本村希望貴處能謹慎審理有關申請。

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

陳燕倫 (屯門鄉楊小坑村代表)

簽署 Signature

日期 Date

02-01-2021

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, HK

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/TM/541 Received on 08/03/2021.

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

就有關申請, 本村已於較早前的信中提出了多方面意見, 本村重申有關報告將所有車輛強迫駛經本村前面之迴旋處後再轉出興才街, 這樣會導致塞車問題擴展至本村, 影響本村村民日常生活, 甚至發生緊急事故時, 救援車不能駛進本村進行救援. 這樣的交通安排, 我們強烈反對. 本村希望貴處能謹慎審理有關申請。

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

陳燕倫 (屯門鄉楊小坑村代表)

簽署 Signature



日期 Date

25-03-2021

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

200601-171337-82595

提交限期

Deadline for submission:

19/06/2020

提交日期及時間

Date and time of submission:

01/06/2020 17:13:37

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/541

「提意見人」姓名/名稱

Name of person making this comment:

The Incorporated Owners of Ric
hie House

意見詳情

Details of the Comment :

食物環境衛生署（以下未更新至20190820）

私營骨灰安置所發牌委員會收到的指明文書申請一覽表

序號 地區 骨灰安置所名稱 骨灰安置所地址

5 屯門 佛緣精舍 青山村178號B

8 屯門 蓮池淨苑 青山村180號

12 屯門 善緣 青山村178號C

35 屯門 思親公園 楊青路25號

40 屯門 尸羅精舍 青山村132號

62 屯門 善果 屯門DD第131地段667號

79 屯門 光留園 青山村177號

93 屯門 蓮池淨苑 青山村180號

109 屯門 青雲觀 屯門DD第131地段559號

118 屯門 娑羅精舍 青山村楊青路150號

121 屯門 覺塵禪寺 屯門DD第131地段706,775,776,777號

122 屯門 覺塵禪寺 青山村96號E

141 屯門 統光有限公司 青山村145號

145 屯門 圓覺禪院 青山村96G

158 屯門 青山寺 青山寺徑

另外，還有未申報的，如下

1. 屯門 仁慈淨院 青山村

2. 屯門 楞嚴學處 青山村

3. 屯門 妙宗寺 青山村環山路

4. 屯門 天德聖教道堂 青山村楊青路

5. 屯門 娑羅精舍 青山村楊青路

6. 屯門 慧蓮精舍 青山村楊青路

7. 屯門 未有名字（城規已批准） 楊青路DD 131 Lot 667

8. 屯門 A/TM/545 青山村184號

本屋苑反對上述申請，理由如下，

1. 根據以上列表，由食環處取得資料顯示，144間申請骨灰龕牌照中，有15間在青山村，佔申請總數10%。另外，還有8間不在表列中，如果每間有8000個骨灰位，總數就有176000個。我們村民可以再容忍嗎？為何骨灰龕大部份在這。
2. 現在香港人都沒有地方居住，這些地還要興建骨灰龕，況且，這地上已有居民居住著，起骨灰龕，就要趕居民走，情何以堪。嚴重影響居民
3. 176000個骨灰位，人群燒衣製做很多空氣污染，對青山村居民做成健康的影響，交通非常嚴重和污染。現在，家中經常飄來燃燒的煙灰。
4. 這申請面積可能是政府地方，即是政府送地骨灰龕，還會使用政府官地，非常不公平。
5. 還有其它申請陸續有來。未計在這列表上。
6. 還有，這申請的建築物的前身，可能是多間寮屋牌照，違反牌照住宅用途要求。
7. 是否打做青山村為骨灰龕村
懇請各城規會各議員不通過這項申請。

seg.8 1849

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

210308-101527-06064

Reference Number:**提交限期**

26/03/2021

Deadline for submission:**提交日期及時間**

08/03/2021 10:15:27

Date and time of submission:**有關的規劃申請編號**

A/TM/541

The application no. to which the comment relates:**「提意見人」姓名/名稱**

THE INCORPORATED OWNERS OF RICHIE HOUSE

Name of person making this comment:**意見詳情****Details of the Comment :**

食物環境衛生署（以下未更新至20190820）

私營骨灰安置所發牌委員會收到的指明文書申請一覽表

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40 屯門 尸羅精舍 青山村132號

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118 屯門 娑羅精舍 青山村楊青路150號

121 屯門 覺塵禪寺 屯門DD第131地段706,775,776,777號

122 屯門 覺塵禪寺 青山村96號E

141 屯門 統光有限公司 青山村145號

145 屯門 圓覺禪院 青山村96G

158 屯門 青山寺 青山寺徑

另外，還有未申報的，如下

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2. 屯門 楞嚴學處 青山村

3. 屯門 妙宗寺 青山村環山路

4. 屯門 天德聖教道堂 青山村楊青路

5. 屯門 娑羅精舍 青山村楊青路

6. 屯門 慧蓮精舍 青山村楊青路

7. 屯門 未有名字（城規已批准） 楊青路DD 131 Lot 667

8. 屯門 A/TM/545 青山村184號

本屋苑反對上述申請，理由如下，

1. 根據以上列表，由食環處取得資料顯示，144間申請骨灰龕牌照中，有15間在青山村，佔申請總數10%。另外，還有8間不在表列中，如果每間有8000個骨灰位，總數就有176000個。我們村民可以再容忍嗎？為何骨灰龕大部份在這小村。
2. 現在香港人都沒有地方居住，這些地還要興建骨灰龕，況且，這地上已有居民居住著，起骨灰龕，就要趕居民走，情何以堪。嚴重影響居民
3. 176000個骨灰位，人群燒衣製做很多空氣污染和其它污水污染，對青山村居民做成健康的影響，交通非常嚴重和環境污染。現在，家中經常飄來燃燒的灰燼。
4. 還有其它申請陸續有來，未計在這列表上。
5. 還有，這申請的建築物的前身，可能違反牌照住宅用途要求。古老建築物還未達屋宇署要求？請地政署和屋宇署查察。

懇請各城規會各議員不通過這項申請。

20

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

200617-195012-65286

Reference Number:

提交限期

19/06/2020

Deadline for submission:

提交日期及時間

17/06/2020 19:50:12

Date and time of submission:

有關的規劃申請編號

A/TM/541

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. LAU

Name of person making this comment:

意見詳情

Details of the Comment :

1. 違反規劃原意，該該區的整體規劃意向，是保護該區的自然景觀和獨特的宗教特色及寧靜祥和的環境，骨灰安置所不屬於宗教用途；
2. 申請項目預計設有大量龕位，必帶動大量人流車流，申請地點正處於草木附近，對污染有一定潛在風險。
3. 現時的人流車流已相當多，增加大量龕位，勢必加強區內的交通壓力。
4. 申請項目是先發展後申請，不應立下不良先例，

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/TM/541 Received on 20/05/2020

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請見附頁

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

曾錦榮

簽署 Signature

曾錦榮

屯門區議會 社區主任

Date 18-6-2020

曾錦榮區議員辦事處：
屯門康達邨商場樓下5號舖
電話：2777 1028 傳真：2777 1290
電郵：dctkw@townoffice.org

執事先生鈞鑑：

就著屯門區內土地改變用途作靈灰安置所用途提出意見

日前得知 貴署發出有關擬新界屯門青山村丈量約份第 131 約地段第 1197 號(部分)蓮池淨院內大黑天殿地下擬議作靈灰安置所的意見收集邀請，作為屯門龍門區區議員，作出以下的意見申訴：

1. 就著有關土地規劃用途，我持反對意見，原因如下：
2. 近年區內已經先後落成多個靈灰安置所，現時屯門區內已經有數十萬個靈灰位，故未見區內有有急切的靈灰安置需要。
3. 近年在規劃區內發展時，規劃側重於靈灰安置所的加建上，卻未有顧及區內設施的平衡及多元化發展。忽視了區內其他居民或持份者的需要，相較於靈灰安置所，我更需要社區中心、文康設施或其他社區設施。
4. 在興建靈灰安置所時，並未有顧及區內的交通需要。青山附近落成多座靈灰安置所後，每當到春秋二祭之時，楊青路附近充斥著違例泊車，嚴重阻塞區內的交通以及危害道路使用者的安全。一旦落成是次靈灰安置所，龍門區內的公共交通系統於每年春秋二祭時更為不堪重負，影響區內居民出入和安全。
5. 現時區內的靈灰安置所以私營為主，靈灰安置的費用較高，一般居民亦實在難以負擔，可預視作出有關的土地發展後，最終得益者為發展商或財團而非區內居民，改變土地用途最終的初衷將由服務居民變為替發展商或財團謀取利益。土地用途用作炒作或以變賣作巨大金錢收益為前題，並不乎合社區發展的原則。
6. 靈灰安置所於進行宗教儀式時會為區內造成大量空氣污染，影響區內持份者的健康。

政府考慮發展土地用途時，亦應優先考慮附近居民的意見和期望。故我希望專員能夠停止有關類型的社區發展。

敬祝

鈞安

2020 年 6 月 18 日

曾錦榮 屯門區議員 註冊社工

曾錦榮區議員辦事處：
屯門龍逸邨健靈樓地下5號舖
電話：2777 1028 傳真：2777 1280
電郵：dctkw@tdooffice.org

簽署:

屯門區議員
曾錦榮

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

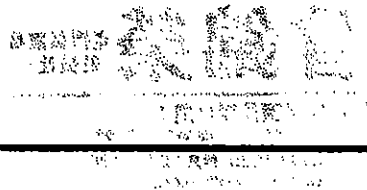
電郵：tpbpd@pland.gov.hk

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/TM/541 Received on 27/10/2020

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

對於現時門內的情況，本人反對在門內的所有單位安置
新的申請。因現時的数量已經太多，且有關的單位將會對區內交通
造成阻礙及環境造成不可逆的破壞。

曾錦榮 屯門區議員
註冊社工

曾錦榮區議員辦事處：
屯門康達邨樓下5號舖
電話：2772 1028 傳真：2777 1280
電郵：dctkw@tkwoffice.org

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

簽署 Signature

日期 Date

07 NOV 2020

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

Seq. 7

J-1398

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/TM/541 Received on 08/01/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請見附頁

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

簽署 Signature

日期 Date 18-1-2020

曾錦榮 屯門區議員
註冊社工

曾錦榮區議員辦事處：
屯門龍逸邨健靈樓地下5號舖
電話：2777 1028 傳真：2777 1280
電郵：dctkw@tkwoffice.org

執事先生鈞鑑：

就著屯門區內地改變用途作靈灰安置所用途提出意見

日前收到由 貴署發出有關擬新界屯門丈量約份第 131 約地段第號 1197 (部分) 蓮池淨院內大黑天殿地下擬議作靈灰安置所的意見收集邀請，作為區內的區議員，作出以下的意見申訴：

1. 就著有關土地規劃用途，本人持反對意見，原因如下：
2. 近年區內已經先後落成多個靈灰安置所，而同時現時屯門區內已經有數十萬個靈灰位，故未見區內有急切的靈灰安置的需要。
3. 近年在規劃區內的發展時，較多數的規劃重點著重於靈灰安置所的加建上，未有顧及區內設施的平衡及多元化的發展。對於區內的居民和於區內讀書的學生而言，相較於靈灰安置所，我們更需要社區中心、文康設施或其他社區設施。
4. 近年在發展靈灰安置所時，未有顧及區內的交通需要。青山附近落成多座靈灰安置所後，每當到春秋二祭之時，楊青路附近充斥著違例泊車，影響區內的交通和安全。此外，區內的靈灰安置所使龍門區內的公共交通系統於每年春秋二祭時不堪重負，影響區內居民出入。
5. 現時區內的靈灰安置所以私營為主，靈灰安置的費用較高，區內居民亦難以負擔。故可預視作出有關的土地發展後，最終得益者為發展商或財團而非區內居民。我們亦可以預視，改變土地用途最終只會為包括政府在內的既得利益者帶來巨大的金錢收益。但在一個健康的社區發展之中，土地的用途不應被用作炒作或以變賣作巨大金錢收益為前題作出規則。
6. 靈灰安置所於進行宗教儀式時會為區內造成大量空氣污染，影響區內持份者的健康。

有見區內有較多持份者均對發展持有反對意見，而政府考慮發展土地用途時，亦應優先考慮附近居民的意見和期望。故本人希望專員能夠停止有關類型的社區發展。

敬祝
鈞安

曾錦榮 屯門區議員
註冊社工

曾錦榮區議員辦事處：
屯門龍逸邨健康樓地下5號舖
電話：2777 1028 傳真：2777 1260
電郵：dctkw@tkwoffice.org

曾錦榮 (註冊社工)
屯門區議員

2021 年 1 月 18 日

1847

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/TM/541 Received on 05/02/2021

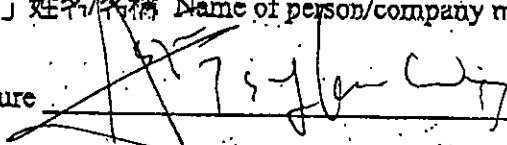
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人強烈反對 A/TM/541 將大黑瓦殿地下擬議靈灰安置所，原因如下
1. 申請地點靈灰安置所臨主，11 間舊樓如全數發牌，將會產生多個籠位，對區內交通情況嚴重擠塞。
2. 沿環山路建有多間手廟及私人住宅，春秋二架或多人上位等儀式會造成極大滋擾，包括噪音、空氣污染等問題，令居民生活百上加斤。
3. 現時申請地點位於環山路尾附近，單線雙程的行車線容易造成擠塞以及泊車問題，除了造成附近居民感到困擾外，更會構成交通安全問題，容易造成交通意外，同時影響救援通道受阻。

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

簽署 Signature



日期 Date 24-2-2021

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/TM/541 Received on 27/10/2020

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

11月7日收到有關申請蓮池淨院內大黑天殿地下擬議靈灰安置所，申請編號A/TM/541，本校匡智屯門崗學校，位於屯門育青里，為一所輕度特殊學校，對上述申請表示反對及擔心，理據如下：

首先，車輛流量增加。楊青路及興才街同是本校校車途經之路，查看前往蓮池淨院必需經此路段，擔心日後容易造成交通阻塞問題，尤其清明、重陽等節日期間，交通影響情況將更為嚴重。其次是學生安全受影響，現時本校將於楊青路進行加建一幢校舍，學生將往來新舊校舍進行活動，然而學生能力較弱，加上現時未設有任何交通燈等設備。

最後，空氣污染問題增加。本校鄰近天德聖教道堂，每逢節日焚燒冥強也會吹到學校，味道持續難以消散，擔心日後化寶增加，亦會增加空氣污染的問題。

有見及此，路面交通增加恐容易造成學生危險，因此本校希望能於楊青路近育青里路段加設紅綠燈，以確保學生及路上行人安全，希望重新審視有關申請項目及情況。

「提意見人」姓名/名稱 Name of person/company making this comment 匡智屯門崗學校總務主任簡文靜老師

簽署 Signature

日期 Date

18-11-2020

Set of 1848

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210304-132524-05378

提交限期

Deadline for submission:

09/03/2021

提交日期及時間

Date and time of submission:

04/03/2021 13:25:24

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/541

「提意見人」姓名/名稱

Name of person making this comment:

匡智屯門晨崗學校

意見詳情

Details of the Comment :

本校匡智屯門晨崗學校於2021年2月24日收到 貴處有關於蓮池淨院內大黑天殿地下擬議靈灰安置所(申請編號: A/TM/541)所發出之意見邀請。

本校匡智屯門晨崗學校位於屯門育青里，為一所輕度智障特殊學校。上述興建靈灰安置所申請之位置，離本校校址極近，本校擔憂靈灰安置所落成會對本校學生造成很大影響。

現就上述申請再次表達反對及擔憂，重申及新增理據如下：

首先，靈灰安置所會令附近車輛流量增加，同時加劇車輛違泊問題，影響學童上學及其安全。楊青路及興才街是本校校車途經之路，增建靈灰安置所必然令車輛流量增加。同時本校附近路段本已有甚為嚴重之車輛違泊問題，更不時有車輛違泊於學校閘外，阻礙校車及學生出入。如興建靈灰安置所，靈灰安置所拜訪人數上升，尤其於清明、重陽等節日期間，交通擠塞及違泊問題必然增加，影響學生上學。另外由於本校正於楊青路進行加建新校舍工程，預期平日拜訪靈灰安置所車輛令違泊問題增加，有機會阻礙工程期間大型車輛出入，影響道路安全。

其次，興建靈灰安置所工程令學生安全受威脅。現時本校正於楊青路進行加建新校舍工程，落成後學生需橫過楊青路往來新舊校舍進行活動。但本校學生能力較弱，加上現時馬路位置未設任何交通燈等設施，一旦興建靈灰安置所，工程期間大型車輛增加，加上日後到訪拜祭車輛亦大增，勢必影響學生安全。

最後，興建靈灰安置所令空氣污染問題加劇。本校鄰近天德聖教堂，每逢節日焚燒冥鏹所造成空氣污染物會吹到本校範圍內，味道難以消散，威脅學生及教職員健康。現存空氣污染問題已造成健康威脅，如上述興建靈灰安置所的申請通過，因燃點香燭及化寶造成的空氣污染問題只會加劇，影響學生健康。

有見及此，於蓮池淨院內大黑天殿地下興建靈灰安置所實在會令附近車輛流量增加，令違泊問題惡化，影響學生上學安全。同時令空氣污染問題加劇，嚴重影響學生健康。上述申請位置附近有多所學校，受影響之學生不止本校，盼望 貴處就本校及鄰近學校學生

之安全及健康考量，反對於蓮池淨院內大黑天殿地下擬議靈灰安置所(申請編號: A/TM/541)之申請。

最後，路面交通流量增加恐容易造成學生危險，因此本校希望能於楊青路附近育青里路段加設紅綠燈，以確保學生及路上行人安全。盼有關當局能重新審視本校有關項目之申請及跟進相關情況。

感謝關注。

Seg. 10 J-2225

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

RECEIVED

19 MAR 2021

Town Planning
Board

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/TM/541 Received on 01/03/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請見附頁。

「提意見人」姓名/名稱 Name of person/company making this comment 匡智屯門晨崗學校

簽署 Signature

匡智屯門晨崗學校教師李麗玲

日期 Date

19/03/2021



申請編號: A/TM/541

意見詳情

本校匡智屯門晨崗學校於2021年3月12日收到貴處有關於蓮池淨院內大黑天殿地下擬議靈灰安置所(申請編號: A/TM/541)所發出之意見邀請。

本校匡智屯門晨崗學校位於屯門育青里，為一所輕度智障特殊學校。上述興建靈灰安置所申請之位置，離本校校址極近，本校擔憂靈灰安置所落成會對本校學生造成很大影響。

現就上述申請再次重申本校的反對及擔憂，理據如下：

首先，靈灰安置所會令附近車輛流量增加，同時加劇車輛違泊問題，影響學童上學及其安全。楊青路及興才街是本校校車途經之路，增建靈灰安置所必然令車輛流量增加。同時本校附近路段本已有甚為嚴重之車輛違泊問題，更不時有車輛違泊於學校閘外，阻礙校車及學生出入。如興建靈灰安置所，靈灰安置所拜訪人數上升，尤其於清明、重陽等節日期間，交通擠塞及違泊問題必然增加，影響學生上學。另外由於本校正於楊青路進行加建新校舍工程，預期平日拜訪靈灰安置所車輛令違泊問題增加，有機會阻礙工程期間大型車輛出入，影響道路安全。申請人欲增加之人流管制措施(Annex F)，本校對實際成效有所懷疑，亦未能解決楊青路等位置車輛流量大增及違泊問題。

其次，興建靈灰安置所工程令學生安全受威脅。現時本校正於楊青路進行加建新校舍工程，落成後學生需橫過楊青路往來新舊校舍進行活動。但本校學生能力較弱，加上現時馬路位置未設任何交通燈等設施，一旦興建靈灰安置所，工程期間大型車輛增加，加上日後到訪拜祭車輛亦大增，勢必影響學生安全。

最後，興建靈灰安置所令空氣污染問題加劇。本校鄰近天德聖教堂，每逢節日焚燒冥鏹所造成空氣污染物會吹到本校範圍內，味道難以消散，威脅學生及教職員健康。現存空氣污染問題已造成健康威脅，如上述興建靈灰安置所的申請通過，因燃點香燭及化寶造成的空氣污染問題只會加劇，影響學生健康。

有見及此，於蓮池淨院內大黑天殿地下興建靈灰安置所實在會令附近車輛流量增加，令違泊問題惡化，影響學生上學安全。同時令空氣污染問題加劇，嚴重影響學生健康。上述申請位置附近有多所學校，受影響之學生不止本校，盼望貴處就本校及鄰近學校學生之安全及健康考量，反對於蓮池淨院內大黑天殿地下擬議靈灰安置所(申請編號: A/TM/541)之申請。

最後，路面交通流量增加恐容易造成學生危險，因此本校希望能於楊青路附近育青里路段加設紅綠燈，以確保學生及路上行人安全。盼有關當局能重新審視本校有關項目之申請及跟進相關情況。

感謝關注。

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/TM/541 Received on 01/03/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對是項規劃申請。

1. 鑑於屯門已於曾咀新建靈灰安置所，提供十六萬個骨灰龕位，無須私營骨灰龕位；
2. 該處道路狹窄，如置骨灰龕場將超出社區負荷；
3. 屯門區議會要求規劃署不再支持任何私營骨灰龕的申請。

「提意見人」姓名/名稱 Name of person/company making this comment 陳樹英(屯門區議會主席)

簽署 Signature

日期 Date 2021 年 3 月 17 日

Advisory Clauses

- (a) to note the comments of the Director of Food and Environmental Hygiene that:
- (i) the Private Columbaria Ordinance (Cap.630) (the PCO), which regulates the operation of private columbaria through a licensing scheme, has come into effect on 30 June 2017. Under the PCO, only private columbaria that have obtained a licence can sell or newly let out niches. Any private columbarium which applies for a licence must comply with the Town Planning Ordinance (Cap. 131) 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 TD, the Police, Fire Services Department (FSD) and the Planning Department (PlanD). If a licence application is approved by the PCLB, the PCAO will oversee the monitoring of the licensee's implementation of the approved management plan in coordination with other concerned departments;
 - (ii) the niche information proposed for the licence application as a basis to comment on those stated in the management plan is subject to clarification by the applicant and verification by PCAO;
 - (iii) the applicant is reminded to clarify the status of operator for Lot 1188 in D.D. 131 as mentioned in section 3 of the management plan in F.I. dated 13.4.2021 as there is no document submitted by the applicant to prove that he is the current tenant of the premises under a tenancy of 46 years according to the record of PCAO. The applicant is also advised to incorporate the clarifications stated in the F.I. into the management plan and submitted a revised version to the PCAO;
 - (iv) as regards the applicant's proposed measures of 'closing the columbarium during Ching Ming and Chung Yeung Festivals and two weekends before and after the festival days', the PCAO will have no comments provided that:
 - I. the applicant undertakes to lock up the Lin Chi Ching Yuen including the columbarium during the proposed closure periods;

- II. the proposed period of closure of the columbarium is clearly stated in the proposal (e.g. during Ching Ming Festival and Chung Yeung Festival Days and the two weekends before and after the two festival days, including any public holiday between festival days and the two weekends mentioned);
- III. as some niches in the columbarium (located at Hoi Wui Hall and Po Yan Hall at present) have already been sold, the applicant undertakes to:
 - inform the affected parties (including the purchasers of the sold niches) in writing that these measures are proposed by the applicant and will be implemented if its planning application and licence application are approved; and
 - remind the concerned parties by letter, email, fax, SMS and any possible notification means of the total closure of the columbarium during the specified periods at least one month in advance of each closure period; and
- IV. for future buyers of the interment rights of niches in the concerned columbarium, the applicant undertakes to state clearly in the sales agreements that the columbarium will be completely closed during the specified periods and a 'visit-by-appointment' arrangement will be adopted for the specified periods and explain these arrangements to the potential buyers before entering into the sales agreements;
- (v) if the PCLB decides to approve the licence application, the approved management plan will be included in the licensing conditions for the licensee's observance. Private Columbaria Enforcement Team officers of FEHD would conduct inspections to licensed private columbaria in the period of Ching Ming and Chung Yeung Festivals and their shadow period. Any breach of licensing condition detected, verbal warning, written warning or enforcement notice may be issued to the licensee for rectification. A person holding a specified instrument must comply with the conditions imposed on the specified instrument. Otherwise, he/she has to bear one or more than one of the consequences under section 40 and 64 of the PCO;

(b) to note DLO/TM, LandsD's comments that:

- (i) the proposed columbarium use under application contravenes the existing lease conditions of Lot 1197 in D.D. 131. The applicant will need to apply to the LandsD for a lease modification for the proposed columbarium use at the lot. The proposal will only be considered upon his receipt of formal application from the applicant. There is no guarantee that the application, if received by LandsD, will be approved and he reserves his comment on such. The application will be considered by LandsD acting in the capacity as the

landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including, among others, charging of premium and administrative fee;

- (ii) according to his record, no approval has been given by his office and no Certificate of Exemption under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121) has been issued to the existing building/structure now standing on the lot and under application. All rights of the Government are reserved including ascertaining the dimension of the structures and taking any actions as may be appropriate;
 - (iii) the holding area proposed in the Traffic and Crowd Management Plan falls outside the Site but within the Scheme Area and is within unleased Government land. No permission has been given to the applicant to occupy or use the concerned Government land. Any occupation or use of Government land, temporary or not, requires prior permission from this Office. He reserves the right to take any enforcement action as may be considered appropriate;
 - (iv) the proposed eco-furnace, holding area and access on Government land. The applicant will need to apply to LandsD for a lease modification and a short term tenancy. The proposal will only be considered upon his receipt of formal application from the applicant. There is no guarantee that the application, if received by LandsD, will be approved and he reserves his comment on such. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including, among others, charging of premium and administrative fee; and
 - (v) there may be other encroachment of adjacent Government land. All rights of the Government are hereby reserved;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- (i) his department does not and will not maintain any access connecting the Site and Yeung Tsing Road;
 - (ii) the applicant/ operator of the columbarium should make their own arrangement for the proposed traffic and crowd management measures. Any road marking, signage and street furniture removed should be reinstated to the satisfaction of Transport Department and his department; and
 - (iii) adequate drainage measures should be provided at the Site to prevent surface water running from the Site to the nearby public roads and drains;

- (d) to note CBS/NTW, BD's comments that:
- (i) there is no record of approval by the Building Authority (BA) for the existing structures at the Site and he is not in a position to offer comments on their suitability for the use related to the application;
 - (ii) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the application unless such are permissible under the Private Columbaria Ordinance (Cap. 630);
 - (iii) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) if the proposed use under application is subject to the issue of a license, any existing structures on the 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;
 - (vi) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (vii) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (viii) the proposed development should comply with specified design and construction requirements for columbarium facilities as outlined in PNAP APP-154; and
 - (ix) detailed comments under the BO will be provided at the building plan submission stage;
- (e) to note the comments of the Director of Fire Services (D of FS) that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and

- (f) to liaise with the nearby residents and other parties including concerned Tuen Mun District Council members, if required, and to provide them with relevant information of the development to address their concern(s).

**Section 16 Planning Application for a
Proposed Ancillary Columbarium at Lin Chi Ching Yuen,
Lot No. 1197 (Part) in D.D. 131, Tsing Shan Tsuen, Tuen Mun**

PLANNING STATEMENT



Toco Planning Consultants Ltd.

A&B Architects Ltd.

CKM Asia Ltd.

SMEC Asia Ltd.



**Section 16 Planning Application for a
Proposed Ancillary Columbarium at Lin Chi Ching Yuen,
Lot No. 1197 (Part) in D.D. 131, Tsing Shan Tsuen, Tuen Mun**

**CONSOLIDATED PLANNING REPORT
ON FURTHER INFORMATION**



Toco Planning Consultants Ltd.

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**Section 16 Planning Application for a
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FURTHER INFORMATION
(After the Submission of Consolidated Planning Report)



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