2021年 12月 29日
此文件在_____收到，城市規劃委員會只會在收到所有必要的資料及文件後才正式確認收到申請的日期。
This document is received on 29 DEC 2021
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)第16條遞交的許可申請

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

(i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;

(ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及

(iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TP/681
	Date Received 收到日期	29 DEC 2021

1. 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。

2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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)

The Lotus Association of Hong Kong

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)

KJL Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑ Site area 地盤面積 19,600.9 sq.m 平方米 ☑ About 約 ☑ Gross floor area 總樓面面積 275.1 # sq.m 平方米 ☑ About 約 # GFA for Application Premises (G/F of Ti Tsang Temple, G/F of Koon Yum Temple and G/F of 思勤堂 (Si Qin Temple) only)
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	655.1 sq.m 平方米 ☑ About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Tai Po Outline Zoning Plan (OZP) No. S/TP/29
(e)	Land use zone(s) involved 涉及的土地用途地帶	"Green Belt" ("GB")
(f)	Current use(s) 現時用途	Existing Columbarium within a Religious Institution (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☐ is the sole "current land owner"#& (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」#& (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"#& (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」#& (請夾附業權證明文件)。

☑ is not a "current land owner"#.
並不是「現行土地擁有人」#。

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

5. Statement on Owner's Consent/Notification
就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at 23/12/2021 (DD/MM/YYYY), this application involves a total of 1 "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」#。 (Note: The registered land owner, Cavanah Company Limited is holding these private lots in trust on behalf of the beneficiary owner, the Tata Buddhist Association Limited.

(b) The applicant 申請人 –

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

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

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

☑ has notified .....1..... "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)
1	Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6	02/09/2021

(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) 第(i)類 Change of use within existing building or part thereof 更改現有建築物或其部分內的用途

☐ Type (ii) 第(ii)類 Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 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) 第(iii)類 Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置

☐ Type (iv) 第(iv)類 Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制

☑ Type (v) 第(v)類 Use / development other than (i) to (iii) above 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	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 ☐About 約		
	Non-domestic part 非住用部分..... sq.m 平方米 ☐About 約		
	Total 總計 ..... sq.m 平方米 ☐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

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

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 ..... m 米 ☐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

☐ Public utility installation 公用事業設施裝置

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

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	Proposed Columbarium within a Religious Institution (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	275.1# sq.m 平方米	☑About 約
Proposed plot ratio 擬議地積比率	0.015 ##	☑About 約
Proposed site coverage 擬議上蓋面積	3.45 ## %	☑About 約
Proposed no. of blocks 擬議座數	3 (Ti Tsang Temple, Koon Yum Temple and 思親堂 Si Qin Temple)	
Proposed no. of storeys of each block 每座建築物的擬議層數	2 storeys (Ti Tsang Temple) 2 storeys (Koon Yum Temple), storeys 層 1 storey (思親堂 Si Qin Temple) ☐ 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) 10.668m (Ti Tsang Temple) 10.2m (Koon Yum Temple), m 米 6.3m (思親堂 Si Qin Temple)	☐About 約 ☑About 約

\# GFA for Application Premises (G/F of Ti Tsang Temple, G/F of Koon Yum Temple and G/F of 思親堂 (Si Qin Temple) only).
\## Government land is not counted under the calculation of the site coverage and plot ratio.

Part 6 (Cont'd) 第 6 部分 (續)

☐ 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)
Total GFA of about 275.1 sq.m for Application Premises (G/F of Ti Tsang Temple, G/F of Koon Yum Temple and G/F of 思親堂 (Si Qin Temple) only).....
.....

☐ 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]
Ti Tsang Temple	2	G/F: Columbarium 1/F: Memorial Hall
Koon Yum Temple	2	G/F: Columbarium 1/F: Memorial Hall
思親堂 (Si Qin Temple)	1	G/F: Columbarium
		(Note: The memorial hall on 1/F of Ti Tsang Temple and 1/F of Koon Yum Temple is not part of the application for Columbarium use.)

(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 Columbarium buildings are existing facilities and no new building construction is anticipated.

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Shek Lin Road and Pun Chun Yuen Road ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位: 27 (including one accessible) Motorcycle Parking Spaces 電單車車位: 3 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):
	No 否	☐
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位: Coach Spaces 旅遊巴車位: Light Goods Vehicle Spaces 輕型貨車車位: 2 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):
	No 否	☐

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。

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?	Yes 是	☑ Please provide details 請提供詳情 To rectify the existing unauthorised building works (UBWs) found on the G/F of Ti Tsang Temple, facilitate relocating the affected niches to the G/F of Koon Yum Temple; and the new niches on the G/F of Ti Tsang Temple ..... through A&A works to remove the UBWs and construction of the new walls. ....
	No 否	☐
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。)	Yes 是	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
	No 否	☑
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐ No 不會 ☑
	On traffic 對交通	Yes 會 ☐ No 不會 ☑
	On water supply 對供水	Yes 會 ☐ No 不會 ☑
	On drainage 對排水	Yes 會 ☐ No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐ No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐ No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐ No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐ No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐ No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐ No 不會 ☑
	_____ _____	
	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)	

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 enclosed planning statement for more details.

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

KENNETH JOHN MAN WAI LI ..... Director .....

Name in Block Letters 姓名（請以正楷填寫） / Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格 ☑ Member 會員 / ☐ Fellow of 資深會員
☑ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會/ ☑ HKIUD 香港城市設計學會 /
☑ RPP 註冊專業規劃師
Others 其他 ..... MRTPI .....

on behalf of 代表 KJL Limited .....

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

Date 日期 28 DEC 2021 ..... (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@	• 地藏殿 G/F of Ti Tsang Temple (TTT) • 觀音殿 G/F of Koon Yum Temple (KYT) • 思親堂 G/F of Si Qin Temple (SQT)
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	TTT:2,382; KYT:1,876; SQT:987 Total:5,245
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	TTT:1,359; KYT:1,267; SQT:1,208 Total:3,834
Total number of single niches 單人龕位總數	TTT:336; KYT:658; SQT:951 Total:1,945
Number of single niches (sold and occupied) 單人龕位數目 (已售並佔用)	TTT:0; KYT:493; SQT:895 Total:1,388
Number of single niches (sold but unoccupied) 單人龕位數目 (已售但未佔用)	TTT:0; KYT:165; SQT:56 Total:221
Number of single niches (residual for sale) 單人龕位數目 (待售)	TTT:336; KYT:0; SQT:0 Total:336
Total number of double niches 雙人龕位總數	TTT:1,023; KYT:609; SQT:18 Total:1,650
Number of double niches (sold and fully occupied) 雙人龕位數目 (已售並全部佔用)	TTT:182; KYT:124; SQT:17 Total:323
Number of double niches (sold and partially occupied) 雙人龕位數目 (已售並部分佔用)	TTT:691; KYT:64; SQT:0 Total:755
Number of double niches (sold but unoccupied) 雙人龕位數目 (已售但未佔用)	TTT:140; KYT:55; SQT:1 Total:196
Number of double niches (residual for sale) 雙人龕位數目 (待售)	TTT:10; KYT:366; SQT:0 Total:376
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)	TTT:0; KYT:0; SQT:239 Total:239 (must not sell niches 不可出售龕位)
Number. of niches (sold and fully occupied) 龕位數目 (已售並全部佔用)	TTT:182; KYT:617; SQT:912 Total:1,711
Number of niches (sold and partially occupied) 龕位數目 (已售並部分佔用)	TTT:691; KYT:64; SQT:0 Total:755
Number of niches (sold but unoccupied) 龕位數目 (已售但未佔用)	TTT:140; KYT:220; SQT:57 Total:417
Number of niches (residual for sale) 龕位數目 (待售)	TTT:346; KYT:366; SQT:0 Total:712
Proposed operating hours 擬議營運時間	09:00 am to 16:00 pm

@ Ash interment capacity in relation to a columbarium means –
就靈灰安置所而言，骨灰安放容量指：
- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目;
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories 新界大埔石蓮路半春園丈量約份第6約地段第1119號A分段, 1119 號C分段, 1253號, 1254號A分段, 1254號B分段, 1254號C分段, 1254號餘段, 1260號A分段, 1270號A分段及毗連政府土地
Site area 地盤面積	19,600.9 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 655.1 sq. m 平方米 ☑ About 約)
Plan 圖則	Draft Tai Po Outline Zoning Plan (OZP) No. S/TP/29 大埔分區計劃大綱草圖編號S/TP/29
Zoning 地帶	"Green Belt" ("GB") 「綠化地帶」
Applied use/ development 申請用途/發展	Proposed Columbarium within a Religious Institution 設於宗教機構內的靈灰安置

(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	☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
		Non-domestic 非住用	275.1 # ☑ About 約 ☐ Not more than 不多於	0.015 ## ☑About 約 ☐Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用		
		Non-domestic 非住用	3 (Ti Tsang Temple, Koon Yum Temple and 思親堂 (Si Qin Temple))	
		Composite 綜合用途		

\# GFA for Application Premises (G/F of Ti Tsang Temple, G/F of Koon Yum Temple and G/F of 思親堂 (Si Qin Temple) only).
\## Government land is not counted under the calculation of the site coverage and plot ratio.

(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Non-domestic 非住用	10.668m (Ti Tsang Temple) 10.2m (Koon Yum Temple) 6.3m (恩親堂 Si Qin Temple) m 米 ☑ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			2 storeys (Ti Tsang Temple) 2 storeys (Koon Yum Temple) 1 storey (恩親堂 Si Qin Temple) Storeys(s) 層 ☑ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Composite 綜合用途	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
(iv)	Site coverage 上蓋面積	3.45 % ☑ About 約 The calculation of site coverage of Application Premises include the pitch roof. Government land is not counted under the calculation of the site coverage.	
(v)	No. of units 單位數目	Please refer to Page 13 of this application form for details of number of niches.	
(vi)	Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於
		Public 公眾	sq.m 平方米 ☐ 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) _____ _____	30 27 (includes one accessible) 3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	2 2

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

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

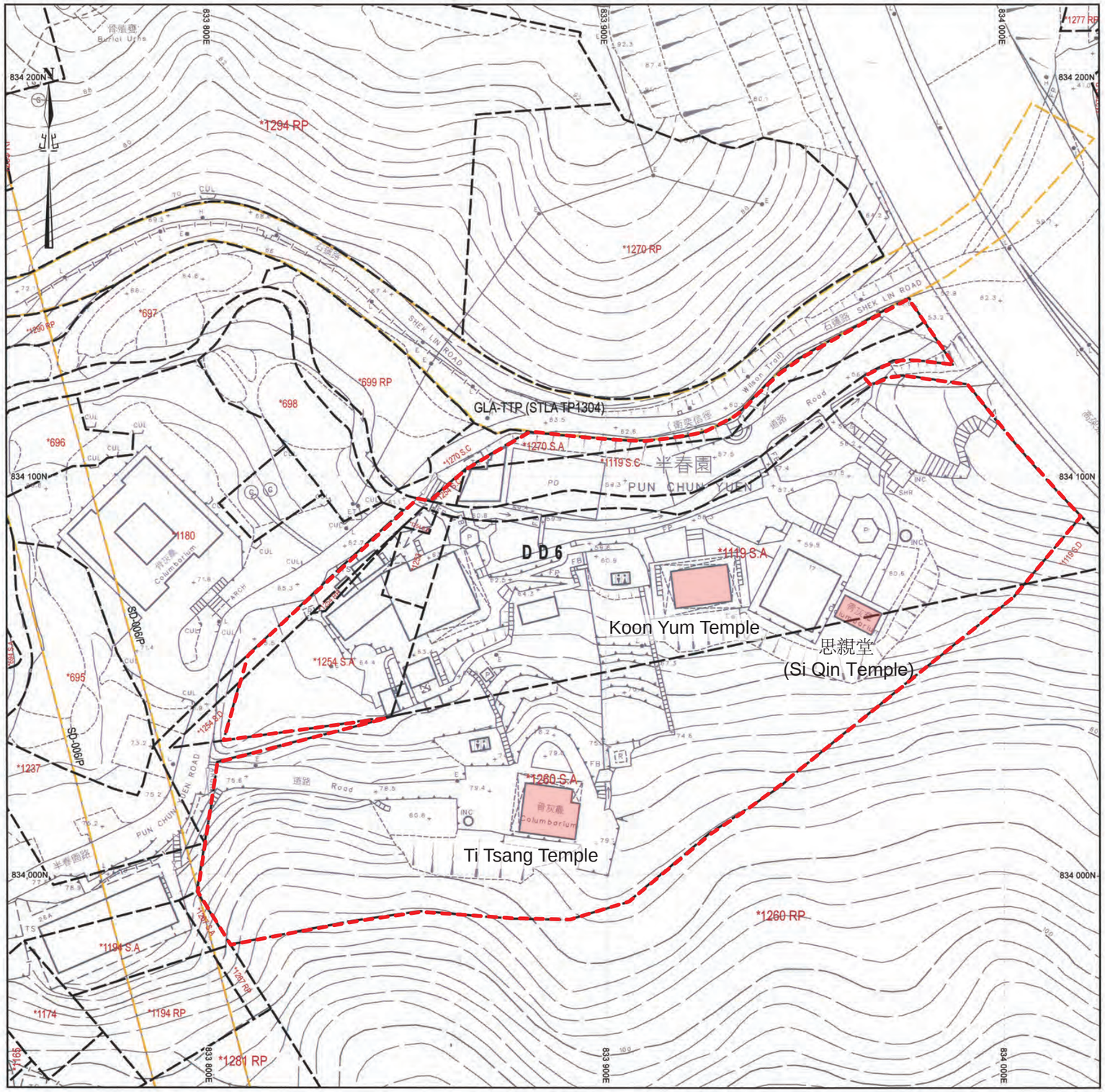
Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號

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 Application Site

G/F of Ti Tsang Temple, G/F of Koon Yum Temple and G/F of 思親堂 (Si Qin Temple) (The Application Premises)

Date	Sept 2021
Scale	N.A.
Designed	DY
Checked	KL

Job Title:
Section 16 planning application for proposed columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories

Drawing Title:
1.1 Application Site Location under Lot Index Plan

KJL Ltd.

Section 16 Planning Application

for proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories

PLANNING STATEMENT

Prepared by

KJL LIMITED

in association with

Chan & Wong Architects & Engineers Limited

CKM Asia Limited

RHL International

KELand Surveying, Planning & GIS Co. Ltd.

for

The Lotus Association of Hong Kong

December 2021

EXECUTIVE SUMMARY

BACKGROUND

This application is submitted on behalf of The Lotus Association of Hong Kong ("The Applicant") to seek the Town Planning Board's permission for the proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories ("the Application Site" or "the Site").

The Application Site falls within an area zoned "Green Belt" ("GB") on the Draft Tai Po Outline Zoning Plan (OZP) No. S/TP/29. According to the Notes for the "GB" Zone, the proposed 'Columbarium (within a Religious Institution or extension of existing Columbarium only)' is under Column 2 use in this "GB" zone and therefore planning permission from the Town Planning Board (the Board) is required.

DESCRIPTION OF PROPOSED COLUMBARIUM

The major development parameters for the proposed Columbarium use at G/F of Ti Tsang Temple, G/F of Koon Yum Temple and G/F of 思親堂 (Si Qin Temple) ("the Application Premises") in the Application Site as follows:

Application Site Area (The existing Pun Chun Yuen compound)	About 19,600.9 m^2 (including Government land of about 655.1m^2)
Gross Floor Area of Application Premises • G/F, Ti Tsang Temple • G/F, Koon Yum Temple • G/F, 思親堂 (Si Qin Temple)	About 275.1 m^2 • 96.1 m^2 • 116.2 m^2 • 62.8 m^2
Building Height • Ti Tsang Temple • Koon Yum Temple • 思親堂 (Si Qin Temple)	 • 10.668m • 10.2m • 6.3m
Number of Storeys • Ti Tsang Temple • Koon Yum Temple • 思親堂 (Si Qin Temple)	 • 2 storeys • 2 storeys • 1 storey
Site Coverage • Ti Tsang Temple • Koon Yum Temple • 思親堂 (Si Qin Temple)	About 3.45% • 240.81m^2 • 299.61m^2 • 114.14m^2
Plot Ratio of Application Premises	About 0.015
Total Number of Niches at Application Premises • G/F, Ti Tsang Temple • G/F, Koon Yum Temple • G/F, 思親堂 (Si Qin Temple)	3,834 • 1,359 • 1,267 • 1,208

Total number of Ancestral Tablets • 1/F, Ti Tsang Temple • 1/F, Koon Yum Temple • G/F, 思親堂 (Si Qin Temple)	3,257 • 1,335 • 1,922 • 0

Notes:

1. The calculation of building height and site coverage of the Application Premises include the pitched roof.
2. Government land is not counted in calculating the site coverage and plot ratio.

PLANNING JUSTIFICATIONS

The proposed Columbarium at the Application Premises is appropriate in planning terms based on the following planning justifications:

- The proposed Columbarium use is considered compatible with the surrounding environment.
- The proposed Columbarium use is generally in line with the TPB PG No.10 for development within the "Green Belt" zone.
- The primary purpose is to regularise the existing columbarium use in a religious institution compound.
- The Applicant has applied for a Licence and Temporary Suspension of Liability (TSOL) for G/F of Ti Tsang Temple and G/F of Koon Yum Temple; and Exemption and TSOL for G/F of 思親堂 (Si Qin Temple) in respect of “pre-cut-off columbarium” under the Private Columbaria Ordinance.
- The proposed Columbarium is acceptable from a traffic engineering viewpoint.
- The proposed Columbarium is acceptable in the environmental term.
- The Town Planning Board approves similar precedent cases of columbarium use in the vicinity of the Kam Shan/Shek Kwu Lung area.

CONCLUSION

Given the justifications mentioned above, the Applicant respectfully requests the Board to approve the subject application.

行政摘要

引言

是次第 16 條規劃許可申請人為香海蓮社，此規劃報告旨在支持是次根據《城市規劃條例》第 16 條提出的規劃許可申請，擬議申請在新界大埔丈量約份第 6 約地段第 1119 號 A 分段, 第 1119 號 C 分段, 第 1253 號, 第 1254 號 A 分段, 第 1254 號 B 分段, 第 1254 號 C 分段, 第 1254 號餘段, 第 1260 號 A 分段, 第 1270 號 A 分段和毗連政府土地作靈灰安置所用途。

該申請地點在大埔分區計劃大綱草圖（圖則編號為 S/TP/29）中屬於「綠化地帶」。由於擬議發展的「靈灰安置所(只限設於宗教機構內或現有靈灰安置所的擴建部分)」用途於該「綠化地帶」上屬於第 2 欄用途，因此，現按《城市規劃條例》第 16 條向城市規劃委員會提出申請。

擬議項目發展重點

該申請地盤位於半春園，擬議在園內的地藏殿地下，觀音殿地下和思親堂地下（申請處所）作靈灰安置所用途。申請處所的主要擬議發展參數如下表所示：

地盤面積 （現有的半春園範圍）	約 19,600.9 平方米 (包括約 655.1 平方米的政府土地)
申請處所總樓面面積 • 地藏殿地下 • 觀音殿地下 • 思親堂地下	約 275.1 平方米 • 96.1 平方米 • 116.2 平方米 • 62.8 平方米
建築物高度 • 地藏殿 • 觀音殿 • 思親堂	 • 10.668 米 • 10.2 米 • 6.3 米
層數 • 地藏殿 • 觀音殿 • 思親堂	 • 2 層 • 2 層 • 1 層
上蓋面積 • 地藏殿 • 觀音殿 • 思親堂	約 3.45% • 240.81 平方米 • 299.61 平方米 • 114.14 平方米
申請處所地積比率	約 0.015
申請處所靈灰龕位數目 • 地藏殿地下 • 觀音殿地下 • 思親堂地下	3,834 • 1,359 • 1,267 • 1,208
祖先牌位數目	3,257

• 地藏殿 1 樓 • 觀音殿 1 樓 • 思親堂地下	• 1,335 • 1,922 • 0

註:

1. 申請處所建築物高度及上蓋面積計算包括斜屋頂。
2. 申請處所上蓋面積及地積比率計算並未包含政府土地。

發展理據

擬議計劃在規劃層面上理應視為恰當，以下是是項申請的規劃理據：

- 擬議的靈灰安置所用途與周圍環境相兼容。
- 擬議的靈灰安置所基本符合城市規劃委員會規劃指引編號 10 擬在綠化地帶進行發展而按照城市規劃條例第 16 條提出的規劃申請的規劃準則。
- 主要目的是規範宗教機構內現有的靈灰安置所的使用。
- 申請人已經向私營骨灰安置所發牌委員會就地藏殿地下和觀音殿地下遞交牌照和暫免法律責任書申請，及就思親堂地下遞交豁免書和暫免法律責任書申請。
- 擬議的靈灰安置所從交通工程的觀點來看是可接受的。
- 擬議的靈灰安置所在環境方面是可接受的。
- 城市規劃委員會已批准了位於錦山/石古壟附近的申請用作靈灰安置所用途的類似先例。

總結

綜觀上述理由，申請人謹請城規會批准是次申請。

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1. INTRODUCTION

1.1. Background

1.1.1 This application is submitted on behalf of The Lotus Association of Hong Kong to seek the Town Planning Board's permission for the proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories (i.e. the Application Site) (**Figure 1.1** refers).

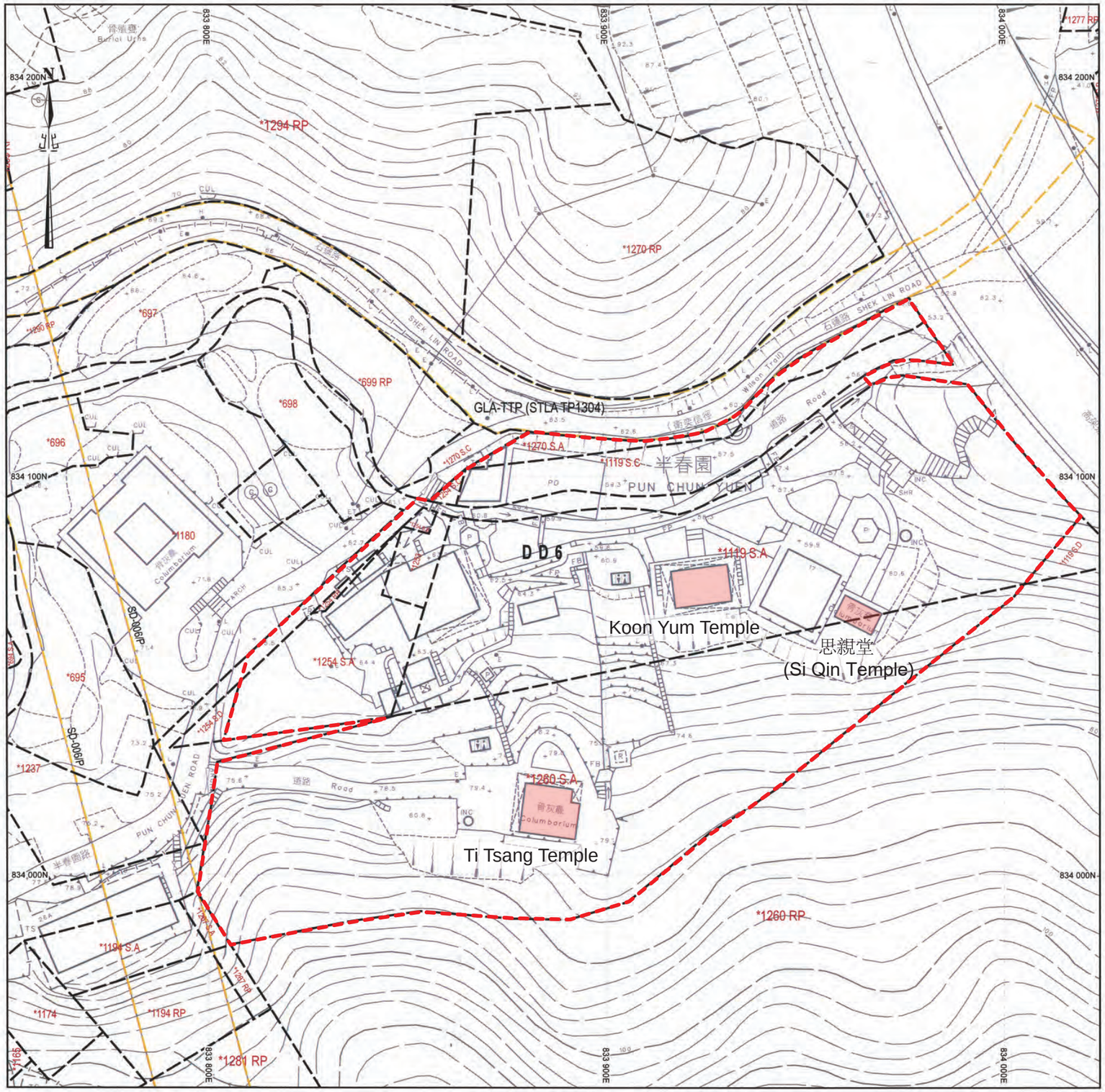
1.1.2 The Application Site falls within an area zoned “Green Belt” (“GB”) on the Draft Tai Po Outline Zoning Plan (OZP) No. S/TP/29. The Statutory Plan was gazetted under section 5 of the Town Planning Ordinance on 17.9.2021 (**Figure 1.2** refers). According to the Notes for the “GB” zone, the proposed ‘Columbarium (within a Religious Institution or extension of existing Columbarium only)’ is Column 2 use in this “GB” zone and therefore planning permission from the Town Planning Board (the Board) is required.

1.1.3 The proposed Columbarium uses at Pun Chun Yuen, which comprises three columbarium halls of the G/F of Ti Tsang Temple, G/F of Koon Yum Temple and G/F of 思親堂 (Si Qin Temple) (“the Application Premises”). The gross area of the Application Site is about 19,600.9m^2 including adjoining Government land.

1.2. Purpose of this application

1.2.1. The purposes of this planning application are as follows:

- To seek planning permission for the existing religious institution and Columbarium use at the Application Site.
- To regularise the existing columbarium use on G/F of Ti Tsang Temple.
- To rectify the existing unauthorised building works (UBWs) found on the G/F of Ti Tsang Temple, facilitate relocating the affected niches to the G/F of Koon Yum Temple, and the new niches on the G/F of Ti Tsang Temple through A&A works to remove the UBWs and construction of the new walls.
- To comply with statutory requirements of the Private Columbarium Ordinance.



The Application Site

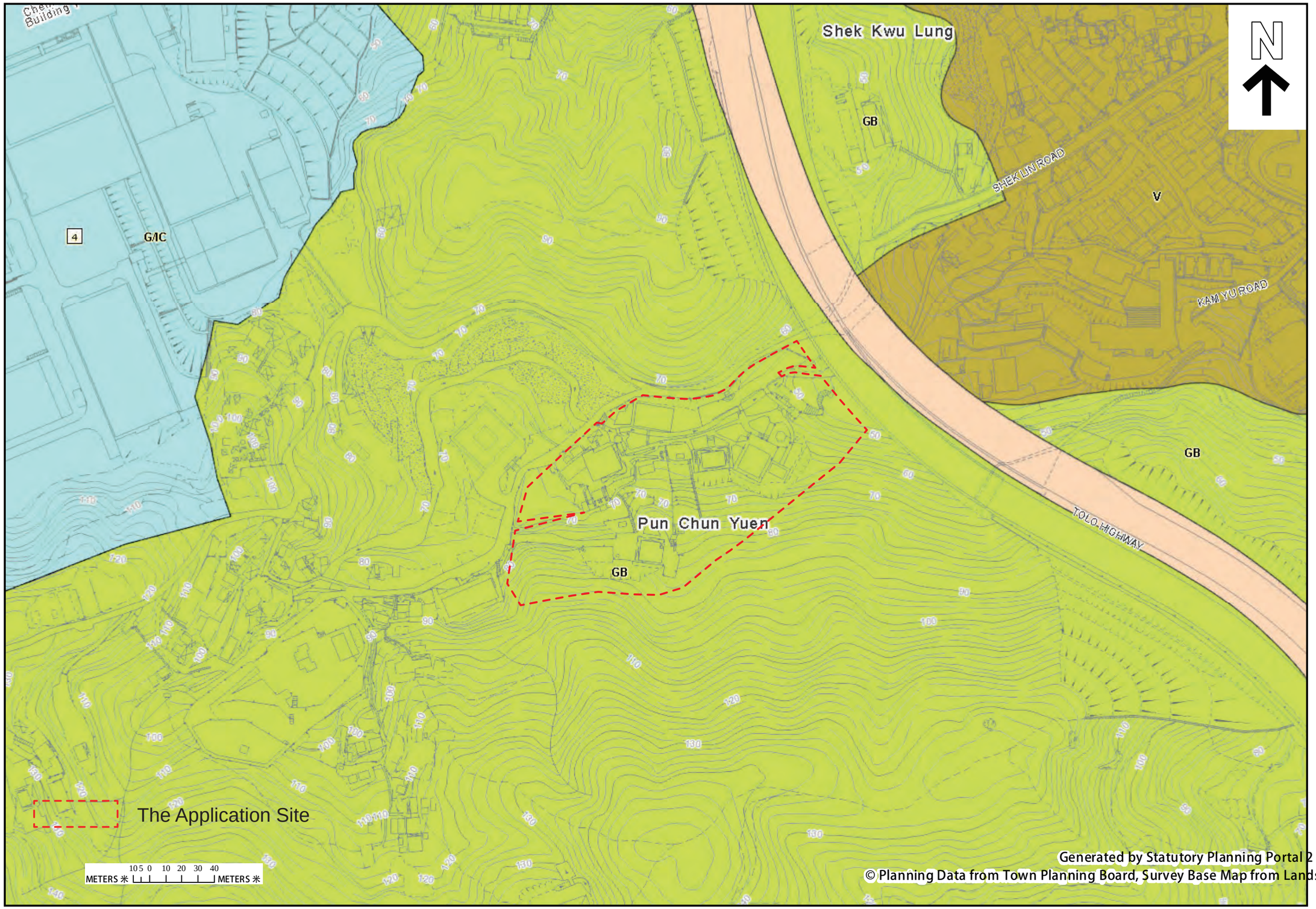
G/F of Ti Tsang Temple, G/F of Koon Yum Temple and G/F of 思親堂 (Si Qin Temple) (The Application Premises)

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Job Title:
Section 16 planning application for proposed columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories

Drawing Title:
1.1 Application Site Location under Lot Index Plan

KJL Ltd.



Generated by Statutory Planning Portal 2

© Planning Data from Town Planning Board, Survey Base Map from LandsD

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Designed	DY
Checked	KL

Job Title:
Section 16 planning application for proposed columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories

Drawing Title:
1.2 Application Site Location under Outline Zoning Plan

KJL Ltd.

2. DEVELOPMENT CONTEXT

2.1. Site Context

2.1.1. The Application Site is located at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Tai Po, New Territories. The Application Site is currently occupied by a religious institution and Columbarium, namely Pun Chun Yuen (**Figure 2.1** refers).

2.1.2. The existing site access points of Pun Chun Yuen for vehicular and pedestrian traffic are at Shek Lin Road and Pun Chun Yuen Road.

2.2. Surrounding Land Use

2.2.1. The Application Site is surrounded mainly by the "Green Belt" zone to its immediate north and south. To the further north, about 300m away from the Application Site, is the Siu Ling Shan (Ling Hin Fat Yuen) with a religious institution, Columbarium, and ancillary quarters. The Board approved on 19.7.2019 (Planning Application No. A/TP/652). There are 757 columbarium niches and 1,782 ancestral cards and comprise 27 one to two-storey existing building structures with a total GFA of about 970m^2.

2.2.2. To the west of the Application Site is zoned as the "Government, Institution or Community" ("GIC") zone, which is the Tai Po Treatment Works and Pun Chun Yuen Salt Water Service Reservoir and Pun Chun Yuen Fresh Water Reservoir. Further to the east and across the Tolo Highways is zoned as “Green Belt” and “Village Type Development” (“V”) zone, including Shek Kwu Lung, Yat Wing Garden and Kam Shek New Village. (**Figure 2.2** refers)

2.3. Statutory Planning Requirements

2.3.1. The Application Site falls within an area zoned “Green Belt” (“GB”) on the Draft Tai Po Outline Zoning Plan (OZP) No. S/TP/29. According to the Notes for the “GB” Zone, the proposed ‘Columbarium (within a Religious Institution or extension of existing Columbarium only)’ use is Column 2 use in this “GB” zone and therefore planning permission from the Town Planning Board (the Board) is required.

2.3.2. The planning intention of this “GB” zone is primarily for defining the limits of urban and suburban development areas by natural features and containing urban sprawl, and providing passive recreational outlets. Therefore, there is a general presumption against development within this zone.

2.4. Non-Statutory Planning Requirements

2.4.1. References are made to the Town Planning Board Guidelines No. 10 for application for development within the "Green Belt" (“GB”) zone under section 16 of the Town Planning Ordinance. The relevant planning criteria include, but are not limited to the following:

- There is a general presumption against development (other than redevelopment) in a "GB" zone.
- Applying new development in a "GB" zone will only be considered exceptional circumstances and must be justified with solid planning grounds.
- The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby, such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution the followings:

2.4.2. References are also made to the Town Planning Board Guidelines No. 24C to interpret “Existing Use” in the urban and new town areas. The interpretation of an "Existing Use” of any land or building related to the current planning application refers to:

- Before the publication in the Gazette of the first statutory plan covering the land or building (hereafter referred as 'the first plan’);
- A use that exists before the publication of the first plan and continued to be in existence.

2.5. **Planning History**

2.5.1. There is no previous application at the site.

2.6. **Land Administrative Matters**

2.6.1. The Application Site is located within private lots, namely Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land in Tai Po, New Territories (**Figure 2.3** refers).

2.6.2. According to the record of the Land Registry, Cavanah Company Limited is the registered owner of Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A and 1270 S.A in Demarcation District 6, Tai Po, New Territories. Cavanah Company Limited holds these private lots in trust on behalf of the beneficiary owner, the Tata Buddhist Association Limited.

2.6.3. Consent letters were previously issued by the registered landowner, Cavanah Company Limited, to the Applicant for submission applications for Licence regarding a Pre-Cut-Off Columbarium and Temporary Suspension of Liability (TSOL) for G/F of Ti Tsang Temple and G/F of Koon Yum Temple and Exemption and TSOL for G/F of 思親堂 (Si Qin Temple) under the Private Columbaria Ordinance dated 27.1.2021. The registered landowner has no objection to the operation of G/F of Ti Tsang Temple, G/F of Koon Yum Temple and G/F of 思親堂 (Si Qin Temple) as a Columbarium. The consent letters issued from the Cavanah Company Limited is included in **Appendix 1**.

2.6.4. The Applicant has given notice to the registered landowner in writing on 30.8.2021 and acknowledged by Cavanah Company Limited and their legal representative Messrs. Woo Kwan Lee & Lo on 2.9.2021 that the operator of Pun Chun Yuen intends to make the section 16 planning application for proposed Columbarium use which involves the lots owned by Cavanah Company Limited. The notice letter to the landowner with acknowledgement is included in **Appendix 2**.

2.6.5. These private lots are held under Tai Po New Grants Nos. 5378, 6836, 6901 and 6962. Upon approval of the application by the Town Planning Board, the Applicant would discuss and apply to District Lands Office/ Tai Po, Lands Department through the land administration procedure to formalise the use of the government land currently located within Pun Chun Yuen and that form part of the operational use of the proposed Columbarium.



2.1a: View of main entrance gate & footbridge across stream inside Pun Chun Yuen



2.1e: View of 思親堂 (Si Qin Temple)



2.1i: View of staircase to the Ti Tsang Temple



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2.1o: View of Ti Tsang Temple



2.1b: View of arch and traditional joss paper burner(abandoned) near 思親堂(Si Qin Temple)



2.1f: View of Tai Hung Po Temple



2.1j: View of the Glass House & Lotus Pond



2.1n: View of the ruin structure on the way to Ti Tsang Temple



2.1p: View of the access road to Ti Tsang Temple



2.1c: View of the overall context of Pun Chun Yuen compound from the entrance



2.1g: View of Koon Yum Temple



2.1k: View of the pavilion & the Glass House



2.1d: View of the original entrance gate of Pun Chun Yuen



2.1h: View of toilet near Koon Yum Temple



2.1l: View of the office block

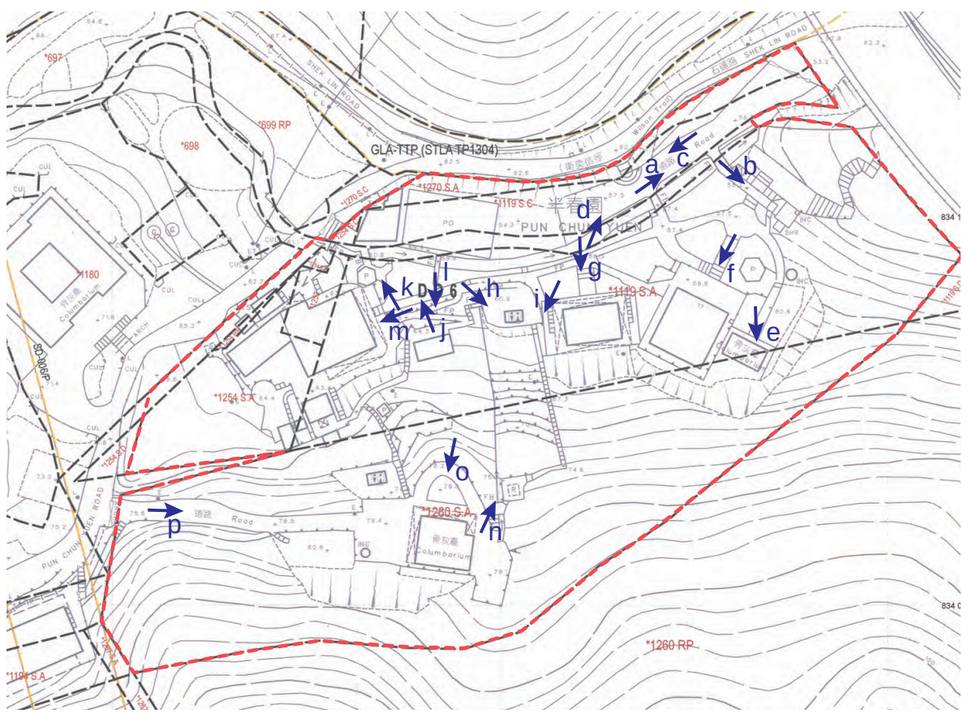


Photo Index Plan

Date	Sept 2021
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Job Title:
Section 16 planning application for proposed columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories

Drawing Title:
2.1 Photographs of the Application Site

KJL Ltd.



2.2a: Columbarium located to the northwest of Pun Chun Yuen



2.2d: View of original gate of Pun Chun Yuen along the Shek Lin Road



2.2g: View of main entrance for both pedestrian & vehicular access to Pun Chun Yuen



2.2i: View of slope behind the 思親堂 (Si Qin Temple)



2.2b: View of the arch on Pun Chun Yuen Road



2.2e View of residential developments near Tai Wo Station from first floor of Ti Tsang Temple



2.2h: View of the flyover (Tolo Highways) from Pun Chun Yuen



2.2j: View of slope behind the Ti Tsang Temple



2.2c: View of the access to Ti Tsang Temple on Pun Chun Yuen Road



2.2f: View of Tai Po Water Treatment Works and Columbarium located to the northwest of Pun Chun Yuen from first floor of Ti Tsang Temple

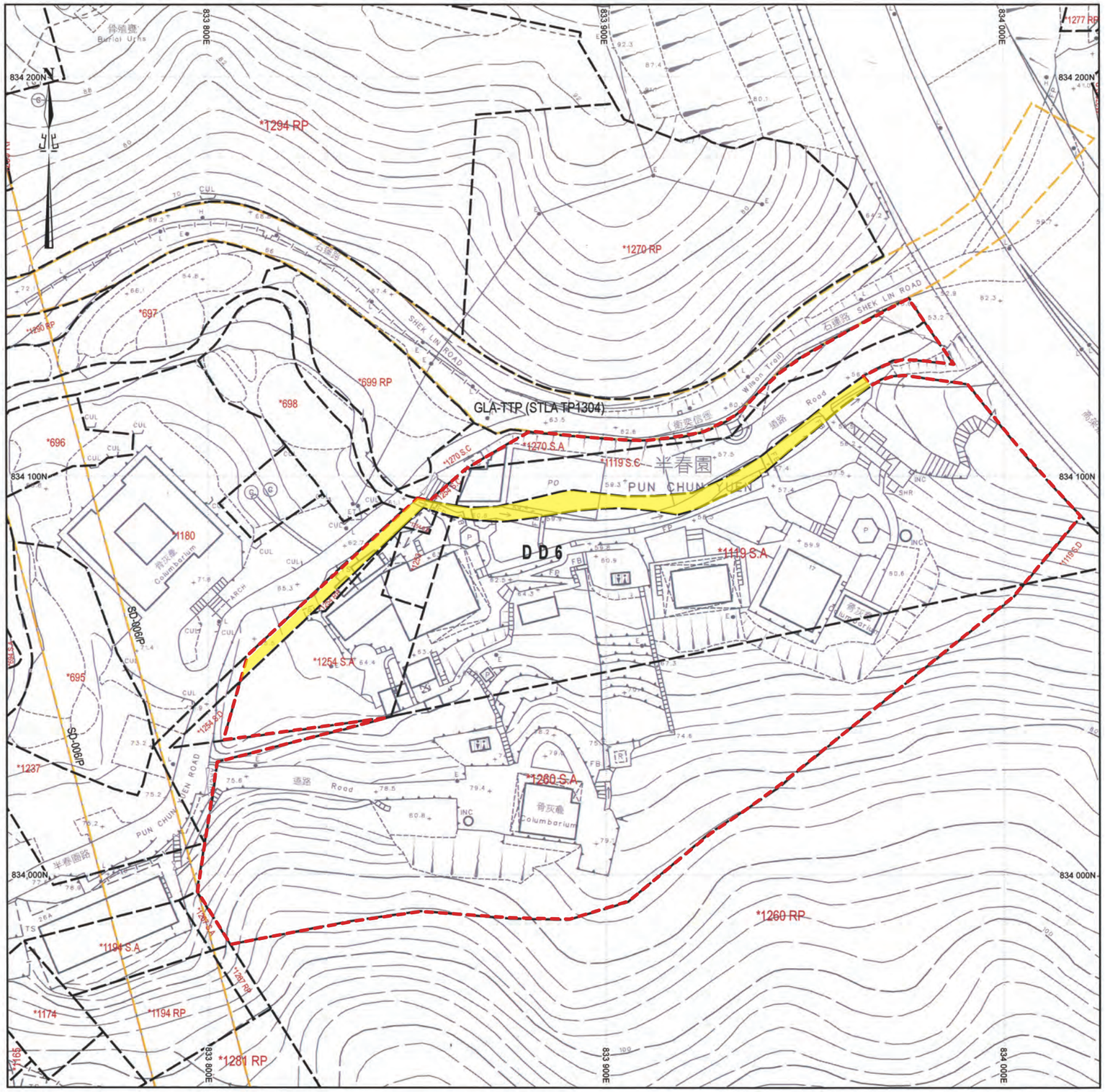
Photo Index Plan

Date	Sept 2021
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Job Title:
Section 16 planning application for proposed columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories

Drawing Title:
2.2 Photographs of the Surrounding Area

KJL Ltd.



The Application Site

Tentatively Government land included in the planning application boundary

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Job Title:
Section 16 planning application for proposed columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories

Drawing Title:
2.3 Tentatively Government land included in the planning application boundary

KJL Ltd.

3. DESCRIPTION OF PROPOSED COLUMBARIUM

3.1. **Proposed Columbarium**

3.1.1. Pun Chun Yuen was established in the 1930s, and the first niches located at G/F of Ti Tsang Temple were being subscribed in 1972. There are 3,834 columbarium niches accommodated at G/F of Ti Tsang Temple, G/F of Koon Yum Temple and G/F of 思親堂 (Si Qin Temple). In addition, a total of 3,257 ancestral tablets are also housed at 1/F of Ti Tsang Temple and 1/F of Koon Yum Temple. All the niches currently situated on the G/F of Ti Tsang Temple have existed (subscribed or interred) before the Draft Tai Po Outline Zoning Plan No. LTP/47 on 12.12.1980. Koon Yum Temple was initially used to store all the Buddhist scripts and books, while the first niches in 思親堂 (Si Qin Temple) were first subscribed in 1981.

3.1.2. The Applicant has applied for Licence and Temporary Suspension of Liability (TSOL) for G/F of Ti Tsang Temple and G/F of Koon Yum Temple; Exemption and TSOL for G/F of 思親堂 (Si Qin Temple) to the Private Columbaria Licensing Board (the Licensing Board) on 6.3.2018. The submitted application information is included in **Appendix 3** and **Appendix 4**.

3.1.3. The G/F of Ti Tsang Temple and G/F of Koon Yum Temple have been given "Approval-in-principle for TSOL Application" with a valid period of 3 years from 14.5.2021 to 13.5.2024 by the Licensing Board's letter dated 14.5.2021. The G/F of 思親堂 (Si Qin Temple) has been given "Approval-in-principle for TSOL Application" with a valid period of 3 years from 12.4.2021 to 11.4.2024 by the Licensing Board's letter dated 12.4.2021. The Private Columbaria Affairs Office (PCAO) letters are included in **Appendix 5** and **Appendix 6**. The Licence application for G/F of Ti Tsang Temple and G/F of Koon Yum Temple and Exemption application for G/F of 思親堂 (Si Qin Temple) is still under processing by the PCAO.

3.1.4. PCAO has circulated the abovesaid applications to relevant government departments to assess the supporting documents and information under their purview and advise PCAO on whether the submitted application and supporting information met the requirements. The following paragraphs, 3.1.5 to 3.1.14 in this section, summarise the pertinent government departmental comments on the Applicant's submitted private columbaria License, Exemption and TSOL applications and the action taken by the Applicant to address these comments.

Planning Requirement

3.1.5. On 20.11.2018, PCAO wrote to the Applicant and conveyed the comments by the New Territories District Planning Division Head Quarters of Planning Department. After reviewing the supporting information provided, the Planning Department could not find sufficient evidence to prove that the proposed Columbarium on the ground floors of the two stated premises is 'existing use'.

3.1.6. On 1.3.2021, the Applicant has provided additional supporting information to PCAO to demonstrate that all the niches currently located on Ti Tsang Temple's ground floor have existed (subscribed or interred) before the exhibition (Gazette) date of the draft Tai Po Outline Zoning Plan No. LTP/47 on 12.12.1980. The supporting information included the

information of niches located on the ground floor of Ti Tsang Temple, the photographs, and corresponding donation/sale receipts records. The letter from PCAO dated 20.11.2018 and the Applicant's letter dated 1.3.2021 with supporting information is included in **Appendix 8a and Appendix 7**.

3.1.7. PCAO's letter dated 16.7.2021 has outlined the comments provided by the Planning Department that there is insufficient information to prove that those niches were placed on G/F of Ti Tsang Temple on or before 12.12.1980 as "existing use". The building plans for two structures (refer to the Ti Tsang Temple and Koon Yum Temple, for now; however, there are no building names on the building plans at that time) approved on 12.12.1970 and 4.4.1978 indicated that the G/F of the structures were for storage/lobby and store use respectively. Thus, given the abovesaid comments, the Applicant has submitted this planning application for Columbarium use at the existing whole Pun Chun Yuen compound to the Town Planning Board to obtain the planning permission. Letter from PCAO dated 16.7.2021 is included in **Appendix 8f**.

Buildings Requirement

3.1.8. To address the Buildings Department's comments in PCAO's letter of 28.4.2020 concerning the unauthorised building works (UBWs) on G/F of Ti Tsang Temple, the Applicant will arrange to remove UBWs the ground floor of Ti Tsang Temple through future A&A works. The affected existing niches would be relocated to G/F of Koon Yum Temple upon the approval of the application for the proposed Columbarium on the ground floor of Koon Yum Temple by the Town Planning Board.

3.1.9. If feasible, the Applicant also intends to re-provision in-situ some of the affected niches and new niches on the reconstructed wall at the ground floor of Ti Tsang Temple. The letter from PCAO dated 28.4.2020 is included in **Appendix 8b**.

Land Administration Requirement

3.1.10. PCAO's letter of 29.9.2020 contains District Lands Office/Tai Po of Lands Department's views that they have no comment because Applicant claimed there was no unauthorised occupation of Government land concerning the license application sites. Therefore, there was not necessary to apply for regularisation of unleased Government land. However, the Lands Department also noted the license application boundary might be subject to change. Therefore, enforcement actions would be considered to be taken in case of any unauthorised occupation of Government land. PCAO's letter dated 29.9.2020 is included in **Appendix 8c**. This application site boundary has included the Government land within the Pun Chun Yuen compound (refer to **Section 2.6** and **Figure 2.3**). The Applicant would further liaise with the Lands Department on the most suitable arrangement of the Government land in question.

Environmental Protection Requirements

3.1.11. The letter from PCAO dated 2.3.2021 confirms that the Applicant has satisfied all related environmental related requirements for the issue of a Columbarium licence regarding the 'pre-cut-off columbarium' under the Private Columbaria Ordinance (PCO) (Cap.630). PCAO's letter dated 2.3.2021 is included in **Appendix 8e**.

Fire Safety Requirements

3.1.12. The letter from PCAO dated 16.7.2021 has conveyed Fire Services Department (FSD)'s views that the Applicant has fully complied with the fire safety requirements for the Licence in respect of a 'pre-cut-off columbarium' under the Private Columbaria Ordinance (PCO) (Cap.630). PCAO's letter dated 16.7.2021 is included in **Appendix 8f**.

Transport and Traffic Requirements

3.1.13. PCAO's letter dated 18.3.2020 and 13.8.2021 has outlined the comments provided by Transport Department (TD). TD has requested that the Applicant must apply to the TPB under section 16 of the Town Planning Ordinance to approve the proposed Columbarium formally. Since such an application would be accompanied by a supporting Traffic Impact Assessment (TIA), TD indicated that they would only comment on the submitted TIA and the proposed management plan, which should form part of the TIA. PCAO's letter of 18.3.2020 and 13.8.2021 is included in **Appendix 8d** and **Appendix 8g.**

3.1.14. The traffic consultant, CKM Asia Ltd., has prepared the Traffic Impact Assessment (TIA) to support this application. In addition, the traffic consultant has consulted the transport Department before the formal submission of this application. The TIA findings are summarised in section 3.2 of this planning statement, and the full TIA report with responses to comments received from Transport Department on 4.11.201 is included in **Appendix 9**.

Development schedule

3.1.15. Floor plans and section plans of Ti Tsang Temple, Koon Yum Temple and 思親堂 (Si Qin Temple) are provided in **Figures 3.1a to 3.3b.**

3.1.16. In addition, the development schedule of the proposed Columbarium is detailed in **Table 3.1** below.

Table 3.1: Development schedule of the proposed Columbarium

Application Site Area (The existing Pun Chun Yuen compound)	About 19,600.9 m^2 (including Government land of about 655.1m^2)
Gross Floor Area of Application Premises • G/F, Ti Tsang Temple • G/F, Koon Yum Temple • G/F,思親堂 (Si Qin Temple)	About 275.1 m^2 • 96.1 m^2 • 116.2 m^2 • 62.8 m^2
Building Height • Ti Tsang Temple • Koon Yum Temple • 思親堂 (Si Qin Temple)	 • 10.668m • 10.2m • 6.3m
Number of Storeys • Ti Tsang Temple • Koon Yum Temple	 • 2 storeys • 2 storeys

• 思親堂 (Si Qin Temple)	• 1 storey
Site Coverage • Ti Tsang Temple • Koon Yum Temple • 思親堂 (Si Qin Temple)	About 3.45% • 240.81m^2 • 299.61m^2 • 114.14m^2
Plot Ratio of Application Premises	About 0.015
Total Number of Niches at Application Premises • G/F, Ti Tsang Temple • G/F, Koon Yum Temple • G/F,思親堂 (Si Qin Temple)	3,834 • 1,359 • 1,267 • 1,208
Total number of Ancestral Tablets in the Application Site • 1/F, Ti Tsang Temple • 1/F, Koon Yum Temple • G/F, 思親堂 (Si Qin Temple)	3,257 • 1,335 • 1,922 • 0

Notes:

1. The calculation of building height and site coverage of Application Premises include the pitched roof.
2. Government land is not counted in the site coverage and plot ratio calculation.

3.1.17. The location and current status of the columbarium niches and ancestral tablets in Ti Tsang Temple, Koon Yum Temple and 思親堂 (Si Qin Temple) of Pun Chun Yuen are shown in **Tables 3.2a** and **3.2b.** To rectify the existing unauthorised building works (UBWs) found on G/F of Ti Tsang Temple, the UBWs will be removed, and affected niches relocated to Koon Yum Temple upon the Board's approval this application. In addition, there are new niches on G/F of Ti Tsang Temple to be placed on the reconstructed new walls. **Figures 3.4a and 3.4b** show the existing UBWs to be removed and the location of new single niches on the G/F of Ti Tsang Temple.

Table 3.2a: Location and current status of columbarium niches

Location and current status of columbarium niches	**Types of niche**		**Total**
	Single	**Double**	
G/F, Ti Tsang Temple *(After removal of UBW and newly provided 336 nos. of single niches)* • Sold and fully occupied • Sold but not yet occupied • Not yet sold	336 • 0 • 0 • 336	1,023 • 873 • 140 • 10	1,359 (Note: 1,023 are within the approved premises, which excludes those niches to be removed in the UBW area; 336 nos. of single niches are newly provided after removal of UBW) (**Figures 3.4a and 3.4b** refers)
G/F, Koon Yum Temple *Existing* • Sold and occupied • Sold but not yet occupied • Not yet sold *(Niches relocated from G/F, Ti Tsang Temple after removal of UBW)* • Sold and occupied • Sold but not yet occupied • Not yet sold	658 • 0 • 0 • 0 • 493 • 165 • 0	609 • 0 • 0 • 0 • 188 • 55 • 366	1,267
G/F, 思親堂 (Si Qin Temple**)** • Sold and occupied • Sold but not yet occupied • Not yet sold	951 • 895 • 56 • 0	18 • 17 • 1 • 0	1,208 (includes 239 nos. of must not sell niches)
• Must not sell	239		
Total • Sold and occupied • Sold but not yet occupied • Not yet sold • Must not sell	1,945 • 1,388 • 221 • 336 239	1,650 • 1,078 • 196 • 376	**3,834**

Table 3.2b: Location and current status of ancestral tablets

Location and current status of ancestral tablets		**Total**
1/F, Ti Tsang Temple • Sold and occupied • Sold but not yet occupied • Not yet sold	 • 1,047 • 36 • 252	1,335
1/F, Koon Yum Temple • Sold and occupied • Sold but not yet occupied • Not yet sold	 • 1,049 • 95 • 778	1,922
G/F, 思親堂 (Si Qin Temple) • Sold and occupied • Sold but not yet occupied • Not yet sold	0	0
Total		**3,257**

3.2. Traffic Consideration

3.2.1. A Traffic Impact Assessment (TIA) attached in **Appendix 9** has been undertaken to support the proposed development.

3.2.2. The visitor count surveys were conducted during the 2021 Ching Ming Festival Period. An additional transport mode survey was conducted on the 2021 Ching Ming Festival Day to determine the columbarium peak hour. The capacity analyses found that these road junctions and footpath sections operate with capacity.

3.2.3. Car parking spaces are provided in the open area within Pun Chun Yuen. The car parking demand related to the 1,129 unoccupied sold niches are estimated based on the 2021 Ching Ming Festival Day survey. In addition, free shuttle services are provided by Pun Chun Yuen during the 2021 Ching Ming Festival period. As part of this planning application, the following internal transport facilities will be provided on normal days:

- 26 regular car parking spaces,
- 1 accessible car parking space,
- 3 motorcycle parking spaces, and
- 2 light goods vehicle loading/unloading bays.

3.2.4. A Traffic and Crowd Management Plan (TCMP) will be implemented during the Ching Ming and Chung Yeung Festival Periods and their shadow periods. The Applicant will impose a Visit-by-Appointment arrangement with a visiting capacity of 200 persons per hour; hence, visitor and traffic generation are estimated.

3.2.5. Some car parking spaces and LGV loading/unloading bays will be suspended to facilitate the proposed drop-off points and shuttle service queuing area. Hence, a total of 23 car parking spaces will be provided. In addition, with TCMP implemented, advance registration by visitors will be required to use the car park. An hourly total of 18 vehicles will be imposed so that 5 parking spaces will be reserved for turnover.

3.2.6. The free shuttle services will be enhanced and provided to transport visitors accessing by road-based public transport services.

3.2.7. The year 2029 junction and footpath capacity analyses concluded that the junctions and footpaths were analysed to accommodate the expected traffic and pedestrian growth and the additional demand generated by the Existing Columbarium when fully occupied with the implementation of TCMP.

3.2.8. Based on the above, it can be concluded that the regularisation of the Application Premises at Pun Chun Yuen is acceptable from a traffic engineering viewpoint.

3.3 **Environmental Consideration**

3.3.1. The Applicant has adopted and implemented adequate measures to ensure that incense burning activities will not cause any air pollution to the surrounding area. The operation hours would be between 9.00 am and 4.00 pm during regular and festival days. Traditional joss paper burning is abandoned and no longer allowed within the Application Site. These eco-friendly joss paper burners managed by special personnel have been installed and used in Pun Chun Yuen. Pun Chun Yuen will provide only three joss sticks per person per visit and not be placed inside the building areas.

3.3.2. Notices have been posted in a prominent place (entrance of Application Premises) in the Application Site to remind visitors to abide by the regulations and arrangements by Pun Chun Yuen during their visit. (Refer to **Figure 3.5**)



Figure 3.5: Notices are posted at the entrance of the Application Premises

3.3.3. Two existing public toilets are provided in the Application Site with their sewage discharged to the public sewer manhole (Refer to **Figure 3.6** and **Figure 3.7**).

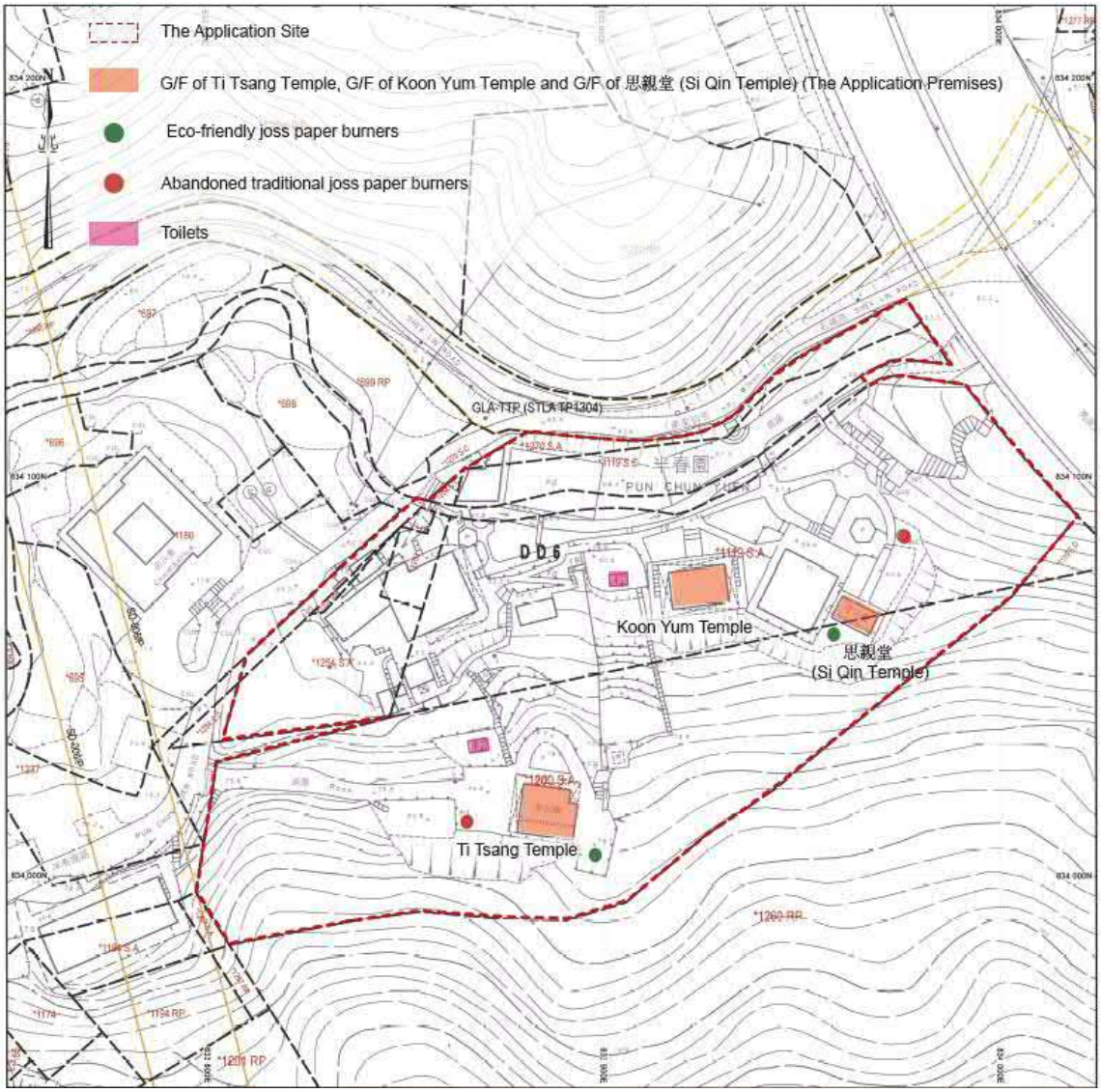


Figure 3.6: Location of joss paper burner and toilet facilities in the Application Site



Figure 3.7: Photographs of the existing toilet facilities in the Application Site

3.3.4. In addition, **Table 3.3** provides a detailed breakdown of the existing male and female toilet facilities available to the public at Pun Chun Yuen.

Table 3.3: Breakdown of existing toilet facilities available to the public at Pun Chun Yuen

Location and number of toilets/urinals	Male			Female toilets
	Toilets	Urinals	Urinal for three persons	
near Koon Yum Temple	1	1	0	3
near Ti Tsang Temple	1	0	1	2
Total	2	1	1	5

3.3.5. The Applicant wishes to point out that there have never been any long queues formed at these toilet facilities in Pun Chun Yuen, even during the peak visiting periods. Furthermore, since new building construction is on-site (including new toilets) in association with the proposed Columbarium use, the Applicant is confident that there would be no adverse impact on the existing public sewerage system.

3.3.6. The Applicant's environmental consultant has conducted a Sewerage Impact Assessment (SIA) (refer to **Appendix 10**). The sewage generated from the Application Site will be discharged to a public sewer manhole (FMH1006391). The estimated daily sewage discharge from the Application Site is 17.6m^3/day. According to the calculation conducted in the SIA report, the existing public sewers are far from fully utilised, and there is sufficient spare capacity. Therefore, no upgrade of public sewer is required. The assessment result in the SIA report shows that no adverse sewerage impact on the public sewerage system is expected from the Application Site.

3.3.7. In addition, the letter from PCAO dated 2.3.2021 confirms that the Applicant has satisfied all related environmental related requirements for the issue of Licence regarding a 'pre-cut-off columbarium' under the Private Columbaria Ordinance (PCO) (Cap.630). PCAO's letter dated 2.3.2021 is included in **Appendix 8e**.

3.4 Fire Services Consideration

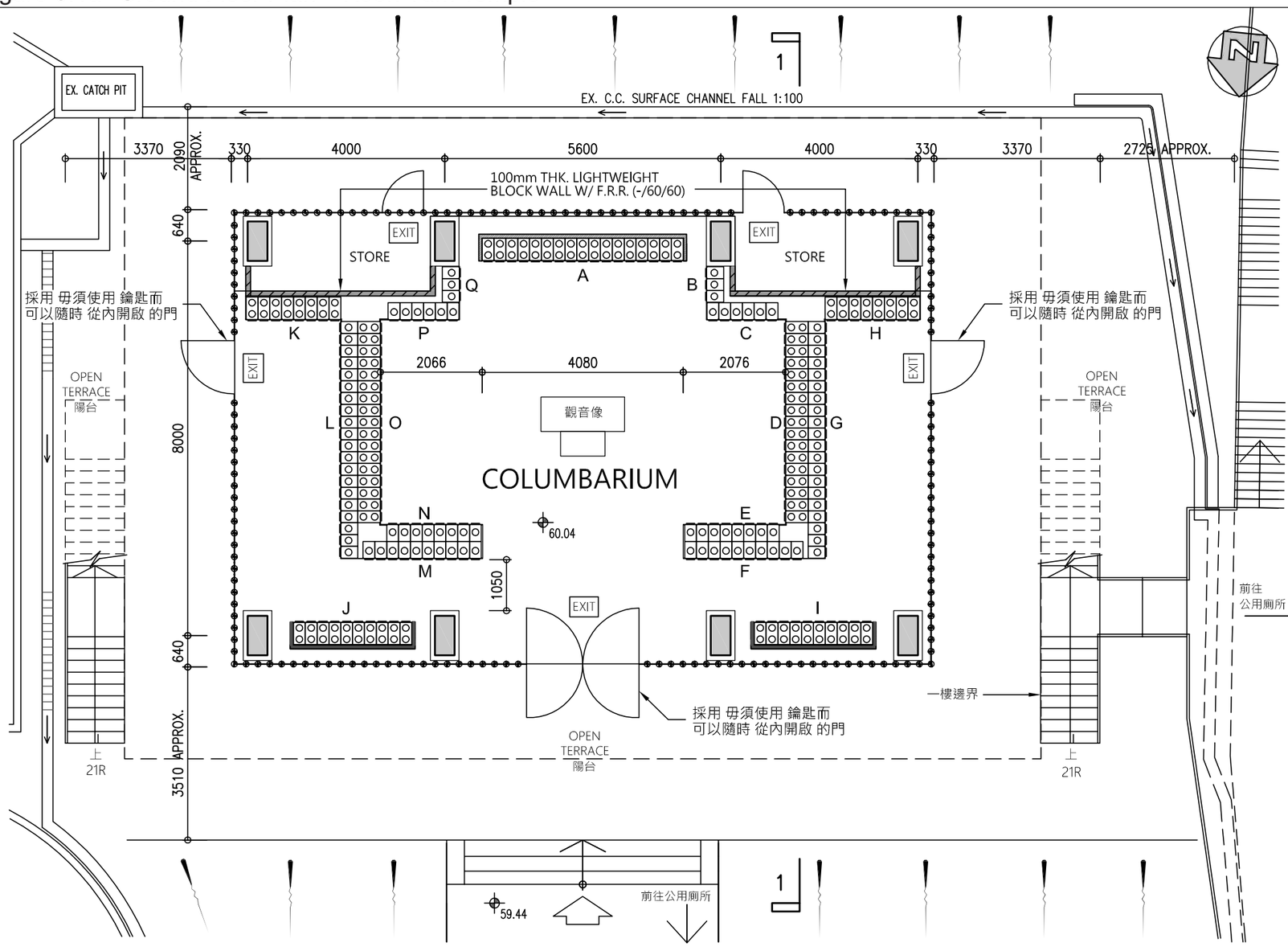
3.4.1. **Figure 3.8** shows the photographs of plans of fire safety evacuation, location of designated assembly point and fire safety instruction posted in the Application Premises.



Figure 3.8: Photographs showing plans of fire safety evacuation, location of designated assembly point and fire safety instruction posted in the Application Premises

3.4.2. The letter from PCAO dated 16.7.2021 has conveyed Fire Services Department (FSD)'s views that the Applicant has fully complied with the fire safety requirements for the Licence in respect of a 'pre-cut-off columbarium' under the Private Columbaria Ordinance (PCO) (Cap.630). PCAO's letter dated 16.7.2021 is included in **Appendix 8f.**

Figure 3.1a Ground Floor Plan – Koon Yum Temple



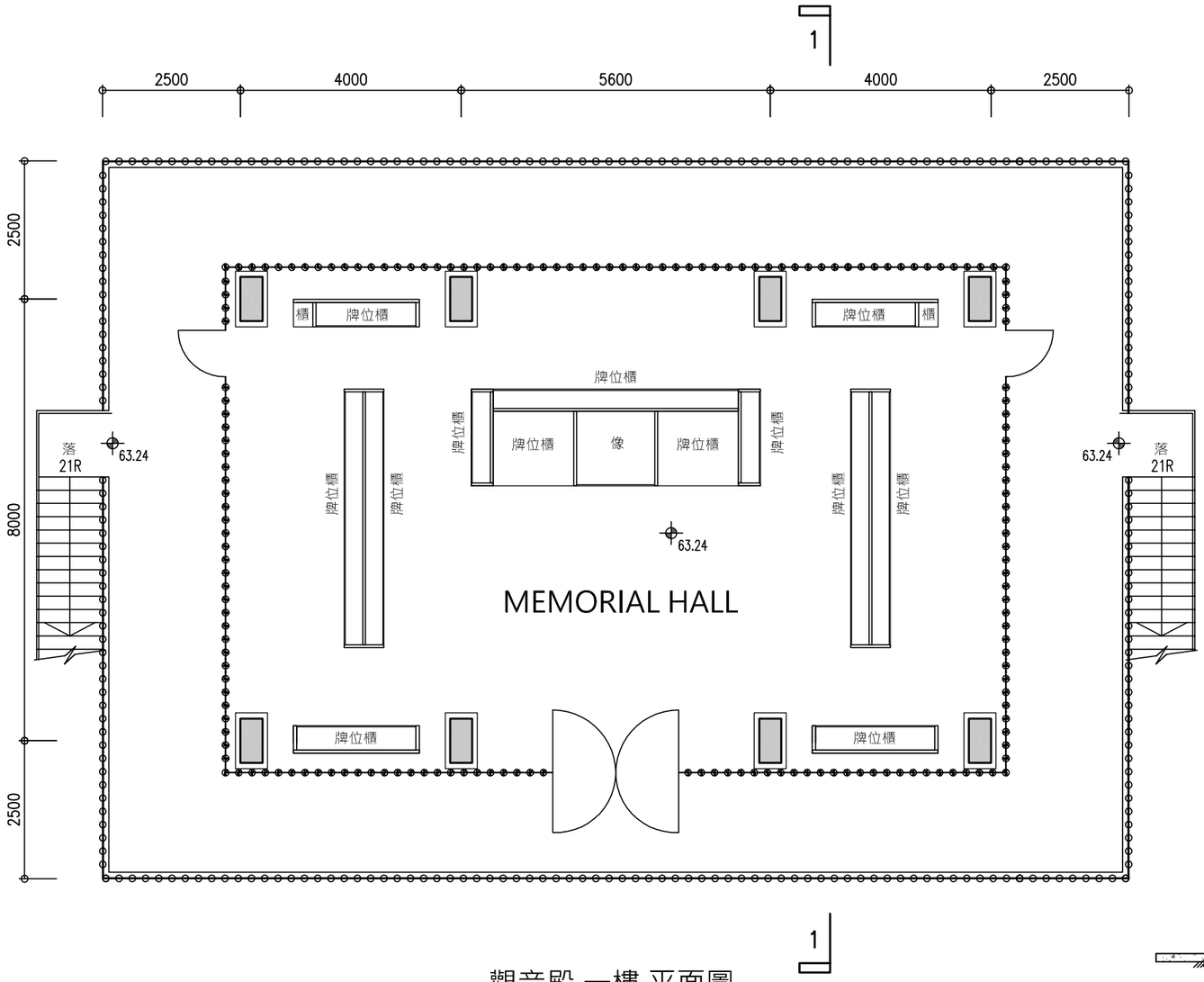
骨灰龕位數目 (單/雙位)
Provision of Niches (Single / Double Units)

區 Block	直行 Columns	橫行 Rows	龕位數目 Nos.	龕位編號	骨灰 (單Single /雙Double)
A	17	7	119	1-119	雙 Double
B	3	7	21	120-140	單 Single
C	6	7	42	141-182	單 Single
D	17	7	119	183-301	雙 Double
E	8	7	56	302-357	單 Single
F	10	7	70	358-427	單 Single
G	20	7	140	428-567	單 Single
H	8	7	56	568-623	雙 Double
I	10	7	70	624-693	雙 Double
J	10	7	70	694-763	雙 Double
K	8	7	56	764-819	雙 Double
L	20	7	140	820-959	單 Single
M	10	7	70	960-1029	單 Single
N	8	7	56	1030-1085	單 Single
O	17	7	119	1086-1204	雙 Double
P	6	7	42	1205-1246	單 Single
Q	3	7	21	1247-1267	單 Single
		總數 Total:	1267		

觀音殿 地下 平面圖
(1:100)

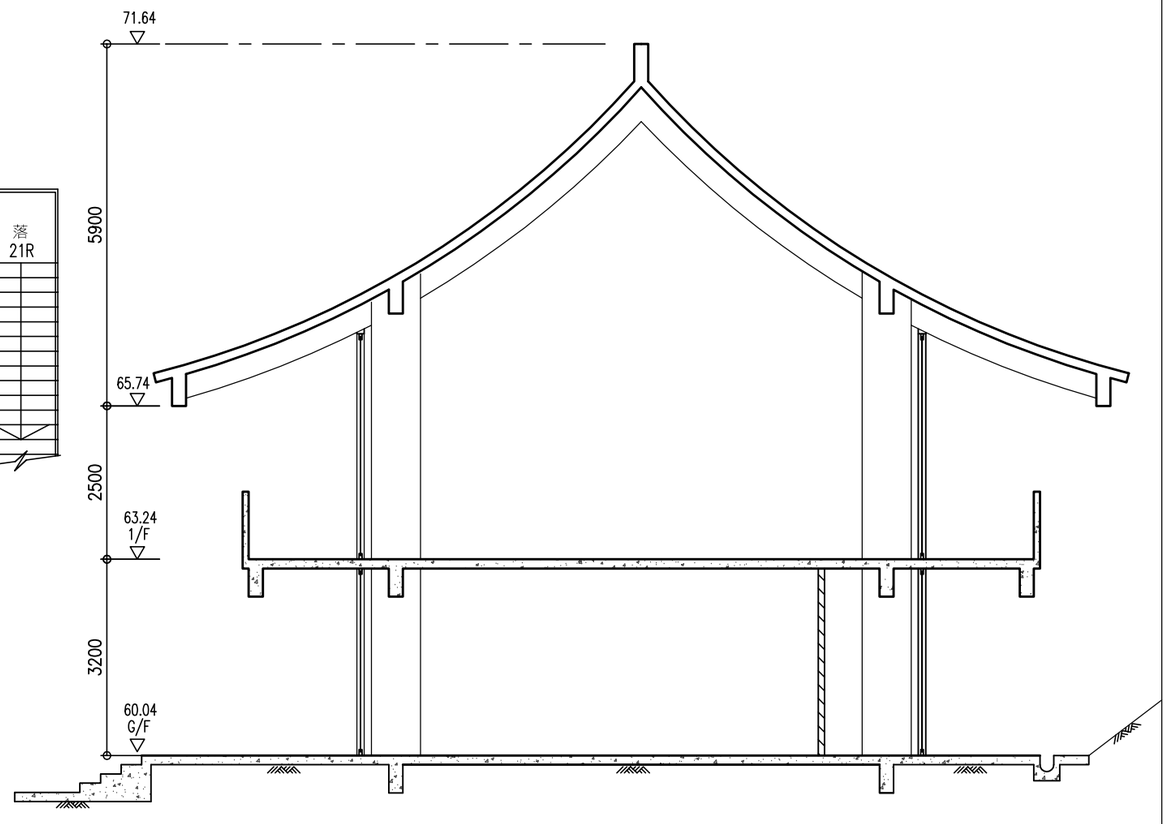
PROJECT : KOON YUM TEMPLE, THE LOTUS ASSOCIATION OF HONG KONG PUN CHUN YUEN, 17 SHEK LIN ROAD, KUM SHAN, TAI PO, NEW TERRITORIES (LOT 1119 S.A (PORTION) AND LOT 1260 S.A (PORTION) IN D.D.6)	TITLE: KOON YUM TEMPLE GROUND FLOOR PLAN	SCALE : AS SHOWN (A3) DATE : JUN 2021 REV. DATE : OUR REF. 2017-076	DRAWING NO.: KYT-P-01	REV.: .

Figure 3.1b First Floor Plan and Section Plan – Koon Yum Temple



觀音殿 一樓 平面圖

(1:100)



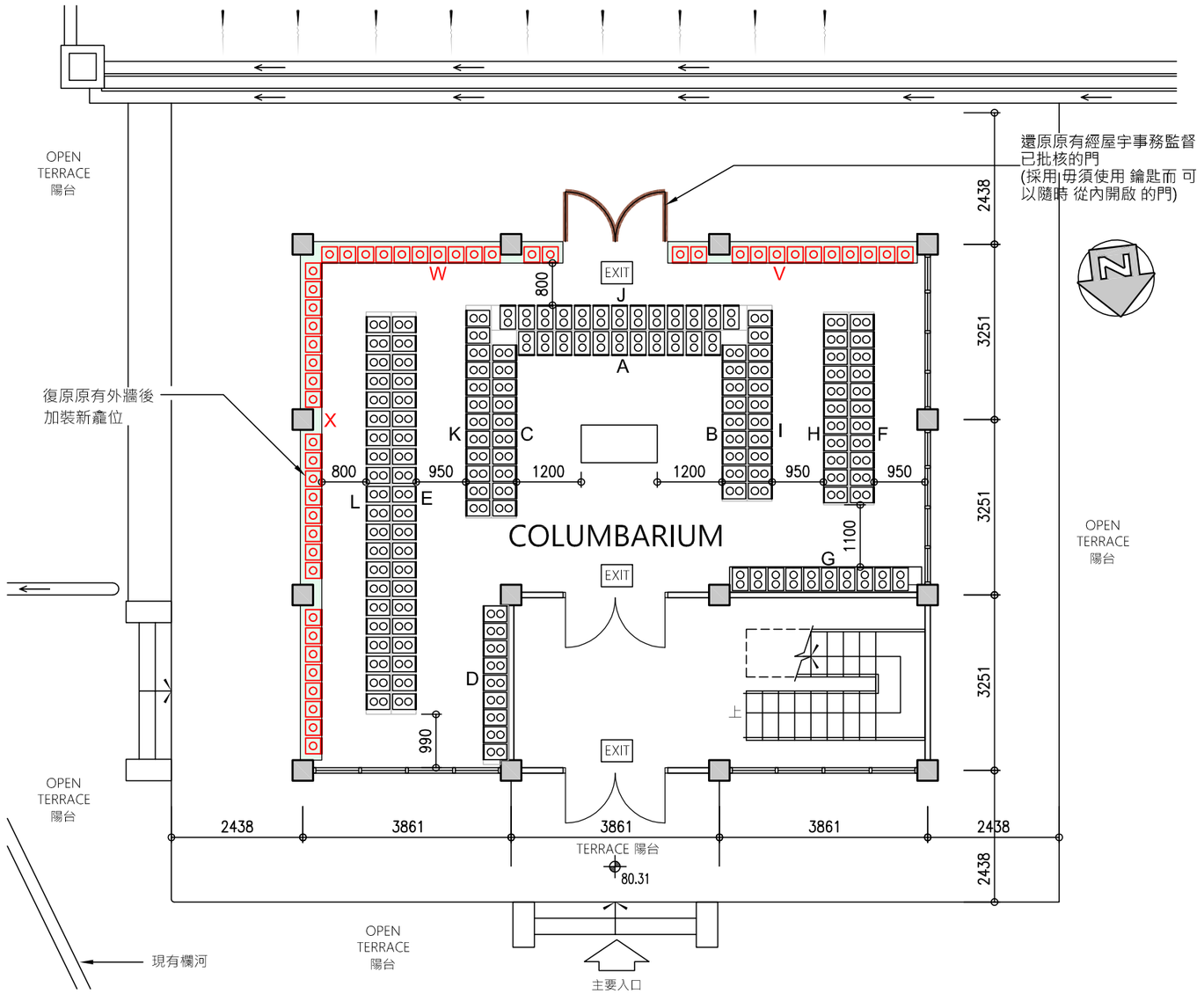
剖面圖 1-1

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牌位總數量 (TOTAL NOS. OF ANCESTRAL TABLETS) = 1335

PROJECT : KOON YUM TEMPLE, THE LOTUS ASSOCIATION OF HONG KONG PUN CHUN YUEN, 17 SHEK LIN ROAD, KUM SHAN, TAI PO, NEW TERRITORIES (LOT 1119 S.A (PORTION) AND LOT 1260 S.A (PORTION) IN D.D.6)	TITLE: KOON YUM TEMPLE 1ST FLOOR PLAN & SECTION	SCALE : AS SHOWN (A3) DATE : JUN 2021 REV. DATE : OUR REF. 2017-076	DRAWING NO.: KYT-P-02	REV.: .

Figure 3.2a Ground Floor Plan – Ti Tsang Temple



地藏殿 地下 平面圖

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骨灰龕位數目 (單/雙位)
Provision of Niches (Single / Double Units)

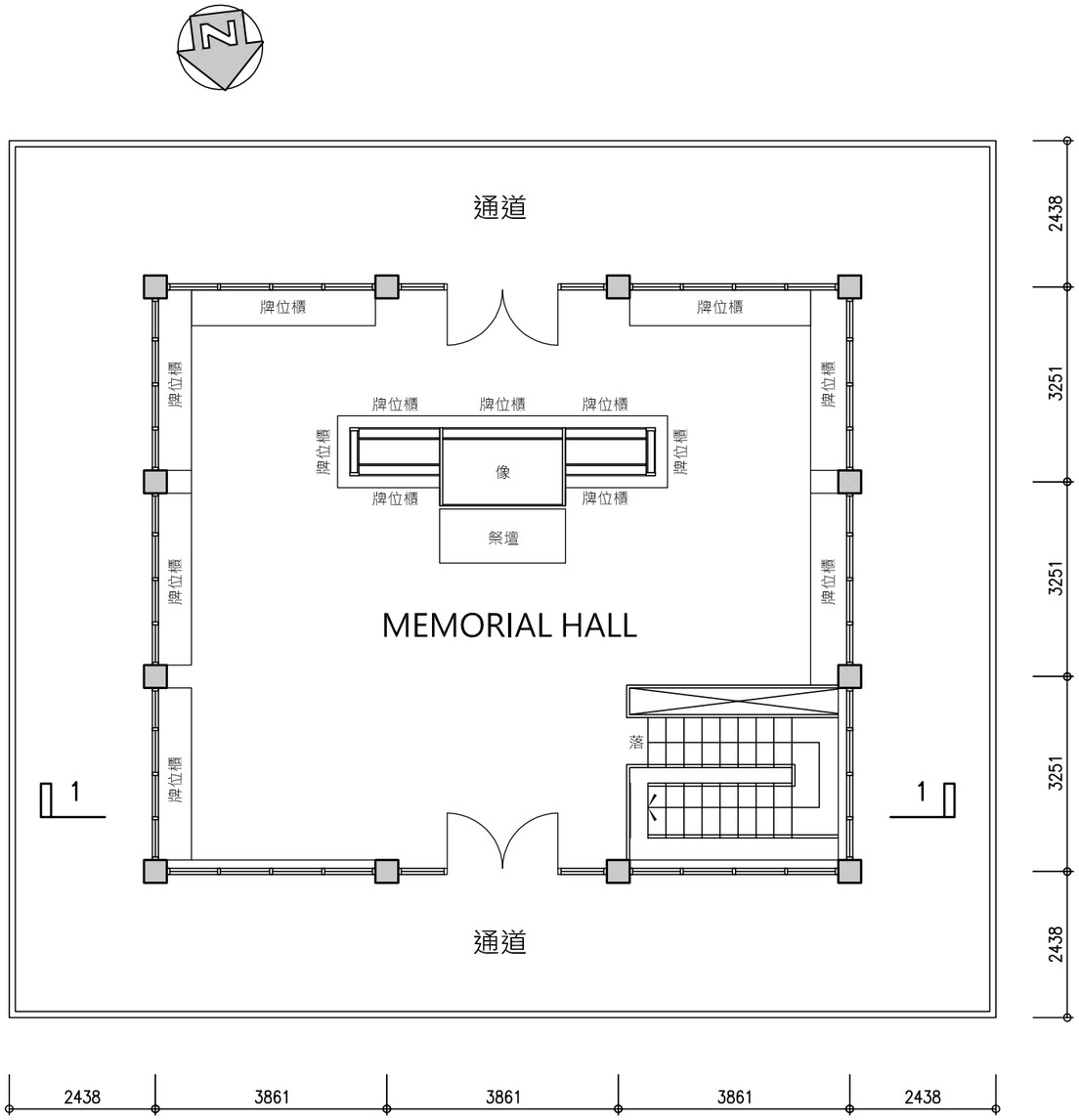
區 Block	直行 Columns	橫行 Rows	龕位數目 Nos.	龕位編號	骨灰 (單Single /雙Double)
A	11	7	77	1 - 77	雙 Double
B	9	6	54	78 - 131	雙 Double
C	10	6	60	132-191	雙 Double
D	9	7	62	192 - 253	雙 Double
E	21	7	147	254 - 400	雙 Double
F	11	7	77	401 - 429, 450 - 498 (411, 430 - 449 omitted)	雙 Double
G	10	7	70	499 - 568	雙 Double
H	11	7	77	569 - 645	雙 Double
I	11	7	77	646 - 722	雙 Double
J	13	7	91	723 - 813	雙 Double
K	12	7	84	814 - 897	雙 Double
L	21	7	147	898 - 1044	雙 Double
		總數 Total:	1023		

復原原有外牆後加裝新龕位
New niches to be installed after reinstatement of external wall

區 Block	直行 Columns	橫行 Rows	龕位數目 Nos.	骨灰 (單Single / 雙Double)
V	12	7	84	單 Single
W	12	7	84	單 Single
X	24	7	168	單 Single
		總數 Total:	336	

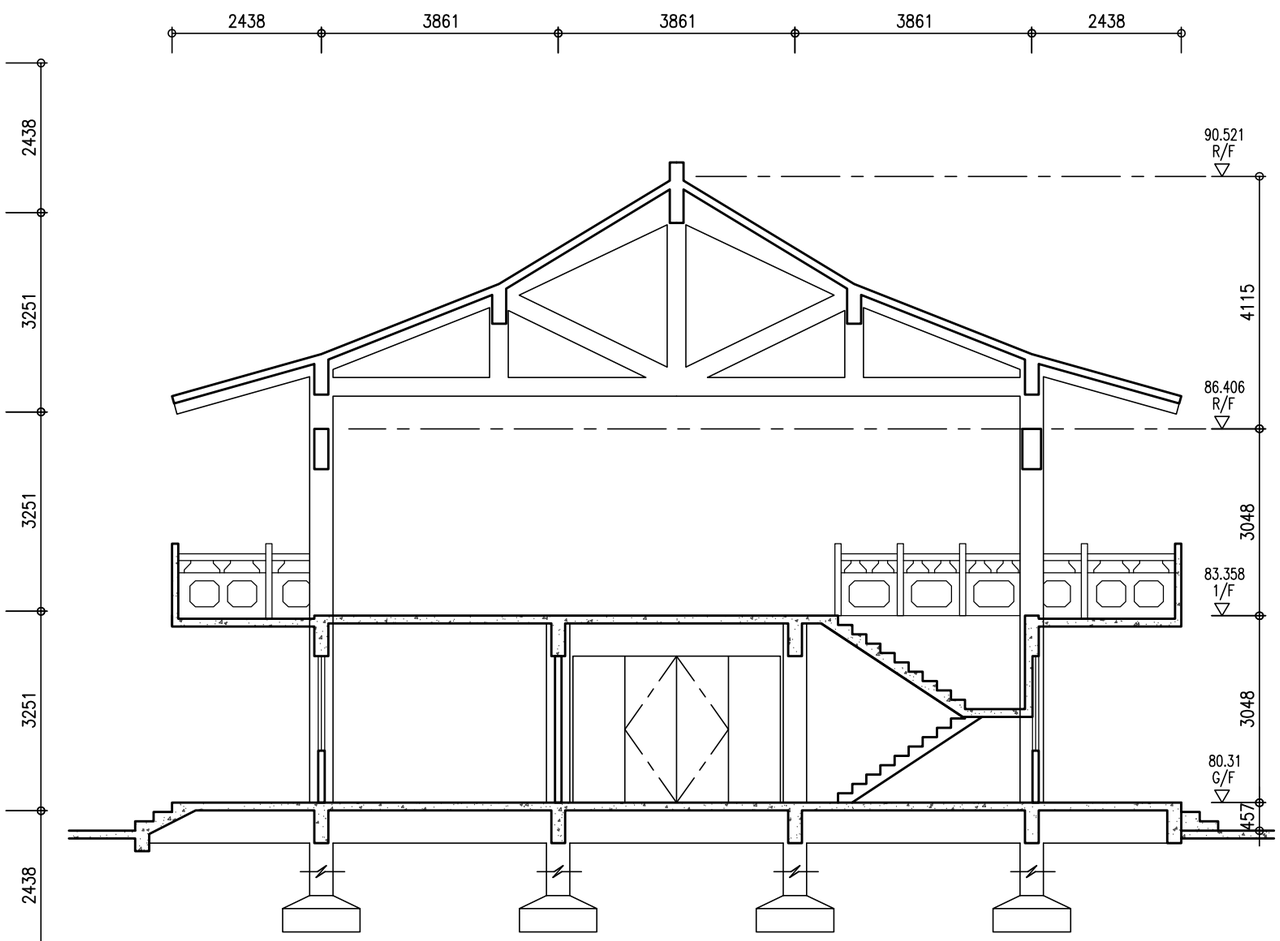
PROJECT : TI TSANG TEMPLE, THE LOTUS ASSOCIATION OF HONG KONG PUN CHUN YUEN, 17 SHEK LIN ROAD, KUM SHAN, TAI PO, NEW TERRITORIES (LOT 1119 S.A (PORTION) AND LOT 1260 S.A (PORTION) IN D.D.6)	TITLE: TI TSANG TEMPLE GROUND FLOOR PLAN	SCALE : AS SHOWN (A3) DATE : JUN 2021 REV. DATE : OUR REF. 2017-076	DRAWING NO.: TTT-P-01	REV.: .

Figure 3.2b First Floor Plan and Section Plan – Ti Tsang Temple



地藏殿 一樓 平面圖

(1:100)



剖面圖 1-1

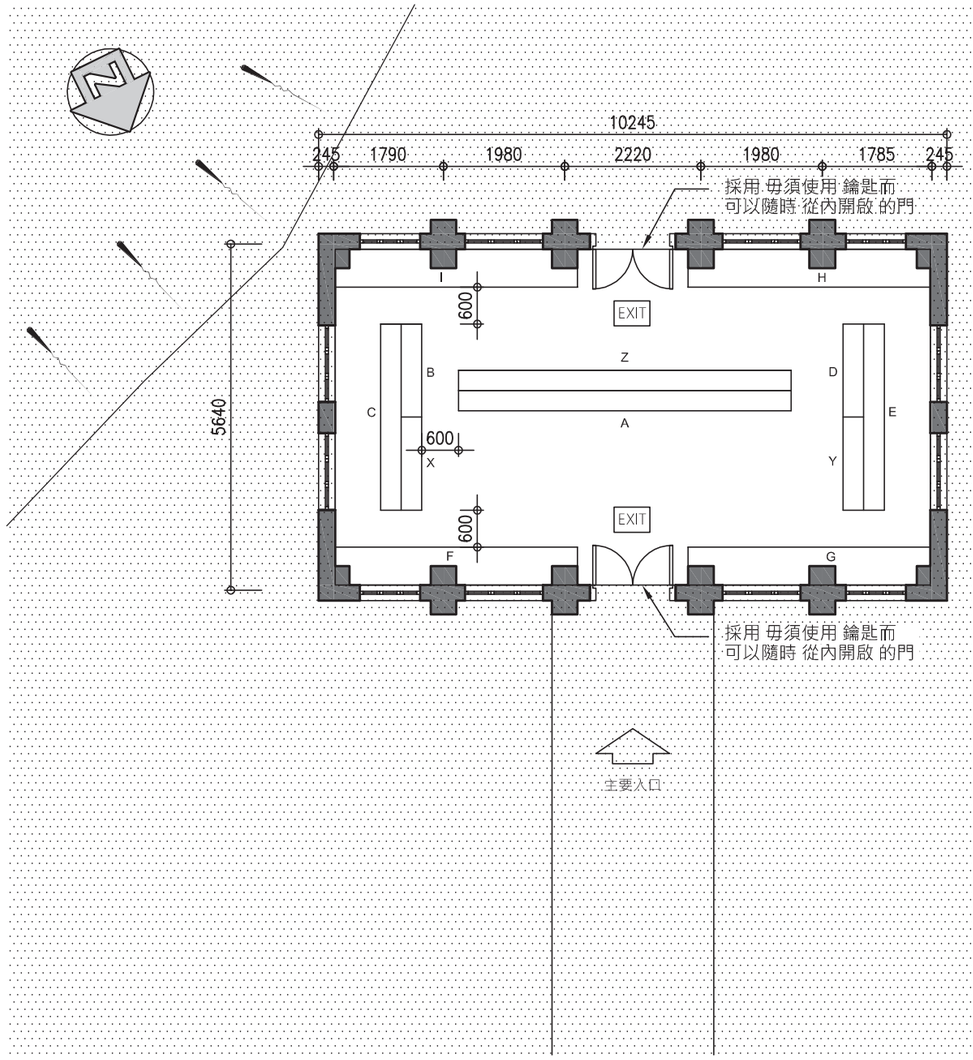
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PROJECT : TI TSANG TEMPLE, THE LOTUS ASSOCIATION OF HONG KONG PUN CHUN YUEN, 17 SHEK LIN ROAD, KUM SHAN, TAI PO, NEW TERRITORIES (LOT 1119 S.A (PORTION) AND LOT 1260 S.A (PORTION) IN D.D.6)	TITLE: TI TSANG TEMPLE 1ST FLOOR PLAN & SECTION	SCALE : AS SHOWN (A3) DATE : JUN 2021 REV. DATE : OUR REF. 2017-076	DRAWING NO.: TTT-P-02	REV.: .

Figure 3.3a Ground Floor Plan – 思親堂 (Si Qin Temple)

建議樓面平面圖
豁免書 申請



現有建築物

骨灰龕位數目 (單/雙位)
Provision of Niches (Single / Double Units)

區 Block	直行 Columns	橫行 Rows	龕位數目 Nos.	龕位編號	骨灰 (單Single /雙Double)
A	20	10	179	101-113, 115, 117-118, 121-125, 127-133, 135-139, 142-147, 149-194, 196-205, 207-223, 225-226, 228, 230-246, 248-260, 262-264, 266-269, 272-280, 283-295,298-299	單 Single
				227, 261, 271	雙 Double
B	6	10	43	301-302, 304-313, 316-323, 325, 328-331, 334-335, 338-343, 346-347, 349, 351-353, 355-356, 358-359	單 Single
C	13	10	96	361-366, 368-376, 378, 380-386, 388-390, 392, 394-396, 398, 401-403,407-411, 413-418, 420, 422-424, 427-431, 433-437, 439, 442, 444-447, 449-450, 453, 455-456, 461-479, 482, 484-486, 488-490	單 Single
D	6	10	38	491-494, 497-500, 502, 505, 509-516, 518,-520, 522, 524-525, 527-530, 534-536, 540-542, 545-546	單 Single
				503, 521	雙 Double
E	13	10	89	551, 556-558, 560-565, 569, 571-580, 582-585, 588-591, 594, 597, 599, 601-604, 606-607, 609, 611-613, 616, 618-622, 624, 626-628, 631-633, 636-638, 640-641, 643-645, 649-655, 657-658, 663, 665, 667-669, 671-678, 680	單 Single
				623, 635, 648	雙 Double
F	12	3	31	1001-1002, 1005-1020, 1022-1025, 1028-1034, 1036	單 Single
				1027	雙 Double
G	12	3	36	1037-1072	單 Single
H	12	9	98	1073-1102, 1104-1134, 1136-1147, 1149-1151, 1153-1156, 1159-1164, 1166-1170, 1173-1176, 1178-1180	單 Single
I	12	9	96	1181, 1183-1184, 1186-1192, 1194-1211, 1214-1224, 1226-1229, 1231-1236, 1238-1244, 1246-1260, 1262-1269, 1271-1272, 1274-1284, 1287-1288	單 Single
				1182, 1270	雙 Double
X	7	10	58	201-204, 208-220, 222-227, 231-234, 236-238, 240-244, 246-248, 250-262, 264-269	單 Single
				245	雙 Double
Y	7	10	53	276, 279-285, 288-295, 297-299, 301-303, 305-309, 311-318, 321-323, 325-326, 328, 331, 334-338,	單 Single
				286, 287, 300, 329, 333, 339,	雙 Double
Z	20	10	150	341-342, 344-345, 347, 349-354, 357-365, 367, 369, 371-374, 376-379, 382-387, 389, 391-405, 408, 411, 412, 414-416, 418-420, 422-425, 427, 433, 438, 441-444, 446-451, 454-468, 470-482, 484-486, 488-490, 493, 499-513, 515-526, 529-533, 537-540	單 Single
				390	雙 Double
		總數 Total:	967		

圖例 LEGEND : 非申請範圍

半春園 思親堂 地下樓面平面圖
(圖則編號 A-003)
(1:100)

骨灰安置所名稱： 半春園
地址： 新界大埔錦山石蓮路 17 號 香海蓮社半春園 思親堂 地下
(丈量約份第6約地段第1119A分段(部份)及1260A分段(部份)

WONG Jan Yue Regina
~~申請人 (如屬自然人)~~ / 獲授權人士 / ~~獲授權合夥人~~ * 姓名及簽署

日期 (日 / 月 / 年)

D523587(2)
香港身份證號碼 / ~~旅遊證件號碼~~*

法人團體 / 合夥 * 印章 (如適用)

CHAN Ka Man Carmen
認可人士 / ~~註冊結構工程師~~* 簽署及姓名
(認可人士/註冊結構工程師指根據 <<建築物條例>> (第123章) 第3條註冊的人士)

日期 (日 / 月 / 年)

註冊編號# : AP (A) 101/89

註冊有效期屆滿日期# : 31 - 12 - 2020

 # 須與 <<建築物條例>> (第123章) 第3條 所指的名冊相符
** 刪去不適用者*

半 春 園
Pun Chun Yuen

DRAWING TITLE :
思親堂
建議樓面平面圖

SCALE : AS SHOWN @ A3	DRAWN DATE : AUG 2018
DRAWN BY : DS	CHECKED BY : -
DRAWING NO. A-003	REV. NO. D
JOB NO.: 2017-076	

Figure 3.3b Section Plan – 思親堂 (Si Qin Temple)

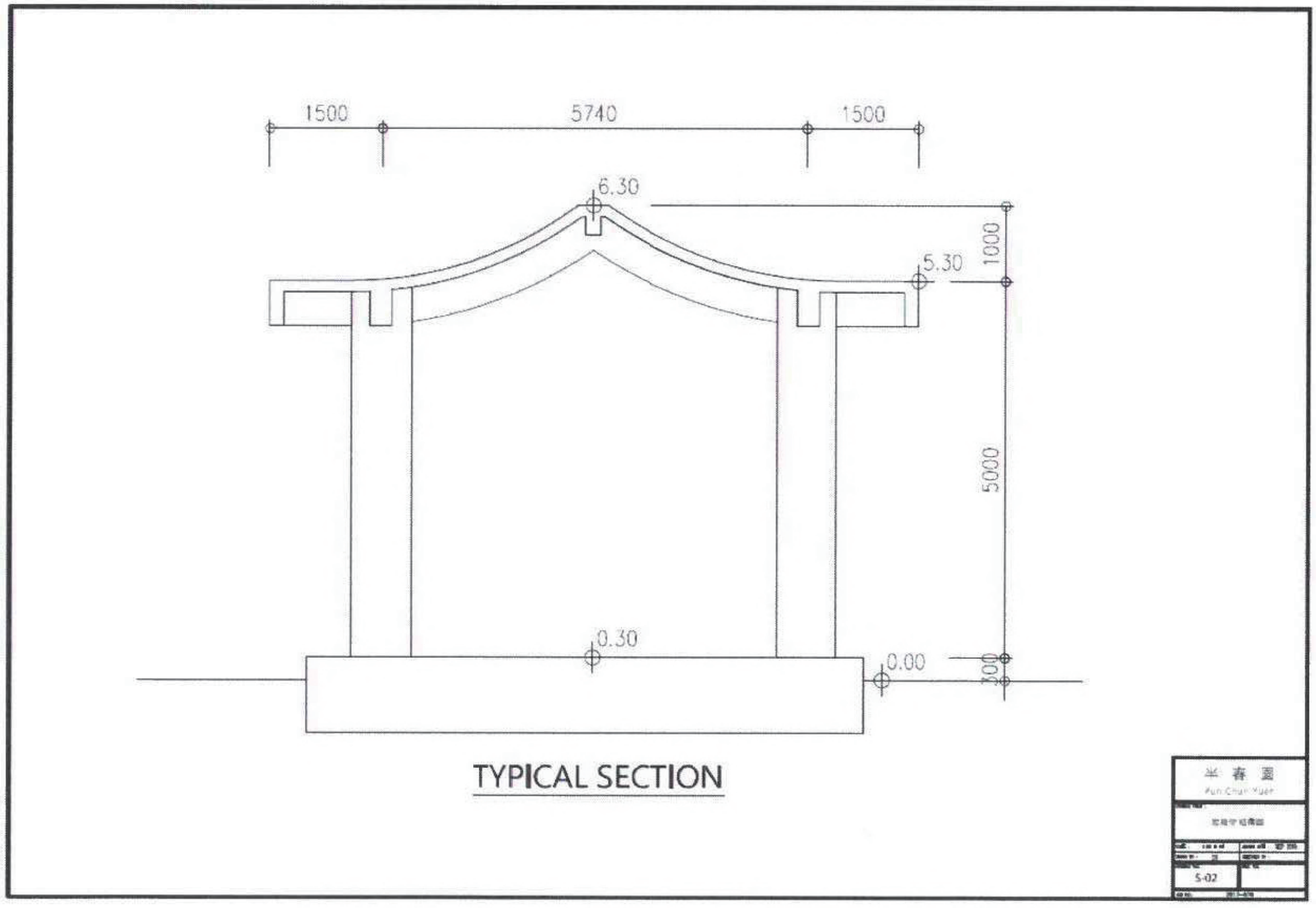
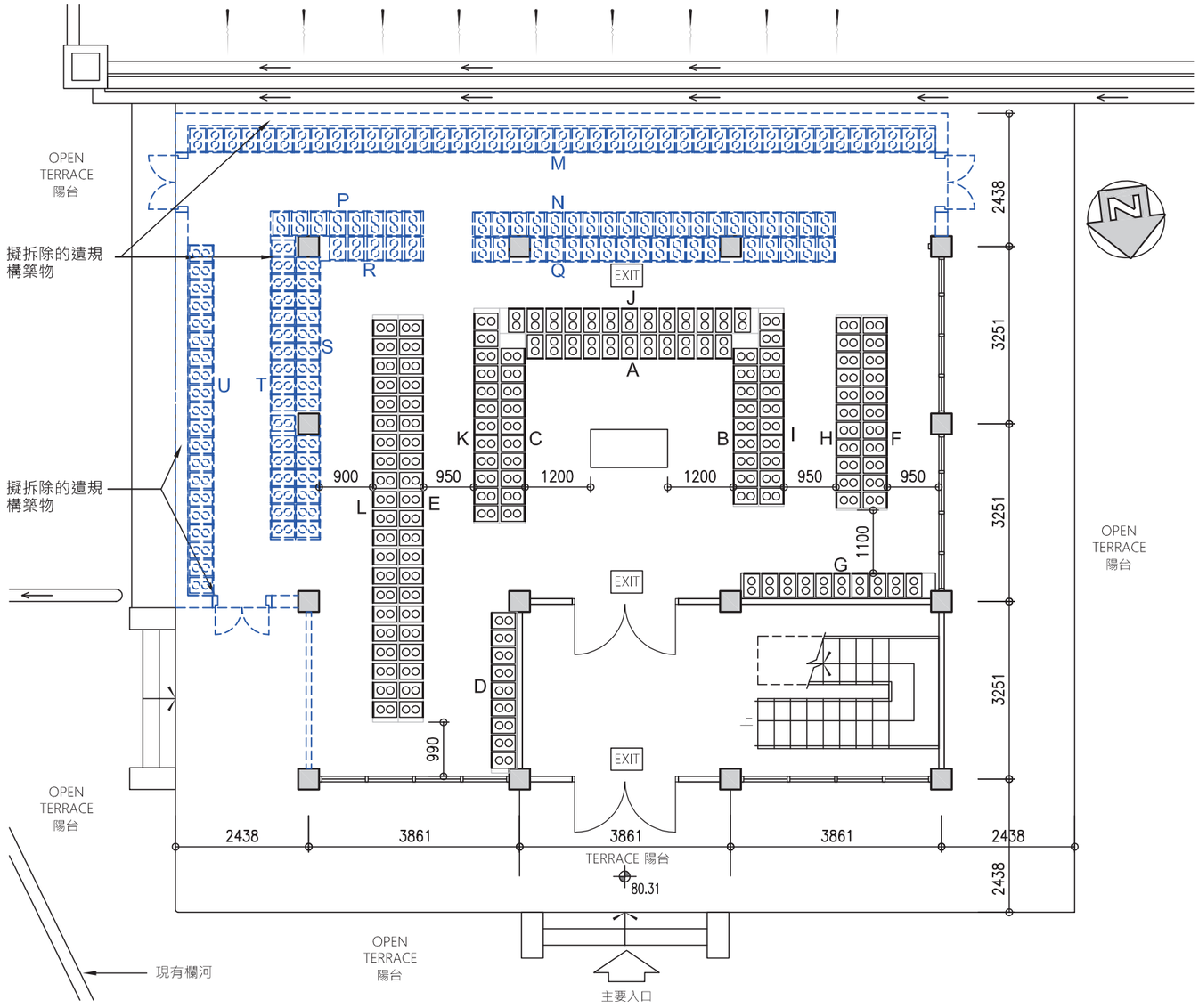


Figure 3.4a Existing UBWs to be removed and location of newly provided single niches on G/F of Ti Tsang Temple – Existing Ground Floor Plan



骨灰龕位數目 (單/雙位)
Provision of Niches (Single / Double Units)

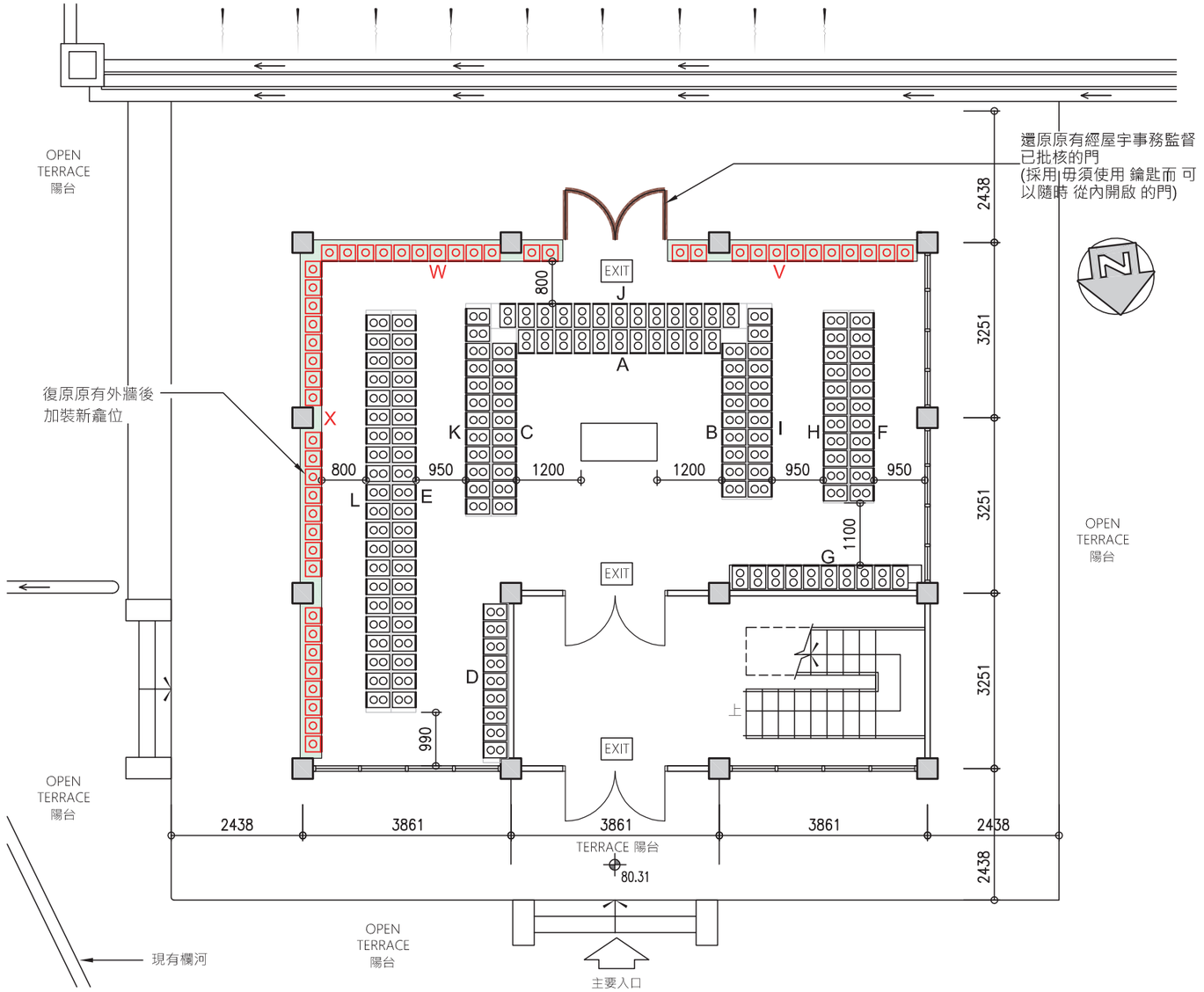
區 Block	直行 Columns	橫行 Rows	龕位數目 Nos.	龕位編號	骨灰 (單Single / 雙Double)
A	11	7	77	1-77	雙 Double
B	9	6	54	78 - 131	雙 Double
C	10	6	60	132 - 191	雙 Double
D	9	7	62	192 - 253	雙 Double
E	21	7	147	254 - 400	雙 Double
F	11	7	77	401 - 498	雙 Double
G	10	7	70	499 - 568	雙 Double
H	11	7	77	569 - 645	雙 Double
I	11	7	77	646 - 722	雙 Double
J	13	7	91	723 - 813	雙 Double
K	12	7	84	814 - 897	雙 Double
L	21	7	147	898 - 1044	雙 Double
總數 Total:			1023		

將會取消/改位的骨灰龕位數目 (單/雙位)
Existing Niches to be CANCELLED/RELOCATED (Single / Double Units)

區 Block	直行 Columns	橫行 Rows	龕位數目 Nos.	龕位編號	骨灰 (單Single / 雙Double)
M	43	6	258	2001 - 2258	雙 Double
N	20	8	158	2259 - 2276, 2289 - 2329, 2344 - 2383, 2400 -2439, 2456 - 2475	雙 Double
P	8	8	58	2277 - 2288, 2330 - 2343, 2384 - 2399, 2440 - 2455	雙 Double
Q	18	7	126	2476 - 2493, 2530 - 2565, 2606 - 2641, 2682 - 2717	雙 Double
R	5	7	31	2494 - 2496, 2527 - 2529, 2566 - 2570, 2601 - 2605, 2642 - 2646, 2677 - 2681, 2718-2722	雙 Double
S	15	7	105	2497 - 2526, 2571 - 2600, 2647 - 2676, 2723 - 2737	雙 Double
T	17	8	134	2738 - 2871	雙 Double
U	20	6	120	2872 - 2991	雙 Double
總數 Total:			990		

PROJECT : G/F OF TI TSANG TEMPLE, THE LOTUS ASSOCIATION OF HONG KONG PUN CHUN YUEN, 17 SHEK LIN ROAD, KUM SHAN, TAI PO, NEW TERRITORIES (LOT 1119 S.A (PORTION) AND LOT 1260 S.A (PORTION) IN D.D.6)	TITLE: EXISTING GROUND FLOOR PLAN	SCALE : AS SHOWN (A3) DATE : JUN 2021 REV. DATE : OUR REF. 2017-076	DRAWING NO.: TTT-P-01	REV.: .

Figure 3.4b Existing UBWs to be removed and location of newly provided single niches on G/F of Ti Tsang Temple – Proposed Ground Floor Plan



骨灰龕位數目 (單/雙位)
Provision of Niches (Single / Double Units)

區 Block	直行 Columns	橫行 Rows	龕位數目 Nos.	龕位編號	骨灰 (單Single / 雙Double)
A	11	7	77	1-77	雙 Double
B	9	6	54	78 - 131	雙 Double
C	10	6	60	132 - 191	雙 Double
D	9	7	62	192 - 253	雙 Double
E	21	7	147	254 - 400	雙 Double
F	11	7	77	401 - 498	雙 Double
G	10	7	70	499 - 568	雙 Double
H	11	7	77	569 - 645	雙 Double
I	11	7	77	646 - 722	雙 Double
J	13	7	91	723 - 813	雙 Double
K	12	7	84	814 - 897	雙 Double
L	21	7	147	898 - 1044	雙 Double
總數 Total:			1023		

復原原有外牆後加裝新龕位
New niches to be installed after reinstatement of external wall

區 Block	直行 Columns	橫行 Rows	龕位數目 Nos.	骨灰 (單Single / 雙Double)
V	12	7	84	單 Single
W	12	7	84	單 Single
X	24	7	168	單 Single
總數 Total:			336	

PROJECT : G/F OF TI TSANG TEMPLE, THE LOTUS ASSOCIATION OF HONG KONG PUN CHUN YUEN, 17 SHEK LIN ROAD, KUM SHAN, TAI PO, NEW TERRITORIES (LOT 1119 S.A (PORTION) AND LOT 1260 S.A (PORTION) IN D.D.6)	TITLE: PROPOSED GROUND FLOOR PLAN	SCALE : AS SHOWN (A3) DATE : JUN 2021 REV. DATE : OUR REF. 2017-076	DRAWING NO.: TTT-P-02	REV.: .

4. JUSTIFICATIONS FOR PROPOSED COLUMBARIUM

4.1. **The proposed Columbarium use is considered compatible with the surrounding environment.**

4.1.1. Pun Chun Yuen is located in an area of rural landscape character, and where similar religious buildings with Columbarium use can be found in its vicinity.

4.1.2. The proposed Columbarium is accommodated in existing buildings (i.e. the application premises) within Pun Chun Yuen, and no new facility will be required. So its existing rural ambience is not affected.

4.1.3. The Tolo Highway separates the proposed Columbarium from the existing villages and residential zones. Therefore, significant nuisances on nearby residents are not anticipated, and the proposed Columbarium use is considered compatible with the surrounding environment.

4.2. **The proposed Columbarium is generally in line with the TPB PG No.10 for development within the "Green Belt" zone.**

4.2.1. There is a general presumption against development in a "Green Belt" zone. However, the current application does not involve any new building development. Therefore, the proposed Columbarium will not affect the existing vegetation and no adverse impact on the natural landscape and visual perspective. The total Gross Floor Area (GFA) in this application will have remained the same as the existing buildings, and there will be no change in the overall development intensity.

4.2.2. The proposed Columbarium is generally in line with the TPB PG No.10 for development within the "Green Belt" zone.

4.3. **The primary purpose is to regularise the existing columbarium use in a religious institution compound**

4.3.1. As mentioned in paragraph 4.2.1 above, the proposed use does involve any new building development. The main purpose of this planning application is to regularise the columbarium use in the existing buildings of the current religious institution.

4.3.2. The Applicant wishes to point out that it is a fact that all the niches currently located on the G/F of Ti Tsang Temple have existed (subscribed or interred) before the first publication of the Draft Tai Po Outline Zoning Plan No. LTP/47 on 12.12.1980. The first niches located at G/F of Ti Tsang Temple were being subscribed on 3.7.1972.

4.3.3. The evidence with particulars and photographs of the niches located on the G/F of Ti Tsang Temple was submitted to the Private Columbaria Affairs Office on 1.3.2021 to support the Applicant's license application. The same supporting information is included in **Appendix 7**.

4.4. **The Applicant has applied for a Licence and Temporary Suspension of Liability (TSOL) for G/F of Ti Tsang Temple and G/F of Koon Yum Temple; and Exemption and TSOL for G/F of 思親堂 (Si Qin Temple) in respect of "pre-cut-off columbarium" under the Private Columbaria Ordinance.**

4.4.1. The Applicant has applied for Licence and Temporary Suspension of Liability (TSOL) for G/F of Ti Tsang Temple and G/F of Koon Yum Temple; Exemption and TSOL for G/F of 思親堂 (Si Qin Temple) to the Private Columbaria Licensing Board (the Licensing Board) on 6.3.2018. The submitted application information is included in **Appendix 3** and **Appendix 4**.

4.4.2. The G/F of Ti Tsang Temple and G/F of Koon Yum Temple has been given "Approval-in-principle for TSOL Application" with a valid period of 3 years from 14.5.2021 to 13.5.2024 as stated in the Licensing Board's letter dated 14.5.2021. In addition, the G/F of 思親堂 (Si Qin Temple) has been given "Approval-in-principle for TSOL Application" with a valid period of 3 years from 12.4.2021 to 11.4.2024 as stated in the Licensing Board's letter dated 12.4.2021. These letters from PCAO are included in **Appendix 5** and **Appendix 6**.

4.4.3. The Licence application for the G/F of Ti Tsang Temple and G/F of Koon Yum Temple and Exemption application for the G/F of 思親堂 (Si Qin Temple) is still under processing by the Private Columbaria Affairs Office (PCAO).

4.5. **The proposed Columbarium is acceptable from a traffic engineering viewpoint.**

4.5.1. The Applicant implemented the traffic and Crowd Management Plan (TCMP) during each Ching Ming and Chung Yeung Festival Period and their shadow periods, and the operation has never had any incident occur. The Applicant has received no public or government departmental complaint on the TCMP. More relevant information on the TCMA can be found in the Traffic Impact Assessment (TIA) report in **Appendix 9**.

4.5.2. The year 2029 junction and footpath capacity analyses in the Traffic Impact Assessment (refer to **Appendix 9)** has concluded that the junctions and footpaths analysed can accommodate the expected traffic and pedestrian growth and the additional demand generated by the existing Columbarium when fully occupied with the implementation of TCMP.

4.5.3. In conclusion, the Columbarium use in the Application Premises at Pun Chun Yuen is acceptable from a traffic engineering viewpoint.

4.6. **The proposed Columbarium is acceptable in the environmental term.**

4.6.1. The Applicant has adopted environmental mitigation measures and good operational practice, as mentioned in section 3.3 of this planning statement. Therefore, the applied use is acceptable in the environmental term.

4.6.2. The Sewerage Impact Assessment (SIA) assessment result shows that the existing sewage network has sufficient capacities to cater to the expected sewage flows from the Application Site and the surrounding catchments. Therefore, no adverse sewerage impact

on the public sewerage system is expected from the Application Site. (refer to **Appendix 10**)

4.7. **The Town Planning Board approves similar precedent cases of columbarium use in the vicinity of the Kam Shan/Shek Kwu Lung area.**

4.7.1. There are similar precedents cases that the Town Planning Board has approved for a columbarium use in the vicinity of the Kam Shan/Shek Kwu Lung area.

4.7.2. Planning application no. A/TP/652 was approved for a religious institution and Columbarium with ancillary quarters at Siu Ling Shan (Ling Hin Fat Yuen), Tai Po, on 19.7.2019. The site also falls within the "GB" zone under the Tai Po OZP. The columbaria will provide a total of 757 niches and 1,782 ancestral cards.

4.7.3. Planning application no. A/TP/657 seeks planning permission to regularise an existing columbarium use accommodating 5,302 niches at Poh Yea Ching Shea, located within the "Government, Institution or Community" ("G/IC") zone in the same Tai Po OZP. The Board approved the application on 29.11.2019, subject to approval conditions.

5. SUMMARY

5.1. The application is submitted on behalf of The Lotus Association of Hong Kong to seek the Town Planning Board's permission for the proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Tai Po, New Territories.

5.2. The proposed Columbarium uses at Pun Chun Yuen, which comprises three columbarium halls of the G/F of Ti Tsang Temple, G/F of Koon Yum Temple and G/F of 思親堂 (Si Qin Temple) ("the Application Premises").

5.3. The proposed Columbarium use is considered compatible with the surrounding environment.

5.4. The proposed Columbarium is generally in line with the TPB PG No.10 for development within the "Green Belt" zone.

5.5. The primary purpose is to regularise the existing columbarium use in a religious institution compound.

5.6. The Applicant has applied for a Licence regarding a Pre-Cut-Off Columbarium and Temporary Suspension of Liability (TSOL) for G/F of Ti Tsang Temple and G/F of Koon Yum Temple; and Exemption and TSOL for G/F of 思親堂 (Si Qin Temple) under the Private Columbaria Ordinance.

5.7. The proposed Columbarium is acceptable from a traffic engineering viewpoint.

5.8. The proposed Columbarium is acceptable in the environmental term.

5.9. The Town Planning Board approves similar precedent cases of columbarium use in the vicinity of the Kam Shan/Shek Kwu Lung area.

5.10. For the above reasons, the TPB is earnestly requested to consider and grant approval to this application.

Appendix 1

Consent letters from the registered landowner for submitting applications for Licence, Exemption and Temporary Suspension of Liability (TSOL) under the Private Columbaria Ordinance (PCO)

CAVANAH COMPANY LIMITED

香港中環干諾道中 88 號及德輔道中 173 號南豐大廈 23 樓
23/F, Nan Fung Tower, 88 Connaught Road C. & 173 Des Voeux Road C., Central, Hong Kong.
Telephone : 2521 7417 · Fax : 2524 1276

Your Ref. : FEHD PC 72-40/62/2018/033(Licence)
FEHD PC 72-40/64/2018/036(TSOL)

27th January 2021

Private Columbaria Affairs Office
Units 501 – 502, 5/F., Trade Square
681 Cheung Sha Wan Road,
Cheung Sha Wan, Kowloon.

Attn.: Mr. Sung Siu-wai, Michael

Dear Sir,

Re: Name of Columbarium in Application: Pun Chun Yuen (半春園)
G/F., of Ti Tsang Temple (地藏殿) and G/F of Koon Yum Temple (觀音殿)
The Lotus Association of Hong Kong Pun Chun Yuen
17 Shek Lin Road, Kum Shan, Tai Po, N.T.
Lot 1119 s.A. (Portion) and Lot 1260 s.A. (Portion)
Application for Licence in respect of a Pre-Cut-Off Columbarium and Temporary Suspension of Liability under Private Columbaria Ordinance (Cap. 630)

With reference to the above application lodged by the Lotus Association of Hong Kong ("Lotus"), we being the registered owner (holding on trust for The Tata Buddhist Association) of the land and property at Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po, N.T., hereby confirm at the express request of The Tata Buddhist Association that we have no objection to the operation of G/F., of Ti Tsang Temple (地藏殿) and G/F of Koon Yum Temple (觀音殿) as columbarium and Lotus to apply for a Licence and Temporary Suspension of Liability from your office for operating same.

Yours faithfully,
For and on behalf of
Cavanah Company Limited

Yuen Yui Wing
Director

CAVANAH COMPANY LIMITED

香港中環干諾道中 88 號及德輔道中 173 號南豐大廈 23 樓
23/F, Nan Fung Tower, 88 Connaught Road C. & 173 Des Voeux Road C., Central, Hong Kong.
Telephone : 2521 7417 · Fax : 2524 1276

Your Ref. : FEHD PC 72-40/63/2018/010(Exemption)
FEHD PC 72-40/64/2018/035(TSOL)

27th January 2021

Private Columbaria Affairs Office
Units 501 – 502, 5/F., Trade Square
681 Cheung Sha Wan Road,
Cheung Sha Wan, Kowloon.

Attn.: Mr. Sung Siu-wai, Michael

Dear Sir,

Re: Name of Columbarium in Application: Pun Chun Yuen (半春園)
G/F., of 思親堂, The Lotus Association of Hong Kong Pun Chun Yuen
17 Shek Lin Road, Kum Shan, Tai Po, N.T.
Lot 1119 s.A. (Portion) and Lot 1260 s.A. (Portion)
Application for Exemption and Temporary Suspension of Liability under Private Columbaria Ordinance (Cap. 630)

With reference to the above application lodged by the Lotus Association of Hong Kong ("Lotus"), we being the registered owner (holding on trust for The Tata Buddhist Association) of the land and property at Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po, N.T., hereby confirm at the express request of The Tata Buddhist Association that we have no objection to the operation of G/F., of 思親堂 as columbarium and Lotus to apply for Exemption and Temporary Suspension of Liability from your office for operating same.

Yours faithfully,
For and on behalf of
Cavanah Company Limited

Yuen Yui Wing
Director

Appendix 2

Notice letter to the registered landowner with acknowledgement for the section 16 planning application for proposed Columbarium use

ONC Lawyers
柯伍陳律師事務所

19th Floor, Three Exchange Square
8 Connaught Place, Central, Hong Kong
香港中環康樂廣場 8 號
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Raymond CHEUNG 張國明
Sherman YAN ★ 甄灼寧
Ray LEE 李展鵬
Henry YIP 葉鉅雲
Nelson HO 何偉業
Angel WONG 黃麗文
Eric WOO ★ 胡慶業
Dominic WAI 衞紹宗
Lawrence YEUNG 楊先恆
Michael SZETO 司徒肇基
Michael LAU 劉俊傑
David ZHANG 張昊

CONSULTANTS
Peggy LIU 廖子茵
Eric CHEUNG ❖ 張達明
Salina LUK 陸敏菲
Lisa YANG 楊麗琛
Felix TIN 田文鋒
Shirley CHOI 蔡倩甯
Joshua CHU 朱喬華
Julian SO 蘇漢明
Crystal CHAN 陳嘉碧

ASSOCIATES
Maxwell CHAN 陳寶文
Pinky CHAN 陳卓彤
Christopher HO 何鈞泰
Elaine HO 何智伶
Hillary KONG 江愷晴
Kai Chung LAM 林啓聰
Paul LAM 林培森
Joey LEE 李宗宜
Kingston LEE 李銘謙
Vivien LEE 李妍慧
Wai-Sum LEONG 梁慧心
Rex LEUNG 梁樂韜
John LI 李俊江
Mickey LI 李穎彤
Natalie LO 盧析慧
Alex MAN 文穎勤
Piera NG 吳傑敏
Courtney SO 蘇翹如
Hugo SUEN 孫德銘
Wing TANG 鄧穎雯
Ivy WANG 王一
Gigi WONG 黃敏芝

❖ Higher Rights of Audience
★ Notary Public

Date : 2 September 2021

Your reference :
Our reference : 201335/CSCS/NC/6/RC/SL/NL
Please reply to : Raymond CHEUNG / Salina LUK / Natalie LO
Direct line : 21070397 / 21070362 / 21070339
Email : raymond.cheung@onc.hk/salina.luk@onc.hk/ natalie.lo@onc.hk

BY HAND

CAVANAH COMPANY LIMITED 運高有限公司
23rd Floor, Nan Fung Tower
88 Connaught Road Central & 173 Des Voeux Road Central
Central, Hong Kong

We hereby acknowledge receipt of the documents herein referred.
Dated this 7 day of SEP 2021
NAN FUNG GROUP RECEIVED

Attn: The Board of Directors

Dear Sirs,

Re: (1) PUN CHUN YUEN 半春園 (**"PUN CHUN YUEN"**) at 17 Shek Lin Road, Kam Shan, Tai Po, New Territories, Hong Kong

(2) Assignment (the **"Assignment"**) and Declaration of Trust (the **"DT"**) both made between you, CAVANAH COMPANY LIMITED 運高有限公司 (**"Cavanah"**) and The Tata Buddhist Association (**"Tata"**) dated 27 October 1977

(3) Licence made between Tata and The Lotus Association of Hong Kong (**"Lotus"**) dated 28 April 1997 (the **"Licence"**)

(4) Applications (the **"Applications"**) by Lotus for certain specified instruments under the Private Columbaria Ordinance (Cap 630 of the laws of Hong Kong) (the **"Ordinance"**)

We refer to the captioned matter.

A. We attach an original of the letter to you in relation to the Applications dated 30 August 2021 for your kind attention.

B. We write to inform that in relation to the Applications,

1. KJL Limited has been appointed by Lotus to be its town planning agent in respect of the Applications.

2. Sr. Keith L.H. SIU of RHL Surveyors Limited has been appointed by Lotus to be its consultant to deal with all land related matters in relation to the Applications.

C. In light of the above, we send you three copies of (1) Authorisation Letter to Lands Department, (2) Authorisation Letter for Section 16 Planning Application and (3) Statement of Consent of Registered Land Owner (collectively, the "**Documents**"). Kindly insert Cavanah's letterhead on the aforesaid Documents (1) and (2) as appropriate. Thereafter, kindly execute all Documents and return to us two duly executed originals of each of the Documents together with a certified copy of your board minutes or written board resolutions in lieu thereof for approving its execution of the Documents.

D. Thereafter, the executed Documents will be submitted to Lands Department and Town Planning Board respectively.

Thank you very much for your kind attention to the above matter. Your prompt action is much appreciated. We look forward to receiving the executed Documents very shortly.

Should you have any questions, please let us know. Our primary contact in this matter is Natalie LO at 21070339.

Yours faithfully,

ONC Lawyers

Encl.s

Copy: **Messrs. Woo Kwan Lee & Lo**
Room 2801, Sun Hung Kai Centre
30 Harbour Road
Wan Chai, Hong Kong

Attn: Mr. Sam Shum

We hereby acknowledge receipt of the documents herein referred.

Dated this day of

NAN FUNG GROUP
- 2 SEP 2021
RECEIVED

香 海 蓮 社
THE LOTUS ASSOCIATION OF HONG KONG

30th August, 2021

We hereby acknowledge receipt of the documents herein referred.

Dated this ..... day of .....

Cavanah Company Limited
23/F., Nan Fung Tower,
88 Connaught Road Central and
173 Des Voeux Road Central,
Hong Kong

By HAND

To whom it may concern,

NOTICE OF PLANNING APPLICATION

Proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories

We refer to the private columbaria application by our Association to the Private Columbaria Affairs Office on 6th March 2018. In light of government departmental comments, a planning application for approval on the proposed columbarium is required.

Notice is hereby given to Cavanah Company Limited (Certificate of Incorporation No. 0026100), the registered owner of the private lots No.1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A and 1270 S.A in Demarcation District 6, Tai Po, New Territories that we intend to make the above mentioned planning application for permission under Section 16 of the Town Planning Ordinance (Chapter 131) for approval by the Town Planning Board for the proposed columbarium use, which involves the above stated private lots owned by you.

Yours sincerely,
for the Lotus Association of Hong Kong
(Certificate of Incorporation No. 0002925)

THE LOTUS ASSOCIATION OF HONG KONG 香海蓮社 香港

WONG Jan Yuc Regina
Director

NAN FUNG GROUP
- 2 SEP 2021
RECEIVED

c.c. Mr. Sam Shum,
Messrs. Woo Kwan Lee & Lo (by hand and by email: sam.shum@wkll.com)

新界大埔錦山石蓮路17號半春園
Pun Chun Yuen, 17 Shek Lin Road, Kam Shan, Tai Po, N.T.
Tel : 2570 0003 / 2656 3636 Fax : 2510 7005 WhatsApp : 6790 2570 WeChat ID : LotusofHKPCY

ONC Lawyers
柯伍陳律師事務所

19th Floor, Three Exchange Square
8 Connaught Place, Central, Hong Kong
香港中環康樂廣場 8 號
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Henry YIP 葉鉅霎
Nelson HO 何偉業
Angel WONG 黃麗文
Eric WOO ★ 胡慶業
Dominic WAI 衛紹宗
Lawrence YEUNG 楊先恆
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Michael LAU 劉俊傑
David ZHANG 張昊

CONSULTANTS
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Eric CHEUNG ❖ 張達明
Salina LUK 陸敏菲
Lisa YANG 楊麗琛
Felix TIN 田文鋒
Shirley CHOI 蔡倩甯
Joshua CHU 朱喬華
Julian SO 蘇漢明
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Christopher HO 何鈞泰
Elaine HO 何智伶
Hillary KONG 江愷晴
Kai Chung LAM 林啓聰
Paul LAM 林培森
Joey LEE 李宗宜
Kingston LEE 李銘謙
Vivien LEE 李妍慧
Wai-Sum LEONG 梁慧心
Rex LEUNG 梁樂韜
John LI 李俊江
Mickey LI 李穎彤
Natalie LO 盧析慧
Alex MAN 文穎勤
Piera NG 吳傑敏
Courtney SO 蘇翹如
Hugo SUEN 孫德銘
Wing TANG 鄧穎雯
Ivy WANG 王一
Gigi WONG 黃敏芝

❖ Higher Rights of Audience
★ Notary Public

Date : 2 September 2021

Your reference :
Our reference : 201335/CSCS/NC/6/RC/SL/NL
Please reply to : Raymond CHEUNG / Salina LUK / Natalie LO
Direct line : 21070397 / 21070362 / 21070339
Email : raymond.cheung@onc.hk/salina.luk@onc.hk/ natalie.lo@onc.hk

BY HAND AND BY EMAIL (sam.shum@wkll.com)

Messrs. Woo Kwan Lee & Lo
Room 2801, Sun Hung Kai Centre
30 Harbour Road
Wan Chai, Hong Kong

We hereby acknowledge receipt of the documents herein referred.

.....
Dated this day of

Attn: Mr. Sam Shum

Dear Sirs,

Re: (1) PUN CHUN YUEN 半春園 (**"PUN CHUN YUEN"**) at 17 Shek Lin Road, Kam Shan, Tai Po, New Territories, Hong Kong

(2) Assignment (the **"Assignment"**) and Declaration of Trust (the **"DT"**) both made between you, CAVANAH COMPANY LIMITED 運高有限公司 (**"Cavanah"**) and The Tata Buddhist Association (**"Tata"**) dated 27 October 1977

(3) Licence made between Tata and The Lotus Association of Hong Kong (**"Lotus"**) dated 28 April 1997 (the **"Licence"**)

(4) Applications (the **"Applications"**) by Lotus for certain specified instruments under the Private Columbaria Ordinance (Cap 630 of the laws of Hong Kong) (the **"Ordinance"**)

We refer to the captioned matter.

A. We attach an original of the letter to Cavanah in relation to the Applications dated 30 August 2021 for your kind attention.

B. We write to inform that in relation to the Applications,

1. KJL Limited has been appointed by Lotus to be its town planning agent in respect of the Applications.

caringcompany
Practice Member
solutions • not complications

2. Sr. Keith L.H. SIU of RHL Surveyors Limited has been appointed by Lotus to be its consultant to deal with all land related matters in relation to the Applications.

C. In light of the above, we send you three copies of (1) Authorisation Letter to Lands Department, (2) Authorisation Letter for Section 16 Planning Application and (3) Statement of Consent of Registered Land Owner (collectively, the "**Documents**"). Kindly arrange for Cavanah to insert its letterhead on the aforesaid Documents (1) and (2) as appropriate. Thereafter, kindly arrange for Cavanah to execute all Documents and return to us two duly executed originals of each of the Documents together with a certified copy of the board minutes or written board resolutions in lieu thereof of Cavanah for approving its execution of the Documents.

D. Thereafter, the executed Documents, the executed Documents will be submitted to Lands Department and Town Planning Board respectively.

Thank you very much for your kind attention to the above matter. Your prompt action is much appreciated. We look forward to receiving the executed Documents very shortly.

Should you have any questions, please let us know. Our primary contact in this matter is Natalie LO at 21070339.

Yours faithfully,

ONC Lawyers

Encl.s

Woo Kwan Lee & Lo
Solicitors & Notaries
Sun Hung Kai Centre Branch
'21 SEP -2 15:52
RECEIVED
(CONTENTS NOT VERIFIED)

Copy: **CAVANAH COMPANY LIMITED** 運高有限公司
23rd Floor, Nan Fung Tower
88 Connaught Road Central & 173 Des Voeux Road Central
Central, Hong Kong

Attn: The Board of Directors

香 海 蓮 社
THE LOTUS ASSOCIATION OF HONG KONG

30th August, 2021

Cavanah Company Limited
23/F., Nan Fung Tower,
88 Connaught Road Central and
173 Des Voeux Road Central,
Hong Kong

By HAND

To whom it may concern,

NOTICE OF PLANNING APPLICATION

Proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories

We refer to the private columbaria application by our Association to the Private Columbaria Affairs Office on 6th March 2018. In light of government departmental comments, a planning application for approval on the proposed columbarium is required.

Notice is hereby given to Cavanah Company Limited (Certificate of Incorporation No. 0026100), the registered owner of the private lots No.1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A and 1270 S.A in Demarcation District 6, Tai Po, New Territories that we intend to make the above mentioned planning application for permission under Section 16 of the Town Planning Ordinance (Chapter 131) for approval by the Town Planning Board for the proposed columbarium use, which involves the above stated private lots owned by you.

Yours sincerely,
for the Lotus Association of Hong Kong
(Certificate of Incorporation No. 0002925)

THE LOTUS ASSOCIATION OF HONG KONG 香海蓮社 香港

WONG Jan Yue Regina
Director

We hereby acknowledge receipt of the documents herein referred.

Dated this ..... day of .....

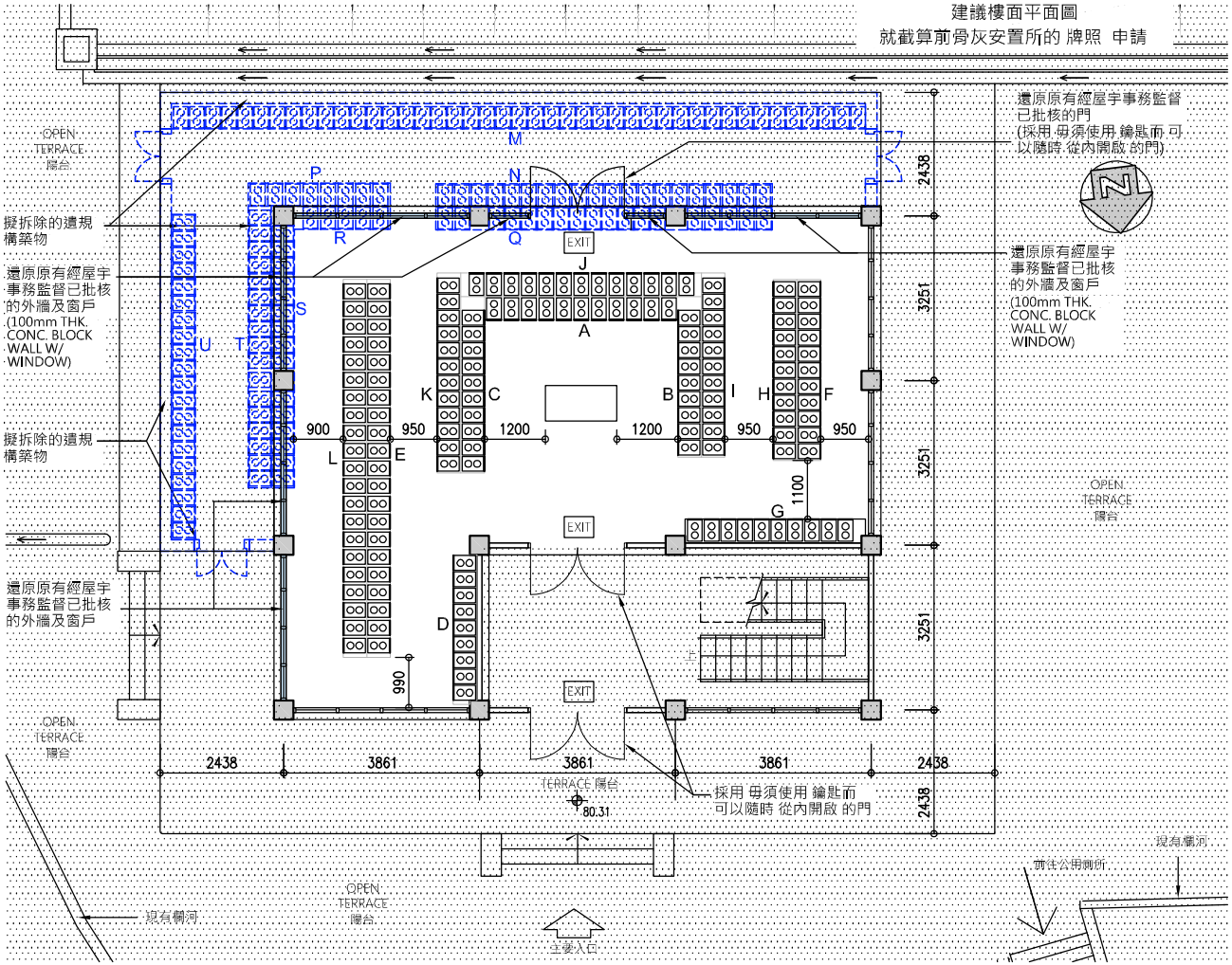
c.c. Mr. Sam Shum,
Messrs. Woo Kwan Lee & Lo (by hand and by email: sam.shum@wkll.com)

新界大埔錦山石蓮路17號半春園
Pun Chun Yuen, 17 Shek Lin Road, Kam Shan, Tai Po, N.T.
Tel : 2570 0003 / 2656 3636 Fax : 2510 7005 WhatsApp : 6790 2570 WeChat ID : LotusofHKPCY

Appendix 3

Submission under the Private Columbaria Ordinance for Licence for the proposed Columbarium at G/F of Ti Tsang Temple and G/F of Koon Yum Temple

建議樓面平面圖
就截算前骨灰安置所的 牌照 申請



骨灰龕位數目 (單/雙位)
Provision of Niches (Single / Double Units)

區 Block	直行 Columns	橫行 Rows	龕位數目 Nos.	龕位編號	骨灰 (單Single /雙Double)
A	11	7	77	1 - 77	雙 Double
B	9	6	54	78 - 131	雙 Double
C	10	6	60	132-191	雙 Double
D	9	7	62	192 - 253	雙 Double
E	21	7	147	254 - 400	雙 Double
F	11	7	77	401 - 429, 450 - 498 (411, 430 - 449 omitted)	雙 Double
G	10	7	70	499 - 568	雙 Double
H	11	7	77	569 - 645	雙 Double
I	11	7	77	646 - 722	雙 Double
J	13	7	91	723 - 813	雙 Double
K	12	7	84	814 - 897	雙 Double
L	21	7	147	898 - 1044	雙 Double
		總數 Total:	1023		

圖例 LEGEND :		
		NON-LICENCE AREA 非牌照申請範圍
		龕位 (安放骨灰份數 : 單 1)
		龕位 (安放骨灰份數 : 雙 2)

半春園 地藏殿 地下樓面平面圖
(圖則編號 A-L-003)
(1:100)

(此為兩層高構築物，但構築物一樓並非本申請範圍，亦非用作骨灰安置所用途。)

骨灰安置所名稱： 半春園
地址： 新界大埔錦山石蓮路 17 號 香海蓮社半春園 地藏殿 地下 及 觀音殿 地下
(丈量約份第6約地段第1119A分段(部份)及1260A分段(部份)

21 / 04 / 2021
日期 (日 / 月 / 年)

~~申請人 (如屬自然人)~~ / 獲授權人士 / ~~獲授權合夥人~~ * 姓名及簽署
WONG Jan Yue Regina

D523587(2)
香港身份證號碼 / ~~旅遊證件號碼~~ *

法人團體 / 合夥 * 印章 (如適用)

21 / 04 / 2021
日期 (日 / 月 / 年)

認可人士 / ~~註冊結構工程師~~ * 簽署及姓名
CHAN Ka Man Carmen
(認可人士/註冊結構工程師指根據 <<建築物條例>> (第123章) 第3條註冊的人士)

註冊編號# : AP (A) 101/89

註冊有效期屆滿日期# : 31 - 12 - 2025

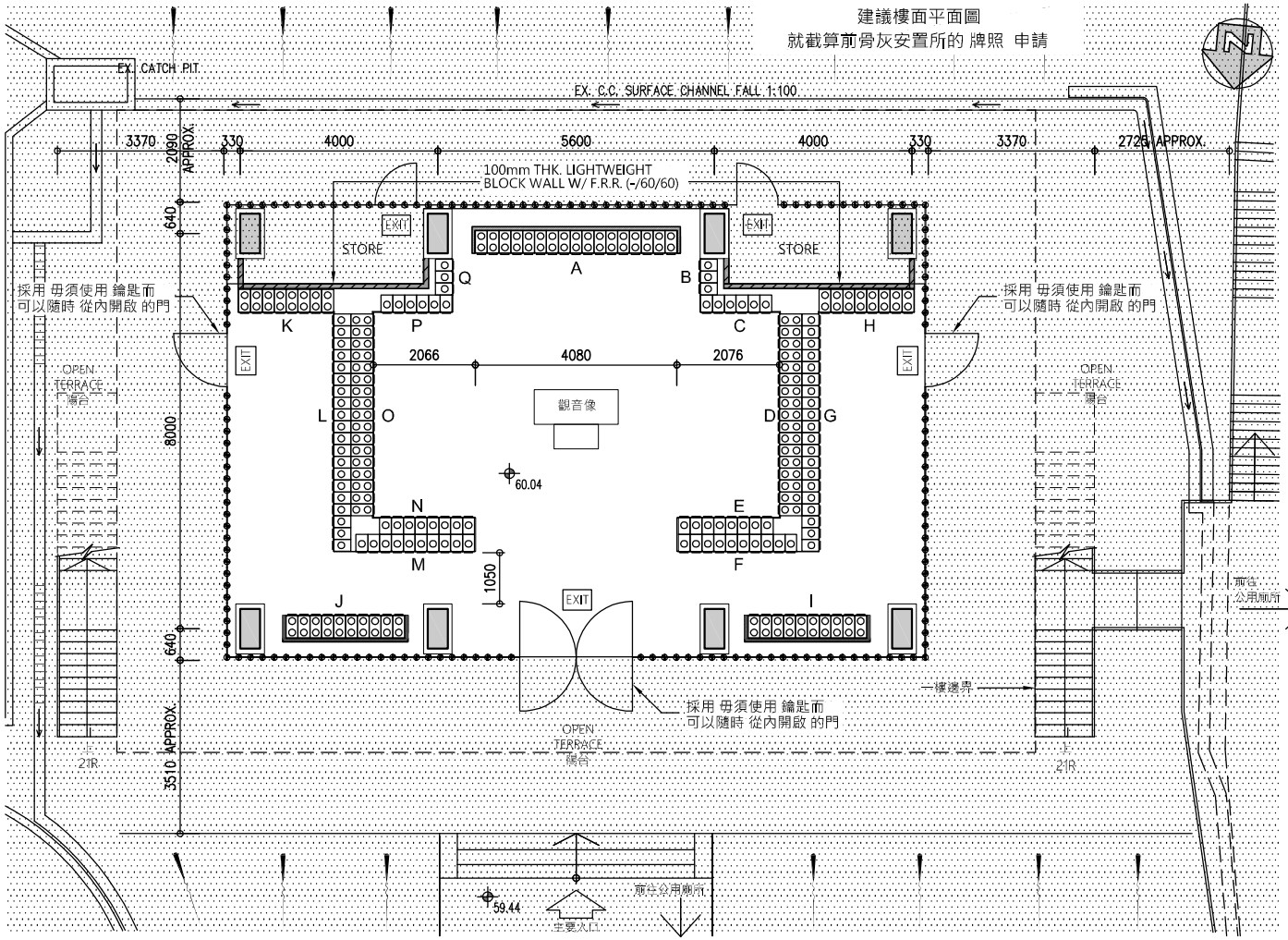
 # 須與 <<建築物條例>> (第123章) 第3條 所指的名冊相符
** 刪去不適用者*

半 春 園
Pun Chun Yuen

DRAWING TITLE :
地藏殿
建議樓面平面圖

SCALE : AS SHOWN @ A3	DRAWN DATE : AUG 2018
DRAWN BY : DS	CHECKED BY : -
DRAWING NO. A-L-003	REV. NO. E
JOB NO.: 2017-076	

建議樓面平面圖
就截算前骨灰安置所的 牌照 申請



骨灰龕位數目 (單/雙位)
Provision of Niches (Single / Double Units)

區 Block	直行 Columns	橫行 Rows	龕位數目 Nos.	龕位編號	骨灰 (單Single /雙Double)
A	17	7	119	1-119	雙 Double
B	3	7	21	120-140	單 Single
C	6	7	42	141-182	單 Single
D	17	7	119	183-301	雙 Double
E	8	7	56	302-357	單 Single
F	10	7	70	358-427	單 Single
G	20	7	140	428-567	單 Single
H	8	7	56	568-623	雙 Double
I	10	7	70	624-693	雙 Double
J	10	7	70	694-763	雙 Double
K	8	7	56	764-819	雙 Double
L	20	7	140	820-959	單 Single
M	10	7	70	960-1029	單 Single
N	8	7	56	1030-1085	單 Single
O	17	7	119	1086-1204	雙 Double
P	6	7	42	1205-1246	單 Single
Q	3	7	21	1247-1267	單 Single
		總數 Total:	1267		

圖例 LEGEND :		
		NON-LICENCE AREA 非牌照申請範圍
		龕位 (安放骨灰份數 : 單 1)
		龕位 (安放骨灰份數 : 雙 2)

半春園 觀音殿 地下樓面平面圖
(圖則編號 A-L-004)
(1:100)

(此為兩層高構築物，但構築物一樓並非本申請範圍，亦非用作骨灰安置所用途。)

骨灰安置所名稱： 半春園

地址： 新界大埔錦山石蓮路 17 號 香海蓮社半春園 地藏殿 地下 及 觀音殿 地下
(丈量約份第6約地段第1119A分段(部份)及1260A分段(部份)

21 / 04 / 2021
日期 (日 / 月 / 年)

WONG Jan Yue Regina
~~申請人 (如屬自然人士)~~ / 獲授權人士 / ~~獲授權合夥人~~ * 姓名及簽署

D523587(2)
香港身份證號碼 / ~~旅遊證件號碼~~ *

法人團體 / 合夥 * 印章 (如適用)

21 / 04 / 2021
日期 (日 / 月 / 年)

CHAN Ka Man Carmen
認可人士 / ~~註冊結構工程師~~ * 簽署及姓名
(認可人士/註冊結構工程師指根據 <<建築物條例>> (第123章) 第3條註冊的人士)

註冊編號# : AP (A) 101/89

註冊有效期屆滿日期# : 31 - 12 - 2025

 # 須與 <<建築物條例>> (第123章) 第3條 所指的名冊相符
** 刪去不適用者*

半 春 園
Pun Chun Yuen

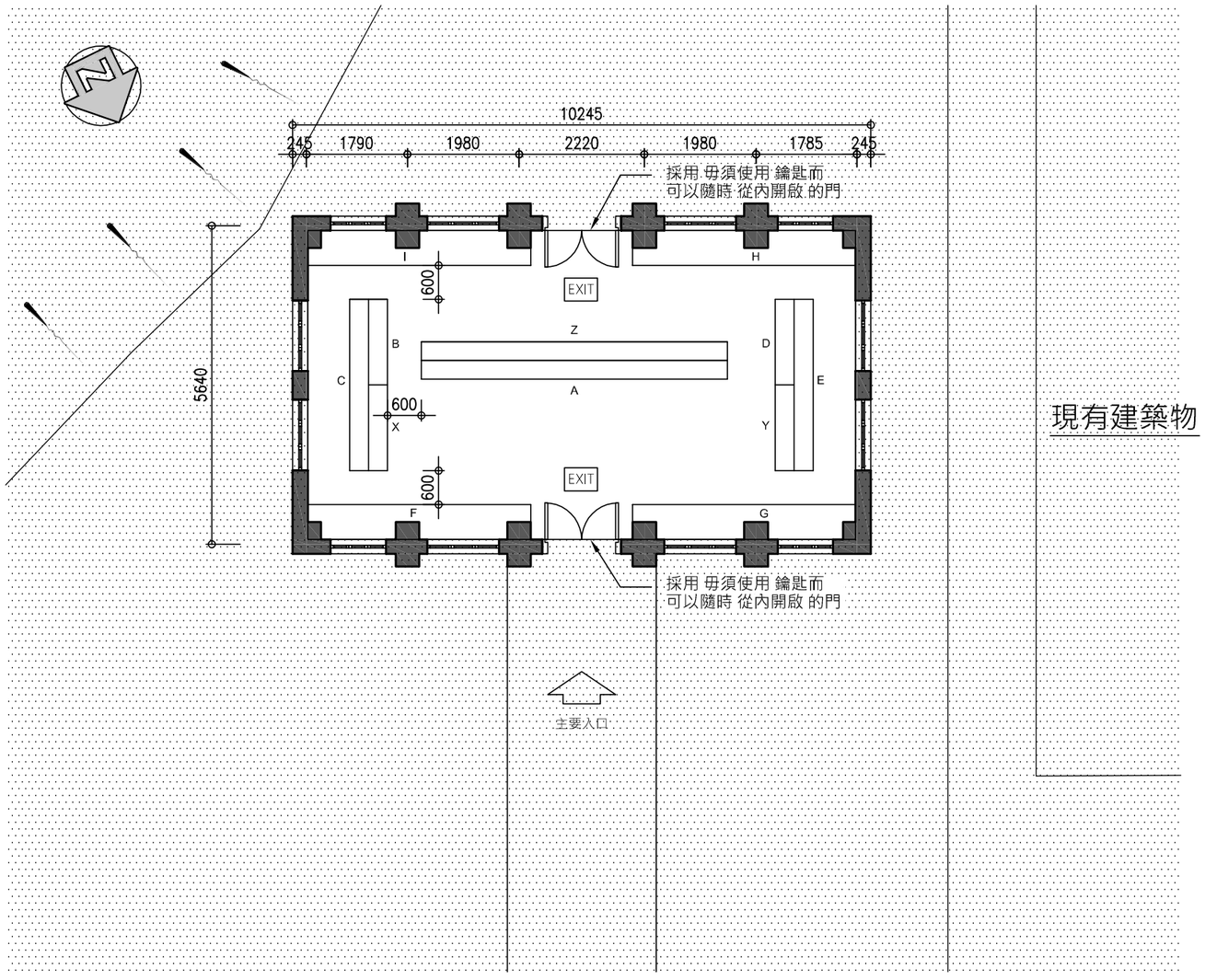
DRAWING TITLE :
觀音殿
建議樓面平面圖

SCALE : AS SHOWN @ A3	DRAWN DATE : AUG 2018
DRAWN BY : DS	CHECKED BY : -
DRAWING NO. A-L-004	REV. NO. E
JOB NO.: 2017-076	

Appendix 4

Submission under the Private Columbaria Ordinance for Exemption and Temporary Suspension of Liability (TSOL) for G/F of 思親堂 (Si Qin Temple)

建議樓面平面圖
豁免書 申請



現有建築物

骨灰龕位數目 (單/雙位)
Provision of Niches (Single / Double Units)

區 Block	直行 Columns	橫行 Rows	龕位數目 Nos.	龕位編號	骨灰 (單Single /雙Double)
A	20	10	179	101-113, 115, 117-118, 121-125, 127-133, 135-139, 142-147, 149-194, 196-205, 207-223, 225-226, 228, 230-246, 248-260, 262-264, 266-269, 272-280, 283-295,298-299	單 Single
				227, 261, 271	雙 Double
B	6	10	43	301-302, 304-313, 316-323, 325, 328-331, 334-335, 338-343, 346-347, 349, 351-353, 355-356, 358-359	單 Single
C	13	10	96	361-366, 368-376, 378, 380-386, 388-390, 392, 394-396, 398, 401-403,407-411, 413-418, 420, 422-424, 427-431, 433-437, 439, 442, 444-447, 449-450, 453, 455-456, 461-479, 482, 484-486, 488-490	單 Single
D	6	10	38	491-494, 497-500, 502, 505, 509-516, 518,-520, 522, 524-525, 527-530, 534-536, 540-542, 545-546	單 Single
				503, 521	雙 Double
E	13	10	89	551, 556-558, 560-565, 569, 571-580, 582-585, 588-591, 594, 597, 599, 601-604, 606-607, 609, 611-613, 616, 618-622, 624, 626-628, 631-633, 636-638, 640-641, 643-645, 649-655, 657-658, 663, 665, 667-669, 671-678, 680	單 Single
				623, 635, 648	雙 Double
F	12	3	31	1001-1002, 1005-1020, 1022-1025, 1028-1034, 1036	單 Single
				1027	雙 Double
G	12	3	36	1037-1072	單 Single
H	12	9	98	1073-1102, 1104-1134, 1136-1147, 1149-1151, 1153-1156, 1159-1164, 1166-1170, 1173-1176, 1178-1180	單 Single
I	12	9	96	1181, 1183-1184, 1186-1192, 1194-1211, 1214-1224, 1226-1229, 1231-1236, 1238-1244, 1246-1260, 1262-1269, 1271-1272, 1274-1284, 1287-1288	單 Single
				1182, 1270	雙 Double
X	7	10	58	201-204, 208-220, 222-227, 231-234, 236-238, 240-244, 246-248, 250-262, 264-269	單 Single
				245	雙 Double
Y	7	10	53	276, 279-285, 288-295, 297-299, 301-303, 305-309, 311-318, 321-323, 325-326, 328, 331, 334-338,	單 Single
				286, 287, 300, 329, 333, 339,	雙 Double
Z	20	10	150	341-342, 344-345, 347, 349-354, 357-365, 367, 369, 371-374, 376-379, 382-387, 389, 391-405, 408, 411, 412, 414-416, 418-420, 422-425, 427, 433, 438, 441-444, 446-451, 454-468, 470-482, 484-486, 488-490, 493, 499-513, 515-526, 529-533, 537-540	單 Single
				390	雙 Double
總數 Total:			967		

圖例 LEGEND :		非申請範圍

半春園 思親堂 地下樓面平面圖
(圖則編號 A-003)
(1:100)

骨灰安置所名稱： 半春園
地址： 新界大埔錦山石蓮路 17 號 香海蓮社半春園 思親堂 地下
(丈量約份第6約地段第1119A分段(部份)及1260A分段(部份)

WONG Jan Yue Regina
日期 (日 / 月 / 年) ~~申請人 (如屬自然人)~~ / 獲授權人士 / ~~獲授權合夥人~~ * 姓名及簽署

D523587(2)
香港身份證號碼 / ~~旅遊證件號碼~~*

法人團體 / 合夥 * 印章 (如適用)

CHAN Ka Man Carmen
日期 (日 / 月 / 年) 認可人士 / ~~註冊結構工程師~~ * 簽署及姓名
(認可人士/註冊結構工程師指根據 <<建築物條例>> (第123章) 第3條註冊的人士)

註冊編號# : AP (A) 101/89 註冊有效期屆滿日期# : 31 - 12 - 2020

 # 須與 <<建築物條例>> (第123章) 第3條 所指的名冊相符
** 刪去不適用者*

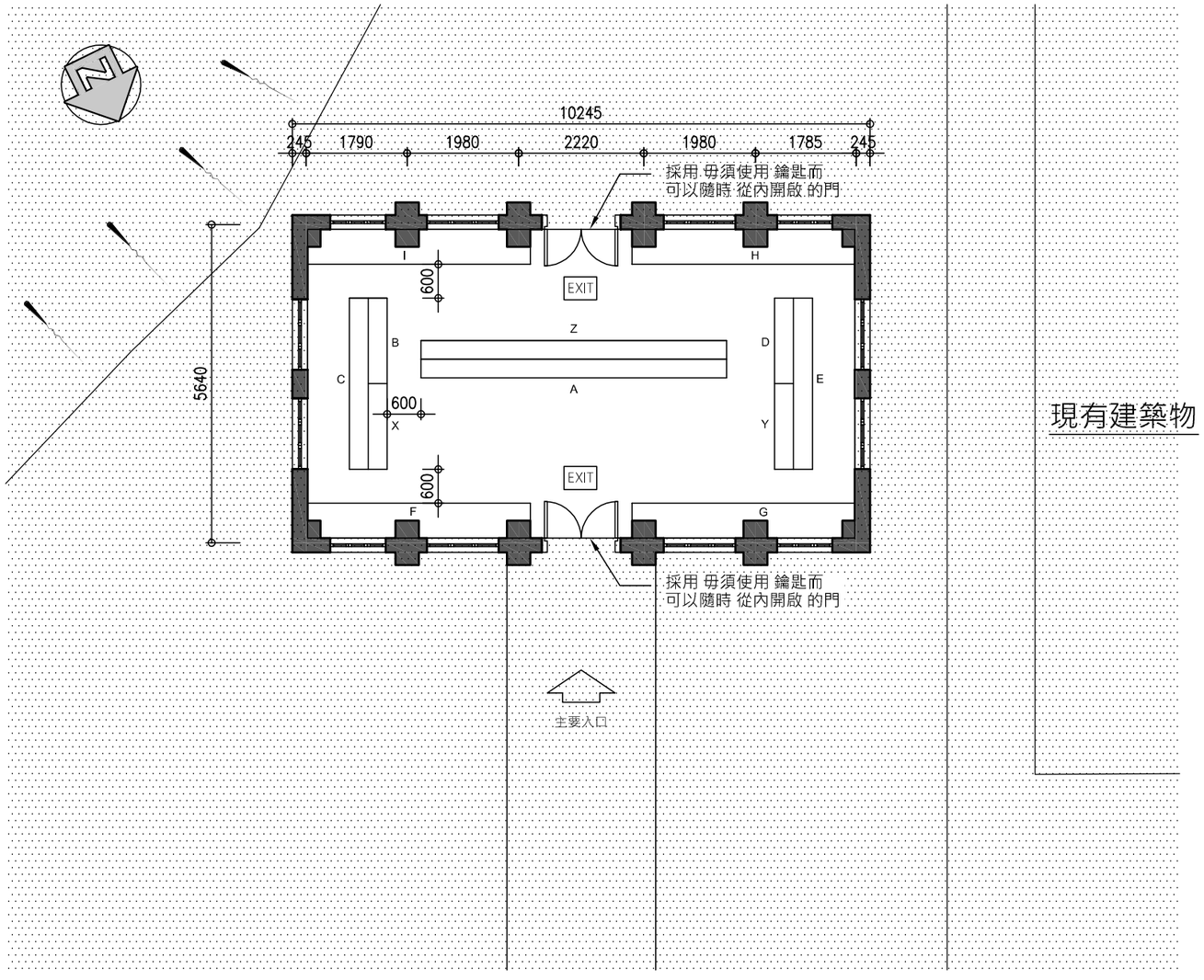
半 春 園
Pun Chun Yuen

DRAWING TITLE :
思親堂
建議樓面平面圖

SCALE : AS SHOWN @ A3	DRAWN DATE : AUG 2018
DRAWN BY : DS	CHECKED BY : -
DRAWING NO. A-003	REV. NO. D
JOB NO.: 2017-076	

建議樓面平面圖

就豁免書申請一併提交的暫免法律責任書 申請



骨灰龕位數目 (單/雙位)

Provision of Niches (Single / Double Units)

區 Block	直行 Columns	橫行 Rows	龕位數目 Nos.	龕位編號	骨灰 (單Single /雙Double)
A	20	10	179	101-113, 115, 117-118, 121-125, 127-133, 135-139, 142-147, 149-194, 196-205, 207-223, 225-226, 228, 230-246, 248-260, 262-264, 266-269, 272-280, 283-295,298-299	單 Single
				227, 261, 271	雙 Double
B	6	10	43	301-302, 304-313, 316-323, 325, 328-331, 334-335, 338-343, 346-347, 349, 351-353, 355-356, 358-359	單 Single
C	13	10	96	361-366, 368-376, 378, 380-386, 388-390, 392, 394-396, 398, 401-403,407-411, 413-418, 420, 422-424, 427-431, 433-437, 439, 442, 444-447, 449-450, 453, 455-456, 461-479, 482, 484-486, 488-490	單 Single
D	6	10	38	491-494, 497-500, 502, 505, 509-516, 518,-520, 522, 524-525, 527-530, 534-536, 540-542, 545-546	單 Single
				503, 521	雙 Double
E	13	10	89	551, 556-558, 560-565, 569, 571-580, 582-585, 588-591, 594, 597, 599, 601-604, 606-607, 609, 611-613, 616, 618-622, 624, 626-628, 631-633, 636-638, 640-641, 643-645, 649-655, 657-658, 663, 665, 667-669, 671-678, 680	單 Single
				623, 635, 648	雙 Double
F	12	3	31	1001-1002, 1005-1020, 1022-1025, 1028-1034, 1036	單 Single
				1027	雙 Double
G	12	3	36	1037-1072	單 Single
H	12	9	98	1073-1102, 1104-1134, 1136-1147, 1149-1151, 1153-1156, 1159-1164, 1166-1170, 1173-1176, 1178-1180	單 Single
I	12	9	96	1181, 1183-1184, 1186-1192, 1194-1211, 1214-1224, 1226-1229, 1231-1236, 1238-1244, 1246-1260, 1262-1269, 1271-1272, 1274-1284, 1287-1288	單 Single
				1182, 1270	雙 Double
X	7	10	58	201-204, 208-220, 222-227, 231-234, 236-238, 240-244, 246-248, 250-262, 264-269	單 Single
				245	雙 Double
Y	7	10	53	276, 279-285, 288-295, 297-299, 301-303, 305-309, 311-318, 321-323, 325-326, 328, 331, 334-338,	單 Single
				286, 287, 300, 329, 333, 339,	雙 Double
Z	20	10	150	341-342, 344-345, 347, 349-354, 357-365, 367, 369, 371-374, 376-379, 382-387, 389, 391-405, 408, 411, 412, 414-416, 418-420, 422-425, 427, 433, 438, 441-444, 446-451, 454-468, 470-482, 484-486, 488-490, 493, 499-513, 515-526, 529-533, 537-540	單 Single
				390	雙 Double
		總數 Total:	967		

圖例 LEGEND :		非申請範圍

半春園 思親堂 地下樓面平面圖

(圖則編號 B-003)

(1:100)

骨灰安置所名稱： 半春園

地址： 新界大埔錦山石蓮路 17 號 香海蓮社半春園 思親堂 地下

(丈量約份第6約地段第1119A分段(部份)及1260A分段(部份)

WONG Jan Yue Regina

日期 (日 / 月 / 年) ~~申請人 (如屬自然人)~~ / 獲授權人士 / ~~獲授權合夥人~~ * 姓名及簽署

D523587(2)

香港身份證號碼 / ~~旅遊證件號碼~~*

法人團體 / 合夥 * 印章 (如適用)

CHAN Ka Man Carmen

日期 (日 / 月 / 年) 認可人士 / ~~註冊結構工程師~~ * 簽署及姓名

(認可人士/註冊結構工程師指根據 <<建築物條例>> (第123章) 第3條註冊的人士)

註冊編號# : AP (A) 101/89 註冊有效期屆滿日期# : 31 - 12 - 2020

 # 須與 <<建築物條例>> (第123章) 第3條 所指的名冊相符

** 刪去不適用者*

半 春 園

Pun Chun Yuen

DRAWING TITLE :

思親堂

建議樓面平面圖

SCALE : AS SHOWN @ A3	DRAWN DATE : AUG 2018
DRAWN BY : DS	CHECKED BY : -
DRAWING NO. B-003	REV. NO. D
JOB NO.: 2017-076	

Appendix 5

Letter from Private Columbaria Affairs Office (PCAO) with "Approval-in-principle for TSOL Application" for G/F of Ti Tsang Temple and G/F of Koon Yum Temple dated 14.5.2021

食物環境衞生署
Food and Environmental Hygiene Department

私營骨灰安置所事務辦事處
Private Columbaria Affairs Office

Please address reply to the Food and Environmental Hygiene Department and quote our reference

Our Ref.: (31) in FEHD PC 72-40/62/2018/033 Pt. 4

By Registered Post

14 May 2021

21/F Euro Trade Centre,
13-14 Connaught Road Central, Hong Kong
The Lotus Association of Hong Kong
(Authorised Person: Ms WONG Jan-yue, Regina)

RECEIVED 17 MAY 2021

Dear Ms WONG,

Application for Specified Instruments
under the Private Columbaria Ordinance (Cap. 630) (the Ordinance)

Name of Private Columbarium:	Pun Chun Yuen
Address of Private Columbarium:	G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po, New Territories (Lot 1119 S.A. (Portion) and Lot 1260 S.A. (Portion) in D.D.6)
Applicant:	The Lotus Association of Hong Kong
Date of receipt of applications by the Private Columbaria Licensing Board:	6 March 2018
Types of specified instrument under application:	Temporary Suspension of Liability (TSOL) and Licence in respect of "pre-cut-off columbarium"

Notification of "Approval-in-principle for TSOL Application"

We write to inform you that the Private Columbaria Licensing Board ("**Licensing Board**") has decided to give an "Approval-in-principle for TSOL Application" in respect of the abovenamed private columbarium, Pun Chun Yuen (the "**Columbarium**") for a validity period of 3 years commencing from the date of this notification (i.e. valid from 14 May 2021 to 13 May 2024).

Please pay attention to the following:

2. During the above validity period, the Applicant must ensure that the Columbarium complies with the following conditions –

(i) The Columbarium must continue to comply with the "Fire Safety Requirements and those updated from time to time for Private Columbaria" imposed by the Fire Services Department for the Columbarium (please refer to Appendix 1 of Annex 9 to the Application Guide for Private Columbarium Licence and Other Specified Instruments); and

(ii) the applicant must ensure that the access to the enclosed ground floor extension areas at the southern-east side and the back terrace of the Columbarium (i.e. Ti Tsang Temple) is restricted to persons for carrying out maintenance and the works associated with the discontinuation of use as columbarium and removal of unauthorized building works.

3. If the Applicant fails to comply with the conditions in paragraph 2 above during the validity period of this "Approval-in-principle for TSOL Application", the Licensing Board may consider cancelling this "Approval-in-principle for TSOL Application" and determine the above whole set of applications immediately. If, at the time when the Licensing Board makes its decision, the Applicant still fails to comply with all the requirements for the licence application submitted together with this TSOL application, the Licensing Board may refuse the above whole set of applications. Under such circumstances, the Columbarium will have to cease operation and dispose of the ashes interred in the Columbarium in accordance with the provisions of the Ordinance.

4. During the 3-year validity period, the Applicant should take all necessary steps with reasonable expedition according to the action plan including the timetable (as submitted by the Applicant to comply with the TSOL application requirements and accepted by the Licensing Board) to achieve compliance with all the requirements for the licence application submitted together with this TSOL application. A copy of the action plan with the timetable is enclosed at the **Annex**. The Applicant must submit the relevant supporting documents and information to the Licensing Board (c/o the Private Columbaria Affairs Office) as soon as practicable.

5. The vetting of the proposed plans (including the niche information contained therein) for the above licence application submitted by the Applicant is still underway. The giving of this "Approval-in-principle for TSOL Application" does not imply that the Licensing Board has accepted and/or approved the proposed plans (including the niche information contained therein) submitted by the Applicant in respect of the licence application submitted together with this TSOL application.

6. At present, the Licensing Board has not determined the above TSOL application. During the validity period of this "Approval-in-principle for TSOL Application", the Columbarium is still in the grace period. If, subsequently, the Applicant can comply with the requirement on ash interment quantity, the Licensing Board may still consider issuing a TSOL to the Applicant.

7. If the Applicant has complied with all the requirements for the above licence application during the validity period of this "Approval-in-principle for TSOL Application", the Licensing Board will consider the licence application directly and hold an open meeting to consider the application. The Licensing Board should give regard to the public interest and may take into account any other relevant considerations when determining applications for specified instruments.

8. Giving this "Approval-in-principle for TSOL Application" does not mean that the licence application in respect of the Columbarium will be approved by the Licensing Board eventually.

9. If, by the time the validity period of this "Approval-in-principle for TSOL Application" is about to expire and the Licensing Board considers whether the validity period should be extended, the Applicant cannot prove to the satisfaction of the Licensing Board that it has taken, with reasonable expedition, all the necessary steps to achieve compliance with all the requirements of the above licence application, the Licensing Board will not extend the validity period of this "Approval-in-principle for TSOL Application". Instead, the Licensing Board will determine the above whole set of applications. If, at the time when the Licensing Board determines the applications, the Applicant still fails to comply with all the requirements for the licence application, the Licensing Board will refuse the whole set of applications. Under such circumstances, the Columbarium will have to cease operation and dispose of the ashes interred in the Columbarium in accordance with the provisions of the Ordinance.

10. If you have any enquiries, please contact the case manager, Mr SUNG Siu-wai, Michael by phone (Tel No.: 2350 7326) or by email (pc_app@fehd.gov.hk).

Yours sincerely,

(Ms LAM Yee-ping)
Secretary, Private Columbaria Licensing Board

IMPORTANT ADVICE

It is the responsibility of the operator of a columbarium to ensure that the columbarium satisfies all the applicable statutory and government requirements, to comply with all the requirements and conditions imposed by all relevant authorities (including but not limited to the Building Authority, the Director of Lands, the Director of Planning, the Director of Fire Services, the Commissioner of Police, the Commissioner for Transport, the Director of Environmental Protection, the Director of Electrical and Mechanical Services, or other bureaux, government departments and relevant authorities) according to the legislation that they are enforcing or within their purview, and to face any penalties and legal consequences arising from any contravention of those requirements and conditions.

IMPORTANT NOTE

Section 99 of the Private Columbaria Ordinance – Offence of providing false or misleading information

(1) A person commits an offence if the person –

(a) provides information that is false or misleading in a material particular in, or in connection with, an application the person makes under this Ordinance in respect of a columbarium; or

(b) furnishes the Director, an authorized officer or a public officer with information under this Ordinance knowing that it is false or misleading in a material particular.

(2) A person who commits an offence under subsection (1) is liable on conviction to a fine of $500,000 and to imprisonment for 2 years.

IMPORTANT REMINDER

After 29 March 2018, a private columbarium cannot continue to operate if no application for a temporary suspension of liability in respect of the columbarium is being processed or if it fails to obtain any specified instrument. If a person operates, keeps, manages or in any other way has control of a columbarium without a specified instrument, he commits an offence and is liable on summary conviction to a fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a fine of $5,000,000 and to imprisonment for 7 years.

After the expiry of the grace period, if a columbarium continues operation without any specified instrument or ceases operation, the operator must dispose of the ashes kept in the columbarium according to the "prescribed ash disposal procedures" set out in Schedule 5 to the Private Columbaria Ordinance. Non-compliance constitutes an offence and may lead to prosecution. The offender is liable on summary conviction to a maximum fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a maximum fine of $5,000,000

c.c.
TSOL application file: FEHD PC 72-40/64/2018/036

Annex

ACTION PLAN (UPDATED 27.4.2021)

for Application for Specified Instruments under the Private Columbaria Ordinance Cap. 630 (PCO)

PCAO File Ref. No.: FEHD PC 72-40/62/2018/033 (Licence)
FEHD PC 72-40/64/2018/036 (TSOL)

Name of Columbarium: Pun Chun Yuen

Address of Columbarium: G/F., of Ti Tsang Temple (地藏殿) and G/F of Koon Yum Temple (觀音殿)
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, N.T.

Application Requirement	Application Requirement	Remark / Outstanding Matters	Target Date of Compliance
Item (5) in Part IV(A) Part V(G)	Proposed Plans (TSOL) & Application Summary for TSOL	The revised Application Summary for TSOL and Licence (Annex 20 and 22) has been submitted to Private Columbaria Affairs Office ("PCAO") on 1 December 2020. Further revised Annex 13 has been delivered to PCAO on 21 April 2021.	Await further comments from PCAO
Part IV(A)(6)	Fire Safety	Received letters on full compliance dated 15 September 2020 and 2 March 2021. Compliance recommendations set out in the letter dated 2 March 2021 will be observed and followed accordingly.	Fully Complied
Part IV(D)(2)	Building-related requirements	On the issues raised in letter from Buildings Department (BD) dated 28 April 2020 and PCAO's letter dated 8 January 2021, please review and consider together with our reply on Planning-related requirments below. For Application of TSOL & Licence: 1. For Ti Tsang Temple, we understand from PCAO's letter of 8 January 2021 that we can arrange for temporary relocation of those niches located now at the ground floor extension of Ti Tsang Temple (which has been classified as illegal structure by BD and required to be demolished). The said ground floor extension is now columbarium with 600+ occupied niches. Immediate relocation of the niches to Koon Yum Temple will affect the Section 16 Town Planning application of Koon Yum Temple. Thus we have lay out the schedule of Town Planning Application, informing the affected patrons on the relocation of the niches, arrange the relocation and finally demolition of the ground floor extension. Before we commence the reinstatement work, which is now scheduled to commence around end of 2021, our architect will submit plan to ensure that the enclosure walls and exit doors installed will have FRR of not less than 60 minutes, with thickness and materials of wall/door to be clearly marked on the revised floor plan for BD approval. 2. For Koon Yum Temple, it was originally built with the usage of "storeroom" and it has been used as a place to store the Buddhist books before. As we intend to use it as a columbarium, we need to apply with Town Planning Department for the change of use of Koon Yum Temple. Per our consultants, during the course of application, there may be other works that we are required to do to comply with the various regulations. Thus we intend to commence the proposed works as stated in Appendix 1 of your letter dated 28 April 2020 upon application is made on the change of use of Koon Yum Temple with Planning Department. Please refer to the target date of compliance stated on the right for your reference. For Application of Licence 1. In response to BD's comments conveyed in PCAO's letter of 28 April 2020, 3 sets of revised floor plans (drawing no. A-L-03 Rev D and A-L-04 Rev. C) and the structural assessment report of the joss paper burner have been submitted to your office on 1 December 2020. For Application of TSOL 1. In response to BD comments conveyed in PCAO's letter dated 28 April 2020, 3 sets of revised floor plans (drawing no. C-03 Rev C and C-04 Rev. C) have been submitted to your office on 1 December 2020.	For the actions to be taken under building-related requirements, kindly read together with the schedule on Planning-related requirements below: Per our Town Planning Consultant, Koon Yum Temple should be left vacant upon initial Section 16 submission. Thus the relocation of the current niches from Ti Tsang Temple will need to match with the Town Planning submission. With the present schedule of the Section 16 submission, Lotus plans to arrange relocation of niches from Ti Tsang Temple to Kwun Yum Temple towards end of 2021. However, if the Section 16 submission finally fails, Lotus will need to inform the patron families of the niches to vacate the ashes from Ti Tsang Temple. Lotus will implement policy to limit access to the ground floor extension by only management staff and authorised personnel. Towards end of 2021: Inform the concerned patrons of the relocation plan and to inform them where their niches will be placed in Koon Yum Temple after the relocation. Upon relocation of the niches, Lotus will arrange demolition and reinstatement work at the ground floor extension of Ti Tsang Temple, tentatively with work to commence before end of 2021 but all depends on the Town Planning submission progress. Await's BD's further comments.
	Planning-related requirements	Further to PCAO's letter dated 20 November 2018, Lotus has to prove "Existing Use" of Ti Tsang Temple and also submit a Section 16 application to Town Planning Board for the change of use of Koon Yum Temple. We have appointed Town Planning Consultant KJL Limited ("KJL") to provide Town Planning submission for us. Please refer also to the comments on building-related requirements above. For Koon Yum Temple, as a Section 16 Application with Town Planning Board is required, Lotus has also engaged a Traffic Consultant CKM Asia Limited ("CKM") to collect information and data during the Ching Ming Festival, when the most intense traffic would be anticipated. However, due to the COVID-19 pandemic, Pun Chun Yuen was closed to the public since February 2020, thus no survey could be conducted both at the 2020 Ching Ming Festival and Chung Yeung Festival. Pun Chun Yuen has finally re-opened to the public from the last week of March, 2021. CKM has already carried out the traffic survey and will submit their report to KJL for their Section 16 application to Town Planning Board in June, 2021.	We have submitted to PCAO / Town Planning Board with information and supporting documents on "Proof of Existing Use" of Ti Tsang Temple on 2 March 2021. CKM has carried out traffic survey on 28 March 2021, 3 to 5 and 11 April, 2021. They are currently analysing the data for drafting report for KJL to support their Section 16 submission scheduled in June, 2021. June 2021, KJL will submit initial Section 16 application to PCAO / Town Planning Board. Per KJL, they estimated that it will take 6 to 8 months for Town Planning Board to review and approve the case, thus the earliest approval anticipated will be by end of 2021.
Part IV(D)(3)	Land-related requirements	We have received PCAO's letter dated 17 March 2021 with comments from DLO/TP. We and our architect, Ms Carmen Chan of Chan & Wong Associates Limited will liaise with DLO/TP regarding the preparation of the Short Term Waiver and Short Term Tenancy in the coming months.	We shall resubmit the form on Application for Waiver Case (with correct address) to PCAO for DLO in early May 2021. But for the drafting and signing of the Short Term Waiver and Short Term Tenancy, it may take some time for the documents to be drafted by DLO and for our arrangement of signatures. We estimate the compliance date will be around end of 2021.
Part IV(D)(4)	Requirement of additional legal documents to prove right to use the columbarium premises	We have received comments from PCAO on 21 April 2021 on the content of the draft Lease. Lotus' legal representatives, ONC Lawyers ("ONC") is arranging execution of the Lease as a Deed with Cavanah Company Limited ("Cavanah") and to arrange the fully executed Lease to be registered with Land Registry as soon as possible.	By June, 2021
	Requirement of consent from registered land owner for operation of Pun Chun Yuen by Lotus	Written consent from Cavanah dated 27 January 2021 has been submitted to PCAO on 28 January 2021. Supporting documents including authorisation minutes and statutory return for Cavanah have been submitted to PCAO office on 3 February 2021.	Await further comments from PCAO, if any.
	Crowd Management Plan & Traffic Arrangement Plan	Per PCAO's letter dated 9 November 2018, Lotus has prepared detailed Crowd Management Plan and Traffic Arrangement Plan during the peak tomb sweeping festivals to PCAO on 1 December 2020 for HKPF's comments. For your information, the said crowd management and traffic control plans have been implemented in 2019 already.	Await further comments from HKPF on the said Plans.
	Sample of agreement for the sale of interment right	Per PCAO's letter dated 18 March 2020, we have submitted to PCAO our revised draft Sales Agreement with appendices on 21 December 2020 incorporated with all comments from PCAO.	Await further comments from PCAO on our reply dated 18 December 2020.

Prepared by:

THE LOTUS ASSOCIATION OF HONG KONG 香海蓮社 香港

WONG Jan Yue Regina
Director, The Lotus Association of Hong Kong

Date: 27 April, 2021

Appendix 6

Letter from PCAO with “Approval-in-principle for TSOL Application” for G/F of 思親堂 (Si Qin Temple) dated 12.4.2021

食物環境衞生署
Food and Environmental Hygiene Department

私營骨灰安置所事務辦事處
Private Columbaria Affairs Office

Please address reply to the Food and Environmental Hygiene Department and quote our reference

Our Ref.: (3) in FEHD PC 72-40/63/2018/010 Pt. 4

By Fax and By Registered Post

12 April 2021

21/F Euro Trade Centre,
13-14 Connaught Road Central, Hong Kong
The Lotus Association of Hong Kong
(Authorised Person: Ms WONG Jan-yue, Regina)

RECEIVED 14 APR 2021

Dear Ms WONG,

Application for Specified Instruments
under the Private Columbaria Ordinance (Cap. 630) (the Ordinance)

Name of Private Columbarium:	Pun Chun Yuen
Address of Private Columbarium:	G/F of 思親堂, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po, New Territories (Lot 1119 S.A. (Portion) and Lot 1260 S.A. (Portion) in D.D.6)
Applicant:	The Lotus Association of Hong Kong
Date of receipt of applications by the Private Columbaria Licensing Board:	6 March 2018
Types of specified instrument under application:	Temporary Suspension of Liability (TSOL) and Exemption in respect of "pre-cut-off columbarium"

Notification of "Approval-in-principle for TSOL Application"

We write to inform you that the Private Columbaria Licensing Board ("**Licensing Board**") has decided to give an "Approval-in-principle for TSOL Application" in respect of the abovenamed private columbarium, Pun Chun Yuen (the "**Columbarium**") for a validity period of 3 years commencing from the date of this notification (i.e. valid from 12 April 2021 to 11 April 2024).

Please pay attention to the following:

2. During the above validity period, the Applicant must ensure that the Columbarium continues to comply with the "Fire Safety Requirements for Private Columbaria" which is formulated and may be updated by the Fire Services Department from time to time (please refer to Appendix 1 to Annex 9 of the Application Guide for Private Columbarium Licence and Other Specified Instruments).

3. If the Applicant fails to comply with the condition in paragraph 2 above during the validity period of this "Approval-in-principle for TSOL Application", the Licensing Board may consider cancelling this "Approval-in-principle for TSOL Application" and determine the whole set of applications immediately. If, at the time when the Licensing Board makes its decision, the Applicant still fails to comply with all the requirements for the exemption application submitted together with this TSOL application, the Licensing Board may refuse the whole set of applications. Under such circumstances, the Columbarium will have to cease operation and dispose of the ashes interred in the Columbarium in accordance with the provisions of the Ordinance.

4. During the 3-year validity period, the Applicant should take all necessary steps with reasonable expedition according to the action plan including the timetable (as submitted by the Applicant to comply with the TSOL application requirements and accepted by the Licensing Board) to achieve compliance with all the requirements for the exemption application submitted together with the TSOL application. A copy of the action plan with the timetable is enclosed at the **Annex**. The Applicant must submit the relevant supporting documents and information to the Licensing Board (c/o the Private Columbaria Affairs Office) as soon as practicable.

5. The vetting of the proposed plans (including the niche information contained therein) for the exemption application submitted by the Applicant is still underway. The giving of this "Approval-in-principle for TSOL Application" does not imply that the Licensing Board has accepted and/or approved the proposed plans (including the niche information contained therein) submitted by the Applicant in respect of the exemption application submitted together with this TSOL application.

6. At present, the Licensing Board has not determined the above TSOL application. During the validity period of this "Approval-in-principle for TSOL Application", the Columbarium is still in the grace period. If, subsequently, the Applicant can comply with the requirement on ash interment quantity, the Licensing Board may still consider issuing a TSOL to the Applicant.

7. If the Applicant has complied with all the requirements for the above exemption application during the validity period of this "Approval-in- principle for TSOL Application", the Licensing Board will consider the exemption application directly and hold an open meeting to consider the application. The Licensing Board should give regard to the public interest and may take into account any other relevant

considerations when determining applications for specified instruments.

8. Giving this "Approval-in-principle for TSOL Application" does not mean that the exemption application in respect of the Columbarium will be approved by the Licensing Board eventually.

9. If, by the time the validity period of this "Approval-in-principle for TSOL Application" is about to expire and the Licensing Board considers whether the validity period should be extended, the Applicant cannot prove to the satisfaction of the Licensing Board that it has taken, with reasonable expedition, all the necessary steps to achieve compliance with all the requirements of the above exemption application, the Licensing Board will not extend the validity period of this "Approval-in-principle for TSOL Application". Instead, the Licensing Board will determine the whole set of applications. If, at the time when the Licensing Board determines the applications, the Applicant still fails to comply with all the requirements for the exemption application, the Licensing Board will refuse the whole set of applications. Under such circumstances, the Columbarium will have to cease operation and dispose of the ashes interred in the Columbarium in accordance with the provisions of the Ordinance.

10. If you have any enquiries, please contact the case manager, Mr SUNG Siu-wai, Michael by phone (Tel No.: 2350 7326) or by email (pc_app@fehd.gov.hk).

Yours sincerely,

(Ms LAM Yee-ping)
Secretary, Private Columbaria Licensing Board

IMPORTANT ADVICE

It is the responsibility of the operator of a columbarium to ensure that the columbarium satisfies all the applicable statutory and government requirements, to comply with all the requirements and conditions imposed by all relevant authorities (including but not limited to the Building Authority, the Director of Lands, the Director of Planning, the Director of Fire Services, the Commissioner of Police, the Commissioner for Transport, the Director of Environmental Protection, the Director of Electrical and Mechanical Services, or other bureaux, government departments and relevant authorities) according to the legislation that they are enforcing or within their purview, and to face any penalties and legal consequences arising from any contravention of those requirements and conditions.

IMPORTANT NOTE

Section 99 of the Private Columbaria Ordinance – Offence of providing false or misleading information

(1) A person commits an offence if the person –

(a) provides information that is false or misleading in a material particular in, or in connection with, an application the person makes under this Ordinance in respect of a columbarium; or

(b) furnishes the Director, an authorized officer or a public officer with information under this Ordinance knowing that it is false or misleading in a material particular.

(2) A person who commits an offence under subsection (1) is liable on conviction to a fine of $500,000 and to imprisonment for 2 years.

IMPORTANT REMINDER

After 29 March 2018, a private columbarium cannot continue to operate if no application for a temporary suspension of liability in respect of the columbarium is being processed or if it fails to obtain any specified instrument. If a person operates, keeps, manages or in any other way has control of a columbarium without a specified instrument, he commits an offence and is liable on summary conviction to a fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a fine of $5,000,000 and to imprisonment for 7 years.

After the expiry of the grace period, if a columbarium continues operation without any specified instrument or ceases operation, the operator must dispose of the ashes kept in the columbarium according to the "prescribed ash disposal procedures" set out in Schedule 5 to the Private Columbaria Ordinance. Non-compliance constitutes an offence and may lead to prosecution. The offender is liable on summary conviction to a maximum fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a maximum fine of $5,000,000

c.c.

TSOL application file: FEHD PC 72-40/64/2018/035

Annex

ACTION PLAN (Updated 28.1.2021)

for Application for Specified Instruments under the Private Columbaria Ordinance Cap. 630 (PCO)

PCAO File Ref.: FEHD PC 72-40/63/2018/010 (Exemption)
FEHD PC 72-40/64/2018/035 (TSOL)

Name of Columbarium: Pun Chun Yuen

Address of Columbarium: G/F of 思親堂, The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, N.T.

Corresponding part in the Application Form	Application Requirement	Remark / Outstanding Matters	Target Date of Compliance
Part IV(A)(6)	Fire Safety requirements	Received letter on compliance dated 15 September 2020. Two sets of updated FS251 have also been delivered to Private Columbaria Affairs Office ("PCAO") on 16 November 2020. For your information, FSD has made a recent site visit to Pun Chun Yuen on 22 January 2021.	Fully Complied
Part IV(D)(2)	Building-related requirements	Received letter on compliance dated 2 November 2020.	Fully Complied
Part IV(D)(3)	Land-related requirements	We have received PCAO's letter dated 29 September 2020 with comments from DLO/TP. Our architect, Ms Carmen Chan of Chan & Wong Associates Limited has liaised with Mr. Dickson Leung of DLO/TP in October 2020 and have submitted updated plan on 16 November 2020 to further clarify the site boundary regarding our application. We hope DLO/TP will give us further feedback or compliance letter in due course.	Awaiting DLO/TP on their feedback to our further clarification.
Part IV(D)(4)	Requirement of additional legal documents to prove right to use the columbarium premises	Lotus' legal representatives, ONC Lawyers ("ONC") has sent their draft Lease/Deed to Cavanah Company Limited ("Cavanah") on 2 December 2020. Cavanah is the Trustee of the land where Pun Chun Yuen is situated ("the Trust Land"). After chasing for more than a month, ONC has finally received reply from Cavanah's legal representatives, Messrs. Woo Kwan Lee & Lo ("WKLL") on 13 January 2021. We have been informed that Cavanah is also acting as a Trustee of the non-Trust Land (all the land it holds around Pun Chun Yuen except the Trust Land) for Foo Oi Foundation Limited (Foo Oi"). Thus regarding the lease matter, Cavanah / WKLL has to obtain also consent from Foo Oi, which is represented by Messrs. Wong Hui & Co. ("WH"). ONC has written back to WKLL on 21 January 2021 and stated that the Lease matter and matters relating to Pun Chun Yuen should not be a matter relating to the non-Trust land. And under the Declaration of Trust, Cavanah as Trustee should facilitate matters relating to the operation of the Trust Land by Tata and Lotus. Further negotiations on terms of the Lease is taking place.	With one more legal firm being involved on the lease matter, we anticipated that longer time may be required for three solicitors firms to discuss and agree on the lease terms and to enter into the lease terms as required by PCAO. We shall strive to have the matters settled and lease be signed in March/April 2021 and registered with Land Registry before June, 2021.
	Requirement of consent from registered land owner for operation of Pun Chun Yuen by Lotus	Written consent from Cavanah dated 27 January 2021 has been submitted to PCAO under separate cover on 28 January 2021. Relevant company searches from Companies Registry website are also enclosed for your reference to verify the signing capacity of Yuen Yui Wing as director of Cavanah.	We are following up with WKLL to obtain formal authorisation of Yuen Yui Wing to sign the Consent Letter but we have been informed that due to COVID-19, the directors of Cavanah are working from home. Thus it will take some time before the supporting documents will be available for PCAO. We hope WKLL can supply the supporting documents to be furnished to PCAO within February 2021. On the other hand, we are of the view that Yuen Yui Wing has the proper authority to sign the Consent Letter: please refer to our covering letter and corporate documents submitted with the Consent Letter to PCAO for information and reference.

Prepared by:

THE LOTUS ASSOCIATION OF HONG KONG 香海蓮社 香港

WONG Jan Yue Regina
Director, The Lotus Association of Hong Kong

Date: 28 January 2021

Appendix 7

Submission to PCAO to substantiate the proof of the Columbarium at G/F of Ti Tsang Temple as 'Existing Use' On 1.3.2021

香 海 蓮 社
THE LOTUS ASSOCIATION OF HONG KONG

Your Ref.: (40) in FEHD PC 72-40/62/2018/033 (Licence)

1 March, 2021

Private Columbaria Affairs Office
Units 501-502, 5/F., Trade Square
681 Cheung Sha Wan Road,
Cheung Sha Wan, Kowloon.

Attn.: Mr. Sung Siu-wai, Michael

By Hand

Dear Sir,

Re: Name of Columbarium: Pun Chun Yuen (半春園)
G/F., of Ti Tsang Temple (地藏殿) and G/F of Koon Yum Temple (觀音殿)
The Lotus Association of Hong Kong Pun Chun Yuen
17 Shek Lin Road, Kum Shan, Tai Po, N. T.
Lot 1119 S.A. (Portion) and Lot 1260 S.A. (Portion) in D.D. 6
Application for Specified Instruments
under the Private Columbaria Ordinance (Cap. 630)

We refer to your letter of 20 November 2018 to our Association, and in particular, comments conveyed by Planning Department on our documents and information submitted at the time in support of our application.

After having reviewed the comments raised by Planning Department set out in Section IX of the annex to the letter, we wish to provide the following additional supporting information to demonstrate that all the niches currently located on the G/F of Ti Tsang Temple have in fact, been existed (subscribed or interred) before the exhibition (gazette) date of the draft Tai Po Outline Zoning Plan No. LTP/47 on **12 December 1980**. The enclosed supporting information includes:

1. The EXCEL file showing the particulars and the photograph index of the niches located on the G/F of Ti Tsang Temple;
2. The Second EXCEL file showing all the photographs taken of the niches on the G/F of Ti Tsang Temple and the corresponding donation / sale receipts records.

Please also note the first niches located at Ti Tsang Temple were being subscribed (樂助) on 3 July 1972 (refer to Items 52 and 53). In that respect and with the above-mentioned supporting information, we would like to seek Planning Department's agreement that the Columbarium use on the G/F of Ti Tsang Temple is an 'Existing Use'.

RECEIVED
- 2 MAR 2021
Private Columbaria Affairs Office
FEHD

1

新界大埔錦山石蓮路17號半春園
Pun Chun Yuen, 17 Shek Lin Road, Kam Shan, Tai Po, N.T.
Tel : 2570 0003 / 2656 3636 Fax : 2510 7005 WhatsApp : 6790 2570 WeChat ID : LotusofHKPCY

On the other hand, we agree in principle with Planning Department's view on the status of the Columbarium use at Koon Yum Temple. Therefore, as discussed with your office before and per our Action Plans submitted, the planning application under Section 16 of the Town Planning Ordinance (Cap 131) for proposed Columbarium use at Koon Yum Temple of Pun Chun Yuen will be formally submitted to the Town Planning Board (TPB) for approval. We have already engaged a multi-disciplinary consultant team to assist us in the preparation of the application, but the process is unfortunately severely affected by the present COVID-19 Pandemic. Without prejudice, we currently aim to submit the application by end of the second quarter 2021 and our appointed Town Planning Consultant, KJL Limited will separately approach Planning Department with a view of the said application.

One additional point we would like to make is that, in order to fully address comments raised by Buildings Department (per letters from your office dated 21st March, 2019 and 28th April, 2020) on the unauthorized building works (UBWs) found at Ti Tsang Temple, we would endeavor to rectify the situation to remove those UBWs and in so doing, a number of existing niches would have to be relocated. As mentioned with your office earlier, their likely destination for re-provision would be at Koon Yum Temple, provided and upon the application for proposed Columbarium use is approved by the TPB.

We have copied the same supporting materials by email to the New Territories District Planning Division Headquarters of Planning Department for their information in advance only, and would be most grateful if you could liaise with Planning Department at your earliest convenience on our submitted information to prove that the Columbarium use on the G/F of Ti Tsang Temple is an 'Existing Use'.

Thank you very much for your attention. Should you have any question, please do not hesitate to contact the undersigned or our Town Planning Consultant, Mr. Kenneth J. Li of KJL Limited at Tel. No. 3621 0362 or email: kjl@kjlpd.com.

Yours faithfully,
For the Lotus Association of Hong Kong

THE LOTUS ASSOCIATION OF HONG KONG 香海蓮社 香港

Wong Jan Yue Regina
Director

Encl.
c.c.: New Territories District Planning Division Headquarters of Planning Department
(attn.: Mr. William Ying- by email (wkcying@pland.gov.hk)
Ms. Carmen Chan – Chan & Wong Architects & Engineers Ltd.
Mr. Kenneth J. Li – KJL Ltd.

新界大埔錦山石蓮路17號半春園
Pun Chun Yuen, 17 Shek Lin Road, Kam Shan, Tai Po, N.T.
Tel : 2570 0003 / 2656 3636 Fax : 2510 7005 WhatsApp : 6790 2570 WeChat ID : LotusofHKPCY

Pun Chun Yuen - G/F of Ti Tsang Temple

Item no.	*Date of Donation*	*Ref.*	*Niche Location*				*Purchaser*		*Photo index*
			Block no.	*Columns no.*	*Rows no.*	*Serial no.*	*Name*	*Identity document*	
1	**25/4/1975**	其六	**A**	1	1	**1**	鄺桂芳	湯環	**1**
2	**25/2/1977**	其八	**A**	2	1	**2**	鄭建中	黃鳳英	**2**
3	**25/2/1977**	其八	**A**	3	1	**3**	鄭建中	鄭禮南	**3**
4	**12/3/1973**	其三	**A**	4	1	**4**	黃林鳳笙	壽	**4**
5	**25/12/1972**	其弍	**A**	5	1	**5**	陸天濬	陸新源/周明學	**5**
6	**26/2/1973**	其三/轉	**A**	6	1	**6**	黃彪	壽	**6**
7	**1972**	其弍	**A**	7	1	**7**	譚澤霖	譚葉氏	**7**
8	**23/3/1973**	其三	**A**	8	1	**8**	譚觀湛	譚綿	**8**
9	**10/5/1975**	其六	**A**	9	1	**9**	譚觀晃	壽	**9**
10	**14/4/1976**	其七	**A**	10	1	**10**	關幗英	關卓如/黃翠蘭	**10**
11	**25/4/1975**	其六	**A**	11	1	**11**	鄺桂芳	李鄧經葉二婆	**11**
12	**1/8/1972**	其弍	**A**	1	2	**12**	李家輝	李黎氏	**12**
13	**16/7/1972**	其壹	**A**	2	2	**13**	何靄旋	何靄旋	**13**
14	**1972**	其壹	**A**	3	2	**14**	張心如	壽	**14**
15	**1972**	其壹	**A**	4	2	**15**	黃李麗英	黃李麗英	**15**
16	**12/12/1972**	其弍	**A**	5	2	**16**	楊鄧淨德	楊鄧淨德	**16**
17	**1972**	其壹	**A**	6	2	**17**	楊鄧淨德	楊榮標	**17**
18	**11/7/1972**	其壹	**A**	7	2	**18**	李梁佩芳	李梁佩芳	**18**
19	**11/7/1972**	其壹	**A**	8	2	**19**	李梁佩芳	李純華	**19**
20	**1972**	其壹	**A**	9	2	**20**	張黃省榴	黃省榴	**20**
21	**1972**	其壹	**A**	10	2	**21**	黃綺霞	壽	**21**
22	**18/8/1972**	其壹	**A**	11	2	**22**	王曼筠	壽	**22**
23	**18/8/1972**	其壹	**A**	1	3	**23**	黃業有	岑傑民/葉桂英	**23**
24	**18/8/1972**	其壹	**A**	2	3	**24**	李文彬	李文彬	**24**
25	**18/8/1972**	其壹	**A**	3	3	**25**	李文彬	李陳麗寬	**25**
26	**1972**	其壹	**A**	4	3	**26**	何周渭賢	何周渭賢	**26**
27	**1972**	其壹	**A**	5	3	**27**	黃梁潤琼	陳氏/黃自真	**27**
28	**1972**	其壹	**A**	6	3	**28**	黃筱煒	黃德修	**28**
29	**1972**	其壹	**A**	7	3	**29**	黃梁潤琼	黃自强	**29**
30	**1972**	其壹	**A**	8	3	**30**	梁恆潤	黃門梁潤琼	**30**

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Pun Chun Yuen - G/F of Ti Tsang Temple

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			Block no.	*Columns no.*	*Rows no.*	*Serial no.*	*Name*	*Identity document*	
31	**1972**	其壹	**A**	9	3	**31**	黃靜濤	黃瀞濤	**31**
32	**20/11/1972**	其弍	**A**	10	3	**32**	陳馮慧信	壽	**32**
33	**18/8/1972**	其壹	**A**	11	3	**33**	李鑫生	楊劍文/李鑫生	**33**
34	**18/8/1972**	其壹	**A**	1	4	**34**	陳玲珠	陳玲珠	**34**
35	**18/8/1972**	其壹	**A**	2	4	**35**	黎伯豪	黎伯豪	**35**
36	**14/8/1972**	其壹	**A**	3	4	**36**	黎琴	何黎氏	**36**
37	**14/8/1972**	其壹	**A**	4	4	**37**	何文喜	何文喜	**37**
38	**14/8/1972**	其壹	**A**	5	4	**38**	何文喜	何鄭錦華	**38**
39	**1972**	其壹	**A**	6	4	**39**	羅德輝	黃羅小珍	**39**
40	**1972**	其壹	**A**	7	4	**40**	曾璧山	曾璧山	**40**
41	**1972**	其弍/轉	**A**	8	4	**41**	黃繩曾	黃繩曾	**41**
42	**18/8/1972**	其壹	**A**	9	4	**42**	姚繼華	姚繼華	**42**
43	**18/8/1972**	其壹	**A**	10	4	**43**	吳秀琳	姚吳秀琳	**43**
44	**1972**	其壹	**A**	11	4	**44**	譚文龍	譚文龍	**44**
45	**18/8/1972**	其弍	**A**	1	5	**45**	李惠蘭	李惠蘭	**45**
46	**21/11/1974**	其五	**A**	2	5	**46**	黃學堯	壽	**46**
47	**21/11/1974**	其五	**A**	3	5	**47**	黃學堯	黃學堯	**47**
48	**1972**	其壹/轉	**A**	4	5	**48**	黃學羲/李鳥雲	壽	**48**
49	**1972**	其壹	**A**	5	5	**49**	仇素珍	壽	**49**
50	**1972**	其壹	**A**	6	5	**50**	黃洪珍	壽	**50**
51	**1972**	其壹	**A**	7	5	**51**	麥子英	壽	**51**
52	**3/7/1972**	其壹	**A**	8	5	**52**	蔣德永	蔣紹基	**52**
53	**3/7/1972**	其壹	**A**	9	5	**53**	蔣德永	蔣楊澗蘋	**53**
54	**18/7/1972**	其壹	**A**	10	5	**54**	利蘇淑嫻	利蘇淑嫻	**54**
55	**1972**	其壹	**A**	11	5	**55**	譚文龍	陳蕙芳	**55**
56	**27/2/1974**	其四	**A**	1	6	**56**	徐柏權	壽	**56**
57	**24/1/1973**	其三	**A**	2	6	**57**	梁吳慶芳	吳慶芳	**57**
58	**26/1/1973**	其三	**A**	3	6	**58**	陳綺文	王泳萍/陳方	**58**
59	**26/1/1973**	其三	**A**	4	6	**59**	黃穎基	蘇善英/黃宗	**59**
60	**26/11/1972**	其弍	**A**	5	6	**60**	梁尚誠	梁賀允雲	**60**

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61	**28/1/1973**	其三	**A**	6	6	**61**	梁桂輝	梁關卿	**61**
62	**4/1/1973**	其弍	**A**	7	6	**62**	黃欣華	黃德舜	**62**
63	**2/3/1973**	其三	**A**	8	6	**63**	盧毅文	盧門杜慧可	**63**
64	**29/10/1972**	其弍	**A**	9	6	**64**	張楊豔芳	壽	**64**
65	**1972**	其弍	**A**	10	6	**65**	黎嘉湘	黎譚潔貞	**65**
66	**1972**	其弍	**A**	11	6	**66**	譚潔貞	黎嘉湘	**66**
67	**13/2/1977**	其八	**A**	1	7	**67**	楊美鏞	壽	**67**
68	**15/2/1977**	其九	**A**	2	7	**68**	楊金堯	楊王芳	**68**
69	**18/10/1976**	其八	**A**	3	7	**69**	利錦泉	利鍾氏	**69**
70	**20/5/1975**	其六	**A**	4	7	**70**	許士芬	郭樂卿	**70**
71	**8/5/1973**	其三	**A**	5	7	**71**	麥璞	羅應和	**71**
72	**13/2/1973**	其三	**A**	6	7	**72**	葉維禮	梁熾卿/葉勗民	**72**
73	**13/2/1973**	其三	**A**	7	7	**73**	葉維禮	葉綠茵/黃惠芳	**73**
74	**12/10/1973**	其四	**A**	8	7	**74**	鄭善雅	林鄭倩雅	**74**
75	**20/3/1973**	其三	**A**	9	7	**75**	黃熾光	黃何氏	**75**
76	**21/3/1973**	其三	**A**	10	7	**76**	黃熾光	高宜康	**76**
77	**21/3/1973**	其三	**A**	11	7	**77**	黃熾光	壽	**77**
78	**9/3/1978**	其十一	**B**	1	1	**78**	古志浩	古張新環	**78**
79	**3/2/1977**	其八	**B**	2	1	**79**	何玉添/何桂蘭	鄭燕彬/何禮堂	**79**
80	**14/7/1974**	其五	**B**	3	1	**80**	張鼎芬	壽	**80**
81	**25/8/1975**	其六	**B**	4	1	**81**	吳瑞濂	張德貞/吳鈺池	**81**
82	**18/3/1975**	其六	**B**	5	1	**82**	黃高金	黃俊英	**82**
83	**14/11/1973**	其四	**B**	6	1	**83**	李美嬿	李孟俊亭	**83**
84	**14/11/1973**	其四	**B**	7	1	**84**	李美嬿	李紹周	**84**
85	**29/1/1974**	其四	**B**	8	1	**85**	黃偉傑	壽	**85**
86	**29/1/1974**	其四	**B**	9	1	**86**	黃偉傑	壽	**86**
87	**5/5/1978**	其十一	**B**	1	2	**87**	劉卓堃	劉啟銘/劉良燦	**87**
88	**13/6/1973**	其三	**B**	2	2	**88**	劉鄭氏	劉鄭兆華	**88**
89	**19/3/1973**	其三	**B**	3	2	**89**	游何桂芳	游何桂芳	**89**
90	**9/10/1974**	其五	**B**	4	2	**90**	梁鍾旺娟	壽	**90**

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			Block no.	*Columns no.*	*Rows no.*	*Serial no.*	*Name*	*Identity document*	
91	**1973**	其三	**B**	5	2	**91**	黃永權/黃永輝	壽	**91**
92	**1973**	其三	**B**	6	2	**92**	趙永康	趙偉雄	**92**
93	**1973**	其三/轉	**B**	7	2	**93**	張炳照	練佩珍/張成	**93**
94	**20/3/1973**	其三	**B**	8	2	**94**	何燕勤	何燕勤	**94**
95	**20/3/1973**	其三	**B**	9	2	**95**	何寶影	何寶影	**95**
96	**1/12/1977**	其十	**B**	1	3	**96**	洪名芬	周思明	**96**
97	**19/3/1973**	其三	**B**	2	3	**97**	游燕英	游燕英	**97**
98	**19/3/1973**	其三	**B**	3	3	**98**	游燕卿	羅來順/譚令愛	**98**
99	**9/10/1974**	其五	**B**	4	3	**99**	梁黃翠眉	黃張麗生	**99**
100	**19/2/1973**	其三	**B**	5	3	**100**	古鴻運/古鴻敏	古王氏	**100**
101	**19/2/1973**	其三	**B**	6	3	**101**	古鴻運/古鴻敏	古伯廷	**101**
102	**3/3/1973**	其三	**B**	7	3	**102**	彪德強	潘潔坤	**102**
103	**20/3/1973**	其三	**B**	8	3	**103**	何寶杭	壽	**103**
104	**9/1/1975**	其五	**B**	9	3	**104**	楊瑞義	李氏庭熙	**104**
105	**1/9/1976**	其八	**B**	1	4	**105**	曾慶昌	曾俞	**105**
106	**8/4/1974**	其五	**B**	2	4	**106**	曾慶馥	曾克常	**106**
107	**8/5/1973**	其三	**B**	3	4	**107**	吳譚綺梅	譚綺梅/吳聖棠	**107**
108	**22/4/1973**	其三	**B**	4	4	**108**	林坤守	倫林淞	**108**
109	**22/4/1973**	其三	**B**	5	4	**109**	林坤守	霍氏/林舉益	**109**
110	**19/3/1973**	其三	**B**	6	4	**110**	羅裕寅	李馮普儀	**110**
111	**19/3/1973**	其三	**B**	7	4	**111**	李銳志	壽	**111**
112	**1/6/1976**	其七	**B**	8	4	**112**	王啟銘	談何寶蘭	**112**
113	**1/6/1976**	其七	**B**	9	4	**113**	黃永權/黃永輝	壽	**113**
114	**15/2/1978**	其十一	**B**	1	5	**114**	吳秤	樊氏/吳發貴	**114**
115	**13/8/1976**	其七	**B**	2	5	**115**	盧黃惠文	盧健初	**115**
116	**13/4/1976**	其七	**B**	3	5	**116**	葉甘玉珍	壽	**116**
117	**20/5/1975**	其六	**B**	4	5	**117**	蘇銀	蘇胡鳳	**117**
118	**10/5/1975**	其六	**B**	5	5	**118**	馬崔少蓮	謝氏/崔瑞銘	**118**
119	**22/4/1975**	其六	**B**	6	5	**119**	傅佳富	傅梁芳	**119**
120	**1975**	其六	**B**	7	5	**120**	傅淑群	傅佳富	**120**

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Item no.	Date of Donation	Ref.	Niche Location				Purchaser		Photo index
			Block no.	Columns no.	Rows no.	Serial no.	Name	Identity document	
121	4/6/1975	其六	B	8	5	121	黃泮泉	黃張惠貞	121
122	4/6/1975	其六	B	9	5	122	黃泮泉	黃勝泉	122
123	4/10/1978	其十三	B	1	6	123	周松江/周婉仙	壽	123
124	22/11/1977	其十	B	2	6	124	黎逸光	陳慧貞	124
125	22/11/1977	其十	B	3	6	125	黎逸光	黎金	125
126	8/1/1978	其十	B	4	6	126	譚澤霖	賴李氏/譚醴泉	126
127	8/1/1978	其十	B	5	6	127	譚澤霖	李氏/譚泗興	127
128	3/10/1977	其十	B	6	6	128	蕭明	蕭鄭賢中	128
129	30/8/1977	其十	B	7	6	129	蕭曾慧幻	蕭瑰琦/曾城	129
130	13/9/1976	其八	B	8	6	130	黃盛權	黃歐艷群	130
131	13/9/1976	其八	B	9	6	131	黃盛權	黃昌文	131
132	9/8/1973	其四	C	1	1	132	李永康	李鍾婉美	132
133	9/8/1973	其四	C	2	1	133	李永標	李冼惠馥	133
134	10/10/1974	其五	C	3	1	134	袁亞桂	袁成相	134
135	15/1/1975	其五	C	4	1	135	羅秀珍	李羅秀珍	135
136	15/1/1975	其五	C	5	1	136	林德良	壽	136
137	14/7/1976	其八	C	6	1	137	鄭人貴	嚴芝梅/鄭人貴	137
138	3/7/1976	其七	C	7	1	138	顧趾楨	顧鄭氏	138
139	1975	其六	C	8	1	139	陳崇信	陳崇樸	139
140	16/2/1976	其七	C	9	1	140	甘建中	朱氏/甘天錫	140
141	21/3/1978	其十一	C	10	1	141	張漢英	陳黃四姑	141
142	28/4/1973	其三	C	1	2	142	張自強	張榮盛	142
143	28/4/1973	其三	C	2	2	143	張自強	張曾觀連	143
144	8/6/1973	其三	C	3	2	144	梁婉玲	何麗南	144
145	8/6/1973	其三	C	4	2	145	何蔡惠珍	何文光	145
146	8/6/1973	其三	C	5	2	146	何蔡惠珍	何蔡惠珍	146
147	15/6/1973	其三	C	6	2	147	何文光	壽	147
148	28/11/1973	其四	C	7	2	148	周德新陳智深	周陳智深	148
149	28/11/1973	其四	C	8	2	149	周德新	周德新	149
150	26/11/1974	其五	C	9	2	150	張范蘭興/張蔭	壽	150

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			Block no.	*Columns no.*	*Rows no.*	*Serial no.*	*Name*	*Identity document*	
151	**29/10/1977**	其十/轉	**C**	10	2	**151**	何宗恩	何少雄	**151**
152	**18/4/1973**	其三	**C**	1	3	**152**	楊德聲/楊漢聲	楊潘惠珍	**152**
153	**18/4/1973**	其三	**C**	2	3	**153**	楊德聲/楊漢聲	楊劉振	**153**
154	**8/6/1973**	其三	**C**	3	3	**154**	鄧愛華	何鄧氏	**154**
155	**21/3/1973**	其三	**C**	4	3	**155**	麥明	麥譚潤	**155**
156	**21/3/1973**	其三	**C**	5	3	**156**	麥明	麥贊深	**156**
157	**28/9/1973**	其四	**C**	6	3	**157**	盧陳勉	壽	**157**
158	**18/4/1975**	其五	**C**	7	3	**158**	李元凱	李張華英	**158**
159	**18/4/1975**	其五	**C**	8	3	**159**	李元凱	李既白	**159**
160	**1974**	其五	**C**	9	3	**160**	高羅桂根	高羅桂根	**160**
161	**30/9/1977**	其十	**C**	10	3	**161**	黃官有	陳丁嬌/黃容茂	**161**
162	**1973**	其四	**C**	1	4	**162**	黃梁潤琼	黃詠雅	**162**
163	**1973**	其四	**C**	2	4	**163**	黃梁潤琼	黃何好慈	**163**
164	**26/7/1973**	其四	**C**	3	4	**164**	黃羅少珍	黃譚淡秋	**164**
165	**4/3/1974**	其四	**C**	4	4	**165**	張華傑	張李氏	**165**
166	**11/10/1973**	其四	**C**	5	4	**166**	林淑芳	鍾林淑芳	**166**
167	**11/10/1973**	其四	**C**	6	4	**167**	鍾少潔	壽	**167**
168	**28/9/1973**	其四	**C**	7	4	**168**	盧陳勉	盧王氏	**168**
169	**1/8/1977**	其十	**C**	8	4	**169**	蕭智明	蕭宗鐸	**169**
170	**28/6/1975**	其六	**C**	9	4	**170**	黃靜瀰/靜培/垣葬	壽	**170**
171	**23/3/1977**	其九	**C**	10	4	**171**	陳與之	陳孔令儀	**171**
172	**20/4/1975**	其六	**C**	1	5	**172**	張漢銓	潘張超雄	**172**
173	**21/5/1975**	其六	**C**	2	5	**173**	楊安邦	壽	**173**
174	**21/5/1975**	其六	**C**	3	5	**174**	楊安邦	楊藻琪	**174**
175	**14/6/1976**	其七	**C**	4	5	**175**	林鉅津	林阮氏	**175**
176	**27/7/1976**	其八	**C**	5	5	**176**	黃靜宜	甘廸椿	**176**
177	**7/8/1977**	其十	**C**	6	5	**177**	王觀年	壽	**177**
178	**1976**	其八	**C**	7	5	**178**	周全根	周唐氏	**178**
179	**1976**	其八	**C**	8	5	**179**	周全根	周金山	**179**
180	**19/10/1976**	其八	**C**	9	5	**180**	林鉅津	林金城	**180**

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181	**25/12/1977**	其十	**C**	10	5	**181**	王華	王萬巧	**181**
182	**27/6/1976**	其七	**C**	1	6	**182**	綉花廠	黃金標	**182**
183	**7/12/1976**	其八	**C**	2	6	**183**	任儀華	任周金玉	**183**
184	**27/1/1978**	其十一	**C**	3	6	**184**	龍永楊	楊四	**184**
185	**25/10/1977**	其十	**C**	4	6	**185**	劉義	劉門許連	**185**
186	**26/11/1977**	其十	**C**	5	6	**186**	林宅	余紅喬	**186**
187	**1/12/1977**	其十	**C**	6	6	**187**	梁琼儀	蘇鵬	**187**
188	**12/4/1977**	其九	**C**	7	6	**188**	宋金龍	壽	**188**
189	**12/4/1977**	其九/轉	**C**	8	6	**189**	任俊豪/任碧琪	任梁鳳芝	**189**
190	**1/11/1979**	其十六	**C**	9	6	**190**	譚澤霖	壽	**190**
191	**26/2/1977**	其九	**C**	10	6	**191**	楊錦棠	壽	**191**
192	**6/12/1974**	其五	**D**	2	1	**192**	釋淨崧師傅	胡智定	**192**
193	**19/3/1973**	其三	**D**	3	1	**193**	陳雲章	陳潘五妹	**193**
194	**19/3/1973**	其三	**D**	4	1	**194**	陳雲章	陳雲章	**194**
195	**18/8/1972**	其壹	**D**	5	1	**195**	灌慧照	灌慧照	**195**
196	**18/7/1972**	其壹	**D**	6	1	**196**	甘寬良	壽	**196**
197	**1972**	其壹	**D**	7	1	**197**	梁達樑	羅蘇/梁熾祥	**197**
198	**18/8/1972**	其壹	**D**	8	1	**198**	周幹卿	周鶴亭	**198**
199	**22/12/1972**	其壹	**D**	9	1	**199**	林之福	林陳氏	**199**
200	**17/2/1973**	其三	**D**	1	2	**208**	劉林玉嬋	楊漢弟	**208**
201	**17/2/1973**	其三	**D**	2	2	**200**	劉義群	林玉嬋/劉麗生	**200**
202	**30/4/1973**	其三	**D**	3	2	**201**	劉淨彩	劉杏嫦	**201**
203	**16/7/1972**	其弍	**D**	4	2	**202**	甘蕙卿	壽	**202**
204	**15/7/1972**	其壹	**D**	5	2	**203**	潘蘭好	潘蘭好	**203**
205	**2/12/1972**	其弍	**D**	6	2	**204**	嚴程三	嚴程氏	**204**
206	**15/7/1972**	其壹	**D**	7	2	**205**	吳寬智	吳寬智	**205**
207	**1972**	其壹	**D**	8	2	**206**	黃瑞屏	馬黃瑞屏	**206**
208	**18/8/1972**	其壹	**D**	9	2	**207**	甘建德	甘建德	**207**
209	**17/2/1973**	其三	**D**	1	3	**209**	林陳翠媚	林陳翠媚	**209**
210	**17/2/1973**	其三	**D**	2	3	**210**	劉麗生/劉妙英	任劉妙英	**210**

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211	**28/6/1975**	其六	**D**	3	3	**211**	何遇芳	黃月	**211**
212	**18/8/1972**	其壹	**D**	4	3	**212**	譚澤基	譚馮蘭馨	**212**
213	**1972**	其壹	**D**	5	3	**213**	甘建中	甘彭馥貞	**213**
214	**1972**	其壹	**D**	6	3	**214**	甘建中	甘建中	**214**
215	**16/7/1972**	其壹	**D**	7	3	**215**	陳李萍/馮棣華	陳綠波	**215**
216	**1972**	其壹	**D**	8	3	**216**	何鄧智卿	鄧佩馨/何北海	**216**
217	**1972**	其壹	**D**	9	3	**217**	劉延德/鄧智珍	壽	**217**
218	**24/3/1973**	其三	**D**	1	4	**218**	何尤其	何貞	**218**
219	**1972**	其壹	**D**	2	4	**219**	陳慧芳	劉區順財	**219**
220	**1973**	其三	**D**	3	4	**220**	呂榮	呂李菊	**220**
221	**18/8/1972**	其壹	**D**	4	4	**221**	葉永源	葉漢	**221**
222	**15/7/1972**	其壹	**D**	5	4	**222**	何愛蓮	何蓮	**222**
223	**15/7/1972**	其壹	**D**	6	4	**223**	何蓮嬌	何嬌	**223**
224	**23/4/1980**	其十六	**D**	7	4	**224**	鄭余鑾姬/鄭焯烓	鄭焯烓	**224**
225	**1972**	其壹	**D**	8	4	**225**	唐達生	周唐達生	**225**
226	**1972**	其壹	**D**	9	4	**226**	黃冠池	黃李氏	**226**
227	**12/12/1972**	其弍	**D**	1	5	**227**	麟安	黎松雅	**227**
228	**12/12/1972**	其弍	**D**	2	5	**228**	龍佩霞/曾麟安	壽	**228**
229	**19/8/1972**	其壹	**D**	3	5	**229**	黃敏生	梁黃金	**229**
230	**18/8/1972**	其壹	**D**	4	5	**230**	趙浩	趙美璋	**230**
231	**16/7/1972**	其壹	**D**	5	5	**231**	林建光/林蓮桂	何氏/林偉彬	**231**
232	**1972**	其弍	**D**	6	5	**232**	梁寶與	壽	**232**
233	**15/7/1972**	其壹	**D**	7	5	**233**	吳六	吳才仙	**233**
234	**18/7/1972**	其壹	**D**	8	5	**234**	李十二	壽	**234**
235	**15/7/1972**	其壹	**D**	9	5	**235**	陳全生/胡蓮	壽	**235**
236	**12/3/1975**	其六	**D**	1	6	**236**	劉福如	李六/劉榮貴	**236**
237	**1/11/1974**	其五	**D**	2	6	**237**	胡黃平	胡黃平	**237**
238	**15/8/1974**	其五	**D**	3	6	**238**	朱亮	朱陳麗	**238**
239	**8/6/1973**	其三	**D**	4	6	**239**	李芝屏	馮李芝屏	**239**
240	**8/6/1973**	其三	**D**	5	6	**240**	李芝屏	馮政圖	**240**

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241	**6/10/1972**	其弍	**D**	6	6	**241**	蔡培昌	蔡佑全	**241**
242	**31/7/1974**	其五	**D**	7	6	**242**	范林	張盧銀娣	**242**
243	**18/7/1972**	其弍	**D**	8	6	**243**	李寬懷	林李寬懷	**243**
244	**1972**	其壹	**D**	9	6	**244**	甘居士/李文彬	壽	**244**
245	**2/10/1975**	其七	**D**	1	7	**245**	張炳榮	張何氏	**245**
246	**2/10/1975**	其七	**D**	2	7	**246**	張炳榮	張乾勝	**246**
247	**16/9/1976**	其八	**D**	3	7	**247**	張炳良	張志安	**247**
248	**4/11/1973**	其四	**D**	4	7	**248**	梁耀	梁新	**248**
249	**29/8/1973**	其四	**D**	5	7	**249**	盧榮森	盧林三妹	**249**
250	**1973**	其四	**D**	6	7	**250**	曾顯文	曾盧惠芳	**250**
251	**1973**	其四	**D**	7	7	**251**	曾顯文	曾鑄	**251**
252	**30/6/1973**	其三	**D**	8	7	**252**	梁耀	梁吳聯英	**252**
253	**1973**	其四	**D**	9	7	**253**	吳甜	壽	**253**
254	**22/8/1973**	其四	**E**	1	1	**254**	楊樹鏗	楊渭泉	**254**
255	**22/8/1973**	其四	**E**	2	1	**255**	楊樹鏗	楊李少荷	**255**
256	**22/8/1973**	其四	**E**	3	1	**256**	楊樹鏗	楊樹彬	**256**
257	**22/8/1973**	其四	**E**	4	1	**257**	楊傑流	楊杰恩	**257**
258	**20/2/1974**	其四	**E**	5	1	**258**	唐達生	周光表	**258**
259	**2/9/1979**	其十六	**E**	6	1	**259**	蔡明	壽	**259**
260	**29/4/1978**	其十一	**E**	7	1	**260**	李德志	李德康	**260**
261	**11/3/1974**	其五	**E**	8	1	**261**	林德明	林丘氏	**261**
262	**12/11/1973**	其四	**E**	9	1	**262**	蔡卓文	蔡七	**262**
263	**14/3/1978**	其十一	**E**	10	1	**263**	何敏旋	鄭棠	**263**
264	**15/2/1979**	其十四	**E**	11	1	**264**	劉桂明	劉吳有花	**264**
265	**15/2/1979**	其十四	**E**	12	1	**265**	劉桂明	葉琼蓮/劉桂明	**265**
266	**23/1/1979**	其十四	**E**	13	1	**266**	覃流	蘇柱標	**266**
267	**27/2/1978**	其十一	**E**	14	1	**267**	鄧奕森	鄧國森	**267**
268	**17/2/1978**	其十一	**E**	15	1	**268**	何煒娛	譚淑賢	**268**
269	**14/3/1978**	其十一	**E**	16	1	**269**	何靄旋	壽	**269**
270	**12/5/1979**	其十六	**E**	17	1	**270**	釋知行	壽	**270**

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271	**24/4/1978**	其十一	**E**	18	1	**271**	鄭游	鄭周維端	**271**
272	**24/4/1978**	其十一	**E**	19	1	**272**	鄭游	鄭啟祥	**272**
273	**23/10/1978**	其十三	**E**	20	1	**273**	岑宅	壽	**273**
274	**31/7/1978**	其十二	**E**	21	1	**274**	何樹權	何振文	**274**
275	**12/12/1973**	其四	**E**	1	2	**275**	黃紀華	黃何秋月	**275**
276	**30/3/1974**	其五	**E**	2	2	**276**	黃紀華	黃冠雄	**276**
277	**26/7/1973**	其四	**E**	3	2	**277**	何耀滔	黃笑妹/何善福	**277**
278	**30/8/1973**	其四	**E**	4	2	**278**	李義	李義	**278**
279	**27/10/1973**	其四	**E**	5	2	**279**	李瑞棠	林李瑞棠	**279**
280	**17/4/1974**	其五	**E**	6	2	**280**	林天佑	林李氏	**280**
281	**11/3/1974**	其五	**E**	7	2	**281**	林德明	林容	**281**
282	**1/11/1972**	其弍	**E**	8	2	**282**	梁少琼	李梁少琼	**282**
283	**1/11/1972**	其弍	**E**	9	2	**283**	梁少琼	李聯光	**283**
284	**11/8/1975**	其六	**E**	10	2	**284**	釋妙通師傅	意全居士	**284**
285	**11/8/1975**	其六	**E**	11	2	**285**	釋妙通師傅	釋妙通法師	**285**
286	**20/11/1975**	其七	**E**	12	2	**286**	黃宅	黃陳順	**286**
287	**23/5/1976**	其七	**E**	13	2	**287**	釋智岸師傅	麥蕭錦慶	**287**
288	**20/3/1978**	其十一	**E**	14	2	**288**	鍾燕萍	鄭明星	**288**
289	**17/4/1979**	其十五	**E**	15	2	**289**	吳譚綺梅	關朱妙娥	**289**
290	**21/12/1978**	其十四	**E**	16	2	**290**	黃世榮	陳惠/黃德甫	**290**
291	**22/8/1978**	其十二	**E**	17	2	**291**	廖錫賢	廖偉達	**291**
292	**24/4/1978**	其十一	**E**	18	2	**292**	鄭游	鄭李少英	**292**
293	**24/4/1978**	其十一	**E**	19	2	**293**	鄭游	鄭壽德	**293**
294	**31/7/1978**	其十二	**E**	20	2	**294**	張次苗	歐陽新發	**294**
295	**17/3/1978**	其十一	**E**	21	2	**295**	龐天湛	吳偉卿/龐永紹	**295**
296	**10/10/1972**	其弍	**E**	1	3	**296**	邱玉煥/邱玉寬	邱郭	**296**
297	**1/11/1972**	其弍	**E**	2	3	**297**	李肇業	李林蓮桂	**297**
298	**30/10/1972**	其弍	**E**	3	3	**298**	歐陽孫秀英	歐陽孫秀英	**298**
299	**30/10/1972**	其弍	**E**	4	3	**299**	歐陽孫秀英	歐陽江	**299**
300	**1/5/1973**	其三	**E**	5	3	**300**	虞兆興	壽	**300**

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301	**7/1/1973**	其弍	**E**	6	3	**301**	陳慧貞	李澤生	**301**
302	**26/7/1972**	其弍	**E**	7	3	**302**	陳慕潔	陳益格	**302**
303	**16/7/1972**	其壹	**E**	8	3	**303**	何敏旋	鄭何敏旋	**303**
304	**16/7/1972**	其壹	**E**	9	3	**304**	何敏旋	何中威	**304**
305	**4/9/1974**	其五	**E**	10	3	**305**	葉天保	葉周祺珍	**305**
306	**23/10/1974**	其五	**E**	11	3	**306**	冼景祿	楊英柏	**306**
307	**20/11/1975**	其七	**E**	12	3	**307**	嚴娣	嚴娣	**307**
308	**20/11/1975**	其七	**E**	13	3	**308**	釋智文師傅	智文師傅	**308**
309	**22/7/1976**	其八	**E**	14	3	**309**	麥念恩	麥翟佛文	**309**
310	**23/10/1978**	其十三	**E**	15	3	**310**	岑宅	壽	**310**
311	**22/8/1978**	其十二	**E**	16	3	**311**	楊彬焯	楊木生	**311**
312	**22/5/1978**	其十二	**E**	17	3	**312**	陳永基	壽	**312**
313	**25/12/1977**	其十	**E**	18	3	**313**	張耀	周英航	**313**
314	**14/1/1976**	其七	**E**	19	3	**314**	梁漢月	梁張玉華	**314**
315	**14/1/1976**	其七	**E**	20	3	**315**	梁漢月	梁樹根	**315**
316	**17/8/1975**	其六	**E**	21	3	**316**	龍鳳生/馮惠玲	楊氏/曾國祥	**316**
317	**18/8/1972**	其壹	**E**	1	4	**317**	黃明僑	黃周文鳳	**317**
318	**19/8/1972**	其弍	**E**	2	4	**318**	黃宅	黃秀峰	**318**
319	**30/10/1972**	其弍	**E**	3	4	**319**	卓滬生	卓柯霞	**319**
320	**20/9/1972**	其弍	**E**	4	4	**320**	朱道定	孫朱道定	**320**
321	**20/9/1972**	其弍	**E**	5	4	**321**	朱恆香	鄔朱雲香	**321**
322	**16/9/1972**	其弍	**E**	6	4	**322**	黃盧燕琼	黃盧燕琼	**322**
323	**19/8/1972**	其弍	**E**	7	4	**323**	伍展果	伍展果	**323**
324	**19/8/1972**	其弍	**E**	8	4	**324**	伍展搓	伍展搓	**324**
325	**19/8/1972**	其弍	**E**	9	4	**325**	伍雪球	伍雪球	**325**
326	**25/3/1974**	其五	**E**	10	4	**326**	黃錦明	朱李喜嬋	**326**
327	**12/4/1973**	其三/轉	**E**	11	4	**327**	余國雄	余杞華	**327**
328	**28/7/1975**	其六	**E**	12	4	**328**	李嘉興	李天安	**328**
329	**19/9/1975**	其七	**E**	13	4	**329**	李梁桂蘇	李梁桂蘇	**329**
330	**1/6/1976**	其七	**E**	14	4	**330**	莫四姑	莫四	**330**

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331	**1/6/1976**	其七	**E**	15	4	**331**	陳潤維	林陳潤維	**331**
332	**1/6/1976**	其七	**E**	16	4	**332**	杜間姑	杜間姑	**332**
333	**4/5/1977**	其九	**E**	17	4	**333**	何得志	何陳瑞冰	**333**
334	**4/5/1977**	其九	**E**	18	4	**334**	何得志	何基	**334**
335	**29/4/1975**	其六	**E**	19	4	**335**	陸次好	陸次好	**335**
336	**29/4/1975**	其六	**E**	20	4	**336**	賴永新	賴永新	**336**
337	**28/8/1978**	其十二	**E**	21	4	**337**	黎國柱	吳素珍/黎鴻恩	**337**
338	**1972**	其弍	**E**	1	5	**338**	馬少蘭	劉馬少蘭	**338**
339	**10/1/1973**	其弍	**E**	2	5	**339**	劉紹嫻	李劉紹嫻	**339**
340	**10/5/1973**	其三	**E**	3	5	**340**	梁桂英	謝鄧漢英	**340**
341	**2/5/1973**	其三	**E**	4	5	**341**	胡雁冰	胡子厚	**341**
342	**28/5/1973**	其三	**E**	5	5	**342**	胡雁冰	壽	**342**
343	**25/7/1973**	其四	**E**	6	5	**343**	徐敏英	徐嚴同璧	**343**
344	**11/7/1972**	其壹	**E**	7	5	**344**	葉文藻華	葉文藻華	**344**
345	**18/8/1972**	其壹	**E**	8	5	**345**	王潔珍	王盧氏	**345**
346	**5/7/1972**	其壹	**E**	9	5	**346**	楊吳瑞華	壽	**346**
347	**14/10/1974**	其五	**E**	10	5	**347**	張智明	張乃彬	**347**
348	**9/7/1975**	其六	**E**	11	5	**348**	陳李嫦	陳李嫦	**348**
349	**17/8/1975**	其六	**E**	12	5	**349**	釋明慈師傅	胡昌如	**349**
350	**19/8/1976**	其八	**E**	13	5	**350**	曾桂儀	壽	**350**
351	**13/11/1976**	其八	**E**	14	5	**351**	馮華業	潘金枝	**351**
352	**23/1/1978**	其十	**E**	15	5	**352**	譚碧娟	壽	**352**
353	**14/3/1978**	其十一	**E**	16	5	**353**	劉澤璇	鄧潤璋/劉旭球	**353**
354	**14/3/1978**	其十一	**E**	17	5	**354**	劉澤璇	鄧奕歡/劉煦昆	**354**
355	**20/10/1977**	其十	**E**	18	5	**355**	葛婉瑩	王玉基/葛之中	**355**
356	**26/11/1977**	其十	**E**	19	5	**356**	麥國燊	麥國海	**356**
357	**11/8/1975**	其六	**E**	20	5	**357**	葉錦	葉錦成	**357**
358	**30/3/1974**	其五	**E**	21	5	**358**	廖洪輝	陳氏/廖良就	**358**
359	**28/7/1973**	其四	**E**	1	6	**359**	譚其武	譚鄧嫦娥	**359**
360	**28/7/1973**	其四	**E**	2	6	**360**	譚其武	譚敬天	**360**

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361	**16/10/1973**	其四	**E**	3	6	**361**	譚其武	許鳳儔	**361**
362	**28/2/1975**	其五	**E**	4	6	**362**	黃紀華/韓國樑	韓丁能卿	**362**
363	**2/10/1974**	其五	**E**	5	6	**363**	郭何琼安	郭蚊	**363**
364	**14/11/1974**	其五	**E**	6	6	**364**	郭何琼安	何琼安	**364**
365	**1973**	其四	**E**	7	6	**365**	陳生	陳高慶橋	**365**
366	**1973**	其四	**E**	8	6	**366**	吳冠明	吳文恬	**366**
367	**23/9/1974**	其五	**E**	9	6	**367**	潘健武	潘協翠	**367**
368	**9/5/1977**	其九	**E**	10	6	**368**	李繼宗	黃澗基/李溢如	**368**
369	**1977**	其九	**E**	11	6	**369**	吳樹培	吳順	**369**
370	**18/1/1977**	其八	**E**	12	6	**370**	周琼	壽	**370**
371	**5/9/1978**	其十二	**E**	13	6	**371**	余昆	余昆	**371**
372	**23/10/1978**	其十三	**E**	14	6	**372**	岑炎文	壽	**372**
373	**23/10/1978**	其十三	**E**	15	6	**373**	岑炎文	岑炎文	**373**
374	**23/10/1978**	其十三	**E**	16	6	**374**	岑炎文	岑李氏	**374**
375	**23/10/1978**	其十三	**E**	17	6	**375**	岑炎文	朱崧	**375**
376	**20/6/1978**	其十二	**E**	18	6	**376**	雷炳權	雷潘氏	**376**
377	**19/5/1978**	其十二	**E**	19	6	**377**	雷華	雷黃氏	**377**
378	**16/12/1977**	其十	**E**	20	6	**378**	陳清淇	陳張玉蓮	**378**
379	**16/12/1977**	其十	**E**	21	6	**379**	陳清淇	陳良	**379**
380	**11/4/1975**	其六	**E**	1	7	**380**	龍錦	龍雲翔	**380**
381	**11/4/1975**	其六	**E**	2	7	**381**	龍錦	龍陸少慧	**381**
382	**11/4/1975**	其六	**E**	3	7	**382**	龍錦	龍錦	**382**
383	**25/4/1975**	其六	**E**	4	7	**383**	譚其文	譚乘槎	**383**
384	**11/5/1975**	其六	**E**	5	7	**384**	任慧珍	任翔生	**384**
385	**4/11/1975**	其七	**E**	6	7	**385**	黎惠仲	壽	**385**
386	**5/1/1978**	其十	**E**	7	7	**386**	容麗芳	黃煜	**386**
387	**29/12/1975**	其七	**E**	8	7	**387**	邱振興	邱鎮祥	**387**
388	**5/1/1977**	其八	**E**	9	7	**388**	梁邦全	壽	**388**
389	**1/3/1978**	其十一	**E**	10	7	**389**	梁宅	壽	**389**
390	**16/10/1978**	其十三	**E**	11	7	**390**	吳樹培	吳郭少女	**390**

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391	**8/6/1979**	其十六	**E**	12	7	**391**	葉衛國	葉博榮	**391**
392	**8/6/1979**	其十六	**E**	13	7	**392**	曾燕馨	曾陳金	**392**
393	**5/7/1978**	其十二	**E**	14	7	**393**	潘錦	潘黃念容	**393**
394	**18/4/1979**	其十五	**E**	15	7	**394**	岑炎文	壽	**394**
395	**18/4/1979**	其十五	**E**	16	7	**395**	何岑桂英	何廣	**395**
396	**18/4/1979**	其十五	**E**	17	7	**396**	倫南	倫南	**396**
397	**3/7/1979**	其十六	**E**	18	7	**397**	吳楊寬馨	吳楊寬馨	**397**
398	**6/12/1978**	其十四	**E**	19	7	**398**	吳鉅甜/吳鉅林	黃肖華/吳蔭津	**398**
399	**25/11/1978**	其十三	**E**	20	7	**399**	黃耀生	壽	**399**
400	**20/1/1979**	其十四	**E**	21	7	**400**	張婉賢	黎永漢	**400**
401	**1974**	其五	**F**	1	1	**401**	溫康成/溫康潤	溫金女	**401**
402	**1974**	其五	**F**	2	1	**402**	溫康成/溫康潤	李諫/溫康潤	**402**
403	**16/4/1974**	其五	**F**	3	1	**403**	張雲	張雲	**403**
404	**2/4/1975**	其六	**F**	4	1	**404**	趙文慶	趙儀康	**404**
405	**17/9/1975**	其六	**F**	5	1	**405**	秦全	秦黎氏	**405**
406	**20/10/1975**	其七	**F**	6	1	**406**	盧毅文	盧謝氏	**406**
407	**16/4/1974**	其五	**F**	7	1	**407**	王友琴	汪王琴	**407**
408	**3/4/1975**	其六	**F**	8	1	**408**	葉麗杭	葉麥達燕	**408**
409	**26/4/1974**	其五	**F**	9	1	**409**	李舒文	李雨發	**409**
410	**26/4/1974**	其五	**F**	10	1	**410**	李舒文	李區少英	**410**
411	**3/4/1975**	其六	**F**	11	1	**412**	葉麗杭	葉基	**412**
412	**29/10/1972**	其弍	**F**	1	2	**413**	劉邦傑	劉邦傑	**413**
413	**2/12/1972**	其弍	**F**	2	2	**414**	梁何勵貞	區仲才	**414**
414	**18/3/1974**	其五	**F**	3	2	**415**	趙盧瑞瑜	趙盧瑞瑜	**415**
415	**29/12/1973**	其四	**F**	4	2	**416**	趙盧瑞瑜	趙燭庭	**416**
416	**15/4/1975**	其六	**F**	5	2	**417**	朱淑嫻	壽	**417**
417	**15/4/1975**	其六	**F**	6	2	**418**	郭月英	麥瑞蓮	**418**
418	**16/4/1974**	其五	**F**	7	2	**419**	王昆	王湘	**419**
419	**19/11/1973**	其四	**F**	8	2	**420**	張心求	張心決	**420**
420	**31/8/1973**	其四	**F**	9	2	**421**	唐惠蓮	唐惠蓮	**421**

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421	**31/7/1973**	其四	**F**	10	2	**422**	蔡愛崧	蔡愛崧	**422**
422	**12/12/1973**	其四	**F**	11	2	**423**	余道生	余國本	**423**
423	**1972**	其壹	**F**	1	3	**424**	羅棟樑	羅炘培	**424**
424	**1972**	其壹	**F**	2	3	**425**	賴天生	賴天生	**425**
425	**1972**	其壹	**F**	3	3	**426**	羅少慧	賴羅少慧	**426**
426	**12/8/1972**	其弍	**F**	4	3	**427**	沈新強	沈進鴻	**427**
427	**15/8/1974**	其五	**F**	5	3	**428**	柳家賢	柳張祐	**428**
428	**15/8/1974**	其五	**F**	6	3	**429**	郁玉屏	陳金鳳/郁紀根	**429**
429	**25/3/1973**	其三	**F**	7	3	**450**	梁黃好	梁國賢	**450**
430	**25/3/1973**	其三	**F**	8	3	**451**	梁黃好	黃趙帶好	**451**
431	**13/7/1973**	其三	**F**	9	3	**452**	唐曉恒	唐九	**452**
432	**13/7/1973**	其三	**F**	10	3	**453**	唐惠芬	蔡唐惠芬	**453**
433	**13/7/1973**	其三	**F**	11	3	**454**	蔡有泉	蔡有泉	**454**
434	**12/1/1973**	其弍	**F**	1	4	**455**	陳秉昌/王慕潔	雷玉清/王輝庭	**455**
435	**1972**	其壹	**F**	2	4	**456**	岑羅惠賢	岑羅惠賢	**456**
436	**1972**	其壹	**F**	3	4	**457**	岑嘉騮	岑嘉騮	**457**
437	**23/2/1973**	其三	**F**	4	4	**458**	方淨群	陳廖月娥	**458**
438	**5/4/1975**	其六	**F**	5	4	**459**	何羅潤鴻	羅潤鴻/何梯明	**459**
439	**1974**	其五	**F**	6	4	**460**	唐林碧雲	唐林碧雲	**460**
440	**25/3/1974**	其五	**F**	7	4	**461**	羅棟樑	羅甘氏	**461**
441	**19/3/1974**	其五	**F**	8	4	**462**	陳侶嫦	羅福強	**462**
442	**13/10/1973**	其三	**F**	9	4	**463**	張六姑	壽	**463**
443	**28/3/1973**	其三	**F**	10	4	**464**	游燕蓮	游燕蓮/何熾昌	**464**
444	**15/9/1973**	其四	**F**	11	4	**465**	林建光	林鄧氏	**465**
445	**9/3/1973**	其三	**F**	1	5	**466**	江惠珍	江李娣	**466**
446	**30/10/1973**	其四	**F**	2	5	**467**	蔡廣泰	蔡金洪	**467**
447	**3/5/1979**	其十五	**F**	3	5	**468**	關黎珍	關黎珍	**468**
448	**29/8/1973**	其四	**F**	4	5	**469**	關黎珍	關杞	**469**
449	**15/4/1975**	其六	**F**	5	5	**470**	郭月英	郭鴻輝	**470**
450	**15/4/1975**	其六	**F**	6	5	**471**	郭月英	郭黃政馨	**471**

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451	**1974**	其四	**F**	7	5	**472**	黃國雄	盧鏡雲/黃炳豪	**472**
452	**1974**	其四	**F**	8	5	**473**	黃國雄	黃炳璋	**473**
453	**12/3/1974**	其五	**F**	9	5	**474**	李國鴻	李光儒	**474**
454	**18/3/1974**	其五	**F**	10	5	**475**	盧蓮慧	盧蓮慧	**475**
455	**28/1/1974**	其四	**F**	11	5	**476**	鄭麗珍	何李玉貞	**476**
456	**16/4/1975**	其六	**F**	1	6	**477**	王國華	王陳嬌	**477**
457	**13/1/1975**	其五	**F**	2	6	**478**	張漢全	張雄光	**478**
458	**18/6/1975**	其六	**F**	3	6	**479**	杜惠儀	梁杜惠儀	**479**
459	**15/4/1976**	其七	**F**	4	6	**480**	余鏡初	余黃氏	**480**
460	**1/6/1976**	其七	**F**	5	6	**481**	黎六	區黎六	**481**
461	**24/12/1976**	其八	**F**	6	6	**482**	王文富	王文富	**482**
462	**15/2/1976**	其七	**F**	7	6	**483**	吳紹基	李伯顏/胡婉寶	**483**
463	**23/5/1976**	其七	**F**	8	6	**484**	吳紹基	吳星蕃/梁馮氏	**484**
464	**27/12/1975**	其七	**F**	9	6	**485**	何順添	戴谷	**485**
465	**5/1/1976**	其七	**F**	10	6	**486**	嚴志誠	嚴德興	**486**
466	**15/5/1974**	其五	**F**	11	6	**487**	張鄭麗珍	壽	**487**
467	**2/2/1978**	其十一	**F**	1	7	**488**	廖惠嫦	廖峻崑	**488**
468	**2/2/1978**	其十一	**F**	2	7	**489**	廖惠嫦	廖金鳳	**489**
469	**2/2/1978**	其十一	**F**	3	7	**490**	廖惠嫦	廖濂植	**490**
470	**2/2/1978**	其十一	**F**	4	7	**491**	廖惠嫦	廖梓楷	**491**
471	**2/2/1978**	其十一	**F**	5	7	**492**	廖惠嫦	廖曾灶妹	**492**
472	**11/5/1978**	其十二	**F**	6	7	**493**	廖惠嫦	廖榮鉅	**493**
473	**28/12/1976**	其八	**F**	7	7	**494**	曾慧幻	蕭汝涵	**494**
474	**11/5/1978**	其十二	**F**	8	7	**495**	廖惠嫦	廖朱氏	**495**
475	**11/5/1978**	其十二	**F**	9	7	**496**	廖惠嫦	廖錦章	**496**
476	**11/5/1978**	其十二	**F**	10	7	**497**	廖惠嫦	陶氏/廖蘇氏	**497**
477	**11/5/1978**	其十二	**F**	11	7	**498**	廖惠嫦	廖華琼	**498**
478	**15/5/1978**	其十二	**G**	1	1	**499**	麥健文	鄭森池	**499**
479	**1973**	其四	**G**	2	1	**500**	沈胡美嬌	沈綺寬	**500**
480	**14/4/1976**	其七	**G**	3	1	**501**	伍國華	伍甘銀心	**501**

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			Block no.	*Columns no.*	*Rows no.*	*Serial no.*	*Name*	*Identity document*	
481	**14/4/1976**	其七	**G**	4	1	**502**	伍國華	伍翕財	**502**
482	**29/5/1974**	其五	**G**	5	1	**503**	蘇明桂	蘇伍珍	**503**
483	**29/5/1974**	其五	**G**	6	1	**504**	蘇明桂	蘇應棋	**504**
484	**19/5/1974**	其五	**G**	7	1	**505**	曾碧嫻	壽	**505**
485	**25/4/1975**	其六	**G**	8	1	**506**	陳玉瑜	鄭鳳儀/陳達庵	**506**
486	**14/4/1976**	其七	**G**	9	1	**507**	伍澤煊	盧氏/伍海泉	**507**
487	**14/4/1976**	其七	**G**	10	1	**508**	伍澤煊	劉氏/伍堯卿	**508**
488	**1973**	其三/轉	**G**	1	2	**509**	張寶怡	壽	**509**
489	**17/12/1972**	其三	**G**	2	2	**510**	曾德邦/曾德強	曾國屏	**510**
490	**23/3/1973**	其三	**G**	3	2	**511**	吳瑞華	杜慧潔	**511**
491	**8/5/1973**	其三	**G**	4	2	**512**	余黃珍	壽	**512**
492	**25/2/1974**	其四	**G**	5	2	**513**	曾鏡泉	曾耀	**513**
493	**5/4/1977**	其九	**G**	6	2	**514**	何大倫	廖氏/麥日顯	**514**
494			**G**	7	2	**515**		吉	**515**
495	**30/8/1973**	其四	**G**	8	2	**516**	王馮麗珍	馮梁氏	**516**
496	**13/7/1973**	其三	**G**	9	2	**517**	林雪綺	林雪綺	**517**
497	**31/5/1973**	其三	**G**	10	2	**518**	林寶利	林鳳	**518**
498	**19/8/1972**	其弍	**G**	1	3	**519**	崔綺莊	傅崔綺莊	**519**
499	**19/8/1972**	其弍	**G**	2	3	**520**	崔照棠	崔順宗	**520**
500	**1/11/1972**	其弍	**G**	3	3	**521**	關九姑	何陳氏	**521**
501	**8/1/1973**	其弍	**G**	4	3	**522**	黃杏	黃羅氏	**522**
502	**9/1/1974**	其四	**G**	5	3	**523**	陳蘇媛嫾	陳李燕群	**523**
503	**4/1/1974**	其四	**G**	6	3	**524**	陳鵬	陳亞德	**524**
504	**26/10/1973**	其四	**G**	7	3	**525**	何大綸	梁明	**525**
505	**24/8/1974**	其五	**G**	8	3	**526**	林紹棠	林沛堃	**526**
506	**31/5/1973**	其三	**G**	9	3	**527**	林寶利	林寶利	**527**
507	**31/5/1973**	其三	**G**	10	3	**528**	林秀餐	林秀餐	**528**
508	**29/10/1972**	其弍	**G**	1	4	**529**	張秉乾	陸培文	**529**
509	**29/10/1972**	其弍	**G**	2	4	**530**	張秉乾	陸張亞淑	**530**
510	**29/10/1972**	其弍	**G**	3	4	**531**	張秉乾	壽	**531**

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511	**29/10/1972**	其弍	**G**	4	4	**532**	張秉乾	壽	**532**
512	**22/10/1973**	其四	**G**	5	4	**533**	梁瑞華	梁細卿	**533**
513	**29/5/1974**	其五	**G**	6	4	**534**	鄭錦嬋	李鄭錦嬋	**534**
514	**29/8/1973**	其四	**G**	7	4	**535**	鄭錦嬋	李澤麟	**535**
515	**13/7/1973**	其三	**G**	8	4	**536**	余志東	朱協梨/余漢良	**536**
516	**1973**	其四	**G**	9	4	**537**	黃鑽友	黃鑽友	**537**
517	**1973**	其三	**G**	10	4	**538**	楊欣書	楊佰騏	**538**
518	**22/11/1973**	其四	**G**	1	5	**539**	黃德山	黃袁裕娣	**539**
519	**6/10/1972**	其弍	**G**	2	5	**540**	葉景	葉陳月	**540**
520	**21/1/1973**	其三	**G**	3	5	**541**	施永樑	施子貞/黃靜儀	**541**
521	**26/3/1974**	其五	**G**	4	5	**542**	陳玲	邱佩琼	**542**
522	**24/8/1974**	其五	**G**	5	5	**543**	劉文山	張寶妹/劉問山	**543**
523	**19/12/1973**	其四	**G**	6	5	**544**	陳妹	黃金蘭	**544**
524	**29/8/1973**	其四	**G**	7	5	**545**	林耀	林岳權	**545**
525	**13/7/1973**	其三	**G**	8	5	**546**	蘇美仙	壽	**546**
526	**31/5/1973**	其三	**G**	9	5	**547**	蘇寶蘭	蘇寶蘭	**547**
527	**15/5/1973**	其三	**G**	10	5	**548**	林六	林炎	**548**
528	**13/9/1974**	其五	**G**	1	6	**549**	林鉗	林廣	**549**
529	**27/11/1972**	其弍	**G**	2	6	**550**	林子恩	林鄧萍	**550**
530	**8/1/1976**	其七	**G**	3	6	**551**	余國揚	張余八妹	**551**
531	**9/4/1974**	其五	**G**	4	6	**552**	王文清	王徐珊瑛	**552**
532	**16/4/1974**	其五	**G**	5	6	**553**	王文清	王文清	**553**
533	**20/10/1977**	其十	**G**	6	6	**554**	羅耀玲	羅耀斌	**554**
534	**17/1/1974**	其四	**G**	7	6	**555**	鄺厚明	陳其棠	**555**
535	**1/12/1974**	其五	**G**	8	6	**556**	羅陳侶嫦	羅耀森	**556**
536	**1974**	其五	**G**	9	6	**557**	麥素珍	麥素珍	**557**
537	**27/9/1974**	其五	**G**	10	6	**558**	藍雲鶴	藍信珍	**558**
538	**28/3/1980**	其十六	**G**	1	7	**559**	譚嫡嫡	羅譚嫡嫡	**559**
539	**11/8/1976**	其八	**G**	2	7	**560**	彭玉成	壽	**560**
540	**5/6/1978**	其十二	**G**	3	7	**561**	黃鑑銓	黃雷聘	**561**

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541	**12/1/1978**	其十	**G**	4	7	**562**	梁惠冰/梁瑞祥	梁錫基	**562**
542	**12/1/1978**	其十	**G**	5	7	**563**	梁惠冰	李鳳金/梁漢墀	**563**
543	**17/7/1978**	其十二	**G**	6	7	**564**	劉義	劉發/黎義妹	**564**
544	**20/9/1977**	其十	**G**	7	7	**565**	陳永光	陳光	**565**
545	**3/1/1978**	其十	**G**	8	7	**566**	黃月蘭	黃月蘭/陳又廉	**566**
546	**15/11/1978**	其十三	**G**	9	7	**567**	高厚德	黎月/高津垣	**567**
547	**18/3/1977**	其九	**G**	10	7	**568**	何浩程	何銀有	**568**
548	**5/4/1977**	其九	**H**	11	1	**569**	何大倫	何大綿	**569**
549	**20/1/1979**	其十四	**H**	10	1	**570**	翁引/翁娥	翁能照	**570**
550	**5/3/1979**	其十四	**H**	9	1	**571**	陳新蘭	陳亞蘭	**571**
551	**2/11/1979**	其十五	**H**	8	1	**572**	陳嫦	陳黃月清	**572**
552	**25/11/1978**	其十三	**H**	7	1	**573**	釋明慈師傅	釋明慈師傅	**573**
553	**10/11/1978**	其十三	**H**	6	1	**574**	釋知行師傅	何桂妙	**574**
554	**10/11/1978**	其十三	**H**	5	1	**575**	釋知行師傅	吉	**575**
555	**10/11/1978**	其十三	**H**	4	1	**576**	釋知行師傅	吉	**576**
556	**10/11/1978**	其十三	**H**	3	1	**577**	釋知行師傅	吉	**577**
557	**10/11/1978**	其十三	**H**	2	1	**578**	釋知行師傅	吉	**578**
558	**10/11/1978**	其十三	**H**	1	1	**579**	釋知行師傅	吉	**579**
559	**20/7/1978**	其十二	**H**	11	2	**580**	唐曼瑛/玲	唐守義	**580**
560	**15/2/1979**	其十四	**H**	10	2	**581**	李德仁	陳巧姬	**581**
561	**29/8/1978**	其十二	**H**	9	2	**582**	李德仁	李顯申	**582**
562	**29/8/1978**	其十二	**H**	8	2	**583**	甘銀深	周鄧妹	**583**
563	**16/6/1979**	其十六	**H**	7	2	**584**	蕭艷嫻	蕭艷嫻	**584**
564	**20/6/1979**	其十六	**H**	6	2	**585**	陳德政	古氏/陳文普	**585**
565	**26/9/1978**	其十三	**H**	5	2	**586**	尹錦全	尹瑞麟	**586**
566	**23/8/1978**	其十二	**H**	4	2	**587**	歐陽榮	壽	**587**
567	**23/8/1978**	其十二	**H**	3	2	**588**	歐陽榮	葉秋/歐陽明	**588**
568	**26/9/1978**	其十三	**H**	2	2	**589**	黃祺祥	李煥好/黃福	**589**
569	**15/7/1977**	其十	**H**	1	2	**590**	黃東	黃陳桂蓮	**590**
570	**14/4/1976**	其七	**H**	11	3	**591**	羅麗容	羅明德	**591**

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571	**14/4/1976**	其七	**H**	10	3	**592**	羅麗容	羅何蕙文	**592**
572	**4/4/1978**	其十一	**H**	9	3	**593**	關宅	關黃笑	**593**
573	**4/4/1978**	其十一	**H**	8	3	**594**	關宅	朱洪/關永祥	**594**
574	**4/4/1978**	其十一	**H**	7	3	**595**	關浩然	關汝洲	**595**
575	**4/4/1978**	其十一	**H**	6	3	**596**	關宅	關太海	**596**
576	**4/4/1978**	其十一	**H**	5	3	**597**	關宅	關萬麗卿	**597**
577	**13/4/1978**	其十一	**H**	4	3	**598**	關宅	壽	**598**
578	**4/4/1978**	No receipt	**H**	3	3	**599**	關世明	壽	**599**
579	**15/4/1977**	其九	**H**	2	3	**600**	黃梁寬	壽	**600**
580	**18/5/1976**	其七	**H**	1	3	**601**	鄧子良	壽	**601**
581	**31/3/1976**	其七	**H**	11	4	**602**	李体仁	李子範	**602**
582	**5/1/1977**	其八	**H**	10	4	**603**	陳容生	黃二/陳惠卿	**603**
583	**27/5/1978**	其十二	**H**	9	4	**604**	王媚	陳運章	**604**
584	**26/4/1978**	其十一	**H**	8	4	**605**	余麗琴	余楊蘇	**605**
585	**27/2/1978**	其十一	**H**	7	4	**606**	羅志	羅亞/李伯華	**606**
586	**20/4/1978**	其十一	**H**	6	4	**607**	翟福林	翟劉金	**607**
587	**17/3/1978**	其十一	**H**	5	4	**608**	何坤	高碧如/何晉新	**608**
588	**12/10/1976**	其八	**H**	4	4	**609**	岑宅	岑馮桂香	**609**
589	**26/4/1978**	其十一	**H**	3	4	**610**	鄧澤源	鄧周桂清	**610**
590	**24/5/1976**	其七	**H**	2	4	**611**	鍾寶鐸	鍾寶鐸/李英	**611**
591	**17/4/1976**	其七	**H**	1	4	**612**	劉瑞松/劉瑞文	劉鍾錦容	**612**
592	**19/4/1975**	其六	**H**	11	5	**613**	唐寶芳	郭子駿	**613**
593	**4/4/1978**	其十一	**H**	10	5	**614**	鄧錫	鄧李寶珍	**614**
594	**4/4/1978**	其十一	**H**	9	5	**615**	鄧錫	鄧陸生/陳曼玲	**615**
595	**1976**	其八	**H**	8	5	**616**	陳德偉	陳平	**616**
596	**26/10/1978**	其十三	**H**	7	5	**617**	吳錦堃	宋春麗	**617**
597	**13/12/1978**	其十四	**H**	6	5	**618**	尹法顯	壽	**618**
598	**26/5/1978**	其十二	**H**	5	5	**619**	阮同	壽	**619**
599	**20/5/1978**	其十二	**H**	4	5	**620**	阮同	劉香	**620**
600	**8/3/1979**	其十四	**H**	3	5	**621**	蕭潤桓	蕭李氏	**621**

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601	19/8/1976	其八	H	2	5	622	盧國雄	盧國基	622
602	3/5/1976	其七	H	1	5	623	劉甄氏	劉甄氏	623
603	26/9/1978	其十二	H	11	6	624	李國堅	梁五妹/李權一	624
604	11/2/1980	其十六	H	10	6	625	鄧宅	蕭慧坤/鄧之光	625
605	7/1/1980	其十六	H	9	6	626	鄺榮	鄺黎氏/鄺滿堂	626
606	19/12/1979	其十六	H	8	6	627	陳巧娣	陳寬妙	627
607	8/5/1978	其十一	H	7	6	628	蔡素梅	楊氏/蔡紹發	628
608	12/3/1979	其十四	H	6	6	629	陳嬌/戴建新	陳嬌/何添	629
609	10/3/1979	其十五	H	5	6	630	盧金女	蔡亞內	630
610	26/2/1979	其十四	H	4	6	631	宋陳惠珍	陳惠珍/宋少煜	631
611	20/9/1978	其十二	H	3	6	632	溫錦揚	溫容	632
612	20/9/1978	其十二	H	2	6	633	溫錦揚	溫吳寬娣	633
613	24/5/1978	其十二	H	1	6	634	劉瑞娟	劉瑞娟	634
614	12/3/1979	其十五	H	11	7	635	鄧季謙	鄧季謙	635
615	12/3/1979	其十五	H	10	7	636	鄧季謙	鄧吳氏	636
616	1/5/1979	其十五	H	9	7	637	張福	壽	637
617	3/5/1979	其十五	H	8	7	638	嚴仲華	程笑容/嚴俊鎏	638
618	2/5/1979	其十五	H	7	7	639	何鶴齡	何周翠英	639
619	7/6/1979	其十六	H	6	7	640	鍾鴻亮	鍾勤昌	640
620	30/4/1979	其十五	H	5	7	641	姚世寧	張郭氏	641
621	30/4/1979	其十五	H	4	7	642	姚世寧	譚氏/張明貴	642
622	25/6/1979	其十六	H	3	7	643	朱亨	朱鄺月英	643
623	8/6/1979	其十六	H	2	7	644	陳宅	潘陳細妹陳五	644
624	28/12/1978	其十四	H	1	7	645	陳宅	陳福康	645
625	1977	其八	I	1	1	646	楊有	楊羅好/楊實祉	646
626	12/1/1977	No receipt	I	2	1	647	楊有	鍾賜強	647
627	28/3/1979	其十五	I	3	1	648	李文彬	壽	648
628	28/3/1979	其十五	I	4	1	649	李文彬	李玉容	649
629	17/5/1979	其十六	I	5	1	650	關少明	關杜氏/關林氏	650
630	7/6/1979	其十六	I	6	1	651	釋宗修師傅	菩薩戒尼證照	651

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631	**23/2/1979**	其十四	**I**	7	1	**652**	譚肇康	梁黃月/梁瓚禧	**652**
632	**20/1/1979**	其十四	**I**	8	1	**653**	劉秀群	壽	**653**
633	**16/1/1979**	其十四	**I**	9	1	**654**	鄭劍蓮	壽	**654**
634	**20/10/1978**	其十三	**I**	10	1	**655**	盧舒豪	盧永釗	**655**
635	**30/4/1977**	其九	**I**	11	1	**656**	譚桂珍	譚樹銘	**656**
636	**1977**	其八	**I**	1	2	**657**	楊有	楊許氏/楊旺	**657**
637	**9/10/1978**	其十三	**I**	2	2	**658**	黃樹	黃植生	**658**
638	**12/10/1978**	其十三	**I**	3	2	**659**	譚宗衛	譚世勳	**659**
639	**12/10/1978**	其十三	**I**	4	2	**660**	譚宗衛	譚周氏	**660**
640	**9/7/1979**	其十六	**I**	5	2	**661**	盧金河	岑綺華/盧金河	**661**
641	**9/7/1979**	其十六	**I**	6	2	**662**	盧金河	盧梁翠/盧桐南	**662**
642	**29/8/1978**	其十二	**I**	7	2	**663**	邵健民	曾環	**663**
643	**29/8/1978**	其十二	**I**	8	2	**664**	邵健民	邵榮	**664**
644	**9/9/1978**	其十二	**I**	9	2	**665**	黃學堯	壽	**665**
645	**2/12/1974**	其五	**I**	10	2	**666**	朱侯愛蘭	朱家康	**666**
646	**2/12/1974**	其五	**I**	11	2	**667**	朱侯愛蘭	朱徐香菊	**667**
647	**21/4/1976**	其七	**I**	1	3	**668**	黎世豪	梁玉卿/黎季泉	**668**
648	**25/6/1976**	其七	**I**	2	3	**669**	李耆齡	李韶生	**669**
649	**29/8/1978**	其十二	**I**	3	3	**670**	曾令達	曾曠達	**670**
650	**21/12/1978**	其十四	**I**	4	3	**671**	談寶	談乃富	**671**
651	**25/11/1978**	其十三	**I**	5	3	**672**	歐民	歐張玉英	**672**
652	**20/12/1978**	其十四	**I**	6	3	**673**	陳仲培	陳趙氏	**673**
653	**29/8/1978**	其十二	**I**	7	3	**674**	邵健民	邵林玉美	**674**
654	**29/8/1978**	其十二	**I**	8	3	**675**	邵建民	邵國良	**675**
655	**10/7/1978**	其十二	**I**	9	3	**676**	譚潮光	譚仕華	**676**
656	**28/1/1975**	其五	**I**	10	3	**677**	尹耀彬	尹林雪梅	**677**
657	**28/1/1975**	其五	**I**	11	3	**678**	尹耀彬	尹日富	**678**
658	**19/4/1976**	其七	**I**	1	4	**679**	麥富興	麥鄧玉	**679**
659	**19/4/1976**	其七	**I**	2	4	**680**	麥富興	麥貴樞	**680**
660	**6/1/1978**	其十	**I**	3	4	**681**	趙梁瑞香	趙梁瑞香	**681**

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661	**26/5/1976**	其七	**I**	4	4	**682**	劉國炎	劉甄蓮管	**682**
662	**5/6/1978**	其十二	**I**	5	4	**683**	胡其發	壽	**683**
663	**28/9/1978**	其十三	**I**	6	4	**684**	謝樹顏	吳就妹/謝樹顏	**684**
664	**22/9/1978**	其十二	**I**	7	4	**685**	李宅	馮潤心/李偉彬	**685**
665	**21/3/1978**	其十一	**I**	8	4	**686**	林卓文	任佳發	**686**
666	**6/1/1977**	其八	**I**	9	4	**687**	葉劉蓮	壽	**687**
667	**25/12/1974**	其五	**I**	10	4	**688**	劉成厚	壽	**688**
668	**25/12/1974**	其五	**I**	11	4	**689**	鄭燕芳/余耀全	余耀全/鄭燕芳	**689**
669	**1/9/1975**	其六	**I**	1	5	**690**	李素超	李區綺霞	**690**
670	**4/6/1976**	其七	**I**	2	5	**691**	區瑞英	劉麗容/區奕清	**691**
671	**16/5/1978**	其十二	**I**	3	5	**692**	黃日亮	黃樹鑌	**692**
672	**20/7/1978**	其十二	**I**	4	5	**693**	楊建興/楊建中	壽	**693**
673	**9/10/1978**	其十三	**I**	5	5	**694**	黃興	黃劉恩/黃道有	**694**
674	**12/10/1978**	其十三	**I**	6	5	**695**	譚雪芳	譚梁潔貞	**695**
675	**19/4/1977**	其九	**I**	7	5	**696**	李國強	李麥佩霞	**696**
676	**19/4/1977**	其九	**I**	8	5	**697**	李國強	李仕斌	**697**
677	**29/3/1978**	其十一	**I**	9	5	**698**	吳孟新	吳尚新/吳孟新	**698**
678	**22/3/1977**	其九	**I**	10	5	**699**	吳孟新	吳傑其	**699**
679	**7/3/1977**	其九	**I**	11	5	**700**	李玉明	李黃蘇/李奉文	**700**
680	**12/6/1978**	其十二	**I**	1	6	**701**	李永亨	李黃翠廉	**701**
681	**12/6/1978**	其十二	**I**	2	6	**702**	李永亨	李永亨	**702**
682	**3/10/1978**	其十三	**I**	3	6	**703**	王月有	王朝宗	**703**
683	**2/9/1979**	其十六	**I**	4	6	**704**	麥忠	陳麗容/麥炳勳	**704**
684	**6/3/1979**	其十四	**I**	5	6	**705**	鄺泉	鄺有逢	**705**
685	**9/6/1978**	其十二	**I**	6	6	**706**	張譚佩瑛	張譚珮瑛	**706**
686	**15/2/1979**	其十四	**I**	7	6	**707**	鄧仲	壽	**707**
687	**20/12/1978**	其十四	**I**	8	6	**708**	張少昌	許鈺玲	**708**
688	**18/9/1978**	其十二	**I**	9	6	**709**	羅馮愛蓮	羅徵熊	**709**
689	**22/9/1978**	其十二	**I**	10	6	**710**	羅紹華	羅岑偉芳	**710**
690	**22/9/1978**	其十二	**I**	11	6	**711**	羅紹華	羅道生	**711**

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691	**12/10/1978**	其十三	**I**	1	7	**712**	陳炳財	壽	**712**
692	**13/10/1978**	其十三	**I**	2	7	**713**	劉連發	劉金蓮	**713**
693	**1/6/1979**	其十六	**I**	3	7	**714**	黃順	壽	**714**
694	**6/6/1979**	其十六	**I**	4	7	**715**	鄧愛榴	鄧黎少芳	**715**
695	**6/6/1979**	其十六	**I**	5	7	**716**	廖秀虹	壽	**716**
696	**6/3/1979**	其十四	**I**	6	7	**717**	鄺泉	鄺鄧恨蓮	**717**
697	**12/5/1979**	其十六	**I**	7	7	**718**	郭少英	郭少英/王成萬	**718**
698	**6/6/1979**	其十六	**I**	8	7	**719**	劉強	劉吳惠如	**719**
699	**23/4/1979**	其十五	**I**	9	7	**720**	劉瑞英	劉清泰	**720**
700	**9/4/1979**	其十五	**I**	10	7	**721**	吳譚	吳黃炳	**721**
701	**10/3/1979**	其十四	**I**	11	7	**722**	馬順明	梁友蓮/蘇伯超	**722**
702	**29/12/1978**	其十四	**J**	1	1	**723**	鍾子華	鍾蘇氏/鍾丁	**723**
703	**7/6/1979**	其十六	**J**	2	1	**724**	釋森傑師傅	菩薩戒尼森傑	**724**
704	**13/3/1978**	其十一	**J**	3	1	**725**	胡美玉	壽	**725**
705	**13/3/1978**	其十一	**J**	4	1	**726**	胡美玉	陳胡翠	**726**
706	**19/10/1977**	其十	**J**	5	1	**727**	高卓華	壽	**727**
707	**7/5/1977**	其九	**J**	6	1	**728**	楊偉明	楊李新梅	**728**
708	**10/8/1977**	其十	**J**	7	1	**729**	楊傑流	楊傑流	**729**
709	**5/11/1977**	其十	**J**	8	1	**730**	黎性亮	黎吉雲	**730**
710	**5/11/1977**	其十	**J**	9	1	**731**	黎性亮	黎佐臣	**731**
711	**29/4/1978**	其十一	**J**	10	1	**732**	羅湖芬	羅岳生	**732**
712	**13/3/1978**	其十一	**J**	11	1	**733**	胡美玉	胡馨麗	**733**
713	**23/4/1979**	其十五	**J**	12	1	**734**	葉伍三妹	壽	**734**
714	**29/4/1978**	其十一	**J**	13	1	**735**	葉伍三妹	壽	**735**
715	**16/7/1977**	其十	**J**	1	2	**736**	賴梁合	賴梁合	**736**
716	**17/8/1978**	其十二	**J**	2	2	**737**	溫漸佳	溫陳紹玲	**737**
717	**13/3/1978**	其十一	**J**	3	2	**738**	胡美玉	壽	**738**
718	**4/8/1977**	其十	**J**	4	2	**739**	陳寬	邵陳寬	**739**
719	**4/8/1977**	其十	**J**	5	2	**740**	邵樹	壽	**740**
720	**25/6/1977**	其九	**J**	6	2	**741**	杜愛玲	李有餘/杜錦棠	**741**

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721	**26/4/1977**	其九	**J**	7	2	**742**	梁翠娥	王月亭	**742**
722	**20/7/1977**	其十	**J**	8	2	**743**	羅胡芬	羅王氏/方氏	**743**
723	**20/7/1977**	其十	**J**	9	2	**744**	馮榮芬	馮門李鑽	**744**
724	**18/7/1977**	其十	**J**	10	2	**745**	馮榮芬	馮榮芬	**745**
725	**29/10/1977**	其十	**J**	11	2	**746**	沈楊根妹	壽	**746**
726	**28/2/1978**	其十一	**J**	12	2	**747**	胡念枝	胡羅鳳群	**747**
727	**3/3/1978**	其十一	**J**	13	2	**748**	陳菊	陳菊/黃祥	**748**
728	**1976**	其七	**J**	1	3	**749**	張蘭芳	陳李淑儀	**749**
729	**22/3/1977**	其九	**J**	2	3	**750**	祁珮雲	壽	**750**
730	**22/3/1977**	其九	**J**	3	3	**751**	祁珮雲	楊志超	**751**
731	**12/7/1977**	其十	**J**	4	3	**752**	霍碧紅/黃蓮好	壽	**752**
732	**28/4/1977**	其九	**J**	5	3	**753**	何林	周翁翠	**753**
733	**28/4/1977**	其九	**J**	6	3	**754**	何少雄	何黃寶歡	**754**
734	**28/4/1977**	其九	**J**	7	3	**755**	梁華	梁漢泉	**755**
735	**28/4/1977**	其九	**J**	8	3	**756**	梁華	梁鄺氏	**756**
736	**11/6/1977**	其九	**J**	9	3	**757**	鄧桂雯	鄧榮生/鄧祥	**757**
737	**22/6/1977**	其九	**J**	10	3	**758**	陳蘇	陳梁蓮愛	**758**
738	**2/1/1978**	其十	**J**	11	3	**759**	陳鈞發	陳祖	**759**
739	**21/2/1978**	其十一	**J**	12	3	**760**	陳宅	壽	**760**
740	**7/1/1980**	其十六	**J**	13	3	**761**	何大倫	何仿/何道生	**761**
741	**1/6/1976**	其七	**J**	1	4	**762**	黃華生	黃志輝	**762**
742	**14/12/1976**	其八	**J**	2	4	**763**	胡灼榮	胡麥二妹	**763**
743	**29/10/1977**	其十	**J**	3	4	**764**	任慧珍	任張紅寶	**764**
744	**11/7/1977**	其十	**J**	4	4	**765**	梁根榮	陳仲好/梁世彩	**765**
745	**28/4/1977**	其九	**J**	5	4	**766**	何林	周蕙芸	**766**
746	**28/4/1977**	其九	**J**	6	4	**767**	何林	何林	**767**
747	**30/5/1977**	其九	**J**	7	4	**768**	梁樹佳	梁平提	**768**
748	**27/4/1977**	其九	**J**	8	4	**769**	莫昌	莫李琼	**769**
749	**2/5/1977**	其九	**J**	9	4	**770**	莫德	莫盧轉/莫廷	**770**
750	**9/5/1977**	其九	**J**	10	4	**771**	黎明哲	黎德慧	**771**

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751	**31/8/1977**	其十	**J**	11	4	**772**	陳鏡珠	趙門陳鏡珠	**772**
752	**21/2/1978**	其十一	**J**	12	4	**773**	陳宅	陳金華	**773**
753	**8/5/1976**	其七	**J**	13	4	**774**	麥子英	麥留隱	**774**
754	**8/11/1976**	其八	**J**	1	5	**775**	鄧新	鄧邦	**775**
755	**18/1/1977**	其八	**J**	2	5	**776**	鄧新	翟兆蘭/鄧紹謨	**776**
756	**23/8/1977**	其十	**J**	3	5	**777**	易水祥	易滿有	**777**
757	**24/5/1977**	其九	**J**	4	5	**778**	郭滿	郭燕玉	**778**
758	**28/4/1977**	其九	**J**	5	5	**779**	鄺善祥	鄺門鄧氏	**779**
759	**28/4/1977**	其九	**J**	6	5	**780**	梁玉蘭	梁曾鳳蓮	**780**
760	**28/4/1977**	其九	**J**	7	5	**781**	梁忠	壽	**781**
761	**28/4/1977**	其九	**J**	8	5	**782**	梁忠	壽	**782**
762	**28/4/1977**	其九	**J**	9	5	**783**	梁忠	梁美	**783**
763	**12/7/1977**	其十	**J**	10	5	**784**	霍碧紅	賴江	**784**
764	**12/7/1977**	其十	**J**	11	5	**785**	龍梅	龍梅	**785**
765	**21/2/1978**	其十一	**J**	12	5	**786**	陳宅	壽	**786**
766	**12/4/1977**	其九	**J**	13	5	**787**	鄭重	仇燕清/鄭鐵民	**787**
767	**27/11/1977**	其十	**J**	1	6	**788**	李德智	鍾錦意/李昭漢	**788**
768	**11/5/1978**	其十一	**J**	2	6	**789**	張蘭芳	張盧妙玉	**789**
769	**21/3/1978**	其十一	**J**	3	6	**790**	張漢英	壽	**790**
770	**31/12/1977**	其十	**J**	4	6	**791**	范慧敏	陳嬋/范芬勝	**791**
771	**4/8/1977**	其十	**J**	5	6	**792**	楊樹鏗	李學根	**792**
772	**1977**	其十	**J**	6	6	**793**	梁邦全	壽	**793**
773	**2/6/1977**	其九	**J**	7	6	**794**	馮麗蓮	馮文生	**794**
774	**16/6/1977**	其九	**J**	8	6	**795**	鄭偉仁	鄭長	**795**
775	**7/7/1977**	其十	**J**	9	6	**796**	黃少芬	周氏/黃兆祥	**796**
776	**1/4/1978**	其十一	**J**	10	6	**797**	陳何梅芳	何德彰	**797**
777	**18/4/1978**	No receipt	**J**	11	6	**798**	陳何梅芳	壽	**798**
778	**6/5/1978**	其十一	**J**	12	6	**799**	蘇月蓮	壽	**799**
779	**23/1/1978**	其十	**J**	13	6	**800**	陳貴有	壽	**800**
780	**6/5/1978**	其十一	**J**	1	7	**801**	劉灼明	梁吳玉萍	**801**

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781	**6/5/1978**	其十一	**J**	2	7	**802**	劉灼明	卡劉麗霞	**802**
782	**12/12/1978**	其十四	**J**	3	7	**803**	文添順	文就華	**803**
783	**22/3/1978**	其十一	**J**	4	7	**804**	楊九妹	楊九妹/吳有	**804**
784	**12/12/1977**	其十	**J**	5	7	**805**	何美嫦	張天送	**805**
785	**12/12/1977**	其十	**J**	6	7	**806**	王贊添/王贊松	陳婉微/黃敬禮	**806**
786	**20/7/1977**	其十	**J**	7	7	**807**	周玉馨	壽	**807**
787	**15/8/1977**	其十	**J**	8	7	**808**	范林	謝氏/范兆祺	**808**
788	**20/9/1977**	其十	**J**	9	7	**809**	彭金/維	彭金/彭維	**809**
789	**26/5/1978**	其十二	**J**	10	7	**810**	范林	范林	**810**
790	**5/6/1978**	其十二	**J**	11	7	**811**	周燦柔	方四姑	**811**
791	**5/6/1978**	其十二	**J**	12	7	**812**	周燦柔	周燦明	**812**
792	**5/6/1978**	其十二	**J**	13	7	**813**	周燦柔	周梁玉秀	**813**
793	**10/10/1977**	其十	**K**	1	1	**814**	許為國	壽	**814**
794	**10/10/1977**	其十	**K**	2	1	**815**	許為國	冼氏/陳廷才	**815**
795	**14/8/1978**	其十二	**K**	3	1	**816**	林日輝	壽	**816**
796	**14/8/1978**	其十二	**K**	4	1	**817**	林日輝	林滿堂	**817**
797	**10/3/1979**	其十五	**K**	5	1	**818**	詹炳權	袁嫦/詹達禧	**818**
798	**6/11/1978**	其十三	**K**	6	1	**819**	釋知行師傅	倫乃培	**819**
799	**29/4/1978**	其十一	**K**	7	1	**820**	梁四	壽	**820**
800	**10/3/1979**	其十五	**K**	8	1	**821**	林才娣	盧德	**821**
801	**6/11/1978**	其十三	**K**	9	1	**822**	釋知行師傅	倫植	**822**
802	**20/11/1978**	其十三	**K**	10	1	**823**	梁蔡美意	壽	**823**
803	**10/11/1978**	其十三	**K**	11	1	**824**	釋知行師傅	陳雁群/倫澤孫	**824**
804	**15/7/1976**	其八	**K**	12	1	**825**	韋蘇淨珮	蘇維武	**825**
805	**10/10/1977**	其十	**K**	1	2	**826**	許為國	陳黃甜心	**826**
806	**10/10/1977**	其十	**K**	2	2	**827**	許為國	陳鑑忠	**827**
807	**9/9/1975**	其六	**K**	3	2	**828**	黃炳桓	黃科坤	**828**
808	**22/5/1978**	其十二	**K**	4	2	**829**	黃成崑	黃簡儉平	**829**
809	**26/6/1978**	其十二	**K**	5	2	**830**	楊國燊	楊鳳群	**830**
810	**16/3/1979**	其十五	**K**	6	2	**831**	衛婉嫻	鍾錦源	**831**

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811	**27/9/1979**	其十六	**K**	7	2	**832**	徐鳳君	徐蔣氏	**832**
812	**17/3/1978**	其十一	**K**	8	2	**833**	何植江	何李淑娉	**833**
813	**21/4/1976**	其七	**K**	9	2	**834**	談永堅	談和盛	**834**
814	**21/4/1976**	其七	**K**	10	2	**835**	談永堅	談植君	**835**
815	**21/4/1976**	其七	**K**	11	2	**836**	談永堅	談鄺亭	**836**
816	**21/4/1976**	其七	**K**	12	2	**837**	談永堅	談和結	**837**
817	**20/1/1975**	其五	**K**	1	3	**838**	曾婉華	彭景雲	**838**
818	**22/7/1975**	其六	**K**	2	3	**839**	李芬	林氏/陳寶成	**839**
819	**17/4/1976**	其七	**K**	3	3	**840**	麥偉明	麥燕齊	**840**
820	**12/5/1977**	其九	**K**	4	3	**841**	蘇汝秋	蘇榮	**841**
821	**28/4/1978**	其十一	**K**	5	3	**842**	唐福慶	陳氏/唐壽南	**842**
822	**5/3/1980**	其十六	**K**	6	3	**843**	黃社安	趙氏/黃亮昭	**843**
823	**16/8/1978**	其十二	**K**	7	3	**844**	姚金	馮張氏	**844**
824	**12/4/1977**	其九	**K**	8	3	**845**	蔡惠賢	蔡康英	**845**
825	**9/2/1977**	其八	**K**	9	3	**846**	吳敬慈	連巧勤/吳振展	**846**
826	**9/2/1977**	其八	**K**	10	3	**847**	吳敬慈	王氏/吳耀幹	**847**
827	**10/1/1977**	其八	**K**	11	3	**848**	李芝屏	呂瑞萍	**848**
828	**7/5/1975**	其六	**K**	12	3	**849**	黃松添	黃陳美容	**849**
829	**7/11/1973**	其四	**K**	1	4	**850**	黃學羲	壽	**850**
830	**7/11/1973**	其四	**K**	2	4	**851**	黃學羲	壽	**851**
831	**7/11/1973**	其四	**K**	3	4	**852**	謝琼	曾謝報瑤	**852**
832	**15/2/1976**	其七	**K**	4	4	**853**	譚漢	譚張義	**853**
833	**4/8/1978**	其十二	**K**	5	4	**854**	鍾球	鍾黃少英	**854**
834	**30/4/1977**	其九	**K**	6	4	**855**	徐釗	徐劉坤/徐官德	**855**
835	**11/2/1977**	其八	**K**	7	4	**856**	陳敏儀	曾來嬌//陳貴	**856**
836	**9/3/1977**	其九	**K**	8	4	**857**	潘洛文	鄧惠珍/黃信昭	**857**
837	**11/9/1976**	其八	**K**	9	4	**858**	蔡惠貞	莫葉寶琼	**858**
838	**5/8/1976**	其八	**K**	10	4	**859**	蔡惠貞	蔡陸金	**859**
839	**18/3/1975**	其六	**K**	11	4	**860**	黃笑萍	黃鄧崧	**860**
840	**18/3/1975**	其六	**K**	12	4	**861**	黃笑萍	黃慶年	**861**

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841	**15/4/1975**	其六	**K**	1	5	**862**	吳輝林	吳譚麗貞	**862**
842	**15/4/1975**	其六	**K**	2	5	**863**	吳輝林	吳輝林	**863**
843	**30/10/1975**	其七	**K**	3	5	**864**	何熙	何錦	**864**
844	**2/5/1977**	其九	**K**	4	5	**865**	何熙	何陳長卿	**865**
845	**2/7/1977**	其九	**K**	5	5	**866**	鄭醒群	何蘭英/鄭海雲	**866**
846	**1/2/1978**	其十一	**K**	6	5	**867**	劉永康	劉國培	**867**
847			**K**	7	5	**868**		吉	**868**
848			**K**	8	5	**869**		吉	**869**
849	**16/12/1976**	其八	**K**	9	5	**870**	李基	李麗環	**870**
850	**30/7/1976**	其八	**K**	10	5	**871**	胡雁冰	黃陳惠貞	**871**
851	**3/5/1975**	其六	**K**	11	5	**872**	李維/金	李志文	**872**
852	**1/4/1975**	其六	**K**	12	5	**873**	莫國泰	潘瑤石/莫庭英	**873**
853	**5/12/1978**	其十三	**K**	1	6	**874**	關嘉玲	關鄭雲仙	**874**
854	**1/5/1978**	其十一	**K**	2	6	**875**	羅滔	羅振邦	**875**
855	**1/5/1978**	其十一	**K**	3	6	**876**	羅滔	羅郭愛蘭	**876**
856	**1/5/1978**	其十一	**K**	4	6	**877**	鄧儀貞	鄧黃耀珊	**877**
857	**1/5/1978**	其十一	**K**	5	6	**878**	張妙華	張高尚	**878**
858	**1/5/1978**	其十一	**K**	6	6	**879**	張妙華	張李詠森	**879**
859	**1/5/1978**	其十一	**K**	7	6	**880**	張妙華	張周志明	**880**
860	**1/5/1978**	其十一	**K**	8	6	**881**	張妙華	張陳文姬	**881**
861	**7/11/1976**	其八	**K**	9	6	**882**	黎燕生	潘華石/黎季岳	**882**
862	**8/11/1977**	其十	**K**	10	6	**883**	陳廣成	陳彭瑞昌	**883**
863	**27/12/1976**	其八	**K**	11	6	**884**	原蘇	原陳燕	**884**
864	**26/12/1977**	其十	**K**	12	6	**885**	李尚志	陳順年/李尚志	**885**
865	**2/5/1977**	其九	**K**	1	7	**886**	葉達南	葉黃玉嬋	**886**
866	**2/5/1977**	其九	**K**	2	7	**887**	李炳	壽	**887**
867	**2/5/1977**	其九	**K**	3	7	**888**	李樹	李松柏	**888**
868	**2/5/1977**	其九	**K**	4	7	**889**	羅小鳳	馮月好/羅福	**889**
869	**25/6/1979**	其十六	**K**	5	7	**890**	招錦霖	壽	**890**
870	**17/5/1979**	其十六	**K**	6	7	**891**	關少明	關燦	**891**

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871	**23/4/1979**	其十五	**K**	7	7	**892**	姚天祐	姚亞敬	**892**
872	**12/5/1979**	其十六	**K**	8	7	**893**	任景龍	任周氏/任常公	**893**
873	**4/1/1979**	其十四	**K**	9	7	**894**	彭李鳳屏	壽	**894**
874	**4/1/1979**	其十四	**K**	10	7	**895**	李鳳屏	李銳	**895**
875	**21/12/1978**	其十四	**K**	11	7	**896**	彭李鳳屏	李鳳屏/彭錦成	**896**
876	**21/12/1978**	其十四	**K**	12	7	**897**	彭林叔貞	壽	**897**
877	**6/5/1975**	其六	**L**	1	1	**898**	黎雪梅	黎陳麗群	**898**
878	**6/5/1975**	其六	**L**	2	1	**899**	黎雪梅	黎玉龍	**899**
879	**22/4/1975**	其六	**L**	3	1	**900**	崔蕙芳	崔蕙芳	**900**
880	**20/9/1977**	其十	**L**	4	1	**901**	衛近生	几李德順	**901**
881	**9/11/1977**	其十	**L**	5	1	**902**	嚴炳恩	許漸華/嚴榮	**902**
882	**1/1/1978**	其十	**L**	6	1	**903**	郭晶瑩	壽	**903**
883	**1980**	其十六	**L**	7	1	**904**	韋宅	吳少楊	**904**
884	**1980**	其十六	**L**	8	1	**905**	韋宅	壽	**905**
885	**13/6/1978**	其十二	**L**	9	1	**906**	韋元龍	壽	**906**
886	**13/6/1978**	其十二	**L**	10	1	**907**	韋元龍	蘇佩玲	**907**
887	**13/6/1978**	其十二	**L**	11	1	**908**	韋元龍	韋徐素芳	**908**
888	**13/6/1978**	其十二	**L**	12	1	**909**	韋元龍	蘇梁妙蓮	**909**
889	**13/6/1978**	其十二	**L**	13	1	**910**	韋元龍	蘇溫潔元	**910**
890	**22/3/1978**	其十一	**L**	14	1	**911**	李義如	老氏/李義如	**911**
891	**3/7/1978**	其十二	**L**	15	1	**912**	釋星光師傅	龐傳	**912**
892	**1/1/1978**	其十	**L**	16	1	**913**	何月卿	陳鍾琼順	**913**
893	**31/7/1973**	其四	**L**	17	1	**914**	姚芳姑	姚胡惠珍	**914**
894	**31/7/1973**	No receipt	**L**	18	1	**915**	姚芳姑	壽	**915**
895	**11/10/1972**	其弍	**L**	19	1	**916**	袁瑞嫻	袁瑞嫻	**916**
896	**11/10/1972**	No receipt	**L**	20	1	**917**	袁瑞嫻	壽	**917**
897	**1/11/1972**	其弍	**L**	21	1	**918**	陸鑫	陸慎裔	**918**
898	**24/8/1974**	其五	**L**	1	2	**919**	周永基	壽	**919**
899	**1975**	其六	**L**	2	2	**920**	崔譚淑賢	崔譚淑賢	**920**
900	**1975**	其六	**L**	3	2	**921**	崔鼎文	崔鼎文	**921**

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901	**1975**	其六	**L**	4	2	**922**	崔惠芳	崔乃棠	**922**
902	**22/4/1975**	其六	**L**	5	2	**923**	崔懿芳	崔懿芳	**923**
903	**21/1/1978**	其十	**L**	6	2	**924**	尹建民	尹謝玉蘭	**924**
904	**9/6/1978**	其十二	**L**	7	2	**925**	胡裕基	壽	**925**
905	**9/6/1978**	其十二	**L**	8	2	**926**	胡裕基	胡建康	**926**
906	**3/12/1977**	其十	**L**	9	2	**927**	朱兆崑	朱馮慕貞	**927**
907	**3/12/1977**	其十	**L**	10	2	**928**	朱兆崑	朱錫齡	**928**
908	**18/11/1977**	其十	**L**	11	2	**929**	朱兆崑	朱兆文	**929**
909	**2/5/1977**	其九	**L**	12	2	**930**	周楚琦/周澤相	周關二	**930**
910	**17/10/1977**	其十	**L**	13	2	**931**	釋星光師傅	董珍	**931**
911	**12/9/1977**	其十	**L**	14	2	**932**	謝李慕雄	謝李慕雄	**932**
912	**15/3/1978**	其十一	**L**	15	2	**933**	楊皓鈞	李少霞/楊新	**933**
913	**21/5/1973**	其三	**L**	16	2	**934**	岑澧姬	岑李善心	**934**
914	**21/5/1973**	其三	**L**	17	2	**935**	岑澧姬	岑董若	**935**
915	**5/10/1972**	其弍	**L**	18	2	**936**	孫張媚	壽	**936**
916	**1980**	其十六	**L**	19	2	**937**	麥周衡	郭玉/麥周衡	**937**
917	**11/8/1972**	其弍	**L**	20	2	**938**	李財弟	李財弟	**938**
918	**1972**	其壹	**L**	21	2	**939**	麥李文	麥李文	**939**
919	**9/4/1974**	其五	**L**	1	3	**940**	利應強	利樹根/王環	**940**
920	**9/4/1974**	其五	**L**	2	3	**941**	利應強	何秀瓊/利百嵩	**941**
921	**30/11/1973**	其四	**L**	3	3	**942**	譚迺琰	葉氏/譚何氏	**942**
922	**30/11/1973**	其四	**L**	4	3	**943**	譚迺琰	譚良伯	**943**
923	**22/4/1975**	其六	**L**	5	3	**944**	崔婉芳	崔琬芳	**944**
924	**6/10/1976**	其八	**L**	6	3	**945**	梁鄺慕賢	梁林燊	**945**
925	**28/3/1978**	其十一	**L**	7	3	**946**	黃健明	黃亞群	**946**
926	**13/6/1977**	其九	**L**	8	3	**947**	李玉蘭	李鄧氏	**947**
927	**30/5/1977**	其九	**L**	9	3	**948**	林蕙芳	林張秀玲	**948**
928	**30/5/1977**	其九	**L**	10	3	**949**	林蕙芳	林國材	**949**
929	**2/5/1977**	其九	**L**	11	3	**950**	周澤桐	潘程璧和	**950**
930	**15/3/1977**	其九	**L**	12	3	**951**	周楚琦	周潘瑞桃	**951**

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931	**22/11/1976**	其八	**L**	13	3	**952**	黃祝君	黃祝君	**952**
932	**17/5/1973**	其三	**L**	14	3	**953**	鮑志勤	鮑李詠歡	**953**
933	**9/7/1975**	其六	**L**	15	3	**954**	呂仙	呂阿興	**954**
934	**10/7/1972**	其弍	**L**	16	3	**955**	岑蔚芬/岑卓恆	岑梁氏	**955**
935	**10/7/1972**	其弍	**L**	17	3	**956**	岑蔚芬/岑卓恆	岑景文	**956**
936	**1972**	其壹	**L**	18	3	**957**	楊鏡添/何佩瑤	楊英漢	**957**
937	**29/11/1972**	其弍	**L**	19	3	**958**	李馮杏	李馮杏	**958**
938	**15/3/1973**	其三	**L**	20	3	**959**	杜婉玲	杜蔡木桂	**959**
939	**7/8/1972**	其弍	**L**	21	3	**960**	譚迺琰	譚張琼	**960**
940	**7/4/1973**	其三	**L**	1	4	**961**	余九妹	曾容嬌/余啟信	**961**
941	**7/4/1973**	其三	**L**	2	4	**962**	陳玲石/陳玲珠	陳昭漢	**962**
942	**7/4/1973**	其三	**L**	3	4	**963**	陳玲石/陳玲珠	陳榮裕	**963**
943	**14/4/1973**	其三	**L**	4	4	**964**	陳玲石/陳玲珠	陳慕友	**964**
944	**15/4/1975**	其六	**L**	5	4	**965**	黃光虞	劉玉河	**965**
945	**3/11/1975**	其七	**L**	6	4	**966**	張棠	周慶權/張棠	**966**
946	**27/10/1977**	其十	**L**	7	4	**967**	翁李秀屏	翁李秀屏	**967**
947	**18/10/1977**	其十	**L**	8	4	**968**	陳永成/永祥	陳畧	**968**
948	**12/1/1977**	其八	**L**	9	4	**969**	盧松華	盧李玉瑛	**969**
949	**23/3/1980**	其十六	**L**	10	4	**970**	佘影蘭/韓明	佘影蘭/韓明	**970**
950	**7/6/1976**	其七	**L**	11	4	**971**	黃容好	冼友/冼金水	**971**
951	**7/6/1976**	其七	**L**	12	4	**972**	黃容好	冼郭三/冼祥	**972**
952	**11/2/1974**	其四	**L**	13	4	**973**	黃學昌	黃李惠芳	**973**
953	**1975**	其六	**L**	14	4	**974**	譚惠群	譚潔	**974**
954	**3/11/1975**	其七	**L**	15	4	**975**	周天明	周施嬌	**975**
955	**22/12/1972**	其弍	**L**	16	4	**976**	岑澧姬	岑家淦	**976**
956	**24/1/1973**	其三	**L**	17	4	**977**	李三好	羅李三好	**977**
957	**16/9/1972**	其弍	**L**	18	4	**978**	區珍妮	陳少妍	**978**
958	**19/10/1972**	其弍	**L**	19	4	**979**	詹秋蓮	詹愛蓮	**979**
959	**19/10/1972**	其弍	**L**	20	4	**980**	胡安妮	胡安妮	**980**
960	**19/10/1972**	其弍	**L**	21	4	**981**	張鮑瑞娥	張鮑瑞娥	**981**

THE LOTUS ASSOCIATION OF HONG KONG 香海蓮社 香港

Pun Chun Yuen - G/F of Ti Tsang Temple

Item no.	*Date of Donation*	*Ref.*	*Niche Location*				*Purchaser*		*Photo index*
			Block no.	*Columns no.*	*Rows no.*	*Serial no.*	*Name*	*Identity document*	
961	**3/3/1975**	其六	**L**	1	5	**982**	李文浩	李古笑容	**982**
962	**3/3/1975**	其六	**L**	2	5	**983**	李文浩	李羅清/李吉	**983**
963	**15/4/1975**	其六	**L**	3	5	**984**	譚裕芳	譚門	**984**
964	**15/4/1975**	其六	**L**	4	5	**985**	李玉華	李玉華/譚廣華	**985**
965	**15/4/1975**	其六	**L**	5	5	**986**	羅寶珍	譚玉堂	**986**
966	**15/4/1975**	其六	**L**	6	5	**987**	李玉蘭	賴氏/高清泉	**987**
967	**2/3/1979**	其十四	**L**	7	5	**988**	丁文輝	吉	**988**
968	**9/10/1973**	其四	**L**	8	5	**989**	譚維遠	李月濂/譚永	**989**
969	**24/10/1975**	其七	**L**	9	5	**990**	張茂鴻	何張瑞鴻/何熙	**990**
970	**7/1/1978**	其十	**L**	10	5	**991**	郭彥倫	郭耀輝	**991**
971	**23/4/1977**	其九	**L**	11	5	**992**	莫容嬌	黃莫容嬌	**992**
972	**23/4/1977**	其九	**L**	12	5	**993**	黃潤	黃潤	**993**
973	**21/8/1975**	其六	**L**	13	5	**994**	湯蓮	湯蓮	**994**
974	**30/3/1977**	其九	**L**	14	5	**995**	侯瑞梅/鍾煌有	侯何氏	**995**
975	**30/8/1977**	其十	**L**	15	5	**996**	盧宅	梁二后/盧炳坤	**996**
976	**28/10/1975**	其七	**L**	16	5	**997**	黃銳榮	壽	**997**
977	**9/4/1974**	其五	**L**	17	5	**998**	黎笑金	黎笑金/霍際陶	**998**
978	**23/9/1972**	其弍	**L**	18	5	**999**	譚迺賡	譚迺賡/胡潔英	**999**
979	**7/10/1972**	其弍	**L**	19	5	**1000**	劉噹娜	譚梅氏	**1000**
980	**12/12/1972**	其弍	**L**	20	5	**1001**	黎淨亮	黎性亮	**1001**
981	**30/10/1973**	其四	**L**	21	5	**1002**	許貴珍	壽	**1002**
982	**18/1/1977**	其八	**L**	1	6	**1003**	韋宅	韋楊湘雲	**1003**
983	**18/1/1977**	其八	**L**	2	6	**1004**	韋宅	韋應健	**1004**
984	**8/7/1976**	其七	**L**	3	6	**1005**	李文浩	李福如/李文浩	**1005**
985	**3/5/1977**	其九	**L**	4	6	**1006**	曾慶明	曾韓氏	**1006**
986	**16/11/1977**	其十	**L**	5	6	**1007**	李煜成	盧秀琪/李煜成	**1007**
987	**31/8/1978**	其十二	**L**	6	6	**1008**	黃冠池	壽	**1008**
988	**31/8/1978**	其十二	**L**	7	6	**1009**	黃冠池	壽	**1009**
989	**31/8/1978**	其十二	**L**	8	6	**1010**	黃冠池	壽	**1010**
990	**25/9/1978**	其十二	**L**	9	6	**1011**	嚴耀昌	嚴觀玉	**1011**

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Pun Chun Yuen - G/F of Ti Tsang Temple

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			Block no.	*Columns no.*	*Rows no.*	*Serial no.*	*Name*	*Identity document*	
991	**18/8/1978**	其十二	**L**	10	6	**1012**	黃定璋	壽	**1012**
992	**18/8/1978**	其十二	**L**	11	6	**1013**	黃定璋	范瑞勤/黃瑞祺	**1013**
993	**28/11/1977**	其十	**L**	12	6	**1014**	莫容嬌	黃德祺	**1014**
994	**18/1/1978**	其十	**L**	13	6	**1015**	陳齊	陳郭順	**1015**
995	**30/8/1978**	其十二	**L**	14	6	**1016**	梁李全好	梁李全好	**1016**
996	**24/4/1978**	其十一	**L**	15	6	**1017**	李韶堅	壽	**1017**
997	**24/4/1978**	其十一	**L**	16	6	**1018**	李韶堅	李元禮	**1018**
998	**14/7/1976**	其八	**L**	17	6	**1019**	甘慧英	甘慧英	**1019**
999	**11/4/1974**	其五	**L**	18	6	**1020**	王桂鳳	壽	**1020**
1000	**11/4/1974**	其五	**L**	19	6	**1021**	王桂鳳	壽	**1021**
1001	**12/12/1972**	其弍	**L**	20	6	**1022**	馮秀貞	壽	**1022**
1002	**15/1/1975**	其五	**L**	21	6	**1023**	衛秀珍	壽	**1023**
1003	**13/3/1979**	其十五	**L**	1	7	**1024**	黎玉芬	黎葉仙	**1024**
1004	**21/2/1979**	其十四	**L**	2	7	**1025**	姜華	仇愛娣/姜國權	**1025**
1005	**23/3/1979**	其十五	**L**	3	7	**1026**	鄧德正	鄧練穩	**1026**
1006	**23/3/1979**	其十五	**L**	4	7	**1027**	鄧德正	鄧麥甜群	**1027**
1007	**14/2/1979**	其十四	**L**	5	7	**1028**	鄒英偉	鄒門龔轉	**1028**
1008	**16/4/1979**	其十五	**L**	6	7	**1029**	黎寶群	張黎寬群	**1029**
1009	**2/5/1979**	其十五	**L**	7	7	**1030**	王承柱	王承志	**1030**
1010	**1/5/1979**	其十五	**L**	8	7	**1031**	蔡鳳喈	王永康	**1031**
1011	**7/5/1979**	其十五	**L**	9	7	**1032**	廖錦凌	暨之中	**1032**
1012	**12/3/1979**	其十五	**L**	10	7	**1033**	李駿斌	陳秀容/李煥祥	**1033**
1013	**30/4/1979**	其十五	**L**	11	7	**1034**	解太	吳陳蘭英	**1034**
1014	**7/4/1979**	其十五	**L**	12	7	**1035**	韋少雄	韋李麗仙	**1035**
1015	**15/3/1979**	其十五	**L**	13	7	**1036**	陳歡	盧永潤	**1036**
1016	**30/3/1979**	其十五	**L**	14	7	**1037**	熊光夏	熊羅佩芬	**1037**
1017	**30/3/1979**	其十五	**L**	15	7	**1038**	熊光夏	熊蘇卓然	**1038**
1018	**4/1/1979**	其十四	**L**	16	7	**1039**	王雁翠	何平渭	**1039**
1019	**4/1/1979**	其十四	**L**	17	7	**1040**	王雁翠	何王雁翠	**1040**
1020	**4/1/1979**	其十四	**L**	18	7	**1041**	王雁翠	王漢傑	**1041**

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Pun Chun Yuen - G/F of Ti Tsang Temple

Item no.	*Date of Donation*	*Ref.*	*Niche Location*				*Purchaser*		*Photo index*
			Block no.	*Columns no.*	*Rows no.*	*Serial no.*	*Name*	*Identity document*	
1021	**15/4/1978**	其十一	**L**	19	7	**1042**	蘇小麗/趙中維	蘇陳麗/蘇競	**1042**
1022	**14/9/1976**	其八	**L**	20	7	**1043**	鄧瑞華	鄧熾昌	**1043**
1023	**14/9/1976**	其八	**L**	21	7	**1044**	楊樹漢	壽	**1044**
	備註：								
	1.龕位資料記錄冊			樂助日期					
	其一			**1972-07 至 1972-07**					
	其二			**1972-07 至 1973-01**					
	其三			**1973-01 至 1973-07**					
	其四			**1973-07 至 1974-03**					
	其五			**1974-03 至 1975-01**					
	其六			**1975-03 至 1975-09**					
	其七			**1975-09 至 1976-07**					
	其八			**1976-07 至 1977-02**					
	其九			**1977-02 至 1977-07**					
	其十			**1977-07 至 1978-01**					
	其十一			**1978-01 至 1978-05**					
	其十二			**1978-05 至 1978-09**					
	其十三			**1978-09 至 1978-12**					
	其十四			**1978-12 至 1979-03**					
	其十五			**1979-03 至 1979-05**					
	其十六			**1979-05 至 1980-04**					
	2. 轉			曾經轉讓／轉申請人姓名					

THE LOTUS ASSOCIATION OF HONG KONG
香海蓮社
香港

Appendix 8a
Letter from PCAO dated 20.11.2018

食物環境衞生署
Food and Environmental Hygiene Department

私營骨灰安置所事務辦事處
Private Columbaria Affairs Office

Please address reply to Food and Environmental Hygiene Department and quote our reference

By Registered Post

Our Ref.: (40) in FEHD PC 72-40/62/2018/033

20 November 2018

WONG Jan-yue, Regina
Pun Chun Yuen
21/F Euro Trade Centre,
13-14 Connaught Road Central,
Hong Kong
The Lotus Association of Hong Kong

RECEIVED 23/11/2018

Dear Ms. WONG,

Application for a Specified Instrument
Under the Private Columbaria Ordinance, Cap. 630 (PCO)
Pun Chun Yuen
G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

I refer to your application for Licence and Temporary Suspension of Liability (TSOL) submitted to the Private Columbaria Licensing Board (the Licensing Board) on 6 March 2018 in respect of the above private columbarium. The Private Columbaria Affairs Office (PCAO) has referred your application to relevant departments, which will assess the supporting documents and information under their purview, and give advice on whether your application meets the requirements within that purview. Details of the comment(s) given by Planning Department (PlanD) on the documents and information submitted by you are set out in **Annex 1**.

If you are required to give clarification and/or provide supplementary documents and information to PlanD, please send your response and supplementary documents and information to PCAO as soon as possible for referral to the relevant department(s) to facilitate follow-up actions on the above application. If you have questions on the comment(s) given by PlanD, please contact Mr. Anthony CHEUNG (Tel No.:2158 6172) of PlanD.

九龍長沙灣道 681 號貿易廣場 5 樓 501-502 (509-515)
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

It is entirely up to the applicant to carry out any follow-up work (such as works on alteration of the premises/installations) in response to the comment(s) given by the above department(s). The completion of particular follow-up work does not mean that the above specified instrument under application will be granted eventually. The comment(s) given by the relevant department(s) on whether the application meets the requirements under its/their purview will be submitted to the Licensing Board for consideration. In determining an application for a specified instrument, the Licensing Board must be satisfied that the application is supported by sufficient documents proving that it has met all the requirements specified in PCO and those requirements set out by the Licensing Board before the Licensing Board considers whether or not to grant the specified instrument under application. When the Licensing Board makes a decision, it must have regard to the public interest and may have regard to any other relevant considerations.

The above comment(s) given by the relevant department(s) on the application for Licence and TSOL in respect of the above private columbarium is/are by no means exhaustive. PCAO will notify the applicant as soon as possible whenever comment(s) from other relevant department(s) is/are received. Furthermore, during the processing of an application for a specified instrument, the relevant department(s) may revise its/their comment(s) and/or proposed requirement(s)/condition(s) according to new information available and/or the latest development.

If you have any questions, please contact the case manager Mr. SUNG Siu-wai, Michael by phone (Tel No.: 2350 7326) or by email (pc_app@fehd.gov.hk).

Yours sincerely,

(CHU Chun-hei, Andy)
for Director of Food and Environmental Hygiene

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

IMPORTANT NOTICE

Section 99 of the Private Columbaria Ordinance – Offence of providing false or misleading information

(1) A person commits an offence if the person –

(a) provides information that is false or misleading in a material particular in, or in connection with, an application the person makes under this Ordinance in respect of a columbarium; or

(b) furnishes the Director, an authorized officer or a public officer with information under this Ordinance knowing that it is false or misleading in a material particular.

(2) A person who commits an offence under subsection (1) is liable on conviction to a fine of $500,000 and to imprisonment for 2 years.

c.c. (if applicable)
Temporary Suspension of Liability application file: FEHD PC 72-40/64/2018/036

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

附件 1

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

(~~適用於2017年6月30日前已售出的龕位 / 適用於在2017年6月30日未售出的龕位~~)*

骨灰安置所名稱：半春園地藏殿及觀音殿
申請人姓名： The Lotus Association of Hong Kong
骨灰安置所地址：G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kam Shan, Tai Po (Lot 1119 R.P. (Portion) and Lot 1260 R.P. (Portion) in D.D.6)

檔號：(6) in FEHD 72-40/62/2018/033 (牌照)
~~檔號：( ) in FEHD / / (豁免書)~~*
檔號：(3) in FEHD 72-40/64/2018/036 (暫免法律責任書)*

本署對題述申請(包括申請人就申請提交的建議圖則)的意見如下：

I. 是否有《條例》第17條所述的指明執法行動針對有關骨灰安置所？

[請在以下其中一個方格內加上✓號。]

☑ 沒有《條例》第 17 條所述就違例發展採取的指明執法行動針對有關骨灰安置所。

☐ 有《條例》第 17 條所述就違例發展採取的指明執法行動針對有關骨灰安置所，詳情載於**附錄 3**。

II. 是否符合關乎規劃的要求：

[請在適當方格內加上✓號]

☐ 有關申請符合《條例》內就發出牌照而言關乎規劃的要求。

☑ 有關申請不符合《條例》內就發出牌照而言關乎規劃的要求，理由如下：

☑ 申請人須提供進一步資料，以便本署審核申請是否符合《條例》內關乎規劃的要求。所需資料載列於附錄 1(見第 V 部)。

III. 對申請人就牌照申請提交的建議圖則的意見

[請在以下其中一個方格內加上✓號。]

☐ 本署對上述牌照申請的建議圖則並無意見。

☑ 本署對上述牌照申請的建議圖則有以下意見：
請參閱上列第 II 部分的意見。

IV. 對牌照申請人所提交的管理方案的意見

[請在適當方格內加上✓號。]

☐ 本署對上述管理方案並無意見。進一步的意見將會於根據城市規劃條例第 12A 條或第 16 條提出的申請獲批准後提供(如有)。

☐ 本署對上述管理方案有以下意見：

☐ 沒有提交管理方案。請要求申請人提交管理方案，以便進一步處理／在根據城市規劃條例第 12A 條或 16 條提出規劃申請時提交可容納的訪客量及入場管制／交通及公共運輸安排／人流管理／應對火警或其他緊急情況的應變方案等資料*。

☐ 管理方案沒有提供以下的資料：可容納的訪客量及入場管制／交通及公共運輸安排／人流管理／應對火警或其他緊急情況的應變方案／其他(請註明：_____)*。請要求申請人提交已包括上述資料的修訂管理方案。

☐ 管理方案沒有提供下列的資料：可容納的訪客量及入場管制／交通及公共運輸安排／人流管理／應對火警或其他緊急情況的應變方案／其他(請註明：_____)*。請要求申請人在根據城市規劃條例第 12A 條或第 16 條提出的規劃申請時提交所有上述資料。

☑ 其他意見：
本署現階段對上述管理方案未能提供意見。有關意見將會於根據城市規劃條例第 12A 條或第 16 條提出的申請獲批准後提供(如有)。

V. 對將列入"須符合的要求的通知書"內的要求的意見

[請在以下其中一個方格內加上✓號。]

☐ 就牌照的申請，本署對將列入"須符合的要求的通知書"內的要求並無意見。

☑ 本署建議把**附錄 1**所載的要求列入發給申請人的"須符合的要求的通知書"。

VI. 建議對將發出的牌照(如批准)施加的條件

如私營骨灰安置所發牌委員會決定批准這宗申請，

[請在以下其中一個方格內加上✓號。]

☐ 本署建議對牌照施加**附錄 2**所載的條件。

☐ 本署對施加於牌照的條件並無任何建議。

☑ 本署會待牌照的申請人報告已符合"須符合的要求的通知書"內關乎規劃的要求後，才提出建議(見**附錄1**)。

VII. 對暫免法律責任書申請人所提交有關符合申請牌照要求的行動計劃(如適用)的意見

[請在適當方格內加上✓號。]

☐ 本署對申請人的行動計劃並無意見。

☐ 本署對申請人的行動計劃有以下意見：

_____

_____

VIII. 訴訟程序#

[請在以下其中一個方格內加上✓號。]

附件 1

☑ 本署與上述申請指明文書的私營骨灰安置所或申請人現時沒有進行訴訟程序。

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

_____

_____

IX. 其他意見

根據規劃署的紀錄，地藏殿及觀音殿分別位於大埔丈量約份第6約地段第1260號A分段及地段第1119號A分段。申請人提供的地址與申請地點的地段不符。

申請地點位於大埔分區計劃大綱草圖編號S/TP/27（大綱圖）上的「綠化地帶」內。自從第一張分區計劃大綱圖編號LTP/47於1980年12月12日展示以來，申請地點所在的用途地帶從未改變。根據大綱圖的註釋，「靈灰安置所（只限設於宗教機構內或現有靈灰安置所的擴建部分）」屬於「第二欄」用途並須先向城市規劃委員會（城規會）申請規劃許可。縱使半春園西北部分的現有靈灰安置所在規劃申請編號A/TP/64及71中已獲批給許可，地藏殿及觀音殿的靈灰安置所用途從未獲批任何規劃許可。

從第一張分區計劃大綱圖於1980年刊憲以來，直至2018年多年來的航攝照片顯示，申請地點內兩棟疑似地藏殿及觀音殿的構築物已經存在。然而，根據1970年12月12日及1978年4月4日獲批的建築圖則顯示，該兩棟構築物（在當時的建築圖則上沒有任何建築物名稱）的地下分別用作貯物/大堂及貯物用途。

申請人只提供了地藏殿中龕位編號17於1971年及龕位編號615於1978年的紀錄文件，卻沒有提供資料顯示這些龕位是位於地藏殿的地下。至於龕位編號197、138及1089的照片/收據，可能與並未被這宗牌照申請涵蓋的思親堂有關。此外，申請人未有提交任何證據證明觀音殿內的龕位是「現有用途」。

鑑於以上情況，申請人提供的資料不足以證明在地藏殿地下及觀音殿地下的靈灰安置所用途為「現有用途」。

規劃署向私營骨灰安置所事務辦事處提出上述意見的日期： 15/8/2018

**刪去不適用者*

#指除第I部分所述的執法行動以外的法律事宜。

附錄 1

根據《私營骨灰安置所條例》(第630章)
規劃署建議列入"須符合的要求的通知書"內的關乎規劃的要求

就~~骨灰安置所／~~截算前骨灰安置所*申請~~牌照／~~牌照及暫免法律責任書~~／牌照、豁免書及暫免法律責任書~~*

(~~適用於2017年6月30日前已售出的龕位／~~
~~適用於在2017年6月30日未售出的龕位~~)*

骨灰安置所名稱：半春園地藏殿及觀音殿
申請人姓名： The Lotus Association of Hong Kong
骨灰安置所地址：G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kam Shan, Tai Po (Lot 1119 R.P. (Portion) and Lot 1260 R.P. (Portion) in D.D.6)

檔號：(6) in FEHD 72-40/62/2018/033 (牌照)
~~檔號：( ) in FEHD / / (豁免書)*~~
檔號：(3) in FEHD 72-40/64/2018/036 (暫免法律責任書)*

項目	申請人須符合的要求
1	澄清申請地點的地址
2	(i) 為了證實申請人要求享有的「現有用途」權利，申請人可以參考城規會的規劃指引編號24C有關市區及新市鎮地區內的現有用途的釋義。這份指引闡釋城規會對處理市區及新市鎮地區內「現有用途」的整體意向，以及說明在某些情況下城規會詮釋「現有用途」的方法。根據該指引，規劃署或城規會並無責任提供證據以證明某一項用途屬「現有用途」。任何人士如要求享有「現有用途」權利，須提供足夠證據，以證明確有資格享有這項權利；及/或 (ii) 根據《城市規劃條例》第16條向城規會提交規劃許可申請，每宗申請將按其個別情況作考慮。請注意若城規會在有附帶條件下批給許可，申請人須在完全履行附帶的條件後，方可視為符合「關乎規劃的要求」；及/或 (iii) 根據《城市規劃條例》第12A條向城規會提交修訂圖則申請。根據《城市規劃條例》第12A條向城市規劃委員會提出修訂法定圖則申請，每宗申請將按其個別情況作考慮。請注意縱使城市規劃委員會（城規會）同意/部份

	同意有關申請，亦不一定代表可即時符合「關乎規劃的要求」： i) 若城規會同意把「靈灰安置所」用途納入擬議地帶的第一欄用途之內，相關法定圖則須在作出修改後（即直至草圖刊憲後），方可視為完全符合「關乎規劃的要求」；或 ii) 若城規會同意把「靈灰安置所」用途納入擬議地帶的第二欄用途之內，申請人仍須根據《城市規劃條例》第 16 條向城規會提交規劃許可申請。若城規會在有附帶條件下批給許可，申請人須在完全履行附帶的條件後，方可視為符合「關乎規劃的要求」。
3	

規劃署向私營骨灰安置所事務辦事處提出上述意見的日期：15/8/2018

**刪去不適用者*

Appendix 8b
Letter from PCAO dated 28.4.2020

食物環境衞生署
Food and Environmental Hygiene Department

私營骨灰安置所事務辦事處
Private Columbaria Affairs Office

Please address reply to Food and Environmental Hygiene Department and quote our reference

Our Ref.: (74) in FEHD PC 72-40/62/2018/033 Pt. 2

By Registered Post

28 April 2020

Pun Chun Yuen
21/F Euro Trade Centre,
13-14 Connaught Road Central, Hong Kong
The Lotus Association of Hong Kong
(Authorised Person: WONG Jan-yue, Regina)

Rec'd.
- 6 MAY 2020

Dear Ms. WONG,

Application for a Specified Instrument
Under the Private Columbaria Ordinance, Cap. 630 (PCO)
Pun Chun Yuen
G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

I refer to your application for Licence and Temporary Suspension of Liability (TSOL) submitted to the Private Columbaria Licensing Board (the Licensing Board) on 6 March 2018 in respect of the above private columbarium. The Private Columbaria Affairs Office (PCAO) has referred your application to relevant departments, which will assess the supporting documents and information under their purview, and give advice on whether your application meets the requirements within that purview. Details of the comment(s) given by Buildings Department (BD) and Fire Services Department (FSD) on the documents and information submitted by you are set out in **Annex 1**. FSD's comment on your letter dated 8 January 2020 is at **Annex 2**.

If you are required to give clarification and/or provide supplementary documents and information to BD and FSD, please send your response and supplementary documents and information to PCAO as soon as possible for referral to the relevant department(s) to facilitate follow-up actions on the above application. If you have questions on the comment(s) given by BD, please contact Mr. Patrick KWAN, Building Surveyor/Licensing 16 (Tel No.: 3842 3309); If you have questions on the comment(s) given by FSD, please contact Mr. TSUI Tat-chi, Station Officer (Private Columbaria Task Force) (Tel No.: 2302 5326).

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

It is entirely up to the applicant to carry out any follow-up work (such as works on alteration of the premises/installations) in response to the comment(s) given by the above department(s). The completion of particular follow-up work does not mean that the above specified instrument under application will be granted eventually. The comment(s) given by the relevant department(s) on whether the application meets the requirements under its/their purview will be submitted to the Licensing Board for consideration. In determining an application for a specified instrument, the Licensing Board must be satisfied that the application is supported by sufficient documents proving that it has met all the requirements specified in PCO and those requirements set out by the Licensing Board before the Licensing Board considers whether or not to grant the specified instrument under application. When the Licensing Board makes a decision, it must have regard to the public interest and may have regard to any other relevant considerations.

The above comment(s) given by the relevant department(s) on the application for Licence and TSOL in respect of the above private columbarium is/are by no means exhaustive. PCAO will notify the applicant as soon as possible whenever comment(s) from other relevant department(s) is/are received. Furthermore, during the processing of an application for a specified instrument, the relevant department(s) may revise its/their comment(s) and/or proposed requirement(s)/condition(s) according to new information available and/or the latest development.

If you have any questions, please contact the case manager Mr. SUNG Siu-wai, Michael by phone (Tel No.: 2350 7326) or by email (pc_app@fehd.gov.hk).

Yours sincerely,

(CHU Chun-hei, Andy)
for Director of Food and Environmental Hygiene

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

IMPORTANT NOTICE

Section 99 of the Private Columbaria Ordinance – Offence of providing false or misleading information

(1) A person commits an offence if the person –

(a) provides information that is false or misleading in a material particular in, or in connection with, an application the person makes under this Ordinance in respect of a columbarium; or

(b) furnishes the Director, an authorized officer or a public officer with information under this Ordinance knowing that it is false or misleading in a material particular.

(2) A person who commits an offence under subsection (1) is liable on conviction to a fine of $500,000 and to imprisonment for 2 years.

IMPORTANT REMINDER

(1) After 29 March 2018, a private columbarium cannot continue to operate if no application for a TSOL in respect of the columbarium is being processed or if it fails to obtain any specified instrument. If a person operates, keeps, manages or in any other way has control of a columbarium without a specified instrument, he commits an offence and is liable on summary conviction to a fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a fine of $5,000,000 and to imprisonment for 7 years.

(2) After the expiry of the grace period, if a columbarium continues operation without any specified instrument or ceases operation, the operator must dispose of the ashes kept in the columbarium according to the "prescribed ash disposal procedures" set out in Schedule 5 to the PCO. Non-compliance constitutes an offence and may lead to prosecution. The offender is liable on summary conviction to a maximum fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a maximum fine of $5,000,000 and to imprisonment for 7 years.

c.c. (if applicable)
Temporary Suspension of Liability application file: FEHD PC 72-40/64/2018/036

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

Buildings Department's Comments on
Application for Licence
in respect of a ~~Columbarium~~ / Pre-cut-off Columbarium*
under the Private Columbaria Ordinance (PCO) (Cap. 630)

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)*~~

Name of Columbarium: 半春園地藏殿及觀音殿
Name of Applicant: The Lotus Association of Hong Kong
Address of Columbarium: G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D.6)

Ref. (47), (55) in FEHD PC 72-40/62/2018/033 Pt.2 (Licence)

Regarding the captioned application (including the proposed plans submitted by the applicant in connection with the application), we have the following comments:

I. Is the columbarium subject to specified law enforcement action mentioned under section 17 of the PCO?

[Please tick one of the following boxes]

☑ The columbarium is **not** subject to any specified law enforcement action under the Buildings Ordinance as mentioned under section 17 of the PCO.

☐ The columbarium is subject to specified law enforcement action under the Buildings Ordinance as mentioned under section 17 of the PCO. The details are attached at **Appendix 3**.

II. Compliance with building-related requirements prescribed in Schedule 2 to the PCO for licence application:

[Please tick one of the following boxes.]

☐ The application complies with the building-related requirements under the PCO for the issue of licence.

☐ The application **basically** complies with the building-related requirements under the PCO for the issue of licence, except for the following item(s):

_____

_____

_____

[Where applicable, please tick one or more of the following boxes:]

☐ Those items which the applicant should be required to comply with **before the issue of licence** are set out at **Appendix 1** (re. Section IV) below.

☐ Those items for which condition(s) are recommended to be imposed to require the applicant to comply with **within a specified period since the issue of the licence** are set out at **Appendix 2** (re. Section V) below.

☐ The application does not comply with the building-related requirements under the PCO for the issue of the licence with the reasons provided below :

_____

_____

_____

☑ Further information is required to be provided by the applicant to facilitate our assessment of the application's compliance with building-related requirements under the PCO. The information required to be provided by the applicant is set out in **Appendix 1** (re. Section IV) below.

III. Comments on the proposed plans submitted by the applicant in connection with the licence application:

[In particular, please comment on the categorization of buildings / building structures in accordance with Schedule 2 to the PCO.]

[Please tick one of the following boxes]

☐ We have no comments on the captioned proposed plans for the licence application.

☑ We have the following comments on the captioned proposed plans for the licence application:

The applicant should submit revised plans to indicate the requirements as stated in Items 1 to 3 of Appendix 1 (re. Section IV below).

IV. Comments on the requirements to be included in the Letter of Requirements:

[Please tick one of the following boxes]

☐ We have no comments on the requirements to be included in the Letter of Requirements for the licence application.

☑ We recommend including the requirements set out at **Appendix 1** in the Letter of Requirements to be issued to the applicant.

~~*[Note: If any Dangerous Hillside Order (DHO) under section 27A(1) of the Buildings Ordinance has been issued and not yet complied with, BD may wish to consider if this should be included in Appendix 1 or Appendix 2.]*~~

V. Recommended conditions to be imposed on the licence to be granted (if approved):

If the Private Columbaria Licensing Board decides to approve the subject application,

[Please tick one of the following boxes]

☐ We recommend the conditions set out at **Appendix 2** to be imposed on the licence.

☐ We do not have any recommendation on the condition to be imposed on the licence.

☑ Our recommendation will be provided at a later stage after the applicant has reported compliance with the building-related requirements on the licence in the Letter of Requirements (re. **Appendix 1**).

VI. Litigation proceedings

[Please tick one of the following boxes]

☑ There are no litigation proceedings being made between this Department and the private columbarium under application or the applicant.

☐ There are litigation proceedings being made between this Department and the private columbarium under application or the applicant. The details are as follows:

_____

_____

_____

_____

VII. Any Other Comments

The above comments are only applicable to the building structures highlighted with legends within the site boundary shown in the submitted proposed plans (Drawing No. A-L-001 to A-L-004, Date: 27.12.2019).

Date of issuing the above comments by Buildings Department to PCAO: 30 April 2020

* *Delete where inapplicable.*

Appendix 1

Building-related Requirements Recommended by the Buildings Department For Inclusion in the Letter of Requirement under the Private Columbaria Ordinance (PCO) (Cap. 630)

Application for Licence
in respect of a ~~Columbarium~~ / Pre-cut-off Columbarium*

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)~~*

Name of Columbarium: 半春園地藏殿及觀音殿
Name of Applicant: The Lotus Association of Hong Kong
Address of Columbarium: G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po, New Territories (Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D.6)

Ref. (47), (55) in FEHD PC 72-40/62/2018/033 Pt.2 (Licence)

Item	Requirements to be Complied with by the Applicant
1	In accordance with relevant requirements in Annex 4[1] of the "Application Guidelines", the following documents shall be submitted for acceptance by Buildings Department: (i) The Joss Paper Burner adjoining to Ti Tsang Temple If the size of joss paper burner exceed $3m^3$ in volume or exceed 2m in height, the following structural justification should be submitted:- (a) Structural assessment to confirm their structural stability and structural integrity/ adequacy under normal and fire conditions; and (b) Structural appraisal to confirm they are in satisfactory structural conditions.

[1] Buildings Department's guidelines for the compliance with building related requirements for applying for a licence or an exemption under the Private Columbaria Ordinance (Cap. 630)

2.	Ti Tsang Temple The removal and reinstatement work of the subject columbarium, including the enclosure walls and exit doors, should have an FRR[2] of not less than 60 minutes. Thickness and materials of wall/door must be clearly marked on the floor plan.
3	Koon Yum Temple The proposed works of the subject columbarium, including blockage of the approved rear exit, additional door opening with exit doors and partition walls, as highlighted in the attached plan in Appendix 1, should have an FRR[2] of not less than 60 minutes. Thickness and materials of wall/door must be clearly marked on the floor plan.
4	The applicant should submit revised plans to indicate the compliance of requirements in Items 1 to 3 for BD's acceptance.

Notes:

(i) For items (2) and (3) above, the building works shall appoint an authorized person to submit plans to Buildings Department for approval and obtain consent from the department in accordance with section 14 of the Buildings Ordinance (BO), before such works can commerce unless such works are exempted in accordance with section 41(3) of the BO or such works are carried out as minor works under simplified procedures of the minor work control system.

(ii) Copy of relevant minor work certification documents, completion records and photo shall be submitted.

Date of issuing the above comments by Buildings Department to PCAO: 10 April 2020

* *Delete where inapplicable.*

[2]Duly completed Appendix A to the PNAP APP-13 with supporting test/assessment reports should be submitted for acceptance of Buildings Department. Such reports are not required for submission if Central Data Bank in PNAP ADM-20 is applicable.

Buildings Department's Comments on
Application for Temporary Suspension of Liability
in respect of a Pre-cut-off Columbarium
under the Private Columbaria Ordinance (PCO) (Cap. 630)

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)*~~

Name of Columbarium: 半春園地藏殿及觀音殿
Name of Applicant: The Lotus Association of Hong Kong
Address of Columbarium: G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D.6)

Ref. (50),(56) in FEHD PC 72-40/64/2018/036 (TSOL)

Regarding the captioned application (including the proposed plans submitted by the applicant in connection with the application), we have the following comments:

I. Is the columbarium subject to specified law enforcement action mentioned under section 17 of the PCO?

[Please tick one of the following boxes]

☑ The columbarium is **not** subject to any specified law enforcement action under the Buildings Ordinance as mentioned under section 17 of the PCO.

☐ The columbarium is subject to specified law enforcement action under the Buildings Ordinance as mentioned under section 17 of the PCO. The details are attached at **Appendix 3**.

II. Compliance with the requirement in Section 21(3) of the PCO for temporary suspension of liability application:

[Please tick one of the following boxes.]

☑ The application complies with the requirement that the columbarium has been certified, by a qualified professional, as not posing any obvious or imminent danger in terms of building safety and fire safety.

☐ The application does not comply with the requirement that the columbarium has been certified, by a qualified professional, as not posing any obvious or imminent danger in terms of building safety and fire safety.

☐ Further information is required to be provided by the applicant to facilitate our assessment of the application's compliance with S.21(3) of the PCO. The information required to be provided by the applicant is set out in **Appendix 1** (re. Section V) below.

III. Comments on the proposed plans submitted by the applicant in connection with the temporary suspension of liability application:

[In particular, please comment on the categorization of buildings / building structures in accordance with Schedule 2 to the PCO.]

[Please tick one of the following boxes]

☐ We have no comments on the captioned proposed plans for the temporary suspension of liability application.

☑ We have the following comments on the captioned proposed plans for the temporary suspension of liability application:
The applicant should submit revised plans to indicate the requirements as stated in Items 1 to 2 of Appendix 1.

IV. Comments on the action plan(s) for complying with licence and/or exemption application requirements submitted by the applicant in connection with a temporary suspension of liability application (if applicable):

[Please tick the following boxes]

☑ We have no ~~/ the following*~~ comments on the applicant's action plan for complying with the application requirements for licence:

_____

_____

☐ We have no / the following* comments on the applicant's action plan for complying with application requirements for exemption:

_____

_____

V. Comments on the requirements to be included in the Letter of Requirements:

[Please tick one of the following boxes]

☐ We have no comments on the requirements to be included in the Letter of Requirements for the temporary suspension of liability application.

☑ We recommend including the requirements set out at **Appendix 1** in the Letter of Requirements to be issued to the applicant.

~~*[Note: If any Dangerous Hillside Order (DHO) under section 27A(1) of the Buildings Ordinance has been issued and not yet complied with, BD may wish to consider if this should be included in Appendix 1 or Appendix 2.]*~~

VI. ecommended conditions to be imposed on the temporary suspension of liability to be granted (if approved):

If the Private Columbaria Licensing Board decides to approve the subject application,

[Please tick one of the following boxes]

☑ We recommend the conditions set out at **Appendix 2** to be imposed on the temporary suspension of liability.

☐ We do not have any recommendation on the condition to be imposed on the temporary suspension of liability.

☐ Our recommendation will be provided at a later stage after the applicant has reported compliance with the building-related requirements on the temporary suspension of liability in the Letter of Requirements (re. **Appendix 1**).

VII. Litigation proceedings

[Please tick one of the following boxes]

☑ There are no litigation proceedings being made between this Department and the private columbarium under application or the applicant.

☐ There are litigation proceedings being made between this Department and the private columbarium under application or the applicant. The details are as follows:

VIII. Any Other Comments

The above comments are only applicable to the building structures highlighted with legends within the site boundary shown in the submitted proposed plans (Drawing No. A-L-001 to A-L-004, Date: 27.12.2019).

Date of issuing the above comments by Buildings Department to PCAO: 20 April 2020

* *Delete where inapplicable.*

Appendix 1

Building-related Requirements
Recommended by the Buildings Department
To be Imposed on Specified Instrument if approved by
The Private Columbaria Licensing Board
under the Private Columbaria Ordinance (PCO) (Cap. 630)

Application for Temporary Suspension of Liability
in respect of a Pre-cut-off Columbarium

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)*~~

Name of Columbarium: 半春園地藏殿及觀音殿
Name of Applicant: The Lotus Association of Hong Kong
Address of Columbarium: G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po, New Territories (Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D.6)

Ref. (50),(56) in FEHD PC 72-40/64/2018/036 (TSOL)

Item	Requirements to be Complied with by the Applicant
1	Ti Tsang Temple The removal and reinstatement work of the subject columbarium, including the enclosure walls and exit doors, should have an FRR of not less than 60 minutes. Thickness and materials of wall/door must be clearly marked on the floor plan.
2.	Koon Yum Temple The proposed works of the subject columbarium, including blockage of the approved rear exit, additional door opening with exit doors and partition walls, as highlighted in the attached plan in Appendix 1, should have an FRR of not less than 60 minutes. Thickness and materials of wall/door must be clearly marked on the floor plan.
3	The applicant should submit revised plans to indicate the compliance of requirements in Items 1 to 2 for BD's acceptance.

Date of issuing the above comments by Buildings Department to PCAO: 20 April 2020

* *Delete where inapplicable.*

BD Ref: (20) in BD 15/9166/69 (TSOL)

Appendix 2

Building-related Conditions
Recommended by the Buildings Department
To be Imposed on Specified Instrument if approved by
The Private Columbaria Licensing Board
under the Private Columbaria Ordinance (PCO) (Cap. 630)

Application for Temporary Suspension of Liability
in respect of a Pre-cut-off Columbarium

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)*~~

Name of Columbarium: 半春園地藏殿及觀音殿
Name of Applicant: The Lotus Association of Hong Kong
Address of Columbarium: G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po, New Territories (Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D.6)

Ref. (50),(56) in FEHD PC 72-40/64/2018/036 (TSOL)

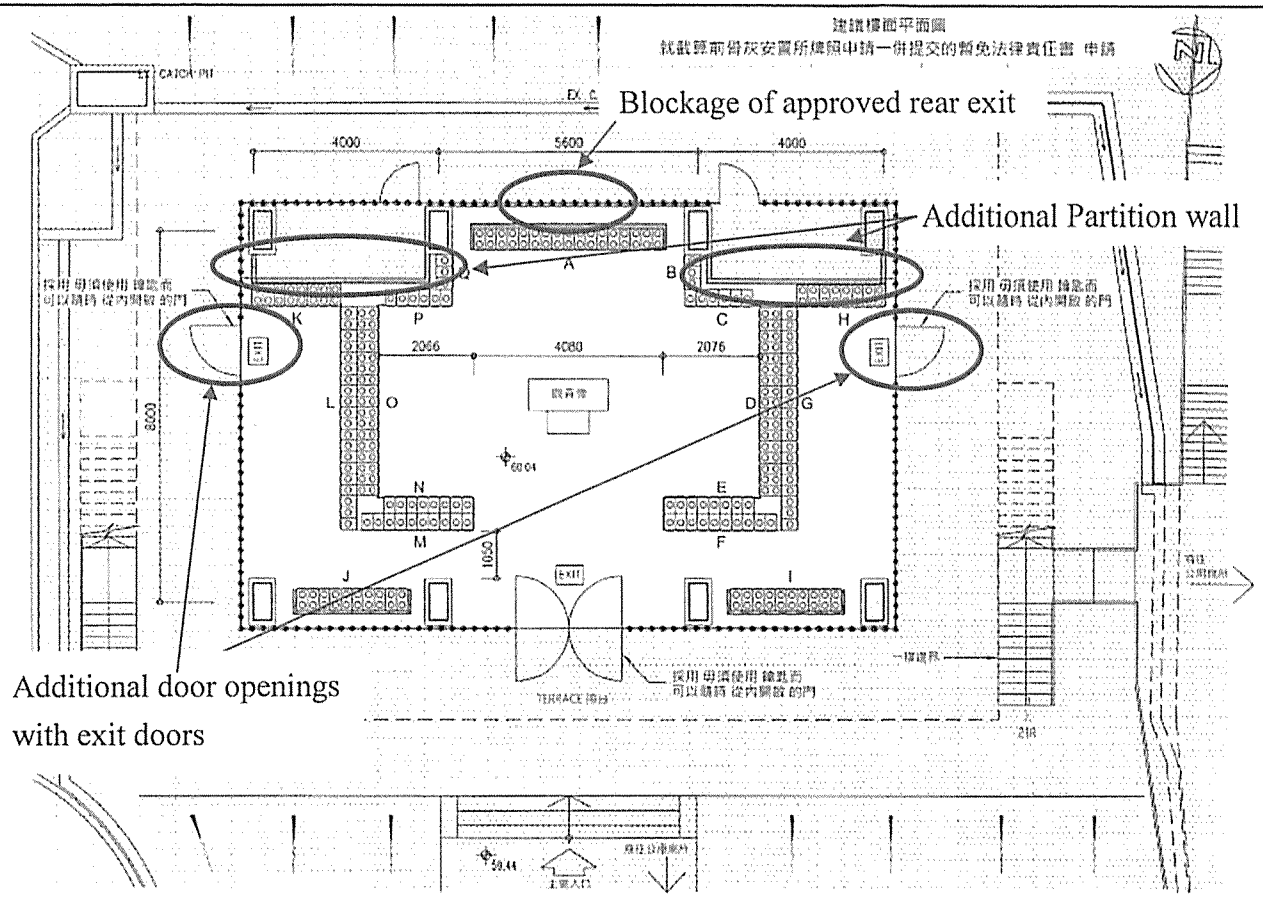
Item	Conditions Recommended to be imposed
1	The applicant is required to demonstrate the effective management measures to ensure that the enclosed ground floor extension areas at the southern-east side and the back terrace of the subject columbarium (i.e. Ti Tsang Temple) is restricted the access for maintenance and the works associated with the discontinuation of use as columbarium and removal of unauthorised building works by management personnel only.

Date of issuing the above comments by Buildings Department to PCAO: 20 April 2020

* *Delete where inapplicable.*

BD Ref: (20) in BD 15/9166/69 (TSOL)

建議樓面平面圖
就截算前骨灰安置所牌照申請一併提交的豁免法律責任書 申請



半春園 觀音殿 地下樓面平面圖
(圖則編號 C-004)
(1:100)

(此為兩層高構築物，但構築物一樓並非本申請範圍，亦非用作骨灰安置所用途。)

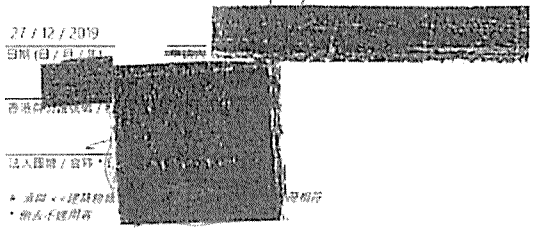
骨灰龕位數目 (單/雙位)
Provision of Niches (Single / Double Units)

區 Block	直行 Columns	橫行 Rows	龕位數目 Nos	龕位編號	骨灰 (單Single / 雙Double)
A	17	7	119	1-119	雙 Double
B	3	7	21	120-140	單 Single
C	6	7	42	141-182	單 Single
D	17	7	119	183-301	雙 Double
E	8	7	56	302-357	單 Single
F	10	7	70	358-427	單 Single
G	20	7	140	428-567	單 Single
H	8	7	56	568-623	雙 Double
I	10	7	70	624-693	雙 Double
J	10	7	70	694-763	雙 Double
K	8	7	56	764-819	雙 Double
L	20	7	140	820-959	單 Single
M	10	7	70	960-1029	單 Single
N	8	7	56	1030-1085	單 Single
O	17	7	119	1086-1204	雙 Double
P	6	7	42	1205-1246	單 Single
Q	3	7	21	1247-1267	單 Single
		總數 Total	1267		

圖例 LEGEND :

	NON-LICENCE AREA 非牌照申請範圍
D	龕位 (安放骨灰份數：單 1)
DD	龕位 (安放骨灰份數：雙 2)

骨灰安置所名稱： 半春園
地址： 新界大埔鍋山石蓮路 17 號 香海蓮社半春園 地藏殿 地下 及 觀音殿 地下
(丈量約份第6約地段第1119A分段(部份)及1260A分段(部份)



27 / 12 / 2019
日期 (日 / 月 / 年)

27 / 12 / 2019
日期 (日 / 月 / 年)

CHAN Ka Man Carmen
認可人士 / 註冊結構工程師 / 註冊岩土工程師姓名 / 名稱及姓名
(認可人士/註冊結構工程師指就第 <<建築物條例>> (第123章) 第3條而言的人士)

註冊編號# AP (A) 101/89

註冊有效期屆滿日期# 31 - 12 - 2020

半 春 園
Pun Chun Yuen

圖則名稱
建議樓面平面圖

SCALE : A1 1:100 & A3	DRAWN DATE : AUG 2019
DRAWN BY : SS	CHECKED BY :
DRAWING NO. C-004	REV. NO. B
JOB NO. 2017-074	

Fire Services Department's Comments on
Application for Licence
in respect of a ~~Columbarium~~ / Pre-cut-off Columbarium*
under the Private Columbaria Ordinance (PCO) (Cap. 630)

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)~~*

Name of Columbarium: 半春園地藏殿及觀音殿
Name of Applicant: THE LOTUS ASSOCIATION OF HONG KONG
Address of Columbarium: (G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po(Lot 1119 R.P. (Portion) and Lot 1260 R.P. (Portion) in D.D.6))

Ref.: (43) & (49) in FEHD PC 72-40/62/2018/033 Pt. 2 (Licence)

Regarding the captioned application (including the proposed plans submitted by the applicant in connection with the application), we have the following comments:

I. Compliance with fire safety requirements for private columbaria:

[Please tick one of the following boxes]

(i) If the applicant has not yet reported compliance on fire safety requirements:

☑ The applicant has to comply with the fire safety requirements set out at Appendix 1 (re. Section IV below)

(ii) If the applicant has reported compliance with the fire safety requirements:

☐ The applicant has fully complied with the fire safety requirements.

☑ The applicant has not fully complied with the fire safety requirements, the reasons as stated below:
The applicant has not complied with the Fire Safety Requirements for Private Columbaria (PCL/101), item 3.2, 6.2 & 7.1.

☐ Further information is required to be provided by the applicant in order to inform the FSD that the applicant has fully complied with the fire safety requirements issued. The required information is included in Appendix 1 (re. Section IV below).

II. Comments on the proposed plans submitted by the applicant in connection with the application:

[Please tick one of the following boxes]

☑ We have no comments on the captioned proposed plans for the licence application.

☐ We have the following comments on the captioned proposed plans for the licence application:

_____
_____
_____
_____
_____

III. Comments on the management plan submitted by the applicant in connection with the licence application:

[Please tick one of the following boxes]

☑ We have no comments on the captioned management plan.

☐ We have the following comments on the captioned management plan:

_____
_____
_____

IV. Comments on the requirements to be included in the Letter of Requirements:

[Please tick one of the following boxes]

☐ We have no comments on the requirements to be included in the Letter of Requirements for the licence application.

☑ We recommend including the requirements set out at Appendix 1 in the Letter of Requirements to be issued to the applicant.

V. Recommended conditions to be imposed on the licence to be granted (if approved):

If the Private Columbaria Licensing Board decides to approve the subject application, [Please tick one of the following boxes]

☐ We recommend the conditions set out at Appendix 2 to be imposed on the licence.

☑ We do not have any recommendation on the condition to be imposed on the licence.

☐ Our recommendation will be provided at a later stage after the applicant has reported compliance with the fire safety requirements on the licence in the Letter of Requirements (re. Appendix 1).

VI. Litigation proceedings

[Please tick one of the following boxes]

☑ There is no prosecution being made by this Department against the private columbarium under application or the applicant in respect of the contravention of Fire Services Ordinance and/or its related Regulations.

☐ There is/are prosecution(s) being made by this Department against the private columbarium under application or the applicant in respect of the contravention of Fire Services Ordinance and/or its related Regulations. The details are as follows:

_____

_____

_____

VII. Any Other Comments

NIL

Date of Issuing the above comments by Fire Services Department to PCAO: 22.4.2020

File no. (29) in FP PCTF 57/3040 dated 22.4.2020

* *Delete where inapplicable.*

Annex 2

Pun Chun Yuen
G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)
Application for New Issue of Licence and TSOL
in respect of a Pre-cut-off Columbarium

Refer to your application for a Licence and TSOL, FSD have some comments.

牌照

2. Please be informed that no comment is offered for the copy of letter dated 8.1.2020 from the applicant.

暫免法律責任書

2. Please be informed that no comment is offered for the copy of letter dated 8.1.2020 from the applicant.

If you have questions on the comment(s) given by FSD, please contact Mr. TSUI Tat-chi, Station Officer (Private Columbaria Task Force) (Tel No.: 2302 5326).

Appendix 8c
Letter from PCAO dated 29.9.2020

食物環境衞生署
Food and Environmental Hygiene Department

私營骨灰安置所事務辦事處
Private Columbaria Affairs Office

Please address reply to Food and Environmental Hygiene Department and quote our reference

Our Ref.: (18) in FEHD PC 72-40/62/2018/033 Pt. 3

By Registered Post

29 September 2020

Pun Chun Yuen
21/F Euro Trade Centre,
13-14 Connaught Road Central, Hong Kong
The Lotus Association of Hong Kong
(Authorised Person: WONG Jan-yue, Regina)

Dear Ms. WONG,

- 9 OCT 2020

Application for a Specified Instrument
Under the Private Columbaria Ordinance, Cap. 630 (PCO)
Pun Chun Yuen
G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

I refer to your application for Licence and Temporary Suspension of Liability (TSOL) submitted to the Private Columbaria Licensing Board (the Licensing Board) on 6 March 2018 in respect of the above private columbarium. The Private Columbaria Affairs Office (PCAO) has referred your application to District Lands Office, Tai Po (DLO/TP) for its advice on whether your application meets the requirements from land administration perspective. Details of DLO/TP's comment are set out in **Annex 1**. Regarding the Points to Note on the duration of the right to use the premises and the validity period of the permission for ash interment for applicants for a licence/an exemption in respect of a "pre-cut-off columbarium", please refer to **Annex 2**.

Please note that DLO/TP's previous reply dated 28 April 2020 as quoted in this round of its comment has been conveyed to you vide our letter dated 12 May 2020.

If you are required to give clarification and/or provide supplementary documents and information to DLO/TP, please send your response and supplementary documents and information to PCAO as soon as possible for referral to the relevant department(s) to facilitate follow-up actions on the above application. If you have questions on the comment(s) given by DLO/TP, please contact Mr. Dickson LEUNG, Land Executive/Disposal/Special Duties (DLO/TP) (Tel No.: 2654 1221).

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

If you have any other questions, please contact the Case Manager Mr. SUNG Siu-wai, Michael by phone (Tel No.: 2350 7326) or by email (pc_app@fehd.gov.hk).

Yours sincerely,

(CHU Chun-hei, Andy)
for Director of Food and Environmental Hygiene

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

IMPORTANT NOTICE

Section 99 of the Private Columbaria Ordinance – Offence of providing false or misleading information

(1) A person commits an offence if the person –

(a) provides information that is false or misleading in a material particular in, or in connection with, an application the person makes under this Ordinance in respect of a columbarium; or

(b) furnishes the Director, an authorized officer or a public officer with information under this Ordinance knowing that it is false or misleading in a material particular.

(2) A person who commits an offence under subsection (1) is liable on conviction to a fine of $500,000 and to imprisonment for 2 years.

IMPORTANT REMINDER

(1) After 29 March 2018, a private columbarium cannot continue to operate if no application for a TSOL in respect of the columbarium is being processed or if it fails to obtain any specified instrument. If a person operates, keeps, manages or in any other way has control of a columbarium without a specified instrument, he commits an offence and is liable on summary conviction to a fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a fine of $5,000,000 and to imprisonment for 7 years.

(2) After the expiry of the grace period, if a columbarium continues operation without any specified instrument or ceases operation, the operator must dispose of the ashes kept in the columbarium according to the "prescribed ash disposal procedures" set out in Schedule 5 to the PCO. Non-compliance constitutes an offence and may lead to prosecution. The offender is liable on summary conviction to a maximum fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a maximum fine of $5,000,000 and to imprisonment for 7 years.

c.c. (if applicable)
Temporary Suspension of Liability application file: FEHD PC 72-40/64/2018/036

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

Annex 1

Pun Chun Yuen
G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

Application for New Issue of Licence and TSOL in respect of a Pre-cut-off Columbarium

Refer to your application for a Licence and TSOL, LandsD have some comments.

(a) It was noted that the application boundary in respect of TSOL/Licence of the subject site has been revised. The applicant claimed there was no unauthorized occupation of Government Land, therefore it was not necessary to apply for a regularization of unleased land. The Government will consider taking enforcement actions for any unauthorized occupation of Government Land.

We have no further comments at this stage and please refer to our previous reply dated 28.4.2020, if necessary.

(b) The previous LandsD's reply dated 28.4.2020 still remains valid.

(c) It is noted that the application boundary might be subject to change, in favour of the specified instrument(s) applicant. Subject to the application boundary being submitted, land enforcement actions will be considered to be taken in case of any unauthorized occupation of Government Land.

If you have questions on the comment(s) given by DLO/TP, please contact Mr. Dickson LEUNG, Land Executive/Disposal/Special Duties (DLO/TP) (Tel: 2654 1221).

Annex 2

Points to Note on
the Duration of the Right to Use the Premises and
the Validity Period of the Permission for Ash Interment
for Applicants for a Licence/an Exemption in respect of a "Pre-cut-off Columbarium"

The applicants for a licence/an exemption are advised to take note of the following matters concerning **the duration of the right to use the premises and the validity period of the permission to store ashes under the Private Columbaria Ordinance (Cap. 630) (the Ordinance)**:

Serial No.	Applicable Types of Applications	Relevant Provisions of the Ordinance	Gist of the Provisions
(1)	Application for a Licence	Section 19(3)	If the premises of a "pre-cut-off columbarium" are not held by the applicant directly from the Government under a lease, the applicant **shall prove** to the satisfaction of the Private Columbaria Licensing Board (PCLB) that **he/she has the right to continue to use the columbarium premises for at least 5 years beginning from the date on which the licence/exemption, if issued, is to take effect.** If the application for a licence/an exemption meets all the other requirements stipulated in the Ordinance and the requirements specified by the PCLB, the PCLB may decide not to refuse the application solely because the applicant fails to prove that he/she directly holds the premises under application from the Government under a lease.
	Application for an Exemption	Section 20(1)(h)(ii)	
(2)	Application for a Licence	Section 18(1)(a)(i) and Section 1 of Schedule 2	The operation of the **premises** of the "pre-cut-off columbarium" **under application** does not involve unlawful occupation of unleased land, and the requirements in respect of the "pre-cut-off columbarium" under the **lease, short term tenancy or other instrument**, under which the columbarium premises are held directly from the Government, are **compiled with**.
	Application for an Exemption	Section 20(1)(f) and Section 1 of Schedule 2	

If the land instrument[1] in respect of the premises of the "pre-cut-off columbarium" **does not comply with** the above provisions, or if a "pre-cut-off columbarium" is **occupying unleased land**, the holder of the land instrument or the applicant for a licence/an exemption [where the applicant is not the holder of the land instrument, he/she should obtain the authorisation of the holder of the land instrument] should take action (such as submitting an application for regularisation to the relevant District Lands Office of the Lands Department) and obtain the necessary approval, in order to meet the requirements for an application for a licence/an exemption. If the license / exemption applicant is not the holder of the land instrument, and if the action plan (with timetable) submitted for the related temporary suspension of liability for complying with the application requirements for the licence / exemption includes the action on submission of regularization application to the Lands Department The applicant of licence / exemption applicant must submit to the PCLB a document signed by the owner of the premises under application (i.e. the holder of land instrument holder) to confirm when a regularization application will be submitted to the Lands Department.

Please note that if the land instrument in respect of the premises under application for a licence/an exemption permits ash interment by a short term waiver/temporary waiver/ short term tenancy and the remaining fixed term of that short term waiver/temporary waiver/ short term tenancy as counting from the effective date on which the licence/exemption, if issued, is **shorter than the period** mentioned in (1) above, and/or the number of sets of ashes/the number of niches (if applicable) permitted by the land instrument is **less than the number(s) to be approved under the licence/exemption**, the application for a licence/an exemption **does not comply with** the requirements in the above provisions of the Ordinance.

Arrangements for applications for waiving the regularisation fees (Applicable to Licence Applications)

Regarding the arrangement for applications for waiving the regularisation fees in connection with compliance with the land-related requirements in respect of a "pre-cut-off columbarium" applying for a licence, please refer to Chapter 17 of Application Guide for Private Columbarium Licence and Other Specified Instruments promulgated by the PCLB. The Chapter was published in January 2018. Applicants applying for a licence in respect of "pre-cut-off columbaria" were informed of the arrangements in writing at that time.

Please note that the arrangement on waiving regularisation fees is only applicable to applications for land regularization by way of short term waivers/temporary waivers and/or short term tenancies.

Relevance Between the Term of the Interment Rights Sold and the Validity Period of Land Instruments

---

[1] "Land instrument" refers to the lease/short term tenancy/other instrument under which the premises are held directly from the Government.

Under section 49(2)(a) and (b) of the Ordinance, the agreement for sale of an interment right is not enforceable against the purchaser if the seller purports to sell an interment right that the seller is not entitled to sell—

> "*(a) where the columbarium premises are held directly from the Government under a lease—by selling an interment right in respect of the premises for a term that extends beyond the term of the lease;*
>
> *(b) where the columbarium premises are occupied under a short term tenancy granted by the Government—by selling an interment right in respect of the premises otherwise than for payment payable on the same periodic basis as that for the payment of rent for the short term tenancy;*".

Moreover, section 50 of the Ordinance provides that a purchaser under an agreement for sale of an interment right that is not enforceable under section 49(2) may cancel the agreement at any time after it is entered into by giving the seller a written notice of cancellation. According to Chapter 19 of Application Guide for Private Columbarium Licence and Other Specified Instruments promulgated by the PCLB, if a licence application is granted, the PCLB generally will impose the following condition in the circumstances stated below:

> "18 *(d) If the columbarium premises or part of the columbarium premises are occupied under a short term tenancy granted by the Government and/ or the ash interment is permitted by a short term waiver/temporary waiver granted by the Government, the term of the interment rights sold must not extend beyond the fixed remaining term of that tenancy or waiver. Also, the method of charging payment payable for the interment right must be the same as that of the tenancy or waiver, i.e. for a short term tenancy, the payment payable for the interment right must be on the same periodic basis as that for the payment of rent for that tenancy, and for a short term waiver/temporary waiver, the payment payable for the interment right must be on the same periodic basis as that for the payment of waiver fee for that waiver.*"

Private Columbaria Licensing Board

食物環境衞生署
Food and Environmental Hygiene Department

私營骨灰安置所事務辦事處
Private Columbaria Affairs Office

Please address reply to Food and Environmental Hygiene Department and quote our reference

Our Ref.: (28) in FEHD PC 72-40/63/2018/010 Pt. 3

By Registered Post

29 September 2020

Pun Chun Yuen
21/F Euro Trade Centre,
13-14 Connaught Road Central, Hong Kong
The Lotus Association of Hong Kong
(Authorised Person: WONG Jan-yue, Regina)

Dear Ms. WONG,

- 9 OCT 2020

Application for a Specified Instrument
Under the Private Columbaria Ordinance, Cap. 630 (PCO)
Pun Chun Yuen
G/F of 思親堂, The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A. (Portion) and Lot 1260 S.A. (Portion) in D.D.6)

I refer to your application for Exemption and Temporary Suspension of Liability (TSOL) submitted to the Private Columbaria Licensing Board (the Licensing Board) on 6 March 2018 in respect of the above private columbarium. The Private Columbaria Affairs Office (PCAO) has referred your application to District Lands Office, Tai Po (DLO/TP) for its advice on whether your application meets the requirements from land administration perspective. Details of DLO/TP's comment are set out in **Annex 1**. Regarding the Points to Note on the duration of the right to use the premises and the validity period of the permission for ash interment for applicants for a licence/an exemption in respect of a "pre-cut-off columbarium", please refer to **Annex 2**.

Please note that DLO/TP's previous reply dated 28 April 2020 as quoted in this round of its comment has been conveyed to you vide our letter dated 12 May 2020.

If you are required to give clarification and/or provide supplementary documents and information to DLO/TP, please send your response and supplementary documents and information to PCAO as soon as possible for referral to the relevant department(s) to facilitate follow-up actions on the above application. If you have questions on the comment(s) given by DLO/TP, please contact Mr. Dickson LEUNG, Land Executive/Disposal/Special Duties (DLO/TP) (Tel No.: 2654 1221).

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

If you have any other questions, please contact the Case Manager Mr. SUNG Siu-wai, Michael by phone (Tel No.: 2350 7326) or by email (pc_app@fehd.gov.hk).

Yours sincerely,

(CHU Chun-hei, Andy)
for Director of Food and Environmental Hygiene

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

IMPORTANT NOTICE

Section 99 of the Private Columbaria Ordinance – Offence of providing false or misleading information

(1) A person commits an offence if the person –

(a) provides information that is false or misleading in a material particular in, or in connection with, an application the person makes under this Ordinance in respect of a columbarium; or

(b) furnishes the Director, an authorized officer or a public officer with information under this Ordinance knowing that it is false or misleading in a material particular.

(2) A person who commits an offence under subsection (1) is liable on conviction to a fine of $500,000 and to imprisonment for 2 years.

IMPORTANT REMINDER

(1) After 29 March 2018, a private columbarium cannot continue to operate if no application for a TSOL in respect of the columbarium is being processed or if it fails to obtain any specified instrument. If a person operates, keeps, manages or in any other way has control of a columbarium without a specified instrument, he commits an offence and is liable on summary conviction to a fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a fine of $5,000,000 and to imprisonment for 7 years.

(2) After the expiry of the grace period, if a columbarium continues operation without any specified instrument or ceases operation, the operator must dispose of the ashes kept in the columbarium according to the "prescribed ash disposal procedures" set out in Schedule 5 to the PCO. Non-compliance constitutes an offence and may lead to prosecution. The offender is liable on summary conviction to a maximum fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a maximum fine of $5,000,000 and to imprisonment for 7 years.

c.c. (if applicable)
Temporary Suspension of Liability application file: FEHD PC 72-40/64/2018/035

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Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

Annex 1

Pun Chun Yuen
G/F of 思親堂, The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6
Application for New Issue of Exemption and TSOL
in respect of a Pre-cut-off Columbarium

Refer to your application for a Exemption and TSOL, LandsD have some comments.

(a) It was noted that the application boundary in respect of TSOL/Exemption of the subject site has been revised. The applicant claimed there was no unauthorized occupation of Government Land, therefore it was not necessary to apply for a regularization of unleased land. The Government will consider taking enforcement actions for any unauthorized occupation of Government Land.
We have no further comments at this stage and please refer to our previous reply dated 28.4.2020, if necessary.

(b) The previous LandsD's reply dated 28.4.2020 still remains valid.

(c) It is noted that the application boundary might be subject to change, in favour of the specified instrument(s) applicant. Subject to the application boundary being submitted, land enforcement actions will be considered to be taken in case of any unauthorized occupation of Government Land.

If you have questions on the comment(s) given by DLO/TP, please contact Mr. Dickson LEUNG, Land Executive/Disposal/Special Duties (DLO/TP) (Tel No.: 2654 1221).

Annex 2

Points to Note on
the Duration of the Right to Use the Premises and
the Validity Period of the Permission for Ash Interment
for Applicants for a Licence/an Exemption in respect of a "Pre-cut-off Columbarium"

The applicants for a licence/an exemption are advised to take note of the following matters concerning **the duration of the right to use the premises and the validity period of the permission to store ashes under the Private Columbaria Ordinance (Cap. 630) (the Ordinance)**:

<table>
<tr><th>Serial No.</th><th>Applicable Types of Applications</th><th>Relevant Provisions of the Ordinance</th><th>Gist of the Provisions</th></tr>
<tr><td rowspan="2">(1)</td><td>Application for a Licence</td><td>Section 19(3)</td><td rowspan="2">If the premises of a "pre-cut-off columbarium" are not held by the applicant directly from the Government under a lease, the applicant shall prove to the satisfaction of the Private Columbaria Licensing Board (PCLB) that he/she has the right to continue to use the columbarium premises for at least 5 years beginning from the date on which the licence/exemption, if issued, is to take effect.

If the application for a licence/an exemption meets all the other requirements stipulated in the Ordinance and the requirements specified by the PCLB, the PCLB may decide not to refuse the application solely because the applicant fails to prove that he/she directly holds the premises under application from the Government under a lease.</td></tr>
<tr><td>Application for an Exemption</td><td>Section 20(1)(h)(ii)</td></tr>
<tr><td rowspan="2">(2)</td><td>Application for a Licence</td><td>Section 18(1)(a)(i) and Section 1 of Schedule 2</td><td rowspan="2">The operation of the premises of the "pre-cut-off columbarium" under application does not involve unlawful occupation of unleased land, and the requirements in respect of the "pre-cut-off columbarium" under the lease, short term tenancy or other instrument, under which the columbarium premises are held directly from the Government, are compiled with.</td></tr>
<tr><td>Application for an Exemption</td><td>Section 20(1)(f) and Section 1 of Schedule 2</td></tr>
</table>

If the land instrument[1] in respect of the premises of the "pre-cut-off columbarium" **does not comply with** the above provisions, or if a "pre-cut-off columbarium" is **occupying unleased land**, the holder of the land instrument or the applicant for a licence/an exemption [where the applicant is not the holder of the land instrument, he/she should obtain the authorisation of the holder of the land instrument] should take action (such as submitting an application for regularisation to the relevant District Lands Office of the Lands Department) and obtain the necessary approval, in order to meet the requirements for an application for a licence/an exemption. If the license / exemption applicant is not the holder of the land instrument, and if the action plan (with timetable) submitted for the related temporary suspension of liability for complying with the application requirements for the licence / exemption includes the action on submission of regularization application to the Lands Department The applicant of licence / exemption applicant must submit to the PCLB a document signed by the owner of the premises under application (i.e. the holder of land instrument holder) to confirm when a regularization application will be submitted to the Lands Department.

Please note that if the land instrument in respect of the premises under application for a licence/an exemption permits ash interment by a short term waiver/temporary waiver/ short term tenancy and the remaining fixed term of that short term waiver/temporary waiver/ short term tenancy as counting from the effective date on which the licence/exemption, if issued, is **shorter than the period** mentioned in (1) above, and/or the number of sets of ashes/the number of niches (if applicable) permitted by the land instrument is **less than the number(s) to be approved under the licence/exemption**, the application for a licence/an exemption **does not comply with** the requirements in the above provisions of the Ordinance.

Arrangements for applications for waiving the regularisation fees (Applicable to Licence Applications)

Regarding the arrangement for applications for waiving the regularisation fees in connection with compliance with the land-related requirements in respect of a "pre-cut-off columbarium" applying for a licence, please refer to Chapter 17 of Application Guide for Private Columbarium Licence and Other Specified Instruments promulgated by the PCLB. The Chapter was published in January 2018. Applicants applying for a licence in respect of "pre-cut-off columbaria" were informed of the arrangements in writing at that time.

Please note that the arrangement on waiving regularisation fees is only applicable to applications for land regularization by way of short term waivers/temporary waivers and/or short term tenancies.

Relevance Between the Term of the Interment Rights Sold and the Validity Period of Land Instruments

---

[1] "Land instrument" refers to the lease/short term tenancy/other instrument under which the premises are held directly from the Government.

Under section 49(2)(a) and (b) of the Ordinance, the agreement for sale of an interment right is not enforceable against the purchaser if the seller purports to sell an interment right that the seller is not entitled to sell—

> "*(a) where the columbarium premises are held directly from the Government under a lease—by selling an interment right in respect of the premises for a term that extends beyond the term of the lease;*
>
> *(b) where the columbarium premises are occupied under a short term tenancy granted by the Government—by selling an interment right in respect of the premises otherwise than for payment payable on the same periodic basis as that for the payment of rent for the short term tenancy;*".

Moreover, section 50 of the Ordinance provides that a purchaser under an agreement for sale of an interment right that is not enforceable under section 49(2) may cancel the agreement at any time after it is entered into by giving the seller a written notice of cancellation. According to Chapter 19 of Application Guide for Private Columbarium Licence and Other Specified Instruments promulgated by the PCLB, if a licence application is granted, the PCLB generally will impose the following condition in the circumstances stated below:

> "18 *(d) If the columbarium premises or part of the columbarium premises are occupied under a short term tenancy granted by the Government and/ or the ash interment is permitted by a short term waiver/temporary waiver granted by the Government, the term of the interment rights sold must not extend beyond the fixed remaining term of that tenancy or waiver. Also, the method of charging payment payable for the interment right must be the same as that of the tenancy or waiver, i.e. for a short term tenancy, the payment payable for the interment right must be on the same periodic basis as that for the payment of rent for that tenancy, and for a short term waiver/temporary waiver, the payment payable for the interment right must be on the same periodic basis as that for the payment of waiver fee for that waiver.*"

Private Columbaria Licensing Board

Appendix 8d
Letter from PCAO dated 18.3.2020

食物環境衞生署
Food and Environmental Hygiene Department

私營骨灰安置所事務辦事處
Private Columbaria Affairs Office

Please address reply to Food and Environmental Hygiene Department and quote our reference
Our Ref.: (64) in FEHD PC 72-40/62/2018/033 Pt. 2

By Registered Post
18 March 2020

Pun Chun Yuen
21/F Euro Trade Centre,
13-14 Connaught Road Central, Hong Kong
The Lotus Association of Hong Kong
(Authorised Person: WONG Jan-yue, Regina)

Dear Ms. WONG,

Rec'd
24 MAR 2020

Application for a Specified Instrument
Under the Private Columbaria Ordinance, Cap. 630 (PCO)
Pun Chun Yuen
G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

I refer to your application for Licence and Temporary Suspension of Liability (TSOL) submitted to the Private Columbaria Licensing Board (the Licensing Board) on 6 March 2018 in respect of the above private columbarium. The Private Columbaria Affairs Office (PCAO) has referred your application to Environmental Protection Department (EPD) and Transport Department (TD) for its advice on whether your application meets the requirements from environmental as well as transport and traffic perspective. Details of EPD and TD's comments are set out in **Annex 1**. Regarding the Points to Note on planning-related requirements for Licence Applicants, please refer to **Annex 2**.

If you have questions on the comment(s) given by EPD, please contact Mr. WONG Tung-kwai, Senior Project Inspector (Private Columbaria) (Tel No.: 3151 7571); If you have questions on the comment(s) given by TD, please contact Mr. Alex LAM, Engineer/ Tai Po 3 (Tel No.: 2399 2731).

If you have any questions, please contact the Case Manager Mr. SUNG Siu-wai, Michael by phone (Tel No.: 2350 7326) or by email (pc_app@fehd.gov.hk).

Yours sincerely,

(CHU Chun-hei, Andy)
for Director of Food and Environmental Hygiene

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

IMPORTANT NOTICE

Section 99 of the Private Columbaria Ordinance – Offence of providing false or misleading information

(1) A person commits an offence if the person –

(a) provides information that is false or misleading in a material particular in, or in connection with, an application the person makes under this Ordinance in respect of a columbarium; or

(b) furnishes the Director, an authorized officer or a public officer with information under this Ordinance knowing that it is false or misleading in a material particular.

(2) A person who commits an offence under subsection (1) is liable on conviction to a fine of $500,000 and to imprisonment for 2 years.

IMPORTANT REMINDER

(1) After 29 March 2018, a private columbarium cannot continue to operate if no application for a TSOL in respect of the columbarium is being processed or if it fails to obtain any specified instrument. If a person operates, keeps, manages or in any other way has control of a columbarium without a specified instrument, he commits an offence and is liable on summary conviction to a fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a fine of $5,000,000 and to imprisonment for 7 years.

(2) After the expiry of the grace period, if a columbarium continues operation without any specified instrument or ceases operation, the operator must dispose of the ashes kept in the columbarium according to the "prescribed ash disposal procedures" set out in Schedule 5 to the PCO. Non-compliance constitutes an offence and may lead to prosecution. The offender is liable on summary conviction to a maximum fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a maximum fine of $5,000,000 and to imprisonment for 7 years.

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電話 Tel : 2350 7319 傳真 Fax : 2827 2908

Annex 1

Pun Chun Yuen
G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

Application for New Issue of Licence and TSOL
in respect of a Pre-cut-off Columbarium

Refer to your application for a Licence and TSOL, EPD have some comments.

I refer enclosing copies of application summary, revised proposed plans including site plan, layout plan and floor plan for Licence from the applicant for our comment.

2. Since the said documents do not have environmental concerns, we've no comments on such enclosures.

If you have questions on the comment(s) given by EPD, please contact Mr. WONG Tung-kwai, Senior Project Inspector (Private Columbaria) (Tel No.: 3151 7571)

Annex I

Pun Chun Yuen

G/F of Ti Tsang Temple and G/F of Koon Yum Temple,

The Lotus Association of Hong Kong Pun Chun Yuen,

17 Shek Lin Road, Kum Shan, Tai Po, New Territories

(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

Application for New Issue of Licence and TSOL

in respect of a Pre-cut-off Columbarium

Refer to your application for a Licence and TSOL, TD have some comments.

3. According to the guidelines issued by the PCLB,

- 申請人在向發牌委員會提交管理方案前，應先取得城規會的同意/批准。
- 在就規劃申請提供意見時，相關部門會要求申請人遞交交通影響評估。申請人在向城規會提交規劃申請前，應先向發牌委員會就牌照申請提交已獲合資格人士核證的建議圖則(包括龕位資料)，並在骨灰所辦完成審核龕位資料及接納以該些資料作為進一步處理其牌照申請的基礎後，才向城規會提交規劃申請。
- 骨灰所辦在審核龕位資料後，會把審核結果告知相關部門，以便他們在就申請人向城規會提交的規劃申請的建議交通及人流管理措施向城規會提供意見。

4. As TIA Report would normally be required to support the relevant planning application, I would only offer comments on the proposed Management Plan submitted in this Licence application after clearance of the TIA Report, which would normally include a proposed Management Plan, under the planning application procedure.

If you have questions on the comment(s) given by TD, please contact Mr. Alex LAM, Engineer/ Tai Po 3 (Tel No.: 2399 2731).

Planning-related Requirements
Points to Note for Licence Applicants

The Private Columbaria Ordinance (Cap. 630) (the Ordinance):

Under section 18(1)(a)(ii) of and section 2 of Schedule 2 to the Ordinance, a private columbarium applying for a licence must comply with the requirements under the Town Planning Ordinance (Cap. 131).

If the use of the columbarium premises under application for a licence **does not comply with** the planning-related requirements under the Ordinance, the applicant must take action according to the comments of the Planning Department (Annex 1/Appendix 1), including making an application to the Town Planning Board for amendment of plan/planning permission and complying with approval conditions.

Please note that an applicant who intends to claim "Existing Use" status must provide sufficient evidence to prove that the premises under application were used as columbarium before the first statutory plan covering the premises was gazetted and have continuously been used as columbarium since then. The details of the evidence to be provided are as follows:

- proof that the site/premises under application were used as columbarium immediately before the publication in the Gazette of the notice of the first statutory plan covering the site/premises and proof of the scale of columbarium use at that time (i.e. extent of the site/premises and number of niches); and

- proof that the site/premises under application have continuously been used as columbarium since the publication in the Gazette of the notice of the first statutory plan covering the site/premises and proof of the scale of the columbarium use (i.e. extent of the site/premises and number of niches).

The proofs should include layout plans, (aerial) photos of the site/premises, approved building plans, short term waiver, short term tenancy, tenancy agreement(s), land ownership record, invoices, etc.

Submission of the Management Plan

The Government announced a policy initiative on 22 November 2017 with regard to whether a "pre-cut-off columbarium" applying for a licence has to submit a Traffic Impact Assessment

("TIA") to meet the planning-related requirements. For the arrangements put in place in the light of this policy initiative, please refer to Chapter 18 of the Application Guide for Private Columbarium Licence and Other Specified Instruments ("the Application Guide") promulgated by the Private Columbaria Licensing Board ("PCLB"). That Chapter was published in January 2018. Notification letters were sent to the applicants applying for a licence in respect of a "pre-cut-off columbarium" by the Private Columbaria Affairs Office ("PCAO") at that time. The arrangements mentioned in the above Chapter include the following:

- If a "pre-cut-off columbarium" has not met the planning-related requirements, the applicant should submit a planning application to the Town Planning Board ("TPB") and obtain its consent/approval before submitting the management plan to the PCLB.

- If the planning application covers only niches already sold before **30 June 2017**, the relevant departments will not ask for a TIA from the applicant when advising on the planning application.

- The applicant should submit proposed plans (including niche information) certified by a qualified professional in respect of the licence application to the PCLB before submitting the planning application to the TPB. Only when the PCAO has completed vetting of the niche information and accepted such information as a basis for further processing of the licence application should the applicant submit the planning application to the TPB.

- After obtaining TPB's consent/approval, the applicant should submit the management plan to the PCLB. The management plan should cover the crowd and traffic management measures accepted [and the conditions imposed (if any)] by the relevant departments and the TPB when the latter approved the planning application, as well as the necessary information specified in Chapter 18 and Annex 16 of the Application Guide.

- If an applicant has already submitted the management plan to the PCLB before obtaining the Planning Department's confirmation that the licence application has met the planning-related requirements, the relevant departments may have to wait for the Planning Department's confirmation that the licence application has met the planning-related requirements before providing comments on the management plan. The applicant should take prompt actions to meet the planning-related requirements.

Private Columbaria Licensing Board

Appendix 8e
Letter from PCAO dated 2.3.2021

食物環境衞生署
Food and Environmental Hygiene Department

私營骨灰安置所事務辦事處
Private Columbaria Affairs Office

Please address reply to Food and Environmental Hygiene Department and quote our reference

Our Ref.: (55) in FEHD PC 72-40/62/2018/033 Pt. 3

By Registered Post

2 March 2021

Pun Chun Yuen
21/F Euro Trade Centre,
13-14 Connaught Road Central, Hong Kong
The Lotus Association of Hong Kong
(Authorised Person: WONG Jan-yue, Regina)

RECEIVED - 8 MAR 2021

Dear Ms. WONG,

Application for a Specified Instrument
Under the Private Columbaria Ordinance, Cap. 630 (PCO)
Pun Chun Yuen
G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

I refer to your application for Licence and Temporary Suspension of Liability (TSOL) submitted to the Private Columbaria Licensing Board (the Licensing Board) on 6 March 2018 in respect of the above private columbarium. The Private Columbaria Affairs Office (PCAO) has referred your application to relevant departments, which will assess the supporting documents and information under their purview, and give advice on whether your application meets the requirements within that purview. Details of the comment(s) given by Fire Services Department (FSD; as regards the Licence application), Environmental Protection Department (EPD) and Hong Kong Police Force (HKPF) on the documents and information submitted by you are set out in **Annex 1**, whereas the comment(s) given by FSD as regards the TSOL application are set out in **Annex 2**.

If you are required to give clarification and/or provide supplementary documents and information to FSD, EPD and HKPF, please send your response and supplementary documents and information to PCAO as soon as possible for referral to the relevant department(s) to facilitate follow-up actions on the above application. If you have questions on the comment(s) given by FSD, EPD and HKPF, please refer to **Annex 3** for their contacts.

It is entirely up to the applicant to carry out any follow-up work (such as works on alteration of the premises/installations) in response to the comment(s) given by the above

department(s). The completion of particular follow-up work does not mean that the above specified instrument under application will be granted eventually. The comment(s) given by the relevant department(s) on whether the application meets the requirements under its/their purview will be submitted to the Licensing Board for consideration. In determining an application for a specified instrument, the Licensing Board must be satisfied that the application is supported by sufficient documents proving that it has met all the requirements specified in PCO and those requirements set out by the Licensing Board before the Licensing Board considers whether or not to grant the specified instrument under application. When the Licensing Board makes a decision, it must have regard to the public interest and may have regard to any other relevant considerations.

The above comment(s) given by the relevant department(s) on the application for Licence and TSOL in respect of the above private columbarium is/are by no means exhaustive. PCAO will notify the applicant as soon as possible whenever comment(s) from other relevant department(s) is/are received. Furthermore, during the processing of an application for a specified instrument, the relevant department(s) may revise its/their comment(s) and/or proposed requirement(s)/condition(s) according to new information available and/or the latest development.

If you have any questions, please contact the case manager Mr. SUNG Siu-wai, Michael by phone (Tel No.: 2350 7326) or by email (pc_app@fehd.gov.hk).

Yours sincerely,

(CHU Chun-hei, Andy)
for Director of Food and Environmental Hygiene

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

IMPORTANT NOTICE

Section 99 of the Private Columbaria Ordinance – Offence of providing false or misleading information

(1) A person commits an offence if the person –

(a) provides information that is false or misleading in a material particular in, or in connection with, an application the person makes under this Ordinance in respect of a columbarium; or

(b) furnishes the Director, an authorized officer or a public officer with information under this Ordinance knowing that it is false or misleading in a material particular.

(2) A person who commits an offence under subsection (1) is liable on conviction to a fine of $500,000 and to imprisonment for 2 years.

IMPORTANT REMINDER

(1) After 29 March 2018, a private columbarium cannot continue to operate if no application for a TSOL in respect of the columbarium is being processed or if it fails to obtain any specified instrument. If a person operates, keeps, manages or in any other way has control of a columbarium without a specified instrument, he commits an offence and is liable on summary conviction to a fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a fine of $5,000,000 and to imprisonment for 7 years.

(2) After the expiry of the grace period, if a columbarium continues operation without any specified instrument or ceases operation, the operator must dispose of the ashes kept in the columbarium according to the "prescribed ash disposal procedures" set out in Schedule 5 to the PCO. Non-compliance constitutes an offence and may lead to prosecution. The offender is liable on summary conviction to a maximum fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a maximum fine of $5,000,000 and to imprisonment for 7 years.

c.c. (if applicable)
Temporary Suspension of Liability application file: FEHD PC 72-40/64/2018/036

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Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
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Annex 1

Environmental Protection Department's Comments on
Application for Licence
in respect of a ~~Columbarium~~ / Pre-cut-off Columbarium*
under the Private Columbaria Ordinance (PCO) (Cap. 630)

(~~For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017~~)*

Name of Columbarium: 半春園
Name of Applicant: The Lotus Association of Hong Kong
Address of Columbarium: G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po, New Territories, (Lot 1119 S.A. (Portion) and Lot 1260 S.A. (Portion) in D.D.6)

Ref.: (33) in FEHD PC 72-40 /62/2018/033 Pt. 3 (Licence)

Regarding the captioned application (including the proposed plans submitted by the applicant in connection with the application), we have the following comments:

I. Compliance with environmental related requirements:

[Please tick one of the following boxes]

☑ The application complies with the environmental related requirements for the issue of licence.

☐ The application does not comply with the environmental related requirements for the issue of the licence with the reasons provided below:

_____

_____

_____

☐ Further information is required to be provided by the applicant to facilitate our assessment of the application's compliance with environmental related requirements. The required information is included in **Appendix 1** (re. Section IV below).

II. Comments on the proposed plans submitted by the applicant in connection with the application:

[Please tick one of the following boxes]

☑ We have no comments on the captioned proposed plans for the licence application.

☐ We have the following comments on the captioned proposed plans for the licence application:

_____

III. Comments on the action plan for complying with licence application requirements submitted by the applicant in connection with a temporary suspension of liability application (if applicable):

We have no / ~~the following~~* comments on the applicant's action plan for complying with the application requirements for licence:

N/A

_____

IV. Comments on the requirements to be included in the Letter of Requirements:

[Please tick one of the following boxes]

☑ We have no comments on the requirements to be included in the Letter of Requirements for the licence application:

☐ We recommend including the requirements set out at **Appendix 1** in the Letter of Requirements to be issued to the applicant.

V. Recommended conditions to be imposed on the licence to be granted (if approved):

If the Private Columbaria Licensing Board decides to approve the subject application,

[Please tick one of the following boxes]

☑ We recommend the conditions set out at **Appendix 2** to be imposed on the licence.

☐ We do not have any recommendation on the condition to be imposed on the licence.

☐ Our recommendation will be provided at a later stage after the applicant has reported compliance with the environmental related requirements on the licence in the Letter of Requirements (re. **Appendix 1**).

VI. Litigation proceedings

[Please tick one of the following boxes]

☑ There are no litigation proceedings being made between this Department and the private columbarium under application or the applicant.

☐ There are litigation proceedings being made between this Department and the private columbarium under application or the applicant. The details are as follows:

_____

_____

VII. Any Other Comments

If burning of incense and joss paper are inevitable, the operator should take practicable and effective measures to avoid causing environmental nuisance to the nearby air sensitive receivers such as visitors and residential premises. For example: reducing the number of incense burners; allowing each visitor to burn at most one incense / joss stick; removing and putting out any burning joss sticks as soon as possible, in particular during peak festive seasons. The operator should also dedicate adequate staff to monitor the situation and display notice of such advice on durable material at conspicuous locations in the columbarium.

Date of Issuing the above comments by Environmental Protection Department to PCAO: 20.1.2021

* *Delete where inapplicable.*

Appendix 2

Environmental Related Conditions
Recommended by the Environmental Protection Department
To be Imposed on Specified Instrument if approved by
The Private Columbaria Licensing Board
under the Private Columbaria Ordinance (PCO) (Cap. 630)
Application for Licence
in respect of a ~~Columbarium~~ / Pre-cut-off Columbarium*
(~~For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017~~)*

Name of Columbarium: 半春園地藏殿及觀音殿
Name of Applicant: The Lotus Association of Hong Kong
Address of Columbarium: G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po, New Territories, (Lot 1119 S.A. (Portion) and Lot 1260 S.A. (Portion) in D.D.6)

Ref.: (33) in FEHD PC 72-40 /062/2018/033 Pt. 3 (Licence)

Item	Conditions Recommended to be Imposed
1	Before burning joss papers, the operator should make sure that the eco-joss paper furnaces have been turned on and running normally. They should also ensure that only offerings made with paper materials are burnt in the furnaces. Other wrapping materials, in particular plastic materials, should be removed beforehand. In addition, a trained operator should be employed to control the feeding rate of joss papers to the furnaces so as to avoid overloading the furnaces and emitting visible flue gas. All eco-joss paper furnaces should be maintained regularly competent personnel to ascertain optimum performance. All components should also be inspected, cleaned and serviced regularly.
2	Any funeral activities to be conducted in the columbarium should be restricted in the daytime, i.e. within the period from 9 a.m. and 5 p.m., to avoid causing any noise nuisances to the public and sensitive receivers nearby.
3	Noise generated from eco-joss paper furnaces, air conditioners, or any existing or planned machinery and equipment (e.g. chiller units, ventilation plants, water pumping systems and broadcasting devices) of the private columbaria should comply with the noise control criteria stipulated in the "*Technical Memorandum for the Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites*".

Date of Issuing the above comments by Environmental Protection Department to PCAO: 20.1.2021.

* *Delete where inapplicable.*

Annex 1

Fire Services Department's Comments on
Application for Licence
in respect of a ~~Columbarium~~ / Pre-cut-off Columbarium*
under the Private Columbaria Ordinance (PCO) (Cap. 630)

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)~~*

Name of Columbarium:	半春園地藏殿及觀音殿
Name of Applicant:	THE LOTUS ASSOCIATION OF HONG KONG
Address of Columbarium:	(G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po(Lot 1119 R.P. (Portion) and Lot 1260 R.P. (Portion) in D.D.6))

Ref.: (21) & (30) in FEHD PC 72-40/62/2018/033 Pt. 3 (Licence)

Regarding the captioned application (including the proposed plans submitted by the applicant in connection with the application), we have the following comments:

I. Compliance with fire safety requirements for private columbaria:

[Please tick one of the following boxes]

(i) If the applicant has not yet reported compliance on fire safety requirements:

☐ The applicant has to comply with the fire safety requirements set out at Appendix 1 (re. Section IV below)

(ii) If the applicant has reported compliance with the fire safety requirements:

☑ The applicant has fully complied with the fire safety requirements.

☐ The applicant has not fully complied with the fire safety requirements, the reasons as stated below:

_____

_____

☐ Further information is required to be provided by the applicant in order to inform the FSD that the applicant has fully complied with the fire safety requirements issued. The required information is included in Appendix 1 (re. Section IV below).

II. Comments on the proposed plans submitted by the applicant in connection with the application:

[Please tick one of the following boxes]

☑ We have no comments on the captioned proposed plans for the licence application.

☐ We have the following comments on the captioned proposed plans for the licence application:

_____

_____

_____

_____

_____

III. Comments on the management plan submitted by the applicant in connection with the licence application:

[Please tick one of the following boxes]

☐ We have no comments on the captioned management plan.

☑ We have the following comments on the captioned management plan:

For the point 4 in section 8 of the management plan, it is recommended that the applicant should carry out fire safety and first aid drills twice a year and reviews should also be made for relevant drills in order to improve fire safety.

IV. Comments on the requirements to be included in the Letter of Requirements:

[Please tick one of the following boxes]

☑ We have no comments on the requirements to be included in the Letter of Requirements for the licence application.

☐ We recommend including the requirements set out at Appendix 1 in the Letter of Requirements to be issued to the applicant.

V. Recommended conditions to be imposed on the licence to be granted (if approved):

If the Private Columbaria Licensing Board decides to approve the subject application, [Please tick one of the following boxes]

- ☑ We recommend the conditions set out at Appendix 2 to be imposed on the licence.
- ☐ We do not have any recommendation on the condition to be imposed on the licence.
- ☐ Our recommendation will be provided at a later stage after the applicant has reported compliance with the fire safety requirements on the licence in the Letter of Requirements (re. Appendix 1).

VI. Litigation proceedings

[Please tick one of the following boxes]

- ☑ There is no prosecution being made by this Department against the private columbarium under application or the applicant in respect of the contravention of Fire Services Ordinance and/or its related Regulations.
- ☐ There is/are prosecution(s) being made by this Department against the private columbarium under application or the applicant in respect of the contravention of Fire Services Ordinance and/or its related Regulations. The details are as follows:

  _____

  _____

  _____

VII. Any Other Comments

NIL

Date of Issuing the above comments by Fire Services Department to PCAO: 19.2.2021

File no. (40) in FP PCTF 57/3040 dated 29.1.2021

* *Delete where inapplicable.*

Appendix 2

Fire Safety Conditions
Recommended by the Fire Services Department
To be Imposed on Specified Instrument if approved by
The Private Columbaria Licensing Board
under the Private Columbaria Ordinance (PCO) (Cap. 630)

Application for Licence
in respect of a ~~Columbarium~~ / Pre-cut-off Columbarium*
(~~For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017~~)*

Name of Columbarium:	半春園地藏殿及觀音殿
Name of Applicant:	THE LOTUS ASSOCIATION OF HONG KONG
Address of Columbarium:	(G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po(Lot 1119 R.P. (Portion) and Lot 1260 R.P. (Portion) in D.D.6))

Ref.: (21) & (30) in FEHD PC 72-40/62/2018/033 Pt. 3 (Licence)

Item	Conditions Recommended to be imposed
1	"A specified Instrument holder must ensure continuing compliance with the "Fire Safety Requirements and those updated from time to time for Private Columbaria" imposed by the Fire Services Department for the columbarium (Please refer to Appendix 1 of Annex 9 to the Application Guide for Private Columbarium Licence and Other Specified Instruments)."
2	
3	
4	

Date of Issuing the above comments by Fire Services Department to PCAO: 19.2.2021
File no. (40) in FP PCTF 57/3040 dated 29.1.2021

* *Delete where inapplicable.*

Hong Kong Police Force's Comments on
Management Plan for Application of Licence
in respect of a ~~Columbarium~~ / Pre-cut-off Columbarium*
under the Private Columbaria Ordinance (PCO) (Cap. 630)

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)~~*

Name of Columbarium	:	Pun Chun Yuen
Name of Applicant	:	The Lotus Association of Hong Kong
Address of Columbarium	:	G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po (Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

Ref. (32) in FEHD PC 72-40/62/2018/033 Pt. 3 (Licence)

Regarding the captioned application (including the proposed plans submitted by the applicant in connection with the application), we have the following comments:

I. Comments on management plan for private columbaria:

[Please tick one of the following boxes]

☐ The management plan is acceptable and we have no objection for the issue of licence in respect of a pre-cut off columbarium / columbarium*.

☐ The management plan is not acceptable for the issue of licence in respect of pre-cut off columbarium / columbarium* because:

_____

_____

_____

_____

_____

☑ Further information is required to be provided by the applicant to facilitate our assessment of the acceptability of management plan for private columbaria. The information required to be provided by the applicant is set out in **Appendix 1** (re. Section III below).

II. Comments on the proposed plans submitted by the applicant in connection with the licence application:

[Please tick one of the following boxes]

☑ We have no comments on the captioned proposed plans for licence application.

☐ We have the following comments on the captioned proposed plans for licence application:

_____

_____

_____

_____

_____

III. Comments on the requirements to be included in the Letter of Requirements:

[Please tick one of the following boxes]

☐ We have no comments on the requirements to be included in the Letter of Requirements for licence.

☑ We recommend including the requirements set out at **Appendix 1** in the Letter of Requirements for licence to be issued to the applicant.

IV. Recommended conditions to be imposed on the licence to be granted (if approved):

If the Private Columbaria Licensing Board decides to approve the subject application,

[Please tick one of the following boxes]

☐ We recommend the conditions set out at **Appendix 2** to be imposed on the licence.

☐ We do not have any recommendation on the condition to be imposed on the licence.

☑ Our recommendation will be provided at a later stage after the applicant has reported compliance with the requirements related to management plan in the Letter of Requirements (re. **Appendix 1**).

V. Litigation proceedings

[Please tick one of the following boxes]

☑ There are no litigation proceedings in relation to this licence application being made between this Department and the private columbarium under application or the applicant.

☐ There are litigation proceedings in relation to this licence application being made between this Department and the private columbarium under application or the applicant. The details are as follows:

_____

_____

_____

_____

VI. Any Other Comments

Nil

Date of Issuing the above comments by Hong Kong Police Force to PCAO:
3 February 2021

* *Delete where inapplicable.*

Appendix 1

Requirements on Management Plan
Recommended by the Hong Kong Police Force
For Inclusion in the Letter of Requirement
under the Private Columbaria Ordinance (PCO) (Cap. 630)

Application for Licence
in respect of a ~~Columbarium~~ / Pre-cut-off Columbarium*

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)~~*

Name of Columbarium	:	Pun Chun Yuen
Name of Applicant	:	The Lotus Association of Hong Kong
Address of Columbarium	:	G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po (Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

Ref. (32) in FEHD PC 72-40/62/2018/033 Pt. 3 (Licence)

Item	Requirements to be Complied with by the Applicant
1	During Ching Ming and Chung Yeung Festivals and the weekends two weeks before and after, the applicant must include the following crowd management measures: (i) Visitors should wait at the designated zone before being directed to the respective columbarium halls; (ii) At the waiting zone, three queuing lines should be set up for each columbarium hall, e.g. Ti Tsang temple, Koon Yam Temple and See Chen Hall; (iii) Each columbarium hall must be guarded by a member of staff to ensure that the number of visitors does not exceed the maximum holding capacity.

Date of Issuing the above comments by Hong Kong Police Force to PCAO:
3 February 2021

Annex 2

Pun Chun Yuen
G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

Application for New Issue of Licence and TSOL
in respect of a Pre-cut-off Columbarium

Refer to your application for a Licence and TSOL, FSD have some comments.

TSOL

2. Our officers inspected the above premises on 22.1.2021. Please be informed that the content of the memo dated 21.8.2020 is still valid.

If you have questions on the comment(s) given by FSD, please contact Mr. TSUI Tat-chi, Station Officer (Private Columbaria Task Force) (Tel No.: 2302 5326).

Annex 3

Government Bureau(x)/Department(s) (B/Ds) and their respective contact methods mentioned in the letter on application for Licence and TSOL in respect of Pun Chun Yuen

Government B/Ds	Contact Person	Tel No.
FSD	Mr. TSUI Tat-chi Station Officer (Private Columbaria Task Force)	2302 5326
EPD	Mr. Allan WONG Project Officer (Private Columbaria)	3151 7055
HKPF	Mr. Eric CHAN Supervisory Officer (Columbaria Licensing)	3660 4301

Appendix 8f
Letter from PCAO dated 16.7.2021

食物環境衞生署
Food and Environmental Hygiene Department

私營骨灰安置所事務辦事處
Private Columbaria Affairs Office

Please address reply to Food and Environmental Hygiene Department and quote our reference

Our Ref.: (7) in FEHD PC 72-40/62/2018/033 Pt. 5

By Registered Post

16 July 2021

Pun Chun Yuen
21/F Euro Trade Centre,
13-14 Connaught Road Central, Hong Kong
The Lotus Association of Hong Kong
(Authorised Person: WONG Jan-yue, Regina)

RECEIVED 22 JUL 2021

Dear Ms. WONG,

Application for a Specified Instrument
Under the Private Columbaria Ordinance, Cap. 630 (PCO)
Pun Chun Yuen
G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

I refer to your application for Licence and Temporary Suspension of Liability (TSOL) submitted to the Private Columbaria Licensing Board (the Licensing Board) on 6 March 2018 in respect of the above private columbarium. The Private Columbaria Affairs Office (PCAO) has referred your application to relevant departments, which will assess the supporting documents and information under their purview, and give advice on whether your application meets the requirements within that purview. Details of the comment(s) given by Planning Department (PlanD) and Fire Services Department (FSD) on the documents and information submitted by you are set out in the following Annexes:-

(a) PlanD
(i) Licence and TSOL applications – **Annex 1**

(b) FSD
(i) Licence application – **Annex 1**
(ii) TSOL application – **Annex 2**

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

Regarding the Points to Note on planning-related requirements for Licence Applicants, please refer to **Annex 3**.

If you are required to give clarification and/or provide supplementary documents and information to PlanD and/or FSD, please send your response and supplementary documents and information to PCAO as soon as possible for referral to the relevant department(s) to facilitate follow-up actions on the above application. If you have questions on the comment(s) given by PlanD, please contact Mr. William YING, Town Planner/ New Territories Headquarters 2 (Tel No.: 2158 6172); If you have questions on the comment(s) given by FSD, please contact Mr. TSUI Tat-chi, Station Officer (Private Columbaria Task Force) (Tel No.: 2302 5326).

It is entirely up to the applicant to carry out any follow-up work (such as works on alteration of the premises/installations) in response to the comment(s) given by the above department(s). The completion of particular follow-up work does not mean that the above specified instrument under application will be granted eventually. The comment(s) given by the relevant department(s) on whether the application meets the requirements under its/their purview will be submitted to the Licensing Board for consideration. In determining an application for a specified instrument, the Licensing Board must be satisfied that the application is supported by sufficient documents proving that it has met all the requirements specified in PCO and those requirements set out by the Licensing Board before the Licensing Board considers whether or not to grant the specified instrument under application. When the Licensing Board makes a decision, it must have regard to the public interest and may have regard to any other relevant considerations.

The above comment(s) given by the relevant department(s) on the application for Licence and TSOL in respect of the above private columbarium is/are by no means exhaustive. PCAO will notify the applicant as soon as possible whenever comment(s) from other relevant department(s) is/are received. Furthermore, during the processing of an application for a specified instrument, the relevant department(s) may revise its/their comment(s) and/or proposed requirement(s)/condition(s) according to new information available and/or the latest development.

If you have any questions, please contact the case manager Mr. SUNG Siu-wai, Michael by phone (Tel No.: 2350 7326) or by email (pc_app@fehd.gov.hk).

Yours sincerely,

(CHU Chun-hei, Andy)
for Director of Food and Environmental Hygiene

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

IMPORTANT NOTICE

Section 99 of the Private Columbaria Ordinance – Offence of providing false or misleading information

(1) A person commits an offence if the person –

(a) provides information that is false or misleading in a material particular in, or in connection with, an application the person makes under this Ordinance in respect of a columbarium; or

(b) furnishes the Director, an authorized officer or a public officer with information under this Ordinance knowing that it is false or misleading in a material particular.

(2) A person who commits an offence under subsection (1) is liable on conviction to a fine of $500,000 and to imprisonment for 2 years.

IMPORTANT REMINDER

(1) After 29 March 2018, a private columbarium cannot continue to operate if no application for a TSOL in respect of the columbarium is being processed or if it fails to obtain any specified instrument. If a person operates, keeps, manages or in any other way has control of a columbarium without a specified instrument, he commits an offence and is liable on summary conviction to a fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a fine of $5,000,000 and to imprisonment for 7 years.

(2) After the expiry of the grace period, if a columbarium continues operation without any specified instrument or ceases operation, the operator must dispose of the ashes kept in the columbarium according to the "prescribed ash disposal procedures" set out in Schedule 5 to the PCO. Non-compliance constitutes an offence and may lead to prosecution. The offender is liable on summary conviction to a maximum fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a maximum fine of $5,000,000 and to imprisonment for 7 years.

c.c. (if applicable)
Temporary Suspension of Liability application file: FEHD PC 72-40/64/2018/036

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

Annex 1

Planning Department's Comments on
Application for Licence / Licence with Temporary Suspension of Liability (TSOL) / ~~Licence and Exemption with TSOL~~*
in respect of a ~~Columbarium /~~ Pre-cut-off Columbarium*
under the Private Columbaria Ordinance (PCO) (Cap. 630)

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)~~*

Name of Columbarium:	半春園
Name of Applicant:	The Lotus Association of Hong Kong
Address of Columbarium:	G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po, New Territories (Lot Nos. 1119 S.A (Portion) and 1260 S.A (Portion) in D.D.6)

Ref. (31) in FEHD FEHD PC 72-40/62/2018/033 Pt.3 (Licence)
Ref. (2) in FEHD FEHD PC 72-40/62/2018/033 Pt.4 (Licence)
Ref. (83) & (96) in FEHD PC 72-40/64/2018/036 (TSOL)

Regarding the captioned application (including the proposed plans submitted by the applicant in connection with the application), we have the following comments:

I. Is the columbarium subject to specified law enforcement action mentioned under section 17 of the PCO ?
[Please tick one of the following boxes]

☑ The columbarium is **not** subject to any specified law enforcement action in respect of unauthorized development mentioned under section 17 of the PCO.

☐ The columbarium is subject to specified law enforcement action in respect of unauthorized development mentioned under section 17 of the PCO. The details are attached at **Appendix 3**.

II. Compliance with planning-related requirements concerning ash interment:

(1) Is ash interment within the site boundary under the licence application allowed or not?

☐ Yes ☑ No

(2) If the answer to Question (1) of Section (II) above is "Yes", please tick the appropriate boxes below:

☐ Ash interment is a use always permitted under the relevant Outline Zoning Plan (If there are any specified restrictions on ash interment, please specify:)

☐ An application for planning permission is approved by the Town Planning Board under section 16 of the Town Planning Ordinance

☐ An existing use

(3) If the answer to Question (1) of Section (II) above is "Yes", is there any specified maximum number of niches permitted within the site boundary under the licence application?

☐ Yes, please indicate the maximum number of niches permitted: _____

☐ No

(4) If the answer to Question (1) of Section (II) above is "Yes", is there any specified maximum number of set of ashes (or urns) permitted within the site boundary under the licence application ?

☐ Yes, please indicate the maximum number permitted : _____

☐ No

(5) If the answer to Question (1) of Section (II) above is "No", the reasons are provided below:

There is no planning permission granted for any columbarium use within the existing Pun Chun Yuen compound which is zoned "Green Belt" on the concerned statutory plan.

(6) [If further information is required to be provided by the applicant, please tick the appropriate boxes:

☑ Further information is required to be provided by the applicant, to facilitate our assessment of the application's compliance with the planning-related requirements concerning ash interment under the PCO. The required information is included in **Appendix 1** (re. Section V below).

III. Comments on the proposed plans submitted by the applicant in connection with the licence application:

[Please tick one of the following boxes]

☐ We have no comments on the captioned proposed plans for the licence application.

☑ We have the following comments on the captioned proposed plans for the licence application:
Please refer to Part II.

IV. Comments on the management plan submitted by the applicant in connection with the licence application:

[Please tick the appropriate boxes]

☐ We have no comments on the captioned management plan. Further comments will be provided upon approval of section 12A or section 16 application(s) under the Town

Planning Ordinance, if any.

☑ We have the following comments on the captioned management plan:
[Internal Remark: Please mention in the Recommended Requirements in Appendix 1 that the applicant should submit a Management Plan or the required information.]

☑ No management plan has been submitted. ~~Please request the applicant to provide a management plan for further processing / information related to holding capacity for visitors and admission control / traffic and public transport arrangement / crowd management / contingency plan for fire or other emergency situations when submitting planning application(s) under section 12A or section 16 of the Town Planning Ordinance~~*.

☐ The following information is not provided in the captioned management plan: holding capacity for visitors and admission control / traffic and public transport arrangement / crowd management / contingency plan for fire or other emergency situations / others (please specify:_____)*. Please request the applicant to submit a revised management plan incorporating the above information.

☐ The following information is not provided in the captioned management plan: holding capacity for visitors and admission control / traffic and public transport arrangement / crowd management / contingency plan for fire or other emergency situations / others (please specify:_____)*. Please request the applicant to provide all the above-mentioned information when submitting planning application(s) under section 12A or section 16 of the Town Planning Ordinance.

☐ Other comments:

_____

V. **Comments on the requirements to be included in the Letter of Requirements:**
[Please tick one of the following boxes]

☐ We have no comments on the requirements to be included in the Letter of Requirements for the licence application.

☑ We recommend including the requirements set out at **Appendix 1** in the Letter of Requirements to be issued to the applicant.

VI. **Recommended conditions to be imposed on the licence to be granted (if approved):**

If the Private Columbaria Licensing Board decides to approve the subject application,

[Please tick one of the following boxes]

☐ We recommend the conditions set out at **Appendix 2** to be imposed on the licence.

☐ We do not have any recommendation on the condition to be imposed on the licence.

☑ Our recommendation will be provided at a later stage after the applicant has reported compliance with the planning-related requirements on the licence in the Letter of Requirements (re. **Appendix 1**).

VII. **Comments on the action plan for complying with licence application requirements submitted by the applicant in connection with a temporary suspension of liability application (if applicable):**
[Please tick one of the following boxes]

☐ We have no comments on the applicant's action plan.

☑ We have the following comments on the applicant's action plan:
Please refer to Appendix I.

VIII. Litigation proceedings#
[Please tick one of the following boxes]

☑ There are no litigation proceedings being made between this Department and the private columbarium under application or the applicant.

☐ There are litigation proceedings being made between this Department and the private columbarium under application or the applicant. The details are as follows:

IX. Any Other Comments

The subject site falls within an area zoned "Green Belt" on the approved Tai Po Outline Zoning Plan No. S/TP/28. Since the exhibition of the first draft Tai Po OZP No. LTP/47 on 12.12.1980, the "GB" zoning for the captioned premises remained unchanged. According to the Notes of the OZP, 'Columbarium (within a Religious Institution or extension of existing Columbarium only)' is a Column 2 use requiring planning permission from the Town Planning Board (the Board). While an existing columbarium at the north-western portion of Pun Chun Yuen was approved under Application No. A/TP/64 and 71, the columbarium use at Ti Tsang Temple and Koon Yun Temple is not the subject of any planning permission.

According to the aerial photos over the years since the first OZP was gazetted in 1980 up to present, two structures are in existence on site resembling Ti Tsang Temple and Koon Yum Temple. Nonetheless, the building plans for the two structures (without any building names on the building plans at that time) approved on 12.12.1970 and 4.4.1978 indicated that the G/F of the structures were for storage/lobby and store use respectively.

The applicant's letter dated 1.3.2021 has provided a register, a photograph index with corresponding donation/sale receipts records of the niches located on the G/F at Ti Tsang Temple. Nonetheless, there is no information to prove that those niches were placed on G/F of Ti Tsang Temple on or before 12.12.1980. As such, there is insufficient information provided by the applicant to support the claim that the columbarium use at G/F of Ti Tsang Temple was an "existing use".

*The applicant in its letter 1.3.2021 also mentioned that a planning application would be submitted to TPB for the proposed columbarium use at Koon Yum Temple by the end of Q2 2021. **As there is no planning permission granted for any columbarium use within the existing Pun Chun Yuen compound, the applicant should consider including all the columbarium uses without planning permission within the Pun Chun Yuen compound in the planning application.***

The applicant should submit proposed plans (including niche information) certified by qualified persons in respect of the licence application to the Private Columbaria Affairs Office

(PCAO). The applicant should only submit the planning application to the TPB under section 12A/16 of the Town Planning Ordinance when the PCAO has completed vetting of the niche information and accepted such information as a basis for further processing of the licence application.

When submitting planning application, the applicant should use Appendix I of Annex 8 of the Application Guide to provide detailed information of the niches under application. Information related to holding capacity for visitors and admission control/traffic and public transport arrangement/crowd management/contingency plan for fire or other emergency situations should also be submitted.

Date of Issuing the above comments by Planning Department to PCAO: 21/5/2021

* *Delete where inapplicable*
\# *Refers to legal matters other than the enforcement action provided in Part I*

Appendix 1

Planning-related Requirements
Recommended by the Planning Department
For Inclusion in the Letter of Requirement
under the Private Columbaria Ordinance (PCO) (Cap. 630)

Application for Licence / Licence with Temporary Suspension of Liability (TSOL) ~~/ Licence and Exemption with TSOL~~*
in respect of a ~~Columbarium /~~ Pre-cut-off Columbarium*

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)~~ *

Name of Columbarium:	洴春園
Name of Applicant:	The Lotus Association of Hong Kong
Address of Columbarium:	G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po, New Territories (Lot Nos. 1119 S.A (Portion) and 1260 S.A (Portion) in D.D.6)

Ref. (31) in FEHD FEHD PC 72-40/62/2018/033 Pt.3 (Licence)
Ref. (2) in FEHD FEHD PC 72-40/62/2018/033 Pt.4 (Licence)
Ref. (83) & (96) in FEHD PC 72-40/64/2018/036 (TSOL)

Item	Requirements to be Complied with by the Applicant
1	*There is insufficient information provided by the applicant to support the claim that the columbarium use at G/F of Ti Tsang Temple was an "existing use" under the Town Planning Ordinance.*
2	*The applicant may:* *a. apply to the Town Planning Board (TPB) for planning permission under section 16 of the Town Planning Ordinance (TPO). Each application will be considered on a case-by-case basis. Please note that even if the TPB approves the planning application, the "planning-related requirements" under PCO would only be regarded as having been fully fulfilled upon fulfillment of the approval condition(s) imposed.* *and/or* *b. apply to the TPB for amendment to the statutory plan under section 12A of the TPO. Each application will be considered on a case-by-case basis. Please note that even if the TPB agreed/ partially agreed with the planning application, it does not imply that the "planning-related requirements" are fulfilled immediately;* *and/or* *c. claim the right of "Existing Use" under the statutory plan. Please note that any person who wishes to enjoy the right of "Existing Use" should provide sufficient*

	evidence to support his/her claim.

Date of Issuing the above comments by Planning Department to PCAO: 21/5/2021

* *Delete where inapplicable*

Annex 1

Fire Services Department's Comments on
Application for Licence
in respect of a ~~Columbarium~~ / Pre-cut-off Columbarium*
under the Private Columbaria Ordinance (PCO) (Cap. 630)

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)~~*

Name of Columbarium:	半春園地藏殿及觀音殿
Name of Applicant:	THE LOTUS ASSOCIATION OF HONG KONG
Address of Columbarium:	(G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po(Lot 1119 R.P. (Portion) and Lot 1260 R.P. (Portion) in D.D.6))

Ref.: (14) in FEHD PC 72-40/62/2018/033 Pt. 4 (Licence)

Regarding the captioned application (including the proposed plans submitted by the applicant in connection with the application), we have the following comments:

I. Compliance with fire safety requirements for private columbaria:

[Please tick one of the following boxes]

(i) If the applicant has not yet reported compliance on fire safety requirements:

☐ The applicant has to comply with the fire safety requirements set out at Appendix 1 (re. Section IV below)

(ii) If the applicant has reported compliance with the fire safety requirements:

☑ The applicant has fully complied with the fire safety requirements.

☐ The applicant has not fully complied with the fire safety requirements, the reasons as stated below:

_____

_____

☐ Further information is required to be provided by the applicant in order to inform the FSD that the applicant has fully complied with the fire safety requirements issued. The required information is included in Appendix 1 (re. Section IV below).

II. Comments on the proposed plans submitted by the applicant in connection with the application:

[Please tick one of the following boxes]

☑ We have no comments on the captioned proposed plans for the licence application.

☐ We have the following comments on the captioned proposed plans for the licence application:

_____

III. Comments on the management plan submitted by the applicant in connection with the licence application:

[Please tick one of the following boxes]

☐ We have no comments on the captioned management plan.

☑ We have the following comments on the captioned management plan:

For the point 4 in section 8 of the management plan, it is recommended that the applicant should carry out fire safety and first aid drills twice a year and reviews should also be made for relevant drills in order to improve fire safety.

IV. Comments on the requirements to be included in the Letter of Requirements:

[Please tick one of the following boxes]

☑ We have no comments on the requirements to be included in the Letter of Requirements for the licence application.

☐ We recommend including the requirements set out at Appendix 1 in the Letter of Requirements to be issued to the applicant.

V. Recommended conditions to be imposed on the licence to be granted (if approved):

If the Private Columbaria Licensing Board decides to approve the subject application, [Please tick one of the following boxes]

☑ We recommend the conditions set out at Appendix 2 to be imposed on the licence.

☐ We do not have any recommendation on the condition to be imposed on the licence.

☐ Our recommendation will be provided at a later stage after the applicant has reported compliance with the fire safety requirements on the licence in the Letter of Requirements (re. Appendix 1).

VI. Litigation proceedings

[Please tick one of the following boxes]

☑ There is no prosecution being made by this Department against the private columbarium under application or the applicant in respect of the contravention of Fire Services Ordinance and/or its related Regulations.

☐ There is/are prosecution(s) being made by this Department against the private columbarium under application or the applicant in respect of the contravention of Fire Services Ordinance and/or its related Regulations. The details are as follows:

_____

_____

_____

VII. Any Other Comments

NIL

Date of Issuing the above comments by Fire Services Department to PCAO: 25.6.2021

File no. (47) in FP PCTF 57/3040 dated 25.6.2021

* *Delete where inapplicable.*

Appendix 2

Fire Safety Conditions
Recommended by the Fire Services Department
To be Imposed on Specified Instrument if approved by
The Private Columbaria Licensing Board
under the Private Columbaria Ordinance (PCO) (Cap. 630)

Application for Licence
in respect of a ~~Columbarium~~ / Pre-cut-off Columbarium*
(~~For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017~~)*

Name of Columbarium:	半春園地藏殿及觀音殿
Name of Applicant:	THE LOTUS ASSOCIATION OF HONG KONG
Address of Columbarium:	(G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po(Lot 1119 R.P. (Portion) and Lot 1260 R.P. (Portion) in D.D.6))

Ref.: (14) in FEHD PC 72-40/62/2018/033 Pt. 4 (Licence)

Item	Conditions Recommended to be imposed
1	"A specified Instrument holder must ensure continuing compliance with the "Fire Safety Requirements and those updated from time to time for Private Columbaria" imposed by the Fire Services Department for the columbarium (Please refer to Appendix 1 of Annex 9 to the Application Guide for Private Columbarium Licence and Other Specified Instruments)."
2	
3	
4	

Date of Issuing the above comments by Fire Services Department to PCAO: 25.6.2021

File no. (47) in FP PCTF 57/3040 dated 25.6.2021

* *Delete where inapplicable.*

Annex 2

Pun Chun Yuen
G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

Application for New Issue of Licence and TSOL
in respect of a Pre-cut-off Columbarium

Refer to your application for a Licence and TSOL, FSD have some comments.

TSOL

2. Our officers inspected the above premises on 10.6.2021. Please be informed that no comment is offered for the action plan from the applicant of the subject application.

If you have questions on the comment(s) given by FSD, please contact Mr. TSUI Tat-chi, Station Officer (Private Columbaria Task Force) (Tel No.: 2302 5326).

Planning-related Requirements
Points to Note for Licence Applicants

The Private Columbaria Ordinance (Cap. 630) (the Ordinance):

Under section 18(1)(a)(ii) of and section 2 of Schedule 2 to the Ordinance, a private columbarium applying for a licence must comply with the requirements under the Town Planning Ordinance (Cap. 131).

If the use of the columbarium premises under application for a licence **does not comply with** the planning-related requirements under the Ordinance, the applicant must take action according to the comments of the Planning Department (Annex 1/Appendix 1), including making an application to the Town Planning Board for amendment of plan/planning permission and complying with approval conditions.

Please note that an applicant who intends to claim "Existing Use" status must provide sufficient evidence to prove that the premises under application were used as columbarium before the first statutory plan covering the premises was gazetted and have continuously been used as columbarium since then. The details of the evidence to be provided are as follows:

- proof that the site/premises under application were used as columbarium immediately before the publication in the Gazette of the notice of the first statutory plan covering the site/premises and proof of the scale of columbarium use at that time (i.e. extent of the site/premises and number of niches); and

- proof that the site/premises under application have continuously been used as columbarium since the publication in the Gazette of the notice of the first statutory plan covering the site/premises and proof of the scale of the columbarium use (i.e. extent of the site/premises and number of niches).

The proofs should include layout plans, (aerial) photos of the site/premises, approved building plans, short term waiver, short term tenancy, tenancy agreement(s), land ownership record, invoices, etc.

Submission of the Management Plan

The Government announced a policy initiative on 22 November 2017 with regard to whether a "pre-cut-off columbarium" applying for a licence has to submit a Traffic Impact Assessment

("TIA") to meet the planning-related requirements. For the arrangements put in place in the light of this policy initiative, please refer to Chapter 18 of the Application Guide for Private Columbarium Licence and Other Specified Instruments ("the Application Guide") promulgated by the Private Columbaria Licensing Board ("PCLB"). That Chapter was published in January 2018. Notification letters were sent to the applicants applying for a licence in respect of a "pre-cut-off columbarium" by the Private Columbaria Affairs Office ("PCAO") at that time. The arrangements mentioned in the above Chapter include the following:

- If a "pre-cut-off columbarium" has not met the planning-related requirements, the applicant should submit a planning application to the Town Planning Board ("TPB") and obtain its consent/approval before submitting the management plan to the PCLB.

- If the planning application covers only niches already sold before **30 June 2017**, the relevant departments will not ask for a TIA from the applicant when advising on the planning application.

- The applicant should submit proposed plans (including niche information) certified by a qualified professional in respect of the licence application to the PCLB before submitting the planning application to the TPB. Only when the PCAO has completed vetting of the niche information and accepted such information as a basis for further processing of the licence application should the applicant submit the planning application to the TPB.

- After obtaining TPB's consent/approval, the applicant should submit the management plan to the PCLB. The management plan should cover the crowd and traffic management measures accepted [and the conditions imposed (if any)] by the relevant departments and the TPB when the latter approved the planning application, as well as the necessary information specified in Chapter 18 and Annex 16 of the Application Guide.

- If an applicant has already submitted the management plan to the PCLB before obtaining the Planning Department's confirmation that the licence application has met the planning-related requirements, the relevant departments may have to wait for the Planning Department's confirmation that the licence application has met the planning-related requirements before providing comments on the management plan. The applicant should take prompt actions to meet the planning-related requirements.

Private Columbaria Licensing Board

Appendix 8g
Letter from PCAO dated 13.8.2021

食物環境衞生署
Food and Environmental Hygiene Department

私營骨灰安置所事務辦事處
Private Columbaria Affairs Office

Please address reply to Food and Environmental Hygiene Department and quote our reference
Our Ref.: (16) in FEHD PC 72-40/62/2018/033 Pt. 5

By Registered Post
13 August 2021

Pun Chun Yuen
21/F Euro Trade Centre,
13-14 Connaught Road Central, Hong Kong
The Lotus Association of Hong Kong
(Authorised Person: WONG Jan-yue, Regina)

RECEIVED 19 AUG 2021

Dear Ms. WONG,

Application for a Specified Instrument
Under the Private Columbaria Ordinance, Cap. 630 (PCO)
Pun Chun Yuen
G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

I refer to your application for Licence and Temporary Suspension of Liability (TSOL) submitted to the Private Columbaria Licensing Board (the Licensing Board) on 6 March 2018 in respect of the above private columbarium. The Private Columbaria Affairs Office (PCAO) has referred your application to District Lands Office, Tai Po (DLO/TP), Planning Department (PlanD) and Transport Department (TD), for their advice on whether your application meets the requirements from land administration, planning, as well as transport and traffic perspective respectively. Details of DLO/TP, PlanD and TD's comments are set out in **Annex 1**. Regarding the Points to Note on planning-related requirements for Licence Applicants, please refer to **Annex 2**.

Please note that previous comments offered by DLO/TP and PlanD dated 8 March 2021 and 21 May 2021 respectively as quoted in this round of their comment have been conveyed to you vide our letter dated 17 March 2021 and 16 July 2021 respectively.

If you are required to give clarification and/or provide supplementary documents and information to DLO/TP, PlanD and/or TD, please send your response and supplementary documents and information to PCAO as soon as possible for referral to the relevant department(s) to facilitate follow-up actions on the above application. If you have questions on the comments given by DLO/TP, PlanD and TD, please refer to **Annex 3** for their contacts.

If you have any other questions, please contact the Case Manager Mr. SUNG Siu-wai, Michael by phone (Tel No.: 2350 7326) or by email (pc_app@fehd.gov.hk).

九龍長沙灣道 681 號貿易廣場 5 樓 501-502 室
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

Yours sincerely,

Venus

(Miss LAU Wing-yin, Venus)
for Director of Food and Environmental Hygiene

九龍長沙灣道 681 號貿易廣場 5 樓 501-502 室
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

IMPORTANT NOTICE

Section 99 of the Private Columbaria Ordinance – Offence of providing false or misleading information

(1) A person commits an offence if the person –

(a) provides information that is false or misleading in a material particular in, or in connection with, an application the person makes under this Ordinance in respect of a columbarium; or

(b) furnishes the Director, an authorized officer or a public officer with information under this Ordinance knowing that it is false or misleading in a material particular.

(2) A person who commits an offence under subsection (1) is liable on conviction to a fine of $500,000 and to imprisonment for 2 years.

IMPORTANT REMINDER

(1) After 29 March 2018, a private columbarium cannot continue to operate if no application for a TSOL in respect of the columbarium is being processed or if it fails to obtain any specified instrument. If a person operates, keeps, manages or in any other way has control of a columbarium without a specified instrument, he commits an offence and is liable on summary conviction to a fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a fine of $5,000,000 and to imprisonment for 7 years.

(2) After the expiry of the grace period, if a columbarium continues operation without any specified instrument or ceases operation, the operator must dispose of the ashes kept in the columbarium according to the "prescribed ash disposal procedures" set out in Schedule 5 to the PCO. Non-compliance constitutes an offence and may lead to prosecution. The offender is liable on summary conviction to a maximum fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a maximum fine of $5,000,000 and to imprisonment for 7 years.

c.c. (if applicable)
Temporary Suspension of Liability application file: FEHD PC 72-40/64/2018/036

九龍長沙灣道 681 號貿易廣場 5 樓 501-502 室
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

Annex 1

Pun Chun Yuen

G/F of Ti Tsang Temple and G/F of Koon Yum Temple,

The Lotus Association of Hong Kong Pun Chun Yuen,

17 Shek Lin Road, Kum Shan, Tai Po, New Territories

(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

Application for New Issue of Licence and TSOL

in respect of a Pre-cut-off Columbarium

Refer to your application for a Licence and TSOL, PlanD have some comments.

I refer the revised plans and an action plan submitted by the applicant in connection with the application.

2. Please be advised that our previous comments on the application dated 21.5.2021 remain valid.

4. According to the action plan, the applicant would submit a planning application in June 2021. However, no planning application has been received so far. The applicant is therefore advised to revise the action plan to reflect the actual situation.

If you have questions on the comment(s) given by PlanD, please contact Mr. YING Kong-chau, William (Town Planner / New Territories Headquarters 2) (Tel: 2158 6172).

Annex 1

Pun Chun Yuen
G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)
Application for New Issue of Licence and TSOL
in respect of a Pre-cut-off Columbarium

Refer to your application for a Licence and TSOL, LandsD have some comments.

2. As there is no material change to the proposed plans when compared to the ones submitted earlier, my comments dated 8.3.2021 are still valid.

3. Take this opportunity, I would like to remind the applicant that they are requested to revise their Drawing Nos. of proposed plans submitted whenever there is any change to the previous versions.

If you have questions on the comment(s) given by LandsD, please contact Mr. CHAN Lung, Land Executive / Disposal / Special Duties (DLO / TP), (Tel: 2654 1221).

Annex 1

Pun Chun Yuen
G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

Application for New Issue of Licence and TSOL
in respect of a Pre-cut-off Columbarium

Refer to your application for a Licence and TSOL, TD have some comments.

3. According to the guidelines issued by the PCLB,

- 申請人在向發牌委員會提交管理方案前，應先取得城規會的同意/批准。
- 在就規劃申請提供意見時，相關部門會要求申請人遞交交通影響評估。申請人在向城規會提交規劃申請前，應先向發牌委員會就牌照申請提交已獲合資格人士核證的建議圖則(包括龕位資料)，並在骨灰所辦完成審核龕位資料及接納以該些資料作為進一步處理其牌照申請的基礎後，才向城規會提交規劃申請。
- 骨灰所辦在審核龕位資料後，會把審核結果告知相關部門，以便他們在就申請人向城規會提交的規劃申請的建議交通及人流管理措施向城規會提供意見。

4. As TIA Report would normally be required to support the relevant planning application, I would only offer comments on the proposed Management Plan submitted in this Licence application after clearance of the TIA Report, which would normally include a proposed Management Plan, under the planning application procedure.

If you have questions on the comment(s) given by TD, please contact Mr. PANG Hiu-fung, Engineer / Tai Po 3, (Tel: 2399 2731). .

Planning-related Requirements
Points to Note for Licence Applicants

The Private Columbaria Ordinance (Cap. 630) (the Ordinance):

Under section 18(1)(a)(ii) of and section 2 of Schedule 2 to the Ordinance, a private columbarium applying for a licence must comply with the requirements under the Town Planning Ordinance (Cap. 131).

If the use of the columbarium premises under application for a licence **does not comply with** the planning-related requirements under the Ordinance, the applicant must take action according to the comments of the Planning Department (Annex 1/Appendix 1), including making an application to the Town Planning Board for amendment of plan/planning permission and complying with approval conditions.

Please note that an applicant who intends to claim "Existing Use" status must provide sufficient evidence to prove that the premises under application were used as columbarium before the first statutory plan covering the premises was gazetted and have continuously been used as columbarium since then. The details of the evidence to be provided are as follows:

- proof that the site/premises under application were used as columbarium immediately before the publication in the Gazette of the notice of the first statutory plan covering the site/premises and proof of the scale of columbarium use at that time (i.e. extent of the site/premises and number of niches); and

- proof that the site/premises under application have continuously been used as columbarium since the publication in the Gazette of the notice of the first statutory plan covering the site/premises and proof of the scale of the columbarium use (i.e. extent of the site/premises and number of niches).

The proofs should include layout plans, (aerial) photos of the site/premises, approved building plans, short term waiver, short term tenancy, tenancy agreement(s), land ownership record, invoices, etc.

Submission of the Management Plan

The Government announced a policy initiative on 22 November 2017 with regard to whether a "pre-cut-off columbarium" applying for a licence has to submit a Traffic Impact Assessment

("TIA") to meet the planning-related requirements. For the arrangements put in place in the light of this policy initiative, please refer to Chapter 18 of the Application Guide for Private Columbarium Licence and Other Specified Instruments ("the Application Guide") promulgated by the Private Columbaria Licensing Board ("PCLB"). That Chapter was published in January 2018. Notification letters were sent to the applicants applying for a licence in respect of a "pre-cut-off columbarium" by the Private Columbaria Affairs Office ("PCAO") at that time. The arrangements mentioned in the above Chapter include the following:

- If a "pre-cut-off columbarium" has not met the planning-related requirements, the applicant should submit a planning application to the Town Planning Board ("TPB") and obtain its consent/approval before submitting the management plan to the PCLB.

- If the planning application covers only niches already sold before **30 June 2017**, the relevant departments will not ask for a TIA from the applicant when advising on the planning application.

- The applicant should submit proposed plans (including niche information) certified by a qualified professional in respect of the licence application to the PCLB before submitting the planning application to the TPB. Only when the PCAO has completed vetting of the niche information and accepted such information as a basis for further processing of the licence application should the applicant submit the planning application to the TPB.

- After obtaining TPB's consent/approval, the applicant should submit the management plan to the PCLB. The management plan should cover the crowd and traffic management measures accepted [and the conditions imposed (if any)] by the relevant departments and the TPB when the latter approved the planning application, as well as the necessary information specified in Chapter 18 and Annex 16 of the Application Guide.

- If an applicant has already submitted the management plan to the PCLB before obtaining the Planning Department's confirmation that the licence application has met the planning-related requirements, the relevant departments may have to wait for the Planning Department's confirmation that the licence application has met the planning-related requirements before providing comments on the management plan. The applicant should take prompt actions to meet the planning-related requirements.

Private Columbaria Licensing Board

Annex 3

Government Bureau(x)/Department(s) (B/Ds) and their respective contact methods mentioned in the letter on application for Licence and TSOL in respect of Pun Chun Yuen

Government B/Ds	Contact Person	Tel No.
DLO/TP	Mr CHAN Lung Land Executive/Disposal/Special Duties (DLO/TP)	2654 1221
PlanD	Mr. YING Kong-chau, William Town Planner/ New Territories Headquarters 2	2158 6172
TD	Mr. PANG Hiu Fung Engineer/Tai Po 3	2399 2731

Appendix 9
Traffic Impact Assessment

CKM ASIA LIMITED 陳錦敏亞洲有限公司

Traffic and Transportation Planning Consultants 交通及運輸策劃顧問

Our Ref: J6918/1

16th December 2021

KJL Ltd.
Room 1502, 15/F
Parkes Commercial Centre
2-8 Parkes Street
Kowloon, Hong Kong

Attn: Mr. Kenneth J. LI (Director)

(BY EMAIL: kjl@kjlpd.com)

Dear Mr. Li,

S16 Planning Application for Columbarium Use
at Various Lots and Adjoining Government Land
Pun Chun Yuen, 17 Shek Lin Road
Tai Po, New Territories

Pre-submission Inquiry of Traffic Impact Assessment
Response to Comment from Transport Department

We refer to the captioned and comments on the Traffic Impact Assessment ("TIA") provided by Transport Department via e-mail from Planning Department on 4th November 2021. Please find attached herewith (i) Table A with our response to comments, and (ii) revised TIA for your follow-up action.

Should you have any queries, please do not hesitate to contact the undersigned.

Thank you very much for your attention.

Yours sincerely,

CHIN Kim Meng
Director

Encl.

cc: Ms. Regina WONG - The Lotus Association of Hong Kong (By e-mail)
Ms. Carmen CHAN – Authorised Person (By e-mail)

KIM/WCH

21st Floor, Methodist House, 36 Hennessy Road, Wanchai, Hong Kong
香港灣仔軒尼詩道36號循道衛理大廈21樓

Tel 電話 : (852) 2520 5990 Fax 傳真 : (852) 2528 6343
Email 電郵 : mail@ckmasia.com.hk Website 網址 : http://www.ckmasia.com.hk

TABLE A
Response to Transport Department Comments via E-mail from Planning Department dated 4th November 2021

TABLE A RESPONSES TO COMMENTS

<table>
<tr><th>TD's Comment
(By e-mail dated 4 November 2021)</th><th>Applicant's Responses</th></tr>
<tr><td>I refer to your email below of 19.10.2021 regarding the captioned. The Transport Department has been consulted and provided the following comments on the submitted TIA for your reference:</td><td></td></tr>
<tr><td>1. The applicant shall advise the effect of COVID-19 to the traffic flow surveyed on Ching Ming Festival 2021.</td><td>Table 1 summarises the average daily traffic flow of various tunnels in the New Territories East for the month of April from 2017 to 2021 which is obtained from the "Monthly Traffic and Transport Digest" published by Transport Department.

TABLE 1 AVERAGE DAILY TRAFFIC FLOW OF ROAD TUNNELS IN NEW TERRITORIES EAST FOR THE MONTH OF APRIL BETWEEN 2017 AND 2021
<table>
<tr><th rowspan="2">Month / Year</th><th colspan="5">Average Daily Traffic Flow of Tunnels (veh/day)</th></tr>
<tr><th>Lion Rock</th><th>Shing Mun</th><th>Tate's Cairn</th><th>Eagle Nest</th><th>TOTAL</th></tr>
<tr><td>Apr 2017</td><td>91,687</td><td>53,726</td><td>58,738</td><td>54,454</td><td>258,605</td></tr>
<tr><td>Apr 2018</td><td>90,099</td><td>54,266</td><td>60,892</td><td>58,876</td><td>264,133</td></tr>
<tr><td>Apr 2019</td><td>89,000</td><td>53,147</td><td>59,997</td><td>59,690</td><td>261,834</td></tr>
<tr><td>Apr 2020</td><td>75,344</td><td>45,648</td><td>49,178</td><td>46,840</td><td>217,010</td></tr>
<tr><td>Apr 2021</td><td>90,315</td><td>52,771</td><td>61,165</td><td>59,460</td><td>263,711</td></tr>
</table>
Source: "Monthly Traffic and Transport Digest", Transport Department

Table 1 shows that the average daily traffic flow for April 2021 is of similar level to the month of April 2017, 2018 and 2019. The AADT for April 2020 is noticeably lower than the other 4 years due to the effect of COVID-19. Based on the above, it is opined that the traffic flows from the 2021 Ching Ming Festival Day could represent the normal condition.</td></tr>
<tr><td>2. The type of vehicle for the shuttle bus service should be stated.</td><td>The type of vehicle, which is a 28-seat mini-coach, is stated in the TIA.</td></tr>
<tr><td>3. It was mentioned in Table 2.8 that the shuttle bus service utilization was 54 passengers per hour from Kam Shan to Pun Chun Yuen, but the visitor attraction to Pun Chun Yuen was 23 visitors per hour. The concerned data is contradictory. The applicant shall advise overall trip generation per niche in peak hour.</td><td>The 23 visitors shown represents the visitors arriving on foot only, and is in addition to the number of visitors arriving by private cars, taxis, or shuttle services.

Nevertheless, the TIA has been revised to summarise the overall results of visitor count on 2021 Ching Ming Festival Day in Table 2.7; and the associated mode of transport in Table 2.8.</td></tr>
<tr><td>4. Para. 4.3, please confirm if Pun Chun Yuen will not be opened for grave sweeping on days without TCMP implemented.</td><td>During the Ching Ming and Chung Yeung Festival Period weekends, i.e. within 2 weekends before and after the Festival Day, Pun Chun Yuen will implement the proposed TCMP to facilitate grave sweeping with supporting worship services.

For period outside the Ching Ming and Chung Yeung Festival Period weekends, Pun Chun Yuen will be opened for grave sweeping <u>by appointment only</u> with no implementation of the TCMP. The number of visitors is expected to be negligible, and will not result in any adverse traffic impact.</td></tr>
</table>

5. Para. 4.17, please advise the source of assuming 1m^2 could hold 4 persons.	Reference is made to the Transport Planning and Design Manual ("TPDM") Volume 9 Chapter 2 which states a queuing capacity of "*5 persons per 1.2 square metre*", i.e. equivalent to approximately 4 persons per 1 square metre.
6. Para. 5.1 and 5.2, the development has not been approved by TPB and PCLB and it is not accurate to assume year 2021 to be the base year.	The design year has been revised to accommodate the expected time required to obtain the TPB and PCLB approval, i.e. 2 – 3 years from 2021. Hence, the base year adopted is delayed to 2024 and the design year adopted is changed to 2029.
7. Para. 5.6 and Table 5.1, the applicant shall and confirm the list of other developments, in particular all columbarium developments shall be considered.	The list of other developments has been reviewed. In particular, the other columbarium developments in the vicinity are all considered with the expected traffic and visitor generations included in the 2029 traffic and pedestrian flow regardless of their planning and licensing status. This represents a more conservative analysis.
8. [Table] 5.2, the applicant shall clarify the figure 1,129 are unoccupied niches, sold and unsold included?	Pun Chun Yuen has a total of 1,129 occupied niches including both sold and unsold niches.
9. Table 5.2, trip rates for niches occupied for a long time is in general lower than newly occupied ones. It is not correct to directly adopt the trip rate surveyed for the existing niches for the future user. The applicant should review the trip rates.	In response to comments 11 below, the Applicant revised the Visit-by-Appointment arrangement to impose an hourly visiting capacity of 200 persons. Hence, the visitor generations of Pun Chun Yuen will be capped at maximum 200 visitors during the columbarium hour, and the traffic generation is then estimated based on the visitors' mode of transport regardless of the length of niche occupancy.
10. Para. 5.5, considering that the users may not arrive/leave the site punctually, the parking spaces within the site may not be sufficient to cater for such situation. Please advise.	In response to comments 11 below, the Applicant revised the Visit-by-Appointment arrangement to impose an hourly visiting capacity of 200 persons, and the associated maximum parking demand is estimated to be 17 vehicles. The Applicant will require all visitors by car to reserve a car parking space in advance in order to park within Pun Chun Yuen, and an hourly capacity of 18 vehicles will be imposed. Hence, the proposed provision of 23 car parking spaces during the Ching Ming and Chung Yeung Festival Period with implement of the TCMP is sufficient to cater the parking demand of 17 vehicles, with 5 to 6 spare car parking spaces to serve as turnover.
11. It was mentioned that a booking system will be implemented on the festive days, but there were no details about the number of users allowed in a given time. Without such limitation, the number of users attending the site would not be limited and the traffic forecast is inaccurate.	The Applicant revised the Visit-by-Appointment arrangement to impose an hourly visiting capacity of 200 persons; hence, the traffic forecast and capacity analysis in the attached TIA has been updated to be based on this operation capacity.
12. The applicant shall advise and justify the time of the peak of survey.	The columbarium peak hour is identified as explained in Paragraphs 2.17 to 2.19 of the attached TIA with Table 2.6 showing the daily number of visitors on various date during the 2021 Ching Ming Festival period, and the hourly number of visitor on the 2021 Ching Ming Festival Day.

13. The applicant shall justify that 1 L/UL area for taxi and shuttle is sufficient.	The analysis of the proposed layby is summarised in Paragraphs 5.15 to 5.17 of the attached TIA, which shows the proposed provision is sufficient to accommodate the expected operation need.

Revised TIA

S16 Planning Application for Columbarium Use at Various Lots and Adjoining Government Land Pun Chun Yuen, 17 Shek Lin Road Tai Po, New Territories

Traffic Impact Assessment
Final Report
16 December 2021

Prepared by: CKM Asia Limited

Prepared for: The Lotus Association of Hong Kong

S16 Planning Application for Columbarium Use at Various Lots and Adjoining Government Land Pun Chun Yuen, 17 Shek Lin Road Tai Po, New Territories

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1.0 INTRODUCTION

Background

1.1 The Application Site includes 3 existing columbarium buildings, namely Ti Tsang Temple (地藏殿), Koon Yum Temple (觀音殿), and Si Qin Temple (思親堂) (hereinafter the "Existing Columbarium") located within the Pun Chun Yuen at 17 Shek Lin Road, Tai Po, New Territories, i.e. 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government Land (hereinafter "the Application Site"). Figure 1.1 shows the location of Pun Chun Yuen.

1.2 At present, the 3 existing columbarium buildings provide a total of 3,834 niches for storage of cremated human bodies, of which 2,883 niches were sold before 30 June 2017, i.e. before the enactment of the Private Columbaria Ordinance (Cap. 630), whereas 712 niches are not yet sold, and another 239 niches are designated not for sale.

1.3 According to the Draft Tai Po Outline Zoning Plan No. S/TP/29, the Application Site is zoned "*Greenbelt*" ("*GB*"), and the proposed "*Columbarium (within a Religious Institution or extension of existing Columbarium only)*" is Column 2 use in this "*GB*" zone; therefore planning permission from the Town Planning Board ("TPB") is required, and a S16 planning application is submitted by the Applicant, i.e. the Lotus Association of Hong Kong.

1.4 Against this background, CKM Asia Limited, a traffic and transportation planning consultancy firm, was commissioned by the Applicant to carry out a Traffic Impact Assessment ("TIA") in connection with the Application Site. This TIA has been prepared with traffic surveys conducted during the 2021 Ching Ming Festival Period.

Scope of Study

1.5 The main objectives of this study are as follows:

- To review the traffic conditions in the vicinity of the Application Site on Ching Ming Festival Day,
- To present traffic information associated with the Existing Columbarium,
- To present the existing and proposed Traffic and Crowd Management Plan ("TCMP") for Ching Ming and Chung Yeung Festival periods;
- To quantify the traffic and pedestrian generated by the Existing Columbarium with implementation of the proposed TCMP on Ching Ming Festival Day,
- To examine the traffic and pedestrian impact on the local road and footpath network,
- To identify deficiencies, if any, in the road network in accommodating the traffic impact associated with the Existing Columbarium with implementation of the proposed TCMP, and
- To evaluate the existing peak parking demand, and determine the level of provision of internal transport facilities supporting daily operation of Pun Chun Yuen, and the peak operation periods of the Existing Columbarium.

Contents of the Report

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

Chapter Two - Describes the existing condition and surveys,
Chapter Three - Outlines the Application Site and the Existing Columbarium,
Chapter Four - Presents the Traffic and Crowd Management Plan,
Chapter Five - Shows the traffic and pedestrian impact analyses, and
Chapter Six - Summarises the overall conclusion.

2.0 THE EXISTING SITUATION

The Application Site

2.1 The Application Site is the 3 existing columbarium buildings located within Pun Chun Yuen at 17 Shek Lin Road, Tai Po, New Territories, i.e. Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government Land. Pun Chun Yuen is a private religious institution established in the 1930s, and its first columbarium at Ti Tsang Temple was opened in 1971.

2.2 Figure 2.1 shows the existing layout of Pun Chun Yuen and the location of the Application Site.

The Road Network

2.3 The Application Site is served by Pun Chun Yuen Road, Shek Lin Road, Kam Shan Road, Pak Shing Street and Kwong Fuk Road.

2.4 Pun Chun Yuen Road runs from Shek Lin Road to the east, and terminates at Shek Uk Tsai to the west; and Shek Lin Road runs from Kam Shan Road to the east, and terminates at Lin Au to the west. Both Pun Chun Yuen Road and Shek Lin Road are single track access road with steep gradients in the vicinity.

2.5 Kam Shan Road runs from Shek Lin Road to the west, and continues as Pak Shing Street to the east and terminates at its junction with Tsing Yuen Street. Both roads are of a standard single-2 carriageway.

2.6 Kwong Fuk Road runs from its junction with Tsing Yuen Street, and continues eastwards through its junctions with Po Heung Street, Nam Wan Road, Tai Po Road Yuen Chau Tsai, and Tolo Highway providing local and regional accesses.

Pedestrian Facilities

2.7 Footpaths alongside roads and at-grade pedestrian crossings are provided in the vicinity along Shek Lin Road and Kam Shan Road. Pedestrianised accesses to and from Tai Wo Station are found within Tai Wo Estate and Kam Shek New Village.

Historic Traffic Growth

2.8 Table 2.1 presents the historic annual average daily traffic ("AADT") for road sections located near the Application Site between 2015 and 2019.

TABLE 2.1 ATC STATIONS LOCATED NEAR THE APPLICATION SITE

ATC Station	5009	5646	5216	5474	Overall
Road	Kwong Fuk Rd	Kwong Fuk Rd	Nam Wan Rd	Wan Tau St	
From	Nam Wan Rd	Wan Tau St	Kwong Fuk Rd	Heung Sze Wui St	
To	Wan Tau St	Po Heung St	Tai Po Tai Wo Rd	Nam Wan Rd	
Year	Annual Average Daily Traffic (vehicles / day)				
2015	20,150	14,830	22,470*	13,800	71,250
2016	20,570	14,920	23,740*	14,380*	73,610
2017	20,100	14,690	23,570*	14,150*	72,510
2018	20,210	15,050	21,850	14,500*	71,610
2019	19,720	14,940	22,260	12,220	69,140
Average Annual Growth	-0.5%	0.2%	-0.2%	-3.0%	-0.8%

*AADT estimated by Growth Factor

2.9 Table 2.1 shows that the AADT of these stations have negligible or negative annual growth.

Population Projection

2.10 Reference is made to the "*2016-based Territorial Population and Employment Data Matrix*" published by the Planning Department for Tai Po and is presented in Table 2.2.

TABLE 2.2 POPULATION AND EMPLOYMENT IN TAI PO

Year	Population	Employment	Total
2021	269,050	85,100	354,150
2026	284,300	86,000	370,300
Average Annual Growth (2021 to 2026)	**1.1%**	**0.2%**	**0.9%**

2.11 Table 2.2 shows that the population and employment in the Tai Po District is projected to increase by 0.9% per annum between 2021 and 2026.

Public Transport Services

2.12 Limited road-based public transport service operates within 500m from Pun Chun Yuen; and the service available is presented in Table 2.3.

TABLE 2.3 ROAD-BASED PUBLIC TRANSPORT SERVICES OPERATING WIHTIN 500M FROM PUN CHUN YUEN

Route	Routing	Frequency (min)
GMB 22K	Tai Po Market ⇔ Kam Shan	4 per AM Peak Only

2.13 The Tai Wo Station which is located within 1km from Pun Chun Yuen served by the MTR East Rail which has convenient connections to other railway lines servicing the whole of Hong Kong. In addition, numerous franchised bus and GMB routes also operate at the Tai Wo Public Transport Interchange. Table 2.4 summarises the services available at the Tai Wo Public Transport Interchange, and the stop locations are shown in Figure 2.2.

TABLE 2.4 ROAD-BASED PUBLIC TRANSPORT SERVICES OPERATING AT TAI WO STATION

Route	Routing	Frequency (minutes)
KMB 64K	Yuen Long (West) – Tai Po Market Station	6 – 20
KMB 64P	Tai Po Market Station → Kadoorie Farm	5 per PM[(B)]
KMB 65K	Kadoorie Farm → Tai Po Central	9 per AM[(1)(A)]
KMB 71K	Tai Wo – Tai Po Market Station	12 – 25
KMB 72	Tai Wo – Cheung Sha Wan	15 – 30
KMB 73	Fanling – Tai Po Industrial Estate	20 – 30
KMB 73A	Fanling – Yu Chui Court	20 – 35
KMB 73B	Nethersole Hospital – Sheung Shui (Circular)	25 – 30
KMB 74A	Tai Wo – Kai Yip	60
KMB 74C	Kau Lung Hang → Kwun Tong Ferry	6 per AM[(1)(A)]
KMB 74D	Kau Lung Hang – Kwun Tong Ferry	25 – 60
KMB 264R	Tin Yiu – Tai Po Market Station	30[(3)]
KMB 271P	Kau Lung Hang → Tsim Sha Tsui	2 per AM[(2)(A)]
KMB 271S	Hung Hom Station → Tai Wo	2 per day[(D)]

TABLE 2.4 ROAD-BASED PUBLIC TRANSPORT SERVICES OPERATING AT TAI WO STATION (CONT'D)

Route	Routing	Frequency (minutes)
KMB 272E	Tai Wo → Mong Kok	3 per AM(1)(A)
KMB 272E	Mong Kok → Tai Wo	3 per PM(1)(B)
KMB 273C	Kau Lung Hang → Tsuen Wan West Station	1 per AM(2)(A)
KMB 273P	Tai Wo → Tsuen Wan West Station	15(1)(A)
KMB/CTB 307P	Tai Po → Tin Hau	12 per AM(1)(A)
KMB/CTB 307P	Tin Hau → Tai Po	10 per PM(1)(B)
KMB/CTB 907B	Tai Po Kwong Fuk Playground → Wan Chai	4 per AM(1)(A)
KMB/CTB 907C	Tai Po Tau → Wan Chai	4 per AM(1)(A)
KMB/CTB 907C	Admiralty Station → Tai Po Tau	4 per PM(1)(B)
KMB N73	Lok Ma Chau – Shatin Central	30(D)
KMB T74	Tai Wo → Kwun Tong Ferry	1 per AM(1)(A)
GMB 21K	Tai Po Market – Wai Tau Tsuen	12 – 30
GMB 25A	Tai Po Market – Nam Wah Po (Circular)	5 – 8
GMB 25B	Tai Po Market – Kau Lung Hang	4 – 8
GMB 25K	Tai Po Market – Lam Tsuen	3 – 6

KMB – Kowloon Motor Bus CTB – CityBus GMB – Green Minibus

Note: (1) Monday to Friday. No services on Sundays and Public Holidays
(2) Monday to Saturday. No services on Sundays and Public Holidays
(3) Saturday, Sunday and Public Holidays. No services on Monday to Friday
(A) AM Peak Only (B) PM Peak Only
(C) AM and PM Peak Only (D) Overnight service.

Existing Niches at Pun Chun Yuen

2.14 Table 2.5 summarises the existing niche status in Pun Chun Yuen.

TABLE 2.5 STATUS OF NICHES AT PUN CHUN YUEN

Status		Number of Niches (Percentage)			
		Ti Tsang Temple (地藏殿)	Koon Yum Temple (觀音殿)	Si Qin Temple (思親堂)	**Total**
Occupied	Sold and occupied [a]	873	681	912	2,466 (69%)
Vacant	Sold but vacant [b]	140	220	57	417 (11%)
	Unsold (and vacant) [c]	346	366	0	712 (20%)
	Subtotal [b] + [c]	*486*	*586*	*57*	*1,129 (31%)*
TOTAL [a]+[b]+[c]		**1,359 (38%)**	**1,267 (35%)**	**969 (Note 1) (27%)**	**3,595 (100%)**

Note 1: 239 Niches at Si Qin Temple are excluded, of which are NOT to be sold and will remain vacant. Hence, the total number of niches for Pun Chun Yuen is 3,834, but only 3,595 listed above are operational and included in the TIA for analysis.

Free Shuttle Service

2.15 During each Ching Ming and Chung Yeung Festival period, Pun Chun Yuen provides free shuttle services, operated with 28-seat mini-coach, between Pun Chun Yuen and Kam Shek New Village to enhance accessibility of road-based public transport services available at Tai Wo Station. The frequency of the shuttle service is around 15 – 20 minutes, i.e. 3 to 4 trips per hour. Figure 2.3 shows the locations of pick-up / drop-off points and the routing.

Visit-by-Appointment Arrangement

2.16 The Applicant launched a Visit-by-Appointment arrangement during the 2021 Ching Ming Festival Period to avoid overcrowding within Pun Chun Yuen due to the COVID-19 pandemic situation. All visitors were requested to register with the Applicant prior to visiting.

Visitor Count Surveys

2.17 Pun Chun Yuen was opened for grave sweeping with supporting worship services during the 2021 Ching Ming Festival period. Hence, the number of visitors counted was mainly related to the Existing Columbarium. The daily visitor counts obtained from the surveys are presented in Table 2.6.

TABLE 2.6 DAILY NUMBER OF VISITORS DURING 2021 CHING MING FESTIVAL PERIOD

Date	Daily Number of Visitors
Sunday, 28th March 2021	391
Saturday, 3rd April 2021 (Public Holiday – Day following Good Friday)	416
Sunday, 4th April 2021 (Public Holiday - Ching Ming Festival)	**937**
Monday, 5th April 2021 (Public Holiday – Day following Ching Ming Festival)	484
Sunday, 11th April 2021	410

2.18 Table 2.6 shows that the busiest grave sweeping day was on Sunday, 4th April, 2021, i.e. Ching Ming Festival Day. Table 2.7 shows the hourly number of visitors observed on the 2021 Ching Ming Festival Day.

TABLE 2.7 HOURLY NUMBER OF VISITORS ON 2021 CHING MING FESTIVAL DAY

Item	Number of Visitors Observed		
	Entering	Exiting	2-way
0900 – 1000	72	65	137
1000 – 1100	171	167	338
1100 – 1200	**186**	**170**	**356**
1200 – 1300	163	167	330
1300 – 1400	142	147	289
1400 – 1500	129	135	264
1500 – 1600	74	82	156
TOTAL (0900 - 1600)	**937**	**933**	**1,870**

2.19 Table 2.7 shows the columbarium peak hour occurred at 1100 – 1200 hours on 2021 Ching Ming Festival Day with 186 visitors entering and 170 visitors exiting Pun Chun Yuen.

Transport Mode Survey

2.20 Transport mode surveys were conducted on 2021 Ching Ming Festival Day, and the columbarium peak hour visitors mode of transport is summarised in Table 2.8.

TABLE 2.8 COLUMBARIUM PEAK HOUR VISITOR MODE OF TRANSPORT ON CHING MING FESTIVAL DAY

Mode of Transport	Entering				Exiting			
	No. of Visitors	Percent	No. of Vehicles	Average Occupancy	No. of Visitors	Percent	No. of Vehicles	Average Occupancy
Shuttle Service(1)	54	29%	4	14	68	40%	4	17
Taxi	52	28%	14	3.7	25	15%	14	1.8 (2)
Private Car	57	31%	15	3.8	59	35%	16	3.7
On Foot	23	12%	-	-	18	11%	-	-
TOTAL	**186**	**100%**	**33**	**-**	**170**	**100%**	**34**	**-**

(1) Shuttle Service included those visitors transferred to/from public transport, i.e. MTR, Franchised Bus, and GMB at Kam Shek New Village / Tai Wo Station.
(2) After taxi dropped-off passengers at Pun Chun Yuen, it was observed only about half the taxi picked-up passengers leaving Pun Chun Yuen on departure, and the remaining half departed vacantly.

Operation of the Shuttle Services

2.21 Table 2.9 presents the operation details of the shuttle service on 2021 Ching Ming Festival Day during the columbarium peak hour.

TABLE 2.9 FREQUENCY OF SHUTTLE SERVICE

Item	Ching Ming Festival Day Columbarium Peak Hour	
	From Kam Shek New Village	From Pun Chun Yuen
Number of Shuttle Services	4	4
Average Headway	15 minutes	15 minutes

Note: Service operated by a 28-seat mini-coach.

2.22 Visitors arriving by shuttle service could alight at the drop-off points at the Main Entrance of Pun Chun Yuen or outside Ti Tsang Temple. All visitors departing by shuttle service are required to board at the Main Entrance.

2.23 The travel distance between Kam Shek New Village and Ti Tsang Temple (via the Main Entrance of Pun Chun Yuen) is some 600m and the journey time is about 2 minutes, and vice versa.

Parking Demand of the Existing Columbarium

2.24 Car parking spaces are provided within Pun Chun Yuen. Table 2.10 presents the observed parking demand 2021 Ching Ming Festival Day.

TABLE 2.10 PEAK PARKING DEMAND ON CHING MING FESTIVAL DAY

Item	Ching Ming Festival Day
Maximum number of parked vehicles observed	15 vehicles
Average parking duration	35.6 minutes

Other Surveys Conducted

2.25 Details of the other surveys conducted are presented in Table 2.11.

TABLE 2.11 DETAILS OF OTHER SURVEYS UNDERTAKEN

Type of Survey	Description
Traffic counts at junctions	Manual classified traffic counts were conducted at junctions to assess their operational performance during the columbarium peak hour.
Pedestrian counts at key pedestrian facilities	Pedestrian counts at key sections of pedestrian facilities to assess the operation condition during the columbarium peak hour.

2.26 The results of the other surveys are presented in the following paragraphs.

Traffic Counts at Junctions

2.27 Manual classified traffic counts for the following junctions were obtained:
J01 – Junction of Shek Lin Road / Kam Shan Road / Unnamed Road
J02 – Junction of Kwong Fuk Road / On Fu Road
J03 – Junction of Kwong Fuk Road / Po Heung Street

2.28 Figure 2.4 shows the locations of the above junctions, and Figures 2.5 - 2.7 show the existing junction layouts.

2.29 The traffic counts were classified by vehicle types to enable traffic flows in passenger car unit ("pcu") to be calculated, and the Ching Ming Festival columbarium peak hour traffic flows are presented in Figure 2.8.

Operational Performance at Surveyed Junctions

2.30 The existing operational performance of the surveyed junctions is calculated based on the columbarium peak hour traffic flows and the analysis method found in Volume 2 of the Transport Planning and Design Manual ("TPDM"). The analysis results are summarised in Table 2.12 and detailed calculations are found in Appendix A.

TABLE 2.12 EXISTING JUNCTION OPERATION PERFORMANCE

Junction		Type of Junction	Indicator	Ching Ming Festival Columbarium Peak Hour
J01	Shek Lin Road / Kam Shan Road / Unnamed Road	Priority	RFC	0.170
J02	Kwong Fuk Road / On Fu Road	Signal	RC	87%
J03	Kwong Fuk Road / Po Heung Street	Signal	RC	79%

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

2.31 The above results indicate the surveyed junctions currently operate with capacities during the Ching Ming Festival columbarium peak hour.

Pedestrian Counts at Pedestrian Facilities

2.32 Pedestrian counts were conducted at footpaths near the Application Site and the columbarium peak hour pedestrian flows on 2021 Ching Ming Festival Day at the surveyed footpaths are shown in Figure 2.9.

2.33 Based on the columbarium peak hour pedestrian flows, the Levels of Service ("LOS") analysis was conducted. Conservatively, a 'dead area' of 0.5 m is assumed when calculating the footpath "Effective Width". The LOS grading is as per TPDM Vol 6, Section 10.4 for footpaths. In general, LOS 'C' is considered as desirable at streets with dominant 'living' pedestrian activities. Table 2.13 summarizes the analysis results.

TABLE 2.13 EXISTING FOOTPATH OPERATION PERFORMANCE

Pedestrian Facilities		Measured Width (m)	Effective Width (m)	2-way Pedestrian Flow (ped/hour)	Flow Rates [LOS] (ped/m/min)
FP01	Shek Lin Road	1.5	1.0	42	0.7 [A]
FP02	Footpath within Kam Shek New Village	4.5	4.0	120	0.5 [A]
FP03	Kam Wo Bridge	5.0	4.5	265	1.0 [A]
FP04	Footpath within Tai Wo Estate between Kam Wo Bridge and Tai Wo Plaza	2.5	2.0	247	2.1 [A]

Note: A 'dead area' of 0.5m was assumed to estimate the" Effective Width"

2.34 As shown in Table 2.13, the surveyed pedestrian footpaths operate LOS A, which is acceptable, during the Ching Ming Festival columbarium peak hour.

3.0 THE APPLICATION SITE

Proposed Provision of Internal Transport Facilities – Normal Day

3.1 The Hong Kong Planning Standards and Guidelines ("HKPSG") has no recommendation on the provision of internal transport facilities for columbarium. Hence, internal transport facilities and layouts for Pun Chun Yuen are provided based on the operational needs, and existing condition of Pun Chun Yuen such as deposition of existing buildings, location of vehicle and pedestrian accesses, and topography of the lot etc. and is presented in Table 3.1.

TABLE 3.1 PROPOSED INTERNAL TRANSPORT FACILITIES – NORMAL DAY

Item	Proposed Provision
Regular Car Parking Spaces	26 nos. @ 5.0m (L) x 2.5m (W) x Min. 2.4m (H)
Accessible Car Parking Space	1 no. @ 5.0m (L) x 3.5m (W) x Min. 2.4m (H)
Motorcycle Parking Spaces	3 nos. @ 2.4m (L) x 1.0m (W) x Min. 2.4m (H)
Light Goods Vehicle Loading/Unloading Bays	2 nos. @ 11.0m (L) x 3.5m (W) x Min. 4.7m (H)

3.2 The proposed internal transport layout with provision summarised in Table 3.1 is shown in Figure 3.1.

3.3 Due to the stringent vertical and horizontal alignments of Shek Lin Road, and size of the car park within Pun Chun Yuen, only LGV are currently used for goods deliveries, and hence, only LGV loading / unloading bays are proposed.

Locations of Site Access Points

3.4 The existing site access points of Pun Chun Yuen for vehicular and pedestrian traffic at Shek Lin Road and Pun Chun Yuen Road are to be maintained.

Swept Path Analyses

3.5 Swept path analyses are conducted for the proposed internal transport facilities and no manoeuvring issues were found and these are presented in Appendix B.

4.0 TRAFFIC AND CROWD MANAGEMENT PLAN

Traffic and Crowd Management Plan ("TCMP") on Festival Periods

4.1 Figure 4.1 shows the on-site traffic and crowd management plan to be implemented on Ching Ming and Chung Yeung Festival Days, and their shadow periods. The details are described in below paragraphs.

Implementation Period of the TCMP

4.2 The TCMP is proposed to be implemented from 0900 to 1600 hours on the following days:

(i) 2nd Saturday before Ching Ming / Chung Yeung Festival Day,
(ii) 2nd Sunday before Ching Ming / Chung Yeung Festival Day,
(iii) 1st Saturday before Ching Ming / Chung Yeung Festival Day,
(iv) 1st Sunday before Ching Ming / Chung Yeung Festival Day,
(v) Ching Ming / Chung Yeung Festival Day,
(vi) 1st Saturday after Ching Ming / Chung Yeung Festival,
(vii) 1st Sunday after Ching Ming / Chung Yeung Festival,
(viii) 2nd Saturday after Ching Ming / Chung Yeung Festival,
(ix) 2nd Sunday after Ching Ming / Chung Yeung Festival, and / or
(x) Other public holidays within (i) and (ix).

Operation of Pun Chun Yuen

4.3 Pun Chun Yuen will be opened for grave sweeping only with supporting worship services on the days when the TCMP is implemented.

One-Way Pedestrian Flow

4.4 Figure 4.1 shows the proposed 1-way pedestrian flow circulation within Pun Chun Yuen when the TCMP is implemented.

Temporary Provision of Passenger Pick-up / Drop-off Points

4.5 When the TCMP is implemented and due to the site topography and significant level difference within Pun Chun Yuen, 2 passenger pick-up / drop-off points will be designated at Pun Chun Yuen for the boarding and alighting of passengers so that no passengers' pick-up / drop-off will be carried out along the carriageway of Shek Lin Road and Pun Chun Yuen Road, and the pick-up / drop-off points are:

(i) at the Main Entrance at Shek Lin Road, and
(ii) within Pun Chun Yuen outside Ti Tsang Temple.

4.6 Waiting of vehicle for passengers' pick-up will not be allowed. Staff will be stationed at the pick-up / drop-off points to ensure no waiting will occur.

Suspension of Car Parking Spaces and LGV Loading / Unloading Bays

4.7 To facilitate the passengers pick-up / drop-off outside Ti Tsang Temple and shuttle service queueing area at the Main Entrance, 3 car parking spaces located outside Ti Tsang Temple and 5 parking spaces located at the Main Entrance will be suspended.

4.8 In addition, the 2 LGV loading/unloading bays will also be suspended in order to provide additional car parking spaces. The Applicant will schedule all goods deliveries to be conducted outside the implementation period of the TCMP.

Provision of Internal Transport Facilities for the Festival Periods

4.9 When the TCMP is implemented, a total of 23 car parking spaces will be provided. Details are presented in Table 4.1.

TABLE 4.1 PROPOSED INTERNAL TRANSPORT FACILITIES WHEN THE TCMP IS IMPLEMENTED

Item	Proposed Provision
Regular Car Parking Spaces	22 nos. @ 5.0m (L) x 2.5m (W) x Min. 2.4m (H)
Accessible Car Parking Space	1 no. @ 5.0m (L) x 3.5m (W) x Min. 2.4m (H)
Motorcycle Parking Spaces	3 nos. @ 2.4m (L) x 1.0m (W) x Min. 2.4m (H)
Regular Car / Taxi Laybys	2 nos. @ 5.0m (L) x 2.5m (W) x Min. 2.4m (H)
Light Bus Layby	1 no. @ 8.0m (L) x 3.0m (W) x Min. 3.3m (H)

Promotion to Use Public Transport Services and Free Shuttle Service

4.10 Prior to each Ching Ming and Chung Yeung festival period, the Applicant will remind and encourage all niche owners to use public transport services and the free shuttle service to access the Application Site, and discourage the visitation by car and taxi.

4.11 Operation frequency of the free shuttle service will be increased to 5 trips per hour, i.e. every 12 minutes, and adjustable based on the passenger demand.

Visit-by-Appointment Arrangement

The Applicant will continue to operate its Visit-by-Appointment Arrangement in the future in order to avoid overcrowding within and in the vicinity of Pun Chun Yuen.

4.12 All visitors are required to register prior to visiting and the registration will be available via smartphone application, webpage, or by phone. Visitors are required to provide the Applicant with the number of people visiting in their group, the columbarium hall visiting, and the intended visiting time and date. The registration will be regarded as successful after the Applicant has confirmed the visiting details with the visitor.

4.13 The Applicant will impose an hourly capacity of 200 visitors per hour throughout the implementation period of the TCMP.

Reservation on Car Parking Spaces

4.14 To ensure sufficient number of car parking spaces will be provided within Pun Chun Yuen, visitors requiring parking space on-site must register with the Applicant in advance to reserve a space to be provided. Each registered vehicle will be allowed to park on-site for up to 1 hour, which is some 70% longer than the observed average parking duration of 35.6 minutes.

4.15 The Applicant will impose an hourly capacity of 18 cars throughout the implementation period of the TCMP to ensure the remaining 5 parking spaces can be reserved to allow parking turnover.

Stations and Duties of Staff to Facilitate the TCMP

4.16 The Applicant will deploy sufficient number of staff to facilitate the TCMP to ensure smooth traffic operation, traffic safety and minimise the conflict between visitors arriving on foot and the inbound/outbound vehicle traffic. Table 4.2 summarises the locations of staff stations and duties.

TABLE 4.2 LOCATIONS OF STAFF AND DUTIES

Locations with Staff	Duty of Staff
1. At Main Entrance of Pun Chun Yuen near Shek Lin Road	- Manage operation of the pick-up / drop-off point and ensure vehicle do not wait. - Manage operation of the shuttle service drop-off and pick-up - Provide check-in reservation of arriving private cars; and - Direct arriving and departing private cars to enter and exit with caution
2. At various locations within Pun Chun Yuen	- Direct visitors to follow the 1-way pedestrian flow arrangement. - Manage and monitor the operation of each columbarium building, including the queuing area.
3. At Secondary Entrance of Pun Chun Yuen at Pun Chun Yuen Road	- Manage operation of the passenger pick-up / drop-off point outside Ti Tsang Temple, and ensure private cars and taxis do not wait

4.17 If and when necessary, in-house staff, monks and the respectable master of Pun Chun Yuen will also provide assistance to the traffic management team.

Holding Area

4.18 Holding areas of approximately 75m^2 to 100m^2 can be provided around each columbarium building. The holding areas have capacity for some 300 to 400 visitors at any one time assuming a holding capacity of 4 persons per square metre in reference with the TPDM, which is some 1.2 to 1.6 times more than the hourly visiting capacity and is sufficient to accommodate the number of visitors expected.

Data Collection and Review of the TCMP

4.19 The Applicant will maintain records on the number of visitors, number of niches occupied, utilisation of the shuttle services, parking utilisation and observed operation condition etc., for every Ching Ming and Chung Yeung Festival Periods, after obtaining the Town Planning Approval and the Private Columbarium License. This information can be used to review and evaluate the operational efficiency of the special traffic and pedestrian arrangement.

4.20 If necessary, a revised Traffic and Crowd Management Plan can be submitted to the Transport Department and the Hong Kong Police Force for follow-up review and to suit the future operation condition of Pun Chun Yuen with a goal to minimise the traffic and pedestrian impact to the general public.

Comparison on Visitor Demand and Visiting Capacity

4.21 Table 4.3 compares the estimated visitor demand and visiting capacity for Pun Chun Yuen during the Ching Ming and Chung Yeung Festival Periods.

TABLE 4.3 COMPARISON ON VISITOR DEMAND AND VISITING CAPACITY

Visitor Demand per Festival Period	
Number of visitors per sold and occupied niches	= 2.89 visitors/niche [(1)]
Total number of niches	= 3,595 niches
Total number of visitor (Visitor Demand per Festival Period)	= 3,595 niches x 2.89 visitors/niche **= 10,390 visitors**
Visiting Capacity per Festival Period	
Visiting capacity	= 200 persons per hour
Opening hours of the Subject Site	= 0900 to 1600 hours = 7 hr/day
Daily visiting capacity	= 200 visitors/session x 7 hr/day **= 1,400 visitors/day**
Number of Days within the Festival Period	= Minimum 8 Days (including 2 weekends before and 2 weekends after the Festival Day, and assuming the Festival Day falls on a Saturday or Sunday; other public holidays in between also excluded.)
Minimum Visiting Capacity per Festival Period	= 1,400 visitors / day x 8 days **= 11,200 visitors** **> Visitor Demand of 10,390 visitors, hence, OK**

(1) Based on CKM's in-house data obtained from the TPB's approved columbarium development (TPB No. Y/ST/47), i.e. Memorial Park, located in Fo Tan, Shatin.

4.22 As shown in Table 4.3, the estimated demand is to be some 10,390 visitors across the Festival Period; which is less than the capacity of 11,200 visitors for minimum 8 days.

4.23 Hence, the proposed visiting capacity of 200 persons/hour with the proposed implementation period of minimum 8 days, i.e. 2 weekends before and 2 weekends after the festival day, is considered appropriate and will be sufficient to accommodate the expected visitor demand.

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

5.0 TRAFFIC IMPACT

Design Year

5.1 Reference is made to the TPDM which states "*the planning horizon for traffic forecast… should be set at the time when the development is completed or preferably at a design year within 5 years of the completion.*"

5.2 In view the columbarium buildings are existing facilities which has been completed; this study assumed a 3-year period from 2021 is required to obtain the necessary town planning and private columbarium license approvals. Hence, a completion year of 2024 is adopted and, the design year is set to be 5 years from Year 2024, i.e. Year 2029.

5.3 Two design scenarios were assessed including:

(i) Year 2029 Ching Ming Festival Day with the Existing Columbarium with Current Niche Occupancy without Implementation of the TCMP, and
(ii) Year 2029 Ching Ming Festival Day with the Existing Columbarium with Implementation of the TCMP.

Traffic and Pedestrian Forecast

5.4 The 2029 traffic flows are estimated based on: (i) the historic traffic flow from 2015 to 2019 which is -0.8% per annum (Table 2.1 refers), and (ii) the estimated population growth in the Tai Po District from 2021 to 2026, which is 0.9% per annum (Table 2.2 refers). To be conservative, a growth rate of 1.0% per annum is adopted to derive the 2029 traffic and pedestrian flows.

5.5 Hence, the year 2029 columbarium peak hour traffic flows on the Festival Days are derived as follows:

2029 Traffic or Pedestrian Flows with Current Occupancy with TMCP at the Existing Columbarium [A]	=	*Existing Traffic or Pedestrian Flows + Estimated Traffic or Pedestrian Growth from 2021 to 2029 + Traffic or Pedestrian Generated by Other Known Developments*
2029 Traffic or Pedestrian Flows with the Existing Columbarium Fully Occupied with TCMP	=	*[A] + Traffic or Pedestrian Generation associated with the Existing Columbarium including Implementation of the TCMP*

Traffic and Pedestrian Generation by Other Planned / Approved Major Developments

5.6 The traffic and pedestrian generation of the other planned / approved major developments located in the vicinity of Pun Chun Yuen have been considered in the analysis. The details of these developments considered are summarised in Table 5.1

TABLE 5.1 OTHER PLANNED / APPROVED MAJOR DEVELOPMENT IN THE VICINITY OF PUN CHUN YUEN

Development		Address	Development Schedule	Planning Application Status
1.	Poh Yea Ching Shea (A/TP/657)	Lot No. 1006 RP in DD5, Mui Shui Hang, Tai Po	Columbarium with 5,304 niches	Approved by TPB on 29 Nov. 2019.
2.	Ling Hin Fat Yuen (A/TP/652)	Lot 1171 (part) in D.D. 6 and adjoining Government land, Shek Lin Road, Shek Kwu Lung, Tai Po	Columbarium with 757 niches and 1,782 ancestral tablets	Approved by TPB on 19 July 2019.
3.	Cheung Ha Ching Shea (Y/TP/27)	Nos.74&75 Kam Shan Road, Kam Shan, Tai Po, New Territories (Lots No. 738 S.C. & 738 S.C. ss.1 in D.D. 6)	Columbarium with 1,700 niches	Rejected by TPB on 20 May 2020.
4.	Ever Rest Temple (Y/TP/23)	No. 8, Mui Shu Hang, Tai Wo, Tai Po, New Territories (DD 5, Lot 136 RP / 138 RP)	Columbarium with 763 niches	Rejected by TPB on 6 Feb 2015.
5.	Buddhist Cheung Ha Temple (Y/TP/29)	43-45 Kam Shan Tsuen, Tai Po, New Territories (Lot Nos. 1087 and 1130 in D.D.6 and adjoining Government Land)	Columbarium with 13,470 niches	Rejected by TPB on 4 September 2020..

Visitor and Traffic Generations of Pun Chun Yuen

5.7 The columbarium peak hour visitor and traffic generation will be controlled with the implementation of the TCMP with the Visit-by-Appointment arrangement. An hourly visiting capacity of 200 persons per hour will be imposed.

5.8 Based on the columbarium peak hour mode of transport obtained from the 2021 Ching Ming Festival Day (Table 2.8 refers), Table 5.2 summarises the estimated the visitor generation by different modes of transport and the associated traffic generation.

TABLE 5.2 MODE OF TRANSPORT USED BY VISITORS AND THE ASSOCIATED TRAFFIC GENERATION

Mode of Transport	Attraction				Generation			
	Percent	No. of Visitors	Average Occupancy	No. of Vehicles	Percent	No. of Visitors	Average Occupancy	No. of Vehicles
Shuttle Service[(1)]	29%	58	14	5	40%	80	17	5
Taxi	28%	56	3.7	16	15%	30	1.8	16
Private Car	31%	62	3.8	17	35%	70	3.7	19
On Foot	12%	24	-	-	11%	20	-	-
TOTAL	**100%**	**200**	**-**	**38**	**100%**	**200**	**-**	**40**

Net Changes in Visitor and Traffic Generations of Pun Chun Yuen

5.9 The net changes in visitor and traffic generations comparing the existing columbarium peak hour with the future columbarium peak hour are shown in Table 5.3.

TABLE 5.3 NET CHANGES IN VISITOR AND TRAFFIC GENERATIONS

Mode of Transport	Attraction			Generation		
	Existing Columbarium Peak Hour	2029 Columbarium Peak Hour[2]	Net Change	Existing Columbarium Peak Hour	2029 Columbarium Peak Hour[2]	Net Change
Number of Visitor (persons per hour)						
Shuttle Service[1]	54	58	+4	68	80	+12
Taxi	52	56	+4	25	30	+5
Private Car	57	62	+5	59	70	+11
On Foot	23	24	+1	18	20	+12
TOTAL	**186**	**200**	**+14**	**170**	**200**	**+30**
Number of Vehicles (vehicle per hour) [pcu per hour]						
Shuttle Service[1]	4 veh [6 pcu]	5 veh [8 pcu]	+1 veh [+2 pcu]	4 veh [6 pcu]	5 veh [8 pcu]	+1 veh [+2 pcu]
Taxi	14 veh [14 pcu]	16 veh [16 pcu]	+2 veh [+2 pcu]	14 veh [14 pcu]	16 veh [16 pcu]	+2 veh [+2 pcu]
Private Car	15 veh [15 pcu]	17 veh [17 pcu]	+2 veh [+2 pcu]	16 veh [16 pcu	19 veh [19 pcu]	+3 veh [+3 pcu]
TOTAL	**33 veh [35 pcu]**	**38 veh [41 pcu]**	**+5 veh [+6 pcu]**	**34 veh [36 pcu]**	**40 veh [43 pcu]**	**+6 veh [+7 pcu]**

(1) Shuttle Service included those visitors transferred to/from public transport, i.e. MTR, Franchised Bus, and GMB at Kam Shek New Village / Tai Wo Station.
(2) With implementation of TCMP.

5.10 Table 5.3 shows that with implementation of the TCMP, Pun Chun Yuen is expected to attract 14 more visitors during columbarium peak hour on Ching Ming Festival Day, and the generation of 30 additional visitors.

5.11 In terms of traffic generation, Pun Chun Yuen is expected to attract and generate only some 6 to 7 pcu respectively during the future columbarium peak hour on Ching Ming Festival Day when compared to the existing columbarium peak hour. The changes in both visitor and traffic generations are considered minimal.

Year 2029 Junction Capacity Analysis

5.12 The Year 2029 columbarium peak hour traffic flows with Current Occupancy at the Existing Columbarium without TCMP and when Fully Occupied with TCMP are shown in Figures 5.1 and 5.2. Junction capacity analyses are summarised in Table 5.4 and detailed calculations are presented in Appendix A.

TABLE 5.4 YEAR 2029 JUNCTION OPERATIONAL PERFORMANCE ON CHING MING FESTIVAL COLUMBARIUM PEAK HOUR

Junction		Type of Junction	Indicator	Ching Ming Festival Day Columbarium Peak Hour	
				Current Occupancy without TCMP	Fully Occupied with TCMP
J01	Shek Lin Road / Kam Shan Road / Unnamed Road	Priority	RFC	0.342	0.223
J02	Kwong Fuk Road / On Fu Road	Signal	RC	39%	38%
J03	Kwong Fuk Road / Po Heung Street	Signal	RC	46%	45%

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

5.13 The above results indicate that the surveyed junctions are expected to operate with capacities during the Ching Ming Festival Day columbarium hour. Hence, traffic associated with the Existing Columbarium when fully occupied with TCMP will have no significant impact.

Additional Parking Demand

5.14 With the implementation of the TCMP, the number of private car attracted is expected to be 17 vehicles during the columbarium peak hour, i.e. number of car parking spaces required. Hence, the hourly parking capacity of 18 vehicles imposed will be sufficient to accommodate the expected parking demand, and the 5 remaining parking spaces will serve as turnover.

Utilisation and Capacity of Laybys

5.15 During the Ching Ming and Chung Yeung Festival Periods, passenger pick-up / drop-off will be conducted at (i) the layby at the Main Entrance of Pun Chun Yuen, and (ii) the laybys outside Ti Tsang Temple.

5.16 The expected utilisation and capacity of laybys are compared, and are summarised in Table 5.5 for (i) the layby at the Main Entrance of Pun Chun Yuen, and Table 5.6 for (ii) the laybys outside Ti Tsang Temple.

TABLE 5.5 UTILISATION OF LAYBY AT MAIN ENTRANCE DURING THE COLUMBARIUM PEAK HOUR

Expected Utilization of Layby at Main Entrance				
	Shuttle Service		Taxi	
	Drop-Off	Pick-up	Drop-off	Pick-up
Vehicle Length [a]	8m	8m	5m	5m
Duration per Pick-up / Drop-off [b]	2 min	2 min	1 min	0.5 min
Utilization per Vehicle [c] = [a] x [b]	16 m-min/veh	16 m-min/veh	5 m-min/veh	2.5 m-min/veh
Number of Vehicles during peak hour [d]	5 veh	5 veh	9 veh (1)	5 veh (2)
Total Utilisation [f] = [c] x [d]	80 m-min	80 m-min	45 m-min	13 m-min
	218 m-min			
Hourly Capacity of Layby at Main Entrance				
Length of Layby	8m			
Hourly Capacity	8m x 60min/hr = 480 m-min **Capacity > Utilisation, i.e. 480 >218, hence, OK**			

(1) Total number of 16 taxi are distributed to the 2 passenger pick-up / drop-off points in proportion to the percentage of niches located at Koon Yum Temple / Si Qin Temple near the Main Entrance, and at Ti Tsang Temple.
(2) As observed in 2021 Ching Ming Festival Day, only half of the taxi picked-up passengers after drop-off.

TABLE 5.6 UTILISATION OF LAYBYS OUTSIDE TI TSANG TEMPLE DURING THE COLUMBARIUM PEAK HOUR

Expected Utilization of Laybys outside Ti Tsang Temple			
	Shuttle Service	Taxi	
	Drop-Off Only	Drop-off	Pick-up
Vehicle Length [a]	8m	5m	5m
Duration per Pick-up / Drop-off [b]	2 min	1 min	0.5 min
Utilization per Vehicle [c] = [a] x [b]	16 m-min/veh	5 m-min/veh	2.5 m-min/veh
Number of Vehicles during peak hour [d]	5 veh	7 veh (1)	4 veh (1)
Total Utilisation [f] = [c] x [d]	80 m-min	35 m-min	10 m-min
		45 m-min	
Hourly Capacity of Laybys outside Ti Tsang Temple			
Length of Layby	1 no. x 8m long = 8m	2 nos. x 5m Long = 10m	
Hourly Capacity	8m x 60min/hr = 480 m-min **Capacity > Utilisation, i.e. 480 >80, hence, OK**	10m x 60min/hr = 600 m-min **Capacity > Utilisation, i.e. 600 >45, hence, OK**	

(1) Total number of 16 taxi are distributed to the 2 passenger pick-up / drop-off points in proportion to the percentage of niches located at Koon Yum Temple / Si Qin Temple near the Main Entrance, and at Ti Tsang Temple.
(2) As observed in 2021 Ching Ming Festival Day, only half of the taxi picked-up passengers after drop-off.

5.17 Tables 5.5 and 5.6 show that the proposed provision of laybys at the Main Entrance and outside Ti Tsang Temple are sufficient to accommodate the expected passenger pick-up / drop-off demand by shuttle services and taxi.

Year 2029 Pedestrian Footpath Operation Performance

5.18 Year 2029 Ching Ming Festival columbarium peak hour footpath operation performances are summarised in Table 5.7.

TABLE 5.7 YEAR 2029 FOOTPATH OPERATION PERFORMANCES ON CHING MING FESTIVAL COLUMBARIUM PEAK HOUR

Footpath Section	Actual Width (m)	Effective Width (m)	Current Occupancy without TCMP		Fully Occupied with TCMP	
			Peak Hour 2-way Pedestrian Flow (ped/hour)	Flow Rates [LOS] (ped/m/min)	Peak Hour 2-way Pedestrian Flow (ped/hour)	Flow Rates [LOS] (ped/m/min)
FP01	1.5	1.0	45	0.8 [A]	58	1.0 [A]
FP02	4.5	4.0	231	1.0 [A]	260	1.1 [A]
FP03	5.0	4.5	3,067	11.4 [A]	3,096	11.5 [A]
FP04	2.5	2.0	3,047	25.4 [C]	3,076	25.6 [C]

Note: A 'dead area' of 0.5m is assumed to estimate the "Effective Width"
FP01 - Shek Lin Road
FP02 - Footpath within Kam Shek New Village
FP03 - Kam Wo Bridge
FP04 - Footpath within Tai Wo Estate between Kam Wo Bridge and Tai Wo Plaza

5.19 The above results indicate that the selected key footpath sections will operate with capacities during the Ching Ming Festival Day columbarium peak hour. The condition outside the columbarium peak hour is expected to be better than the columbarium peak hour because there are fewer visitors. Hence the Existing Columbarium when fully occupied will have no significant impact to the surrounding pedestrian network.

6.0 SUMMARY

6.1 Pun Chun Yuen intends to regularise the Existing Columbarium within the Application Site with 3,834 niches, of which 2,466 are occupied, 1,129 are vacant, and 239 niches are not for sale.

6.2 Visitor count surveys were conducted during the 2021 Ching Ming Festival Period, and additional transport mode survey was conducted on the 2021 Ching Ming Festival Day to determine the columbarium peak hour, and percentage of transport mode by visitors associated with the Existing Columbarium.

6.3 Manual traffic and pedestrian counts were conducted at selected road junctions and footpath sections which are located in the vicinity on the 2021 Ching Ming Festival Day. The capacity analyses found that these selected road junctions and footpath sections operate with capacity.

6.4 At present, car parking spaces are provided in the open area within Pun Chun Yuen. The car parking demand related to the 1,129 unoccupied sold niches, are estimated based on the 2021 Ching Ming Festival Day survey. In addition, free shuttle services are provided by Pun Chun Yuen during the 2021 Ching Ming Festival period.

6.5 As part of this planning application, the following internal transport facilities will be provided on normal days:
(i) 26 regular car parking spaces,
(ii) 1 accessible car parking space,
(iii) 3 motorcycle parking spaces, and
(iv) 2 light goods vehicles loading / unloading bays.

6.6 A TCMP will be implemented during the Ching Ming and Chung Yeung Festival Periods and their shadow periods. The Applicant will impose a Visit-by-Appointment arrangement with a visiting capacity of 200 persons per hour; and hence, visitor and traffic generation are estimated.

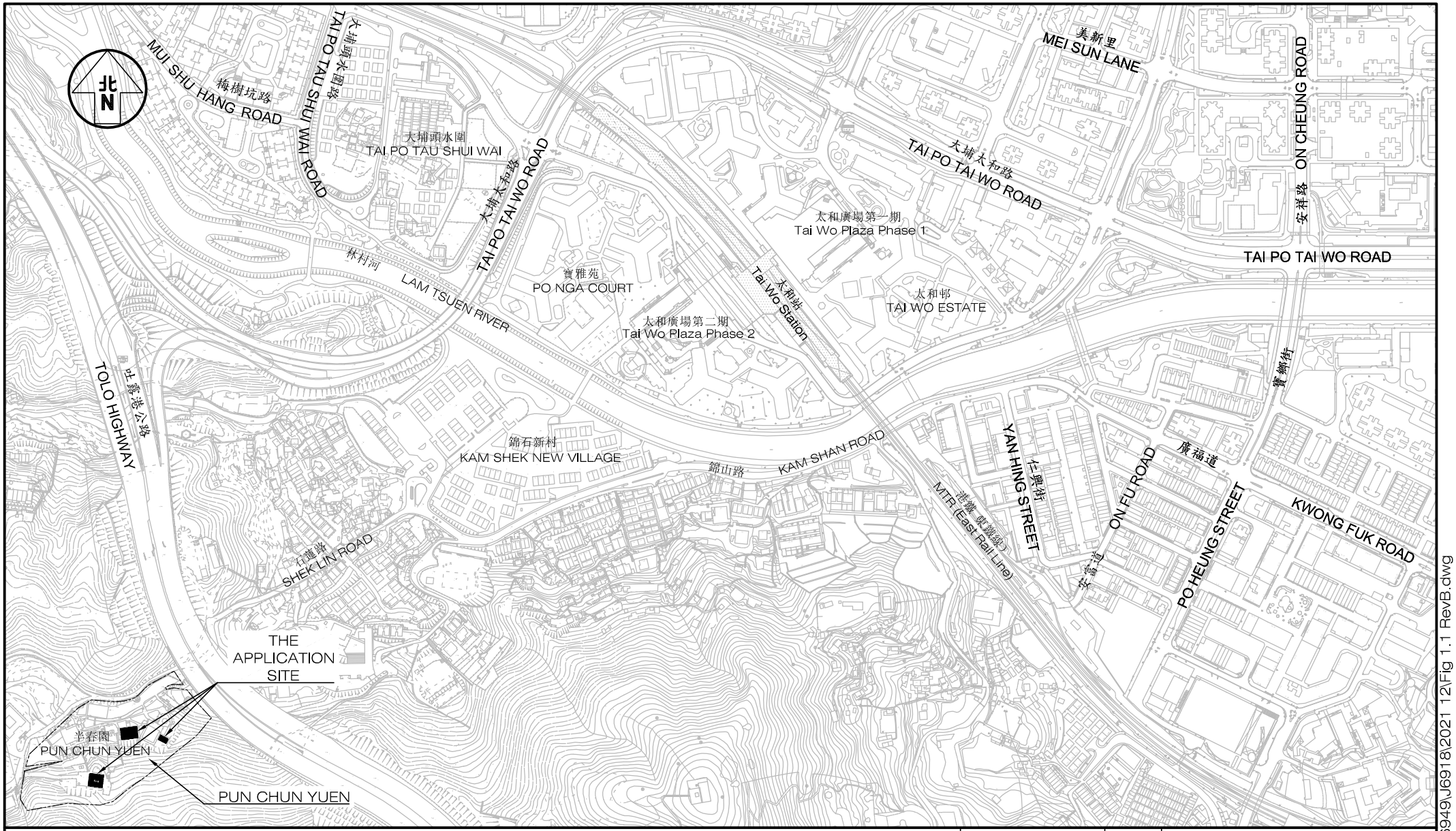
6.7 Some car parking spaces and LGV loading / unloading bays will be suspended to facilitate the proposed drop-off points and shuttle service queuing area. Hence, a total of 23 car parking spaces will be provided. With TCMP implemented, advance registration by visitors will be required to use the car park, and an hourly capacity of 18 vehicles will imposed, so that 5 parking spaces will be reserved for turnover.

6.8 The free shuttle services will be enhanced and provided to transport visitors accessing by road-based public transport services.

6.9 The year 2029 junction and footpath capacity analyses concluded that the junctions and footpaths analysed have capacity to accommodate the expected traffic and pedestrian growth and the additional demand generated by the Existing Columbarium when fully occupied with the implementation of TCMP.

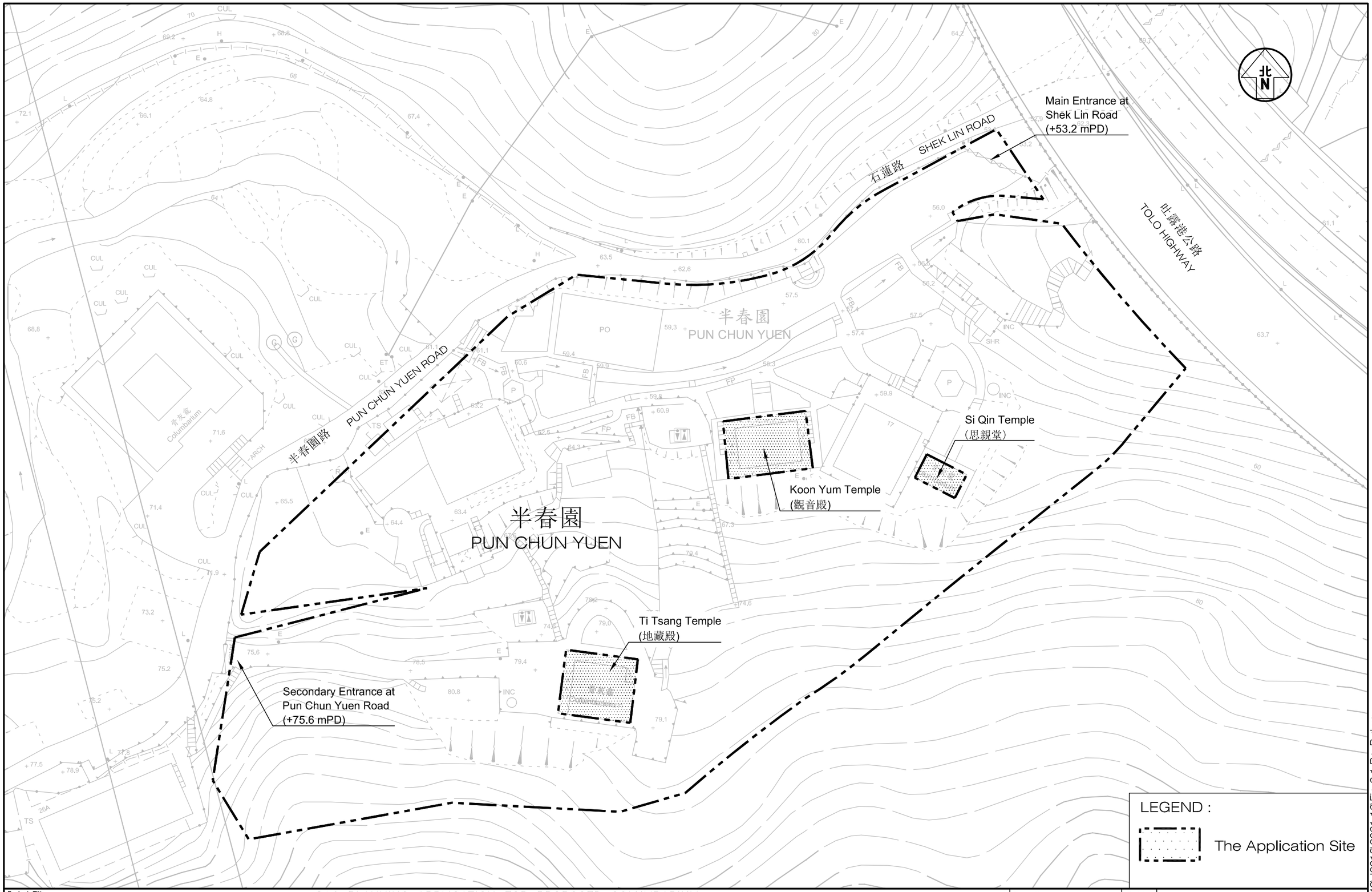
6.10 Based on the above, it can be concluded that the regularisation of the Existing Columbarium at Pun Chun Yuen is acceptable from traffic engineering viewpoint.

Figures



Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 1.1	Revision B	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: LOCATION OF PUN CHUN YUEN	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 1 : 6,000	Date 16 DEC 2021	

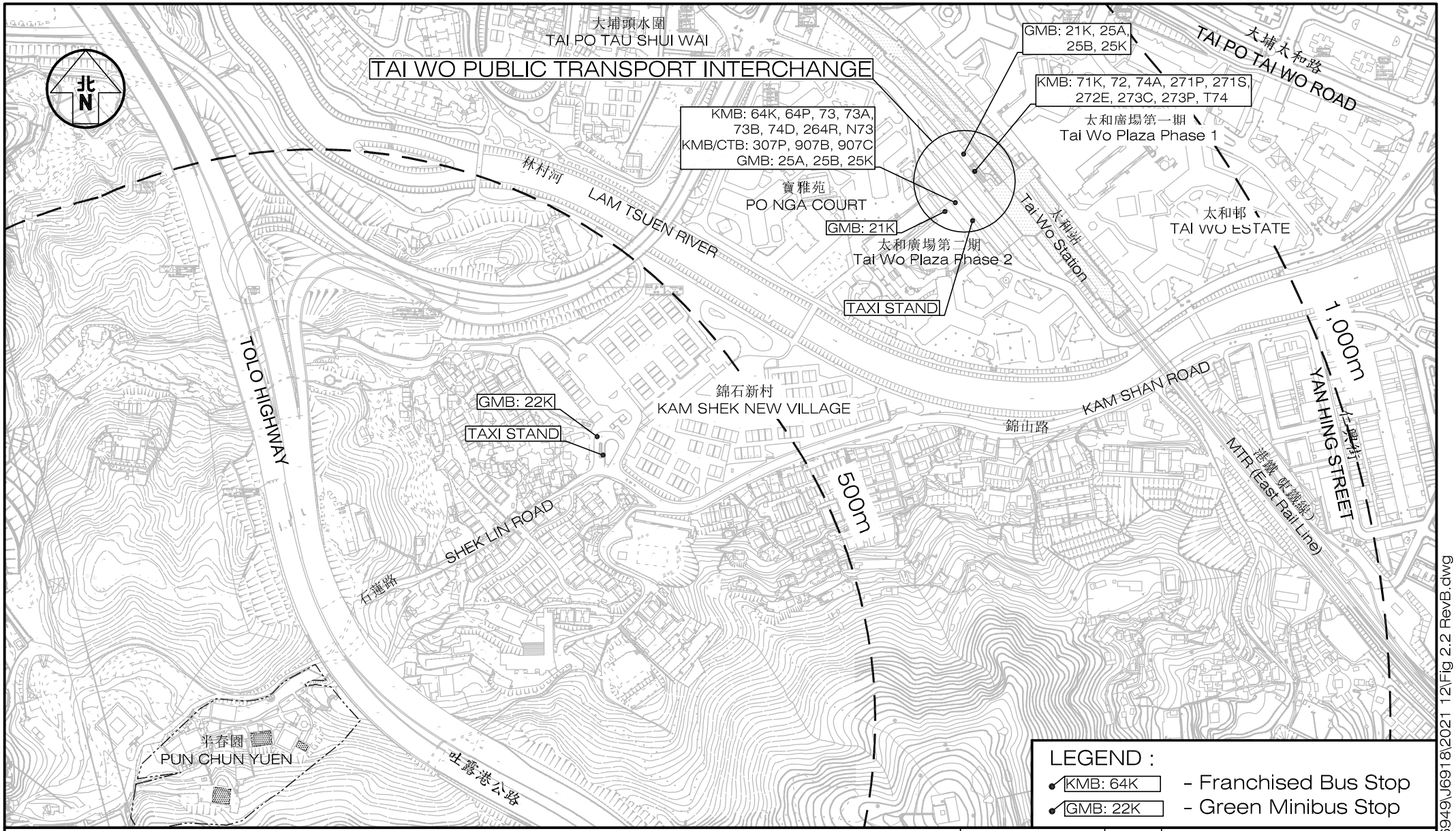
T:\JOB\J6900-J6949\J6918\2021 12\Fig 1.1 RevB.dwg



Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES	J6918	Figure No. 2.1	Revision B
Figure Title: EXISTING LAYOUT OF PUN CHUN YUEN AND LOCATION OF THE APPLICATION SITE		Designed by L T F / Drawn by S C Y / Checked by K C; Scale in A3 1 : 800; Date 16 DEC 2021	

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T:\JOB\J6900-J6949\J6918\2021 12\Fig 2.1 RevB.dwg



Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.2	Revision B	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: EXISTING PUBLIC TRANSPORT SERVICES IN THE VICINITY OF PUN CHUN YUEN	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 1 : 5,000	Date 16 DEC 2021	

T:\JOB\J6900-J6949\J6918\2021 12\Fig 2.2 RevB.dwg

LEGEND:

The Application Site

Shuttle Service Route between
Kam Shek New Village and Pun Chun Yuen
(Approx. 650m)

Pedestrian Route between
Kam Shek New Village and Tai Wo Station / Public Transport Interchange
(Approx. 460m)

北
N

錦石新村
KAM SHEK NEW VILLAGE

SHUTTLE SERVICE PICK-UP/ DROP-OFF

石連路
SHEK LIN ROAD

吐露港公路
TOLO HIGHWAY

SHUTTLE SERVICE PICK-UP/DROP-OFF (AT MAIN ENTRANCE)

半春園路
PUN CHUN YUEN ROAD

半春園
PUN CHUN YUEN

SHUTTLE SERVICE DROP-OFF ONLY (NEAR TI TSANG TEMPLE)

SHUTTLE SERVICE ROUTE
BETWEEN ~~KAM SHEK NEW~~ VILLAGE AND PUN CHUN YUEN
(SCALE 1:2,500)

TAI WO PUBLIC TRANSPORT INTERCHANGE

LAM TSUEN RIVER

寶雅苑
PO NGA COURT

太和廣場第二期
Tai Wo Plaza Phase 2

Tai Wo Station 太和站

林村河

錦石新村
KAM SHEK NEW VILLAGE

錦山路

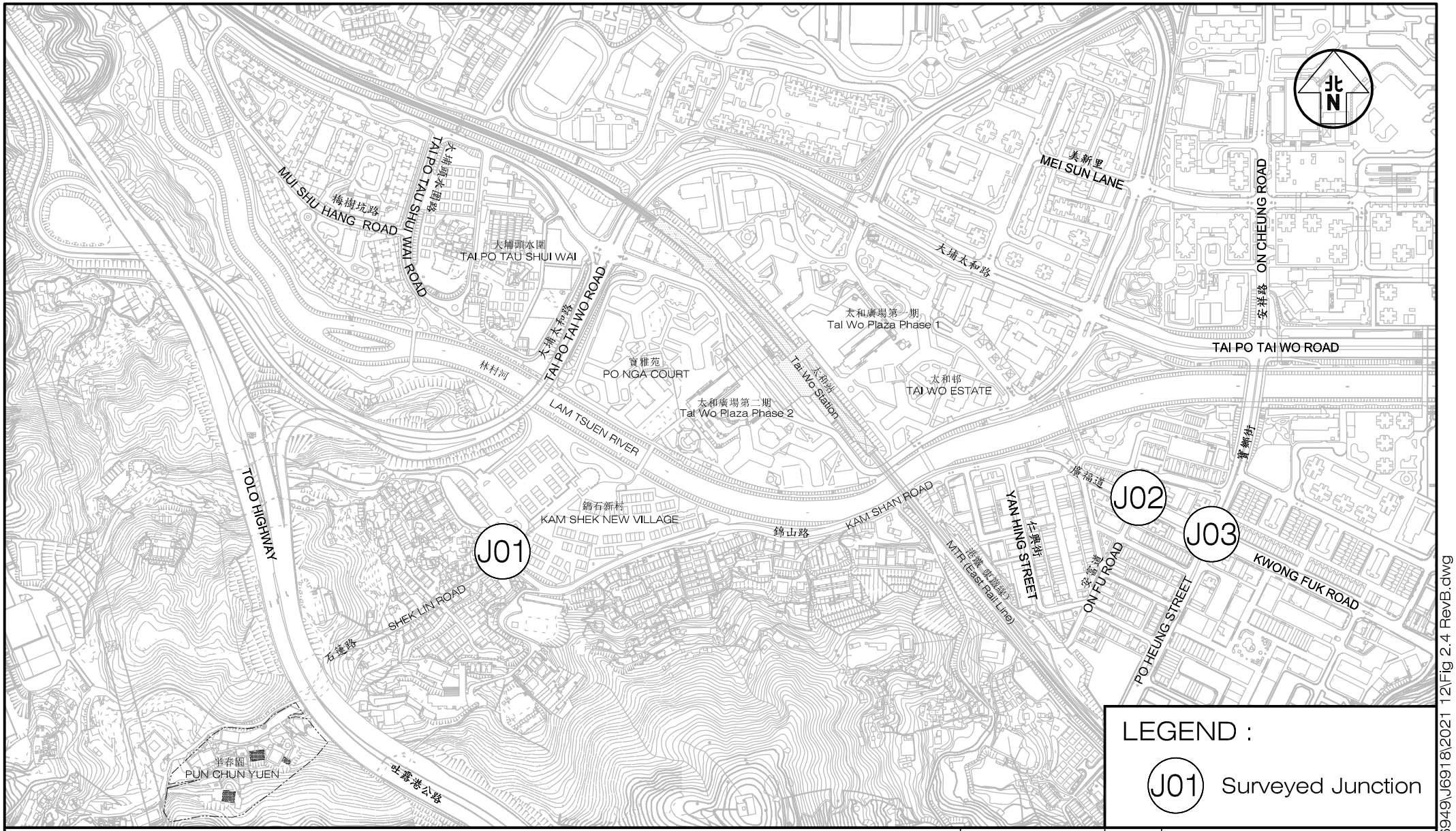
SHUTTLE SERVICE PICK-UP/ DROP-OFF

PEDESTRIAN ROUTE
BETWEEN KAM SHEK NEW VILLAGE AND
TAI WO STATION / PUBLIC TRANSPORT INTERCHANGE
(SCALE 1:1,500)

Project Title	S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES	J6918	Figure No. 2.3 Revision B
Figure Title	SHUTTLE SERVICE ROUTING BETWEEN PUN CHUN YUEN AND KAM SHEK NEW VILLAGE, AND PEDESTRIAN ROUTING BETWEEN KAM SHEK NEW VILLAGE AND TAI WO STATION / PUBLIC TRANSPORT INTERCHANGE	Designed by W C H / Drawn by S C Y / Checked by K C	Scale in A3 AS NOTED / Date 16 DEC 2021

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T:\JOBJ6900-J6949\J6918\2021 12\Fig 2.3 RevB.dwg

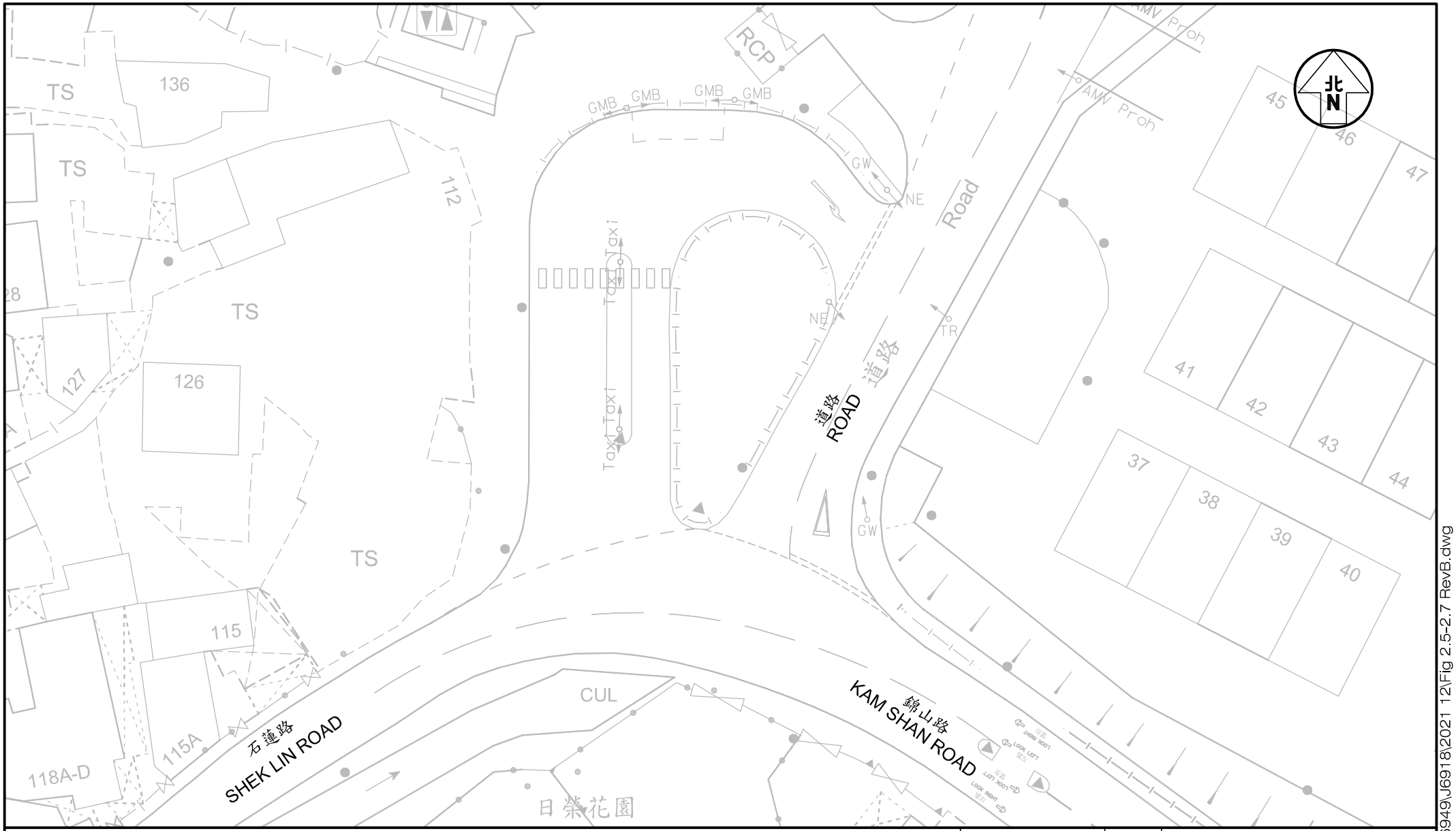


LEGEND :

J01 Surveyed Junction

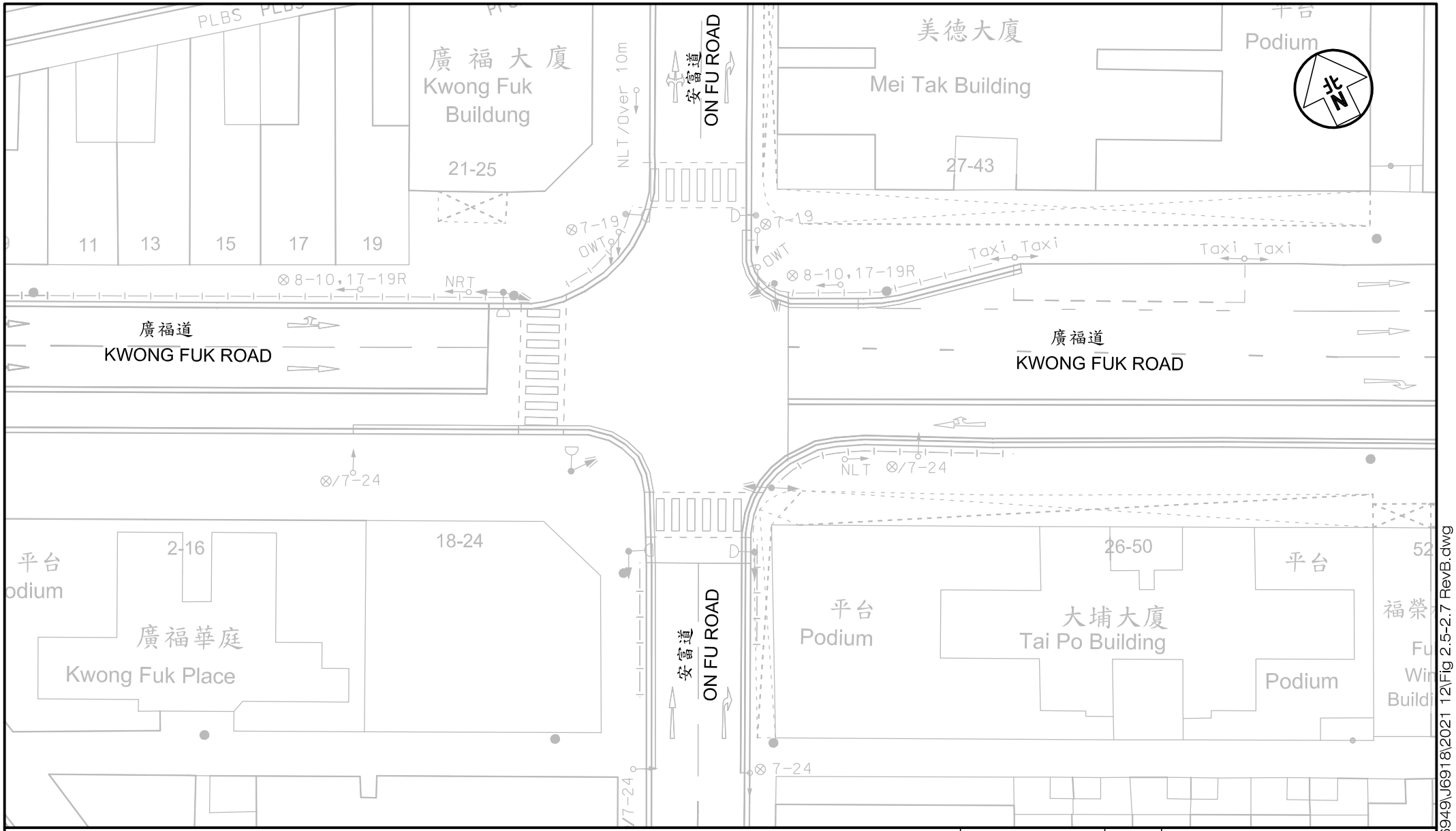
Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.4	Revision B	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: LOCATION OF THE SURVEYED JUNCTIONS	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 1 : 7,000	Date 16 DEC 2021	

T:\JOB\J6900-J6949\J6918\2021 12\Fig 2.4 RevB.dwg



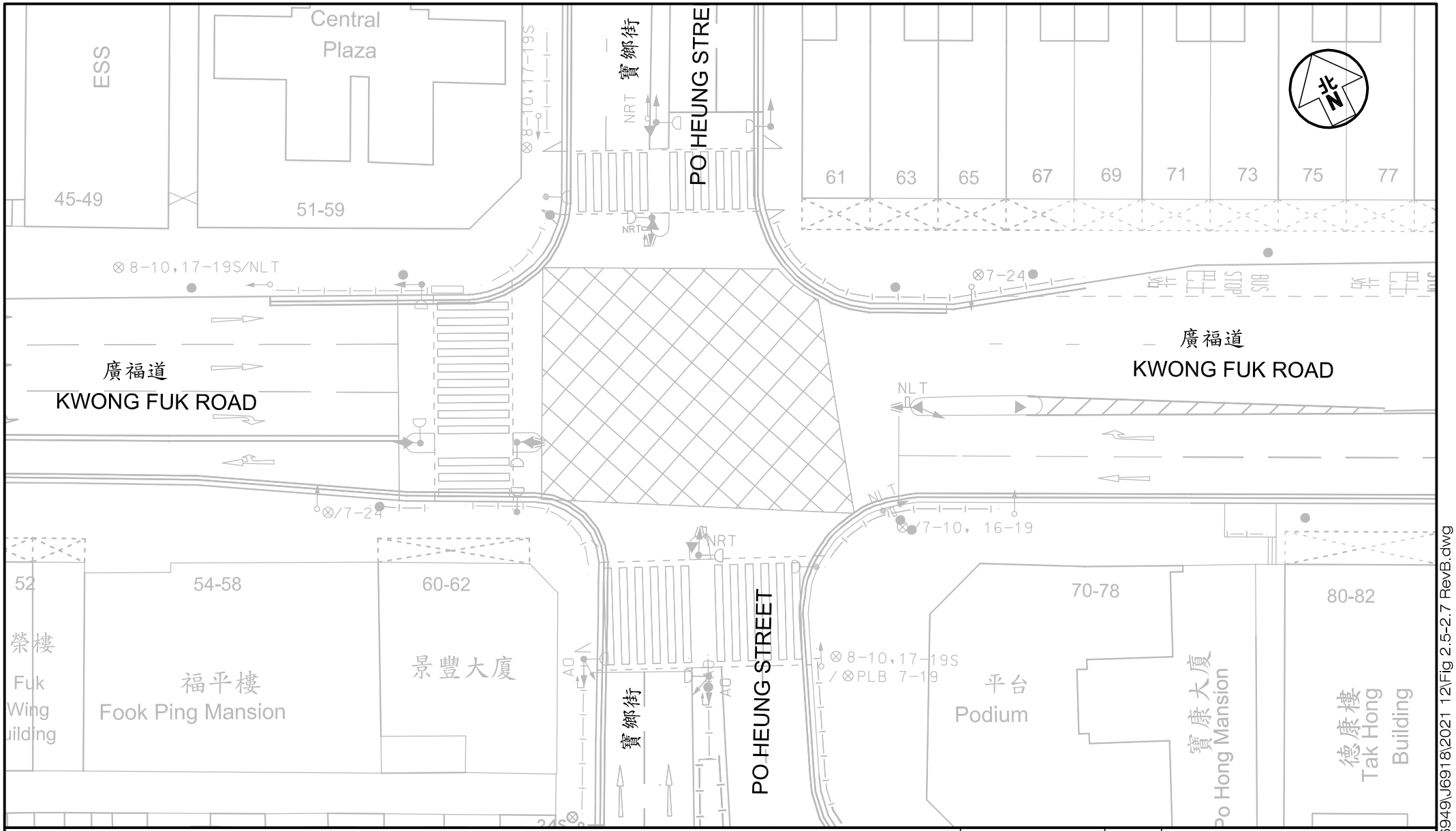
Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.5	Revision B	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: JUNCTION OF SHEK LIN ROAD / KAM SHAN ROAD / UNNAMED ROAD	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 1 : 400	Date 16 DEC 2021	

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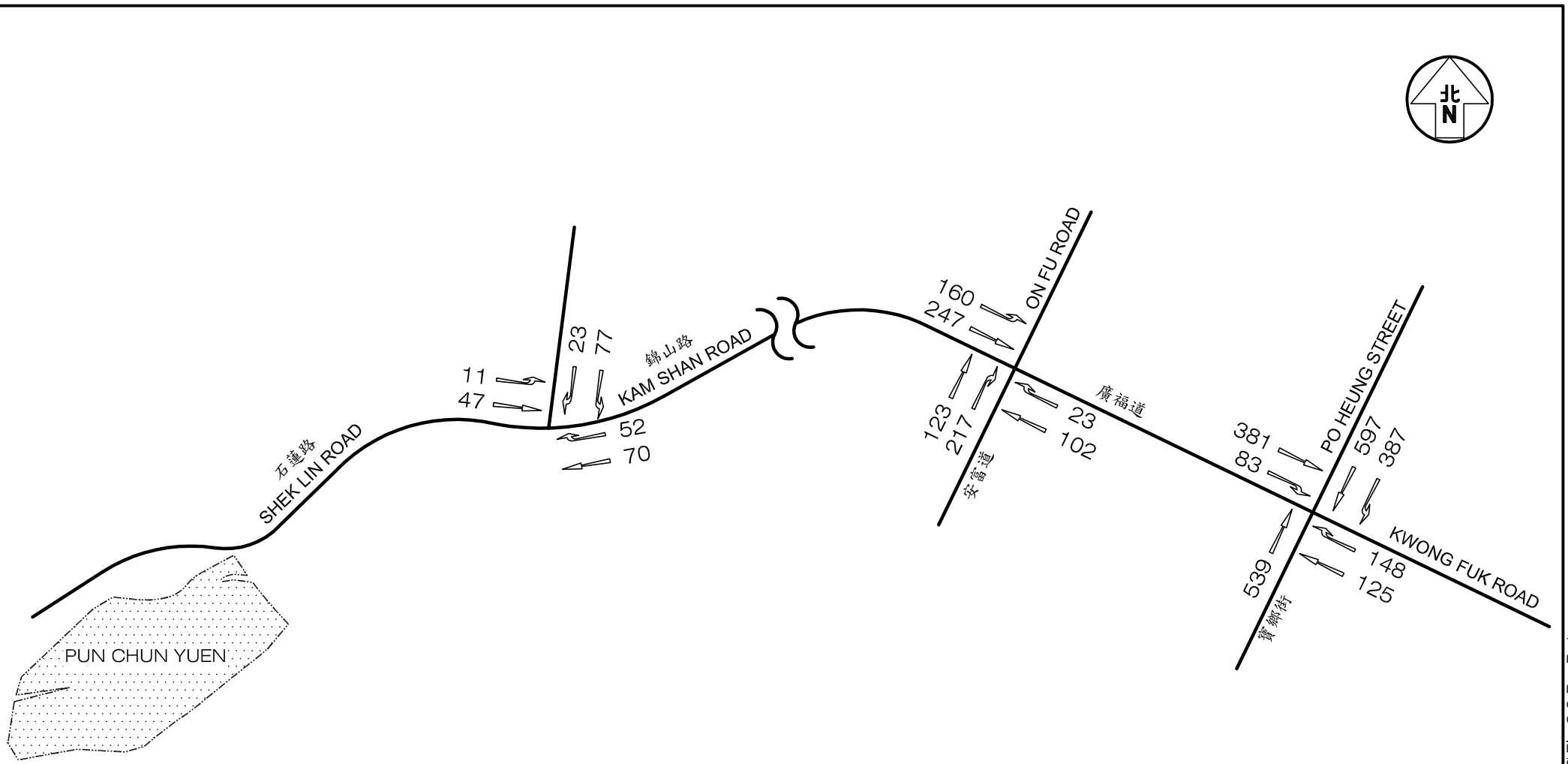
Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.6	Revision B	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: JUNCTION OF KWONG FUK ROAD / ON FU ROAD	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4: 1 : 400	Date: 16 DEC 2021	

T:\JOB\J6900-J6949\J6918\2021 12\Fig 2.5-2.7 RevB.dwg



Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.7	Revision B	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: JUNCTION OF KWONG FUK ROAD / PO HEUNG STREET	Designed by L T F / Drawn by S C Y / Checked by K C Scale in A4 1 : 400 / Date 16 DEC 2021		

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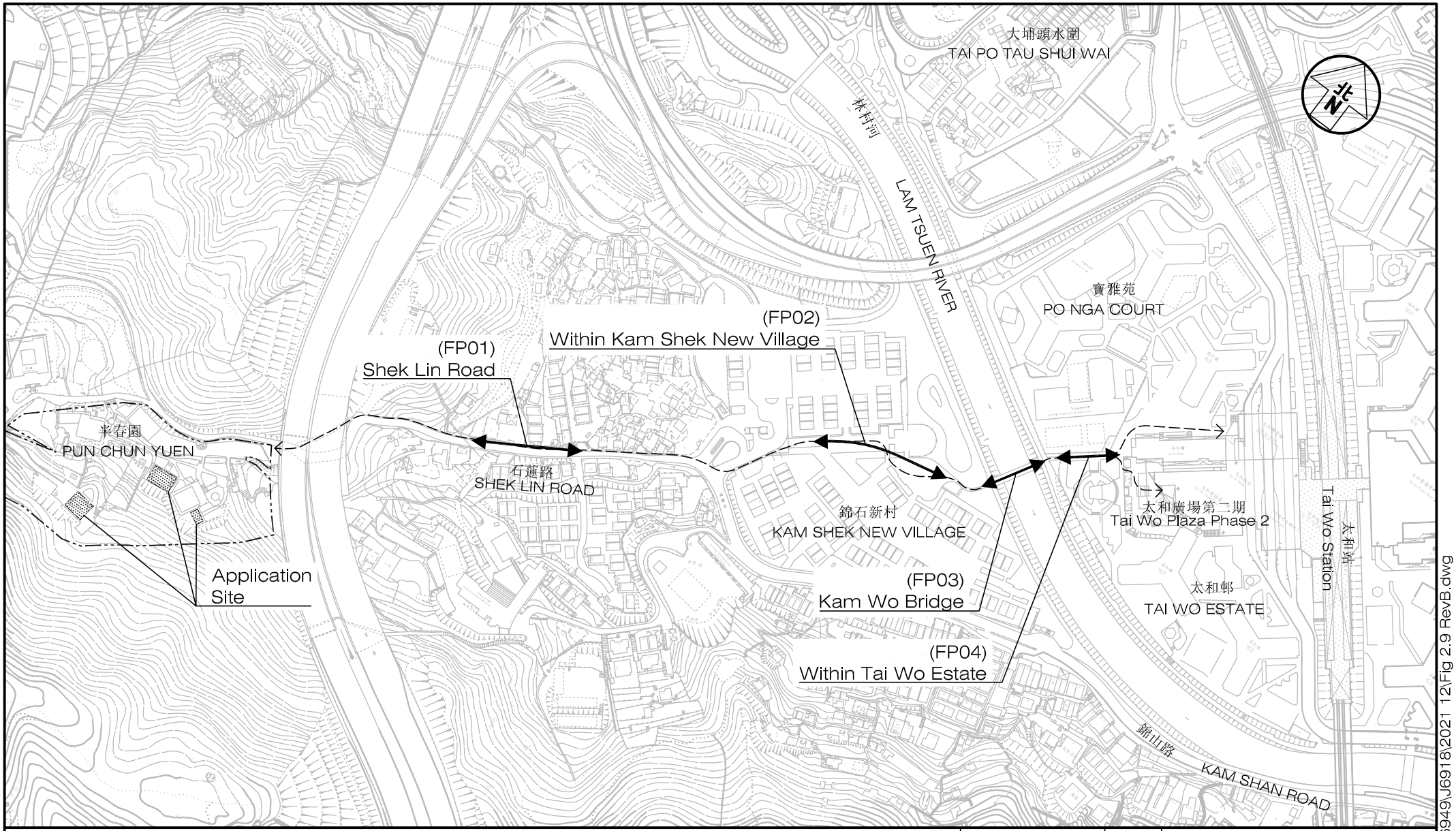


LEGEND :

123 - Columbarium Peak Hour Traffic Flow on Festival Day (pcu/hr)

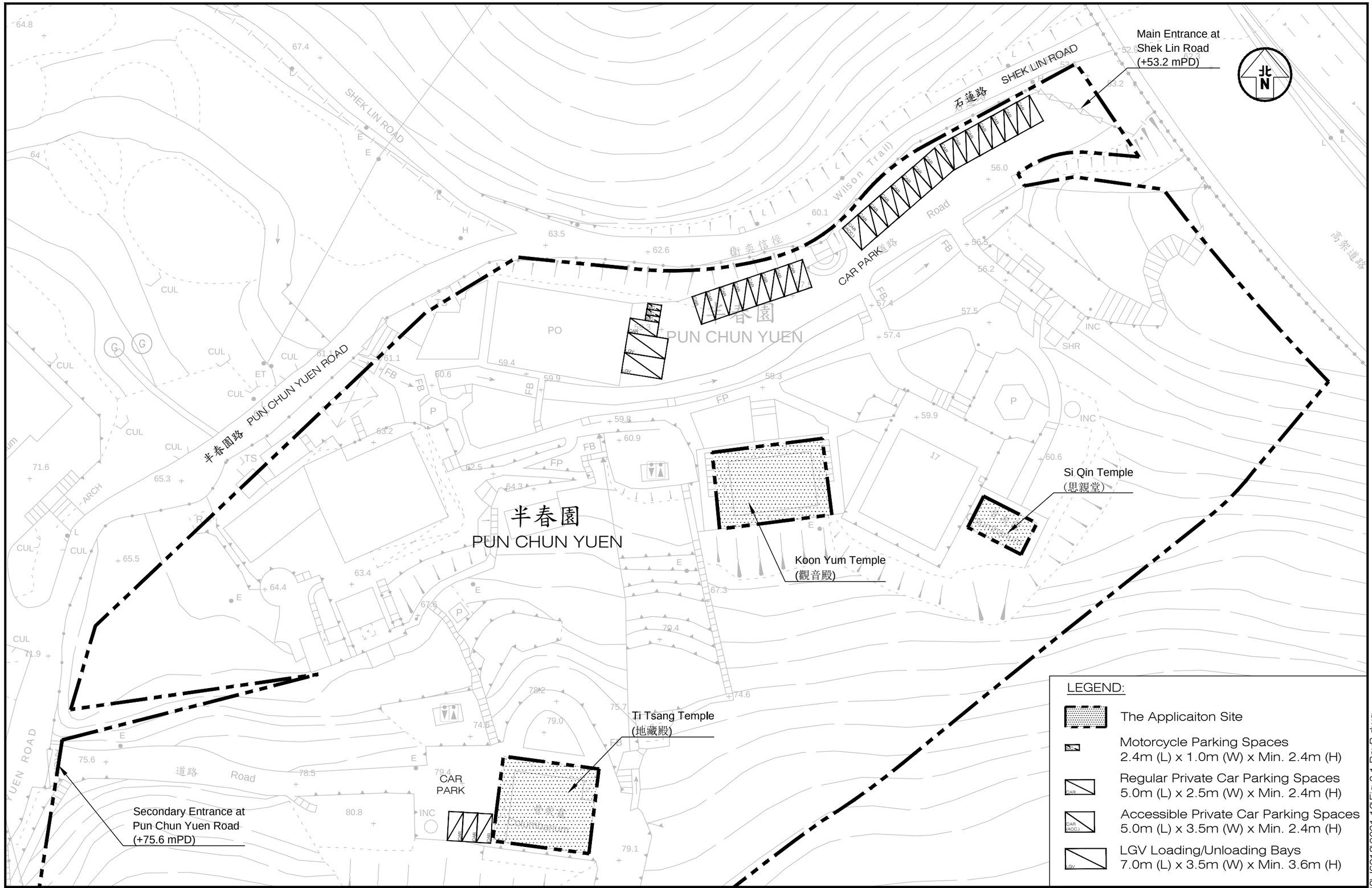
Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.8	Revision B	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: EXISTING COLUMBARIUM PEAK HOUR TRAFFIC FLOWS ON CHING MING FESTIVAL DAY	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 N.T.S. / Date 16 DEC 2021		

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Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.9	Revision B	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: LOCATION OF THE SURVEYED FOOTPATHS	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4: 1 : 4,000	Date: 16 DEC 2021	

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Project Title

S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES

J6918

Figure Title

PROPOSED INTERNAL TRANSPORT LAYOUT OF PUN CHUN YUEN (NORMAL DAY)

Figure No.	Revision
3.1	B

Designed by	Drawn by	Checked by
W C H	S C Y	K C

Scale in A3	Date
1 : 800	16 DEC 2021

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T:\JOB\J6900-J6949\J6918\2021 12\Fig 3.1 RevB.dwg

DUTY OF STAFF STATION:

(1) Contral ingress and egress of private cars at main entrance.
(2) Monitor and manage operation of the shuttle services and passenger drop-off.
(3) Control vehicular movements and assist pedestrian crossing.
(4) Monitor and manage operation of the car parking spaces.
(5) Monitor and control pedestrian flow and queuing area at Hall of Remembrance.
(6) Monitor and control pedestrian flow and queuing area at Koon Yum Temple. Direct egress to suitable exit.
(7) Monitor and control pedestrian flow and queuing area at Koon Yum Temple. Direct ingress to Ti Tsang Temple..
(8) Monitor and control pedestrian flow and queuing area at Ti Tsang Temple. Direct egress to suitable exit.
(9) Direct ingress flow to Ti Tsang Temple, and egress to suitbale exit.
(10) Monitor and control operation of the passenger drop-off laybys.
(11) Contral ingress and egress of private cars at secondary entrance.
(12) Monitor operation condition and direct egress to suitable exit.

Note: Each station may have more than 1 staff on duty if necessary.

Shuttle service queuing area
(Approx. 25 sm)

Shuttle service and
taxi drop-off

Vehicular access

Suspension of car parking spaces
to provide pedestrian pathway and
queuing area for shuttle service

Main Entrance at
Shek Lin Road
(+53.2 mPD)

Suspension of LGV L/UL Bays and
relocation of motorcycle parking spaces
to provide additional parking spaces

Queueing Area for Si Qin Temple
(Approx. 100 sm)

Queueing Area for
Koon Yum Temple
(Approx. 75 sm)

Existing
Passing Bay

Laybys for Passenger Drop-off Only
(Shuttle service, taxi, and private car)

Secondary Entrance at
Pun Chun Yuen Road
(+75.6 mPD)

Suspension of car parking spaces
to provide passenger drop-off layby

Queueing Area for
Koon Yum Temple
(Approx. 85 sm)

半春園
PUN CHUN YUEN

半春園路
PUN CHUN YUEN ROAD

Wilis SHEK LIN ROAD

CAR PARK

Koon Yum Temple
(觀音殿)

Si Qin Temple
(思親堂)

Ti Tsang Temple
(地藏殿)

Columbarium

LEGEND:

- The Applicaiton Site
- Motorcycle Parking Spaces
  2.4m (L) x 1.0m (W) x Min. 2.4m (H)
- Regular Private Car Parking Spaces
  5.0m (L) x 2.5m (W) x Min. 2.4m (H)
- Accessible Private Car Parking Spaces
  5.0m (L) x 3.5m (W) x Min. 2.4m (H)
- Private Car / Taxi Layby
  5.0m (L) x 2.5m (W) x Min. 2.4m (H)
- Light Bus Layby
  8.0m (L) x 3.0m (W) x Min. 3.3m (H)
- Suspended parking spaces or loading / unloading bays
- Pedestrian Arrival Route
- Pedestrian Departure Route
- Stationed Staff for traffic and pedestrian monitoring and control
- Physical separation by barriers or landscaping features
- Columbarium Building Entrance / Exit

Project Title
S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES
J6918

Figure Title
PROPOSED TRAFFIC AND CROWD MANAGEMENT PLAN
DURING CHING MING AND CHUNG YEUNG FESTIVAL PERIOD

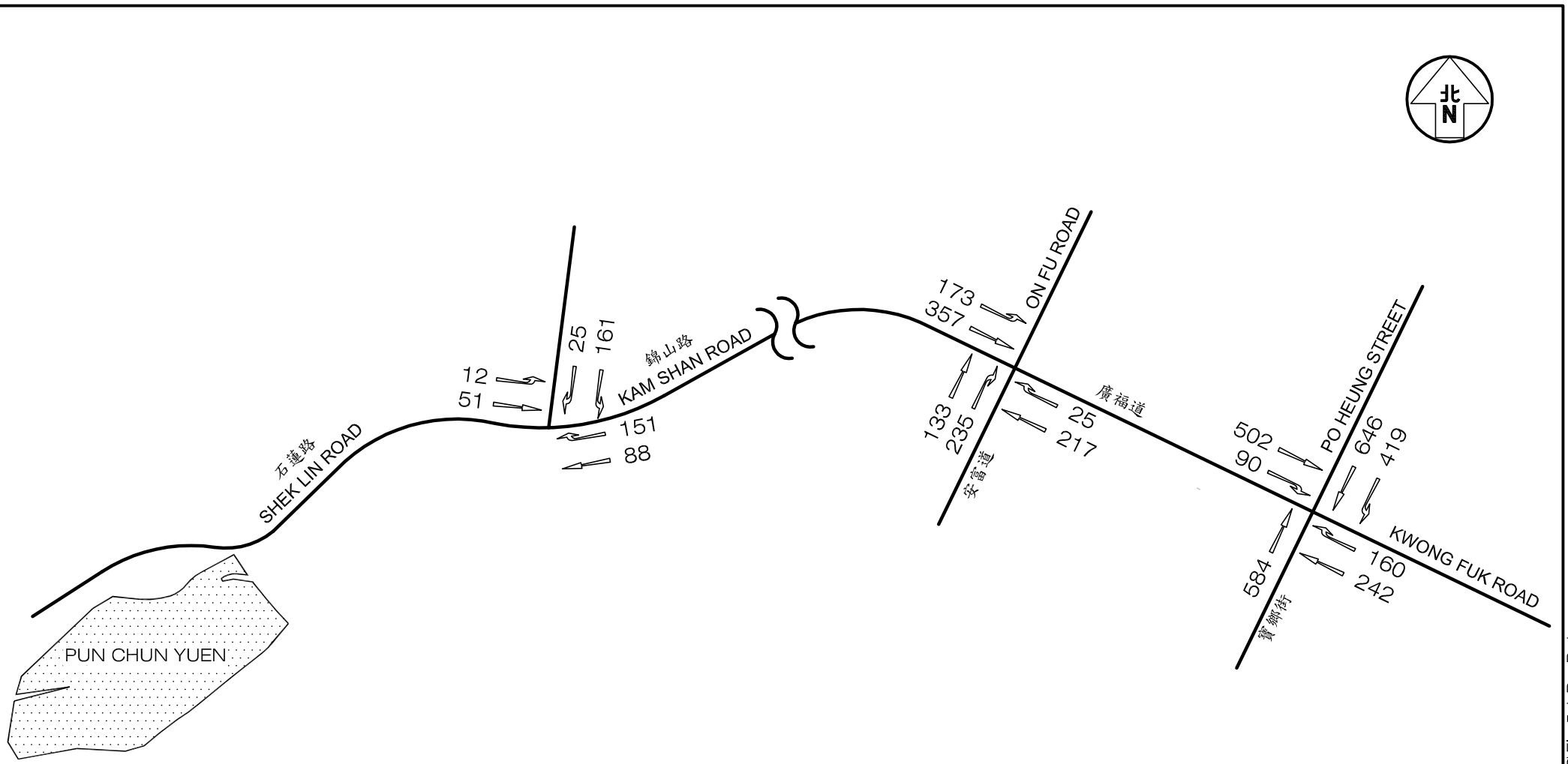
Figure No.	Revision
4.1	B

Designed by	Drawn by	Checked by
W C H	S C Y	K C

Scale in A3	Date
1 : 600	16 DEC 2021

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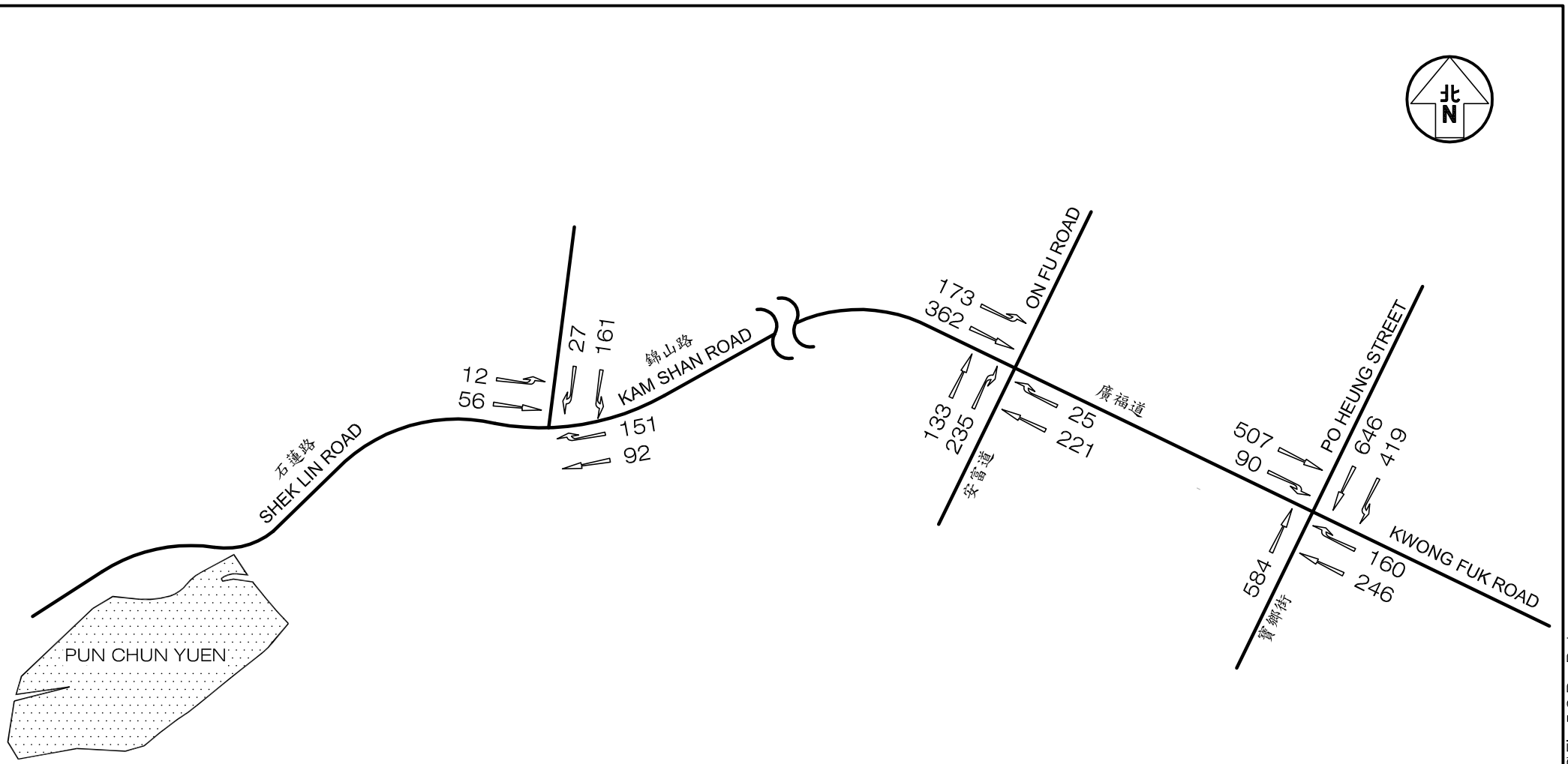


LEGEND :

123 - Columbarium Peak Hour Traffic Flow on Festival Day (pcu/hr)

Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 5.1	Revision B	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: YEAR 2029 CHING MING FESTIVAL COLUMBARIUM PEAK HOUR TRAFFIC FLOW WITH CURRENT OCCUPANCY AT THE EXISTING COLUMBARIUM	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 N.T.S.	Date 16 DEC 2021	

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LEGEND :

123 - Columbarium Peak Hour Traffic Flow on Festival Day (pcu/hr)

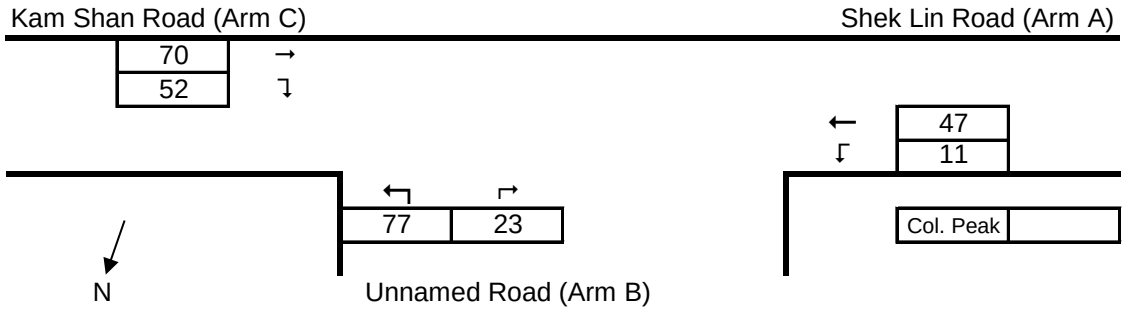
Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 5.2	Revision B	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: YEAR 2029 CHING MING FESTIVAL COLUMBARIUM PEAK HOUR TRAFFIC FLOW WITH THE EXISTING COLUMBARIUM FULLY OCCUPIED	Designed by L T F / Drawn by S C Y / Checked by K C Scale in A4 N.T.S. / Date 16 DEC 2021		

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Appendix A – Junction Capacity Analyses

Priority Junction Analysis

Junction:	Shek Lin Road / Kam Shan Road / Unnamed Road				
Design Year:	2021	Job Number:	J6918	Date:	16 December 2021
Scenario:	2021 Existing Condition - Ching Ming Festival Day				Page 1



The predictive equations of capacity of movement are:

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

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

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

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

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

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

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

where Y = 1 - 0.0345W

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

W = major road width

W-CR = central reserve width

w-BA, etc = lane width to vehicle

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

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

Geometry :	Input		Input		Input		Calculated	
	W	8.00	V-rBA	80	w-BA	2.50	D	0.8237
	W-CR	0.00	V-lBA	80	w-BC	2.50	E	0.8598
			V-rBC	80	w-CB	0.00	F	0.6066
			V-rCB	35			Y	0.7240

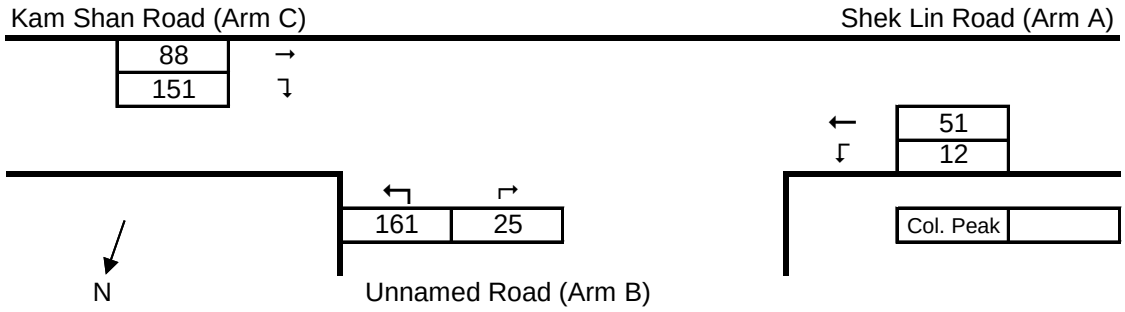
Analysis :

Traffic Flows, pcu/hr	Col. Peak	Capacity, pcu/hr	Col. Peak
q-CA	70	Q-BA	480
q-CB	52	Q-BC	629
q-AB	11	Q-CB	443
q-AC	47	Q-BAC	587
q-BA	23		
q-BC	77		
f	0.770		

Ratio-of-flow to Capacity	Col. Peak	
B-A	0.048	
B-C	0.122	
C-B	0.117	
B-AC	0.170	(for shared lane CA, CB)

Priority Junction Analysis

Junction:	Shek Lin Road / Kam Shan Road / Unnamed Road				
Design Year:	2029	Job Number:	J6918	Date:	16 December 2021
Scenario:	2029 Ching Ming Festival Day with the Existing Columbarium with Current Niche Occupancy			Page	2



The predictive equations of capacity of movement are:

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

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

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

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

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

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

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

where Y = 1 - 0.0345W

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

W = major road width

W-CR = central reserve width

w-BA, etc = lane width to vehicle

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

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

Geometry :	Input		Input		Input		Calculated	
	W	8.00	V-rBA	80	w-BA	2.50	D	0.8237
	W-CR	0.00	V-lBA	80	w-BC	2.50	E	0.8598
			V-rBC	80	w-CB	0.00	F	0.6066
			V-rCB	35			Y	0.7240

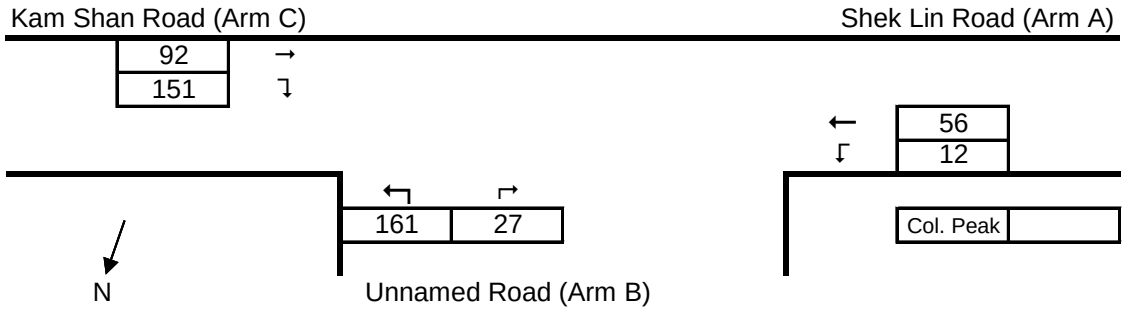
Analysis :

Traffic Flows, pcu/hr	Col. Peak	Capacity, pcu/hr	Col. Peak
q-CA	88	Q-BA	446
q-CB	151	Q-BC	628
q-AB	12	Q-CB	442
q-AC	51	Q-BAC	595
q-BA	25		
q-BC	161		
f	0.866		

Ratio-of-flow to Capacity	Col. Peak	
B-A	0.056	
B-C	0.256	
C-B	0.342	
B-AC	0.313	(for shared lane CA, CB)

Priority Junction Analysis

Junction:	Shek Lin Road / Kam Shan Road / Unnamed Road				
Design Year:	2029	Job Number:	J6918	Date:	16 December 2021
Scenario:	2029 Ching Ming Festival Day with the Existing Columbarium Fully Occupied			Page	3



The predictive equations of capacity of movement are:

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

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

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

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

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

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

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

where Y = 1 - 0.0345W

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

W = major road width

W-CR = central reserve width

w-BA, etc = lane width to vehicle

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

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

Geometry :	Input		Input		Input		Calculated	
	W	8.00	V-rBA	80	w-BA	2.50	D	0.8237
	W-CR	0.00	V-lBA	80	w-BC	2.50	E	0.8598
			V-rBC	80	w-CB	0.00	F	0.6066
			V-rCB	35			Y	0.7240

Analysis :

Traffic Flows, pcu/hr	Col. Peak	Capacity, pcu/hr	Col. Peak
q-CA	92	Q-BA	444
q-CB	151	Q-BC	627
q-AB	12	Q-CB	441
q-AC	56	Q-BAC	592
q-BA	27		
q-BC	161		
f	0.856		

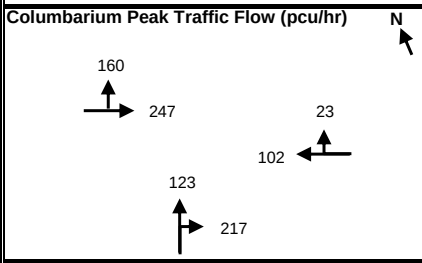
Ratio-of-flow to Capacity	Col. Peak	
B-A	0.061	
B-C	0.257	
C-B	0.342	
B-AC	0.318	(for shared lane CA, CB)

Signal Junction Analysis

Junction:	Kwong Fuk Road / On Fu Road			J01	Job Number: J6918
Scenario:	2021 Existing Condition - Ching Ming Festival Day				Page 4
Design Year:	2021	Designed By: HCF	Checked By: WCH		Date: 16 December 2021

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Kwong Fuk Road EB	LT+SA	A1	1	3.60	10.0		86	1749	186	0.106	0.106					
Kwong Fuk Road EB	SA	A2	1	3.30				2085	221	0.106						
On Fu Road NB	SA	B1	3	4.00				2015	123	0.061						
On Fu Road NB	RT	B2	3	4.00	8.0		100	1815	217	0.120	0.120					
Kwong Fuk Road WB	SA+RT	C1	2	3.20	8.0		18	1872	125	0.067	0.067					
Pedestrian Phase		$D_{(p)}$	1, 2, 4		Min Crossing Time =		5	sec GM +		9	sec FGM =		14	sec		
		$E_{(p)}$	3, 4		Min Crossing Time =		5	sec GM +		11	sec FGM =		16	sec		
		$F_{(p)}$	4		Min Crossing Time =		5	sec GM +		9	sec FGM =		14	sec		

Columbarium Peak Traffic Flow (pcu/hr)

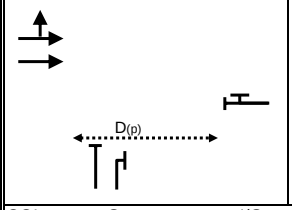
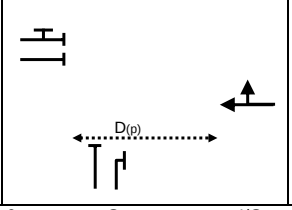
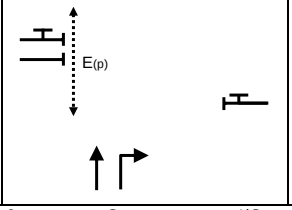
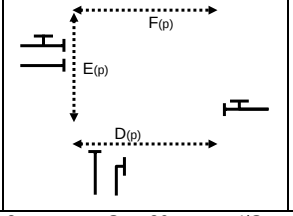


S = 1940 + 100 (W-3.25) S_M = S / (1 + 1.5 f/r)

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

	COL PEAK HOUR					
	Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.293					
L (s)	40					
C (s)	102					
Prac. y	0.547					
R.C. (%)	87%					

NOTE:

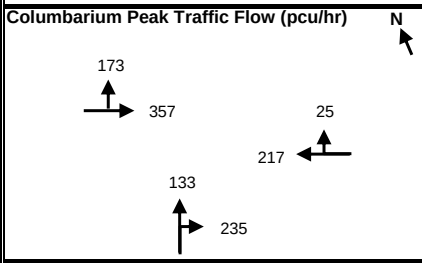
1	2	3	4	5
				
COL PEAK G = 6 I/G = 6	G = 6 I/G = 6	G = 3 I/G = 3	G = 26 I/G = 2	G = 40
G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0

Signal Junction Analysis

Junction:	Kwong Fuk Road / On Fu Road			J01	Job Number: J6918
Scenario:	2029 Ching Ming Festival Day with the Existing Columbarium with Current Niche Occupancy				Page 5
Design Year:	2029	Designed By:	HCF	Checked By: WCH	Date: 16 December 2021

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Kwong Fuk Road EB	LT+SA	A1	1	3.60	10.0		71	1785	244	0.137	0.137					
Kwong Fuk Road EB	SA	A2	1	3.30				2085	286	0.137						
On Fu Road NB	SA	B1	3	4.00				2015	133	0.066						
On Fu Road NB	RT	B2	3	4.00	8.0		100	1815	235	0.129	0.129					
Kwong Fuk Road WB	SA+RT	C1	2	3.20	8.0		10	1899	242	0.127	0.127					
Pedestrian Phase		$D_{(p)}$	1, 2, 4		Min Crossing Time =		5	sec GM +		9	sec FGM =		14	sec		
		$E_{(p)}$	3, 4		Min Crossing Time =		5	sec GM +		11	sec FGM =		16	sec		
		$F_{(p)}$	4		Min Crossing Time =		5	sec GM +		9	sec FGM =		14	sec		

Columbarium Peak Traffic Flow (pcu/hr)

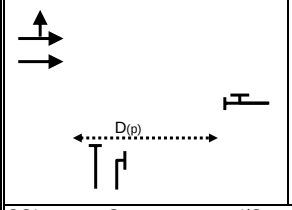
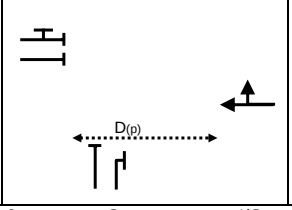
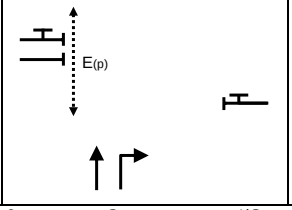
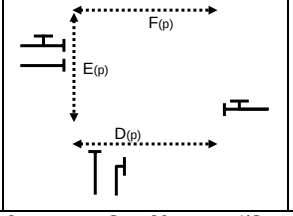


S = 1940 + 100 (W-3.25) S_M = S / (1 + 1.5 f/r)

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

	COL PEAK HOUR					
	Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.393					
L (s)	40					
C (s)	102					
Prac. y	0.547					
R.C. (%)	39%					

NOTE:

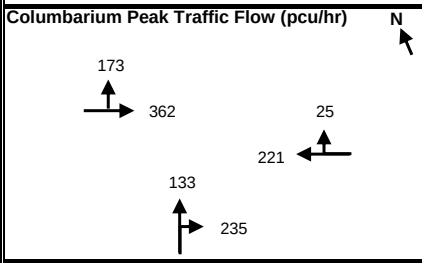
	1	2	3	4	5
					
COL PEAK	G = I/G = 6	G = I/G = 6	G = I/G = 3	G = 26 I/G = 2	G = 40
	G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
	G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
	G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
	G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0

Signal Junction Analysis

Junction:	Kwong Fuk Road / On Fu Road			J01	Job Number: J6918
Scenario:	2029 Ching Ming Festival Day with the Existing Columbarium Fully Occupied				Page 6
Design Year:	2029	Designed By: HCF	Checked By: WCH		Date: 16 December 2021

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Kwong Fuk Road EB	LT+SA	A1	1	3.60	10.0		71	1785	247	0.138	0.138					
Kwong Fuk Road EB	SA	A2	1	3.30				2085	288	0.138						
On Fu Road NB	SA	B1	3	4.00				2015	133	0.066						
On Fu Road NB	RT	B2	3	4.00	8.0		100	1815	235	0.129	0.129					
Kwong Fuk Road WB	SA+RT	C1	2	3.20	8.0		10	1899	246	0.130	0.130					
Pedestrian Phase		$D_{(p)}$	1, 2, 4		Min Crossing Time =		5	sec GM +		9	sec FGM =		14	sec		
		$E_{(p)}$	3, 4		Min Crossing Time =		5	sec GM +		11	sec FGM =		16	sec		
		$F_{(p)}$	4		Min Crossing Time =		5	sec GM +		9	sec FGM =		14	sec		

Columbarium Peak Traffic Flow (pcu/hr)

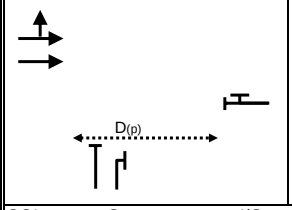
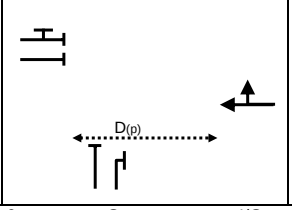
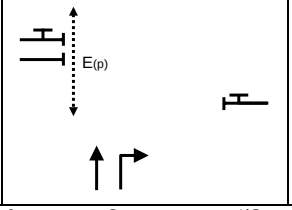
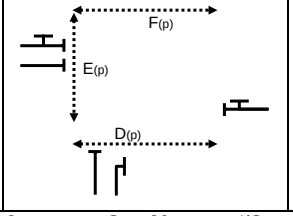


S = 1940 + 100 (W-3.25) S_M = S / (1 + 1.5 f/r)

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

	COL PEAK HOUR					
	Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.397					
L (s)	40					
C (s)	102					
Prac. y	0.547					
R.C. (%)	38%					

NOTE:

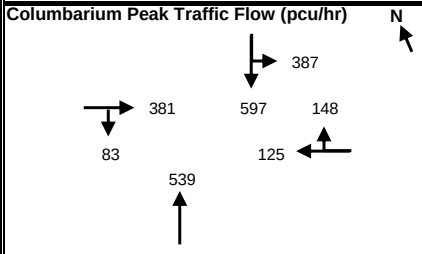
	1	2	3	4	5
					
COL PEAK	G = I/G = 6	G = I/G = 6	G = I/G = 3	G = 26 I/G = 2	G = 40
	G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
	G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
	G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
	G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0

Signal Junction Analysis

Junction:	Kwong Fuk Road / Po Heung Street			J02	Job Number: J6918
Scenario:	2021 Existing Condition - Ching Ming Festival Day				Page 7
Design Year:	2021	Designed By:	HCF	Checked By: WCH	Date: 16 December 2021

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Kwong Fuk Road EB	SA	A1	2	3.70				1985	184	0.093	0.093					
Kwong Fuk Road EB	SA	A2	2	3.70				2125	197	0.093						
Kwong Fuk Road EB	RT	A3	2	3.60	16.0		100	1934	83	0.043						
Po Heung Street NB	SA	B1	1	3.60				1975	260	0.132						
Po Heung Street NB	SA	B2	1	3.60				2115	279	0.132						
Kwong Fuk Road WB	SA	C1	3	3.60				1975	125	0.063						
Kwong Fuk Road WB	RT	C2	3	3.00	17.0		100	1888	148	0.078	0.078					
Po Heung Street SB	LT+SA	D1	1	3.30	11.0		88	1737	440	0.253						
Po Heung Street SB	SA	D2	1	3.90				2145	544	0.254	0.254					
Pedestrian Phase		$E_{(p)}$	3		Min Crossing Time =		5	sec GM +		9	sec FGM =		14	sec		
		$F_{(p)}$	1		Min Crossing Time =		5	sec GM +		11	sec FGM =		16	sec		
		$G_{(p)}$	2		Min Crossing Time =		5	sec GM +		9	sec FGM =		14	sec		

Columbarium Peak Traffic Flow (pcu/hr)

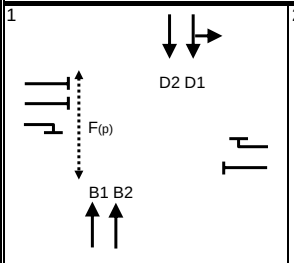
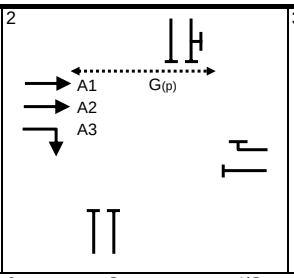
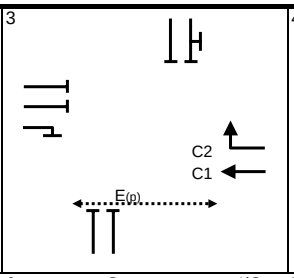


S = 1940 + 100 (W-3.25) S_M = S / (1 + 1.5 f/r)

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

	COL PEAK HOUR					
	Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.425					
L (s)	16					
C (s)	102					
Prac. y	0.759					
R.C. (%)	79%					

NOTE:

1	2	3	4	5
				

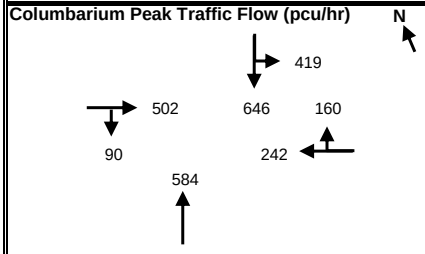
COL PEAK	G =	I/G =	6	G =	I/G =	6	G =	I/G =	7	G =	I/G =		G =	16
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =	0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =	0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =	0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =	0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =	0

Signal Junction Analysis

Junction:	Kwong Fuk Road / Po Heung Street	J02		Job Number:	J6918
Scenario:	2029 Ching Ming Festival Day with the Existing Columbarium with Current Niche Occupancy			Page	8
Design Year:	2029	Designed By:	HCF	Checked By:	WCH	Date:	16 December 2021

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Kwong Fuk Road EB	SA	A1	2	3.70				1985	242	0.122	0.122					
Kwong Fuk Road EB	SA	A2	2	3.70				2125	260	0.122						
Kwong Fuk Road EB	RT	A3	2	3.60	16.0		100	1934	90	0.047						
Po Heung Street NB	SA	B1	1	3.60				1975	282	0.143						
Po Heung Street NB	SA	B2	1	3.60				2115	302	0.143						
Kwong Fuk Road WB	SA	C1	3	3.60				1975	242	0.123	0.123					
Kwong Fuk Road WB	RT	C2	3	3.00	17.0		100	1888	160	0.085						
Po Heung Street SB	LT+SA	D1	1	3.30	11.0		88	1737	476	0.274						
Po Heung Street SB	SA	D2	1	3.90				2145	589	0.275	0.275					
Pedestrian Phase		$E_{(p)}$	3		Min Crossing Time =			5	sec GM +		9	sec FGM =		14	sec	
		$F_{(p)}$	1		Min Crossing Time =			5	sec GM +		11	sec FGM =		16	sec	
		$G_{(p)}$	2		Min Crossing Time =			5	sec GM +		9	sec FGM =		14	sec	

Columbarium Peak Traffic Flow (pcu/hr)

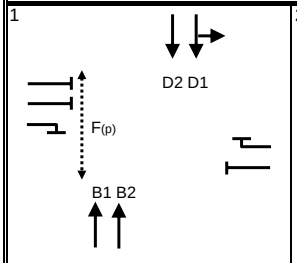
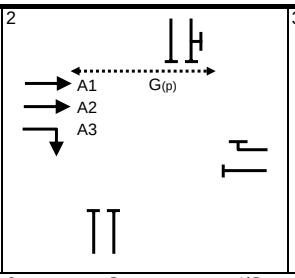
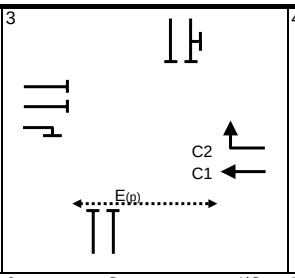


S = 1940 + 100 (W-3.25) S_M = S / (1 + 1.5 f/r)

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

	COL PEAK HOUR					
	Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.520					
L (s)	16					
C (s)	102					
Prac. y	0.759					
R.C. (%)	46%					

NOTE:

1	2	3	4	5
				

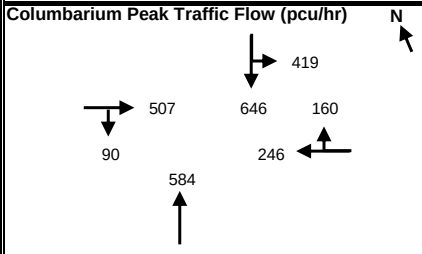
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Signal Junction Analysis

Junction:	Kwong Fuk Road / Po Heung Street		J02	Job Number:	J6918
Scenario:	2029 Ching Ming Festival Day with the Existing Columbarium Fully Occupied			Page	9
Design Year:	2029	Designed By: HCF	Checked By: WCH	Date:	16 December 2021

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Kwong Fuk Road EB	SA	A1	2	3.70				1985	245	0.123						
Kwong Fuk Road EB	SA	A2	2	3.70				2125	262	0.123	0.123					
Kwong Fuk Road EB	RT	A3	2	3.60	16.0		100	1934	90	0.047						
Po Heung Street NB	SA	B1	1	3.60				1975	282	0.143						
Po Heung Street NB	SA	B2	1	3.60				2115	302	0.143						
Kwong Fuk Road WB	SA	C1	3	3.60				1975	246	0.125	0.125					
Kwong Fuk Road WB	RT	C2	3	3.00	17.0		100	1888	160	0.085						
Po Heung Street SB	LT+SA	D1	1	3.30	11.0		88	1737	476	0.274						
Po Heung Street SB	SA	D2	1	3.90				2145	589	0.275	0.275					
Pedestrian Phase		$E_{(p)}$	3		Min Crossing Time =		5	sec GM +		9	sec FGM =		14	sec		
		$F_{(p)}$	1		Min Crossing Time =		5	sec GM +		11	sec FGM =		16	sec		
		$G_{(p)}$	2		Min Crossing Time =		5	sec GM +		9	sec FGM =		14	sec		

Columbarium Peak Traffic Flow (pcu/hr)

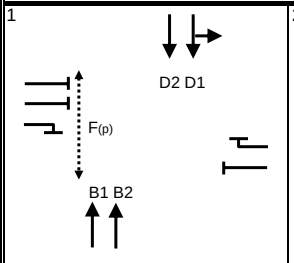
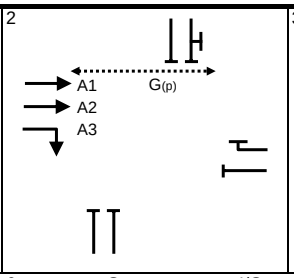
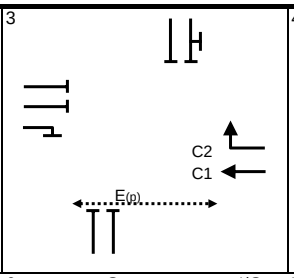


S = 1940 + 100 (W-3.25) S_M = S / (1 + 1.5 f/r)

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

	COL PEAK HOUR					
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Sum y	0.523					
L (s)	16					
C (s)	102					
Prac. y	0.759					
R.C. (%)	45%					

NOTE:

1	2	3	4	5
				

COL	G =	I/G =	6	G =	I/G =	6	G =	I/G =	7	G =	I/G =		G =			16
PEAK	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =			0
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	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =			0

Appendix B –
Swept Path Analyses



Project Title
S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918

Figure Title
SWEPT PATH OF PRIVATE CARS
ENTERING PARKING SPACES

Figure No.	Revision
SP01	B

Designed by	Drawn by	Checked by
W C H	S C Y	K C

Scale in A4	Date
1 : 400	16 DEC 2021

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Traffic and Transportation Planning Consultants
21st Floor, Methodist House, 36 Hennessy Road,
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Project Title
S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918

Figure Title
SWEPT PATH OF PRIVATE CARS
EXITING PARKING SPACES

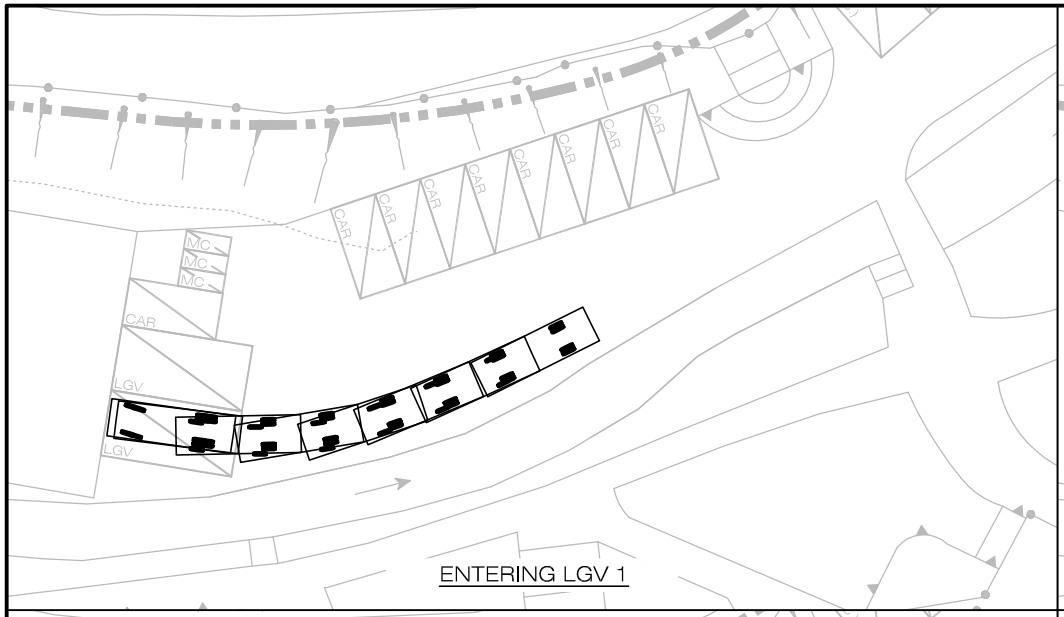
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SP02	B

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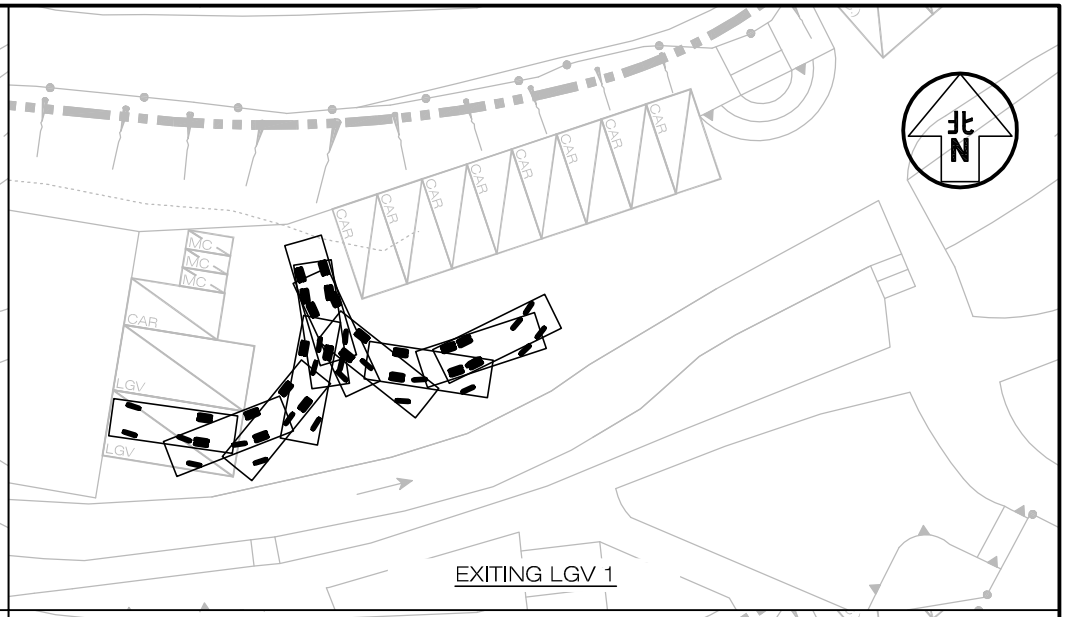
Scale in A4	Date
1 : 400	16 DEC 2021

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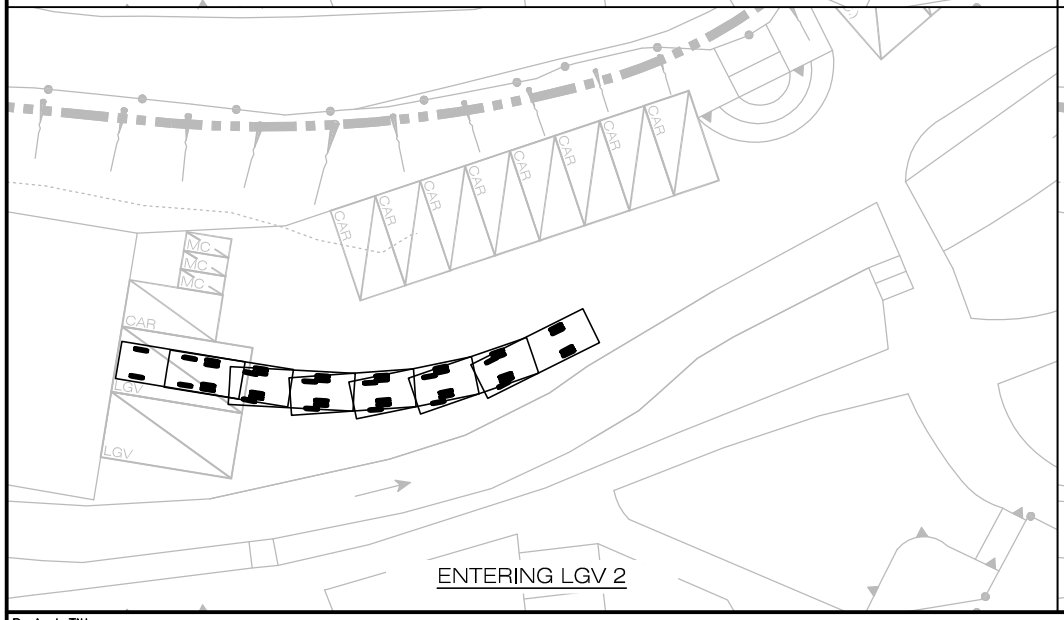
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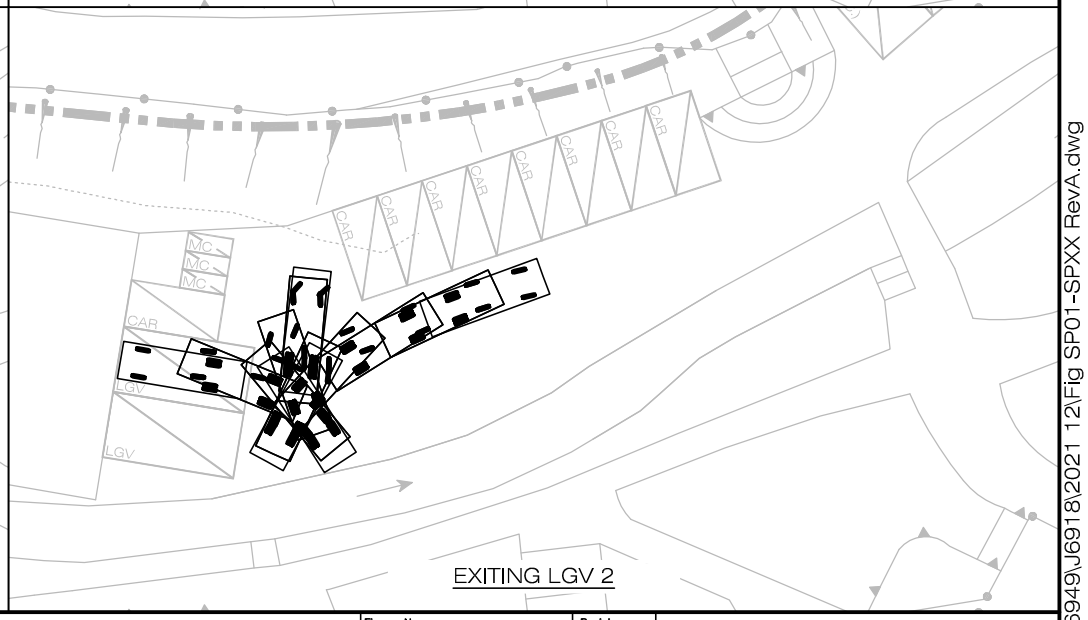
ENTERING LGV 1



EXITING LGV 1



ENTERING LGV 2



EXITING LGV 2

Project Title

S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918

Figure Title

SWEPT PATH OF LIGHT GOODS VEHICLES

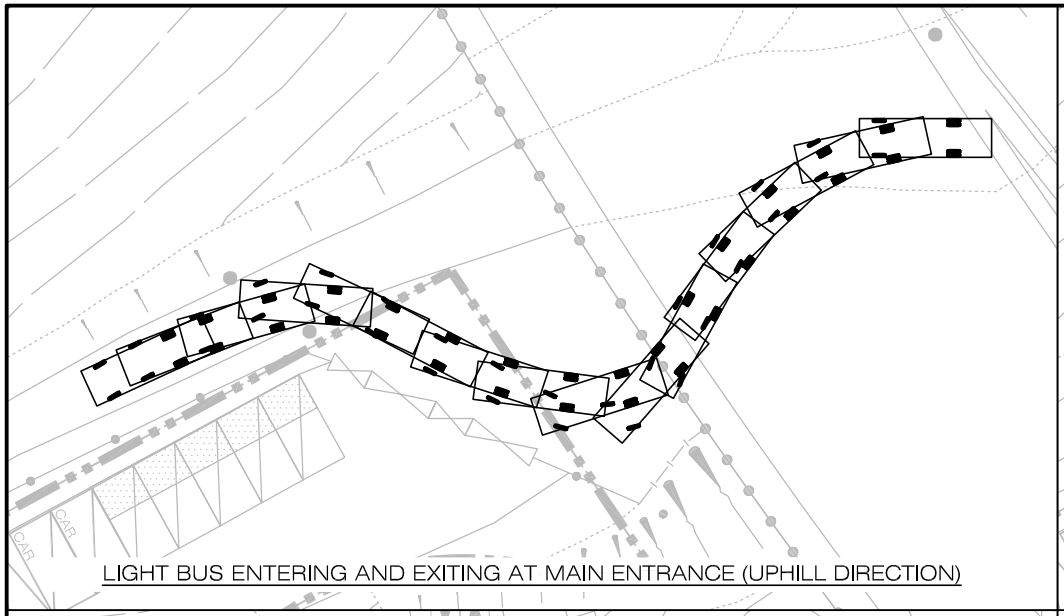
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SP03	B

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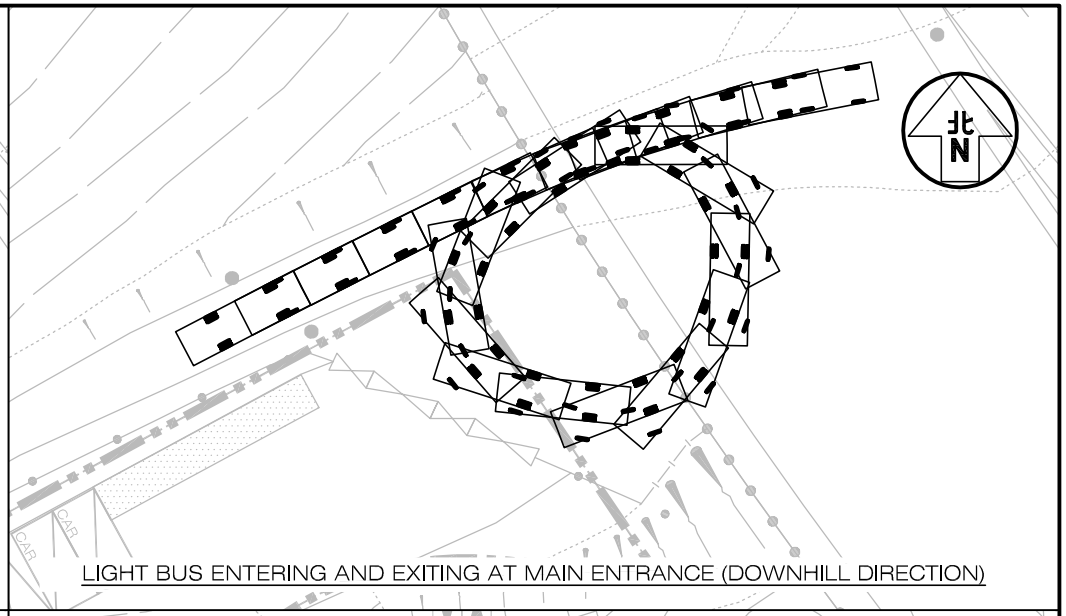
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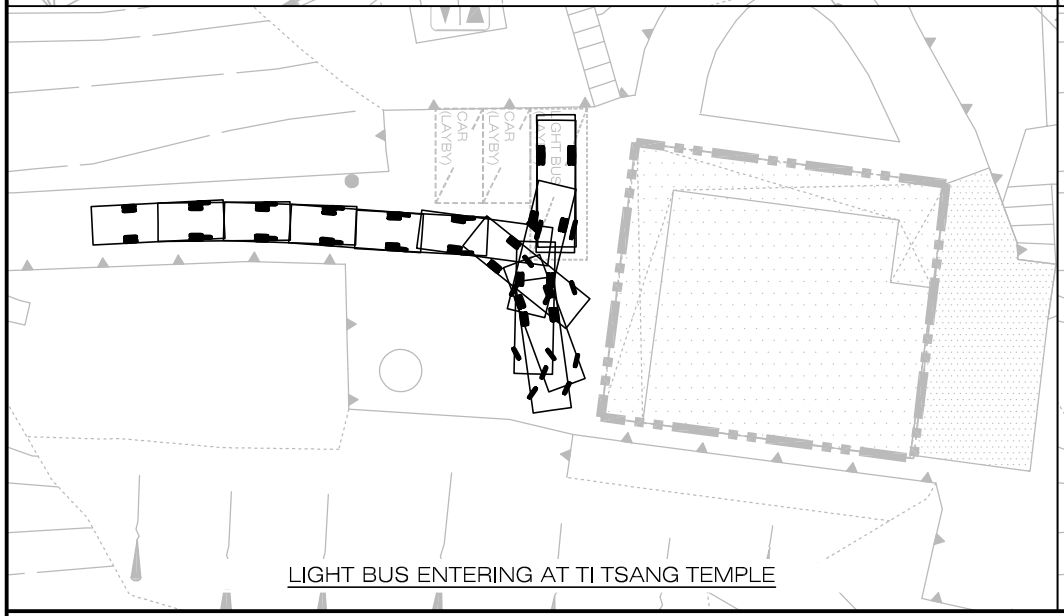
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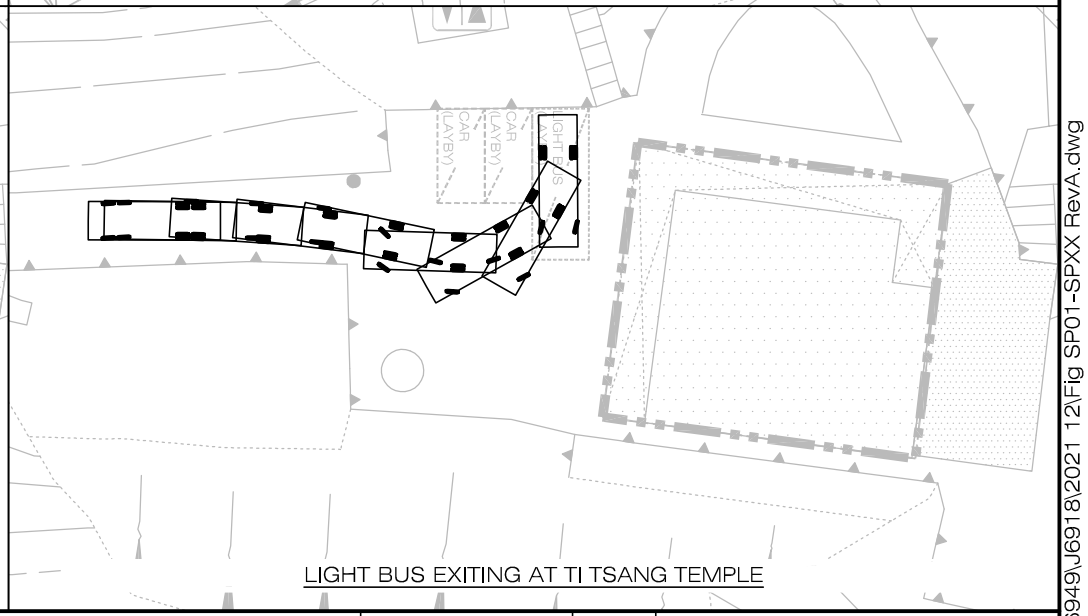
LIGHT BUS ENTERING AND EXITING AT MAIN ENTRANCE (UPHILL DIRECTION)



LIGHT BUS ENTERING AND EXITING AT MAIN ENTRANCE (DOWNHILL DIRECTION)



LIGHT BUS ENTERING AT TI TSANG TEMPLE



LIGHT BUS EXITING AT TI TSANG TEMPLE

Project Title
S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918

Figure Title
SWEPT PATH OF LIGHT BUS
(WITH TCMP IMPLEMENTED)

Figure No.	Revision
SP04	B

Designed by	Drawn by	Checked by
W C H	S C Y	K C

Scale in A4	Date
1 : 400	16 DEC 2021

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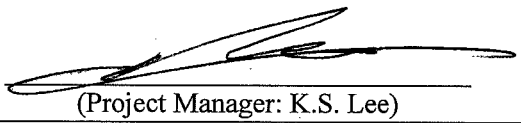
Appendix 10
Sewerage Impact Assessment

Proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories

Sewerage Impact Assessment

(V1.0)

December 2021

Approved By 

(Project Manager: K.S. Lee)

REMARKS:

The information supplied and contained within this report is, to the best of our knowledge, correct at the time of printing.

CINOTECH accepts no responsibility for changes made to this report by third parties.

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Project	Proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories	
Report	Sewerage Impact Assessment	
Version/Revision	v1.0	06-12-2021

	Prepared by	**Checked by**
	Colman Wong	Betty Choi
Signature	Colman	
Date (DD-MM-YYYY)	06-12-2021	06-12-2021

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Appendix III Detailed Calculation of Existing Public Sewage System

1 INTRODUCTION

1.1 Background

1.1.1 The Lotus Association of Hong Kong (The Applicant) has proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories ("the Application Site" or "the Site").

1.1.2 According to the Draft Tai Po Outline Zoning Plan No. S/TP/29, the Application Site falls within an area identified as "Green Belt" ("GB"). The proposed Columbarium is classified as "Columbarium (within a Religious Institution or extension of existing Columbarium only)" in column 2 within the "Green Belt" zone.

1.1.3 The applicant seeks planning permission for the existing religious institution and Columbarium use at the Application Site, as part of the statutory requirements of the Private Columbaria Ordinance.

1.1.4 Cinotech Consultants Limited was commissioned by the Applicant to carry out a Sewerage Impact Assessment (SIA) to assess and envisage any potential sewerage impact on the implementation of the Project and to recommend necessary pipe upgrading as necessary.

2 DESCRIPTION OF THE ENVIRONMENT

2.1 The Application Site (Pun Chun Yuen)

2.1.1 The Application Site is located near the crossing of Tolo Highway and Shek Lin Road with gross area of about 19,937.6 m^2, including the adjoining Government land (about 630m^2). The location of the Application Site is presented in **Figure 2-1**.

2.1.2 There are three existing buildings, namely Ti Tsang Temple, Koon Yum Temple and Si Qin Temple, has been using as columbarium within the Application Site and providing 3,834 niches and 3,257 ancestral tablets. Out of the available 3,834 inches, 2,883 niches had been sold before 30 June 2017 (before the enactment of the Private Columbaria Ordinance), whereas 712 niches had not been sold, and the remaining 239 niches are not designated for sale.

2.1.3 There are two public toilets in the Application Site, with their sewage discharged to the public sewer manhole FMH1006391.

2.1.4 Pun Chun Yuen is open from 9:00am until 4:00pm for visitor. The number of visitors is expected to peak during the Ching Ming Festival. According to the Traffic Impact Assessment Report, there were 23 visitors/hour entering the Application Site during the peak hour on 2021 Ching Ming Festival Day. When all of the remaining niches has been sold and occupied, it is anticipated that there will be an addition of 10 visitors/hour during peak hour. It should be noted that Pun Chung Yuen is using a visit-by-appointment arrangement, the number of visitors is under control.

2.1.5 There are 10 regular staff working in Pun Chun Yuen currently. During Ching Ming and Chung Yeung Festivals, there are up to 20 voluntary helpers for supporting the traffic and crowd control. The applicant has no plan to increase the number of regular staff in the future.

2.2 Existing Environment in the Vicinity

2.2.1 The Application Site is located in a rural valley area, with uphill in south, north and west directions; while the downhill is in the east.

2.2.2 The Tai Po Water Treatment Works and Siu Ling Shan Ling Hin Fat Yuen (小靈山靈顯法院) are located at ~200m in the West and ~230m in the North from the Application Site, respectively. Based on the initial observation as both of them are located at uphill locations, their sewage discharge, if any, could share the same public sewers with the Application Site. However, upon further investigation and liaison with Water Services Department (WSD), the actual situation is different from our initial observation which is explained in more detail in the following paragraphs.

2.2.3 According to the design features of Tai Po Water Treatment Works[1], there should be zero discharge waste water as all waste water is designed to be treated and recycled within the Tai Po Water Treatment Works. Enquiry with WSD has been made to confirm its implementation. The WSD's reply email has been enclosed in **Appendix I**.

[1] Design features of Tai Po Water Treatment Works: https://www.wsd.gov.hk/en/core-businesses/major-infrastructure-projects/expansion-of-tai-po-water-treatment-works/design_features/index.html

2.2.4 According to planning application of Siu Ling Shan Ling Hin Fat Yuen (No. A/TP/652), which has been approved in July 2019, Siu Ling Shan Ling Hin Fat Yuen should have no sewage discharge to public sewer.

2.2.5 Therefore, the public sewer manhole FMH1006391 is only serving the sewage from the Application Site.

2.2.6 There are a number of low-rise residential developments in the downhill area in the east of the Application Site. Based on the available information, their sewage is discharged to the public sewer and should be included in the assessment.

3 SEWERAGE IMPACT ASSESSMENT

3.1 Sewage Discharge from the Application Site

3.1.1 The sewage generated from the Application Site will be discharged to public sewer manhole (FMH1006391). As the Application Site consists of temples and columbarium only, its sewage discharge is only depended on number of staff and visitor. The number of staff within the Application Site is up to 30 (10 regular staff and up to 20 voluntary helpers during festivals) and the number of visitor is up to 231/day (33 visitors/hour x 7 opening hours/day) when all of the remaining niches has been sold and occupied. **Table 3-1** indicates the adopted population in the assessment.

Table 3-1 Number of Users in the Application Site

Type	Population
Staff [1]	30
Visitor [2]	231

[1] The Application Site require 10 regular staff and up to 20 voluntary workers during Ching Ming and Chung Yeung Festivals.
[2] 33 visitors/hour x 7 opening hours/day

3.1.2 The unit flow factor for the Community, Social & Personal Services (0.08 + 0.20 = 0.28m^3 /person/day) has been adopted for the staff of the Application Site. The unit flow factor for School Student (0.04m^3 /person/day) has been adopted for the visitor.

3.1.3 The estimated contributing population, sewage flow rate and peak flow from the Application Site are summarised in **Table 3-2**. The peak flow is 1.7 L/s, applying the peaking factor including stormwater allowance of 8 for the contribution population below 1,000.

Table 3-2 Sewage Discharge from the Application Site

Occupant Type	Unit Flow Factors [1, 4, & 5] (m^3/day/person)	No. of Occupants / Employee	Flow Rate (m^3/day)	Contributing population [2]	Peak Factor [3]	Peak Flow (L/s)
Staff [4]	0.28	30	8.4	-	-	-
Visitor [5]	0.04	231	9.2	-	-	-
Total	-	-	17.6	66	8.0	**1.7**

[1] EPD's Guidelines for Estimating Sewage Flows for Infrastructure Planning
[2] The contribution population for the Site is 17.6 (m^3/day) / 0.27(m^3/day/person) = 66
[3] Peaking Factor of 8 for contributing population <1,000.
[4] The unit flow factor for Community, Social & Personal Services (0.08 + 0.20 = 0.28m^3 /person/day) has been adopted for the staff
[5] The unit flow factor for School Student (0.04m^3 /person/day) has been adopted for the visitor.

3.2 Review of Public Sewerage System

3.2.1 Although there is no planned building expansion in the Application Site, the downstream sewers shall be checked for sufficient capacities to cater sewerage discharge. The surrounding developments near the Application Site has been sectioned into different catchments (A-F) based on the existing public sewerage network. For conservative assessment, manholes at the upstream locations are adopted as their discharge points. The public sewage network and the identified sewage catchment areas in the vicinity are illustrated in in **Figures 3-1, 3-2a and 3-2b**.

3.2.2 Besides the Application Site, there is a another 300mm sewer connected to public sewer manhole FMH1006391. Moreover, there is an existing sewer FWD1001979 connected to the public sewer manhole FMH1001648 (between PS06 & PS07). As mentioned in **Section 2.2,** no sewage discharge is anticipated from both Tai Po Water Treatment Works and Siu Ling Shan Ling Hin Fat Yuen, only the sewage from the Application Site is discharged to FMH1006391 currently. The upstream of FWD1001979 is the Shing Ming School, which has been suspended since year 1996. Therefore, no sewage discharged through sewer FWD1001979 to the manhole FMH1001648 is anticipated.

3.2.3 The estimated sewage flows of the catchment areas are summarised in **Table 3-3**. The detailed calculations are presented in **Appendix II**.

Table 3-3 Sewage Discharge from Surrounding Catchments

Catchment ID	Development	Flowrate / catchment (m^3/day) [i]
A	24A Shek Kwu Lung	3.4
B	168 Shek Kwu Lung	3.4
C	Yat Wing Garden (Phase 2)	51.6
D	Cypress House 1-10	34.4
E	Yat Wing Garden (Phase 3)	17.2
F	Yat Wing Garden (Phase 1)	134.2

[i] The calculation is detailed in **Appendix II**.

3.2.4 The capacities of the downstream foul sewer pipe sections (PS01 – PS17, **Figures 3-1, 3-2a & 3-2b**) are calculated by Colebrook-White Equation and listed in **Table 3-4**. The detailed calculation is shown in **Table A of Appendix III**.

Table 3-4 Capacity of Existing Foul Sewers

Pipe Section	Upstream Manhole	Downstream Manhole	Full Capacity (L/s)
PS01	FMH1006391	FMH1006390	70.0
PS02	FMH1006390	FMH1006340	59.6
PS03	FMH1006340	FMH1006339	160.8
PS04	FMH1006339	FMH1006338	183.3
PS05	FMH1006338	FMH1006337	246.1
PS06	FMH1006337	FMH1001648	102.0
PS07	FMH1001648	FMH1001649	148.0
PS08	FMH1001649	FMH1001650	402.6
PS09	FMH1001650	FMH1001651	387.2
PS10	FMH1001651	FMH1001652	374.6
PS11	FMH1001652	FMH1001653	340.8
PS12	FMH1001653	FMH1001654	297.0
PS13	FMH1001654	FMH1001655	336.6
PS14	FMH1001655	FMH1001656	310.9
PS15	FMH1001656	FMH1001465	330.4
PS16	FMH1001465	FMH1001466	124.1
PS17	FMH1001466	FMH1001477	163.9

3.2.5 **Table 3-5** shows a summary of the utilization of the existing sewers under peak flow conditions. The detailed calculation is shown in **Table B of Appendix III**.

Table 3-5 Utilization of the Existing Sewer

Segment	Full Capacity (L/s)	Peak Flow (L/s)	Total Discharge Loading to Pipe Capacity (%)
PS01	70.0	2.1	3.0%
PS02	59.6	2.1	3.6%
PS03	160.8	2.1	1.3%
PS04	183.3	2.1	1.2%
PS05	246.1	2.1	0.9%
PS06	102.0	2.1	2.1%
PS07	148.0	2.1	1.4%
PS08	402.6	2.1	0.5%
PS09	387.2	2.1	0.5%
PS10	374.6	2.5	0.7%
PS11	340.8	2.5	0.7%
PS12	297.0	2.9	1.0%
PS13	336.6	13.3	4.0%
PS14	310.9	15.4	4.9%
PS15	330.4	15.4	4.7%
PS16	124.1	31.5	25.4%
PS17	163.9	31.5	19.2%

3.2.6 According to the calculation, the existing public sewers are far from fully utilised and there is sufficient spare capacity. Therefore, no upgrade of public sewer is required.

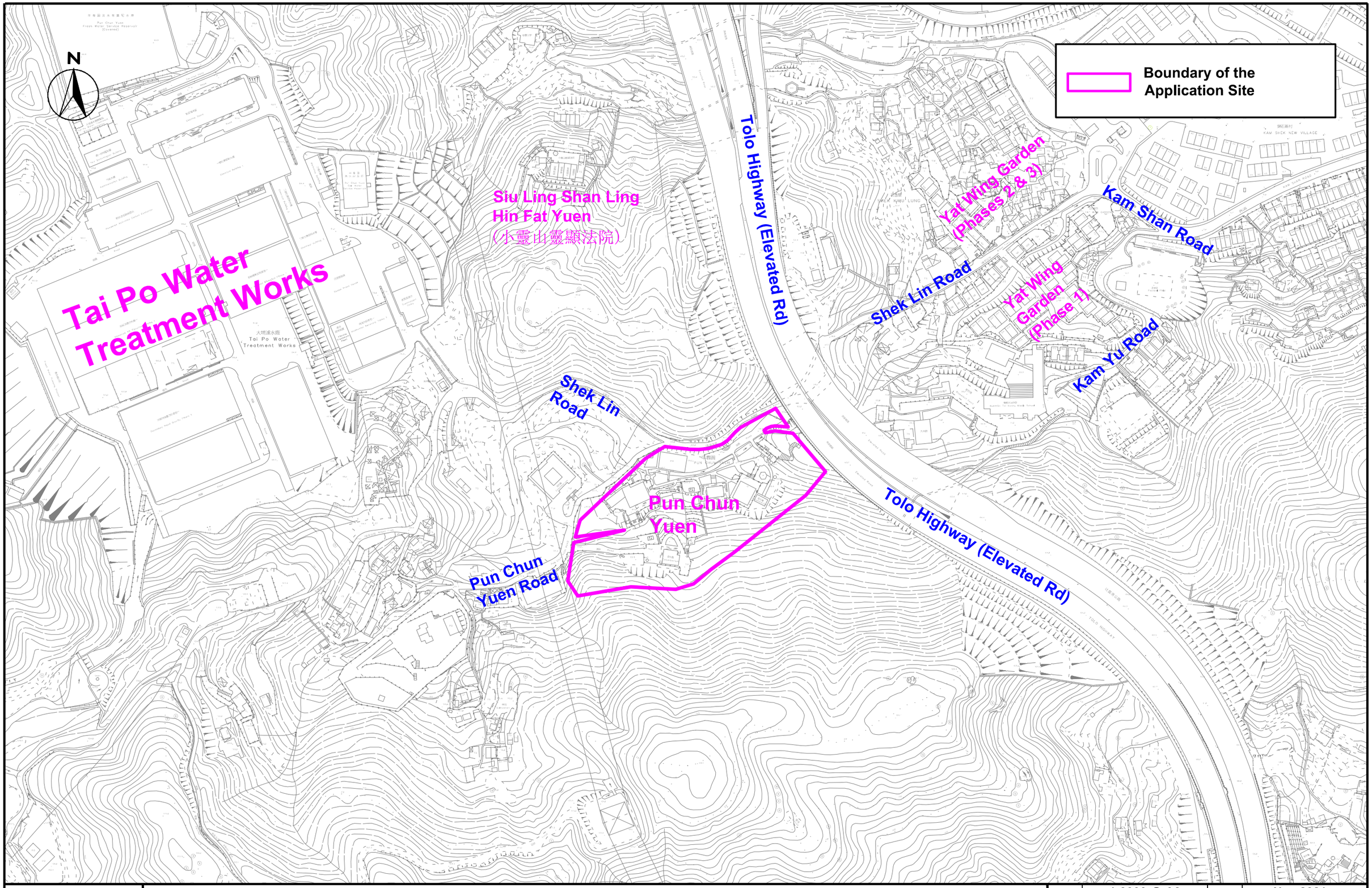
3.3 Conclusion

3.3.1 The Lotus Association of Hong Kong has proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories.

3.3.2 The sewage generated from the Application Site is discharged to the public sewer manhole FMH1006391. The estimated daily sewage discharge from the Application Site is 17.6 m^3/day.

3.3.3 The assessment result shows that the existing sewage network is having sufficient capacities to cater the expected sewage flows from the Application Site and the surrounding catchments. Therefore, no adverse sewerage impact on the public sewerage system is expected from the Application Site.

Figures

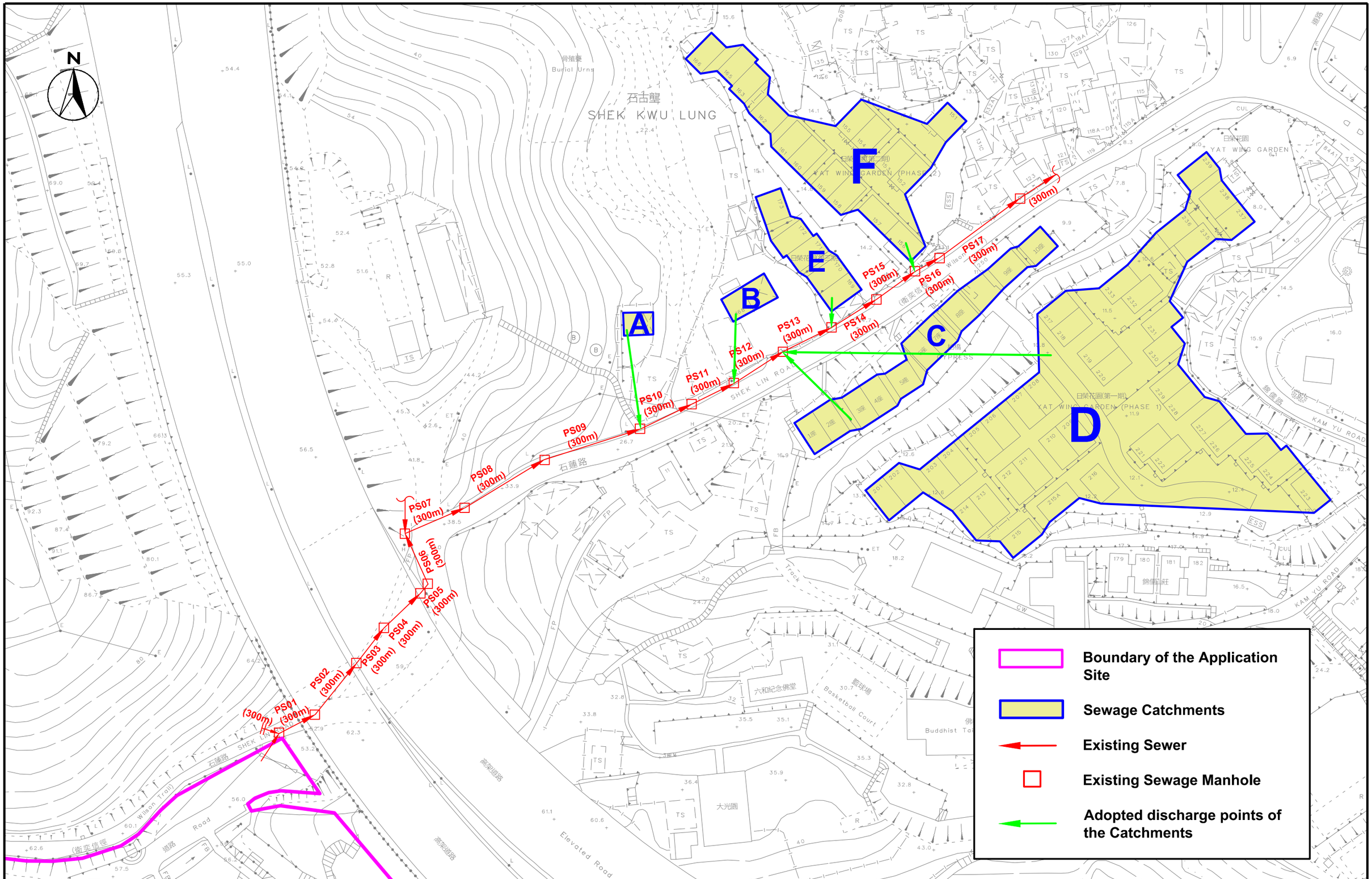


CINOTECH
Cinotech Consultants Limited

Sewage Impact Assessment for Pun Chun Yuen

Location of the Application Site

SCALE	1:3000 @ A3	DATE	Nov 2021
CHECK	CC	DRAWN	LL
JOB No.	IA21016	DRAWING No. 2-1	REV -



CINOTECH
Cinotech Consultants Limited

Sewage Impact Assessment for Pun Chun Yuen

Sewage Catchments and Existing Public Sewers in the Vicinity - Overview

SCALE	1:1000 @ A3	DATE	Nov 2021
CHECK	CC	DRAWN	LL
JOB No.	IA21016	DRAWING No.	3-1
		REV	-

N

PS10 (300m)

PS09 (300m)

PS08 (300m)

PS07 (300m)

PS06 (300m)

PS05 (300m)

PS04 (300m)

PS03 (300m)

PS02 (300m)

PS01 (300m)

FMH1006338

FMH1006339

FMH1006340

FMH1006390

FMH1006391

FTH1001838

FMH1001650

FMH1001649

FMH1001648

FMH1006337

石蓮路

SHEK LIN ROAD

高架道路

TS

FP

ET

Boundary of the Application Site

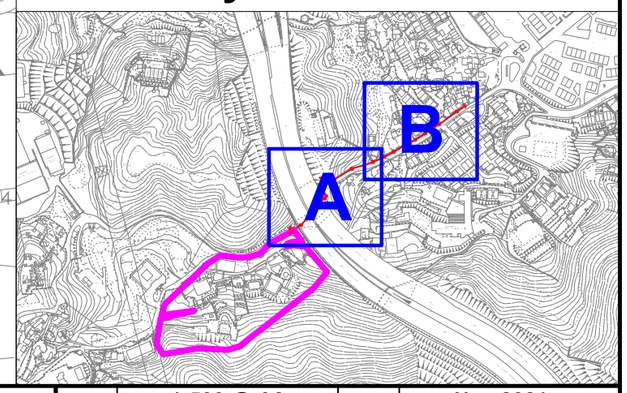
Sewage Catchments

Existing Sewer

Existing Sewage Manhole

Adopted discharge points of the Catchments

Key Plan 1:8000

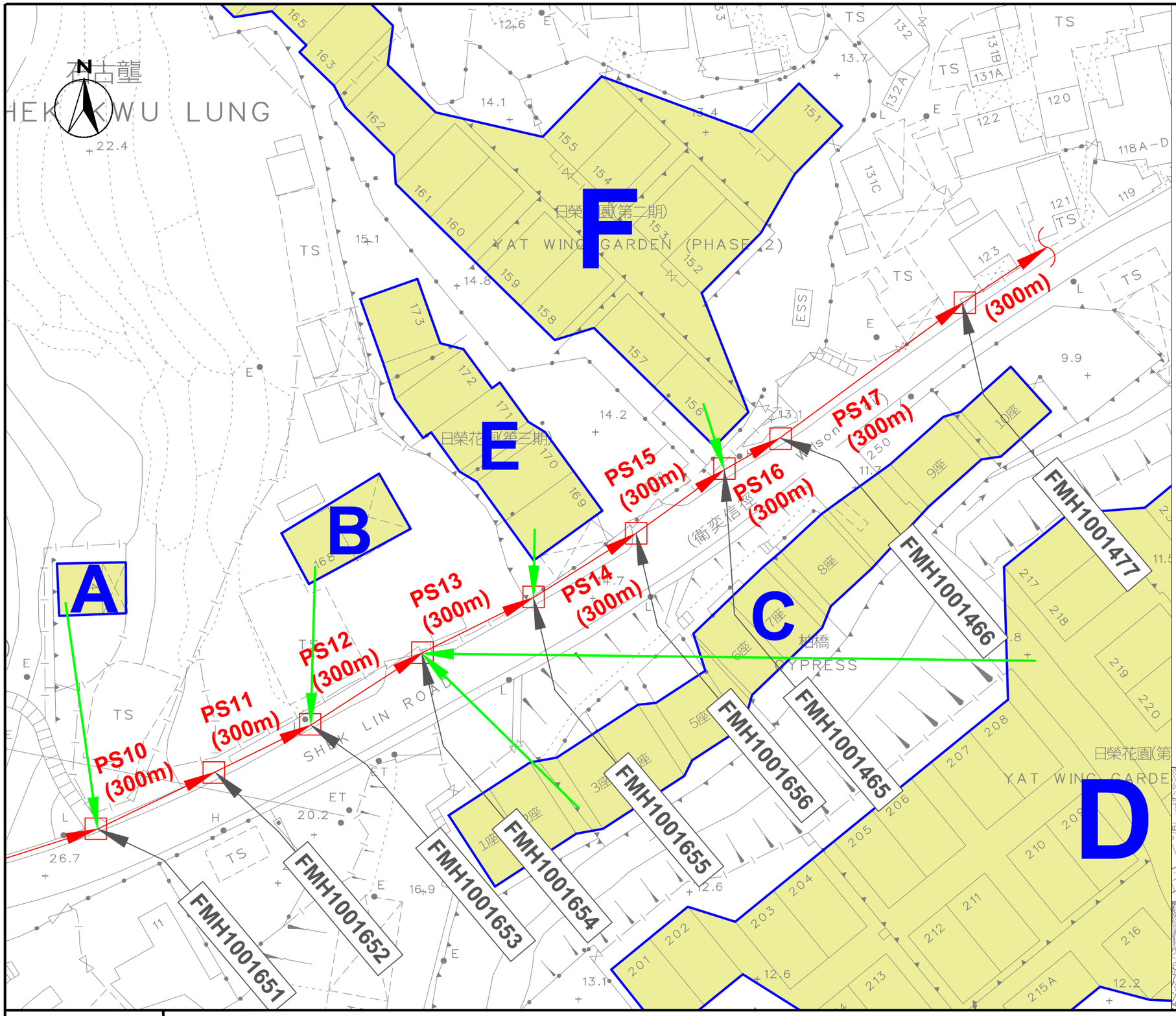


CINOTECH
Cinotech Consultants Limited

Sewage Impact Assessment for Pun Chun Yuen

Sewage Catchments and Existing Public Sewers in the Vicinity - 1

SCALE	1:500 @ A3	DATE	Nov 2021
CHECK	CC	DRAWN	LL
JOB No.	IA21016	DRAWING No.	3-2a
		REV	-



CINOTECH
Cinotech Consultants Limited

Sewage Impact Assessment for Pun Chun Yuen

Sewage Catchments and Existing Public Sewers in the Vicinity - 2

SCALE	1:500 @ A3	DATE	Nov 2021
CHECK	CC	DRAWN	LL
JOB No.	IA21016	DRAWING No.	3-2b
		REV	-

Appendix I

WSD's reply regarding the Waste Water Discharge Arrangement of Tai Po Water Treatment Works

Subject: Re: Requests about Tai Po Water Treatment Works
From: cy_lau@wsd.gov.hk
Date: 06-Dec-21, 2:55 PM
To: Leo Leung <leo.leung@cinotech.com.hk>
CC: Betty Choi <betty.choi@cinotech.com.hk>, Colman Wong <colman.wong@cinotech.com.hk>

Dear Leo,

Please be kindly advised that there are currently no sewage discharge from Tai Po Water Treatment Works to public sewerage network. Thanks.

Regards,
Anthony CY Lau
E/NTE(HW1), WSD
Tel. No. 2152 5610

From: Leo Leung <leo.leung@cinotech.com.hk>
To: cy_lau@wsd.gov.hk
Cc: Betty Choi <betty.choi@cinotech.com.hk>, Colman Wong <colman.wong@cinotech.com.hk>
Date: 24-11-2021 09:09
Subject: Re: Requests about Tai Po Water Treatment Works

Dear Mr. Lau,

Enquiry for the Waste Water Discharge from Tai Po Water Treatment Works

Cinotech Consultants Limited is commissioned by The Lotus Association of Hong Kong to conduct a sewage impact assessment for Pun Chun Yuen (the Project) in Tai Po. As Tai Po Water Treatment Works is located at upstream location of the Project, its sewage discharge, if any, should be included in the assessment.

According to WSD's website, Tai Po Water Treatment Works is designed to be a zero waste water discharge facility. We would like to confirm does the Tai Po Water Treatment Works have no waste water discharge currently. If there are sewage discharge, please kindly provide the detailed information. i.e. the discharge point and rate of discharge.

Thank you for your attention.

Best Regards,

Leo Leung

Cinotech Consultants Ltd.
Direct Line: (852) 2151 2098

On 11/23/2021 5:43 PM, cy_lau@wsd.gov.hk wrote:

Appendix II

Sewage Discharge from Surrounding Catchments

Appendix II: Sewage Discharge from Surrounding Catchments

Catchment ID	Building	No. of Flats	Population / No. of Occupants	Flowrate (m^3/day) [4]	Reference
A	24A Shek Kwu Lung [1]	3	9	3.4	-
B	168 Shek Kwu Lung [1]	3	9	3.4	-
C	Yat Wing Garden (Phase 2)	45	140	51.6	Centaline Property [3]
D	Cypress House 1-10	30	93	34.4	-
E	Yat Wing Garden (Phase 3)	15	47	17.2	Centaline Property [3]
F	Yat Wing Garden (Phase 1)	117	363	134.2	Centaline Property [3]

Notes:

[1] Estimated value

[2] The average domestic household size is 3.1 persons for Lam Tsuen Valley (Tai Po), according to Population By-census 2016. Source from (http://www.bycensus2016.gov.hk/en/bc-dp.html).

[3] Number of flats are reference to Centaline Property (https://hk.centanet.com/estate/).

[4] Accordng to EPD's Guidelines for Estimating Sewage Flows for Infrastructure Planning, the Unit Flow Factors is 0.37 m^3/person/day for residential use (Private R4).

Appendix III

Detailed Calculation of Public Sewage System

Appendix III: Calculation of Existing Pipe Capacity

Segment	Upstream Manhole	Downstream Manhole	Upstream Invert Level (mPD)	Downstream Invert Level (mPD)	Length (m)	Diameter (mm)	Diameter (m)	Area (m^2)	Hydraulic Radius (m)	Slope	Kinematic Viscosity (m^2/s)	Hydraulic Pipeline Roughness (m) [1]	Velocity (m/s)	Full Capacity (l/s)
Downstream Pipes														
PS01	FMH1006391	FMH1006390	51.67	50.12	6.0	150	0.15	0.018	0.0375	0.2595	0.00000114	0.003	3.96	70.0
PS02	FMH1006390	FMH1006340	50.11	46.54	19.0	150	0.15	0.018	0.0375	0.1883	0.00000114	0.003	3.37	59.6
PS03	FMH1006340	FMH1006339	46.51	44.52	12.8	225	0.225	0.040	0.05625	0.1554	0.00000114	0.003	4.04	160.8
PS04	FMH1006339	FMH1006338	43.99	41.08	14.4	225	0.225	0.040	0.05625	0.2019	0.00000114	0.003	4.61	183.3
PS05	FMH1006338	FMH1006337	40.80	39.52	3.5	225	0.225	0.040	0.05625	0.3637	0.00000114	0.003	6.19	246.1
PS06	FMH1006337	FMH1001648	37.37	36.37	16.0	225	0.225	0.040	0.05625	0.0626	0.00000114	0.003	2.57	102.0
PS07	FMH1001648	FMH1001649	36.17	35.64	18.7	300	0.3	0.071	0.075	0.0283	0.00000114	0.003	2.09	148.0
PS08	FMH1001649	FMH1001650	35.57	29.99	26.7	300	0.3	0.071	0.075	0.2092	0.00000114	0.003	5.70	402.6
PS09	FMH1001650	FMH1001651	29.91	24.27	29.2	300	0.3	0.071	0.075	0.1934	0.00000114	0.003	5.48	387.2
PS10	FMH1001651	FMH1001652	24.22	21.25	16.4	300	0.3	0.071	0.075	0.1811	0.00000114	0.003	5.30	374.6
PS11	FMH1001652	FMH1001653	21.22	19.21	13.4	300	0.3	0.071	0.075	0.1498	0.00000114	0.003	4.82	340.8
PS12	FMH1001653	FMH1001654	18.62	16.70	16.9	300	0.3	0.071	0.075	0.1138	0.00000114	0.003	4.20	297.0
PS13	FMH1001654	FMH1001655	16.51	14.25	15.5	300	0.3	0.071	0.075	0.1462	0.00000114	0.003	4.76	336.6
PS14	FMH1001655	FMH1001656	14.20	12.30	15.2	300	0.3	0.071	0.075	0.1248	0.00000114	0.003	4.40	310.9
PS15	FMH1001656	FMH1001465	12.25	10.32	13.7	300	0.3	0.071	0.075	0.1408	0.00000114	0.003	4.67	330.4
PS16	FMH1001465	FMH1001466	10.06	9.90	8.0	300	0.3	0.071	0.075	0.0199	0.00000114	0.003	1.76	124.1
PS17	FMH1001466	FMH1001477	9.86	8.86	28.8	300	0.3	0.071	0.075	0.0347	0.00000114	0.003	2.32	163.9

Note:

[1] The roughness coefficient for slimed concrete sewer under poor condition is adopted; the ks values are 3mm for velocities greater than 1.2m/s, otherwise 6mm.

Appendix III: Discharge Loading and Pipe Utilization

Segment	Upstream Manhole	Downstream Manhole	Full Capacity (L/s)	Catchment	Total catchment discharge (m^3/day) [1]	Contribution Population [1]	Peaking Factor [2]	Catchment Inflow Factors, P_{CIF} [3]	Peak Flow [4] (L/s)	% of full capacity
Existing Pipes										
PS01	FMH1006391	FMH1006390	70.0	Project Site	17.6	65	8	1.3	2.1	3.0%
PS02	FMH1006390	FMH1006340	59.6	Project Site	17.6	65	8	1.3	2.1	3.6%
PS03	FMH1006340	FMH1006339	160.8	Project Site	17.6	65	8	1.3	2.1	1.3%
PS04	FMH1006339	FMH1006338	183.3	Project Site	17.6	65	8	1.3	2.1	1.2%
PS05	FMH1006338	FMH1006337	246.1	Project Site	17.6	65	8	1.3	2.1	0.9%
PS06	FMH1006337	FMH1001648	102.0	Project Site	17.6	65	8	1.3	2.1	2.1%
PS07	FMH1001648	FMH1001649	148.0	Project Site	17.6	65	8	1.3	2.1	1.4%
PS08	FMH1001649	FMH1001650	402.6	Project Site	17.6	65	8	1.3	2.1	0.5%
PS09	FMH1001650	FMH1001651	387.2	Project Site	17.6	65	8	1.3	2.1	0.5%
PS10	FMH1001651	FMH1001652	374.6	Project Site + A	21.0	78	8	1.3	2.5	0.7%
PS11	FMH1001652	FMH1001653	340.8	Project Site + A	21.0	78	8	1.3	2.5	0.7%
PS12	FMH1001653	FMH1001654	297.0	Project Site + A + B	24.5	91	8	1.3	2.9	1.0%
PS13	FMH1001654	FMH1001655	336.6	Project Site + A + B + C + D	110.5	409	8	1.3	13.3	4.0%
PS14	FMH1001655	FMH1001656	310.9	Project Site + A + B + C + D + E	127.7	473	8	1.3	15.4	4.9%
PS15	FMH1001656	FMH1001465	330.4	Project Site + A + B + C + D + E	127.7	473	8	1.3	15.4	4.7%
PS16	FMH1001465	FMH1001466	124.1	Project Site + A + B + C + D + E + F	261.9	970	8	1.3	31.5	25.4%
PS17	FMH1001466	FMH1001477	163.9	Project Site + A + B + C + D + E + F	261.9	970	8	1.3	31.5	19.2%

Note:

[1] The contribution population = total catchment discharge (m^3/day) / 0.27(m^3/day/person)

[2] Peaking Factor of 8 for contribution population <1,000 , 6 for contribution population of 1000 - 5000 and 5 for contribution population of 5000-10000 are adopted.

[3] The site is located on Tai Po (Catchment Inflow Factor: 1.00) but Catchment Inflow Factors of 1.3 has been adopted as a conservative approach.

[4] Peak Flow = Daily average dry weather flow × Peaking Factor (including stormwater allowance) × Catchment Inflow Factor / 24 / 3600, the operation hour is assumed to be 24 hours.

KJL Ltd. *development consultancy*

BY EMAIL (tpbpd@pland.gov.hk)

5th January 2022

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

Attn: The Secretary of Town Planning Board

Dear Sir/Madam,

Section 16 Planning Application for proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories
(Application No. A/TP/681)

Further to our application submitted on behalf of The Lotus Association of Hong Kong (i.e., the applicant) on 28.12.2021 to seek the Town Planning Board's permission for the proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories, the applicant wishes to clarify that the total number of niches on the G/F of Si Qin Temple is 1,208. Therefore, we would like to submit an amended Figure 3.3a with a revised total number of niches at 969 to supplement our clarification. The two additional niches are located at No. 270 in Block A and No. 348 in Block Z.

Should you have any queries on the above, please feel free to contact either our Ms. Daisy Yang or the undersigned at 3621 0362. Thank you.

Yours sincerely,



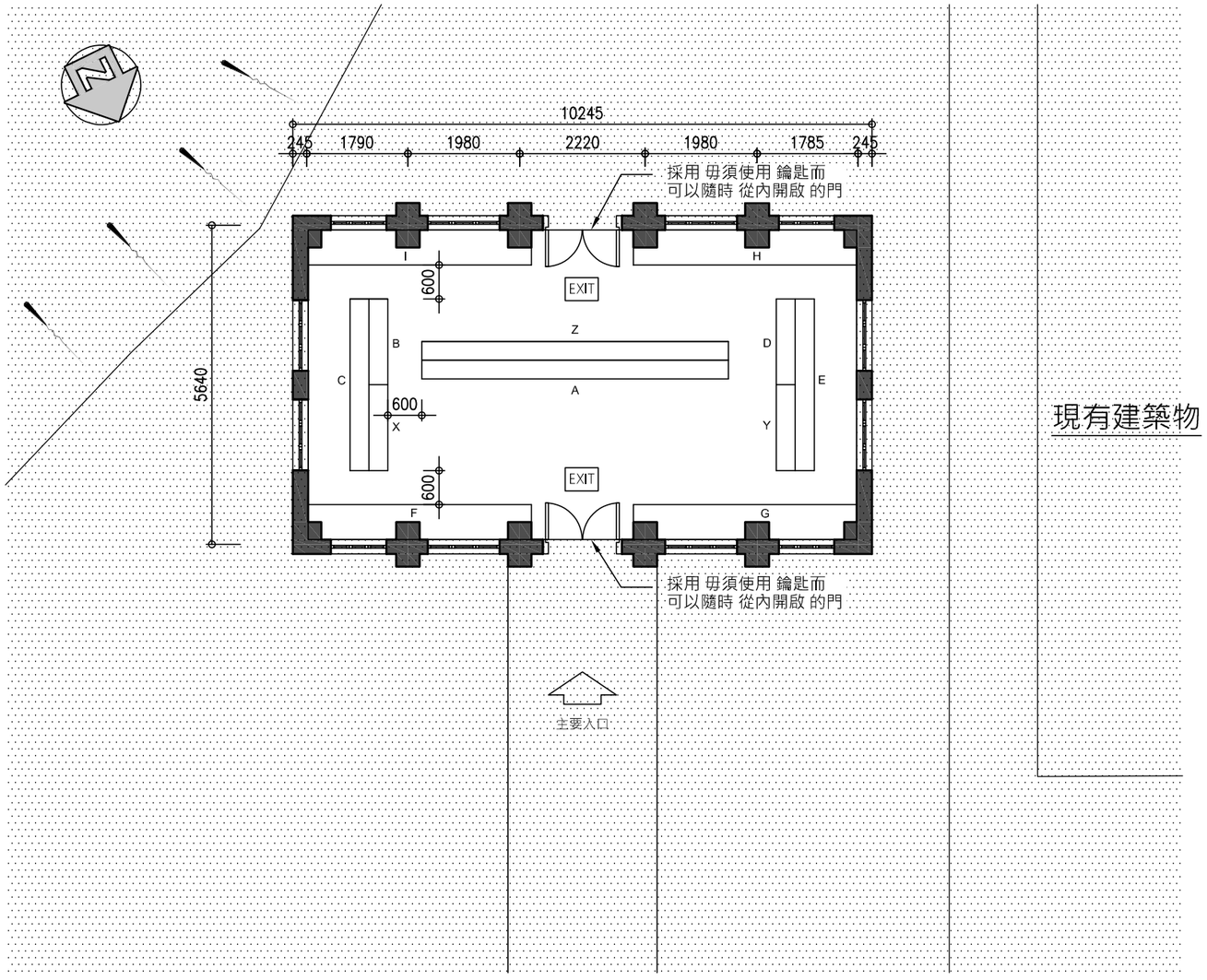
Kenneth J. Li
Director

Encl.

c.c Shatin, Tai Po and North District Planning Office (Attn: Mr. Harris Liu, TP/Tai Po 2) by email at hkcliu@pland.gov.hk

Figure 3.3a Ground Floor Plan – Shi Qin Temple

建議樓面平面圖
豁免書 申請



骨灰龕位數目 (單/雙位)
Provision of Niches (Single / Double Units)

區 Block	直行 Columns	橫行 Rows	龕位數目 Nos.	龕位編號	骨灰 (單Single /雙Double)
A	20	10	180	101-113, 115, 117-118, 121-125, 127-133, 135-139, 142-147, 149-194, 196-205, 207-223, 225-226, 228, 230-246, 248-260, 262-264, 266-270, 272-280, 283-295,298-299	單 Single
				227, 261, 271	雙 Double
B	6	10	43	301-302, 304-313, 316-323, 325, 328-331, 334-335, 338-343, 346-347, 349, 351-353, 355-356, 358-359	單 Single
C	13	10	96	361-366, 368-376, 378, 380-386, 388-390, 392, 394-396, 398, 401-403,407-411, 413-418, 420, 422-424, 427-431, 433-437, 439, 442, 444-447, 449-450, 453, 455-456, 461-479, 482, 484-486, 488-490	單 Single
D	6	10	38	491-494, 497-500, 502, 505, 509-516, 518,-520, 522, 524-525, 527-530, 534-536, 540-542, 545-546	單 Single
				503, 521	雙 Double
E	13	10	89	551, 556-558, 560-565, 569, 571-580, 582-585, 588-591, 594, 597, 599, 601-604, 606-607, 609, 611-613, 616, 618-622, 624, 626-628, 631-633, 636-638, 640-641, 643-645, 649-655, 657-658, 663, 665, 667-669, 671-678, 680	單 Single
				623, 635, 648	雙 Double
F	12	3	31	1001-1002, 1005-1020, 1022-1025, 1028-1034, 1036	單 Single
				1027	雙 Double
G	12	3	36	1037-1072	單 Single
H	12	9	98	1073-1102, 1104-1134, 1136-1147, 1149-1151, 1153-1156, 1159-1164, 1166-1170, 1173-1176, 1178-1180	單 Single
I	12	9	96	1181, 1183-1184, 1186-1192, 1194-1211, 1214-1224, 1226-1229, 1231-1236, 1238-1244, 1246-1260, 1262-1269, 1271-1272, 1274-1284, 1287-1288	單 Single
				1182, 1270	雙 Double
X	7	10	58	201-204, 208-220, 222-227, 231-234, 236-238, 240-244, 246-248, 250-262, 264-269	單 Single
				245	雙 Double
Y	7	10	53	276, 279-285, 288-295, 297-299, 301-303, 305-309, 311-318, 321-323, 325-326, 328, 331, 334-338,	單 Single
				286, 287, 300, 329, 333, 339,	雙 Double
Z	20	10	151	341-342, 344-345, 347-354, 357-365, 367, 369, 371-374, 376-379, 382-387, 389, 391-405, 408, 411, 412, 414-416, 418-420, 422-425, 427, 433, 438, 441-444, 446-451, 454-468, 470-482, 484-486, 488-490, 493, 499-513, 515-526, 529-533, 537-540	單 Single
				390	雙 Double
		總數 Total:	969		

半春園 思親堂 地下樓面平面圖
(圖則編號 A-003)
(1:100)

骨灰安置所名稱： 半春園
地址： 新界大埔錦山石蓮路 17 號 香海蓮社半春園 思親堂 地下
(丈量約份第6約地段第1119A分段(部份)及1260A分段(部份)

圖例 LEGEND :		非申請範圍

06 / 01 / 2022
日期 (日 / 月 / 年)

WONG Jan Yue Regina
~~申請人 (如屬自然人)~~ / 獲授權人士 / ~~獲授權合夥人~~ * 姓名及簽署

06 / 01 / 2022
日期 (日 / 月 / 年)

CHAN Ka Man Carmen
認可人士 / ~~註冊結構工程師~~ * 簽署及姓名
(認可人士/註冊結構工程師指根據 <<建築物條例>> (第123章) 第3條註冊的人士)

香港身份證號碼 / ~~旅遊證件號碼~~ *

註冊編號# : AP (A) 101/89

註冊有效期屆滿日期# : 31 - 12 - 2025

法人團體 / 合夥 * 印章 (如適用)

 # 須與 <<建築物條例>> (第123章) 第3條 所指的名冊相符
** 刪去不適用者*

半 春 園
Pun Chun Yuen

DRAWING TITLE :
思親堂
建議樓面平面圖

SCALE : AS SHOWN @ A3	DRAWN DATE : AUG 2018
DRAWN BY : DS	CHECKED BY : -
DRAWING NO. A-003	REV. NO. E
JOB NO.: 2017-076	

KJL Ltd. development consultancy

BY EMAIL (tpbpd@pland.gov.hk) & BY POST

26th January 2022

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

Dear Sir/Madam,

Section 16 Planning Application for proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories
(Application No. A/TP/681)

Further to our application submitted on behalf of The Lotus Association of Hong Kong (i.e., the applicant) on 28.12.2021 to seek the Town Planning Board's permission for the proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories, the applicant wishes to clarify that there are 239 niches not to be sold and unoccupied at Si Qin Temple and have provided the following supplementary information for Board members' reference:

1. The layout plans of Si Qin Temple show the exact locations of the 239 niches located in Block A to Block Z.
2. The reasons provided by the Applicant (in Chinese) to the PCAO of FEHD at the time of their application for Exemption and TSOL for G/F at Si Qin Temple) under the Private Columbaria Ordinance.
3. An amended page 13 of section 16-1 application form to specify the number of double and single niches at Si Qin Temple. There are 19 double niches and 950 single niches plus the 239 niches (not to be sold and unoccupied) = 1,208 niches at Si Qin Temple.

Should you have any queries on the above, please feel free to contact either our Ms. Daisy Yang or the undersigned at 3621 0362. Thank you.

Yours sincerely,

Kenneth J. Li
Director

Encl.

c.c Shatin, Tai Po and North District Planning Office (Attn: Mr. Harris Liu, TP/Tai Po 2) by email at hkcliu@pland.gov.hk

香 海 蓮 社
THE LOTUS ASSOCIATION OF HONG KONG

致：規劃署

有關：思親堂祇申請暫免法律責任書及豁免書的原因

1. 在現時管理層接手管理半春園時，發現於 1986 年或之前，其轄下的香海蓮社半春園思親堂靈灰龕位資料不詳；

2. 故此，香海蓮社曾在 1986 年 10 月 29 日起一連三日至 10 月 31 日分別於成報、華僑日報及東方日報刊登聲明啟事（見附件），要求任何人如持有思親堂靈灰龕位証或其申請人，到香海蓮社半春園核對資料及辦理重新登記手續；

3. 雖然香海蓮社曾於 1986 年登報聲明上述件事件，但發現部份申請人／龕位証擁有人當時沒有前來香海蓮社半春園核對資料及辦理重新登記，直至有先人往生後才到半春園辦理入灰上位手續；

4. 為此，香海蓮社理事會／董事會決定為免個別龕位被重覆售賣，思親堂祇申請暫免法律責任書及豁免書而不申請牌照；

5. 以上資料和附件亦已於 2020 年 6 月 26 日呈交食物環境衛生署私營骨灰安置所事務辦事處宋先生解釋及存錄。

THE LOTUS ASSOCIATION OF HONG KONG 香海蓮社 香港

黃真如
香海蓮社

2022 年 1 月 12 日

新界大埔錦山石蓮路 17 號半春園
Pun Chun Yuen, 17 Shek Lin Road, Kam Shan, Tai Po, N.T.
Tel : 2570 0003 / 2656 3636 Fax : 2510 7005 WhatsApp : 6790 2570 WeChat ID : LotusofHKPCY

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會考'87

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本公司設有完善之福利制度，包括有薪年假，公衆假期，年終雙薪及退休金等。
應徵者請填妥以下申請表格寄：香港銅鑼灣郵箱30748號，怡和有限公司錦囊商業機器部收，信封面請註明申請職位名稱。

申請職位：_____
姓　　名：_____
出生日期：_____ 身份証號碼：_____
學歷 / 專業訓練：_____
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地　　址：_____
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多謝合作！

香海蓮社謹啓

29-10-1986 成報第五版

刊登1986年10月30日華僑晚報第三張第三頁



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These prize must be claimed and collected from St. John's Cathedral Office, Garden Road, Hong Kong before 30th November, 1986, otherwise they will be considered donated to the next year's Fair in accordance with the conditions printed on the raffle tickets.

1. 13597	9. 08490	17. 00861	25. 00550
2. 02500	10. 19622	18. 13118	26. 06693
3. 07061	11. 10054	19. 18876	27. 03574
4. 20379	12. 14416	20. 07774	28. 13495
5. 13135	13. 08416	21. 09355	29. 14738
6. 05793	14. 20063	22. 05317	30. 17064
7. 05564	15. 02908	23. 20958	
8. 13034	16. 15650	24. 15685	

本公司前任經理謝耀德先生已，
八六年九月三十日正式離任，
一日開始，他在外所經營，
與本公司無關，特此聲明
THE IVY LEAGUE CO,

廖創興企業有限公司

一九八六年中期報告書

集團業績：

董事局欣然將本公司及其附屬公司截至一九八六年六月三十日爲首六個月未經審核之賬項，報告如下：

	一月一日至六月三十日	
	1986	1985
	HK'000	HK'000
營業額	31,798*	25,789*
營業溢利	47,163	41,730
所佔聯營公司溢利（虧損）	(78)	(242)
除稅前溢利	47,085	41,488
課稅準備	8,331	5,402
除稅後溢利	38,754	36,086
少數股東權益	10,490	10,767
股東應佔溢利	28,264	25,319
股息	12,718	9,538
保留溢利	15,546	15,781
每股溢利	9仙	8仙

*廖創興銀行有限公司及其全資附屬公司之營業額，因香港公司法例豁免公佈，未有包括在內。

中期股息：

董事局宣佈將於一九八六年十二月十五日派發一九八六年十二月三十一日止年度之中期股息，每股四仙。

業務概況：

一九八六年上半年度附屬公司廖創興銀行有限公司續有滿意增長，而集團出租物業之租金收入，亦隨物業市道上升而遞增，各項發展計劃均順序依期完成，貨倉及保險業績持續良好。本公司參加地鐵康怡花園及港島線車站上蓋發展計劃，銷售情況甚佳，將可帶來可觀收益。

董事利益：

於一九八六年六月三十日，本公司之董事，主要行政人員及有關人士，（根據一九八六年證券「在證券交易所上市規則之定義）實益擁有本公司及其附屬公司股份如下：

本公司：

廖烈文	10,459,441
廖烈科	9,142,743
范培德	5,000
伍秉鏗	30,000
廖烈武	7,323,000
廖烈智	20,000
廖烈道	5,844,800
廖烈英	4,141,400
廖烈正	8,423,691
廖烈忠	8,708,460

廖創興銀行有限公司：

廖烈文	2,670
廖烈科	1,335
廖烈武	1,335
廖烈智	1,335

除上述外：

地方法院法官（CHU HUNGCHI JUDGE）令該傳票正式生效。

文如：台端可於該傳票刊登於報章後一個月內（以刊登之日起計）向位於新界荃灣大河道荃灣地方法院登記處索取該傳票副本一份。

又如：台端得委任律師代表台端出席該訴訟有關事項，法院可應台端或其律師之申請（如有者）作出命令，或登出遺囑的命令。

朱偉駿（W.Y. CHU）助理經歷司

一九八六年九月十八日

附註：任何人仕有意出席上述請願之聆訊，須將意向以書面通知上述律師事務所。通知書須列明該人仕之姓名及地址，並必須由該人仕或其律師（如有者）簽署，並必須在一九八六年十一月三十日九月下午一時前送達（如用郵寄者，必須確保有足夠時間之前送達）上述律師事務所。

逆交或郵寄上述律師事務所。通知書須列明該人仕之姓名及地址，並必須由該人仕或其律師（如有者）簽署，並必須在一九八六年十一月三十日為一個號時，則須列明該商號之名字及地址，並必須由該人仕或其律師（如有者）簽署，並必須在一九八六年十一月三十日

狂奶；其他，猛地發現多時沒來，這附近改變得令人咋舌。

人是習慣的動物，為字樓藝術中心，才只隔兩條街，一座天橋，雖相距如此近，卻甚少走訪，久而久之，已然把度過四年光陰的藝術中心置諸腦後。

難怪那天過天橋，拐入港灣道，才會有那分滄桑感，七年前，第一天上班，鬼佬經理從三樓指着窗外堆雜貨的空地，告訴我那兒將是建一座橋的所在，以後人們可從九龍過橋來藝術中心。

那座橋始終沒有建成，鄰隣的女青年會開張了，演藝學院成為全港美觀先進的表演場所，然而，最沒料到的是眼前展覽中心那幾個彩色鮮艷的圓型帳蓬，它們佔了原來消防局的位置，還有隔壁的軍營呢？

從前路過，夏天經常看到赤着上身的兵士在旗杆下操練，圍墻外，爬滿綠蔭。

昏幾何時，消防局、軍營全不見了，再也聽不到尖銳的口哨聲了。

一羣年輕學生，排隊等着進去參觀香港產品，為這從前一向堆着廢物的空地增來活力與生氣，人世的滄桑莫過於此吧。

本來應該坐在濱海的岸邊，為過去的風情弔念一番，卻只是和年輕學生們擠身而過，繼續走我的路。



桑滄

不全是一小津貼得有

是使宜

在兜風是由我

久沒看過瑪麗烈公主

，知二王子安德魯已海軍，認眞為他慶幸目未卽位之前，安德（約克公爵與夫人）活得比查理斯王子與親更有意思，因二王止當職業，涉拉也重啟社工作。

比較起來，查理斯王「待業者」，卽使查他的職業，做了英皇，都不致變質失意一然，因為他有正當職



多謝兩位讀者贈筆

王亭之在版文認可區呻氣，謂如今的墨水筆愈出品愈退化，吸墨量不多，「頂住個胆」，料不到這篇文章發表後，居然亦蒙讀者關注。在大酒店開眼號舖的鄭老先生立卽送一枝筆來；有一位在保險公司服務的韋先生，更多方設法，替王亭之找到一枝古老款的墨水筆。

讀者時常緬懷王亭之，此卽一例。所以王亭之許多時怕呻氣，一呻，必有敵者設法維護，此份濃情，其價值比物質本身要高一萬倍。

其實王亭之在版文認可區呻氣的意思，無非想促請筆商，除了原子筆、簽名筆之外，還應該注意一下墨產品。像以老招牌的那一家，王亭之自中學時期卽買他們的墨水筆，却不斷連買兩枝，甚至買到價值二百元一枝，依然在泵水系統方面出現問題，王亭之細加研究，是法吸滿墨水，於是乎需備四五張原稿紙，又要打開墨水瓶，擰開墨水筆，及水、



彈簧片夾住橡皮胆的邊，因此才稱之為「頂住墨水筆的胆」，經

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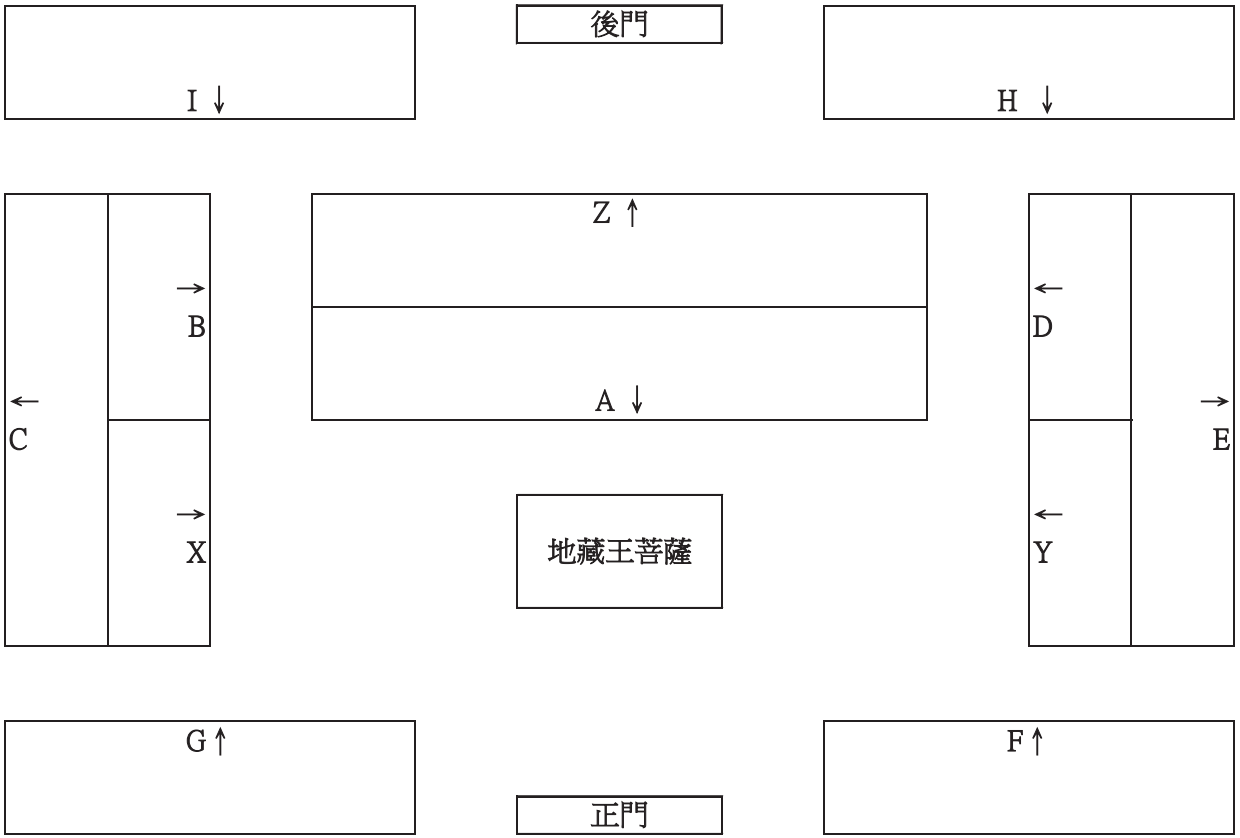
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本社半春園現整理前職工劃務有經辦之恩親堂灰位、或觀音殿壇位、或長生祿位。特自八六年十一月一日起至八六年十二月卅一日止進行重新核對位號。如任何人仕擁有該灰位、或壇位、或長生祿位事用權而未安放者，卽須向正式收據到香港天后廟道39號A18樓本社辦事處或大埔錦山石數鄉半春園重對，辦理重新登記，逾期不予辦理。如不重新登記，將會喪失所有權利，本社不負任何責任，後果自負。多謝合作！

香港蓮社謹啓

刊登1986年10月31日東方日報第十九版

香海蓮社半春園 - 思親堂龕位平面圖



位置	截至2021.12.22							
	龕位數量					吉位數量	龕位總數量	可安放骨灰份數
	骨灰龕位數量		壽位數量		總數			
	單	雙	單	雙				
A	167	3	10	0	180	20	200	183
B	42	0	1	0	43	17	60	43
C	92	0	4	0	96	34	130	96
D	35	2	1	0	38	22	60	40
E	81	3	5	0	89	41	130	92
F	27	1	3	0	31	5	36	32
G	34	0	2	0	36	0	36	36
H	90	0	8	0	98	10	108	98
I	83	2	11	0	96	12	108	98
X	54	1	3	0	58	12	70	59
Y	45	5	2	1	53	17	70	59
Z	144	1	6	0	151	49	200	152
	894	**18**	**56**	**1**	**969**	**239**	**1208**	**988**

思親堂

A

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300
1	吉	吉														吉	吉			吉
	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280
2	鄧財/鄧何蘇				吉						林春庭/鄭佩蓮									
	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260
3							吉				壽									
	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240
4				吉			黃仲/潘鶯		吉											
	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220
5						吉					壽									
	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200
6						壽				壽					吉					
	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180
7					壽	壽									壽					
	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160
8	吉				壽			吉												
	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140
9	壽	壽				吉								吉						吉
	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120
10														吉		吉			吉	吉

截至2021.12.22							
龕位數量					吉位數量	灰位總數量	可安放骨灰份數
骨灰龕位數量		壽位數量		總數			
單	雙	單	雙				
15	0	0	0	15	5	20	15
17	2	0	0	19	1	20	21
18	0	1	0	19	1	20	19
17	1	0	0	18	2	20	19
18	0	1	0	19	1	20	19
17	0	2	0	19	1	20	19
17	0	3	0	20	0	20	20
17	0	1	0	18	2	20	18
15	0	2	0	17	3	20	17
16	0	0	0	16	4	20	16
167	**3**	**10**	**0**	**180**	**20**	**200**	**183**

吉 不可售賣龕位

單人龕位
已售並全部佔用

壽 已售但未佔用

雙人龕位
已售並全部佔用

思親堂

B

	1	2	3	4	5	6
	355	356	357	358	359	360
1			吉			吉
	349	350	351	352	353	354
2		吉				吉
	343	344	345	346	347	348
3		吉	吉			吉
	337	338	339	340	341	342
4	吉					
	331	332	333	334	335	336
5	壽	吉	吉			吉
	325	326	327	328	329	330
6		吉	吉			
	319	320	321	322	323	324
7						吉
	313	314	315	316	317	318
8		吉	吉			
	307	308	309	310	311	312
9						
	301	302	303	304	305	306
10			吉			

截至2021.12.22							
龕位數量					吉位數量	灰位總數量	可安放骨灰份數
骨灰龕位數量		壽位數量		總數			
單	雙	單	雙				
4	0	0	0	4	2	6	4
4	0	0	0	4	2	6	4
3	0	0	0	3	3	6	3
5	0	0	0	5	1	6	5
2	0	1	0	3	3	6	3
4	0	0	0	4	2	6	4
5	0	0	0	5	1	6	5
4	0	0	0	4	2	6	4
6	0	0	0	6	0	6	6
5	0	0	0	5	1	6	5
42	**0**	**1**	**0**	**43**	**17**	**60**	**43**

吉 不可售賣龕位

單人龕位
已售並全部佔用

壽 已售但未佔用

思親堂

C

	1	2	3	4	5	6	7	8	9	10	11	12	13
	478	479	480	481	482	483	484	485	486	487	488	489	490
1			吉	吉		吉				吉			
	465	466	467	468	469	470	471	472	473	474	475	476	477
2											壽		壽
	452	453	454	455	456	457	458	459	460	461	462	463	464
3	吉		吉			吉	吉	吉	吉				
	439	440	441	442	443	444	445	446	447	448	449	450	451
4		吉	吉		吉					吉			吉
	426	427	428	429	430	431	432	433	434	435	436	437	438
5	吉	壽					吉						吉
	413	414	415	416	417	418	419	420	421	422	423	424	425
6							吉		吉				吉
	400	401	402	403	404	405	406	407	408	409	410	411	412
7	吉				吉	吉	吉						吉
	387	388	389	390	391	392	393	394	395	396	397	398	399
8	吉				吉		吉				吉		吉
	374	375	376	377	378	379	380	381	382	383	384	385	386
9				吉		吉		壽					
	361	362	363	364	365	366	367	368	369	370	371	372	373
10							吉			有灰無碑			

截至2021.12.22							
龕位數量					吉位數量	灰位總數量	可安放骨灰份數
骨灰龕位數量		壽位數量		總數			
單	雙	單	雙				
9	0	0	0	9	4	13	9
11	0	2	0	13	0	13	13
7	0	0	0	7	6	13	7
8	0	0	0	8	5	13	8
9	0	1	0	10	3	13	10
10	0	0	0	10	3	13	10
8	0	0	0	8	5	13	8
8	0	0	0	8	5	13	8
10	0	1	0	11	2	13	11
12	0	0	0	12	1	13	12
92	**0**	**4**	**0**	**96**	**34**	**130**	**96**

吉 不可售賣龕位

單人龕位
已售並全部佔用

壽 已售但未佔用

雙人龕位
已售並全部佔用

思親堂

D

	1	2	3	4	5	6
	545	546	547	548	549	550
1			吉	吉	吉	吉
	539	540	541	542	543	544
2	吉				吉	吉
	533	534	535	536	537	538
3	吉				吉	吉
	527	528	529	530	531	532
4					吉	吉
	521	522	523	524	525	526
5	陳雲清/ 楊錦藻		吉			吉
	515	516	517	518	519	520
6	壽		吉			
	509	510	511	512	513	514
7						
	503	504	505	506	507	508
8	鍾石松/ 鍾慶友	吉		吉	吉	吉
	497	498	499	500	501	502
9					吉	
	491	492	493	494	495	496
10					吉	吉

截至2021.12.22							
龕位數量					吉位數量	灰位總數量	可安放骨灰份數
骨灰龕位數量		壽位數量		總數			
單	雙	單	雙				
2	0	0	0	2	4	6	2
3	0	0	0	3	3	6	3
3	0	0	0	3	3	6	3
4	0	0	0	4	2	6	4
3	1	0	0	4	2	6	5
4	0	1	0	5	1	6	5
6	0	0	0	6	0	6	6
1	1	0	0	2	4	6	3
5	0	0	0	5	1	6	5
4	0	0	0	4	2	6	4
35	**2**	**1**	**0**	**38**	**22**	**60**	**40**

吉 不可售賣龕位

單人龕位
已售並全部佔用

壽 已售但未佔用

雙人龕位
已售並全部佔用

思親堂

E

	1	2	3	4	5	6	7	8	9	10	11	12	13
	668	669	670	671	672	673	674	675	676	677	678	679	680
1			吉		壽	壽				有灰無碑		吉	
	655	656	657	658	659	660	661	662	663	664	665	666	667
2		吉			吉	吉	吉	吉		吉		吉	
	642	643	644	645	646	647	648	649	650	651	652	653	654
3	吉				吉	吉	譚志開/蘇氏						
	629	630	631	632	633	634	635	636	637	638	639	640	641
4	吉	吉				吉	李英/郭燦芳				吉		
	616	617	618	619	620	621	622	623	624	625	626	627	628
5		吉				壽	壽	雷惠霞/郭傳信		吉			
	603	604	605	606	607	608	609	610	611	612	613	614	615
6			吉			吉		吉				吉	吉
	590	591	592	593	594	595	596	597	598	599	600	601	602
7			吉	吉		吉	吉		吉		吉		
	577	578	579	580	581	582	583	584	585	586	587	588	589
8					吉					吉	吉		
	564	565	566	567	568	569	570	571	572	573	574	575	576
9			吉	吉	吉		吉			壽			
	551	552	553	554	555	556	557	558	559	560	561	562	563
10		吉	吉	吉	吉				吉				

截至2021.12.22								
龕位數量						吉位數量	灰位總數量	可安放骨灰份數
骨灰龕位數量		壽位數量		總數				
單	雙	單	雙					
9	0	2	0	11		2	13	11
6	0	0	0	6		7	13	6
9	1	0	0	10		3	13	11
8	1	0	0	9		4	13	10
8	1	2	0	11		2	13	12
8	0	0	0	8		5	13	8
7	0	0	0	7		6	13	7
10	0	0	0	10		3	13	10
8	0	1	0	9		4	13	9
8	0	0	0	8		5	13	8
81	**3**	**5**	**0**	**89**		**41**	**130**	**92**

吉 不可售賣龕位

單人龕位
已售並全部佔用

壽 已售但未佔用

雙人龕位
已售並全部佔用

思親堂

F

	1	2	3	4	5	6	7	8	9	10	11	12
	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036
1		吉	何鄧平/ 何迪樵								吉	
	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024
2	壽								吉	壽		
	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012
3		壽	吉	吉								

截至2021.12.22							
龕位數量					吉位數量	灰位總數量	可安放骨灰份數
骨灰龕位數量		壽位數量		總數			
單	雙	單	雙				
9	1	0	0	10	2	12	11
9	0	2	0	11	1	12	11
9	0	1	0	10	2	12	10
27	**1**	**3**	**0**	**31**	**5**	**36**	**32**

G

	1	2	3	4	5	6	7	8	9	10	11	12
	1072	1071	1070	1069	1068	1067	1066	1065	1064	1063	1062	1061
1			壽									
	1060	1059	1058	1057	1056	1055	1054	1053	1052	1051	1050	1049
2												
	1048	1047	1046	1045	1044	1043	1042	1041	1040	1039	1038	1037
3											壽	

11	0	1	0	12	0	12	12
12	0	0	0	12	0	12	12
11	0	1	0	12	0	12	12
34	**0**	**2**	**0**	**36**	**0**	**36**	**36**

吉 不可售賣龕位

單人龕位
已售並全部佔用

壽 已售但未佔用

雙人龕位
已售並全部佔用

思親堂

H

	1	2	3	4	5	6	7	8	9	10	11	12
	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180
1		壽	吉	吉					吉			
	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168
2	吉	吉							吉			
	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156
3		壽		吉				吉				
	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144
4			吉								壽	
	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132
5												
	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120
6				壽		壽	壽					
	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108
7							吉					
	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096
8												
	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084
9	壽	壽										

截至2021.12.22							
龕位數量					吉位數量	灰位總數量	可安放骨灰份數
骨灰龕位數量		壽位數量		總數			
單	雙	單	雙				
8	0	1	0	9	3	12	9
9	0	0	0	9	3	12	9
9	0	1	0	10	2	12	10
10	0	1	0	11	1	12	11
12	0	0	0	12	0	12	12
9	0	3	0	12	0	12	12
11	0	0	0	11	1	12	11
12	0	0	0	12	0	12	12
10	0	2	0	12	0	12	12
90	**0**	**8**	**0**	**98**	**10**	**108**	**98**

吉 不可售賣龕位

單人龕位
已售並全部佔用

壽 已售但未佔用

雙人龕位
已售並全部佔用

思親堂

I

	1	2	3	4	5	6	7	8	9	10	11	12
	1288	1287	1286	1285	1284	1283	1282	1281	1280	1279	1278	1277
1			吉	吉	壽							
	1276	1275	1274	1273	1272	1271	1270	1269	1268	1267	1266	1265
2		壽		吉		壽	王初/ 梁玉英					
	1264	1263	1262	1261	1260	1259	1258	1257	1256	1255	1254	1253
3				吉								
	1252	1251	1250	1249	1248	1247	1246	1245	1244	1243	1242	1241
4		壽						吉				
	1240	1239	1238	1237	1236	1235	1234	1233	1232	1231	1230	1229
5				吉							吉	
	1228	1227	1226	1225	1224	1223	1222	1221	1220	1219	1218	1217
6				吉	壽				壽	壽		
	1216	1215	1214	1213	1212	1211	1210	1209	1208	1207	1206	1205
7				吉	吉							
	1204	1203	1202	1201	1200	1199	1198	1197	1196	1195	1194	1193
8								壽	壽	壽	壽	吉
	1192	1191	1190	1189	1188	1187	1186	1185	1184	1183	1182	1181
9								吉			雷郭嫻/ 雷漢	

截至2021.12.22							
龕位數量					吉位數量	灰位總數量	可安放骨灰份數
骨灰龕位數量		壽位數量		總數			
單	雙	單	雙				
9	0	1	0	10	2	12	10
8	1	2	0	11	1	12	12
11	0	0	0	11	1	12	11
10	0	1	0	11	1	12	11
10	0	0	0	10	2	12	10
8	0	3	0	11	1	12	11
10	0	0	0	10	2	12	10
7	0	4	0	11	1	12	11
10	1	0	0	11	1	12	12
83	**2**	**11**	**0**	**96**	**12**	**108**	**98**

吉 不可售賣龕位

單人龕位
已售並全部佔用

壽 已售但未佔用

雙人龕位
已售並全部佔用

思親堂

X

	1	2	3	4	5	6	7
	264	265	266	267	268	269	270
1							吉
	257	258	259	260	261	262	263
2							吉
	250	251	252	253	254	255	256
3							
	243	244	245	246	247	248	249
4			吳古文/ 吳梁嘉蓮				吉
	236	237	238	239	240	241	242
5				吉			
	229	230	231	232	233	234	235
6	吉	吉				壽	吉
	222	223	224	225	226	227	228
7							吉
	215	216	217	218	219	220	221
8							吉
	208	209	210	211	212	213	214
9							壽
	201	202	203	204	205	206	207
10			壽		吉	吉	吉

截至2021.12.22							
龕位數量					吉位數量	灰位總數量	可安放骨灰份數
骨灰龕位數量		壽位數量		總數			
單	雙	單	雙				
6	0	0	0	6	1	7	6
6	0	0	0	6	1	7	6
7	0	0	0	7	0	7	7
5	1	0	0	6	1	7	7
6	0	0	0	6	1	7	6
3	0	1	0	4	3	7	4
6	0	0	0	6	1	7	6
6	0	0	0	6	1	7	6
6	0	1	0	7	0	7	7
3	0	1	0	4	3	7	4
54	**1**	**3**	**0**	**58**	**12**	**70**	**59**

吉 不可售賣龕位

單人龕位
已售並全部佔用

壽 已售但未佔用

雙人龕位
已售並全部佔用

思親堂

Y

	334	335	336	337	338	339	340
1						吳松欽/吳洲	吉
	327	328	329	330	331	332	333
2	吉		曾福生/伍麗霞	吉		吉	吳潤懷/鄧氏
	320	321	322	323	324	325	326
3	吉				吉	壽	
	313	314	315	316	317	318	319
4							吉
	306	307	308	309	310	311	312
5					吉		
	299	300	301	302	303	304	305
6		曾運/林炳光				吉	
	292	293	294	295	296	297	298
7					吉		
	285	286	287	288	289	290	291
8		双壽	嚴珍/龍侶堯				壽
	278	279	280	281	282	283	284
9	吉						
	271	272	273	274	275	276	277
10	吉	吉	吉	吉	吉		吉

截至2021.12.22							
龕位數量					吉位數量	灰位總數量	可安放骨灰份數
骨灰龕位數量		壽位數量		總數			
單	雙	單	雙				
5	1	0	0	6	1	7	7
2	2	0	0	4	3	7	6
4	0	1	0	5	2	7	5
6	0	0	0	6	1	7	6
6	0	0	0	6	1	7	6
5	1	0	0	6	1	7	7
6	0	0	0	6	1	7	6
4	1	1	1	7	0	7	9
6	0	0	0	6	1	7	6
1	0	0	0	1	6	7	1
45	**5**	**2**	**1**	**53**	**17**	**70**	**59**

吉 不可售賣龕位

單人龕位
已售並全部佔用

壽 已售但未佔用

雙人龕位
已售並全部佔用

思親堂

Z

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540
1							吉	吉						吉	吉	吉	壽			
	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520
2				壽	壽									吉						
	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500
3	壽		吉				吉				吉	吉		吉	吉	吉	吉	吉		
	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480
4									吉											
	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460
5					吉							吉	吉		壽					
	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440
6	吉			壽		吉		吉	吉	吉	吉	吉		吉	吉	吉	吉		吉	吉
	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420
7						吉	吉		吉	吉			吉				吉			
	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400
8	吉							吉		林月換/蘇啟垣										
	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380
9						吉		吉		吉					吉					吉
	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360
10			吉			吉									吉	吉				

截至2021.12.22							
龕位數量					吉位數量	灰位總數量	可安放骨灰份數
骨灰龕位數量		壽位數量		總數			
單	雙	單	雙				
14	0	1	0	15	5	20	15
17	0	2	0	19	1	20	19
10	0	1	0	11	9	20	11
19	0	0	0	19	1	20	19
16	0	1	0	17	3	20	17
6	0	1	0	7	13	20	7
14	0	0	0	14	6	20	14
17	1	0	0	18	2	20	19
15	0	0	0	15	5	20	15
16	0	0	0	16	4	20	16
144	**1**	**6**	**0**	**151**	**49**	**200**	**152**

吉 不可售賣龕位

單人龕位
已售並全部佔用

壽 已售但未佔用

雙人龕位
已售並全部佔用

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@
- 地藏殿 G/F of Ti Tsang Temple (TTT)
- 觀音殿 G/F of Koon Yum Temple (KYT)
- 思親堂 G/F of Si Qin Temple (SQT)

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	TTT:2,382; KYT:1,876; SQT:988 Total:5,246
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	TTT:1,359; KYT:1,267; SQT:1,208 Total:3,834
Total number of single niches 單人龕位總數	TTT:336; KYT:658; SQT:950 Total:1,944
Number of single niches (sold and occupied) 單人龕位數目 (已售並佔用)	TTT:0; KYT:493; SQT:894 Total:1,387
Number of single niches (sold but unoccupied) 單人龕位數目 (已售但未佔用)	TTT:0; KYT:165; SQT:56 Total:221
Number of single niches (residual for sale) 單人龕位數目 (待售)	TTT:336; KYT:0; SQT:0 Total:336
Total number of double niches 雙人龕位總數	TTT:1,023; KYT:609; SQT:19 Total:1,651
Number of double niches (sold and fully occupied) 雙人龕位數目 (已售並全部佔用)	TTT:182; KYT:124; SQT:18 Total:324
Number of double niches (sold and partially occupied) 雙人龕位數目 (已售並部分佔用)	TTT:691; KYT:64; SQT:0 Total:755
Number of double niches (sold but unoccupied) 雙人龕位數目 (已售但未佔用)	TTT:140; KYT:55; SQT:1 Total:196
Number of double niches (residual for sale) 雙人龕位數目 (待售)	TTT:10; KYT:366; SQT:0 Total:376
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)	TTT:0; KYT:0; SQT:239 Total:239 (must not sell niches 不可出售龕位)
Number. of niches (sold and fully occupied) 龕位數目 (已售並全部佔用)	TTT:182; KYT:617; SQT:912 Total:1,711
Number of niches (sold and partially occupied) 龕位數目 (已售並部分佔用)	TTT:691; KYT:64; SQT:0 Total:755
Number of niches (sold but unoccupied) 龕位數目 (已售但未佔用)	TTT:140; KYT:220; SQT:57 Total:417
Number of niches (residual for sale) 龕位數目 (待售)	TTT:346; KYT:366; SQT:0 Total:712
Proposed operating hours 擬議營運時間	09:00 am to 16:00 pm

@ Ash interment capacity in relation to a columbarium means –
就靈灰安置所而言，骨灰安放容量指：
- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目;
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

KJL Ltd. *development consultancy*

Your ref: TPB/A/TP/681

BY EMAIL (tpbpd@pland.gov.hk) AND BY HAND

8th February 2022

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

Dear Sir/Madam,

Section 16 Planning Application for proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories
(Application No. A/TP/681)

Further to our application submitted on behalf of The Lotus Association of Hong Kong (i.e., the applicant) on 28.12.2021 to seek the Town Planning Board's permission for the proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories, the applicant hereby submits 10 copies of the Geotechnical Planning Review Report (GPRR), as requested by GEO of CEDD, for the Board's consideration.

This further information is considered not to be proposing a material change of the nature of the application. Therefore, it could be exempted from the publication and recounting requirements per TPB PG- No.32A. However, should this further information be accepted but not exempted from the publication and recounting requirements, we would still like to proceed with the application with the further information.

Should you have any queries on the above, please feel free to contact either our Ms. Daisy Yang or the undersigned at 3621 0362. Thank you.

Yours sincerely,



Kenneth J. Li
Director

Encl.

c.c Shatin, Tai Po and North District Planning Office (Attn: Mr. Harris Liu, TP/Tai Po 2) by email at hkcliu@pland.gov.hk

Section 16 planning application for proposed columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories
(S16 Planning Application No. A/TP/681)

Geotechnical Planning Review Report

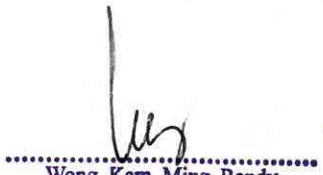
February 2022

Geotechnical Engineer:

Chan & Wong Architects and Engineers Ltd.

Unit J, 27/F., MG Tower, 133 Hoi Bun Road,
Kwun Tong, Kowloon, Hong Kong.

Tel: 23455833
Fax: 23455877



Wong Kam Ming Randy
MIStructE, MHKIE, RPE,
Registered Geotechnical Engineer

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Site Photos	Appendix A

Document Control			Job No.:
Amendment Record		**Geotechnical Planning Review Report**	
Date	Issue	Description	Approved By
7 Feb 2022	1	For Submission	KMW

Introduction

Section 16 planning application has been made for the proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories. In accordance with the GEO Advice Note for planning applications under the Town Planning Ordinance (CAP. 131), a Geotechnical Planning Review Report is prepared as there are slopes steeper than 30 degree, or retaining wall, or combination of two with a height greater than 6m exists on the Application Site or within 6m of the Application Site.

The Proposed Columbarium

The proposed Columbarium use involves the following premises ("the Application Premises") in 3 existing buildings:

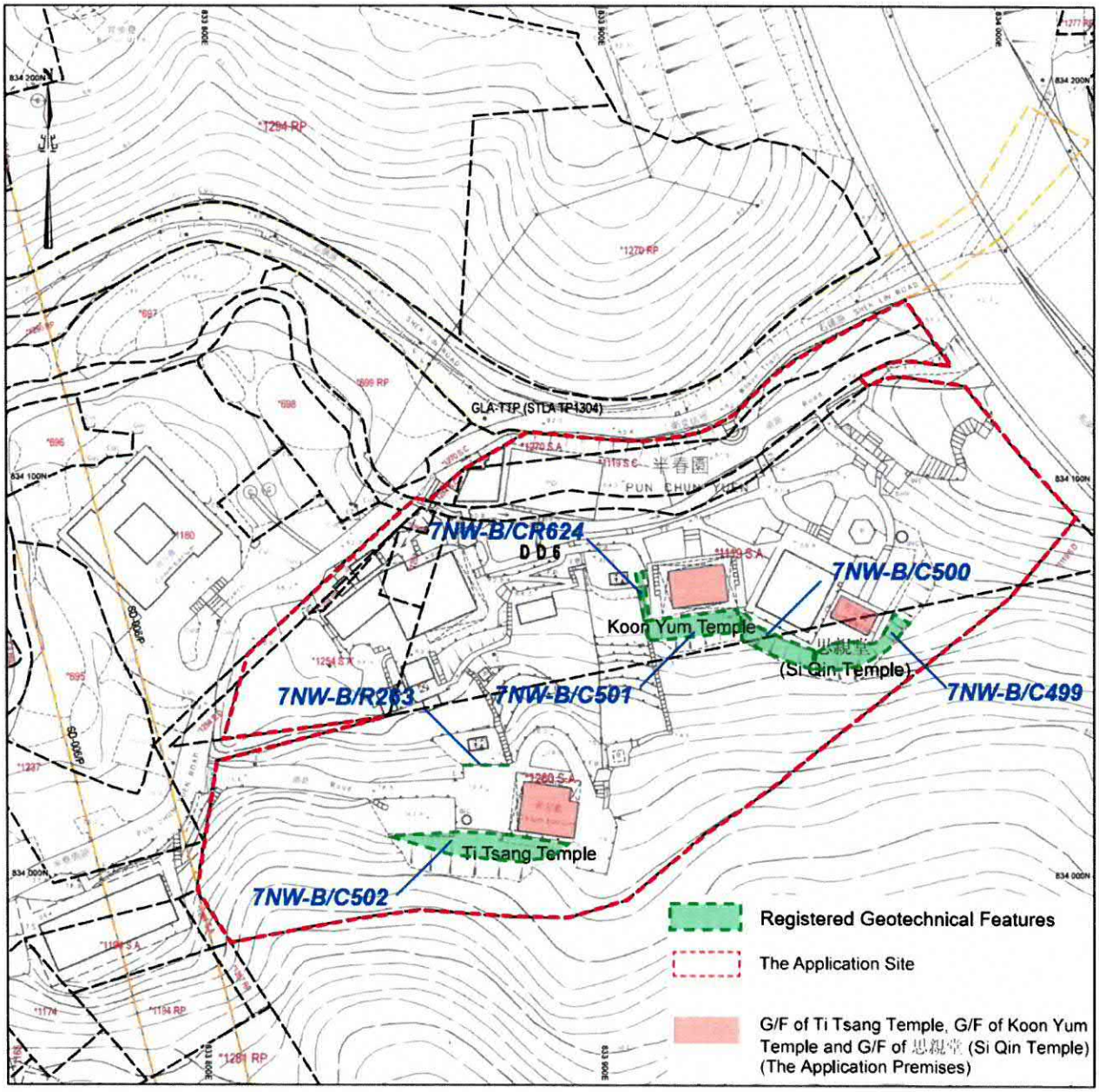
- G/F of Ti Tsang Temple
- G/F of Koon Yum Temple
- G/F of 思親堂 (Si Qin Temple)

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

(1) Construction of new buildings,
(2) Alteration or extension of existing buildings except the removal of unauthorized building works (UBWs) found on the G/F of the existing approved building Ti Tsang Temple, and
(3) Site Formation Works

For the removal of UBWs found on the G/F of Ti Tsang Temple, all the removal works will be carried out within the existing envelope of the building structure approved by the Building Authority under BD file ref: 2/9166/69. No works will be carried out outside the existing building and no excavation works will be involved. No geotechnical features, including slopes or retaining walls, will be affected.

Locations of these 3 existing buildings and the geotechnical features within the Application Site are shown on plan below.


7NW-B/CR624
7NW-B/C500
Koon Yum Temple
(Si Qin Temple)
7NW-B/R263
7NW-B/C501
7NW-B/C499
Ti Tsang Temple
7NW-B/C502
GLA-T1P (STLA TP1304)
Registered Geotechnical Features
The Application Site
G/F of Ti Tsang Temple, G/F of Koon Yum Temple and G/F of 思親堂 (Si Qin Temple) (The Application Premises)

Existing Geotechnical Features

The Application Site is situated on a natural terrain ranging from +53 mPD to +84 mPD comprising of natural slopes, man-made slopes, masonry walls and retaining walls. The overall gradient of the terrain is 14 degree.

Among the natural terrain, there are 6 registered geotechnical features within the Application Site. Their Feature Nos. are 7NW-B/C499, 7NW-B/C500, 7NW-B/C501, 7NW-B/C502, 7NW-B/CR624 and 7NW-B/R263. They are located in the vicinity of Ti Tsang Temple, Koon Yum Temple and 思親堂 (Si Qin Temple). List of data sources are shown below:

Feature No	Document
7NW-B/C499	1. Stage 2 Study Report (Ref. No S2R 26/2008) under CEDD Agreement No. CE 48/2006 (GE) 10-Year Extended LPM Project, Phase 7, Package K, Stability Studies of Private Slopes in Hong Kong and New Territories - Investigation
7NW-B/C500	1. Stage 2 Study Report (Ref. No S2R 26/2008) under CEDD Agreement No. CE 48/2006 (GE) 10-Year Extended LPM Project, Phase 7, Package K, Stability Studies of Private Slopes in Hong Kong and New Territories - Investigation
7NW-B/C501	1. Stage 2 Study Report (Ref. No S2R 26/2008) under CEDD Agreement No. CE 48/2006 (GE) 10-Year Extended LPM Project, Phase 7, Package K, Stability Studies of Private Slopes in Hong Kong and New Territories - Investigation
7NW-B/C502	1. Stage 2 Study Report (Ref. No S2R 110/2000) under CEDD Agreement No. CE 6/99 10-Year Extended LPM Project, Phase 1, Package F, Stability Studies of Private Slopes 2. Fieldwork Report by Chung Shun Boring Eng. Co. Ltd. in 2002 (GIU No. 46118) 3. Laboratory Testing Report by Socomat Testing Concrete Ltd. (Hong Kong) in 2002 (GIU No. 46125)

7NW-B/CR624	1. Stage 2 Study Report (Ref. No S2R 78/2011) under CEDD Agreement No. CE 59/2009 (GE) Landslip Prevention and Mitigation Programme, 2009, Package M, Safety Screening Studies of Private Slopes in Kowloon and Eastern New Territories - Investigation
7NW-B/R263	1. Stage 1 Study Report for Feature No. 7NW-B/R263, Slope Information System, CEDD

7NW-B/C499, 7NW-B/C500 & 7NW-B/C501

According to the Stage 2 Study Report (Ref. No S2R 26/2008) prepared by Halcrow China Ltd. in 2010. Stability analysis has been carried out and the features do not satisfy the requirements for the service of DH Order.

7NW-B/C502

Stage 2 Study (Report Ref. No S2R 110/2000) has been carried out by Maunsell Geotechnical Services Limited in 2000. A DH Order was served in October 2000 and was discharged in October 2003.

7NW-B/CR624

According to the Stage 2 Study Report (Ref. No S2R 78/2011) prepared by Halcrow China Ltd. in 2014. Stability analysis has been carried out and the features do not satisfy the requirements for the service of DH Order.

7NW-B/R263

According to the Stage 1 Study Report prepared in September 2000, no sign of seepage was identified.

Existing Conditions of the Geotechnical Features

Visual inspection was carried out on 4 February 2022 for both registered and non-registered features. There was no sign of distress and water seepage during the site inspection. Having reviewed the current condition, no immediate danger for both registered and non-registered features was identified.

Conclusion

This section 16 application only involves change of usage of existing buildings and it DOES NOT involve construction of new buildings, alteration or extension of existing building structures and site formation works. The removal of the identified UBWs at G/F of Ti Tsang Temple is confined within envelope of G/F of Ti Tsang Temple and no excavation work will be involved.

I confirm that the geotechnical features within the Application Site shall not affect and be affected by the proposed Columbarium. It is geotechnical feasible for the proposed Columbarium use and no further studies is required.

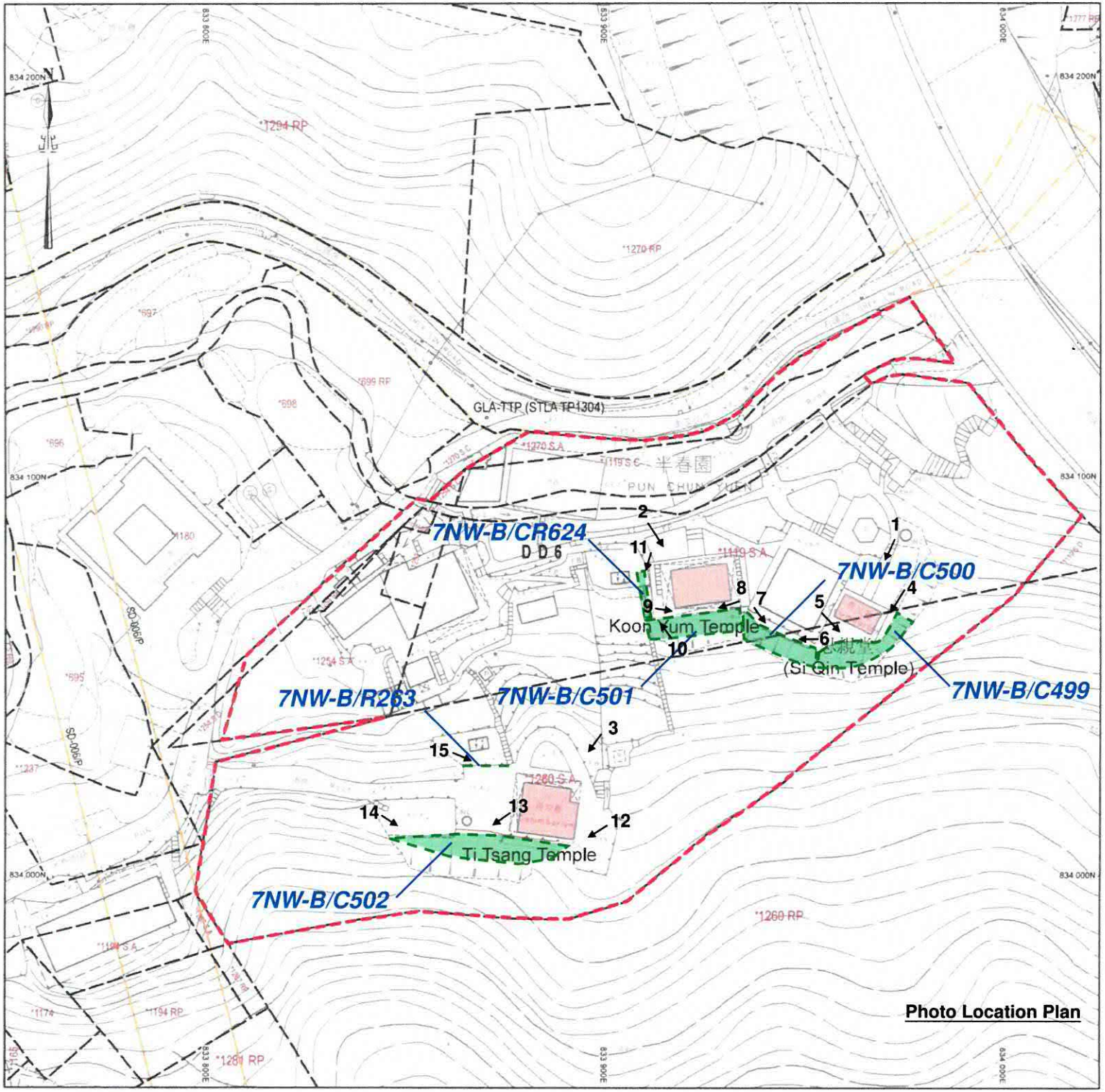
Prepared By



.....

Wong Kam Ming Randy
Registered Geotechnical Engineer
RGE 3/94

Appendix A - Site Photos


7NW-B/CR624
7NW-B/C500
7NW-B/C499
7NW-B/C501
7NW-B/R263
7NW-B/C502
Koon Yum Temple
(Si Qin Temple)
Ti Tsang Temple
GLA-TTP (STLA TP1304)
D D 6
1
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Photo Location Plan

Record Photo

Geotechnical Planning Review Report

	Photo No: 1 Date Taken: 4-Feb-2022 Description: Overall View of Si Qin Temple Existing Building situated on a natural terrain ranging from +53 mPD to +84 mPD comprising of natural slopes, man-made slopes, masonry walls and retaining walls. The overall gradient of the terrain is 14 degree.
	Photo No: 2 Date Taken: 4-Feb-2022 Description: Overall View of Koon Yum Temple Existing Building situated on a natural terrain ranging from +53 mPD to +84 mPD comprising of natural slopes, man-made slopes, masonry walls and retaining walls. The overall gradient of the terrain is 14 degree.

Record Photo

Geotechnical Planning Review Report

	Photo No: 3 Date Taken: 4-Feb-2022 Description: Overall View of Ti Tsang Temple Existing Building situated on a natural terrain ranging from +53 mPD to +84 mPD comprising of natural slopes, man-made slopes, masonry walls and retaining walls. The overall gradient of the terrain is 14 degree.
	Photo No: 4 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/C499 next to Si Qin Temple

Record Photo

Geotechnical Planning Review Report

	Photo No: 5 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/C499 next to Si Qin Temple
	Photo No: 6 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/C500

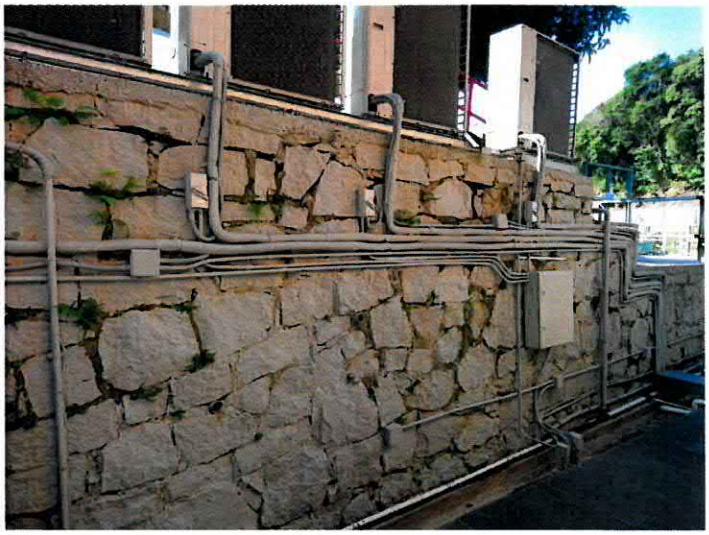
Record Photo

Geotechnical Planning Review Report

	Photo No: 7 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/C500
	Photo No: 8 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/C501 at the rear of Koon Yum Temple

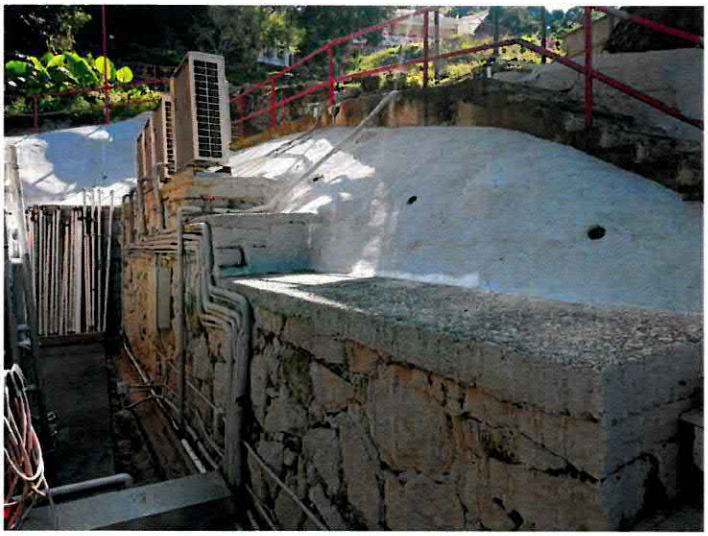
Record Photo

Geotechnical Planning Review Report

	Photo No: 9 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/C501 at the rear of Koon Yum Temple
	Photo No: 10 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/CR624 at the southwest side of Koon Yum Temple

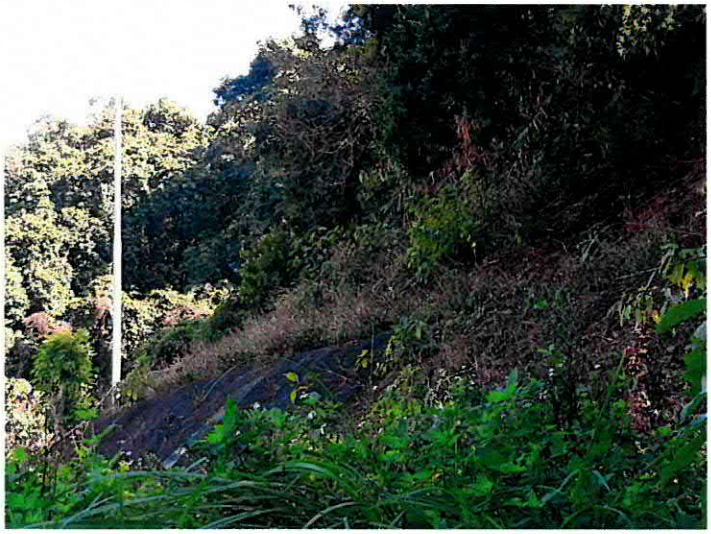
Record Photo

Geotechnical Planning Review Report

	Photo No: 11 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/CR624 at the southwest side of Koon Yum Temple
	Photo No: 12 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/C502 at the rear of Ti Tsang Temple

Record Photo

Geotechnical Planning Review Report

	Photo No: 13 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/C502 at the rear of Ti Tsang Temple
	Photo No: 14 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/C502

Record Photo

Geotechnical Planning Review Report



Photo No: 15

Date Taken: 4-Feb-2022

Description:

General View for Feature No. 7NW-B/R263

KJL Ltd. development consultancy

Your ref: TPB/A/TP/681

BY EMAIL (tpbpd@pland.gov.hk) AND BY HAND

15th March 2022

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

Dear Sir/Madam,

Section 16 Planning Application for proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories
(Application No. A/TP/681)

Further to our application submitted on behalf of The Lotus Association of Hong Kong (i.e., the applicant) on 28.12.2021 to seek the Town Planning Board's permission for the proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories, the applicant submits responses to comments by TD and GEO of CEDD on our submitted further information, which we have received on 17.1.2022, 11.2.2022 and 4.3.2022. We also submit 12 copies of the revised Traffic Impact Assessment (TIA) report and 10 copies of the revised Geotechnical Planning Review Report (GPRR) for the Board's consideration.

This further information is considered not to be proposing a material change of the nature of the application. Therefore, it could be exempted from the publication and recounting requirements per TPB PG- No.32A. However, should this further information be accepted but not exempted from the publication and recounting requirements, we would still like to proceed with the application with the further information.

Should you have any queries on the above, please feel free to contact the undersigned at 3621 0362. Thank you.

Yours sincerely,



Kenneth J. Li
Director

Encl.

c.c Shatin, Tai Po and North District Planning Office (Attn: Mr. Harris Liu, TP/Tai Po 2) by email at hkcliu@pland.gov.hk

Section 16 Planning Application

Proposed Columbarium Use at

Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A and 1270 S.A in D.D. 6 and Adjoining Government Land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories

(Application no. A/TP/681)

Responses to Comments on submitted further information (FI) from Government Departments

March 2022

Comments from Government Departments	Applicant's Responses
Comments from the Commissioner for Transport received on 17th January 2022	
(a) R-to-C 1, the reply on the effect of COVID-19 to traffic flow is not specific to the festive days. Besides, the effect of COVID-19 to traffic flow should be described in the main text and the Applicant should advise whether a factor should be adopted to adjust the surveyed flow. The Applicant should also specify the social distancing measures in place and advise their effects during the survey date of 2021 Ching Ming Festival;	Our responses to comment (a) 2016 Ching Ming Festival Day traffic flows from the nearby approved columbarium, i.e. Poh Yeh Ching Shea (approved by the Town Planning Board on 29th November 2019) are compared and presented in paragraphs 2.34 and 2.35 of the revised TIA. In addition, the Applicant implemented pandemic preventive and social distancing measures on 2021 Ching Ming Festival Day are amended as presented in Paragraphs 2.19 to 2.20 of the revised TIA.
(b) Para. 4.10, the Applicant shall specify how to remind and encourage all niche owners to use public transport services and free shuttle service;	Our response to comment (b) Amended details are included in paragraph 4.10 of the revised TIA.
(c) Table 2.12 and Table 5.4, road link at Shek Lin Road should also be assessed;	Our response to comment (c) Assessments for Shek Lin Road are added and presented in Tables 2.14 and 5.5 of the revised TIA. The results show that Shek Lin Road currently operates with capacity and will continue to operate with capacity during the columbarium peak hour in the future with the columbaria at Pun Chun Yuen fully occupied.

Comments from Government Departments	Applicant's Responses
(d) It is noted that each visiting session is 1 hour, it is expected that most visitors would arrive at the start of each session. The assessment in chapter 5 should be carried out based on the peak 15-minutes. It is also noted that the drop-off location for the shuttle bus and taxi near Shek Lin Road is shared, the sensitivity test should also assess if the 1 shared drop-off location is sufficient;	Our responses to comment (d) To further evenly distribute the number of visitors throughout the festive period with TCMP implemented, the visiting session is further broken down into 30-minute sessions with a capacity of 100 persons per session, i.e. 2-session per hour for 200 persons. The analyses for pedestrian facilities are revised to be based on the peak 15-minute. The results show that the key facilities analysed will continue to operate with capacity during the columbarium peak 15-minute in the future, with the columbaria at Pun Chun Yuen fully occupied. A sensitivity test for the layby operation at the Main Entrance, based on the peak 15-minute operation, is also conducted. The result shows that vehicles arriving at the concerned layby are not likely to impact the operation of Shek Lin Road, and hence, the provision is acceptable. Details are presented in paragraphs 5.18 to 5.21 of the revised TIA.
(e) Table 5-1: the Applicant shall confirm the list of other columbaria near Kam Shan Road, Shek Lin Road and Pun Chun Yuen Road and their planning parameters with PlanD;	Our response to comment (e) The list of columbariums presented in Table 5.1 has been verified by Planning Department and updated accordingly in the revised TIA.
(f) From the planning statement, it is noted that there are 3,257 ancestral tablets of which 1,161 are unoccupied within the application site. This information should also be described in the TIA and the associated traffic impact should be considered in the TIA.	Our responses to comment (f) The 3,257 ancestral tablets are accounted for in the revised TIA. As a crowd management control, visitors who only visit the ancestral tablets during the festive period will also be required to observe and follow the same TCMP proposed for the columbarium use within Pun Chun Yuen, i.e. visitors are also required to register with the Visit-by-Appointment arrangement in advance sharing the same visiting capacity. Hence, the expected number of visitors will be regulated and limited to 200 persons per hour, or 100 persons per 30-minute visiting session.

Comments from Government Departments	Applicant's Responses
Comments from the Commissioner for Transport received via email on 11th February 2022	
(a) Table 2.14 and 5.5, the performance of single-track access road should be presented in VC, and the capacity and the flow shall be presented.	Our response to comment (a) The operational performance in terms of the v/c ratio has been added in the revised TIA.
(b) Para. 5.5, the existing flow should be multiplied by your suggested COVID factor.	Our response to comment (b) The existing flow was multiplied by an adjustment factor due to the COVID-2019 pandemic as described in paragraph 2.35.
(c) Wrong figure is found in table 5.2: TABLE 5.2 MODE OF TRANSPORT USED BY VISITORS AND THE ASSOCIATED TRAFFIC GENERATION Mode of Transport / Attraction: Percent, No. of Visitors, Average Occupancy, No. of Vehicles / Generation: Percent, No. of Visitors, Average Occupancy, No. of Vehicles For each 30-minute Visiting Session Shuttle Service(1): 29%, 29, 14, 3, 40%, 40, 17, 3 Taxi: 28%, 28, 3.7, 8, 15%, 15, 1.8, 8 Private Car: 31%, 31, 3.8, 9, 35%, 35, 3.7, 10 On Foot: 12%, 12, , , 10%, 10, , TOTAL: 100%, 100, -, 20, 100%, 100, -, 40 Hourly Total (2x 30-minute Visiting Sessions) Shuttle Service(1): 29%, 58, 14, 5, 40%, 80, 17, 5 Taxi: 28%, 56, 3.7, 16, 15%, 30, 1.8, 16 Private Car: 31%, 62, 3.8, 17, 35%, 70, 3.7, 19 On Foot: 12%, 24, -, -, 10%, 20, -, - TOTAL: 100%, 200, -, 38, 100%, 200, -, 40 Note: Figures may not add up due to rounding. (1) Shuttle service is scheduled with 5 services per hour	Our response to comment (c) We have corrected the typo in the revised TIA.
(d) Para. 5.18 to 5.21, there is no acceptance criteria on your proposed method of assessing the probability.	Our response to comment (d) We have added relevant acceptance criteria to the revised TIA.
(e) Figure 5.3, the arrangement would block the entrance for private cars.	Our response to comment (e) The entrance will not be blocked with the revised arrangement.

Comments from Government Departments	Applicant's Responses
Comments from Head of GEO, CEDD received via email on 4th March 2022	
It is noted that some features (e.g. Feature No. 7NW-B/R 263, etc.) mentioned in the Geotechnical Planning Review Report have not been assessed/upgraded up to the current standard. As those features are close to the development, the consultant should consider to conduct further studies of those features.	Our response to the comment Please be informed that this section 16 application only involves a change of usage of the existing buildings and does not involve the construction of new buildings, alteration or extension of existing building structures and site formation works. The removal of the identified UBWs at G/F of Ti Tsang Temple is confined within the G/F of Ti Tsang Temple envelope, and no excavation work will be involved. Geotechnical Features Nos. 7NW-B/C499, 7NW-B/C500, 7NW-B/C501, 7NW-B/C502 and 7NW-B/CR624 within the Application Site is up to current standard. Having reviewed the feature location and geometry, the Applicant proposes carrying out stability analysis on Feature No. 7NW-B/R263 and submitting the analysis to GEO of CEDD for review and agreement upon approval of the application to the Town Planning Board. Please refer to our Geotechnical Engineer's email to GEO of CEDD on 8.3.2022 with the revised GPRR in **Appendix 1.**

APPENDIX 1 – The Applicant's Geotechnical Engineer's email on 8.3.2022 to GEO of CEDD with the revised GPRR.

APPENDIX 1

From: CHEUNG Siu Hong
Sent: Tuesday, March 8, 2022 9:31 AM
To: kwchoi1@cedd.gov.hk
Cc: KM Wong
Subject: Section 16 Planning Application for proposed Columbarium, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories (Application No. A/TP/681)

Dear Mr. Choi,

I am the project engineer responsible for geotechnical planning review for the captioned planning application.

I received your comment from the Planning Department regarding the stability of geotechnical features.

Please be informed that this section 16 application only involves change of usage of existing buildings and it DOES NOT involve construction of new buildings, alteration or extension of existing building structures and site formation works. The removal of the identified UBWs at G/F of Ti Tsang Temple is confined within envelope of G/F of Ti Tsang Temple and no excavation work will be involved.

Geotechnical Features Nos. 7NW-B/C499, 7NW-B/C500, 7NW-B/C501, 7NW-B/C502 and 7NW-B/CR624 within the Application Site is up to current standard.

Having reviewed the feature location and geometry, I propose to carry out stability analysis on Feature No. 7NW-B/R263.

The drafted amended report (amendment wordings in red) is attached for your easy reference.

Should you have any query, please feel free to contact me at

Thank you for your kind attention.

--
Regards,

CHEUNG Siu Hong

M:

S16 Planning Application for Columbarium Use at Various Lots and Adjoining Government Land Pun Chun Yuen, 17 Shek Lin Road Tai Po, New Territories

Traffic Impact Assessment
Revised Final Report
7th March 2022

Prepared by: CKM Asia Limited

Prepared for: The Lotus Association of Hong Kong

S16 Planning Application for Columbarium Use at Various Lots and Adjoining Government Land Pun Chun Yuen, 17 Shek Lin Road Tai Po, New Territories

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1.0 INTRODUCTION

Background

1.1 The Application Site includes 3 existing columbarium buildings, namely Ti Tsang Temple (地藏殿), Koon Yum Temple (觀音殿), and Si Qin Temple (思親堂) (hereinafter the "Existing Columbarium") located within the Pun Chun Yuen at 17 Shek Lin Road, Tai Po, New Territories, i.e. 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government Land (hereinafter "the Application Site"). Figure 1.1 shows the location of Pun Chun Yuen.

1.2 At present, the 3 existing columbarium buildings provide a total of 3,834 niches for storage of cremated human bodies, of which 2,883 niches were sold before 30 June 2017, i.e. before the enactment of the Private Columbaria Ordinance (Cap. 630), whereas 712 niches are not yet sold, and another 239 niches are designated not for sale.

1.3 According to the Draft Tai Po Outline Zoning Plan No. S/TP/29, the Application Site is zoned "*Greenbelt*" ("*GB*"), and the proposed "*Columbarium (within a Religious Institution or extension of existing Columbarium only)*" is Column 2 use in this "*GB*" zone; therefore planning permission from the Town Planning Board ("TPB") is required, and a S16 planning application is submitted by the Applicant, i.e. the Lotus Association of Hong Kong.

1.4 Against this background, CKM Asia Limited, a traffic and transportation planning consultancy firm, was commissioned by the Applicant to carry out a Traffic Impact Assessment ("TIA") in connection with the Application Site. This TIA has been prepared with traffic surveys conducted during the 2021 Ching Ming Festival Period, and revised to incorporate the comments provided by Transport Department in January 2022.

Scope of Study

1.5 The main objectives of this study are as follows:

- To review the traffic conditions in the vicinity of the Application Site on Ching Ming Festival Day,
- To present traffic information associated with the Existing Columbarium,
- To present the existing and proposed Traffic and Crowd Management Plan ("TCMP") for Ching Ming and Chung Yeung Festival periods;
- To quantify the traffic and pedestrian generated by the Existing Columbarium with implementation of the proposed TCMP on Ching Ming Festival Day,
- To examine the traffic and pedestrian impact on the local road and footpath network,
- To identify deficiencies, if any, in the road network in accommodating the traffic impact associated with the Existing Columbarium with implementation of the proposed TCMP, and
- To evaluate the existing peak parking demand, and determine the level of provision of internal transport facilities supporting daily operation of Pun Chun Yuen, and the peak operation periods of the Existing Columbarium.

Contents of the Report

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

Chapter Two - Describes the existing condition and surveys,
Chapter Three - Outlines the Application Site and the Existing Columbarium,
Chapter Four - Presents the Traffic and Crowd Management Plan,
Chapter Five - Shows the traffic and pedestrian impact analyses, and
Chapter Six - Summarises the overall conclusion.

2.0 THE EXISTING SITUATION

The Application Site

2.1 The Application Site is the 3 existing columbarium buildings located within Pun Chun Yuen at 17 Shek Lin Road, Tai Po, New Territories, i.e. Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government Land. Pun Chun Yuen is a private religious institution established in the 1930s, and its first columbarium at Ti Tsang Temple was opened in 1971.

2.2 Figure 2.1 shows the existing layout of Pun Chun Yuen and the location of the Application Site.

The Road Network

2.3 The Application Site is served by Pun Chun Yuen Road, Shek Lin Road, Kam Shan Road, Pak Shing Street and Kwong Fuk Road.

2.4 Pun Chun Yuen Road runs from Shek Lin Road to the east, and terminates at Shek Uk Tsai to the west; and it is a single track access road.

2.5 Shek Lin Road runs from Kam Shan Road to the east, and terminates at Lin Au to the west. To the east of Pun Chun Yuen, Shek Lin Road is a local road with steep gradients, and its carriageway is some 6m wide which is enough for 2-way traffic flow, except for a short section to the immediate west of Kam Shan Road.

2.6 Kam Shan Road runs from Shek Lin Road to the west, and continues as Pak Shing Street to the east and terminates at its junction with Tsing Yuen Street. Both roads are of a standard single-2 carriageway.

2.7 Kwong Fuk Road runs from its junction with Tsing Yuen Street, and continues eastwards through its junctions with Po Heung Street, Nam Wan Road, Tai Po Road Yuen Chau Tsai, and Tolo Highway providing local and regional accesses.

Pedestrian Facilities

2.8 Footpaths alongside roads and at-grade pedestrian crossings are provided in the vicinity along Shek Lin Road and Kam Shan Road. Pedestrianised accesses to and from Tai Wo Station are found within Tai Wo Estate and Kam Shek New Village.

Historic Traffic Growth

2.9 Table 2.1 presents the historic annual average daily traffic ("AADT") for road sections located near the Application Site between 2015 and 2020.

TABLE 2.1 ATC STATIONS LOCATED NEAR THE APPLICATION SITE

ATC Station	5009	5646	5216	5474	Overall
Road	Kwong Fuk Rd	Kwong Fuk Rd	Nam Wan Rd	Wan Tau St	
From	Nam Wan Rd	Wan Tau St	Kwong Fuk Rd	Heung Sze Wui St	
To	Wan Tau St	Po Heung St	Tai Po Tai Wo Rd	Nam Wan Rd	
Year	Annual Average Daily Traffic (vehicles / day)				
2015	20,150	14,830	22,470*	13,800	71,250
2016	20,570	14,920	23,740*	14,380*	73,610
2017	20,100	14,690	23,570*	14,150*	72,510
2018	20,210	15,050	21,850	14,500*	71,610
2019	19,720	14,940*	22,260	12,220	69,140
2020	*18,230*	*13,110*	*21,190*	*12,250*	*64,780*
Average Annual Growth (2015 – 2019)	-0.5%	0.2%	-0.2%	-3.0%	-0.8%

*AADT estimated by Growth Factor

2.10 Table 2.1 shows that the AADT of these stations have negligible or negative annual growth.

2.11 It should be noted that "*The Annual Traffic Census 2020"* stated that due to the outbreak of COVID-19 in 2020, normal traffic flow pattern across Hong Kong were affected with significant drop in observed traffic flow in view of work-from-home arrangement for many government and private sector offices, suspension of face-to-face classes for schools, and disruption of tourism etc. Hence, the traffic data of 2020 is not adopted to determine the average annual growth, but included in Table 2.1 for reference only.

Population Projection

2.12 Reference is made to the "*2016-based Territorial Population and Employment Data Matrix*" published by the Planning Department for Tai Po and is presented in Table 2.2.

TABLE 2.2 POPULATION AND EMPLOYMENT IN TAI PO

Year	Population	Employment	Total
2021	269,050	85,100	354,150
2026	284,300	86,000	370,300
Average Annual Growth (2021 to 2026)	1.1%	0.2%	0.9%

2.13 Table 2.2 shows that the population and employment in the Tai Po District is projected to increase by 0.9% per annum between 2021 and 2026.

Public Transport Services

2.14 Limited road-based public transport service operates within 500m from Pun Chun Yuen; and the service available is presented in Table 2.3.

TABLE 2.3 ROAD-BASED PUBLIC TRANSPORT SERVICES OPERATING WIHTIN 500M FROM PUN CHUN YUEN

Route	Routing	Frequency (min)
GMB 22K	Tai Po Market ⇔ Kam Shan	4 per AM Peak Only

2.15 The Tai Wo Station which is located within 1km from Pun Chun Yuen served by the MTR East Rail which has convenient connections to other railway lines servicing the whole of Hong Kong. In addition, numerous franchised bus and GMB routes also operate at the Tai Wo Public Transport Interchange. Table 2.4 summarises the services available at the Tai Wo Public Transport Interchange, and the stop locations are shown in Figure 2.2.

TABLE 2.4 ROAD-BASED PUBLIC TRANSPORT SERVICES OPERATING AT TAI WO STATION

Route	Routing	Frequency (minutes)
KMB 64K	Yuen Long (West) – Tai Po Market Station	6 – 20
KMB 64P	Tai Po Market Station → Kadoorie Farm	5 per PM(B)
KMB 65K	Kadoorie Farm → Tai Po Central	9 per AM(1)(A)
KMB 71K	Tai Wo – Tai Po Market Station	12 – 25
KMB 72	Tai Wo – Cheung Sha Wan	15 – 30
KMB 73	Fanling – Tai Po Industrial Estate	20 – 30
KMB 73A	Fanling – Yu Chui Court	20 – 35
KMB 73B	Nethersole Hospital – Sheung Shui (Circular)	25 – 30
KMB 74A	Tai Wo – Kai Yip	60
KMB 74C	Kau Lung Hang → Kwun Tong Ferry	6 per AM(1)(A)
KMB 74D	Kau Lung Hang – Kwun Tong Ferry	25 – 60
KMB 264R	Tin Yiu – Tai Po Market Station	30(3)
KMB 271P	Kau Lung Hang → Tsim Sha Tsui	2 per AM(2)(A)
KMB 271S	Hung Hom Station → Tai Wo	2 per day(D)
KMB 272E	Tai Wo → Mong Kok	3 per AM(1)(A)
KMB 272E	Mong Kok → Tai Wo	3 per PM(1)(B)
KMB 273C	Kau Lung Hang → Tsuen Wan West Station	1 per AM(2)(A)
KMB 273P	Tai Wo → Tsuen Wan West Station	15(1)(A)
KMB/CTB 307P	Tai Po → Tin Hau	12 per AM(1)(A)
KMB/CTB 307P	Tin Hau → Tai Po	10 per PM(1)(B)
KMB/CTB 907B	Tai Po Kwong Fuk Playground → Wan Chai	4 per AM(1)(A)
KMB/CTB 907C	Tai Po Tau → Wan Chai	4 per AM(1)(A)
KMB/CTB 907C	Admiralty Station → Tai Po Tau	4 per PM(1)(B)
KMB N73	Lok Ma Chau – Shatin Central	30(D)
KMB T74	Tai Wo → Kwun Tong Ferry	1 per AM(1)(A)
GMB 21K	Tai Po Market – Wai Tau Tsuen	12 – 30
GMB 25A	Tai Po Market – Nam Wah Po (Circular)	5 – 8
GMB 25B	Tai Po Market – Kau Lung Hang	4 – 8
GMB 25K	Tai Po Market – Lam Tsuen	3 – 6

KMB – Kowloon Motor Bus CTB – CityBus GMB – Green Minibus

Note: (1) Monday to Friday. No services on Sundays and Public Holidays
(2) Monday to Saturday. No services on Sundays and Public Holidays
(3) Saturday, Sunday and Public Holidays. No services on Monday to Friday
(A) AM Peak Only (B) PM Peak Only
(C) AM and PM Peak Only (D) Overnight service.

Existing Niches at Pun Chun Yuen

2.16 Table 2.5 summarises the existing niche status in Pun Chun Yuen.

TABLE 2.5 STATUS OF NICHES AT PUN CHUN YUEN

Status		Number of Niches (Percentage)			
		Ti Tsang Temple (地藏殿)	Koon Yum Temple (觀音殿)	Si Qin Temple (思親堂)	Total
Occupied	Sold and occupied [a]	873	681	912	2,466 (69%)
Vacant	Sold but vacant [b]	140	220	57	417 (11%)
	Unsold (and vacant) [c]	346	366	0	712 (20%)
	Subtotal [b] + [c]	*486*	*586*	*57*	*1,129 (31%)*
TOTAL [a]+[b]+[c]		**1,359 (38%)**	**1,267 (35%)**	**969 (27%)**	**3,595 (Note 1) (100%)**

Note 1: 239 Niches at Si Qin Temple are excluded, of which are NOT to be sold and will remain vacant. Hence, the total number of niches for Pun Chun Yuen is 3,834, but only 3,595 listed above are operational and included in the TIA for analysis.

2.17 In addition, Pun Chun Yuen also houses 3,257 ancestral tablets, including 2,096 are occupied, and 1,161 are not yet occupied, of which planning permission and licensing are not required

Free Shuttle Service

2.18 During each Ching Ming and Chung Yeung Festival period, Pun Chun Yuen provides free shuttle services, operated with 28-seat mini-coach, between Pun Chun Yuen and Kam Shek New Village to enhance accessibility of road-based public transport services available at Tai Wo Station. The frequency of the shuttle service is around 15 – 20 minutes, i.e. 3 to 4 trips per hour. Figure 2.3 shows the locations of pick-up / drop-off points and the routing.

Pandemic Preventive Measures and Visit-by-Appointment Arrangement

2.19 Due to COVID-19 pandemic which started in early 2020, Pun Chun Yuen was closed for grave sweeping during both 2020 Ching Ming and Chung Yeung Festival Periods. With the relaxing of the COVID-19 pandemic in early 2021, social distancing measures were relaxed and the Applicant reopened Pun Chun Yuen for 2021 Ching Ming Festival Period grave sweeping, but launched the Visit-by-Appointment arrangement to regulate the number of visitors and to avoid overcrowding. All visitors were requested to register with the Applicant prior to visiting.

2.20 In addition, other pandemic preventive and social distancing measures were also introduced with Pun Chun Yuen during the 2021 Ching Ming Festival Period. Visitors were required to scan the "LeaveHome Safe" app or provide contact information upon arrival and also to measure their body temperature before entering columbarium hall.

Visitor Count Surveys

2.21 Pun Chun Yuen was opened for grave sweeping with supporting worship services during the 2021 Ching Ming Festival period. Hence, the number of visitors counted was mainly related to the Existing Columbarium. The daily visitor counts obtained from the surveys are presented in Table 2.6.

TABLE 2.6 DAILY NUMBER OF VISITORS DURING 2021 CHING MING FESTIVAL PERIOD

Date	Daily Number of Visitors
Sunday, 28th March 2021	391
Saturday, 3rd April 2021 (Public Holiday – Day following Good Friday)	416
Sunday, 4th April 2021 (Public Holiday - Ching Ming Festival)	**937**
Monday, 5th April 2021 (Public Holiday – Day following Ching Ming Festival)	484
Sunday, 11th April 2021	410

2.22 Table 2.6 shows that the busiest grave sweeping day was on Sunday, 4th April, 2021, i.e. Ching Ming Festival Day. Table 2.7 shows the hourly number of visitors observed on the 2021 Ching Ming Festival Day.

TABLE 2.7 HOURLY NUMBER OF VISITORS ON 2021 CHING MING FESTIVAL DAY

Item	Number of Visitors Observed		
	Entering	Exiting	2-way
0900 – 1000	72	65	137
1000 – 1100	171	167	338
1100 – 1200	**186**	**170**	**356**
1200 – 1300	163	167	330
1300 – 1400	142	147	289
1400 – 1500	129	135	264
1500 – 1600	74	82	156
TOTAL (0900 - 1600)	**937**	**933**	**1,870**

2.23 Table 2.7 shows the columbarium peak hour occurred at 1100 – 1200 hours on 2021 Ching Ming Festival Day with 186 visitors entering and 170 visitors exiting Pun Chun Yuen.

Transport Mode Survey

2.24 Transport mode surveys were conducted on 2021 Ching Ming Festival Day, and the columbarium peak hour visitors mode of transport is summarised in Table 2.8.

TABLE 2.8 COLUMBARIUM PEAK HOUR VISITOR MODE OF TRANSPORT ON CHING MING FESTIVAL DAY

Mode of Transport	Entering				Exiting			
	No. of Visitors	Percent	No. of Vehicles	Average Occupancy	No. of Visitors	Percent	No. of Vehicles	Average Occupancy
Shuttle Service(1)	54	29%	4	14	68	40%	4	17
Taxi	52	28%	14	3.7	25	15%	14	1.8 (2)
Private Car	57	31%	15	3.8	59	35%	16	3.7
On Foot	23	12%	-	-	18	10%	-	-
TOTAL	**186**	**100%**	**33**	**-**	**170**	**100%**	**34**	**-**

(1) Shuttle Service included those visitors transferred to/from public transport, i.e. MTR, Franchised Bus, and GMB at Kam Shek New Village / Tai Wo Station.

(2) After taxi dropped-off passengers at Pun Chun Yuen, it was observed only about half the taxi picked-up passengers leaving Pun Chun Yuen on departure, and the remaining half departed vacantly.

Operation of the Shuttle Services

2.25 Table 2.9 presents the operation details of the shuttle service on 2021 Ching Ming Festival Day during the columbarium peak hour.

TABLE 2.9 FREQUENCY OF SHUTTLE SERVICE

Item	Ching Ming Festival Day Columbarium Peak Hour	
	From Kam Shek New Village	From Pun Chun Yuen
Number of Shuttle Services	4	4
Average Headway	15 minutes	15 minutes

Note: Service operated by a 28-seat mini-coach.

2.26 Visitors arriving by shuttle service could alight at the drop-off points at the Main Entrance of Pun Chun Yuen or outside Ti Tsang Temple. All visitors departing by shuttle service are required to board at the Main Entrance.

2.27 The travel distance between Kam Shek New Village and Ti Tsang Temple (via the Main Entrance of Pun Chun Yuen) is some 600m and the journey time is about 2 minutes, and vice versa.

Parking Demand of the Existing Columbarium

2.28 Car parking spaces are provided within Pun Chun Yuen. Table 2.10 presents the observed parking demand 2021 Ching Ming Festival Day.

TABLE 2.10 PEAK PARKING DEMAND ON CHING MING FESTIVAL DAY

Item	Ching Ming Festival Day
Maximum number of parked vehicles observed	15 vehicles
Average parking duration	35.6 minutes

Other Surveys Conducted

2.29 Details of the other surveys conducted are presented in Table 2.11.

TABLE 2.11 DETAILS OF OTHER SURVEYS UNDERTAKEN

Type of Survey	Description
Traffic counts at junctions	Manual classified traffic counts were conducted at junctions to assess their operational performance during the columbarium peak hour.
Pedestrian counts at key pedestrian facilities	Pedestrian counts at key sections of pedestrian facilities to assess the operation condition during the columbarium peak hour.

2.30 The results of the other surveys are presented in the following paragraphs.

Traffic Counts at Junctions

2.31 Manual classified traffic counts for the following junctions were obtained:
J01 – Junction of Shek Lin Road / Kam Shan Road / Unnamed Road
J02 – Junction of Kwong Fuk Road / On Fu Road
J03 – Junction of Kwong Fuk Road / Po Heung Street

2.32 Figure 2.4 shows the locations of the above junctions, and Figures 2.5 - 2.7 show the existing junction layouts.

2.33 The traffic counts were classified by vehicle types to enable traffic flows in passenger car unit ("pcu") to be calculated.

Potential Influence on Traffic Flow due to COVID-19 Pandemic

2.34 To determine if the observed traffic flows on the 2021 Ching Ming Festival Day is representative of the normal festive traffic flow without the COVID-19 pandemic, reference is made to the Traffic Impact Assessment reports prepared for the nearby proposed columbarium, Poh Yeh Ching Shea (Application No. A/TP/657), approved by the Town Planning Board on 29th November 2019, and the comparison is summarized in Table 2.12.

TABLE 2.12 COMPARISON OF THE 2016 AND 2021 CHING MING FESTIVAL COLUMBARIUM PEAK HOUR TRAFFIC FLOWS

Road Link	Section	Observed 2-way Traffic Flow (pcu)	
		Year 2016	Year 2021
Kam Shan Road	Near Kam Shek New Village	230	246
Kwong Fuk Road	West of On Fu Road	280	509
Kwong Fuk Road	Between On Fu Road and Po Heung Street	751	589
Kwong Fuk Road	East of Po Heung Street	1,429	1,141
	TOTAL	**2,690**	**2,485**
	2016 / 2021 Adjustment Factor	**1.08**	

2.35 Table 2.12 shows that overall the 2021 Ching Ming Festival Day traffic flows are 8% lower than the 2016. To be conservative, the 2021 observed traffic flows are increased by 10%, in order to represent the "normal" columbarium peak hour traffic flows, and is shown in Figure 2.8.

Operational Performance at Surveyed Junctions and Road Link

2.36 The existing operational performances of the surveyed junctions and road link are calculated based on the columbarium peak hour traffic flows and the analysis method found in Volume 2 of the Transport Planning and Design Manual ("TPDM"). The analysis results are summarised in Tables 2.13 and 2.14, and detailed calculations are found in Appendix A.

TABLE 2.13 EXISTING JUNCTION OPERATION PERFORMANCE

Junction		Type of Junction	Indicator	Ching Ming Festival Columbarium Peak Hour
J01	Shek Lin Road / Kam Shan Road / Unnamed Road	Priority	RFC	0.188
J02	Kwong Fuk Road / On Fu Road	Signal	RC	70%
J03	Kwong Fuk Road / Po Heung Street	Signal	RC	44%

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

TABLE 2.14 EXISTING ROAD LINK OPERATION PERFORMANCE

Road Link	Section	Type	Indicator	Ching Ming Festival Columbarium Peak Hour
Shek Lin Road	Between Kam Shan Road and Yat Wing Garden (Phase 1 / Phase 2)	Single Track Access Road	Reserved Capacity(1)	>100%
Shek Lin Road	Between Yat Wing Garden (Phase 1 / Phase 2) and Pun Chun Yuen	2-Lane Local Road	Peak Hourly Flows/Design Flow Ratio (P/Df) (2)	0.208

Note:

(1) Based on assessment method for 1-lane 2-way traffic; where some 70m-long section Shek Lin Road between Kam Shan Road and Yat Wing Garden (Phase 1 / Phase 2) has a carriageway less than 5m wide with 1-lane 2-way traffic operation.

(2) Based on road capacity for 2-lane local road, i.e. 800 veh/hr, for Shek Lin Road between Yat Wing Garden (Phase 1 / Phase 2) and Pun Chun Yuen approximate 280m long with a carriageway width more than 5m allowing opposing traffic can pass by simultaneously without disruption.

2.37 The above results indicate the surveyed junctions and road link currently operate with capacities during the Ching Ming Festival columbarium peak hour.

Pedestrian Counts at Pedestrian Facilities

2.38 Pedestrian counts were conducted at footpaths near the Application Site and the columbarium pedestrian flows on 2021 Ching Ming Festival Day at the surveyed footpaths are shown in Figure 2.9.

2.39 Based on the columbarium peak 15-minute pedestrian flows, the Levels of Service ("LOS") analysis was conducted. Conservatively, a 'dead area' of 0.5 m is assumed when calculating the footpath "Effective Width". The LOS grading is as per TPDM Vol 6, Section 10.4 for footpaths. In general, LOS 'C' is considered as desirable at streets with dominant 'living' pedestrian activities. Table 2.14 summarizes the analysis results.

TABLE 2.15 EXISTING FOOTPATH OPERATION PERFORMANCE

Pedestrian Facilities		Measured Width (m)	Effective Width (m)	2-way Pedestrian Flow (ped/peak 15-min)	Flow Rates [LOS] (ped/m/min)
FP01	Shek Lin Road	1.5	1.0	12	0.8 [A]
FP02	Footpath within Kam Shek New Village	4.5	4.0	33	0.6 [A]
FP03	Kam Wo Bridge	5.0	4.5	73	1.1 [A]
FP04	Footpath within Tai Wo Estate between Kam Wo Bridge and Tai Wo Plaza	2.5	2.0	68	2.3 [A]

Note: A 'dead area' of 0.5m was assumed to estimate the" Effective Width"

2.40 As shown in Table 2.14, the surveyed pedestrian footpaths operate with LOS A, which is acceptable, during the Ching Ming Festival columbarium peak 15-minute.

3.0 THE APPLICATION SITE

Proposed Provision of Internal Transport Facilities – Normal Day

3.1 The Hong Kong Planning Standards and Guidelines ("HKPSG") has no recommendation on the provision of internal transport facilities for columbarium. Hence, internal transport facilities and layouts for Pun Chun Yuen are provided based on the operational needs, and existing condition of Pun Chun Yuen such as deposition of existing buildings, location of vehicle and pedestrian accesses, and topography of the lot etc. and is presented in Table 3.1.

TABLE 3.1 PROPOSED INTERNAL TRANSPORT FACILITIES – NORMAL DAY

Item	Proposed Provision
Regular Car Parking Spaces	26 nos. @ 5.0m (L) x 2.5m (W) x Min. 2.4m (H)
Accessible Car Parking Space	1 no. @ 5.0m (L) x 3.5m (W) x Min. 2.4m (H)
Motorcycle Parking Spaces	3 nos. @ 2.4m (L) x 1.0m (W) x Min. 2.4m (H)
Light Goods Vehicle Loading/Unloading Bays	2 nos. @ 11.0m (L) x 3.5m (W) x Min. 4.7m (H)

3.2 The proposed internal transport layout with provision summarised in Table 3.1 is shown in Figure 3.1.

3.3 Due to the stringent vertical and horizontal alignments of Shek Lin Road, and size of the car park within Pun Chun Yuen, only LGV are currently used for goods deliveries, and hence, only LGV loading / unloading bays are proposed.

Locations of Site Access Points

3.4 The existing site access points of Pun Chun Yuen for vehicular and pedestrian traffic at Shek Lin Road and Pun Chun Yuen Road are to be maintained.

Swept Path Analyses

3.5 Swept path analyses are conducted for the proposed internal transport facilities and no manoeuvring issues were found and these are presented in Appendix B.

4.0 TRAFFIC AND CROWD MANAGEMENT PLAN

Traffic and Crowd Management Plan ("TCMP") on Festival Periods

4.1 Figure 4.1 shows the on-site traffic and crowd management plan to be implemented on Ching Ming and Chung Yeung Festival Days, and their shadow periods. The details are described in below paragraphs.

Implementation Period of the TCMP

4.2 The TCMP is proposed to be implemented from 0900 to 1600 hours on the following days:

(i) 2nd Saturday before Ching Ming / Chung Yeung Festival Day,
(ii) 2nd Sunday before Ching Ming / Chung Yeung Festival Day,
(iii) 1st Saturday before Ching Ming / Chung Yeung Festival Day,
(iv) 1st Sunday before Ching Ming / Chung Yeung Festival Day,
(v) Ching Ming / Chung Yeung Festival Day,
(vi) 1st Saturday after Ching Ming / Chung Yeung Festival,
(vii) 1st Sunday after Ching Ming / Chung Yeung Festival,
(viii) 2nd Saturday after Ching Ming / Chung Yeung Festival,
(ix) 2nd Sunday after Ching Ming / Chung Yeung Festival, and / or
(x) Other public holidays within (i) and (ix).

Operation of Pun Chun Yuen

4.3 Pun Chun Yuen will be opened for grave sweeping only with supporting worship services on the days when the TCMP is implemented.

One-Way Pedestrian Flow

4.4 Figure 4.1 shows the proposed 1-way pedestrian flow circulation within Pun Chun Yuen when the TCMP is implemented.

Temporary Provision of Passenger Pick-up / Drop-off Points

4.5 When the TCMP is implemented and due to the site topography and significant level difference within Pun Chun Yuen, 2 passenger pick-up / drop-off points will be designated at Pun Chun Yuen for the boarding and alighting of passengers so that no passengers' pick-up / drop-off will be carried out along the carriageway of Shek Lin Road and Pun Chun Yuen Road, and the pick-up / drop-off points are:

(i) at the Main Entrance at Shek Lin Road, and
(ii) within Pun Chun Yuen outside Ti Tsang Temple.

4.6 Waiting of vehicle for passengers' pick-up will not be allowed. Staff will be stationed at the pick-up / drop-off points to ensure no waiting will occur.

Suspension of Car Parking Spaces and LGV Loading / Unloading Bays

4.7 To facilitate the passengers pick-up / drop-off outside Ti Tsang Temple and shuttle service queueing area at the Main Entrance, 3 car parking spaces located outside Ti Tsang Temple and 5 parking spaces located at the Main Entrance will be suspended.

4.8 In addition, the 2 LGV loading/unloading bays will also be suspended in order to provide additional car parking spaces. The Applicant will schedule all goods deliveries to be conducted outside the implementation period of the TCMP.

Provision of Internal Transport Facilities for the Festival Periods

4.9 When the TCMP is implemented, a total of 23 car parking spaces will be provided. Details are presented in Table 4.1.

TABLE 4.1 PROPOSED INTERNAL TRANSPORT FACILITIES WHEN THE TCMP IS IMPLEMENTED

Item	Proposed Provision
Regular Car Parking Spaces	22 nos. @ 5.0m (L) x 2.5m (W) x Min. 2.4m (H)
Accessible Car Parking Space	1 no. @ 5.0m (L) x 3.5m (W) x Min. 2.4m (H)
Motorcycle Parking Spaces	3 nos. @ 2.4m (L) x 1.0m (W) x Min. 2.4m (H)
Regular Car / Taxi Laybys	2 nos. @ 5.0m (L) x 2.5m (W) x Min. 2.4m (H)
Light Bus Layby	1 no. @ 8.0m (L) x 3.0m (W) x Min. 3.3m (H)

Promotion to Use Public Transport Services and Free Shuttle Service

4.10 Prior to each Ching Ming and Chung Yeung festival period, the Applicant will remind all niche and ancestral tablets owners using posters, mails, leaflets, instant messengers, newspaper and/or other social media etc., of (i) the traffic and crowd management arrangement, (ii) encourage the use of public transport services and the use of free shuttle service to access the Application Site, and (iii) discourage visitation by car and taxi.

4.11 Operation frequency of the free shuttle service will be increased to 5 trips per hour, i.e. every 12 minutes, and adjustable based on the passenger demand.

Visit-by-Appointment Arrangement

4.12 The Applicant will continue to operate its Visit-by-Appointment Arrangement in the future in order to regulate the number of visitors and to avoid overcrowding within and in the vicinity of Pun Chun Yuen.

4.13 All visitors, including those visiting columbarium and those visiting ancestral tablets, are required to register prior to visiting. The registration will be available via smartphone application, webpage, or by phone. Visitors are required to provide the Applicant with the number of people visiting in their group, the columbarium / ancestral tablet hall visiting, and the intended visiting time and date. The registration will be regarded as successful after the Applicant has confirmed the visiting details with the visitor.

4.14 The Applicant will impose a visiting capacity of 100 visitors per each 30-minute session, i.e. 2 visiting sessions per hour with an hourly capacity of 200 visitors per hour, throughout the implementation period of the TCMP.

Reservation on Car Parking Spaces

4.15 To ensure sufficient number of car parking spaces will be provided within Pun Chun Yuen, visitors requiring parking space on-site must register with the Applicant in advance to reserve a space to be provided. Each registered vehicle will be allowed to park on-site for up to 1 hour, which is some 70% longer than the observed average parking duration of 35.6 minutes.

4.16 The Applicant will impose an hourly capacity of 18 cars throughout the implementation period of the TCMP to ensure the remaining 5 parking spaces can be reserved to allow parking turnover.

Stations and Duties of Staff to Facilitate the TCMP

4.17 The Applicant will deploy sufficient number of staff to facilitate the TCMP to ensure smooth traffic operation, traffic safety and minimise the conflict between visitors arriving on foot and the inbound/outbound vehicle traffic. Table 4.2 summarises the locations of staff stations and duties.

TABLE 4.2 LOCATIONS OF STAFF AND DUTIES

Locations with Staff	Duty of Staff
1. At Main Entrance of Pun Chun Yuen near Shek Lin Road	- Manage operation of the pick-up / drop-off point and ensure vehicle do not wait. - Manage operation of the shuttle service drop-off and pick-up - Provide check-in reservation of arriving private cars; and - Direct arriving and departing private cars to enter and exit with caution
2. At various locations within Pun Chun Yuen	- Direct visitors to follow the 1-way pedestrian flow arrangement. - Manage and monitor the operation of each columbarium building, including the queuing area.
3. At Secondary Entrance of Pun Chun Yuen at Pun Chun Yuen Road	- Manage operation of the passenger pick-up / drop-off point outside Ti Tsang Temple, and ensure private cars and taxis do not wait

4.18 If and when necessary, in-house staff, monks and the respectable master of Pun Chun Yuen will also provide assistance to the traffic management team.

Holding Area

4.19 Holding areas of approximately 75m^2 to 100m^2 can be provided around each columbarium building. The holding areas have capacity for some 300 to 400 visitors at any one time assuming a holding capacity of 4 persons per square metre in reference with the TPDM, which is 3 to 4 times more than the visiting capacity of each visiting session and is sufficient to accommodate the number of visitors expected.

Data Collection and Review of the TCMP

4.20 The Applicant will maintain records on the number of visitors, number of niches occupied, utilisation of the shuttle services, parking utilisation and observed operation condition etc., for every Ching Ming and Chung Yeung Festival Periods, after obtaining the Town Planning Approval and the Private Columbarium License. This information can be used to review and evaluate the operational efficiency of the special traffic and pedestrian arrangement.

4.21 If necessary, a revised Traffic and Crowd Management Plan can be submitted to the Transport Department and the Hong Kong Police Force for follow-up review and to suit the future operation condition of Pun Chun Yuen with a goal to minimise the traffic and pedestrian impact to the general public.

Comparison on Visitor Demand and Visiting Capacity

4.22 Table 4.3 compares the estimated visitor demand and visiting capacity for Pun Chun Yuen during the Ching Ming and Chung Yeung Festival Periods.

TABLE 4.3 COMPARISON ON VISITOR DEMAND AND VISITING CAPACITY

Visitor Demand per Festival Period	
Number of visitors per sold and occupied niches	= 2.89 visitors/niche [(1)]
Total number of niches	= 3,595 niches
Total number of visitor (Visitor Demand per Festival Period)	= 3,595 niches x 2.89 visitors/niche **= 10,390 visitors**
Visiting Capacity per Festival Period	
Visiting capacity	= 100 persons per visiting session
Number of visiting sessions	= 2x 30-minute session per hour
Hourly capacity	= 2 x 100 = 200 persons per hour
Opening hours of the Subject Site	= 0900 to 1600 hours = 7 hr/day
Daily visiting capacity	= 200 visitors/hour x 7 hr/day **= 1,400 visitors/day**
Number of Days within the Festival Period	= Minimum 8 Days (including 2 weekends before and 2 weekends after the Festival Day, and assuming the Festival Day falls on a Saturday or Sunday; other public holidays in between also excluded.)
Minimum Visiting Capacity per Festival Period	=1,400 visitors / day x 8 days **= 11,200 visitors** **> Visitor Demand of 10,390 visitors, hence, OK**

(1) Based on CKM's in-house data obtained from the TPB's approved columbarium development (TPB No. Y/ST/47), i.e. Memorial Park, located in Fo Tan, Shatin.

4.23 As shown in Table 4.3, the estimated demand is to be some 10,390 visitors across the Festival Period; which is less than the capacity of 11,200 visitors for minimum 8 days.

4.24 Hence, the proposed visiting capacity of 100 persons per 30-minute session, i.e. 200 persons/hour, with the proposed implementation period of minimum 8 days, i.e. 2 weekends before and 2 weekends after the festival day, is considered appropriate and will be sufficient to accommodate the expected visitor demand.

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

5.0 TRAFFIC IMPACT

Design Year

5.1 Reference is made to the TPDM which states "*the planning horizon for traffic forecast… should be set at the time when the development is completed or preferably at a design year within 5 years of the completion.*"

5.2 In view the columbarium buildings are existing facilities which has been completed; this study assumed a 3-year period from 2021 is required to obtain the necessary town planning and private columbarium license approvals. Hence, a completion year of 2024 is adopted and, the design year is set to be 5 years from Year 2024, i.e. Year 2029.

5.3 Two design scenarios were assessed including:

(i) Year 2029 Ching Ming Festival Day with the Existing Columbarium with Current Niche Occupancy without Implementation of the TCMP, and
(ii) Year 2029 Ching Ming Festival Day with the Existing Columbarium with Implementation of the TCMP.

Traffic and Pedestrian Forecast

5.4 The 2029 traffic flows are estimated based on: (i) the historic traffic flow from 2015 to 2019 which is -0.8% per annum (Table 2.1 refers), and (ii) the estimated population growth in the Tai Po District from 2021 to 2026, which is 0.9% per annum (Table 2.2 refers). To be conservative, a growth rate of 1.0% per annum is adopted to derive the 2029 traffic and pedestrian flows.

5.5 Hence, the year 2029 columbarium peak hour traffic flows on the Festival Days are derived as follows:

2029 Traffic or Pedestrian Flows with Current Occupancy with TMCP at the Existing Columbarium [A]	=	*Adjusted Existing Traffic or Pedestrian Flows + Estimated Traffic or Pedestrian Growth from 2021 to 2029 + Traffic or Pedestrian Generated by Other Known Developments*
2029 Traffic or Pedestrian Flows with the Existing Columbarium Fully Occupied with TCMP	=	*[A] + Traffic or Pedestrian Generation associated with the Existing Columbarium including Implementation of the TCMP*

Traffic and Pedestrian Generation by Other Planned / Approved Major Developments

5.6 The traffic and pedestrian generation of the other planned / approved major developments located in the vicinity of Pun Chun Yuen have been considered in the analysis. The details of these developments considered verified by Planning Department are summarised in Table 5.1.

TABLE 5.1 OTHER PLANNED / APPROVED MAJOR DEVELOPMENT IN THE VICINITY OF PUN CHUN YUEN

Development		Address	Development Schedule	Planning Application Status
1.	Poh Yea Ching Shea (A/TP/657)	Lot No. 1006 RP in DD5, Mui Shui Hang, Tai Po	Columbarium with 5,302 niches	Approved by TPB on 29 Nov. 2019.
2.	Ling Hin Fat Yuen (A/TP/652)	Lot 1171 (part) in D.D. 6 and adjoining Government land, Shek Lin Road, Shek Kwu Lung, Tai Po	Columbarium with 757 niches and 1,782 ancestral tablets	Approved by TPB on 19 July 2019.
3.	Cheung Ha Ching Shea (Y/TP/27)	Nos.74&75 Kam Shan Road, Kam Shan, Tai Po, New Territories (Lots No. 738 S.C. & 738 S.C. ss.1 in D.D. 6)	Columbarium with 1,700 niches	Rejected by TPB on 20 May 2020.
4.	Ever Rest Temple (Y/TP/33)	No. 8, Mui Shu Hang, Tai Wo, Tai Po, New Territories (DD 5, Lot 136 RP / 138 RP)	Columbarium with 3,507 niches	Withdrawn by Applicant in Jan. 2022.
5.	Buddhist Cheung Ha Temple (Y/TP/29)	43-45 Kam Shan Tsuen, Tai Po, New Territories (Lot Nos. 1087 and 1130 in D.D.6 and adjoining Government Land)	Columbarium with 13,470 niches	Rejected by TPB on 4 September 2020.

Note: Both Developments (1) and (2) are approved with Visit-by-Appointment Arrangement as crowd management during the festive period; hence, for Developments (3), (4) and (5), similar arrangements are assumed if they were approved.

Visitor and Traffic Generations of Pun Chun Yuen

5.7 The columbarium visitor and traffic generation will be controlled with the implementation of the TCMP with the Visit-by-Appointment arrangement. A visiting capacity of 100 persons per 30-minute session with 2 sessions per hour, i.e. hourly capacity of 200 persons per hour, will be imposed.

5.8 Based on the columbarium peak hour mode of transport obtained from the 2021 Ching Ming Festival Day (Table 2.8 refers), Table 5.2 summarises the estimated visitor generation by different modes of transport and the associated traffic generation.

TABLE 5.2 MODE OF TRANSPORT USED BY VISITORS AND THE ASSOCIATED TRAFFIC GENERATION

Mode of Transport	Attraction				Generation			
	Percent	No. of Visitors	Average Occupancy	No. of Vehicles	Percent	No. of Visitors	Average Occupancy	No. of Vehicles
For each 30-minute Visiting Session								
Shuttle Service(1)	29%	29	14	3	40%	40	17	3
Taxi	28%	28	3.7	8	15%	15	1.8	8
Private Car	31%	31	3.8	9	35%	35	3.7	10
On Foot	12%	12	-	-	10%	10	-	-
TOTAL	**100%**	**100**	**-**	**20**	**100%**	**100**	**-**	**21**
Hourly Total (2x 30-minute Visiting Sessions)								
Shuttle Service(1)	29%	58	14	5	40%	80	17	5
Taxi	28%	56	3.7	16	15%	30	1.8	16
Private Car	31%	62	3.8	17	35%	70	3.7	19
On Foot	12%	24	-	-	10%	20	-	-
TOTAL	**100%**	**200**	**-**	**38**	**100%**	**200**	**-**	**40**

Note: Figures may not add up due to rounding.
(1) Shuttle service is scheduled with 5 services per hour.

Net Changes in Visitor and Traffic Generations of Pun Chun Yuen

5.9 The net changes in visitor and traffic generations comparing the existing columbarium peak hour with the future columbarium peak hour are shown in Table 5.3.

TABLE 5.3 NET CHANGES IN VISITOR AND TRAFFIC GENERATIONS

Mode of Transport	Attraction			Generation		
	Existing Columbarium Peak Hour	2029 Columbarium Peak Hour[2]	Net Change	Existing Columbarium Peak Hour	2029 Columbarium Peak Hour[2]	Net Change
Number of Visitor (persons per hour)						
Shuttle Service[1]	54	58	+4	68	80	+12
Taxi	52	56	+4	25	30	+5
Private Car	57	62	+5	59	70	+11
On Foot	23	24	+1	18	20	+12
TOTAL	**186**	**200**	**+14**	**170**	**200**	**+30**
Number of Vehicles (vehicle per hour) [pcu per hour]						
Shuttle Service[1]	4 veh [6 pcu]	5 veh [8 pcu]	+1 veh [+2 pcu]	4 veh [6 pcu]	5 veh [8 pcu]	+1 veh [+2 pcu]
Taxi	14 veh [14 pcu]	16 veh [16 pcu]	+2 veh [+2 pcu]	14 veh [14 pcu]	16 veh [16 pcu]	+2 veh [+2 pcu]
Private Car	15 veh [15 pcu]	17 veh [17 pcu]	+2 veh [+2 pcu]	16 veh [16 pcu	19 veh [19 pcu]	+3 veh [+3 pcu]
TOTAL	**33 veh [35 pcu]**	**38 veh [41 pcu]**	**+5 veh [+6 pcu]**	**34 veh [36 pcu]**	**40 veh [43 pcu]**	**+6 veh [+7 pcu]**

(1) Shuttle Service included those visitors transferred to/from public transport, i.e. MTR, Franchised Bus, and GMB at Kam Shek New Village / Tai Wo Station.
(2) With implementation of TCMP.

5.10 Table 5.3 shows that with implementation of the TCMP, Pun Chun Yuen is expected to attract 14 more visitors during columbarium peak hour on Ching Ming Festival Day, and the generation of 30 additional visitors.

5.11 In terms of traffic generation, Pun Chun Yuen is expected to attract and generate only some 6 to 7 pcu respectively during the future columbarium peak hour on Ching Ming Festival Day when compared to the existing columbarium peak hour. The changes in both visitor and traffic generations are considered minimal.

Year 2029 Junction and Road Link Capacity Analysis

5.12 The Year 2029 columbarium peak hour traffic flows with Current Occupancy at the Existing Columbarium without TCMP and when Fully Occupied with TCMP are shown in Figures 5.1 and 5.2. Junction and road link capacity analyses are summarised in Tables 5.4 and 5.5, and detailed calculations are presented in Appendix A.

TABLE 5.4 YEAR 2029 JUNCTION OPERATIONAL PERFORMANCE ON CHING MING FESTIVAL COLUMBARIUM PEAK HOUR

Junction		Type of Junction	Indicator	Ching Ming Festival Day Columbarium Peak Hour	
				Current Occupancy without TCMP	Fully Occupied with TCMP
J01	Shek Lin Road / Kam Shan Road / Unnamed Road	Priority	RFC	0.288	0.289
J02	Kwong Fuk Road / On Fu Road	Signal	RC	36%	35%
J03	Kwong Fuk Road / Po Heung Street	Signal	RC	40%	39%

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

TABLE 5.5 YEAR 2029 JUNCTION OPERATIONAL PERFORMANCE ON CHING MING FESTIVAL COLUMBARIUM PEAK HOUR

Road Link	Section	Type	Indicator	Ching Ming Festival Columbarium Peak Hour	
				Current Occupancy without TCMP	Fully Occupied with TCMP
Shek Lin Road	Between Kam Shan Road and Yat Wing Garden (Phase 1 / Phase 2)	Single Track Access Road	Reserved Capacity(1)	>100%	>100%
Shek Lin Road	Between Yat Wing Garden (Phase 1 / Phase 2) and Pun Chun Yuen	2-Lane Local Road	Peak Hourly Flows/Design Flow Ratio (P/Df) (2)	0.239	0.253

Note:
(1) Based on assessment method for 1-lane 2-way traffic; where some 70m-long section Shek Lin Road between Kam Shan Road and Yat Wing Garden (Phase 1 / Phase 2) has a carriageway less than 5m wide with 1-lane 2-way traffic operation.
(2) Based on road capacity for 2-lane local road, i.e. 800 veh/hr, for Shek Lin Road between Yat Wing Garden (Phase 1 / Phase 2) and Pun Chun Yuen approximate 280m long with a carriageway width more than 5m allowing opposing traffic can pass by simultaneously without disruption.

5.13 The above results indicate that the surveyed junctions and road link are expected to operate with capacities during the Ching Ming Festival Day columbarium hour. Hence, traffic associated with the Existing Columbarium when fully occupied with TCMP will have no significant impact.

Additional Parking Demand

5.14 With the implementation of the TCMP, the number of private car attracted is expected to be 17 vehicles during the columbarium peak hour, i.e. number of car parking spaces required. Hence, the hourly parking capacity of 18 vehicles imposed will be sufficient to accommodate the expected parking demand, and the 5 remaining parking spaces will be reversed for contingency, e.g. turnover, drop-up etc.

Utilisation and Capacity of Laybys

5.15 During the Ching Ming and Chung Yeung Festival Periods, passenger pick-up / drop-off will be conducted at (i) the layby at the Main Entrance of Pun Chun Yuen, and (ii) the laybys outside Ti Tsang Temple.

5.16 The expected utilisation and capacity of laybys are compared, and are summarised in Table 5.6 for (i) the layby at the Main Entrance of Pun Chun Yuen, and Table 5.7 for (ii) the laybys outside Ti Tsang Temple.

TABLE 5.6 UTILISATION OF LAYBY AT MAIN ENTRANCE DURING THE COLUMBARIUM PEAK HOUR

Expected Utilization of Layby at Main Entrance				
	Shuttle Service		Taxi	
	Drop-Off	Pick-up	Drop-off	Pick-up
Vehicle Length [a]	8m	8m	5m	5m
Duration per Pick-up / Drop-off [b]	2 min	2 min	1 min	0.5 min
Utilization per Vehicle [c] = [a] x [b]	16 m-min/veh	16 m-min/veh	5 m-min/veh	2.5 m-min/veh
Number of Vehicles during peak hour [d]	5 veh	5 veh	9 veh (1)	5 veh (2)
Total Utilisation [f] = [c] x [d]	80 m-min	80 m-min	45 m-min	13 m-min
	218 m-min			
Hourly Capacity of Layby at Main Entrance				
Length of Layby	8m			
Hourly Capacity	8m x 60min/hr = 480 m-min **Capacity > Utilisation, i.e. 480 >218, hence, OK**			

(1) Total number of 16 taxi are distributed to the 2 passenger pick-up / drop-off points in proportion to the percentage of niches located at Koon Yum Temple / Si Qin Temple near the Main Entrance, and at Ti Tsang Temple.
(2) As observed in 2021 Ching Ming Festival Day, only half of the taxi picked-up passengers after drop-off.

TABLE 5.7 UTILISATION OF LAYBYS OUTSIDE TI TSANG TEMPLE DURING THE COLUMBARIUM PEAK HOUR

Expected Utilization of Laybys outside Ti Tsang Temple			
	Shuttle Service	Taxi	
	Drop-Off Only	Drop-off	Pick-up
Vehicle Length [a]	8m	5m	5m
Duration per Pick-up / Drop-off [b]	2 min	1 min	0.5 min
Utilization per Vehicle [c] = [a] x [b]	16 m-min/veh	5 m-min/veh	2.5 m-min/veh
Number of Vehicles during peak hour [d]	5 veh	7 veh (1)	4 veh (1)
Total Utilisation [f] = [c] x [d]	80 m-min	35 m-min	10 m-min
		45 m-min	
Hourly Capacity of Laybys outside Ti Tsang Temple			
Length of Layby	1 no. x 8m long = 8m	2 nos. x 5m Long = 10m	
Hourly Capacity	8m x 60min/hr = 480 m-min **Capacity > Utilisation, i.e. 480 >80, hence, OK**	10m x 60min/hr = 600 m-min **Capacity > Utilisation, i.e. 600 >45, hence, OK**	

(1) Total number of 16 taxi are distributed to the 2 passenger pick-up / drop-off points in proportion to the percentage of niches located at Koon Yum Temple / Si Qin Temple near the Main Entrance, and at Ti Tsang Temple.
(2) As observed in 2021 Ching Ming Festival Day, only half of the taxi picked-up passengers after drop-off.

5.17 Tables 5.6 and 5.7 show that the proposed provision of laybys at the Main Entrance and outside Ti Tsang Temple are sufficient to accommodate the expected passenger pick-up / drop-off demand by shuttle services and taxi.

Sensitivity Test for Layby Operation at the Main Entrance

5.18 The layby located at the Main Entrance of Pun Chun Yuen within the Application Site is some 8m long which could accommodate 1 vehicle, and there is some 16m long of queueing space for 3 additional vehicles waiting to enter the layby without blocking the main entrance of Pun Chun Yuen and outside the main carriageway of Shek Lin Road, i.e. a total storage of 4 vehicles is available. An illustration is shown in Figure 5.3.

5.19 A sensitivity test is performed to check the probability of a 5th vehicle arriving and stopping on the main carriageway of Shek Lin Road momentarily during the peak 15-minute on Ching Ming or Chung Yeung Festival Day, and detail of the analysis is provided in Appendix C.

5.20 The analysis shows that the probability of a 5th vehicle arriving and stopping beyond the queuing capacity would be only 2.1%, which can be considered as remote, and in general, a probability less than 5% is considered acceptable. Therefore, the provision of layby for 1 vehicle with queuing spaces for 3 vehicles is sufficient.

5.21 As a contingency measure, staff of Pun Chun Yuen will direct passenger drop-off within the car park, so that arriving vehicles will not disrupt the operation of Shek Lin Road.

Year 2029 Pedestrian Footpath Operation Performance

5.22 Year 2029 Ching Ming Festival columbarium peak hour footpath operation performances are summarised in Table 5.8.

TABLE 5.8 YEAR 2029 FOOTPATH OPERATION PERFORMANCES ON CHING MING FESTIVAL COLUMBARIUM PEAK 15-MINUTE

Footpath Section	Actual Width (m)	Effective Width (m)	Current Occupancy without TCMP		Fully Occupied with TCMP	
			Peak 15-minute 2-way Pedestrian Flow (ped/15-min)	Flow Rates [LOS] (ped/m/min)	Peak 15-minute 2-way Pedestrian Flow (ped/15-min)	Flow Rates [LOS] (ped/m/min)
FP01	1.5	1.0	12	0.8 [A]	16	1.1 [A]
FP02	4.5	4.0	142	2.4 [A]	150	2.5 [A]
FP03	5.0	4.5	813	12.0 [A]	821	12.2 [A]
FP04	2.5	2.0	808	26.9 [C]	816	27.2 [C]

Note: A 'dead area' of 0.5m is assumed to estimate the "Effective Width"
FP01 - Shek Lin Road
FP02 - Footpath within Kam Shek New Village
FP03 - Kam Wo Bridge
FP04 - Footpath within Tai Wo Estate between Kam Wo Bridge and Tai Wo Plaza

5.23 The above results indicate that the selected key footpath sections will operate with capacities during the Ching Ming Festival Day columbarium peak 15-minute. The condition outside the columbarium peak hour is expected to be better than the columbarium peak hour because there are fewer visitors. Hence the Existing Columbarium when fully occupied will have no significant impact to the surrounding pedestrian network.

6.0 SUMMARY

6.1 Pun Chun Yuen intends to regularise the Existing Columbarium within the Application Site with 3,834 niches, of which 2,466 are occupied, 1,129 are vacant, and 239 niches are not for sale.

6.2 Visitor count surveys were conducted during the 2021 Ching Ming Festival Period, and additional transport mode survey was conducted on the 2021 Ching Ming Festival Day to determine the columbarium peak hour, and percentage of transport mode by visitors associated with the Existing Columbarium.

6.3 Manual traffic and pedestrian counts were conducted at selected road junctions and footpath sections which are located in the vicinity on the 2021 Ching Ming Festival Day, and were adjusted reflect the potential reducetion due to the COVID-2019. The capacity analyses found that these selected road junctions and footpath sections operate with capacity.

6.4 At present, car parking spaces are provided in the open area within Pun Chun Yuen. The car parking demand related to the 1,129 unoccupied sold niches, are estimated based on the 2021 Ching Ming Festival Day survey. In addition, free shuttle services are provided by Pun Chun Yuen during the 2021 Ching Ming Festival period.

6.5 As part of this planning application, the following internal transport facilities will be provided on normal days:
(i) 26 regular car parking spaces,
(ii) 1 accessible car parking space,
(iii) 3 motorcycle parking spaces, and
(iv) 2 light goods vehicles loading / unloading bays.

6.6 A TCMP will be implemented during the Ching Ming and Chung Yeung Festival Periods and their shadow periods. The Applicant will impose a Visit-by-Appointment arrangement with a visiting capacity of 200 persons per hour; and hence, visitor and traffic generation are estimated.

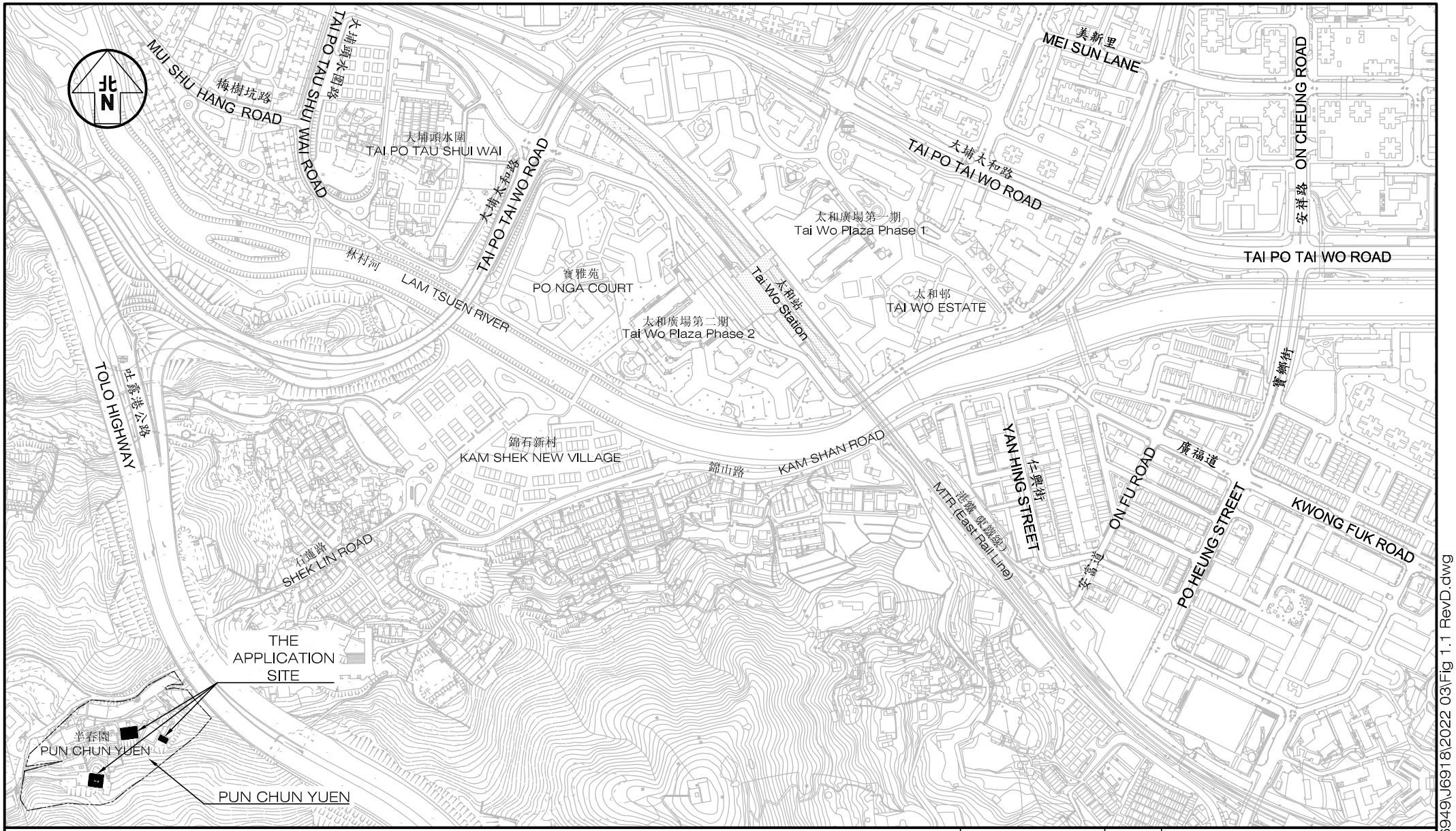
6.7 Some car parking spaces and LGV loading / unloading bays will be suspended to facilitate the proposed drop-off points and shuttle service queuing area. Hence, a total of 23 car parking spaces will be provided. With TCMP implemented, advance registration by visitors will be required to use the car park, and an hourly capacity of 18 vehicles will imposed, so that 5 parking spaces will be reserved for turnover.

6.8 The free shuttle services will be enhanced and provided to transport visitors accessing by road-based public transport services.

6.9 The year 2029 junction and footpath capacity analyses concluded that the junctions and footpaths analysed have capacity to accommodate the expected traffic and pedestrian growth and the additional demand generated by the Existing Columbarium when fully occupied with the implementation of TCMP.

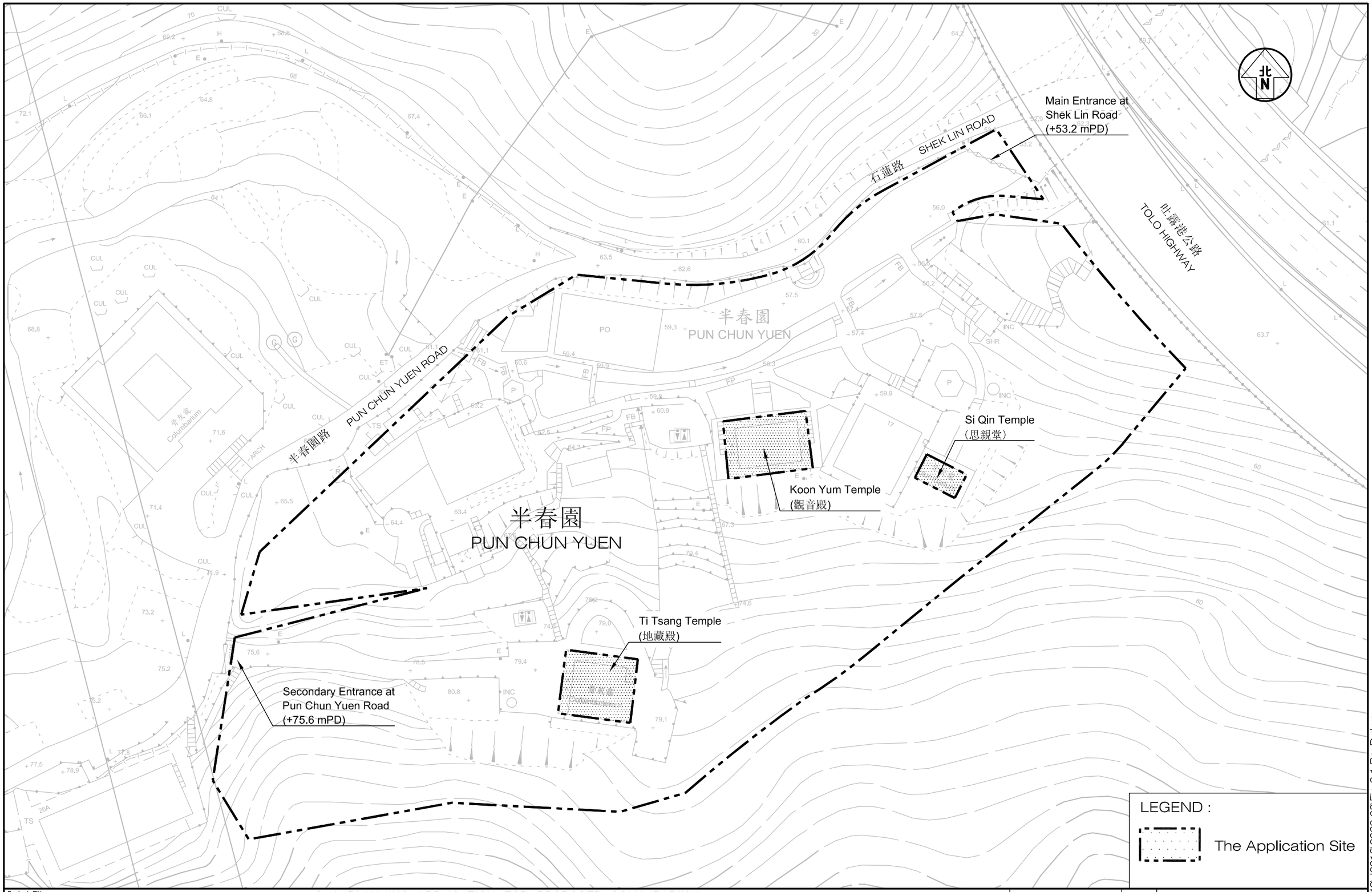
6.10 Based on the above, it can be concluded that the regularisation of the Existing Columbarium at Pun Chun Yuen is acceptable from traffic engineering viewpoint.

Figures



Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 1.1	Revision D	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: LOCATION OF PUN CHUN YUEN	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 1 : 6,000	Date 07 MAR 2022	

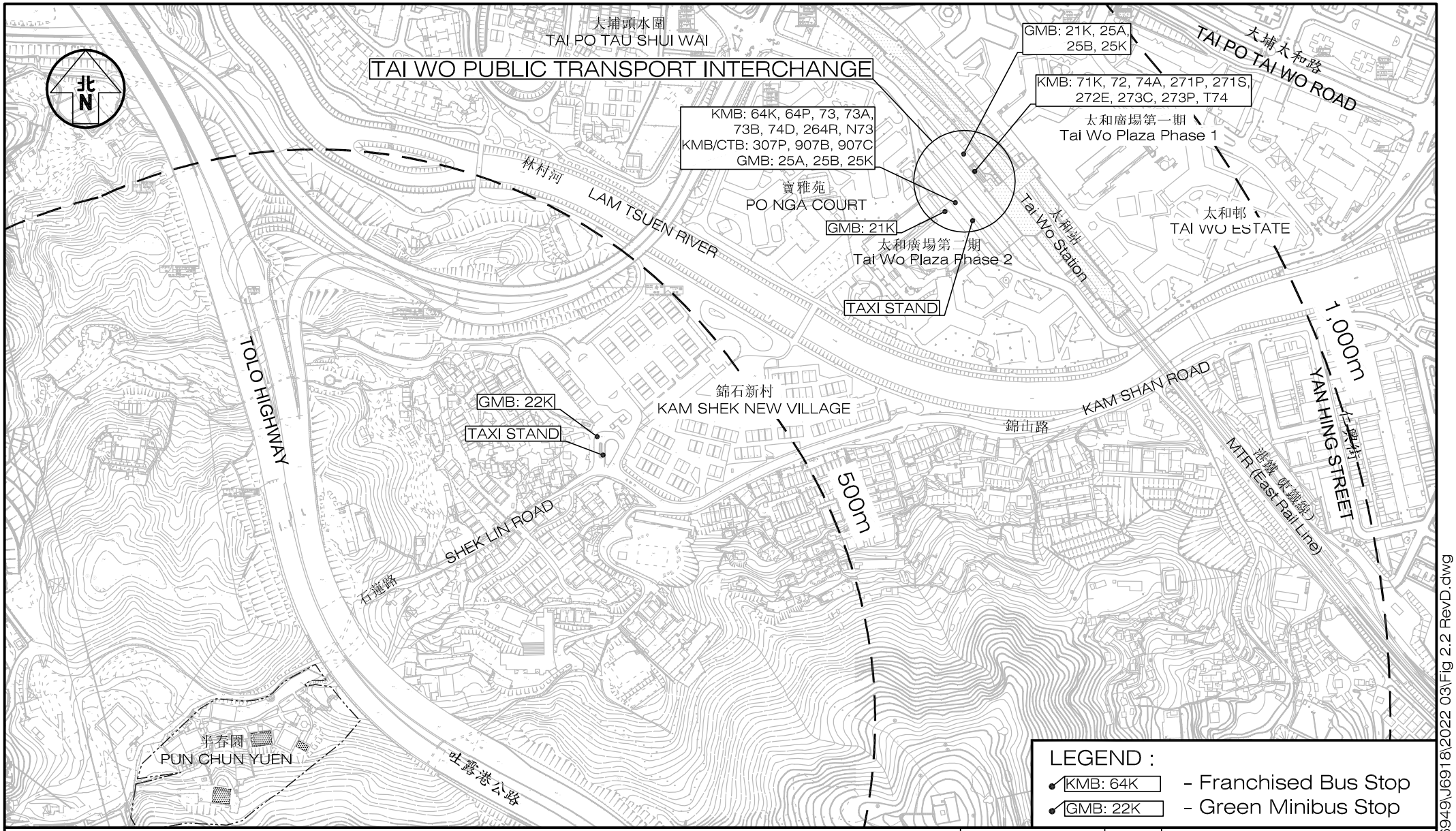
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Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES	J6918	Figure No. 2.1	Revision D
Figure Title: EXISTING LAYOUT OF PUN CHUN YUEN AND LOCATION OF THE APPLICATION SITE		Designed by L T F / Drawn by S C Y / Checked by K C; Scale in A3 1 : 800; Date 07 MAR 2022	

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Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.2	Revision D	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: EXISTING PUBLIC TRANSPORT SERVICES IN THE VICINITY OF PUN CHUN YUEN	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 1 : 5,000	Date 07 MAR 2022	

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LEGEND:

- The Application Site
- Shuttle Service Route between Kam Shek New Village and Pun Chun Yuen (Approx. 650m)
- Pedestrian Route between Kam Shek New Village and Tai Wo Station / Public Transport Interchange (Approx. 460m)

北 N

錦石新村
KAM SHEK NEW VILLAGE

SHUTTLE SERVICE PICK-UP/ DROP-OFF

石連路
SHEK LIN ROAD

吐露港公路
TOLO HIGHWAY

SHUTTLE SERVICE PICK-UP/DROP-OFF (AT MAIN ENTRANCE)

半春園路
PUN CHUN YUEN ROAD

半春園
PUN CHUN YUEN

SHUTTLE SERVICE DROP-OFF ONLY (NEAR TI TSANG TEMPLE)

SHUTTLE SERVICE ROUTE BETWEEN ~~KAM SHEK NEW~~ VILLAGE AND PUN CHUN YUEN
(SCALE 1:2,500)

TAI WO PUBLIC TRANSPORT INTERCHANGE

LAM TSUEN RIVER

林村河

寶雅苑
PO NGA COURT

太和廣場第二期
Tai Wo Plaza Phase 2

太和站
Tai Wo Station

錦石新村
KAM SHEK NEW VILLAGE

錦山路

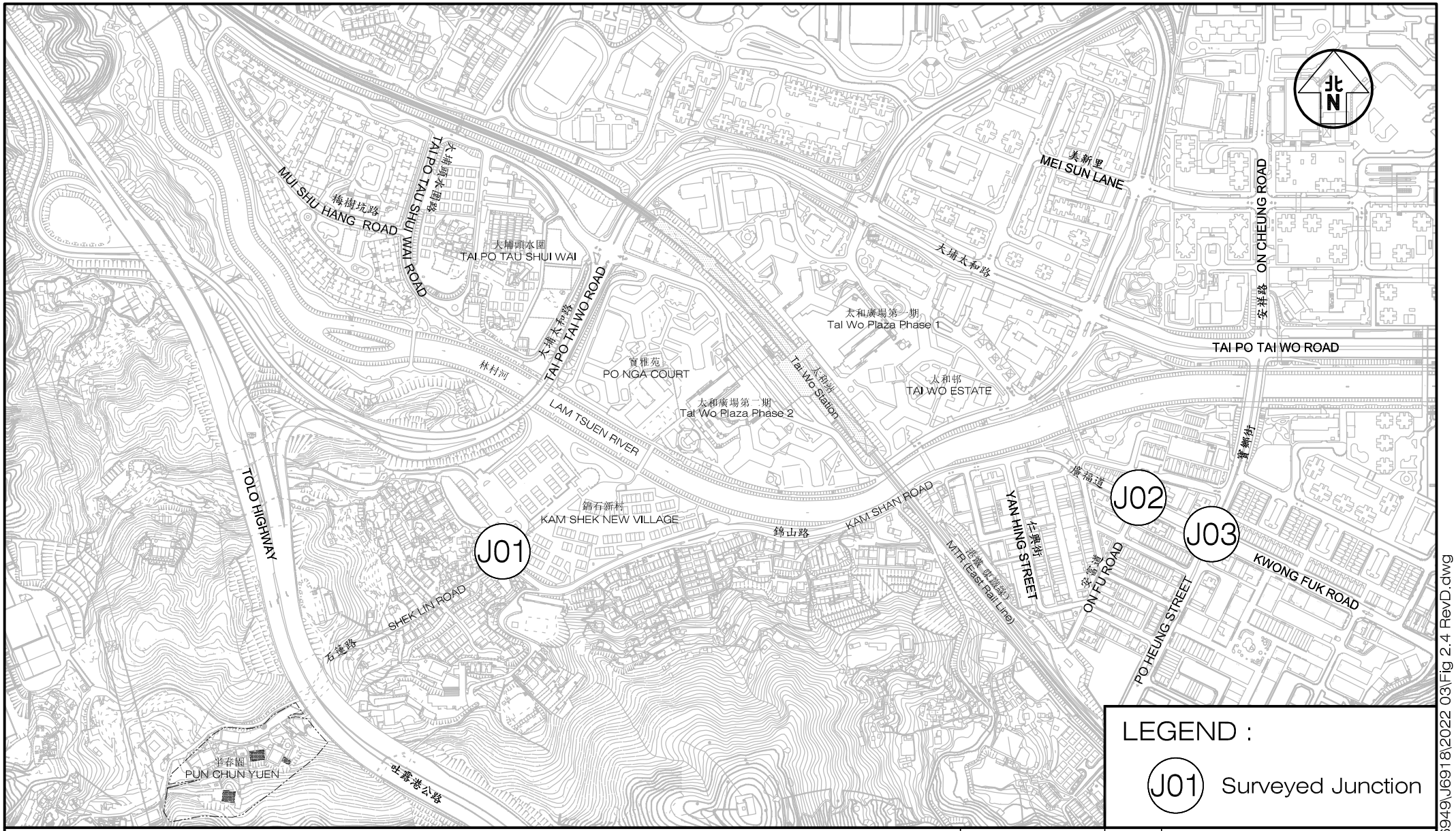
SHUTTLE SERVICE PICK-UP/ DROP-OFF

PEDESTRIAN ROUTE BETWEEN KAM SHEK NEW VILLAGE AND TAI WO STATION / PUBLIC TRANSPORT INTERCHANGE
(SCALE 1:1,500)

Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES	J6918	Figure No. 2.3	Revision D
Figure Title: SHUTTLE SERVICE ROUTING BETWEEN PUN CHUN YUEN AND KAM SHEK NEW VILLAGE, AND PEDESTRIAN ROUTING BETWEEN KAM SHEK NEW VILLAGE AND TAI WO STATION / PUBLIC TRANSPORT INTERCHANGE		Designed by W C H / Drawn by S C Y / Checked by K C; Scale in A3 AS NOTED; Date 07 MAR 2022	

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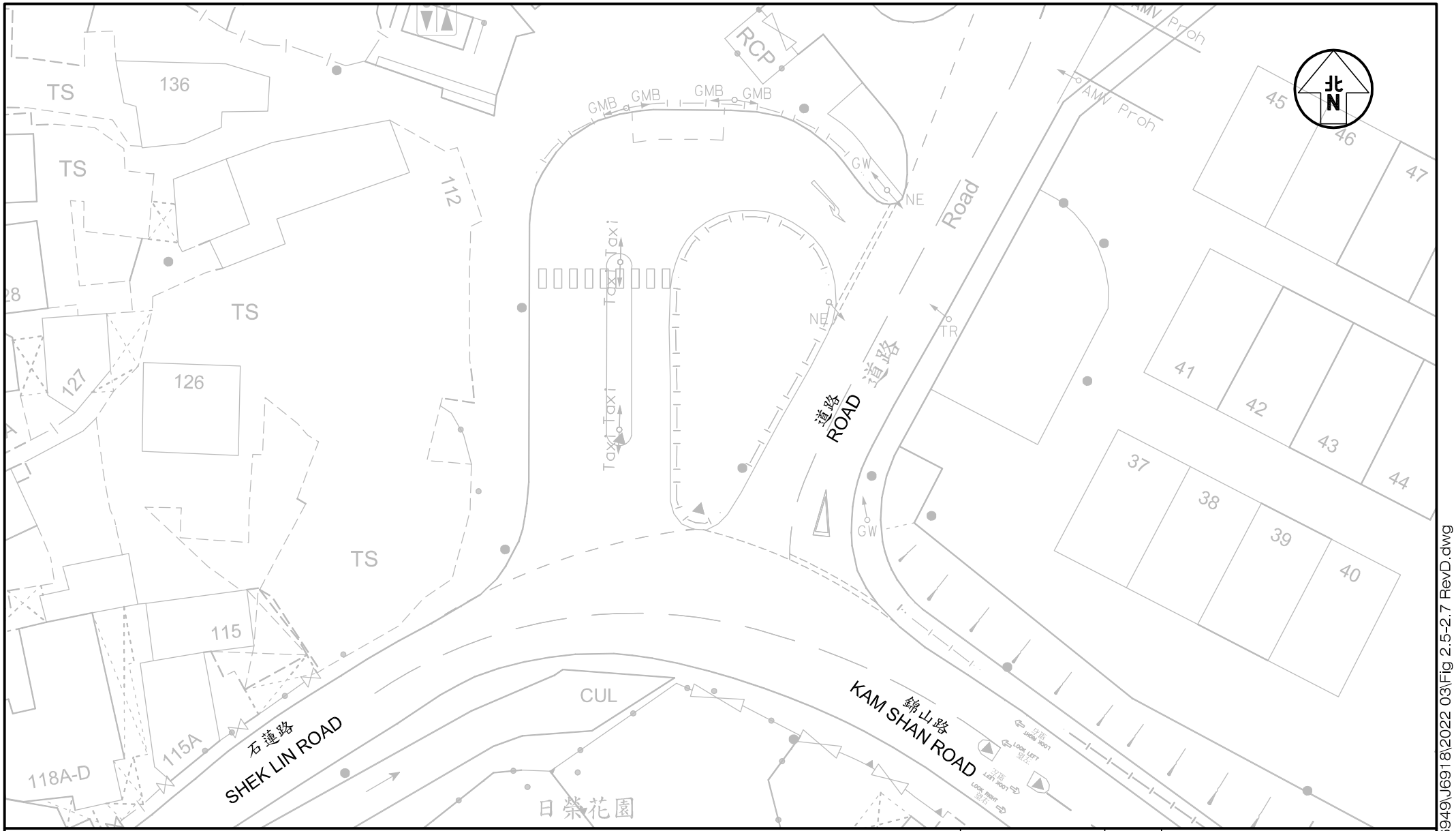


LEGEND :

J01 Surveyed Junction

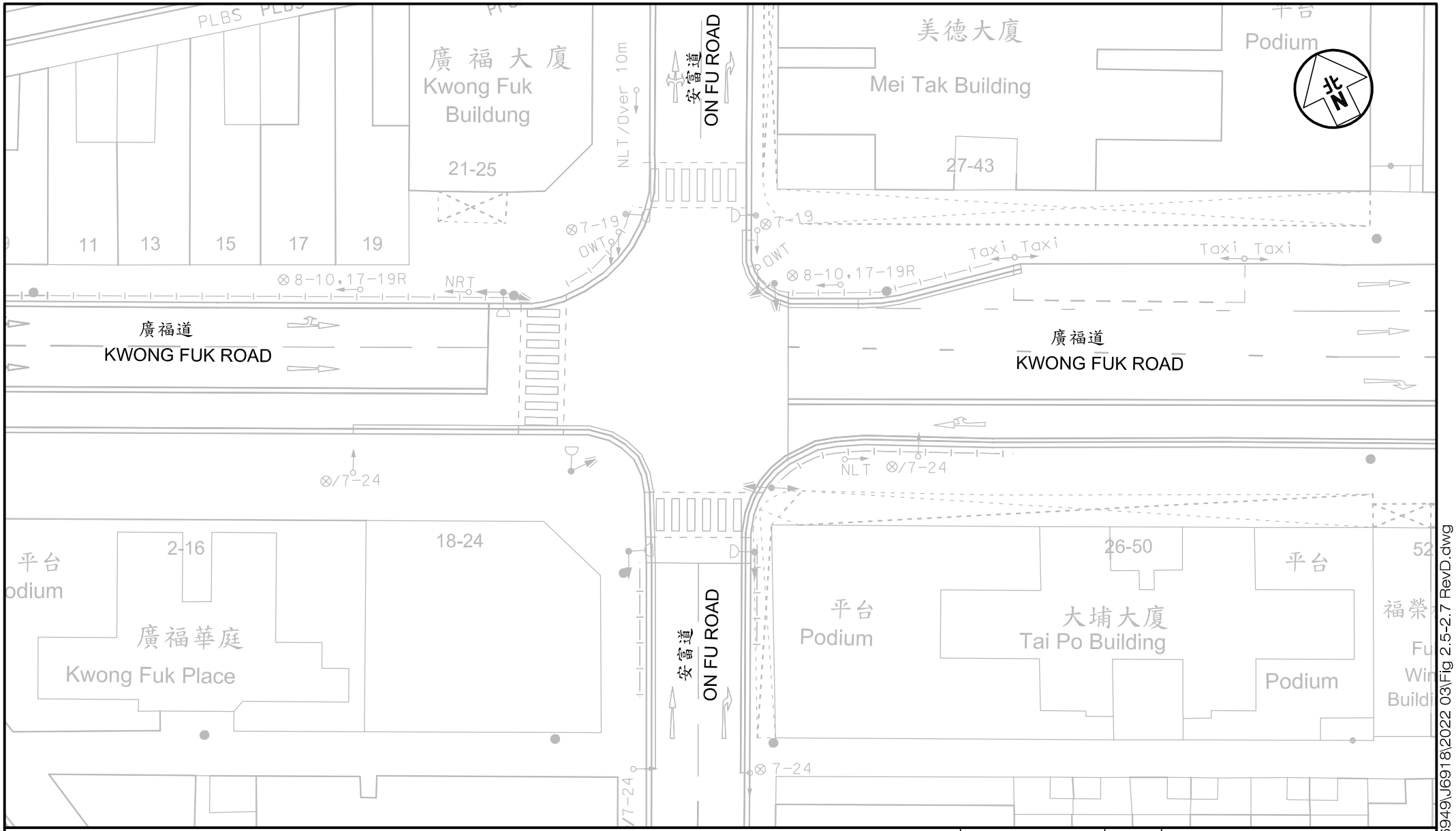
Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.4	Revision D	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: LOCATION OF THE SURVEYED JUNCTIONS	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 1 : 7,000	Date 07 MAR 2022	

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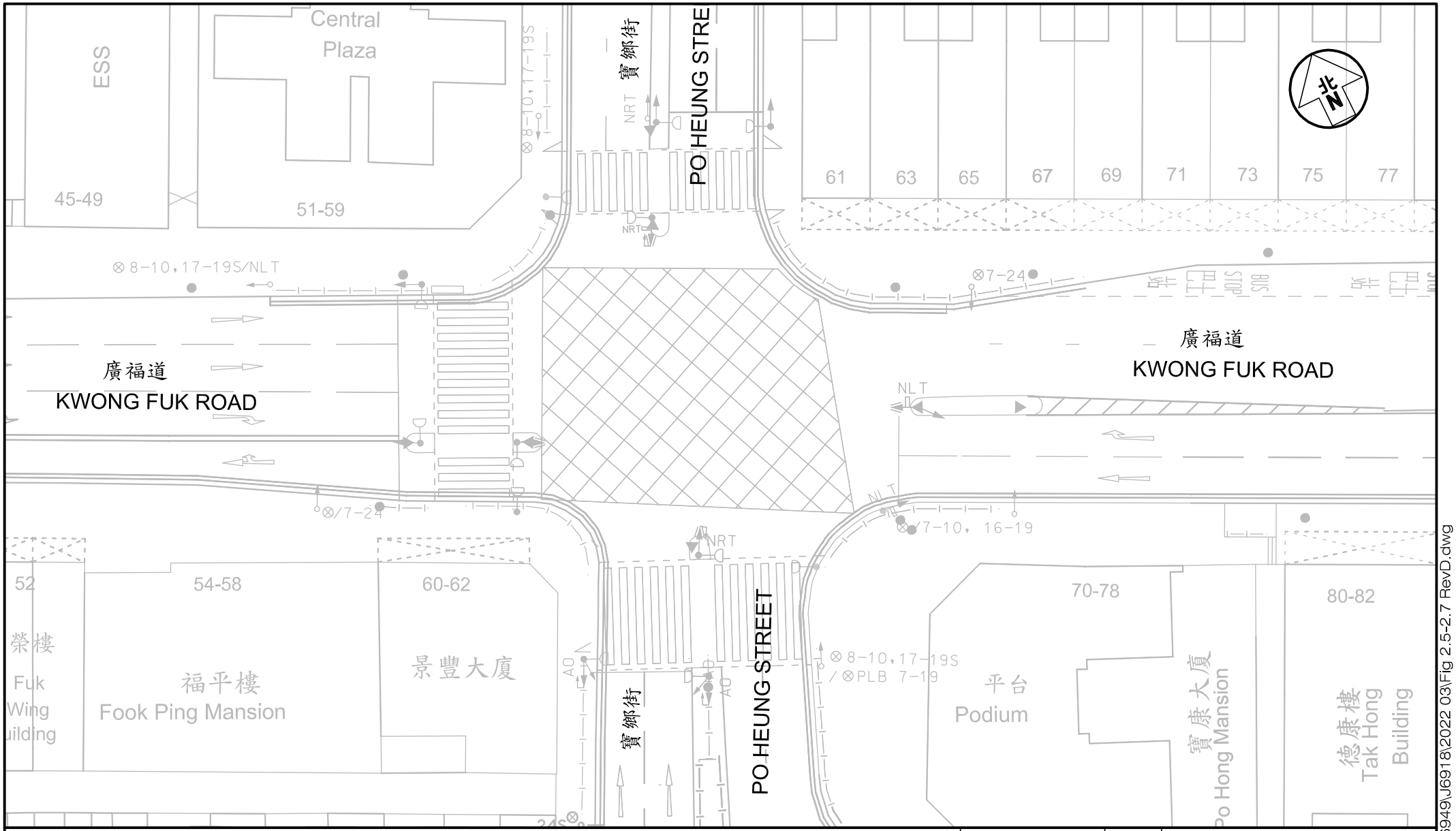
Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.5	Revision D	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: JUNCTION OF SHEK LIN ROAD / KAM SHAN ROAD / UNNAMED ROAD	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 1 : 400	Date 07 MAR 2022	

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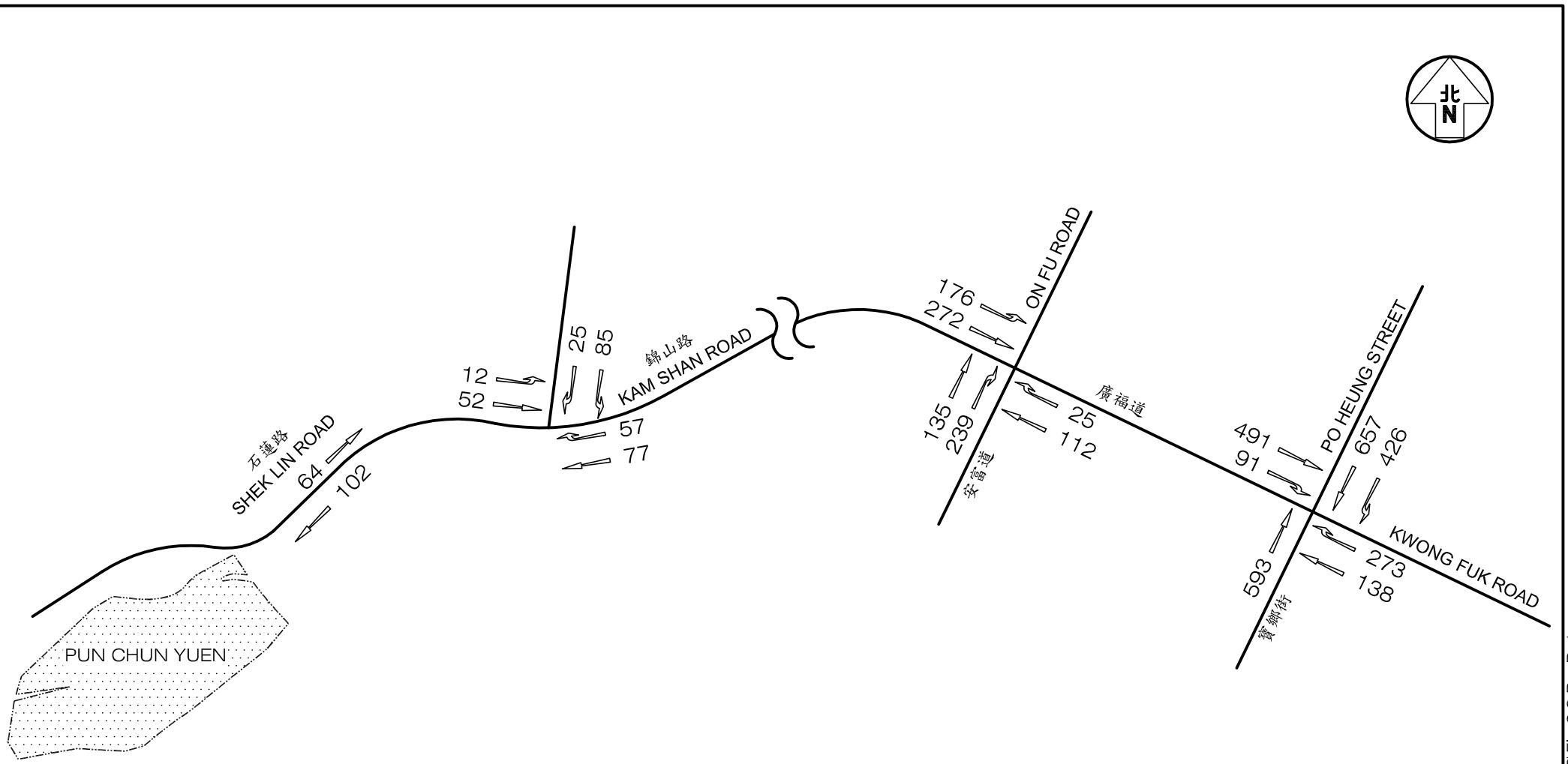
Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.6	Revision D	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: JUNCTION OF KWONG FUK ROAD / ON FU ROAD	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4: 1 : 400	Date: 07 MAR 2022	

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Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.7	Revision D	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: JUNCTION OF KWONG FUK ROAD / PO HEUNG STREET	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 1 : 400	Date 07 MAR 2022	

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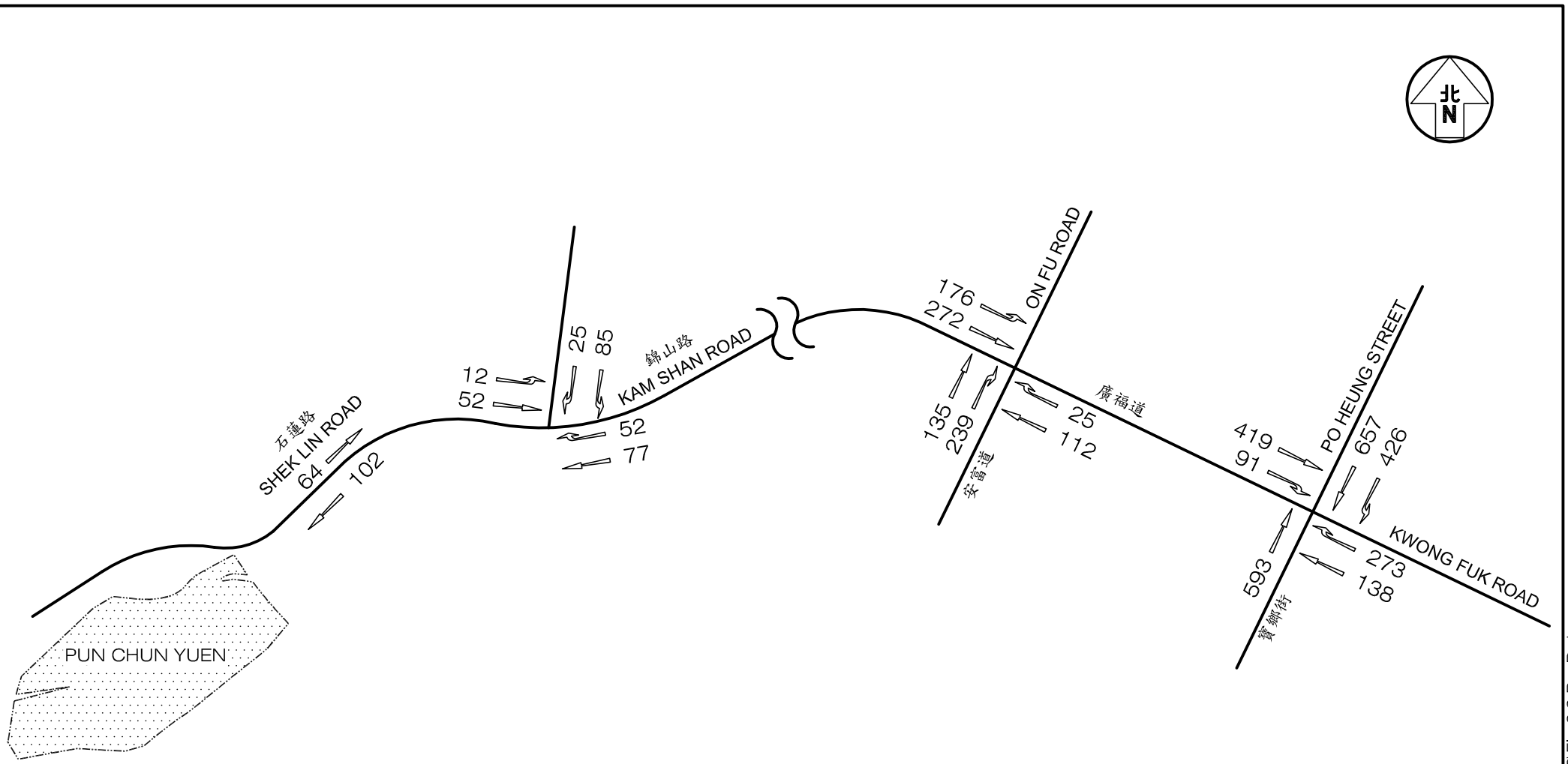


LEGEND :

123 - Columbarium Peak Hour Traffic Flow on Festival Day (pcu/hr)

Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.8	Revision D	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: EXISTING COLUMBARIUM PEAK HOUR TRAFFIC FLOWS ON CHING MING FESTIVAL DAY	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 N.T.S. / Date 07 MAR 2022		

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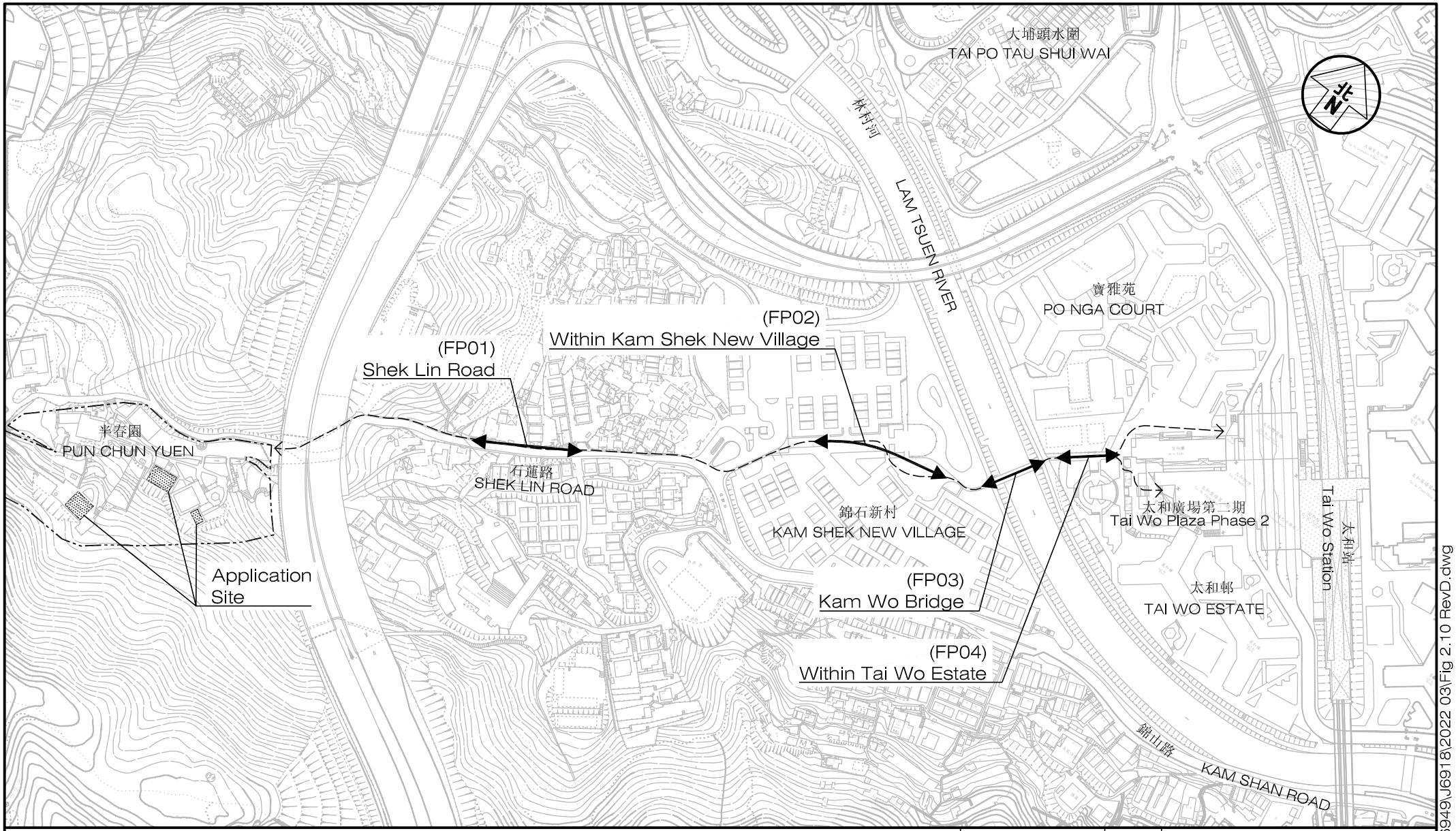


LEGEND :

123 - Columbarium Peak Hour Traffic Flow on Festival Day (pcu/hr)

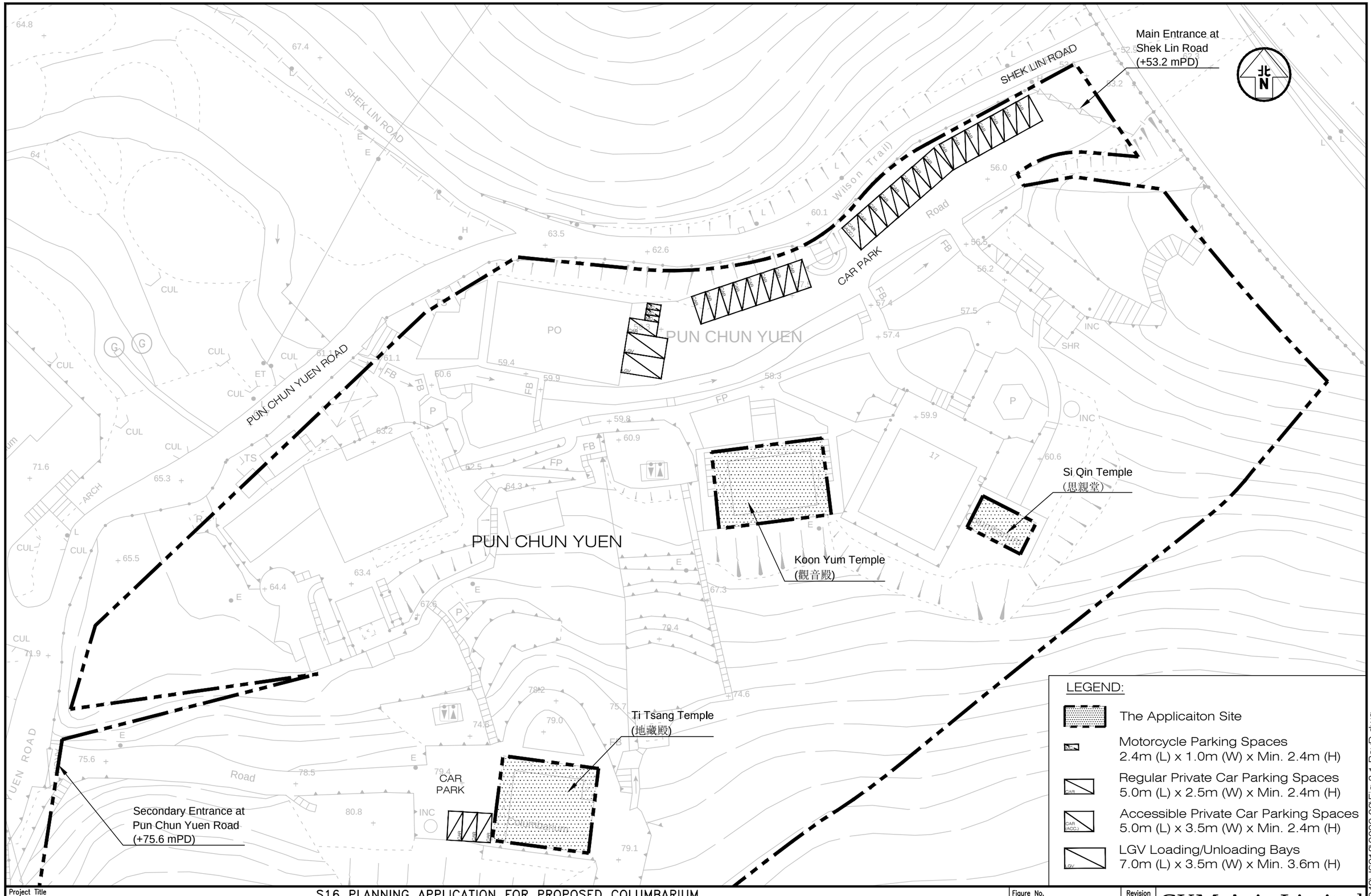
Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.9	Revision D	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: EXISTING COLUMBARIUM PEAK HOUR TRAFFIC FLOWS ON CHING MING FESTIVAL DAY	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 N.T.S. / Date 07 MAR 2022		

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Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.10	Revision D	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: LOCATION OF THE SURVEYED FOOTPATHS	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4: 1 : 4,000	Date: 07 MAR 2022	

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Project Title

S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES

J6918

Figure Title

PROPOSED INTERNAL TRANSPORT LAYOUT OF PUN CHUN YUEN (NORMAL DAY)

Figure No.	Revision
3.1	D

Designed by	Drawn by	Checked by
W C H	S C Y	K C

Scale in A3	Date
1 : 800	07 MAR 2022

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DUTY OF STAFF STATION:

(1) Contral ingress and egress of private cars at main entrance.
(2) Monitor and manage operation of the shuttle services and passenger drop-off.
(3) Control vehicular movements and assist pedestrian crossing.
(4) Monitor and manage operation of the car parking spaces.
(5) Monitor and control pedestrian flow and queuing area at Hall of Remembrance.
(6) Monitor and control pedestrian flow and queuing area at Koon Yum Temple. Direct egress to suitable exit.
(7) Monitor and control pedestrian flow and queuing area at Koon Yum Temple. Direct ingress to Ti Tsang Temple..
(8) Monitor and control pedestrian flow and queuing area at Ti Tsang Temple. Direct egress to suitable exit.
(9) Direct ingress flow to Ti Tsang Temple, and egress to suitbale exit.
(10) Monitor and control operation of the passenger drop-off laybys.
(11) Contral ingress and egress of private cars at secondary entrance.
(12) Monitor operation condition and direct egress to suitable exit.

Note: Each station may have more than 1 staff on duty if necessary.

Shuttle service queuing area
(Approx. 25 sm)

Suspension of car parking spaces
to provide pedestrian pathway and
queuing area for shuttle service

Shuttle service and
taxi drop-off

Vehicular access

Main Entrance at
Shek Lin Road
(+53.2 mPD)

Suspension of LGV L/UL Bays and
relocation of motorcycle parking spaces
to provide additional parking spaces

Queueing Area for Si Qin Temple
(Approx. 100 sm)

Queueing Area for
Koon Yum Temple
(Approx. 75 sm)

Existing
Passing Bay

Laybys for Passenger Drop-off Only
(Shuttle service, taxi, and private car)

Secondary Entrance at
Pun Chun Yuen Road
(+75.6 mPD)

Suspension of car parking spaces
to provide passenger drop-off layby

Queueing Area for
Koon Yum Temple
(Approx. 85 sm)

LEGEND:

- The Applicaiton Site
- Motorcycle Parking Spaces 2.4m (L) x 1.0m (W) x Min. 2.4m (H)
- Regular Private Car Parking Spaces 5.0m (L) x 2.5m (W) x Min. 2.4m (H)
- Accessible Private Car Parking Spaces 5.0m (L) x 3.5m (W) x Min. 2.4m (H)
- Private Car / Taxi Layby 5.0m (L) x 2.5m (W) x Min. 2.4m (H)
- Light Bus Layby 8.0m (L) x 3.0m (W) x Min. 3.3m (H)
- Suspended parking spaces or loading / unloading bays
- Pedestrian Arrival Route
- Pedestrian Departure Route
- Stationed Staff for traffic and pedestrian monitoring and control
- Physical separation by barriers or landscaping features
- Columbarium Building Entrance / Exit

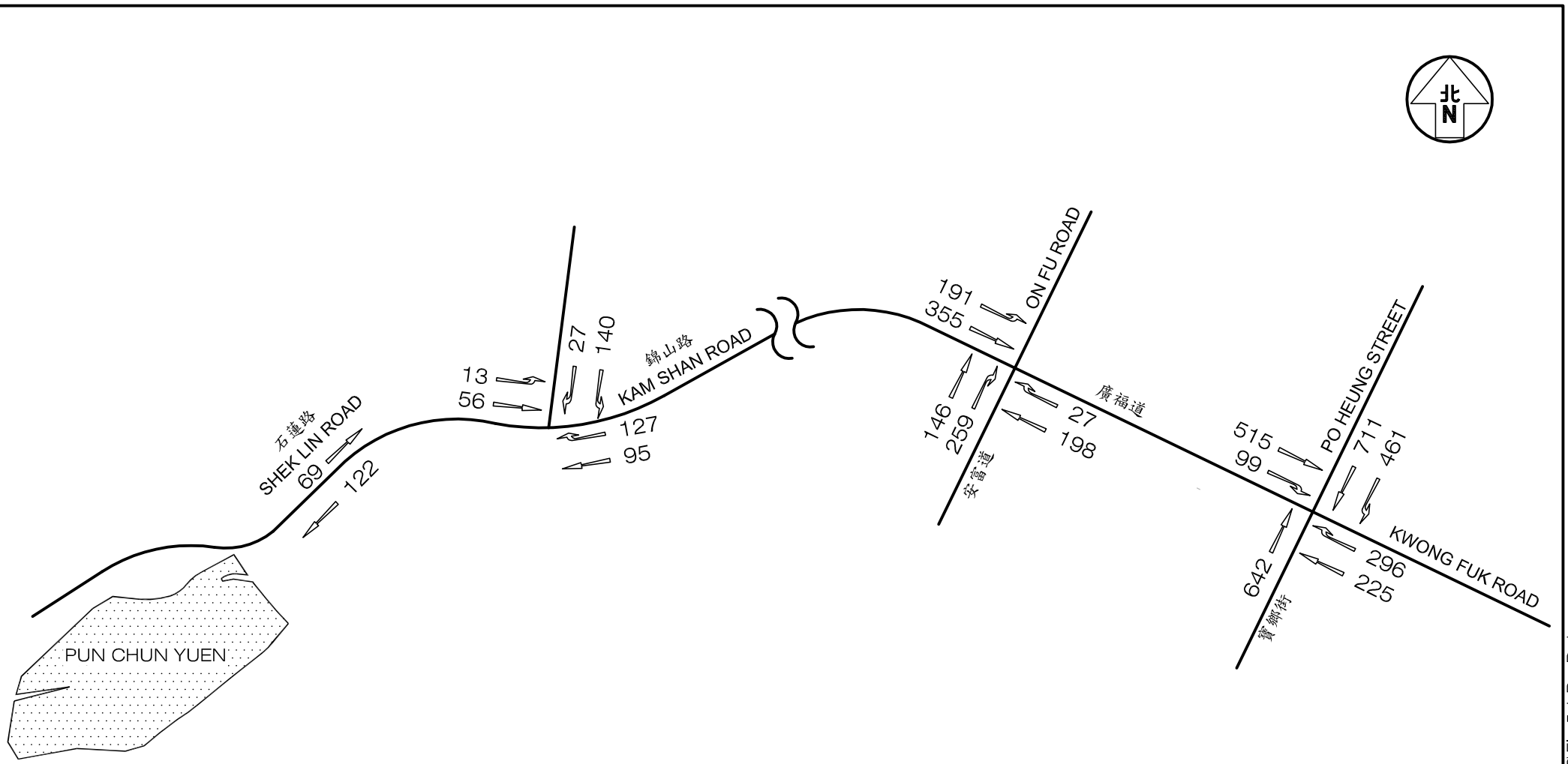
Project Title
S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES
J6918

Figure Title
PROPOSED TRAFFIC AND CROWD MANAGEMENT PLAN
DURING CHING MING AND CHUNG YEUNG FESTIVAL PERIOD

Figure No. 4.1 | Revision D
Designed by W C H | Drawn by S C Y | Checked by K C
Scale in A3 1 : 600 | Date 07 MAR 2022

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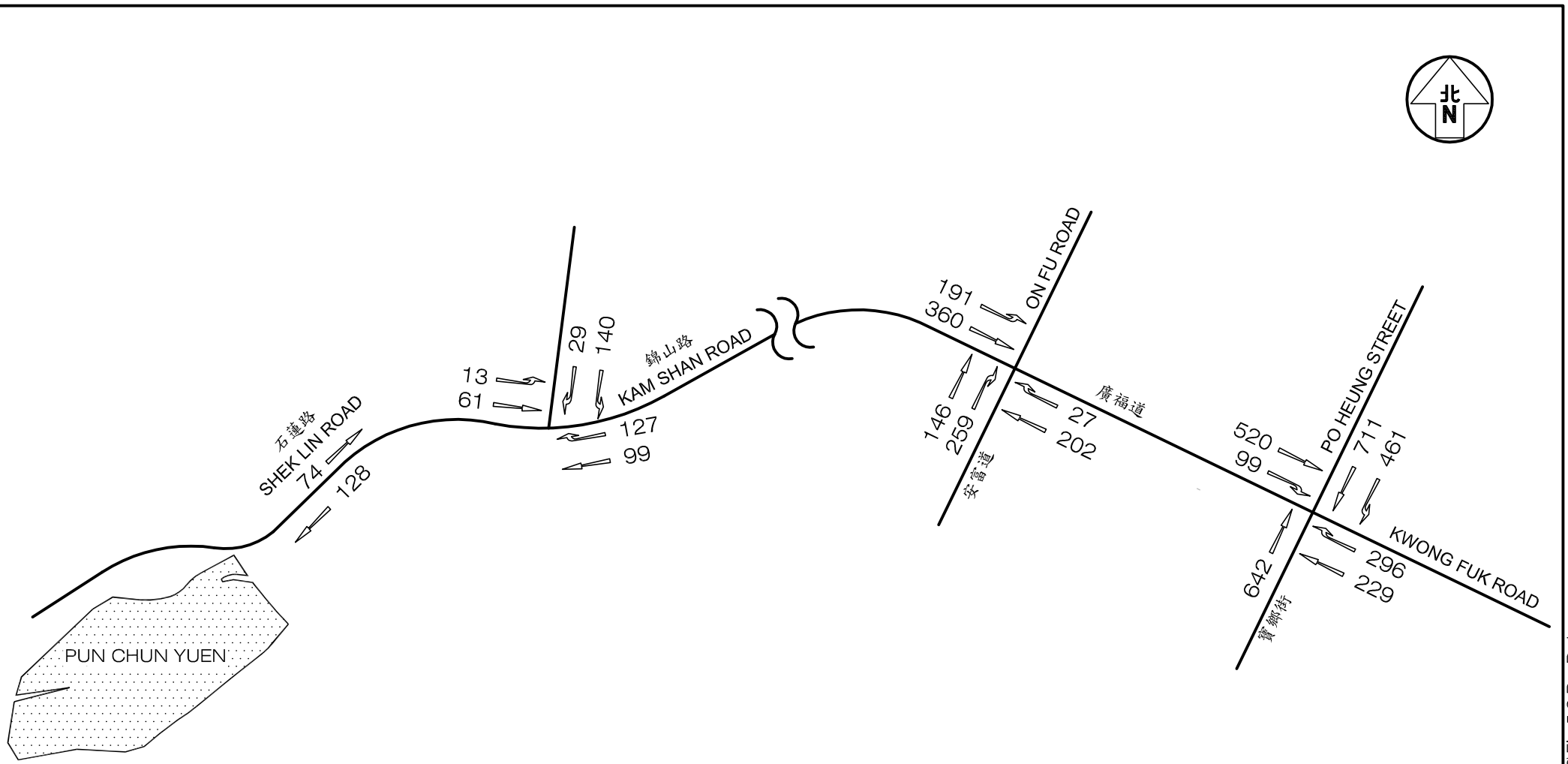


LEGEND :

123 - Columbarium Peak Hour Traffic Flow on Festival Day (pcu/hr)

Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 5.1	Revision D	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: YEAR 2029 CHING MING FESTIVAL COLUMBARIUM PEAK HOUR TRAFFIC FLOW WITH CURRENT OCCUPANCY AT THE EXISTING COLUMBARIUM	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 N.T.S. / Date 07 MAR 2022		

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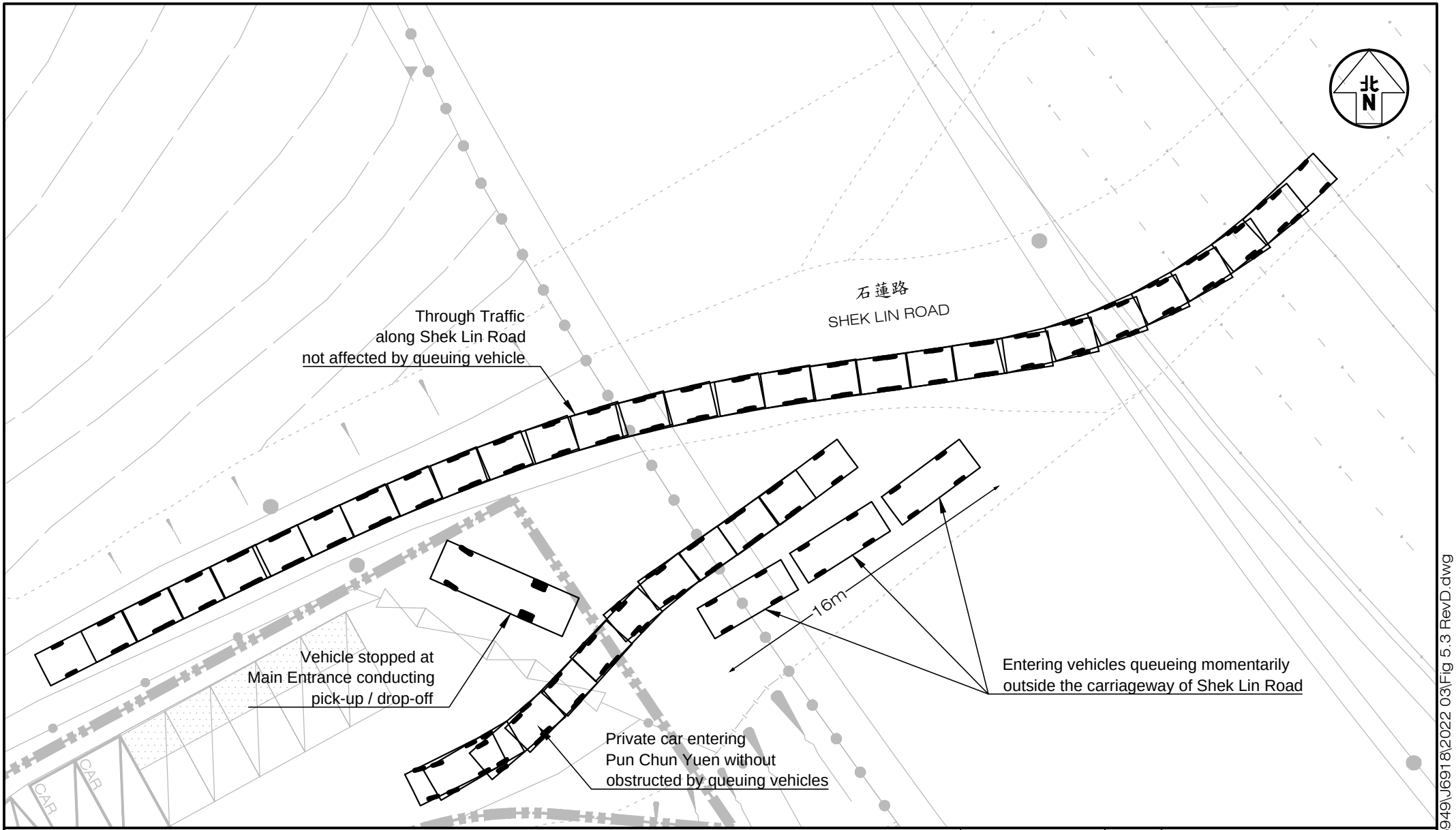


LEGEND :

123 - Columbarium Peak Hour Traffic Flow on Festival Day (pcu/hr)

Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 5.2	Revision D	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: YEAR 2029 CHING MING FESTIVAL COLUMBARIUM PEAK HOUR TRAFFIC FLOW WITH THE EXISTING COLUMBARIUM FULLY OCCUPIED	Designed by L T F / Drawn by S C Y / Checked by K C Scale in A4 N.T.S. / Date 07 MAR 2022		

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Project Title

S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918

Figure Title

Layby Operation at Main Entrance

Figure No.	Revision
5.3	D

Designed by	Drawn by	Checked by
W C H	S C Y	K C

Scale in A4	Date
1 : 400	07 MAR 2022

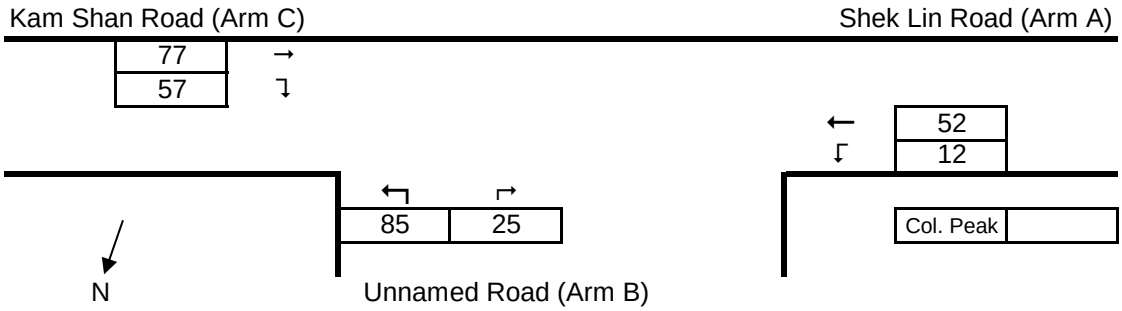
CKM Asia Limited
Traffic and Transportation Planning Consultants
21st Floor, Methodist House, 36 Hennessy Road,
Wan Chai, Hong Kong
Tel : (852) 2520 5990 Fax : (852) 2528 6343
Email : mail@ckmasia.com.hk

T:\JOB\J6900-J6949\J6918\2022 03\Fig 5.3 RevD.dwg

Appendix A – Junction Capacity Analyses

Priority Junction Analysis

Junction:	Shek Lin Road / Kam Shan Road / Unnamed Road				
Design Year:	2021	Job Number:	J6918	Date:	07 March 2022
Scenario:	2021 Existing Condition - Ching Ming Festival Day				Page 1



The predictive equations of capacity of movement are:

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

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

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

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

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

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

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

where Y = 1 - 0.0345W

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

W = major road width

W-CR = central reserve width

w-BA, etc = lane width to vehicle

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

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

Geometry :	Input		Input		Input		Calculated	
	W	8.00	V-rBA	80	w-BA	2.50	D	0.8237
	W-CR	0.00	V-lBA	80	w-BC	2.50	E	0.8598
			V-rBC	80	w-CB	0.00	F	0.6066
			V-rCB	35			Y	0.7240

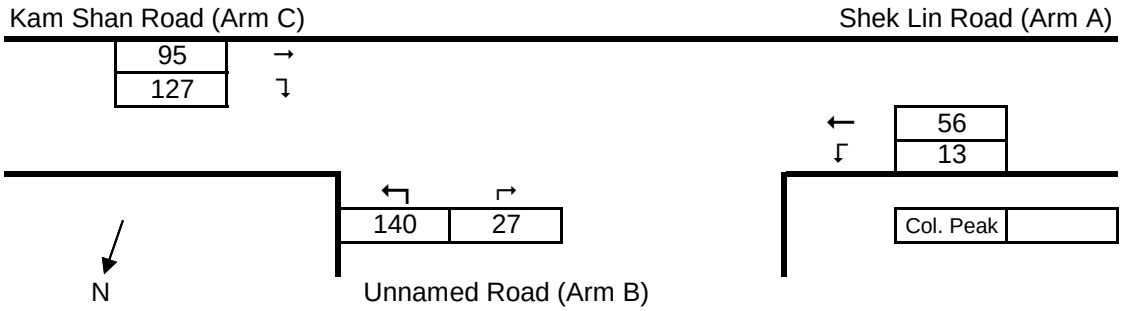
Analysis :

Traffic Flows, pcu/hr	Col. Peak	Capacity, pcu/hr	Col. Peak
q-CA	77	Q-BA	476
q-CB	57	Q-BC	628
q-AB	12	Q-CB	442
q-AC	52	Q-BAC	585
q-BA	25		
q-BC	85		
f	0.773		

Ratio-of-flow to Capacity	Col. Peak	
B-A	0.053	
B-C	0.135	
C-B	0.129	
B-AC	0.188	(for shared lane CA, CB)

Priority Junction Analysis

Junction:	Shek Lin Road / Kam Shan Road / Unnamed Road				
Design Year:	2029	Job Number:	J6918	Date:	07 March 2022
Scenario:	2029 Ching Ming Festival Day with the Existing Columbarium with Current Niche Occupancy			Page	2



The predictive equations of capacity of movement are:

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

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

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

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

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

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

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

where Y = 1 - 0.0345W

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

W = major road width

W-CR = central reserve width

w-BA, etc = lane width to vehicle

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

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

Geometry :	Input		Input		Input		Calculated	
	W	8.00	V-rBA	80	w-BA	2.50	D	0.8237
	W-CR	0.00	V-lBA	80	w-BC	2.50	E	0.8598
			V-rBC	80	w-CB	0.00	F	0.6066
			V-rCB	35			Y	0.7240

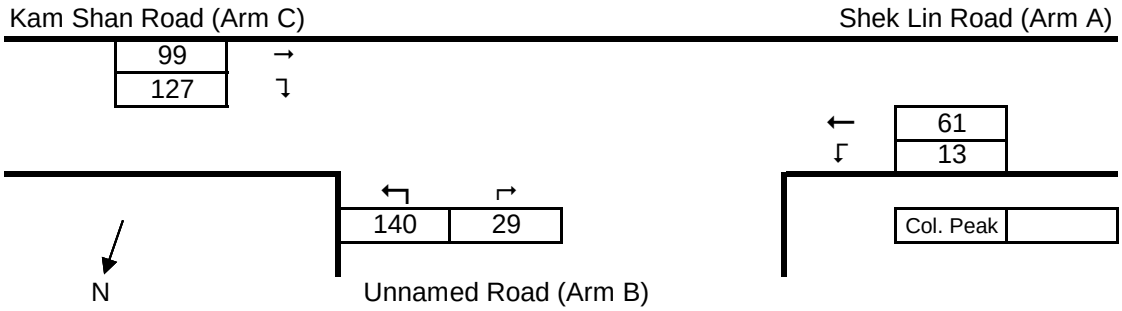
Analysis :

Traffic Flows, pcu/hr	Col. Peak	Capacity, pcu/hr	Col. Peak
q-CA	95	Q-BA	451
q-CB	127	Q-BC	627
q-AB	13	Q-CB	441
q-AC	56	Q-BAC	590
q-BA	27		
q-BC	140		
f	0.838		

Ratio-of-flow to Capacity	Col. Peak	
B-A	0.060	
B-C	0.223	
C-B	0.288	
B-AC	0.283	(for shared lane CA, CB)

Priority Junction Analysis

Junction:	Shek Lin Road / Kam Shan Road / Unnamed Road				
Design Year:	2029	Job Number:	J6918	Date:	07 March 2022
Scenario:	2029 Ching Ming Festival Day with the Existing Columbarium Fully Occupied			Page	3



The predictive equations of capacity of movement are:

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

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

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

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

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

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

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

where Y = 1 - 0.0345W

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

W = major road width

W-CR = central reserve width

w-BA, etc = lane width to vehicle

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

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

Geometry :	Input		Input		Input		Calculated	
	W	8.00	V-rBA	80	w-BA	2.50	D	0.8237
	W-CR	0.00	V-lBA	80	w-BC	2.50	E	0.8598
			V-rBC	80	w-CB	0.00	F	0.6066
			V-rCB	35			Y	0.7240

Analysis :

Traffic Flows, pcu/hr	Col. Peak	Capacity, pcu/hr	Col. Peak
q-CA	99	Q-BA	449
q-CB	127	Q-BC	626
q-AB	13	Q-CB	440
q-AC	61	Q-BAC	586
q-BA	29		
q-BC	140		
f	0.828		

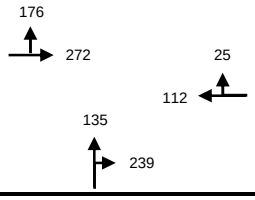
Ratio-of-flow to Capacity	Col. Peak	
B-A	0.065	
B-C	0.224	
C-B	0.289	
B-AC	0.288	(for shared lane CA, CB)

Signal Junction Analysis

Junction: Kwong Fuk Road / On Fu Road — Job Number: J6918
Scenario: 2021 Existing Condition - Ching Ming Festival Day — Page 4
Design Year: 2021 — Designed By: HCF — Checked By: WCH — Date: 07 March 2022

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Kwong Fuk Road EB	LT+SA	A1	1	3.60	10.0		86	1749	204	0.117	0.117					
Kwong Fuk Road EB	SA	A2	1	3.30				2085	244	0.117						
On Fu Road NB	SA	B1	3	4.00				2015	135	0.067						
On Fu Road NB	RT	B2	3	4.00	8.0		100	1815	239	0.132	0.132					
Kwong Fuk Road WB	SA+RT	C1	2	3.20	8.0		18	1872	137	0.073	0.073					
Pedestrian Phase		$D_{(p)}$	1, 2, 4		Min Crossing Time =		5	sec GM +		9	sec FGM =			14	sec	
		$E_{(p)}$	3, 4		Min Crossing Time =		5	sec GM +		11	sec FGM =			16	sec	
		$F_{(p)}$	4		Min Crossing Time =		5	sec GM +		9	sec FGM =			14	sec	

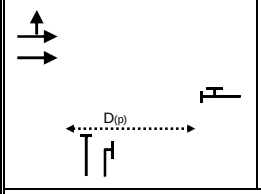
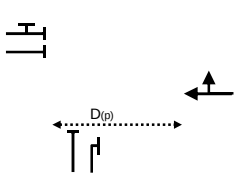
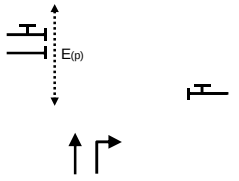
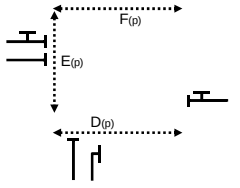
Columbarium Peak Traffic Flow (pcu/hr) N



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

	COL PEAK HOUR Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.322					
L (s)	40					
C (s)	102					
Prac. y	0.547					
R.C. (%)	70%					

NOTE:

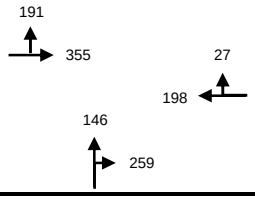
1	2	3	4	5
				
COL PEAK G = / I/G = 6	G = / I/G = 6	G = / I/G = 3	G = 26 / I/G = 2	G = 40
G = / I/G =	G = / I/G =	G = / I/G =	G = / I/G =	G = 0
G = / I/G =	G = / I/G =	G = / I/G =	G = / I/G =	G = 0
G = / I/G =	G = / I/G =	G = / I/G =	G = / I/G =	G = 0
G = / I/G =	G = / I/G =	G = / I/G =	G = / I/G =	G = 0
G = / I/G =	G = / I/G =	G = / I/G =	G = / I/G =	G = 0

Signal Junction Analysis

Junction:	Kwong Fuk Road / On Fu Road			Job Number:	J6918
Scenario:	2029 Ching Ming Festival Day with the Existing Columbarium with Current Niche Occupancy			Page	5
Design Year:	2029	Designed By:	HCF	Checked By:	WCH	Date:	07 March 2022

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Kwong Fuk Road EB	LT+SA	A1	1	3.60	10.0		71	1785	252	0.141	0.141					
Kwong Fuk Road EB	SA	A2	1	3.30				2085	294	0.141						
On Fu Road NB	SA	B1	3	4.00				2015	146	0.072						
On Fu Road NB	RT	B2	3	4.00	8.0		100	1815	259	0.143	0.143					
Kwong Fuk Road WB	SA+RT	C1	2	3.20	8.0		10	1899	225	0.118	0.118					
Pedestrian Phase		$D_{(p)}$	1, 2, 4		Min Crossing Time =		5	sec GM +		9		sec FGM =		14	sec	
		$E_{(p)}$	3, 4		Min Crossing Time =		5	sec GM +		11		sec FGM =		16	sec	
		$F_{(p)}$	4		Min Crossing Time =		5	sec GM +		9		sec FGM =		14	sec	

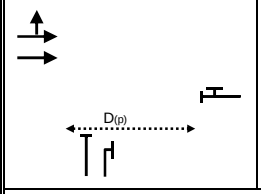
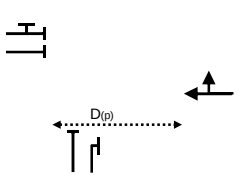
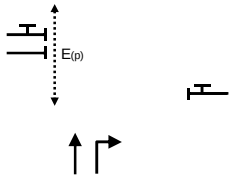
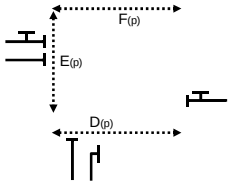
Columbarium Peak Traffic Flow (pcu/hr) N



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

	COL PEAK HOUR					
	Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.402					
L (s)	40					
C (s)	102					
Prac. y	0.547					
R.C. (%)	36%					

NOTE:

1	2	3	4	5
				

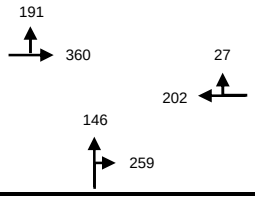
COL	G =	I/G =	6	G =	I/G =	6	G =	I/G =	3	G =	26	I/G =	2	G =		40
PEAK	G =	I/G =		G =	I/G =		G =	I/G =		G =		I/G =		G =		0
	G =	I/G =		G =	I/G =		G =	I/G =		G =		I/G =		G =		0
	G =	I/G =		G =	I/G =		G =	I/G =		G =		I/G =		G =		0
	G =	I/G =		G =	I/G =		G =	I/G =		G =		I/G =		G =		0
	G =	I/G =		G =	I/G =		G =	I/G =		G =		I/G =		G =		0

Signal Junction Analysis

Junction: Kwong Fuk Road / On Fu Road — Job Number: J6918
Scenario: 2029 Ching Ming Festival Day with the Existing Columbarium Fully Occupied — Page 6
Design Year: 2029 — Designed By: HCF — Checked By: WCH — Date: 07 March 2022

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Kwong Fuk Road EB	LT+SA	A1	1	3.60	10.0		71	1785	254	0.142	0.142					
Kwong Fuk Road EB	SA	A2	1	3.30				2085	297	0.142						
On Fu Road NB	SA	B1	3	4.00				2015	146	0.072						
On Fu Road NB	RT	B2	3	4.00	8.0		100	1815	259	0.143	0.143					
Kwong Fuk Road WB	SA+RT	C1	2	3.20	8.0		10	1899	229	0.121	0.121					
Pedestrian Phase		$D_{(p)}$	1, 2, 4		Min Crossing Time =		5	sec GM +		9	sec FGM =			14	sec	
		$E_{(p)}$	3, 4		Min Crossing Time =		5	sec GM +		11	sec FGM =			16	sec	
		$F_{(p)}$	4		Min Crossing Time =		5	sec GM +		9	sec FGM =			14	sec	

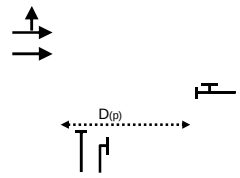
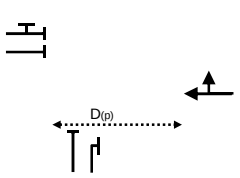
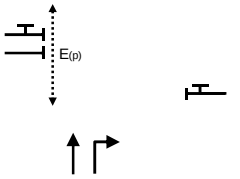
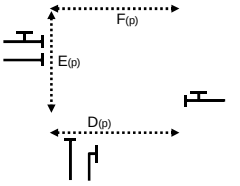
Columbarium Peak Traffic Flow (pcu/hr) N



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

	COL PEAK HOUR					
	Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.406					
L (s)	40					
C (s)	102					
Prac. y	0.547					
R.C. (%)	35%					

NOTE:

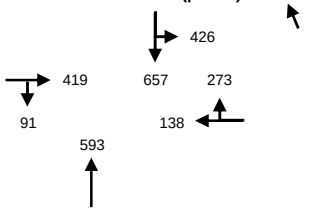
1	2	3	4	5
				
COL PEAK G = I/G = 6	G = I/G = 6	G = I/G = 3	G = 26 I/G = 2	G = 40
G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0

Signal Junction Analysis

Junction:	Kwong Fuk Road / Po Heung Street			Job Number:	J6918
Scenario:	2021 Existing Condition - Ching Ming Festival Day			Page	7
Design Year:	2021	Designed By:	HCF	Checked By:	WCH	Date:	07 March 2022

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Kwong Fuk Road EB	SA	A1	2	3.70				1985	202	0.102	0.102					
Kwong Fuk Road EB	SA	A2	2	3.70				2125	217	0.102						
Kwong Fuk Road EB	RT	A3	2	3.60	16.0		100	1934	91	0.047						
Po Heung Street NB	SA	B1	1	3.60				1975	286	0.145						
Po Heung Street NB	SA	B2	1	3.60				2115	307	0.145						
Kwong Fuk Road WB	SA	C1	3	3.60				1975	138	0.070						
Kwong Fuk Road WB	RT	C2	3	3.00	17.0		100	1888	273	0.145	0.145					
Po Heung Street SB	LT+SA	D1	1	3.30	11.0		88	1737	485	0.279						
Po Heung Street SB	SA	D2	1	3.90				2145	598	0.279	0.279					
Pedestrian Phase		$E_{(p)}$	3		Min Crossing Time =			5	sec GM +		9	sec FGM =		14	sec	
		$F_{(p)}$	1		Min Crossing Time =			5	sec GM +		11	sec FGM =		16	sec	
		$G_{(p)}$	2		Min Crossing Time =			5	sec GM +		9	sec FGM =		14	sec	

Columbarium Peak Traffic Flow (pcu/hr) N

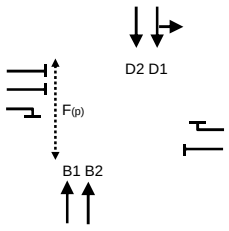
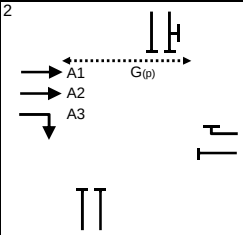
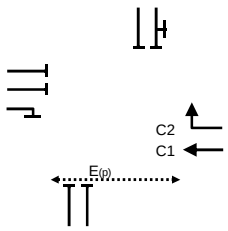


$S = 1940 + 100\ (W-3.25)$ $S = 2080 + 100\ (W-3.25)$

$S_M = S / (1 + 1.5\ f/r)$ $S_M = (S - 230) / (1 + 1.5\ f/r)$

	COL PEAK HOUR					
	Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.526					
L (s)	16					
C (s)	102					
Prac. y	0.759					
R.C. (%)	44%					

NOTE:

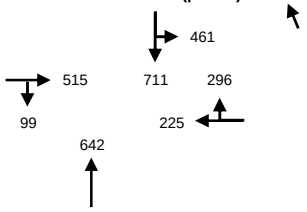
1	2	3	4	5
				
COL G =	I/G = 6 G =	I/G = 6 G =	I/G = 7 G =	I/G = G = 16
PEAK G =	I/G = G =	I/G = G =	I/G = G =	I/G = G = 0
G =	I/G = G =	I/G = G =	I/G = G =	I/G = G = 0
G =	I/G = G =	I/G = G =	I/G = G =	I/G = G = 0
G =	I/G = G =	I/G = G =	I/G = G =	I/G = G = 0
G =	I/G = G =	I/G = G =	I/G = G =	I/G = G = 0

Signal Junction Analysis

Junction:	Kwong Fuk Road / Po Heung Street			Job Number:	J6918
Scenario:	2029 Ching Ming Festival Day with the Existing Columbarium with Current Niche Occupancy			Page	8
Design Year:	2029	Designed By:	HCF	Checked By:	WCH	Date:	07 March 2022

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Kwong Fuk Road EB	SA	A1	2	3.70				1985	249	0.125	0.125					
Kwong Fuk Road EB	SA	A2	2	3.70				2125	266	0.125						
Kwong Fuk Road EB	RT	A3	2	3.60	16.0		100	1934	99	0.051						
Po Heung Street NB	SA	B1	1	3.60				1975	310	0.157						
Po Heung Street NB	SA	B2	1	3.60				2115	332	0.157						
Kwong Fuk Road WB	SA	C1	3	3.60				1975	225	0.114	0.114					
Kwong Fuk Road WB	RT	C2	3	3.00	17.0		100	1888	296	0.157						
Po Heung Street SB	LT+SA	D1	1	3.30	11.0		88	1737	524	0.302						
Po Heung Street SB	SA	D2	1	3.90				2145	648	0.302	0.302					
Pedestrian Phase		$E_{(p)}$	3		Min Crossing Time =			5	sec GM +		9	sec FGM =		14	sec	
		$F_{(p)}$	1		Min Crossing Time =			5	sec GM +		11	sec FGM =		16	sec	
		$G_{(p)}$	2		Min Crossing Time =			5	sec GM +		9	sec FGM =		14	sec	

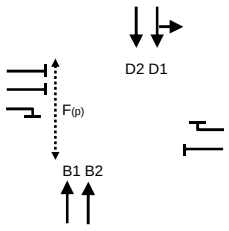
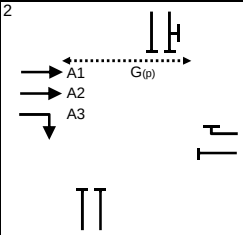
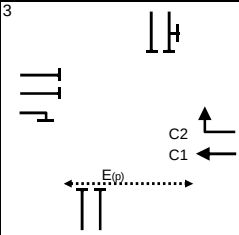
Columbarium Peak Traffic Flow (pcu/hr) N



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

	COL PEAK HOUR					
	Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.541					
L (s)	16					
C (s)	102					
Prac. y	0.759					
R.C. (%)	40%					

NOTE:

1	2	3	4	5
				

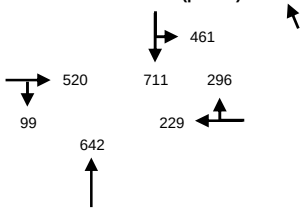
COL	G =	I/G =	6	G =	I/G =	6	G =	I/G =	7	G =	I/G =		G =			16
PEAK	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =			0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =			0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =			0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =			0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =			0

Signal Junction Analysis

Junction:	Kwong Fuk Road / Po Heung Street			Job Number:	J6918
Scenario:	2029 Ching Ming Festival Day with the Existing Columbarium Fully Occupied			Page	9
Design Year:	2029	Designed By:	HCF	Checked By: WCH	Date: 07 March 2022

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Kwong Fuk Road EB	SA	A1	2	3.70				1985	251	0.126						
Kwong Fuk Road EB	SA	A2	2	3.70				2125	269	0.127	0.127					
Kwong Fuk Road EB	RT	A3	2	3.60	16.0		100	1934	99	0.051						
Po Heung Street NB	SA	B1	1	3.60				1975	310	0.157						
Po Heung Street NB	SA	B2	1	3.60				2115	332	0.157						
Kwong Fuk Road WB	SA	C1	3	3.60				1975	229	0.116	0.116					
Kwong Fuk Road WB	RT	C2	3	3.00	17.0		100	1888	296	0.157						
Po Heung Street SB	LT+SA	D1	1	3.30	11.0		88	1737	524	0.302						
Po Heung Street SB	SA	D2	1	3.90				2145	648	0.302	0.302					
Pedestrian Phase		$E_{(p)}$	3		Min Crossing Time =			5	sec GM +		9	sec FGM =		14	sec	
		$F_{(p)}$	1		Min Crossing Time =			5	sec GM +		11	sec FGM =		16	sec	
		$G_{(p)}$	2		Min Crossing Time =			5	sec GM +		9	sec FGM =		14	sec	

Columbarium Peak Traffic Flow (pcu/hr) N

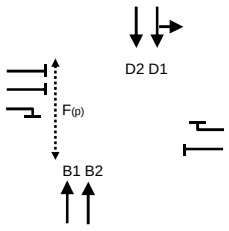
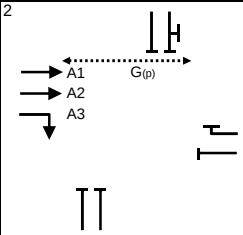
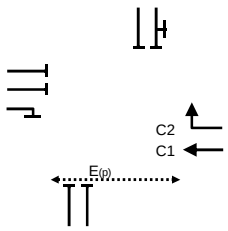


S = 1940 + 100 (W-3.25) S_M = S / (1 + 1.5 f/r)

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

	COL PEAK HOUR					
	Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.545					
L (s)	16					
C (s)	102					
Prac. y	0.759					
R.C. (%)	39%					

NOTE:

1	2	3	4	5
				

COL	G =	I/G =	6	G =	I/G =	6	G =	I/G =	7	G =	I/G =		G =		16
PEAK	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =		0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =		0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =		0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =		0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =		0

Signal Junction Analysis

Junction:	Shek Lin Road		Job Number: J6918
Scenario:	2021 Existing Condition - Ching Ming Festival Day		Page 10
Design Year: 2021	Designed By: HCF	Checked By: WCH	Date: 07 March 2022

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Shek Lin Road EB	SA	A1	1	3.40				1955	64	0.033	0.033					
Shek Lin Road WB	SA	B1	2	3.40				1955	102	0.052	0.052					
Pedestrian Phase																

Columbarium Peak Traffic Flow (pcu/hr) N

64

102

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

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

	COL PEAK HOUR Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.085					
L (s)	38					
C (s)	60					
Prac. y	0.330					
R.C. (%)	288%					

NOTE: For locaiton with carriageway width less than 5m with 1-lane 2-way traffic operation.
L = 70m @ Assumed speed of 20 km/h
1-way travel time = 13sec.

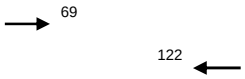
1	2	3	4	5
A1	B1			
COL PEAK G = 5	I/G = 15	G = 5	I/G = 15	G =	I/G =	G =	I/G =	G =	38
G =	I/G =	G =	I/G =	G =	I/G =	G =	I/G =	G =	0
G =	I/G =	G =	I/G =	G =	I/G =	G =	I/G =	G =	0
G =	I/G =	G =	I/G =	G =	I/G =	G =	I/G =	G =	0
G =	I/G =	G =	I/G =	G =	I/G =	G =	I/G =	G =	0
G =	I/G =	G =	I/G =	G =	I/G =	G =	I/G =	G =	0

Signal Junction Analysis

Junction: Shek Lin Road — Job Number: J6918
Scenario: 2029 Ching Ming Festival Day with the Existing Columbarium with Current Niche Occupancy — Page 11
Design Year: 2029 — Designed By: HCF — Checked By: WCH — Date: 07 March 2022

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Shek Lin Road EB	SA	A1	1	3.40				1955	69	0.035	0.035					
Shek Lin Road WB	SA	B1	2	3.40				1955	122	0.062	0.062					
Pedestrian Phase																

Columbarium Peak Traffic Flow (pcu/hr) N



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

	COL PEAK HOUR					
	Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.097					
L (s)	30					
C (s)	60					
Prac. y	0.450					
R.C. (%)	364%					

NOTE:

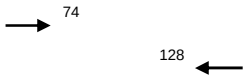
1	2	3	4	5
A1	B1			
COL PEAK G = 15	G = 15	G =	G =	G = 30
I/G =	I/G =	I/G =	I/G =	I/G =
G =	G =	G =	G =	G = 0
I/G =	I/G =	I/G =	I/G =	I/G =
G =	G =	G =	G =	G = 0
I/G =	I/G =	I/G =	I/G =	I/G =
G =	G =	G =	G =	G = 0
I/G =	I/G =	I/G =	I/G =	I/G =
G =	G =	G =	G =	G = 0
I/G =	I/G =	I/G =	I/G =	I/G =

Signal Junction Analysis

Junction: Shek Lin Road — Job Number: J6918
Scenario: 2029 Ching Ming Festival Day with the Existing Columbarium Fully Occupied — Page 12
Design Year: 2029 — Designed By: HCF — Checked By: WCH — Date: 07 March 2022

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Shek Lin Road EB	SA	A1	1	3.40				1955	74	0.038	0.038					
Shek Lin Road WB	SA	B1	2	3.40				1955	128	0.065	0.065					
Pedestrian Phase																

Columbarium Peak Traffic Flow (pcu/hr) N



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

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

	COL PEAK HOUR					
	Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.103					
L (s)	30					
C (s)	60					
Prac. y	0.450					
R.C. (%)	337%					

NOTE:

1	2	3	4	5
A1	B1			

COL	G =	I/G =	15	G =	I/G =	15	G =	I/G =	G =	I/G =	G =	30
PEAK	G =	I/G =		G =	I/G =		G =	I/G =	G =	I/G =	G =	0
	G =	I/G =		G =	I/G =		G =	I/G =	G =	I/G =	G =	0
	G =	I/G =		G =	I/G =		G =	I/G =	G =	I/G =	G =	0
	G =	I/G =		G =	I/G =		G =	I/G =	G =	I/G =	G =	0
	G =	I/G =		G =	I/G =		G =	I/G =	G =	I/G =	G =	0

Appendix B –
Swept Path Analyses



Project Title
S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918

Figure Title
SWEPT PATH OF PRIVATE CARS
ENTERING PARKING SPACES

Figure No.	Revision
SP01	D

Designed by	Drawn by	Checked by
W C H	S C Y	K C

Scale in A4	Date
1 : 400	07 MAR 2022

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Email : mail@ckmasia.com.hk

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Project Title
S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918

Figure Title
SWEPT PATH OF PRIVATE CARS
EXITING PARKING SPACES

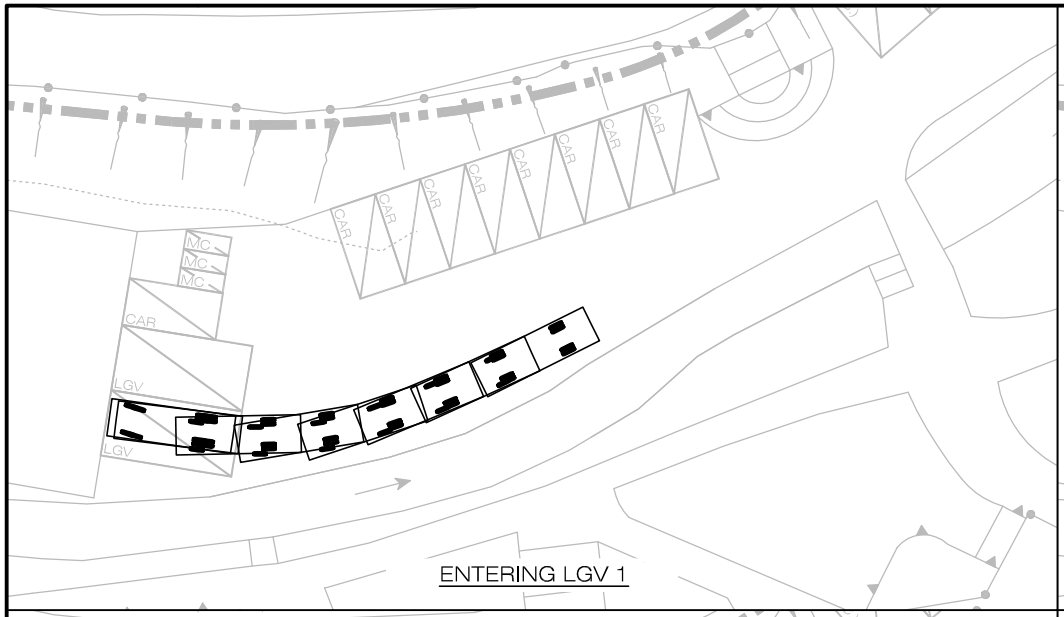
Figure No.	Revision
SP02	D

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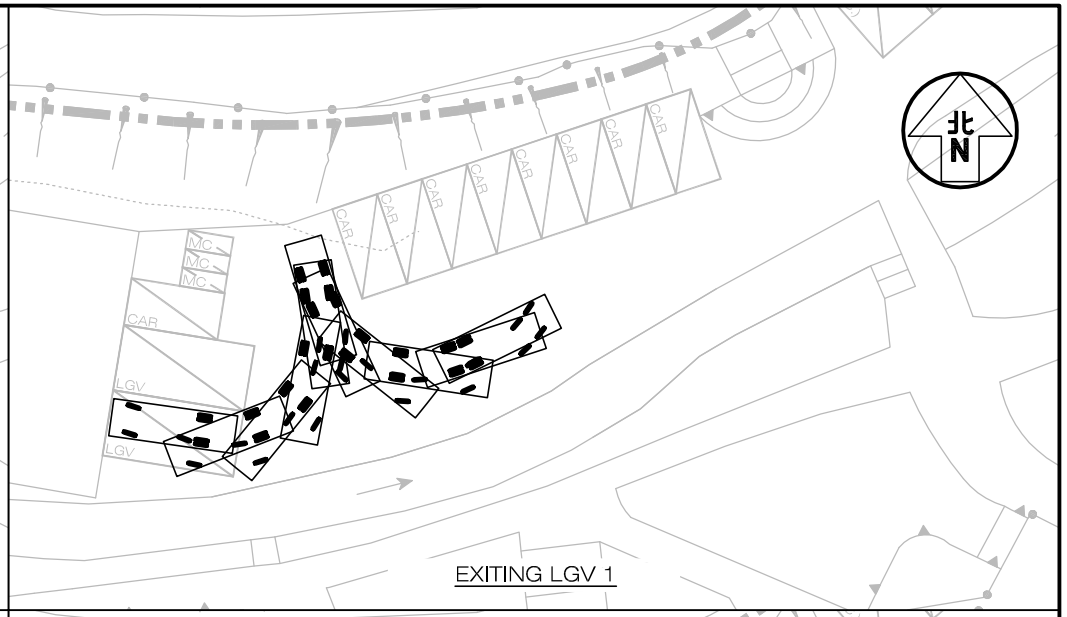
Scale in A4	Date
1 : 400	07 MAR 2022

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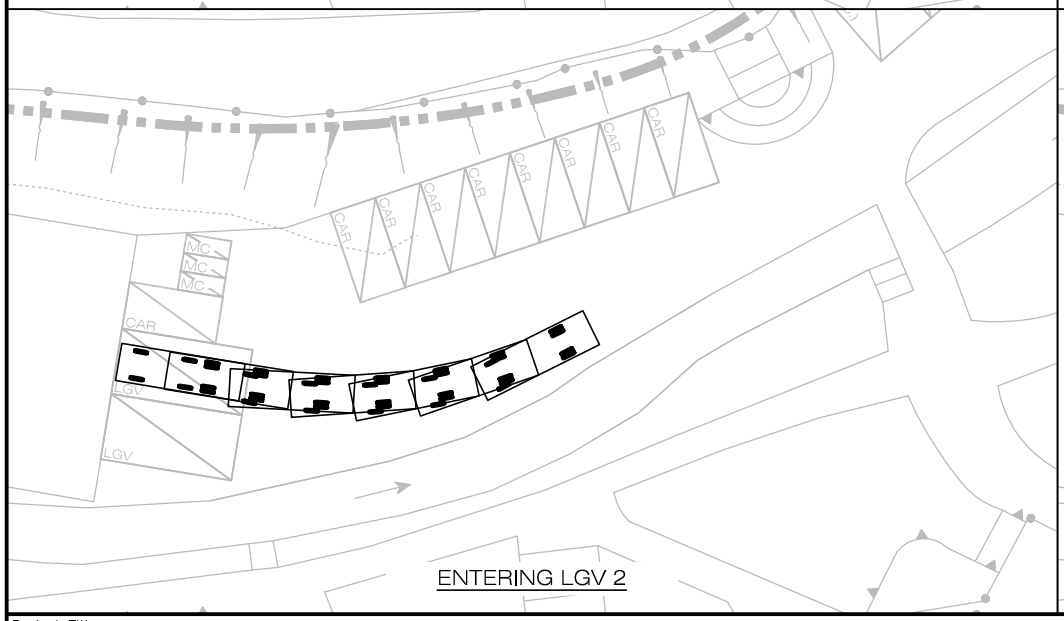
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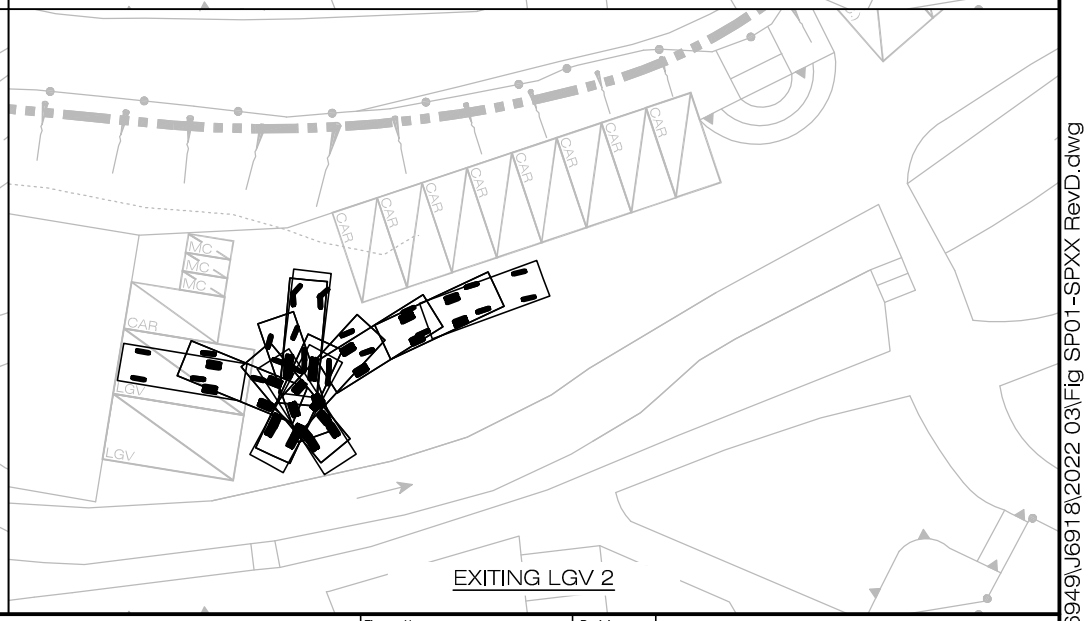
ENTERING LGV 1



EXITING LGV 1



ENTERING LGV 2



EXITING LGV 2

Project Title

S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918

Figure Title

SWEPT PATH OF LIGHT GOODS VEHICLES

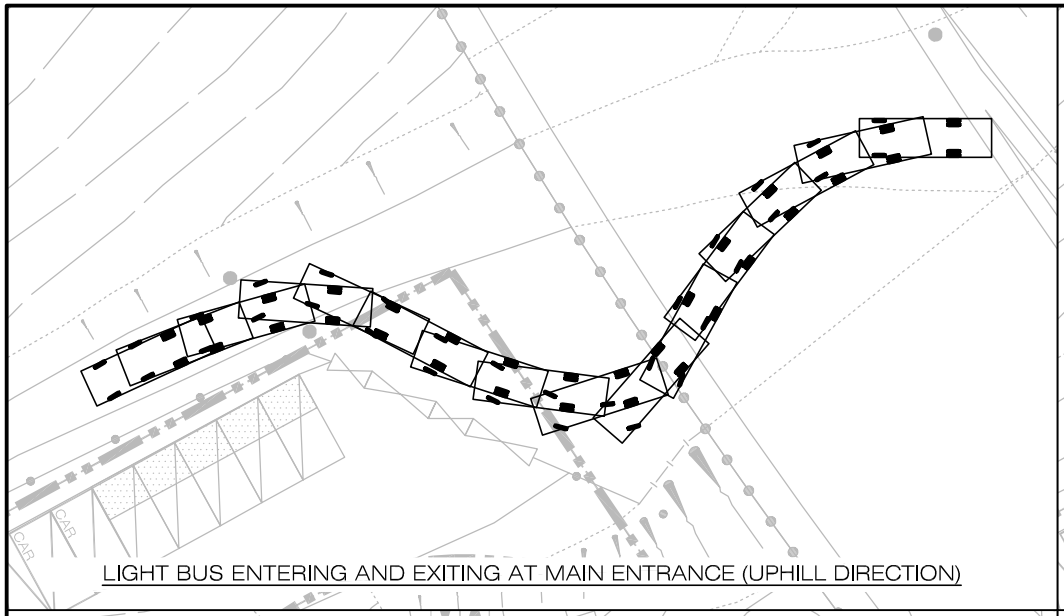
Figure No.	Revision
SP03	D

Designed by	Drawn by	Checked by
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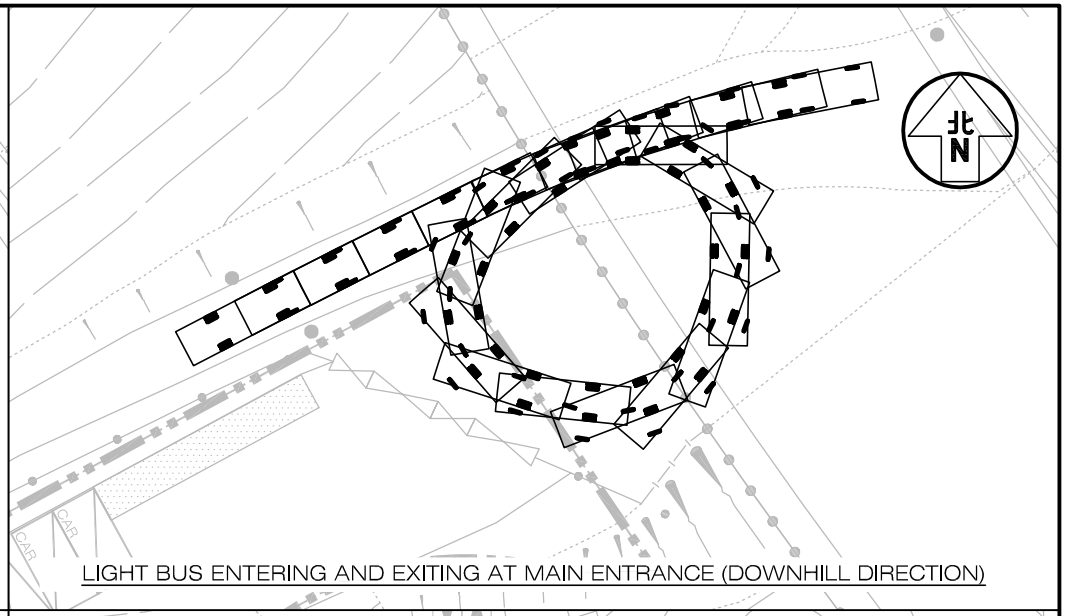
Scale in A4	Date
1 : 400	07 MAR 2022

CKM Asia Limited
Traffic and Transportation Planning Consultants
21st Floor, Methodist House, 36 Hennessy Road,
Wan Chai, Hong Kong
Tel : (852) 2520 5990 Fax : (852) 2528 6343
Email : mail@ckmasia.com.hk

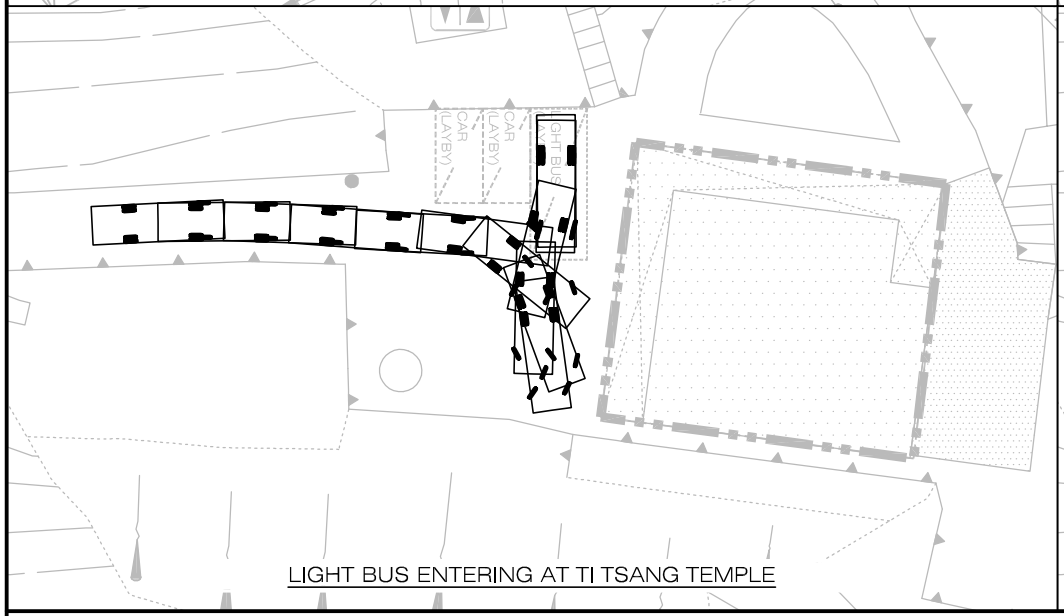
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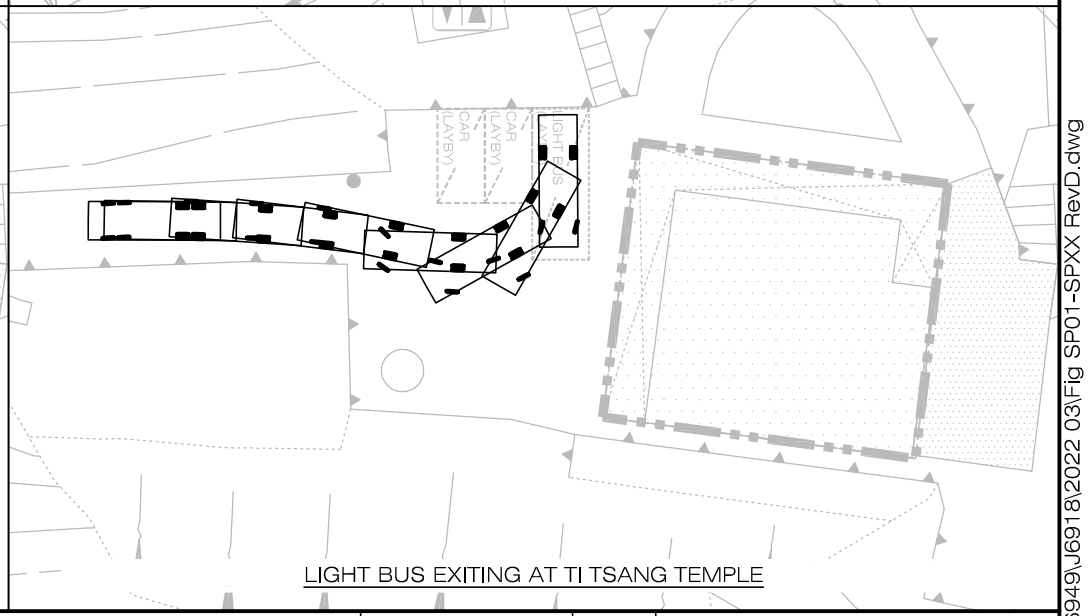
LIGHT BUS ENTERING AND EXITING AT MAIN ENTRANCE (UPHILL DIRECTION)



LIGHT BUS ENTERING AND EXITING AT MAIN ENTRANCE (DOWNHILL DIRECTION)



LIGHT BUS ENTERING AT TI TSANG TEMPLE



LIGHT BUS EXITING AT TI TSANG TEMPLE

Project Title
S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918

Figure Title
SWEPT PATH OF LIGHT BUS (WITH TCMP IMPLEMENTED)

Figure No.	Revision
SP04	D

Designed by	Drawn by	Checked by
W C H	S C Y	K C

Scale in A4	Date
1 : 400	07 MAR 2022

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Appendix C – Layby Sensitivity Analysis

Appendix C

Layby Operation Analysis -

Peak 15-Minute Opeation

Job Title Pun Chu Yuen (J6918)

Date 07 Mar 2022

Activity		**Per Hr**	**Per Peak 15-min**
Number of Shuttle Service Drop-off	(veh)	5	1.25
Duration per Drop-off	(s)		120.0
Number of Shuttle Service Pick-up	(veh)	5	1.25
Duration per Pick-up	(s)		120.0
Number of Taxi Drop-off	(veh)	9	2.25
Duration per Drop-off	(s)		60.0
Number of Taxi Pick-up	(veh)	5	1.25
Duration per Pick-up	(s)		30.0
Total Number of Vehicles	(veh)		6.0
Total Duration of Pick-up / Drop-off	(veh-s)		472.5
Weight Average Duration for All Vehicles	(s)		78.8
Number of Pick-up / Drop-off Space, *k*			1
Queuing Space Avaiable			3
Arrival rate λ (vehicles / 15 minutes)			6
Cycle time ω (s)			78.8
Service rate μ (vehicles / 15 minutes)			11.4

Number of Cars N	**Probability of Exact N Cars in the Lift System**	**Probability of N Cars or Less in the Lift System**	**Probability of More Than N Cars in the Lift System**
0	47.5%	47.5%	52.5%
1	24.9%	72.4%	27.6%
2	13.1%	85.5%	14.5%
3	6.9%	92.4%	7.6%
4	3.6%	96.0%	4.0%
5	**1.9%**	**97.9%**	**2.1%**
6	1.0%	98.9%	1.1%
7	0.5%	99.4%	0.6%

Conclusion

The probability of 1 additional vehicle arriving when 1 layby and 3 queuing spaces being occupied is 2.1%. The provision of layby and queuing capacity is acceptable.

Appendix C

Note:
k is the number of lift servers.
λ is the arrival rate in vehicles per 15 minutes.
μ is the service rate of a lift server in vehicles per 15 minutes.

Probability of having exactly zero cars in the lift system:

$$P(0) = \frac{1}{\left[\sum_{N=0}^{k-1} \frac{1}{N!}\left(\frac{\lambda}{\mu}\right)^N\right] + \frac{1}{k!}\left(\frac{\lambda}{\mu}\right)^k \frac{k\mu}{k\mu - \lambda}}$$

Probability of having exactly N cars in the lift system:

For $N < k$:

$$P(N) = \frac{1}{N!}\left(\frac{\lambda}{\mu}\right)^N P(0)$$

For $N \geq k$:

$$P(N) = \frac{1}{k!\,k^{N-k}}\left(\frac{\lambda}{\mu}\right)^N P(0)$$

k - -number of lift servers
λ - -arrival rate
μ - -service rate

Section 16 planning application for proposed columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories
(S16 Planning Application No. A/TP/681)

Geotechnical Planning Review Report

February 2022

Geotechnical Engineer:

Chan & Wong Architects and Engineers Ltd.

Unit J, 27/F., MG Tower, 133 Hoi Bun Road,
Kwun Tong, Kowloon, Hong Kong.

Tel: 23455833
Fax: 23455877

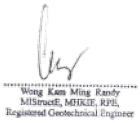


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Existing Geotechnical Features	5-6
Conclusion	7
Site Photos	Appendix A

Document Control			Job No.:
Amendment Record		**Geotechnical Planning Review Report**	
Date	Issue	Description	Approved By
7 Feb 2022	1	For Submission	KMW
7 Mar 2022	2	For Submission	KMW

Introduction

Section 16 planning application has been made for the proposed Columbarium at Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories. In accordance with the GEO Advice Note for planning applications under the Town Planning Ordinance (CAP. 131), a Geotechnical Planning Review Report is prepared as there are slopes steeper than 30 degree, or retaining wall, or combination of two with a height greater than 6m exists on the Application Site or within 6m of the Application Site.

The Proposed Columbarium

The proposed Columbarium use involves the following premises ("the Application Premises") in 3 existing buildings:

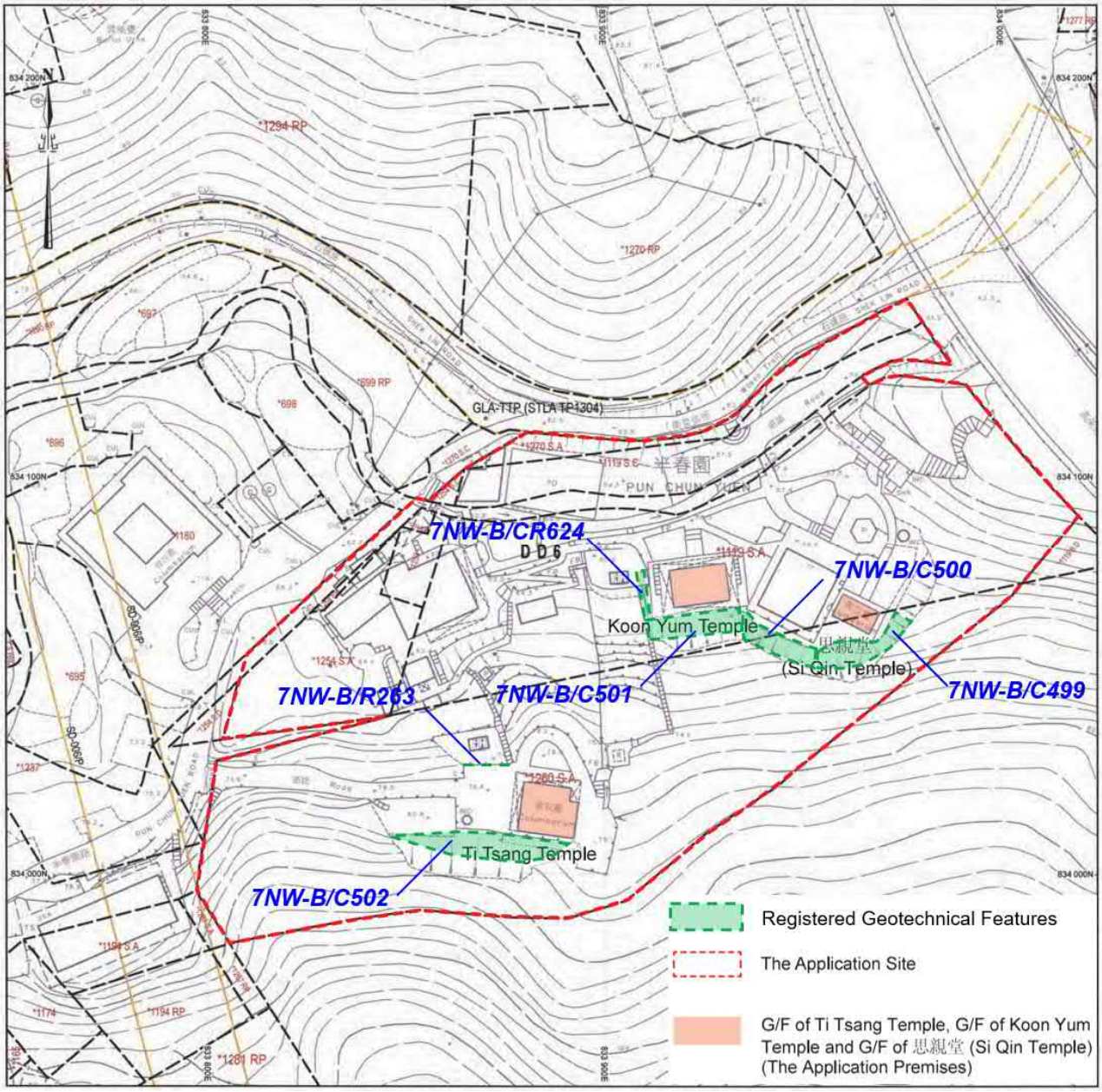
- G/F of Ti Tsang Temple
- G/F of Koon Yum Temple
- G/F of 思親堂 (Si Qin Temple)

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

(1) Construction of new buildings,
(2) Alteration or extension of existing buildings except the removal of unauthorized building works (UBWs) found on the G/F of the existing approved building Ti Tsang Temple, and
(3) Site Formation Works

For the removal of UBWs found on the G/F of Ti Tsang Temple, all the removal works will be carried out within the existing envelope of the building structure approved by the Building Authority under BD file ref: 2/9166/69. No works will be carried out outside the existing building and no excavation works will be involved. No geotechnical features, including slopes or retaining walls, will be affected.

Locations of these 3 existing buildings and the geotechnical features within the Application Site are shown on plan below.


7NW-B/CR624
7NW-B/C500
7NW-B/C501
7NW-B/R263
7NW-B/C499
7NW-B/C502
Koon Yum Temple
(Si Qin Temple)
Ti Tsang Temple
GLA-TTP (STLA TP1304)
PUN CHUN YUEN
Registered Geotechnical Features
The Application Site
G/F of Ti Tsang Temple, G/F of Koon Yum Temple and G/F of 思親堂 (Si Qin Temple) (The Application Premises)

Existing Geotechnical Features

The Application Site is situated on a natural terrain ranging from +53 mPD to +84 mPD comprising of natural slopes, man-made slopes, masonry walls and retaining walls. The overall gradient of the terrain is 14 degree.

Among the natural terrain, there are 6 registered geotechnical features within the Application Site. Their Feature Nos. are 7NW-B/C499, 7NW-B/C500, 7NW-B/C501, 7NW-B/C502, 7NW-B/CR624 and 7NW-B/R263. They are located in the vicinity of Ti Tsang Temple, Koon Yum Temple and 思親堂 (Si Qin Temple). List of data sources are shown below:

Feature No	Document
7NW-B/C499	1. Stage 2 Study Report (Ref. No S2R 26/2008) under CEDD Agreement No. CE 48/2006 (GE) 10-Year Extended LPM Project, Phase 7, Package K, Stability Studies of Private Slopes in Hong Kong and New Territories - Investigation
7NW-B/C500	1. Stage 2 Study Report (Ref. No S2R 26/2008) under CEDD Agreement No. CE 48/2006 (GE) 10-Year Extended LPM Project, Phase 7, Package K, Stability Studies of Private Slopes in Hong Kong and New Territories - Investigation
7NW-B/C501	1. Stage 2 Study Report (Ref. No S2R 26/2008) under CEDD Agreement No. CE 48/2006 (GE) 10-Year Extended LPM Project, Phase 7, Package K, Stability Studies of Private Slopes in Hong Kong and New Territories - Investigation
7NW-B/C502	1. Stage 2 Study Report (Ref. No S2R 110/2000) under CEDD Agreement No. CE 6/99 10-Year Extended LPM Project, Phase 1, Package F, Stability Studies of Private Slopes 2. Fieldwork Report by Chung Shun Boring Eng. Co. Ltd. in 2002 (GIU No. 46118) 3. Laboratory Testing Report by Socomat Testing Concrete Ltd. (Hong Kong) in 2002 (GIU No. 46125)

7NW-B/CR624	1. Stage 2 Study Report (Ref. No S2R 78/2011) under CEDD Agreement No. CE 59/2009 (GE) Landslip Prevention and Mitigation Programme, 2009, Package M, Safety Screening Studies of Private Slopes in Kowloon and Eastern New Territories - Investigation
7NW-B/R263	1. Stage 1 Study Report for Feature No. 7NW-B/R263, Slope Information System, CEDD

7NW-B/C499, 7NW-B/C500 & 7NW-B/C501

According to the Stage 2 Study Report (Ref. No S2R 26/2008) prepared by Halcrow China Ltd. in 2010. Stability analysis has been carried out and the features do not satisfy the requirements for the service of DH Order.

7NW-B/C502

Stage 2 Study (Report Ref. No S2R 110/2000) has been carried out by Maunsell Geotechnical Services Limited in 2000. A DH Order was served in October 2000 and was discharged in October 2003.

7NW-B/CR624

According to the Stage 2 Study Report (Ref. No S2R 78/2011) prepared by Halcrow China Ltd. in 2014. Stability analysis has been carried out and the features do not satisfy the requirements for the service of DH Order.

7NW-B/R263

According to the Stage 1 Study Report prepared in September 2000, no sign of seepage was identified. Stability analysis works will be carried out to identify whether the feature may affect, or be affected by the existing building i.e. Ti Tsang Temple.

Existing Conditions of the Geotechnical Features

Visual inspection was carried out on 4 February 2022 for both registered and non-registered features. There was no sign of distress and water seepage during the site inspection. Having reviewed the current condition, no immediate danger for both registered and non-registered features was identified.

Conclusion

This section 16 application only involves change of usage of existing buildings and it DOES NOT involve construction of new buildings, alteration or extension of existing building structures and site formation works. The removal of the identified UBWs at G/F of Ti Tsang Temple is confined within envelope of G/F of Ti Tsang Temple and no excavation work will be involved.

I confirm that the geotechnical Features Nos. 7NW-B/C499, 7NW-B/C500, 7NW-B/C501, 7NW-B/C502 and 7NW-B/CR624 within the Application Site is up to current standard and shall not affect and be affected by the proposed Columbarium. For Feature No. 7NW-B/R263, stability analysis works will be carried out to identify whether the feature may affect, or be affected by the existing building i.e. Ti Tsang Temple.

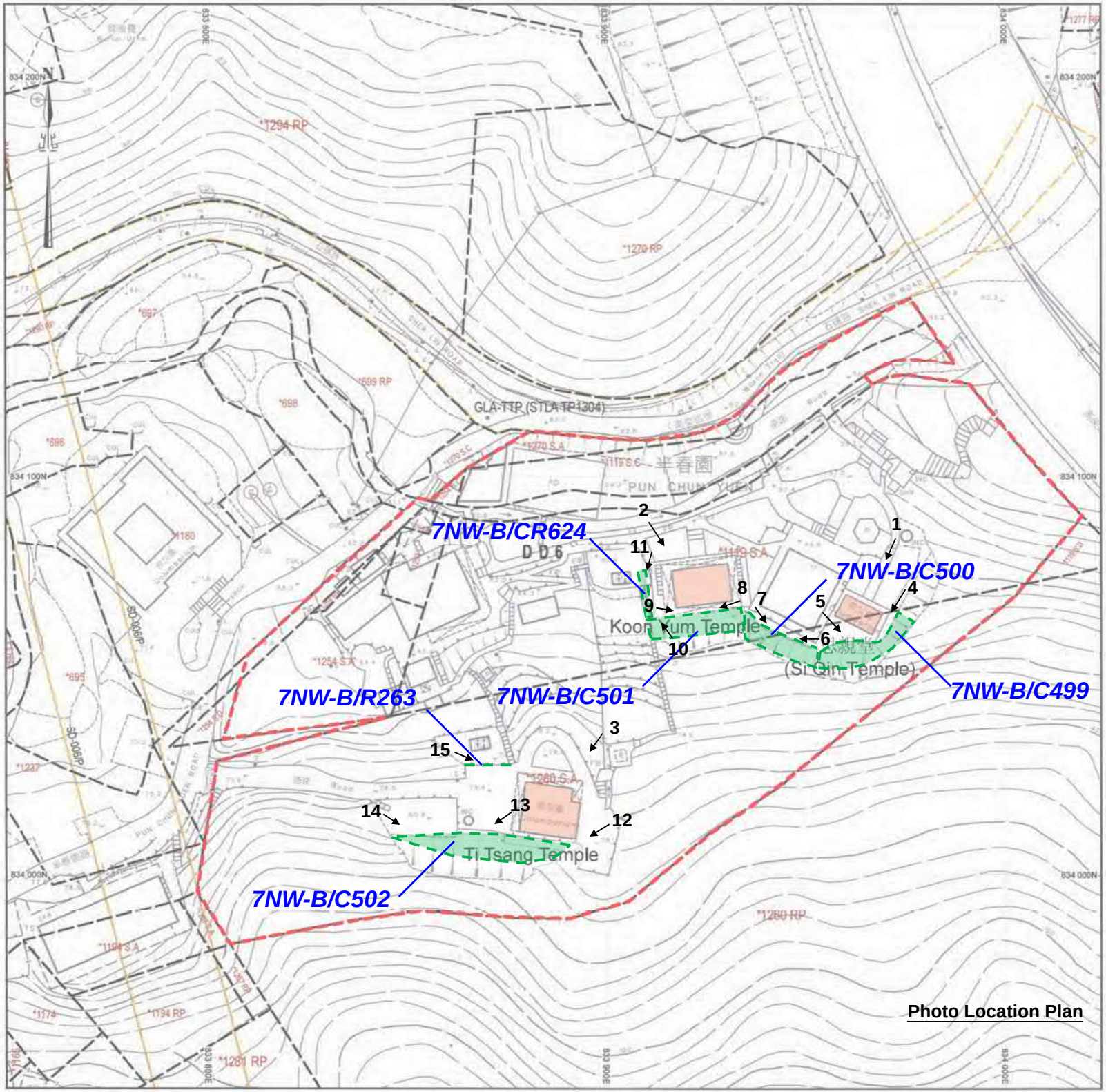
Prepared By



……

Wong Kam Ming Randy
Registered Geotechnical Engineer
RGE 3/94

Appendix A - Site Photos


7NW-B/CR624
7NW-B/C500
7NW-B/C499
7NW-B/R263
7NW-B/C501
7NW-B/C502
Koon Yum Temple
(Si Gin Temple)
Ti Tsang Temple
GLA-TTP (STLA TP1304)
PUN CHUN YUEN
半春園
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
Photo Location Plan

Record Photo

Geotechnical Planning Review Report

	Photo No: 1 Date Taken: 4-Feb-2022 Description: Overall View of Si Qin Temple Existing Building situated on a natural terrain ranging from +53 mPD to +84 mPD comprising of natural slopes, man-made slopes, masonry walls and retaining walls. The overall gradient of the terrain is 14 degree.
	Photo No: 2 Date Taken: 4-Feb-2022 Description: Overall View of Koon Yum Temple Existing Building situated on a natural terrain ranging from +53 mPD to +84 mPD comprising of natural slopes, man-made slopes, masonry walls and retaining walls. The overall gradient of the terrain is 14 degree.

Record Photo

Geotechnical Planning Review Report

	Photo No: 3 Date Taken: 4-Feb-2022 Description: Overall View of Ti Tsang Temple Existing Building situated on a natural terrain ranging from +53 mPD to +84 mPD comprising of natural slopes, man-made slopes, masonry walls and retaining walls. The overall gradient of the terrain is 14 degree.
	Photo No: 4 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/C499 next to Si Qin Temple

Record Photo

Geotechnical Planning Review Report

	Photo No: 5 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/C499 next to Si Qin Temple
	Photo No: 6 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/C500

Record Photo

Geotechnical Planning Review Report

	Photo No: 7 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/C500
	Photo No: 8 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/C501 at the rear of Koon Yum Temple

Record Photo

Geotechnical Planning Review Report

	Photo No: 9 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/C501 at the rear of Koon Yum Temple
	Photo No: 10 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/CR624 at the southwest side of Koon Yum Temple

Record Photo

Geotechnical Planning Review Report

	Photo No: 11 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/CR624 at the southwest side of Koon Yum Temple
	Photo No: 12 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/C502 at the rear of Ti Tsang Temple

Record Photo

Geotechnical Planning Review Report

	Photo No: 13 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/C502 at the rear of Ti Tsang Temple
	Photo No: 14 Date Taken: 4-Feb-2022 Description: General View for Feature No. 7NW-B/C502

Record Photo

Geotechnical Planning Review Report



Photo No: 15

Date Taken: 4-Feb-2022

Description:

General View for Feature No. 7NW-B/R263

KJL Ltd. development consultancy

Your Reference: TPB/A/TP/681

BY EMAIL & BY HAND

5th July 2022

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

Attn: The Secretary of the Town Planning Board

Dear Sir/Madam,

Section 16 Planning Application for Proposed Columbarium at Lots 1119S.A, 1119S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P 1260 S.A 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories

Application No. A/TP/681

Further to our application submitted on behalf of Lotus Association of Hong Kong to the Town Planning Board (the Board) on 28.12.2021, the Applicant submits further information to address comments by the Transport Department on 31.3.2022 and the Hong Kong Police Force on 23.5.2022 and public comments on 13.5.2022 through Planning Department (see enclosed).

We wish to clarify the following as requested by the Planning Department on 13.5.2022:

- The proposed Columbarium is confined to the ground floor of Ti Tsang Temple, Koon Yum Temple and the Si Qin Temple.
- In paragraph 2.6.5 of the planning statement, the Applicant has stated that these private lots are held under Tai Po New Grants Nos. 5378, 6836, 6901 and 6962. We wish to clarify further that the land was sold by public auction many years ago. The original land grant documents cannot be traced, but the lease terms were gazetted for Tai Po New Grant Lot Nos. 5378, 6901 and 6962 under the various Gazette Notices (GN) (see enclosed). For the new Grant No. 6836, the Applicant could not find any information amongst the GNs, and the date of the land auction was not known either.
- The floor area of Ti Tsang Temple, stated in Table 3.1 of the planning statement of about 96.1$m^{2,}$ is the license area and excludes the area of unauthorised building works (UBW) (see enclosed). The Planning statement has already specified the development parameters upon removal of the UBW.
- The existing ground floor area of Ti Tsang Temple within the enclosed external walls (including the license area of 96.1m^2 but excludes the UBW) is 121.2m^2. The floor area of the unauthorised building works (UBW) is 47.2m^2 (see enclosed).
- No building/construction works will be carried out at or near the graded historic building, i.e. Residence of Wong Se-Wai in Pun Chun Yuen.
- The number of ancestral tablets in Ti Tsang Temple is 1,335, and in Koon Yum Temple is 1,922.

Upon the Drainage Services Department (DSD) request, the Applicant's environmental consultant prepared and submitted a drainage flow diagram with supporting site photographs for DSD's review and comment on 15.6.2022. The diagram shows how the storm/rainwater can be discharged from the three proposed Columbarium premises: Ti Tsang Temple, Kwun Yum Temple and Si Qin Temple. The drainage flow diagram is also enclosed for reference by Board members.

On 23.6.2022, the Applicant was also requested by Planning Department to submit relevant information regarding the Applicant's liaison with the Buildings Department (BD) on the proposed removal of the extended portion (UBW) on the ground floor of Ti Tsang Temple. Accordingly, the Applicant submits previous discussion in writing between the PCAO of FEHD, BD and the Applicant (i.e. The Lotus Association of Hong Kong) on the matter. In particular, the Applicant wishes to clarify the following main sequence of events:

- BD sent their comments through PCAO's letter of 21.3.2019 (ref: 15 in FEHD PC 72-40/2018/033 pt.2) to the Applicant to request rectification of the unauthorised extended portion on the ground floor of Ti Tsang Temple (see enclosed).
- Upon this request, the Applicant, has revised the license plan several times to address BD comments, and the final version of the license plan was submitted to the PCAO of FEHD on 21.4.2021(see enclosed).
- The comments by BD through PCAO's letter of 13.8.2021 (ref: 17 in FEHD PC 72-40/62/2018/033 pt.5) to the Applicant show that the Applicant's removal proposal was acceptable to BD (see enclosed).

(Note: the proposed removal would only proceed through the submission of the A&A works for approval by BD upon approval of this application by the Board.)

This further information is considered not to be proposing a material change in the nature of the application. Therefore, it could be exempted from the publication and recounting requirements per TPB PG- No.32. However, should this further information be accepted but not exempted from the publication and recounting requirements, we would still like to proceed with the application with the further information.

Should you have any queries on the above, please contact our Ms. Daisy Yang or the undersigned at 3621 0362. Thank you.

Yours sincerely,



Kenneth J. Li
Director

Enclosures.

We also enclose 8 copies of the following supporting documents for the Board's consideration.

1. Our responses to Transport Department and the Hong Kong Police Force comments with the supporting revised Traffic Impact Assessment Report (TIA).
2. Our responses to key public comments received by the Board about the application
3. The Government Gazette Notices (GNs) No. S112. No. SNo.372 and S375.
4. The ground floor plans of Ti Tsang Temple
5. The storm/rainwater drainage flow diagram and supporting site photographs, which were submitted to DSD on 15.6.2022.
6. The letter from PCAO to the Applicant on 21.3.2019 (ref: 15 in FEHD PC 72-40/2018/033 pt.2) to the Applicant with BD's comments to request rectification of the unauthorised extended portion on the ground floor of Ti Tsang Temple.
7. The supporting floor plans for the license application that were submitted to PCAO on 21.4.2022.
8. The PCAO's letter to the Applicant of 13.8.2021 (ref: 17 in FEHD PC 72-40/62/2018/033 pt.5) with BD's comments that the Applicant's removal proposal was acceptable.

c.c. Shatin, Tai Po and North District Planning Office (Attn: Ms. Sandy Wu, ATP/TP4) by email at skswu@pland.gov.hk and 4 copies of the above mentioned supporting documents by hand to the Shatin, Tai Po and North District Planning Office of Planning Department, 13/F, Sha Tin Government Offices, No. 1 Sheung Wo Che Road, Sha Tin, N.T.

Enclosure 1 - Our responses to Transport Department and the Hong Kong Police Force comments with the supporting revised Traffic Impact Assessment Report (TIA).

Section 16 Planning Application

Proposed Columbarium Use at

Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A and 1270 S.A in D.D. 6 and Adjoining Government Land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories

(Application no. A/TP/681)

Responses to Comments from Government Departments

July 2022

Comments from Government Departments	Applicant's Responses
Comments from Transport Department received on 31st March 2022	
a. R-to-C (a), it is noted that the assessment to Shek Lin Road, which is a road link, was presented in RC. It is also noted that traffic lights and cycle time were involved in the calculation which in fact the applicant did not mention that they would provide such traffic facilities in the submission. Thus, it is not an appropriate and accurate assessment of Shek Lin Road as compared to the actual situation;	We wish to clarify that **NO** traffic light is proposed at Shek Lin Road. A revised assessment has been prepared and included in the updated TIA. The results show that the Shek Lin Road operates with capacity during the existing Ching Ming Festival Day columbarium peak hour and is expected to continue working with spare capacity during the design year's Ching Ming Festival.
b. Tables 5.6 and 5.7, the number of taxi for pickup does not tally with the generation as estimated in table 5.3. As shown in Appendix C the number of taxi for pickup in sensitivity test also does not tally with the generation as estimated in Table 5.3.	We wish to clarify that the numbers are checked and presented in the updated TIA in supporting our responses to comments.
2. It is noted that the traffic consultant (CKM Asia) provided supplementary information TD via email dated 29.3.2022. Should the supplementary information are essential for the revised TIA, please be reminded to include those information in next round of FI submission. Thank you.	Please note the revised TIA provides supplementary information that has been discussed between the traffic consultant and TD, including: 1) The revised capacity analysis mythology for the 1-lane 2-way section of Shek Lin Road; 2) Identification of a Possible Traffic Improvement Scheme; 3) Acceptance criteria for the layby sensitivity test; and 4) Minor adjustment on the TCMP. On 10th May 2022, Transport Department confirmed that they had "no comment" on the revised analysis mythology and the Possible Traffic Improvement Scheme before our consultants prepared the revised TIA and formed the essential basis of the report.

Comments from Government Departments	Applicant's Responses
Comments from Hong Kong Police Force received on 23rd May 2022	
As to better traffic control and road safety to the general public visiting columbarium, more stringent traffic management should be explored. In this regard, the following key points are suggested to the applicant: i. the applicant is required to obtain relevant authorization from other concerned government departments; ii. the applicant should ensure all residents of the area concerned are informed about the application in advance (by any means) so that they would be aware of the inconvenience caused; iii. the road signage along the route and notices prepared by the applicant should be bilingual as the visitors may include non-Chinese speakers; and iv. the applicant should provide details of the contact persons and telephone number to the residents of that area so that the residents could reach the applicant in case of any enquires.	i. The application has been circulated to all relevant government departments for comments, and none has any adverse comments on the application and the supporting technical assessments. ii. Noted. The applicant would ensure no unnecessary inconvenience caused to the residents in the area. One such proactive measure would be adopting the proposed traffic and crowd management proposal specified in the TIA report. iii. The applicant would put up bilingual notices wherever it is feasible and easily legible to the public. For instance, the signage that would be placed at the pickup point for the shuttle bus services that are only available during the festival periods. iv. Pun Chung Yuen is a religious institution that has been located in this area of Tai Po for more than 50 years. Its contact details can be readily ascertained through direct and public means, whilst our application is being processed by the Planning Department under the Town Planning Ordinance. Upon approval of the application, the applicant would also develop a website with all the essential information, which should include the contact person(s) details for ease of reference by the general public.

S16 Planning Application for Columbarium Use at Various Lots and Adjoining Government Land Pun Chun Yuen, 17 Shek Lin Road Tai Po, New Territories

Traffic Impact Assessment
Revised Final Report
18th May 2022

Prepared by: CKM Asia Limited

Prepared for: The Lotus Association of Hong Kong

S16 Planning Application for Columbarium Use at Various Lots and Adjoining Government Land Pun Chun Yuen, 17 Shek Lin Road Tai Po, New Territories

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1.0 INTRODUCTION

Background

1.1 The Application Site includes 3 existing columbarium buildings, namely Ti Tsang Temple (地藏殿), Koon Yum Temple (觀音殿), and Si Qin Temple (思親堂) (hereinafter the "Existing Columbarium") located within the Pun Chun Yuen at 17 Shek Lin Road, Tai Po, New Territories, i.e. 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government Land (hereinafter "the Application Site"). Figure 1.1 shows the location of Pun Chun Yuen.

1.2 At present, the 3 existing columbarium buildings provide a total of 3,834 niches for storage of cremated human bodies, of which 2,883 niches were sold before 30 June 2017, i.e. before the enactment of the Private Columbaria Ordinance (Cap. 630), whereas 712 niches are not yet sold, and another 239 niches are designated not for sale.

1.3 According to the Draft Tai Po Outline Zoning Plan No. S/TP/29, the Application Site is zoned "*Greenbelt*" ("*GB*"), and the proposed "*Columbarium (within a Religious Institution or extension of existing Columbarium only)*" is Column 2 use in this "*GB*" zone; therefore planning permission from the Town Planning Board ("TPB") is required, and a S16 planning application is submitted by the Applicant, i.e. the Lotus Association of Hong Kong.

1.4 Against this background, CKM Asia Limited, a traffic and transportation planning consultancy firm, was commissioned by the Applicant to carry out a Traffic Impact Assessment ("TIA") in connection with the Application Site. This TIA has been prepared with traffic surveys conducted during the 2021 Ching Ming Festival Period, and revised to incorporate the comments provided by Transport Department in January 2022, and April 2022.

Scope of Study

1.5 The main objectives of this study are as follows:

- To review the traffic conditions in the vicinity of the Application Site on Ching Ming Festival Day,
- To present traffic information associated with the Existing Columbarium,
- To present the existing and proposed Traffic and Crowd Management Plan ("TCMP") for Ching Ming and Chung Yeung Festival periods;
- To quantify the traffic and pedestrian generated by the Existing Columbarium with implementation of the proposed TCMP on Ching Ming Festival Day,
- To examine the traffic and pedestrian impact on the local road and footpath network,
- To identify deficiencies, if any, in the road network in accommodating the traffic impact associated with the Existing Columbarium with implementation of the proposed TCMP, and
- To evaluate the existing peak parking demand, and determine the level of provision of internal transport facilities supporting daily operation of Pun Chun Yuen, and the peak operation periods of the Existing Columbarium.

Contents of the Report

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

Chapter Two - Describes the existing condition and surveys,
Chapter Three - Outlines the Application Site and the Existing Columbarium,
Chapter Four - Presents the Traffic and Crowd Management Plan,
Chapter Five - Shows the traffic and pedestrian impact analyses, and
Chapter Six - Summarises the overall conclusion.

2.0 THE EXISTING SITUATION

The Application Site

2.1 The Application Site is the 3 existing columbarium buildings located within Pun Chun Yuen at 17 Shek Lin Road, Tai Po, New Territories, i.e. Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A, 1270 S.A in D.D.6 and adjoining Government Land. Pun Chun Yuen is a private religious institution established in the 1930s, and its first columbarium at Ti Tsang Temple was opened in 1971.

2.2 Figure 2.1 shows the existing layout of Pun Chun Yuen and the location of the Application Site.

The Road Network

2.3 The Application Site is served by Pun Chun Yuen Road, Shek Lin Road, Kam Shan Road, Pak Shing Street and Kwong Fuk Road.

2.4 Pun Chun Yuen Road runs from Shek Lin Road to the east, and terminates at Shek Uk Tsai to the west; and it is a single track access road.

2.5 Shek Lin Road runs from Kam Shan Road to the east, and terminates at Lin Au to the west. To the east of Pun Chun Yuen, Shek Lin Road is a local road with steep gradients, and its carriageway is some 6m wide which is enough for 2-way traffic flow, except for a short section to the immediate west of Kam Shan Road.

2.6 Kam Shan Road runs from Shek Lin Road to the west, and continues as Pak Shing Street to the east and terminates at its junction with Tsing Yuen Street. Both roads are of a standard single-2 carriageway.

2.7 Kwong Fuk Road runs from its junction with Tsing Yuen Street, and continues eastwards through its junctions with Po Heung Street, Nam Wan Road, Tai Po Road Yuen Chau Tsai, and Tolo Highway providing local and regional accesses.

Pedestrian Facilities

2.8 Footpaths alongside roads and at-grade pedestrian crossings are provided in the vicinity along Shek Lin Road and Kam Shan Road. Pedestrianised accesses to and from Tai Wo Station are found within Tai Wo Estate and Kam Shek New Village.

Historic Traffic Growth

2.9 Table 2.1 presents the historic annual average daily traffic ("AADT") for road sections located near the Application Site between 2015 and 2020.

TABLE 2.1 ATC STATIONS LOCATED NEAR THE APPLICATION SITE

ATC Station	5009	5646	5216	5474	Overall
Road	Kwong Fuk Rd	Kwong Fuk Rd	Nam Wan Rd	Wan Tau St	
From	Nam Wan Rd	Wan Tau St	Kwong Fuk Rd	Heung Sze Wui St	
To	Wan Tau St	Po Heung St	Tai Po Tai Wo Rd	Nam Wan Rd	
Year	Annual Average Daily Traffic (vehicles / day)				
2015	20,150	14,830	22,470*	13,800	71,250
2016	20,570	14,920	23,740*	14,380*	73,610
2017	20,100	14,690	23,570*	14,150*	72,510
2018	20,210	15,050	21,850	14,500*	71,610
2019	19,720	14,940*	22,260	12,220	69,140
2020	*18,230*	*13,110*	*21,190*	*12,250*	*64,780*
Average Annual Growth (2015 – 2019)	-0.5%	0.2%	-0.2%	-3.0%	-0.8%

*AADT estimated by Growth Factor

2.10 Table 2.1 shows that the AADT of these stations have negligible or negative annual growth.

2.11 It should be noted that "*The Annual Traffic Census 2020*" stated that due to the outbreak of COVID-19 in 2020, normal traffic flow pattern across Hong Kong were affected with significant drop in observed traffic flow in view of work-from-home arrangement for many government and private sector offices, suspension of face-to-face classes for schools, and disruption of tourism etc. Hence, the traffic data of 2020 is not adopted to determine the average annual growth, but included in Table 2.1 for reference only.

Population Projection

2.12 Reference is made to the "*2016-based Territorial Population and Employment Data Matrix*" published by the Planning Department for Tai Po and is presented in Table 2.2.

TABLE 2.2 POPULATION AND EMPLOYMENT IN TAI PO

Year	Population	Employment	Total
2021	269,050	85,100	354,150
2026	284,300	86,000	370,300
Average Annual Growth (2021 to 2026)	1.1%	0.2%	0.9%

2.13 Table 2.2 shows that the population and employment in the Tai Po District is projected to increase by 0.9% per annum between 2021 and 2026.

Public Transport Services

2.14 Limited road-based public transport service operates within 500m from Pun Chun Yuen; and the service available is presented in Table 2.3.

TABLE 2.3 ROAD-BASED PUBLIC TRANSPORT SERVICES OPERATING WIHTIN 500M FROM PUN CHUN YUEN

Route	Routing	Frequency (min)
GMB 22K	Tai Po Market ↔ Kam Shan	4 per AM Peak Only

2.15 The Tai Wo Station which is located within 1km from Pun Chun Yuen served by the MTR East Rail which has convenient connections to other railway lines servicing the whole of Hong Kong. In addition, numerous franchised bus and GMB routes also operate at the Tai Wo Public Transport Interchange. Table 2.4 summarises the services available at the Tai Wo Public Transport Interchange, and the stop locations are shown in Figure 2.2.

TABLE 2.4 ROAD-BASED PUBLIC TRANSPORT SERVICES OPERATING AT TAI WO STATION

Route	Routing	Frequency (minutes)
KMB 64K	Yuen Long (West) – Tai Po Market Station	6 – 20
KMB 64P	Tai Po Market Station → Kadoorie Farm	5 per PM(B)
KMB 65K	Kadoorie Farm → Tai Po Central	9 per AM(1)(A)
KMB 71K	Tai Wo – Tai Po Market Station	12 – 25
KMB 72	Tai Wo – Cheung Sha Wan	15 – 30
KMB 73	Fanling – Tai Po Industrial Estate	20 – 30
KMB 73A	Fanling – Yu Chui Court	20 – 35
KMB 73B	Nethersole Hospital – Sheung Shui (Circular)	25 – 30
KMB 74A	Tai Wo – Kai Yip	60
KMB 74C	Kau Lung Hang → Kwun Tong Ferry	6 per AM(1)(A)
KMB 74D	Kau Lung Hang – Kwun Tong Ferry	25 – 60
KMB 264R	Tin Yiu – Tai Po Market Station	30(3)
KMB 271P	Kau Lung Hang → Tsim Sha Tsui	2 per AM(2)(A)
KMB 271S	Hung Hom Station → Tai Wo	2 per day(D)
KMB 272E	Tai Wo → Mong Kok	3 per AM(1)(A)
KMB 272E	Mong Kok → Tai Wo	3 per PM(1)(B)
KMB 273C	Kau Lung Hang → Tsuen Wan West Station	1 per AM(2)(A)
KMB 273P	Tai Wo → Tsuen Wan West Station	15(1)(A)
KMB/CTB 307P	Tai Po → Tin Hau	12 per AM(1)(A)
KMB/CTB 307P	Tin Hau → Tai Po	10 per PM(1)(B)
KMB/CTB 907B	Tai Po Kwong Fuk Playground → Wan Chai	4 per AM(1)(A)
KMB/CTB 907C	Tai Po Tau → Wan Chai	4 per AM(1)(A)
KMB/CTB 907C	Admiralty Station → Tai Po Tau	4 per PM(1)(B)
KMB N73	Lok Ma Chau – Shatin Central	30(D)
KMB T74	Tai Wo → Kwun Tong Ferry	1 per AM(1)(A)
GMB 21K	Tai Po Market – Wai Tau Tsuen	12 – 30
GMB 25A	Tai Po Market – Nam Wah Po (Circular)	5 – 8
GMB 25B	Tai Po Market – Kau Lung Hang	4 – 8
GMB 25K	Tai Po Market – Lam Tsuen	3 – 6

KMB – Kowloon Motor Bus CTB – CityBus GMB – Green Minibus

Note: (1) Monday to Friday. No services on Sundays and Public Holidays
(2) Monday to Saturday. No services on Sundays and Public Holidays
(3) Saturday, Sunday and Public Holidays. No services on Monday to Friday
(A) AM Peak Only (B) PM Peak Only
(C) AM and PM Peak Only (D) Overnight service.

Existing Niches at Pun Chun Yuen

2.16 Table 2.5 summarises the existing niche status in Pun Chun Yuen.

TABLE 2.5 STATUS OF NICHES AT PUN CHUN YUEN

Status		Number of Niches (Percentage)			
		Ti Tsang Temple (地藏殿)	Koon Yum Temple (觀音殿)	Si Qin Temple (思親堂)	Total
Occupied	Sold and occupied [a]	873	681	912	2,466 (69%)
Vacant	Sold but vacant [b]	140	220	57	417 (11%)
	Unsold (and vacant) [c]	346	366	0	712 (20%)
	Subtotal [b] + [c]	*486*	*586*	*57*	*1,129 (31%)*
TOTAL [a]+[b]+[c]		**1,359 (38%)**	**1,267 (35%)**	**969 (27%)**	**3,595 (Note 1) (100%)**

Note 1: 239 Niches at Si Qin Temple are excluded, of which are NOT to be sold and will remain vacant. Hence, the total number of niches for Pun Chun Yuen is 3,834, but only 3,595 listed above are operational and included in the TIA for analysis.

2.17 In addition, Pun Chun Yuen also houses 3,257 ancestral tablets, including 2,096 are occupied, and 1,161 are not yet occupied, of which planning permission and licensing are not required

Free Shuttle Service

2.18 During each Ching Ming and Chung Yeung Festival period, Pun Chun Yuen provides free shuttle services, operated with 28-seat mini-coach, between Pun Chun Yuen and Kam Shek New Village to enhance accessibility of road-based public transport services available at Tai Wo Station. The frequency of the shuttle service is around 15 – 20 minutes, i.e. 3 to 4 trips per hour. Figure 2.3 shows the locations of pick-up / drop-off points and the routing.

Pandemic Preventive Measures and Visit-by-Appointment Arrangement

2.19 Due to COVID-19 pandemic which started in early 2020, Pun Chun Yuen was closed for grave sweeping during both 2020 Ching Ming and Chung Yeung Festival Periods. With the relaxing of the COVID-19 pandemic in early 2021, social distancing measures were relaxed and the Applicant reopened Pun Chun Yuen for 2021 Ching Ming Festival Period grave sweeping, but launched the Visit-by-Appointment arrangement to regulate the number of visitors and to avoid overcrowding. All visitors were requested to register with the Applicant prior to visiting.

2.20 In addition, other pandemic preventive and social distancing measures were also introduced with Pun Chun Yuen during the 2021 Ching Ming Festival Period. Visitors were required to scan the "LeaveHome Safe" app or provide contact information upon arrival and also to measure their body temperature before entering columbarium hall.

Visitor Count Surveys

2.21 Pun Chun Yuen was opened for grave sweeping with supporting worship services during the 2021 Ching Ming Festival period. Hence, the number of visitors counted was mainly related to the Existing Columbarium. The daily visitor counts obtained from the surveys are presented in Table 2.6.

TABLE 2.6 DAILY NUMBER OF VISITORS DURING 2021 CHING MING FESTIVAL PERIOD

Date	Daily Number of Visitors
Sunday, 28th March 2021	391
Saturday, 3rd April 2021 (Public Holiday – Day following Good Friday)	416
Sunday, 4th April 2021 (Public Holiday - Ching Ming Festival)	**937**
Monday, 5th April 2021 (Public Holiday – Day following Ching Ming Festival)	484
Sunday, 11th April 2021	410

2.22 Table 2.6 shows that the busiest grave sweeping day was on Sunday, 4th April, 2021, i.e. Ching Ming Festival Day. Table 2.7 shows the hourly number of visitors observed on the 2021 Ching Ming Festival Day.

TABLE 2.7 HOURLY NUMBER OF VISITORS ON 2021 CHING MING FESTIVAL DAY

Item	Number of Visitors Observed		
	Entering	Exiting	2-way
0900 – 1000	72	65	137
1000 – 1100	171	167	338
1100 – 1200	**186**	**170**	**356**
1200 – 1300	163	167	330
1300 – 1400	142	147	289
1400 – 1500	129	135	264
1500 – 1600	74	82	156
TOTAL (0900 - 1600)	**937**	**933**	**1,870**

2.23 Table 2.7 shows the columbarium peak hour occurred at 1100 – 1200 hours on 2021 Ching Ming Festival Day with 186 visitors entering and 170 visitors exiting Pun Chun Yuen.

Transport Mode Survey

2.24 Transport mode surveys were conducted on 2021 Ching Ming Festival Day, and the columbarium peak hour visitors mode of transport is summarised in Table 2.8.

TABLE 2.8 COLUMBARIUM PEAK HOUR VISITOR MODE OF TRANSPORT ON CHING MING FESTIVAL DAY

Mode of Transport	Entering				Exiting			
	No. of Visitors	Percent	No. of Vehicles	Average Occupancy	No. of Visitors	Percent	No. of Vehicles	Average Occupancy
Shuttle Service(1)	54	29%	4	14	68	40%	4	17
Taxi	52	28%	14	3.7	25	15%	14	1.8 (2)
Private Car	57	31%	15	3.8	59	35%	16	3.7
On Foot	23	12%	-	-	18	10%	-	-
TOTAL	**186**	**100%**	**33**	**-**	**170**	**100%**	**34**	**-**

(1) Shuttle Service included those visitors transferred to/from public transport, i.e. MTR, Franchised Bus, and GMB at Kam Shek New Village / Tai Wo Station.

(2) After taxi dropped-off passengers at Pun Chun Yuen, it was observed only about half the taxi picked-up passengers leaving Pun Chun Yuen on departure, and the remaining half departed vacantly.

Operation of the Shuttle Services

2.25 Table 2.9 presents the operation details of the shuttle service on 2021 Ching Ming Festival Day during the columbarium peak hour.

TABLE 2.9 FREQUENCY OF SHUTTLE SERVICE

Item	Ching Ming Festival Day Columbarium Peak Hour	
	From Kam Shek New Village	From Pun Chun Yuen
Number of Shuttle Services	4	4
Average Headway	15 minutes	15 minutes

Note: Service operated by a 28-seat mini-coach.

2.26 Visitors arriving by shuttle service could alight at the drop-off points at the Main Entrance of Pun Chun Yuen or outside Ti Tsang Temple. All visitors departing by shuttle service are required to board at the Main Entrance.

2.27 The travel distance between Kam Shek New Village and Ti Tsang Temple (via the Main Entrance of Pun Chun Yuen) is some 600m and the journey time is about 2 minutes, and vice versa.

Parking Demand of the Existing Columbarium

2.28 Car parking spaces are provided within Pun Chun Yuen. Table 2.10 presents the observed parking demand 2021 Ching Ming Festival Day.

TABLE 2.10 PEAK PARKING DEMAND ON CHING MING FESTIVAL DAY

Item	Ching Ming Festival Day
Maximum number of parked vehicles observed	15 vehicles
Average parking duration	35.6 minutes

Other Surveys Conducted

2.29 Details of the other surveys conducted are presented in Table 2.11.

TABLE 2.11 DETAILS OF OTHER SURVEYS UNDERTAKEN

Type of Survey	Description
Traffic counts at junctions	Manual classified traffic counts were conducted at junctions to assess their operational performance during the columbarium peak hour.
Pedestrian counts at key pedestrian facilities	Pedestrian counts at key sections of pedestrian facilities to assess the operation condition during the columbarium peak hour.

2.30 The results of the other surveys are presented in the following paragraphs.

Traffic Counts at Junctions

2.31 Manual classified traffic counts for the following junctions were obtained:

J01 – Junction of Shek Lin Road / Kam Shan Road / Unnamed Road
J02 – Junction of Kwong Fuk Road / On Fu Road
J03 – Junction of Kwong Fuk Road / Po Heung Street

2.32 Figure 2.4 shows the locations of the above junctions, and Figures 2.5 - 2.7 show the existing junction layouts.

2.33 The traffic counts were classified by vehicle types to enable traffic flows in passenger car unit ("pcu") to be calculated.

Potential Influence on Traffic Flow due to COVID-19 Pandemic

2.34 To determine if the observed traffic flows on the 2021 Ching Ming Festival Day is representative of the normal festive traffic flow without the COVID-19 pandemic, reference is made to the Traffic Impact Assessment reports prepared for the nearby proposed columbarium, Poh Yeh Ching Shea (Application No. A/TP/657), approved by the Town Planning Board on 29th November 2019, and the comparison is summarized in Table 2.12.

TABLE 2.12 COMPARISON OF THE 2016 AND 2021 CHING MING FESTIVAL COLUMBARIUM PEAK HOUR TRAFFIC FLOWS

Road Link	Section	Observed 2-way Traffic Flow (pcu)	
		Year 2016	Year 2021
Kam Shan Road	Near Kam Shek New Village	230	246
Kwong Fuk Road	West of On Fu Road	280	509
Kwong Fuk Road	Between On Fu Road and Po Heung Street	751	589
Kwong Fuk Road	East of Po Heung Street	1,429	1,141
	TOTAL	**2,690**	**2,485**
	2016 / 2021 Adjustment Factor	**1.08**	

2.35 Table 2.12 shows that overall the 2021 Ching Ming Festival Day traffic flows are 8% lower than the 2016. To be conservative, the 2021 observed traffic flows are increased by 10%, in order to represent the "normal" columbarium peak hour traffic flows, and is shown in Figure 2.8.

Operational Performance at Surveyed Junctions and Road Link

2.36 The existing operational performances of the surveyed junctions and road link are calculated based on the columbarium peak hour traffic flows and the analysis method found in Volume 2 of the Transport Planning and Design Manual ("TPDM"). The analysis results are summarised in Tables 2.13 and 2.14, and detailed calculations are found in Appendix A.

TABLE 2.13 EXISTING JUNCTION OPERATION PERFORMANCE

Junction		Type of Junction	Indicator	Ching Ming Festival Columbarium Peak Hour
J01	Shek Lin Road / Kam Shan Road / Unnamed Road	Priority	RFC	0.188
J02	Kwong Fuk Road / On Fu Road	Signal	RC	70%
J03	Kwong Fuk Road / Po Heung Street	Signal	RC	44%

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

TABLE 2.14 EXISTING ROAD LINK OPERATION PERFORMANCE

Road Link	Section	Type	Indicator	Ching Ming Festival Columbarium Peak Hour
Shek Lin Road	Between Kam Shan Road and Yat Wing Garden (Phase 1 / Phase 2)	1-Lane 2-Way Local Road	Ratio-of-Flow to Capacity (RFC) (1)	0.102
Shek Lin Road	Between Yat Wing Garden (Phase 1 / Phase 2) and Pun Chun Yuen	2-Lane 2-Way Local Road	Peak Hourly Flows/Design Flow Ratio (P/Df) (2)	0.208

Note:
(1) For some 70m-long section Shek Lin Road between Kam Shan Road and Yat Wing Garden (Phase 1 / Phase 2), the width of road carriageway is reduced to less than 5m and is 1-lane 2-way traffic operation. The analysis assumes Shek Lin Road operates as "Priority Junction", where eastbound traffic (downhill direction) is the minor movement, and the priority is always given to westbound traffic (uphill direction) with free flow traffic
(2) Based on road link capacity for 2-lane local road, i.e. 800 veh/hr, for Shek Lin Road between Yat Wing Garden (Phase 1 / Phase 2) and Pun Chun Yuen which is approximately 280m long with a carriageway width of more than 5m allowing opposing traffic pass by simultaneously without disruption.

2.37 The above results indicate the surveyed junctions and road link currently operate with capacities during the Ching Ming Festival columbarium peak hour.

Pedestrian Counts at Pedestrian Facilities

2.38 Pedestrian counts were conducted at footpaths near the Application Site and the columbarium pedestrian flows on 2021 Ching Ming Festival Day at the surveyed footpaths are shown in Figure 2.9.

2.39 Based on the columbarium peak 15-minute pedestrian flows, the Levels of Service ("LOS") analysis was conducted. Conservatively, a 'dead area' of 0.5 m is assumed when calculating the footpath "Effective Width". The LOS grading is as per TPDM Vol 6, Section 10.4 for footpaths. In general, LOS 'C' is considered as desirable at streets with dominant 'living' pedestrian activities. Table 2.14 summarizes the analysis results.

TABLE 2.15 EXISTING FOOTPATH OPERATION PERFORMANCE

Pedestrian Facilities		Measured Width (m)	Effective Width (m)	2-way Pedestrian Flow (ped/peak 15-min)	Flow Rates [LOS] (ped/m/min)
FP01	Shek Lin Road	1.5	1.0	12	0.8 [A]
FP02	Footpath within Kam Shek New Village	4.5	4.0	33	0.6 [A]
FP03	Kam Wo Bridge	5.0	4.5	73	1.1 [A]
FP04	Footpath within Tai Wo Estate between Kam Wo Bridge and Tai Wo Plaza	2.5	2.0	68	2.3 [A]

Note: A 'dead area' of 0.5m was assumed to estimate the" Effective Width"

2.40 As shown in Table 2.14, the surveyed pedestrian footpaths operate with LOS A, which is acceptable, during the Ching Ming Festival columbarium peak 15-minute.

3.0 THE APPLICATION SITE

Proposed Provision of Internal Transport Facilities – Normal Day

3.1 The Hong Kong Planning Standards and Guidelines ("HKPSG") has no recommendation on the provision of internal transport facilities for columbarium. Hence, internal transport facilities and layouts for Pun Chun Yuen are provided based on the operational needs, and existing condition of Pun Chun Yuen such as deposition of existing buildings, location of vehicle and pedestrian accesses, and topography of the lot etc. and is presented in Table 3.1.

TABLE 3.1 PROPOSED INTERNAL TRANSPORT FACILITIES – NORMAL DAY

Item	Proposed Provision
Regular Car Parking Spaces	26 nos. @ 5.0m (L) x 2.5m (W) x Min. 2.4m (H)
Accessible Car Parking Space	1 no. @ 5.0m (L) x 3.5m (W) x Min. 2.4m (H)
Motorcycle Parking Spaces	3 nos. @ 2.4m (L) x 1.0m (W) x Min. 2.4m (H)
Light Goods Vehicle Loading/Unloading Bays	2 nos. @ 11.0m (L) x 3.5m (W) x Min. 4.7m (H)

3.2 The proposed internal transport layout with provision summarised in Table 3.1 is shown in Figure 3.1.

3.3 Due to the stringent vertical and horizontal alignments of Shek Lin Road, and size of the car park within Pun Chun Yuen, only LGV are currently used for goods deliveries, and hence, only LGV loading / unloading bays are proposed.

Locations of Site Access Points

3.4 The existing site access points of Pun Chun Yuen for vehicular and pedestrian traffic at Shek Lin Road and Pun Chun Yuen Road are to be maintained.

Swept Path Analyses

3.5 Swept path analyses are conducted for the proposed internal transport facilities and no manoeuvring issues were found and these are presented in Appendix B.

4.0 TRAFFIC AND CROWD MANAGEMENT PLAN

Traffic and Crowd Management Plan ("TCMP") on Festival Periods

4.1 Figure 4.1 shows the on-site traffic and crowd management plan to be implemented on Ching Ming and Chung Yeung Festival Days, and their shadow periods. The details are described in below paragraphs.

Implementation Period of the TCMP

4.2 The TCMP is proposed to be implemented from 0900 to 1600 hours on the following days:

(i) 2nd Saturday before Ching Ming / Chung Yeung Festival Day,
(ii) 2nd Sunday before Ching Ming / Chung Yeung Festival Day,
(iii) 1st Saturday before Ching Ming / Chung Yeung Festival Day,
(iv) 1st Sunday before Ching Ming / Chung Yeung Festival Day,
(v) Ching Ming / Chung Yeung Festival Day,
(vi) 1st Saturday after Ching Ming / Chung Yeung Festival,
(vii) 1st Sunday after Ching Ming / Chung Yeung Festival,
(viii) 2nd Saturday after Ching Ming / Chung Yeung Festival,
(ix) 2nd Sunday after Ching Ming / Chung Yeung Festival, and / or
(x) Other public holidays within (i) and (ix).

Operation of Pun Chun Yuen

4.3 Pun Chun Yuen will be opened for grave sweeping only with supporting worship services on the days when the TCMP is implemented.

One-Way Pedestrian Flow

4.4 Figure 4.1 shows the proposed 1-way pedestrian flow circulation within Pun Chun Yuen when the TCMP is implemented.

Temporary Provision of Passenger Pick-up / Drop-off Points

4.5 When the TCMP is implemented and due to the site topography and significant level difference within Pun Chun Yuen, 2 passenger pick-up / drop-off points will be designated at Pun Chun Yuen for the boarding and alighting of passengers so that no passengers' pick-up / drop-off will be carried out along the carriageway of Shek Lin Road and Pun Chun Yuen Road, and the pick-up / drop-off points are:

(i) at the Main Entrance at Shek Lin Road, and
(ii) within Pun Chun Yuen outside Ti Tsang Temple.

4.6 Waiting of vehicle for passengers' pick-up will not be allowed. Staff will be stationed at the pick-up / drop-off points to ensure no waiting will occur.

Suspension of Car Parking Spaces and LGV Loading / Unloading Bays

4.7 To facilitate the passengers pick-up / drop-off outside Ti Tsang Temple and shuttle service queueing area at the Main Entrance, 3 car parking spaces located outside Ti Tsang Temple and 5 parking spaces located at the Main Entrance will be suspended.

4.8 In addition, the 2 LGV loading/unloading bays will also be suspended in order to provide additional car parking spaces. The Applicant will schedule all goods deliveries to be conducted outside the implementation period of the TCMP.

Provision of Internal Transport Facilities for the Festival Periods

4.9 When the TCMP is implemented, a total of 23 car parking spaces will be provided. Details are presented in Table 4.1.

TABLE 4.1 PROPOSED INTERNAL TRANSPORT FACILITIES WHEN THE TCMP IS IMPLEMENTED

Item	Proposed Provision
Regular Car Parking Spaces	22 nos. @ 5.0m (L) x 2.5m (W) x Min. 2.4m (H)
Accessible Car Parking Space	1 no. @ 5.0m (L) x 3.5m (W) x Min. 2.4m (H)
Motorcycle Parking Spaces	3 nos. @ 2.4m (L) x 1.0m (W) x Min. 2.4m (H)
Regular Car / Taxi Laybys	2 nos. @ 5.0m (L) x 2.5m (W) x Min. 2.4m (H)
Light Bus Layby	1 no. @ 8.0m (L) x 3.0m (W) x Min. 3.3m (H)

Promotion to Use Public Transport Services and Free Shuttle Service

4.10 Prior to each Ching Ming and Chung Yeung festival period, the Applicant will remind all niche and ancestral tablets owners using posters, mails, leaflets, instant messengers, newspaper and/or other social media etc., of (i) the traffic and crowd management arrangement, (ii) encourage the use of public transport services and the use of free shuttle service to access the Application Site, and (iii) discourage visitation by car and taxi.

4.11 Operation frequency of the free shuttle service will be increased to 5 trips per hour, i.e. every 12 minutes, and adjustable based on the passenger demand.

Visit-by-Appointment Arrangement

4.12 The Applicant will continue to operate its Visit-by-Appointment Arrangement in the future in order to regulate the number of visitors and to avoid overcrowding within and in the vicinity of Pun Chun Yuen.

4.13 All visitors, including those visiting columbarium and those visiting ancestral tablets, are required to register prior to visiting. The registration will be available via smartphone application, webpage, or by phone. Visitors are required to provide the Applicant with the number of people visiting in their group, the columbarium / ancestral tablet hall visiting, and the intended visiting time and date. The registration will be regarded as successful after the Applicant has confirmed the visiting details with the visitor.

4.14 The Applicant will impose a visiting capacity of 100 visitors per each 30-minute session, i.e. 2 visiting sessions per hour with an hourly capacity of 200 visitors per hour, throughout the implementation period of the TCMP.

Reservation on Car Parking Spaces

4.15 To ensure sufficient number of car parking spaces will be provided within Pun Chun Yuen, visitors requiring parking space on-site must register with the Applicant in advance to reserve a space to be provided. Each registered vehicle will be allowed to park on-site for up to 1 hour, which is some 70% longer than the observed average parking duration of 35.6 minutes.

4.16 The Applicant will impose an hourly capacity of 18 cars throughout the implementation period of the TCMP to ensure the remaining 5 parking spaces can be reserved to allow parking turnover.

Stations and Duties of Staff to Facilitate the TCMP

4.17 The Applicant will deploy sufficient number of staff to facilitate the TCMP to ensure smooth traffic operation, traffic safety and minimise the conflict between visitors arriving on foot and the inbound/outbound vehicle traffic. Table 4.2 summarises the locations of staff stations and duties.

TABLE 4.2 LOCATIONS OF STAFF AND DUTIES

Locations with Staff	Duty of Staff
1. At Main Entrance of Pun Chun Yuen near Shek Lin Road	- Manage operation of the pick-up / drop-off point and ensure vehicle do not wait. - Manage operation of the shuttle service drop-off and pick-up - Provide check-in reservation of arriving private cars; and - Direct arriving and departing private cars to enter and exit with caution
2. At various locations within Pun Chun Yuen	- Direct visitors to follow the 1-way pedestrian flow arrangement. - Manage and monitor the operation of each columbarium building, including the queuing area.
3. At Secondary Entrance of Pun Chun Yuen at Pun Chun Yuen Road	- Manage operation of the passenger pick-up / drop-off point outside Ti Tsang Temple, and ensure private cars and taxis do not wait

4.18 If and when necessary, in-house staff, monks and the respectable master of Pun Chun Yuen will also provide assistance to the traffic management team.

Holding Area

4.19 Holding areas of approximately 75m^2 to 100m^2 can be provided around each columbarium building. The holding areas have capacity for some 300 to 400 visitors at any one time assuming a holding capacity of 4 persons per square metre in reference with the TPDM, which is 3 to 4 times more than the visiting capacity of each visiting session and is sufficient to accommodate the number of visitors expected.

Data Collection and Review of the TCMP

4.20 The Applicant will maintain records on the number of visitors, number of niches occupied, utilisation of the shuttle services, parking utilisation and observed operation condition etc., for every Ching Ming and Chung Yeung Festival Periods, after obtaining the Town Planning Approval and the Private Columbarium License. This information can be used to review and evaluate the operational efficiency of the special traffic and pedestrian arrangement.

4.21 If necessary, a revised Traffic and Crowd Management Plan can be submitted to the Transport Department and the Hong Kong Police Force for follow-up review and to suit the future operation condition of Pun Chun Yuen with a goal to minimise the traffic and pedestrian impact to the general public.

Comparison on Visitor Demand and Visiting Capacity

4.22 Table 4.3 compares the estimated visitor demand and visiting capacity for Pun Chun Yuen during the Ching Ming and Chung Yeung Festival Periods.

TABLE 4.3 COMPARISON ON VISITOR DEMAND AND VISITING CAPACITY

Visitor Demand per Festival Period	
Number of visitors per sold and occupied niches	= 2.89 visitors/niche [(1)]
Total number of niches	= 3,595 niches
Total number of visitor (Visitor Demand per Festival Period)	= 3,595 niches x 2.89 visitors/niche **= 10,390 visitors**
Visiting Capacity per Festival Period	
Visiting capacity	= 100 persons per visiting session
Number of visiting sessions	= 2x 30-minute session per hour
Hourly capacity	= 2 x 100 = 200 persons per hour
Opening hours of the Subject Site	= 0900 to 1600 hours = 7 hr/day
Daily visiting capacity	= 200 visitors/hour x 7 hr/day **= 1,400 visitors/day**
Number of Days within the Festival Period	= Minimum 8 Days (including 2 weekends before and 2 weekends after the Festival Day, and assuming the Festival Day falls on a Saturday or Sunday; other public holidays in between also excluded.)
Minimum Visiting Capacity per Festival Period	=1,400 visitors / day x 8 days **= 11,200 visitors** **> Visitor Demand of 10,390 visitors, hence, OK**

(1) Based on CKM's in-house data obtained from the TPB's approved columbarium development (TPB No. Y/ST/47), i.e. Memorial Park, located in Fo Tan, Shatin.

4.23 As shown in Table 4.3, the estimated demand is to be some 10,390 visitors across the Festival Period; which is less than the capacity of 11,200 visitors for minimum 8 days.

4.24 Hence, the proposed visiting capacity of 100 persons per 30-minute session, i.e. 200 persons/hour, with the proposed implementation period of minimum 8 days, i.e. 2 weekends before and 2 weekends after the festival day, is considered appropriate and will be sufficient to accommodate the expected visitor demand.

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

5.0 TRAFFIC IMPACT

Design Year

5.1 Reference is made to the TPDM which states "*the planning horizon for traffic forecast… should be set at the time when the development is completed or preferably at a design year within 5 years of the completion.*"

5.2 In view the columbarium buildings are existing facilities which has been completed; this study assumed a 3-year period from 2021 is required to obtain the necessary town planning and private columbarium license approvals. Hence, a completion year of 2024 is adopted and, the design year is set to be 5 years from Year 2024, i.e. Year 2029.

5.3 Two design scenarios were assessed including:

(i) Year 2029 Ching Ming Festival Day with the Existing Columbarium with Current Niche Occupancy without Implementation of the TCMP, and
(ii) Year 2029 Ching Ming Festival Day with the Existing Columbarium with Implementation of the TCMP.

Traffic and Pedestrian Forecast

5.4 The 2029 traffic flows are estimated based on: (i) the historic traffic flow from 2015 to 2019 which is -0.8% per annum (Table 2.1 refers), and (ii) the estimated population growth in the Tai Po District from 2021 to 2026, which is 0.9% per annum (Table 2.2 refers). To be conservative, a growth rate of 1.0% per annum is adopted to derive the 2029 traffic and pedestrian flows.

5.5 Hence, the year 2029 columbarium peak hour traffic flows on the Festival Days are derived as follows:

2029 Traffic or Pedestrian Flows with Current Occupancy with TMCP at the Existing Columbarium [A]	=	*Adjusted Existing Traffic or Pedestrian Flows + Estimated Traffic or Pedestrian Growth from 2021 to 2029 + Traffic or Pedestrian Generated by Other Known Developments*
2029 Traffic or Pedestrian Flows with the Existing Columbarium Fully Occupied with TCMP	=	*[A] + Traffic or Pedestrian Generation associated with the Existing Columbarium including Implementation of the TCMP*

Traffic and Pedestrian Generation by Other Planned / Approved Major Developments

5.6 The traffic and pedestrian generation of the other planned / approved major developments located in the vicinity of Pun Chun Yuen have been considered in the analysis. The details of these developments considered verified by Planning Department are summarised in Table 5.1.

TABLE 5.1 OTHER PLANNED / APPROVED MAJOR DEVELOPMENT IN THE VICINITY OF PUN CHUN YUEN

Development		Address	Development Schedule	Planning Application Status
1.	Poh Yea Ching Shea (A/TP/657)	Lot No. 1006 RP in DD5, Mui Shui Hang, Tai Po	Columbarium with 5,302 niches	Approved by TPB on 29 Nov. 2019.
2.	Ling Hin Fat Yuen (A/TP/652)	Lot 1171 (part) in D.D. 6 and adjoining Government land, Shek Lin Road, Shek Kwu Lung, Tai Po	Columbarium with 757 niches and 1,782 ancestral tablets	Approved by TPB on 19 July 2019.
3.	Cheung Ha Ching Shea (Y/TP/27)	Nos.74&75 Kam Shan Road, Kam Shan, Tai Po, New Territories (Lots No. 738 S.C. & 738 S.C. ss.1 in D.D. 6)	Columbarium with 1,700 niches	Rejected by TPB on 20 May 2020.
4.	Ever Rest Temple (Y/TP/33)	No. 8, Mui Shu Hang, Tai Wo, Tai Po, New Territories (DD 5, Lot 136 RP / 138 RP)	Columbarium with 3,507 niches	Withdrawn by Applicant in Jan. 2022.
5.	Buddhist Cheung Ha Temple (Y/TP/29)	43-45 Kam Shan Tsuen, Tai Po, New Territories (Lot Nos. 1087 and 1130 in D.D.6 and adjoining Government Land)	Columbarium with 13,470 niches	Rejected by TPB on 4 September 2020.

Note: Both Developments (1) and (2) are approved with Visit-by-Appointment Arrangement as crowd management during the festive period; hence, for Developments (3), (4) and (5), similar arrangements are assumed if they were approved.

Visitor and Traffic Generations of Pun Chun Yuen

5.7 The columbarium visitor and traffic generation will be controlled with the implementation of the TCMP with the Visit-by-Appointment arrangement. A visiting capacity of 100 persons per 30-minute session with 2 sessions per hour, i.e. hourly capacity of 200 persons per hour, will be imposed.

5.8 Based on the columbarium peak hour mode of transport obtained from the 2021 Ching Ming Festival Day (Table 2.8 refers), Table 5.2 summarises the estimated visitor generation by different modes of transport and the associated traffic generation.

TABLE 5.2 MODE OF TRANSPORT USED BY VISITORS AND THE ASSOCIATED TRAFFIC GENERATION

Mode of Transport	Attraction				Generation			
	Percent	No. of Visitors	Average Occupancy	No. of Vehicles	Percent	No. of Visitors	Average Occupancy	No. of Vehicles
For each 30-minute Visiting Session								
Shuttle Service(1)	29%	29	14	3	40%	40	17	3
Taxi	28%	28	3.7	8	15%	15	1.8	8
Private Car	31%	31	3.8	9	35%	35	3.7	10
On Foot	12%	12	-	-	10%	10	-	-
TOTAL	**100%**	**100**	**-**	**20**	**100%**	**100**	**-**	**21**
Hourly Total (2x 30-minute Visiting Sessions)								
Shuttle Service(1)	29%	58	14	5	40%	80	17	5
Taxi	28%	56	3.7	16	15%	30	1.8	16
Private Car	31%	62	3.8	17	35%	70	3.7	19
On Foot	12%	24	-	-	10%	20	-	-
TOTAL	**100%**	**200**	**-**	**38**	**100%**	**200**	**-**	**40**

Note: Figures may not add up due to rounding.
(1) Shuttle service is scheduled with 5 services per hour.

Net Changes in Visitor and Traffic Generations of Pun Chun Yuen

5.9 The net changes in visitor and traffic generations comparing the existing columbarium peak hour with the future columbarium peak hour are shown in Table 5.3.

TABLE 5.3 NET CHANGES IN VISITOR AND TRAFFIC GENERATIONS

Mode of Transport	Attraction			Generation		
	Existing Columbarium Peak Hour	2029 Columbarium Peak Hour(2)	Net Change	Existing Columbarium Peak Hour	2029 Columbarium Peak Hour(2)	Net Change
Number of Visitor (persons per hour)						
Shuttle Service(1)	54	58	+4	68	80	+12
Taxi	52	56	+4	25	30	+5
Private Car	57	62	+5	59	70	+11
On Foot	23	24	+1	18	20	+12
TOTAL	**186**	**200**	**+14**	**170**	**200**	**+30**
Number of Vehicles (vehicle per hour) [pcu per hour]						
Shuttle Service(1)	4 veh [6 pcu]	5 veh [8 pcu]	+1 veh [+2 pcu]	4 veh [6 pcu]	5 veh [8 pcu]	+1 veh [+2 pcu]
Taxi	14 veh [14 pcu]	16 veh [16 pcu]	+2 veh [+2 pcu]	14 veh [14 pcu]	16 veh [16 pcu]	+2 veh [+2 pcu]
Private Car	15 veh [15 pcu]	17 veh [17 pcu]	+2 veh [+2 pcu]	16 veh [16 pcu	19 veh [19 pcu]	+3 veh [+3 pcu]
TOTAL	**33 veh [35 pcu]**	**38 veh [41 pcu]**	**+5 veh [+6 pcu]**	**34 veh [36 pcu]**	**40 veh [43 pcu]**	**+6 veh [+7 pcu]**

(1) Shuttle Service included those visitors transferred to/from public transport, i.e. MTR, Franchised Bus, and GMB at Kam Shek New Village / Tai Wo Station.
(2) With implementation of TCMP.

5.10 Table 5.3 shows that with implementation of the TCMP, Pun Chun Yuen is expected to attract 14 more visitors during columbarium peak hour on Ching Ming Festival Day, and the generation of 30 additional visitors.

5.11 In terms of traffic generation, Pun Chun Yuen is expected to attract and generate only some 6 to 7 pcu respectively during the future columbarium peak hour on Ching Ming Festival Day when compared to the existing columbarium peak hour. The changes in both visitor and traffic generations are considered minimal.

Year 2029 Junction and Road Link Capacity Analysis

5.12 The Year 2029 columbarium peak hour traffic flows with Current Occupancy at the Existing Columbarium without TCMP and when Fully Occupied with TCMP are shown in Figures 5.1 and 5.2. Junction and road link capacity analyses are summarised in Tables 5.4 and 5.5, and detailed calculations are presented in Appendix A.

TABLE 5.4 YEAR 2029 JUNCTION OPERATIONAL PERFORMANCE ON CHING MING FESTIVAL COLUMBARIUM PEAK HOUR

Junction		Type of Junction	Indicator	Ching Ming Festival Day Columbarium Peak Hour	
				Current Occupancy without TCMP	Fully Occupied with TCMP
J01	Shek Lin Road / Kam Shan Road / Unnamed Road	Priority	RFC	0.288	0.289
J02	Kwong Fuk Road / On Fu Road	Signal	RC	36%	35%
J03	Kwong Fuk Road / Po Heung Street	Signal	RC	40%	39%

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

TABLE 5.5 YEAR 2029 JUNCTION OPERATIONAL PERFORMANCE ON CHING MING FESTIVAL COLUMBARIUM PEAK HOUR

Road Link	Section	Type	Indicator	Ching Ming Festival Columbarium Peak Hour	
				Current Occupancy without TCMP	Fully Occupied with TCMP
Shek Lin Road	Between Kam Shan Road and Yat Wing Garden (Phase 1 / Phase 2)	1-Lane 2-Way Local Road	RFC (1)	0.111	0.119
Shek Lin Road	Between Yat Wing Garden (Phase 1 / Phase 2) and Pun Chun Yuen	2-Lane 2-Way Local Road	P/Df (2)	0.239	0.253

Note:
(1) For some 70m-long section Shek Lin Road between Kam Shan Road and Yat Wing Garden (Phase 1 / Phase 2), the width of road carriageway is reduced to less than 5m and is 1-lane 2-way traffic operation. Analysis assumes Shek Lin Road operates as "Priority Junction", where eastbound traffic (downhill direction) is the minor movement, and the priority is always given to westbound traffic (uphill direction) with free flow traffic
(2) Based on road link capacity for 2-lane local road, i.e. 800 veh/hr, for Shek Lin Road between Yat Wing Garden (Phase 1 / Phase 2) and Pun Chun Yuen which is approximately 280m long with a carriageway width of more than 5m allowing opposing traffic pass by simultaneously without disruption.

5.13 The above results indicate that the surveyed junctions and road link are expected to operate with capacities during the Ching Ming Festival Day columbarium hour. Hence, traffic associated with the Existing Columbarium when fully occupied with TCMP will have no significant impact.

Possible Traffic Improvement Scheme for Shek Lin Road

5.14 A Possible Traffic Improvement Scheme for Shek Lin Road is identified after discussions with the Transport Department, which is presented in Figure 5.3

5.15 Shek Lin Road eastbound (downhill direction) will become priority controlled upon approaching the section of Shek Lin Road with reduced width near Yat Wing Garden (Phases 1 / 2), where Shek Lin Road westbound (uphill direction) will continue to operate as free flow. New road markings and traffic signs will be implemented to facilitate the Possible Traffic Improvement Scheme.

Additional Parking Demand

5.16 With the implementation of the TCMP, the number of private car attracted is expected to be 17 vehicles during the columbarium peak hour, i.e. number of car parking spaces required. Hence, the hourly parking capacity of 18 vehicles imposed will be sufficient to accommodate the expected parking demand, and the 5 remaining parking spaces will be reversed for contingency, e.g. turnover, drop-up etc.

Utilisation and Capacity of Laybys

5.17 During the Ching Ming and Chung Yeung Festival Periods, passenger pick-up / drop-off will be conducted at (i) the layby at the Main Entrance of Pun Chun Yuen, and (ii) the laybys outside Ti Tsang Temple.

5.18 The expected utilisation and capacity of laybys are compared, and are summarised in Table 5.6 for (i) the layby at the Main Entrance of Pun Chun Yuen, and Table 5.7 for (ii) the laybys outside Ti Tsang Temple.

TABLE 5.6 UTILISATION OF LAYBY AT MAIN ENTRANCE DURING THE COLUMBARIUM PEAK HOUR

Expected Utilization of Layby at Main Entrance				
	Shuttle Service		Taxi	
	Drop-Off	Pick-up	Drop-off	Pick-up
Vehicle Length [a]	8m	8m	5m	5m
Duration per Pick-up / Drop-off [b]	2 min	2 min	1 min	0.5 min
Utilization per Vehicle [c] = [a] x [b]	16 m-min/veh	16 m-min/veh	5 m-min/veh	2.5 m-min/veh
Number of Vehicles during peak hour [d]	5 veh	5 veh	9 veh (1)	5 veh (2)
Total Utilisation [f] = [c] x [d]	80 m-min	80 m-min	45 m-min	13 m-min
	218 m-min			
Hourly Capacity of Layby at Main Entrance				
Length of Layby	8m			
Hourly Capacity	8m x 60min/hr = 480 m-min **Capacity > Utilisation, i.e. 480 >218, hence, OK**			

(1) Total number of 16 taxi are distributed to the 2 passenger pick-up / drop-off points in proportion to the percentage of niches located at Koon Yum Temple / Si Qin Temple near the Main Entrance, and at Ti Tsang Temple. Hence, only 9 taxis conduct drop-off at the Main Entrance.
(2) As observed in 2021 Ching Ming Festival Day, only half of the taxi picked-up passengers after drop-off.

TABLE 5.7 UTILISATION OF LAYBYS OUTSIDE TI TSANG TEMPLE DURING THE COLUMBARIUM PEAK HOUR

Expected Utilization of Laybys outside Ti Tsang Temple			
	Shuttle Service	Taxi	
	Drop-Off Only	Drop-off	Pick-up
Vehicle Length [a]	8m	5m	5m
Duration per Pick-up / Drop-off [b]	2 min	1 min	0.5 min
Utilization per Vehicle [c] = [a] x [b]	16 m-min/veh	5 m-min/veh	2.5 m-min/veh
Number of Vehicles during peak hour [d]	5 veh	7 veh (1)	4 veh (1)
Total Utilisation [f] = [c] x [d]	80 m-min	35 m-min	10 m-min
		45 m-min	
Hourly Capacity of Laybys outside Ti Tsang Temple			
Length of Layby	1 no. x 8m long = 8m	2 nos. x 5m Long = 10m	
Hourly Capacity	8m x 60min/hr = 480 m-min **Capacity > Utilisation, i.e. 480 >80, hence, OK**	10m x 60min/hr = 600 m-min **Capacity > Utilisation, i.e. 600 >45, hence, OK**	

(1) Total number of 16 taxi are distributed to the 2 passenger pick-up / drop-off points in proportion to the percentage of niches located at Koon Yum Temple / Si Qin Temple near the Main Entrance, and at Ti Tsang Temple. Hence, only 7 taxis conduct drop-off outside Ti Tsang Temple.
(2) As observed in 2021 Ching Ming Festival Day, only half of the taxi picked-up passengers after drop-off.

5.19 Tables 5.6 and 5.7 show that the proposed provision of laybys at the Main Entrance and outside Ti Tsang Temple are sufficient to accommodate the expected passenger pick-up / drop-off demand by shuttle services and taxi.

Sensitivity Test for Layby Operation at the Main Entrance

5.20 The layby located at the Main Entrance of Pun Chun Yuen within the Application Site is some 8m long which could accommodate 1 vehicle, and there is some 16m long of queueing space for 3 additional vehicles waiting to enter the layby without blocking the main entrance of Pun Chun Yuen and outside the main carriageway of Shek Lin Road, i.e. a total storage of 4 vehicles is available. An illustration is shown in Figure 5.4.

5.21 A sensitivity test is performed to check the probability of a 5th vehicle arriving and stopping on the main carriageway of Shek Lin Road momentarily during the peak 15-minute on Ching Ming or Chung Yeung Festival Day, and detail of the analysis is provided in Appendix C.

5.22 The analysis adopted was based on the "Multi-Server Queuing (M/M/N) Theory", which is often used to estimate the probability in exceeding a queueing capacity in any operating system, e.g. layby, car lift, mechanical parking racks etc. In connection, the acceptance criterion of a probability with less than 5% is commonly adopted as the acceptable and tolerable level of occurrence.

5.23 The analysis shows that the probability of a 5th vehicle arriving and stopping beyond the queuing capacity would be only 2.1%, which can be considered as remote, and in general, a probability less than 5% is considered acceptable. Therefore, the provision of layby for 1 vehicle with queuing spaces for 3 vehicles is sufficient.

5.24 As a contingency measure, staff of Pun Chun Yuen will direct passenger drop-off within the car park, so that arriving vehicles will not disrupt the operation of Shek Lin Road.

Year 2029 Pedestrian Footpath Operation Performance

5.25 Year 2029 Ching Ming Festival columbarium peak hour footpath operation performances are summarised in Table 5.8.

TABLE 5.8 YEAR 2029 FOOTPATH OPERATION PERFORMANCES ON CHING MING FESTIVAL COLUMBARIUM PEAK 15-MINUTE

Footpath Section	Actual Width (m)	Effective Width (m)	Current Occupancy without TCMP		Fully Occupied with TCMP	
			Peak 15-minute 2-way Pedestrian Flow (ped/15-min)	Flow Rates [LOS] (ped/m/min)	Peak 15-minute 2-way Pedestrian Flow (ped/15-min)	Flow Rates [LOS] (ped/m/min)
FP01	1.5	1.0	12	0.8 [A]	16	1.1 [A]
FP02	4.5	4.0	142	2.4 [A]	150	2.5 [A]
FP03	5.0	4.5	813	12.0 [A]	821	12.2 [A]
FP04	2.5	2.0	808	26.9 [C]	816	27.2 [C]

Note: A 'dead area' of 0.5m is assumed to estimate the "Effective Width"
FP01 - Shek Lin Road
FP02 - Footpath within Kam Shek New Village
FP03 - Kam Wo Bridge
FP04 - Footpath within Tai Wo Estate between Kam Wo Bridge and Tai Wo Plaza

5.26 The above results indicate that the selected key footpath sections will operate with capacities during the Ching Ming Festival Day columbarium peak 15-minute. The condition outside the columbarium peak hour is expected to be better than the columbarium peak hour because there are fewer visitors. Hence the Existing Columbarium when fully occupied will have no significant impact to the surrounding pedestrian network.

6.0 SUMMARY

6.1 Pun Chun Yuen intends to regularise the Existing Columbarium within the Application Site with 3,834 niches, of which 2,466 are occupied, 1,129 are vacant, and 239 niches are not for sale.

6.2 Visitor count surveys were conducted during the 2021 Ching Ming Festival Period, and additional transport mode survey was conducted on the 2021 Ching Ming Festival Day to determine the columbarium peak hour, and percentage of transport mode by visitors associated with the Existing Columbarium.

6.3 Manual traffic and pedestrian counts were conducted at selected road junctions and footpath sections which are located in the vicinity on the 2021 Ching Ming Festival Day, and were adjusted reflecting the potential reduction due to the COVID-2019. The capacity analyses found that these selected road junctions and footpath sections operate with capacity.

6.4 At present, car parking spaces are provided in the open area within Pun Chun Yuen. The car parking demand related to the 1,129 unoccupied sold niches, are estimated based on the 2021 Ching Ming Festival Day survey. In addition, free shuttle services are provided by Pun Chun Yuen during the 2021 Ching Ming Festival period.

6.5 As part of this planning application, the following internal transport facilities will be provided on normal days:
(i) 26 regular car parking spaces,
(ii) 1 accessible car parking space,
(iii) 3 motorcycle parking spaces, and
(iv) 2 light goods vehicles loading / unloading bays.

6.6 A TCMP will be implemented during the Ching Ming and Chung Yeung Festival Periods and their shadow periods. The Applicant will impose a Visit-by-Appointment arrangement with a visiting capacity of 200 persons per hour, i.e 2x 30-minute session with a capacity of 100 persons per session; and hence, visitor and traffic generation are estimated.

6.7 Some car parking spaces and LGV loading / unloading bays will be suspended to facilitate the proposed drop-off points and shuttle service queuing area. Hence, a total of 23 car parking spaces will be provided. With TCMP implemented, advance registration by visitors will be required to use the car park, and an hourly capacity of 18 vehicles will imposed, so that 5 parking spaces will be reserved for turnover.

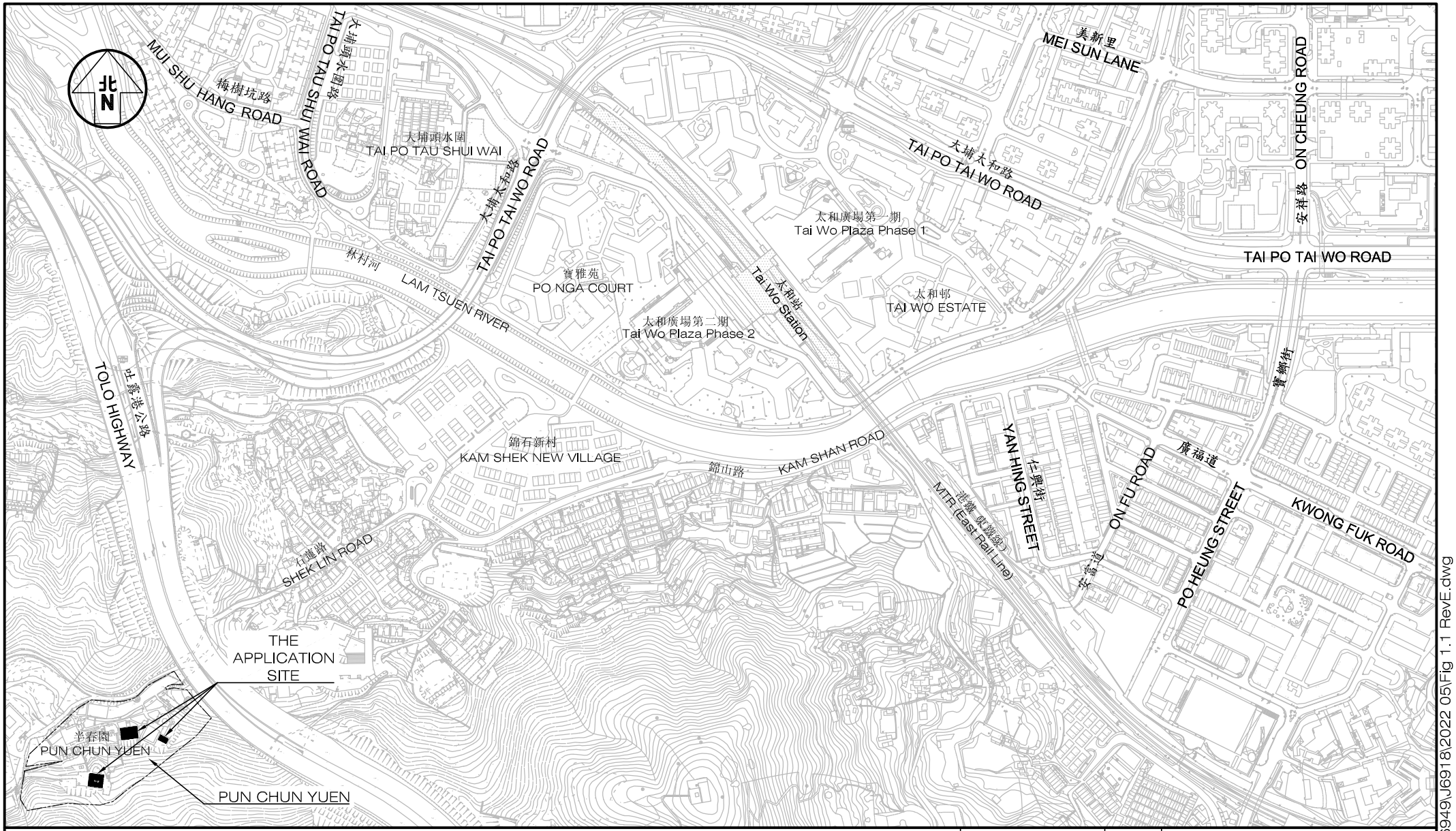
6.8 The free shuttle services will be enhanced and provided to transport visitors accessing by road-based public transport services.

6.9 Based on discussion with Transport Department, a Possible Traffic Improvement Scheme is identified for the narrowed section of Shek Lin Road between Kam Sham Road and Yat Wing Garden (Phases 1 / 2).

6.10 The year 2029 junction and footpath capacity analyses concluded that the junctions and footpaths analysed have capacity to accommodate the expected traffic and pedestrian growth and the additional demand generated by the Existing Columbarium when fully occupied with the implementation of TCMP.

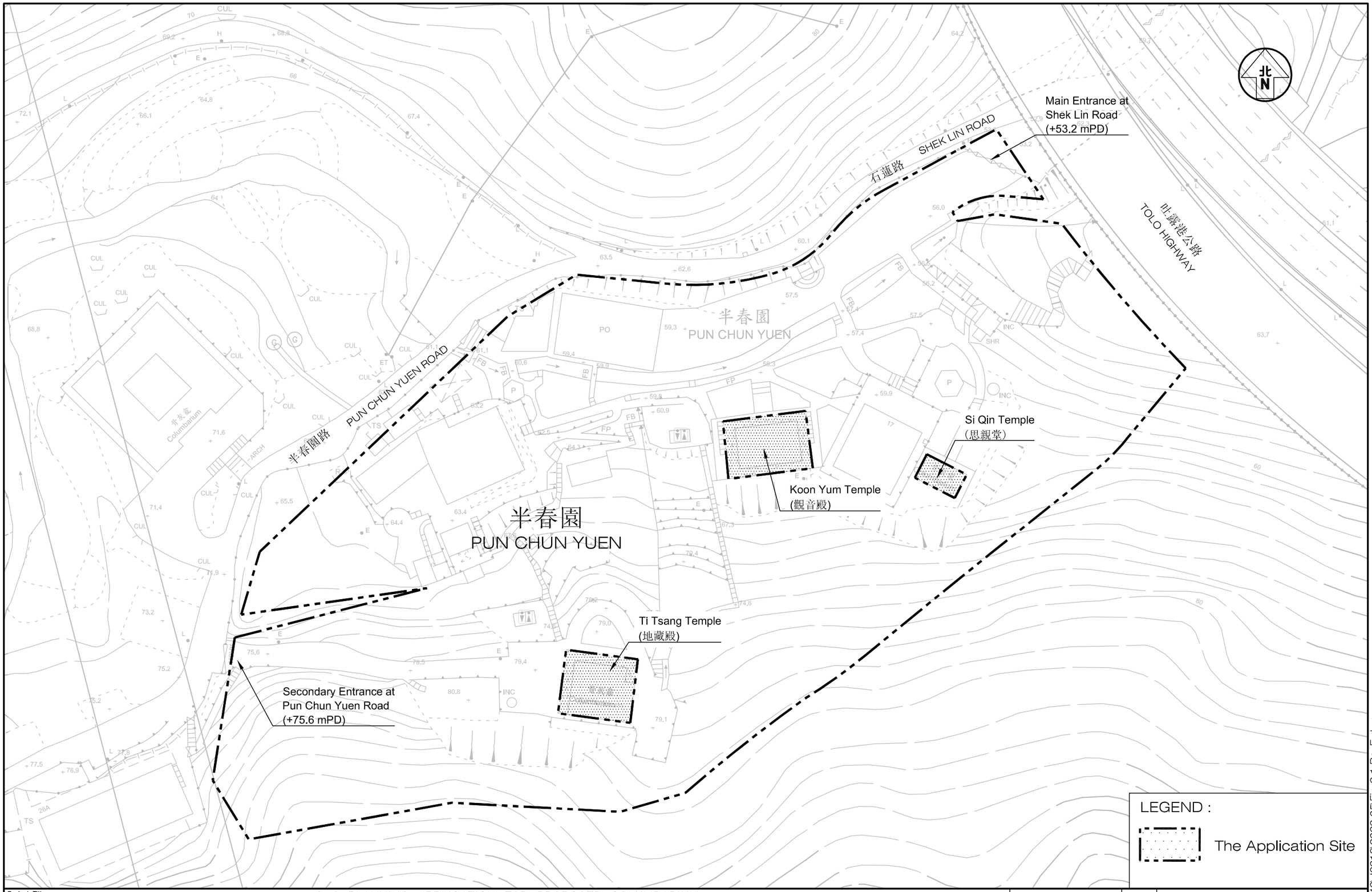
6.11 Based on the above, it can be concluded that the regularisation of the Existing Columbarium at Pun Chun Yuen is acceptable from traffic engineering viewpoint.

Figures



Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 1.1	Revision E	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: LOCATION OF PUN CHUN YUEN	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 1 : 6,000	Date 18 MAY 2022	

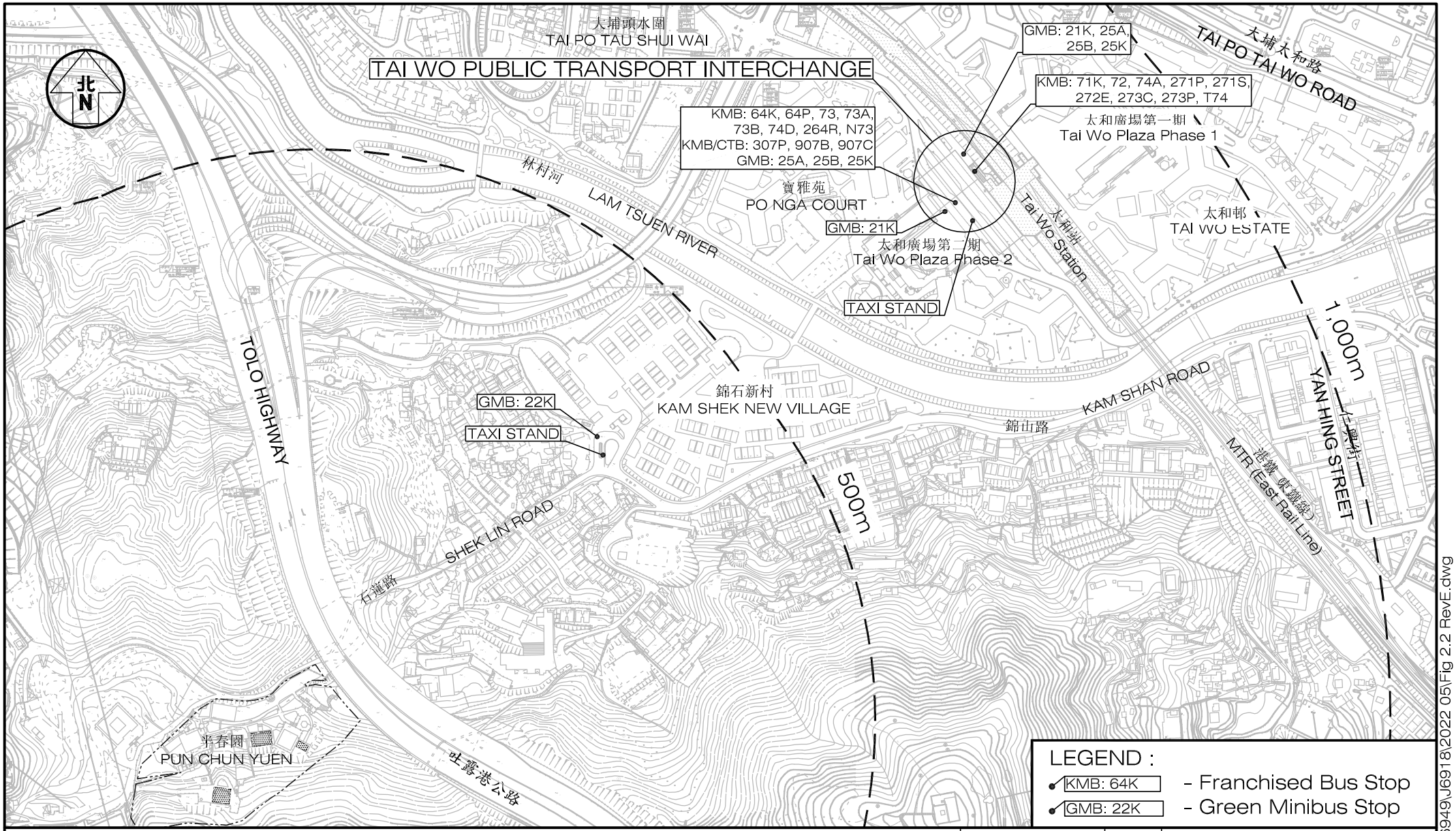
T:\JOB\J6900-J6949\J6918\2022 05\Fig 1.1 RevE.dwg



Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES	J6918	Figure No. 2.1	Revision E
Figure Title: EXISTING LAYOUT OF PUN CHUN YUEN AND LOCATION OF THE APPLICATION SITE		Designed by L T F / Drawn by S C Y / Checked by K C; Scale in A3 1 : 800; Date 18 MAY 2022	

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Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.2	Revision E	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: EXISTING PUBLIC TRANSPORT SERVICES IN THE VICINITY OF PUN CHUN YUEN	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 1 : 5,000	Date 18 MAY 2022	

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LEGEND:

The Application Site

Shuttle Service Route between
Kam Shek New Village and Pun Chun Yuen
(Approx. 650m)

Pedestrian Route between
Kam Shek New Village and Tai Wo Station / Public Transport Interchange
(Approx. 460m)

北
N

錦石新村
KAM SHEK NEW VILLAGE

SHUTTLE SERVICE PICK-UP/ DROP-OFF

石連路
SHEK LIN ROAD

吐露港公路
TOLO HIGHWAY

SHUTTLE SERVICE PICK-UP/DROP-OFF (AT MAIN ENTRANCE)

半春園路
PUN CHUN YUEN ROAD

半春園
PUN CHUN YUEN

SHUTTLE SERVICE DROP-OFF ONLY (NEAR TI TSANG TEMPLE)

SHUTTLE SERVICE ROUTE
BETWEEN ~~KAM SHEK NEW~~ VILLAGE AND PUN CHUN YUEN
(SCALE 1:2,500)

TAI WO PUBLIC TRANSPORT INTERCHANGE

LAM TSUEN RIVER

寶雅苑
PO NGA COURT

太和廣場第二期
Tai Wo Plaza Phase 2

太和站
Tai Wo Station

林村河

錦石新村
KAM SHEK NEW VILLAGE

錦山路

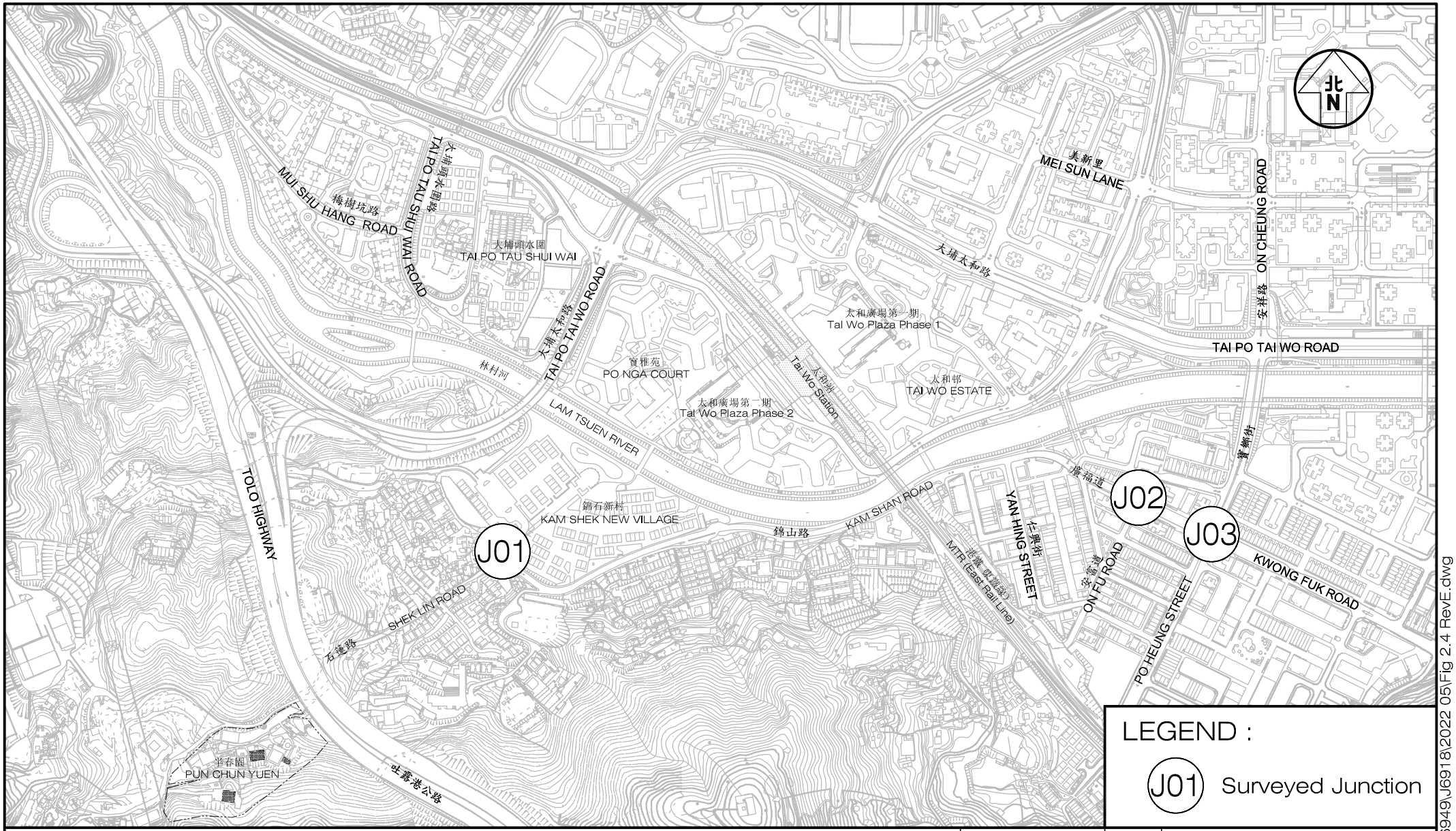
SHUTTLE SERVICE PICK-UP/ DROP-OFF

PEDESTRIAN ROUTE
BETWEEN KAM SHEK NEW VILLAGE AND
TAI WO STATION / PUBLIC TRANSPORT INTERCHANGE
(SCALE 1:1,500)

Project Title	S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES	J6918	Figure No. 2.3 / Revision E
Figure Title	SHUTTLE SERVICE ROUTING BETWEEN PUN CHUN YUEN AND KAM SHEK NEW VILLAGE, AND PEDESTRIAN ROUTING BETWEEN KAM SHEK NEW VILLAGE AND TAI WO STATION / PUBLIC TRANSPORT INTERCHANGE	Designed by W C H / Drawn by S C Y / Checked by K C	Scale in A3 AS NOTED / Date 18 MAY 2022

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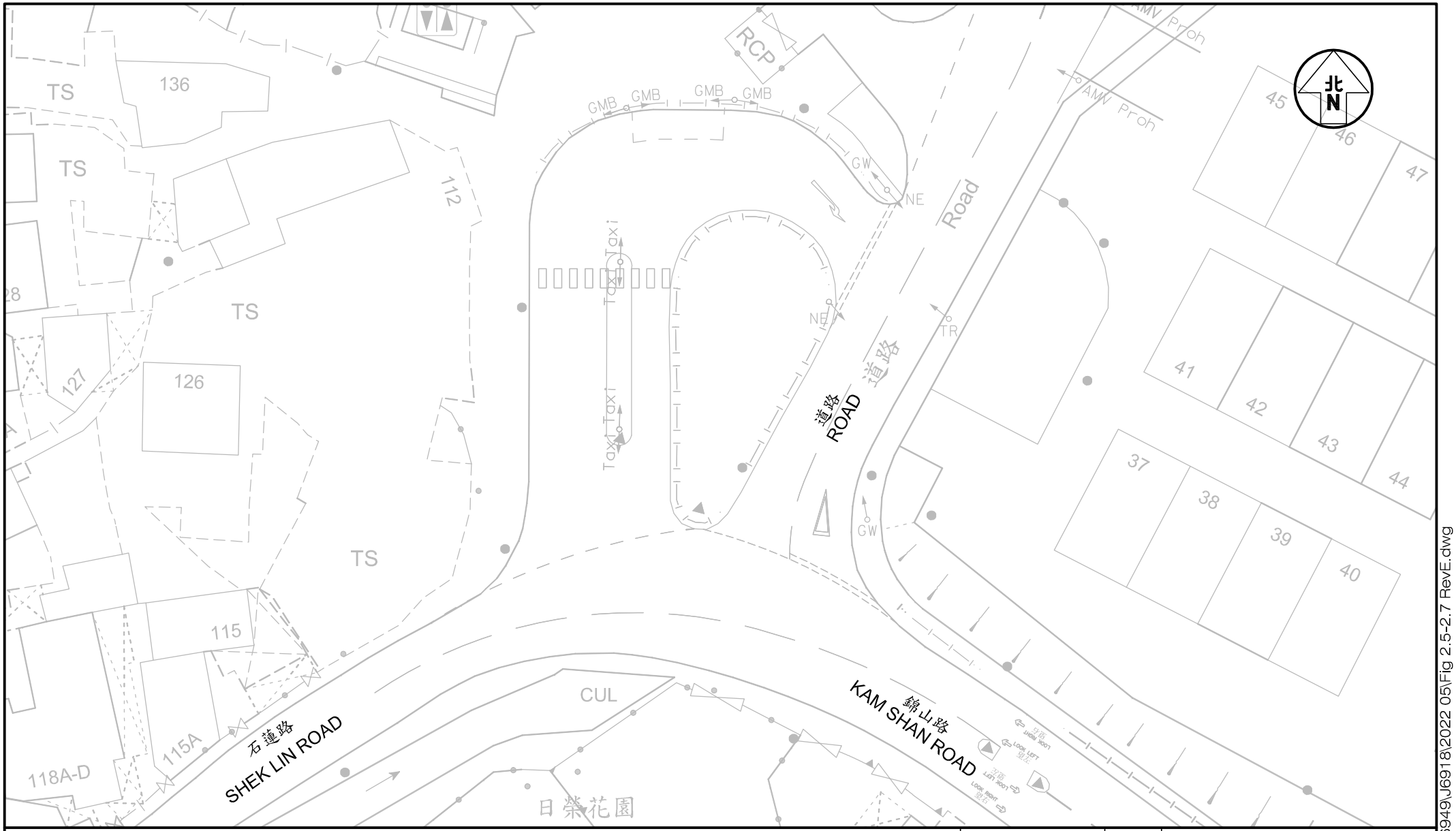
LEGEND :

J01 Surveyed Junction

Project Title	S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918
Figure Title	LOCATION OF THE SURVEYED JUNCTIONS
Figure No.	2.4
Revision	E
Designed by	L T F
Drawn by	S C Y
Checked by	K C
Scale in A4	1 : 7,000
Date	18 MAY 2022

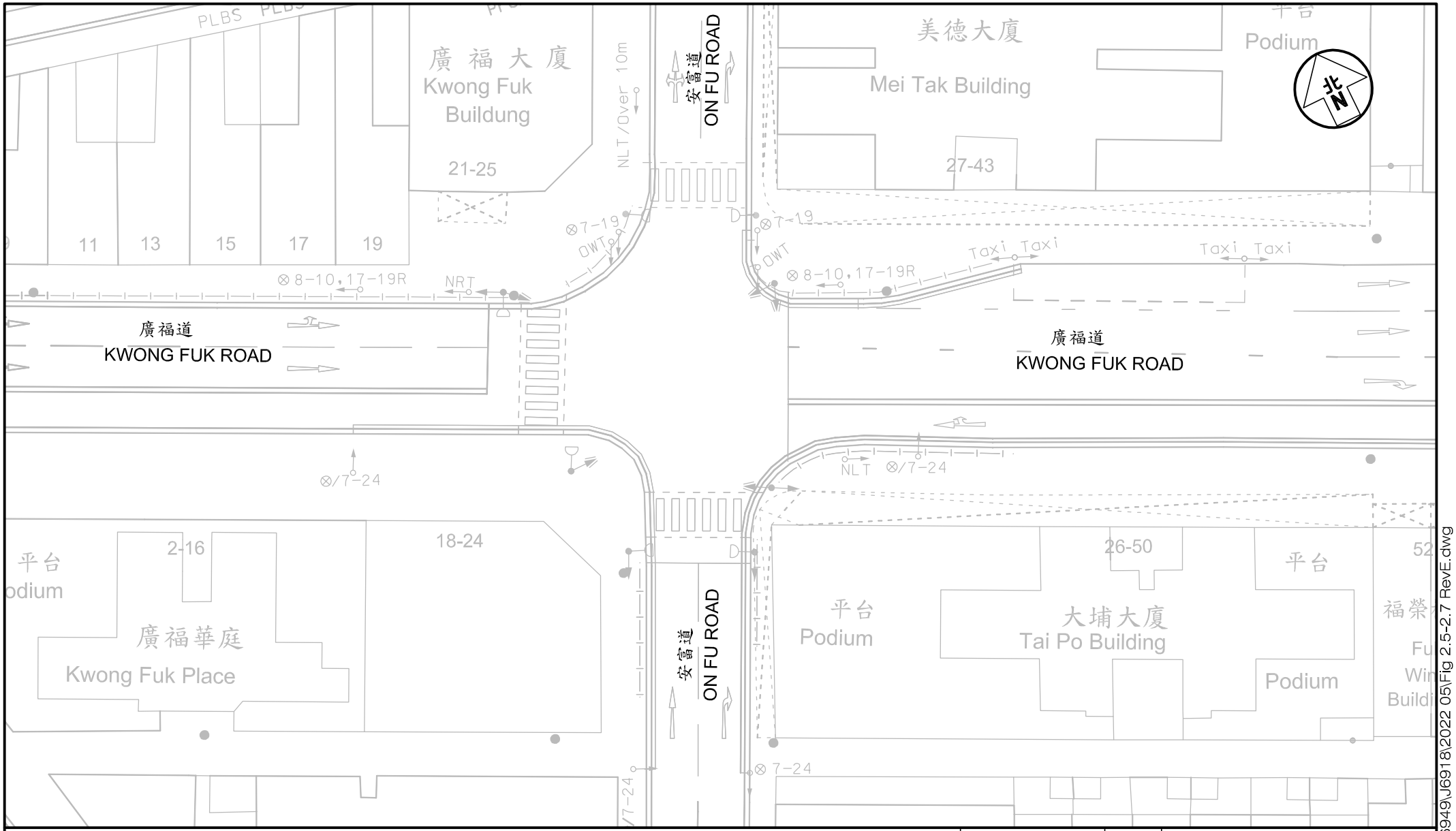
CKM Asia Limited
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Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.5	Revision E	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: JUNCTION OF SHEK LIN ROAD / KAM SHAN ROAD / UNNAMED ROAD	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 1 : 400	Date 18 MAY 2022	

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Project Title

S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918

Figure Title

JUNCTION OF KWONG FUK ROAD / ON FU ROAD

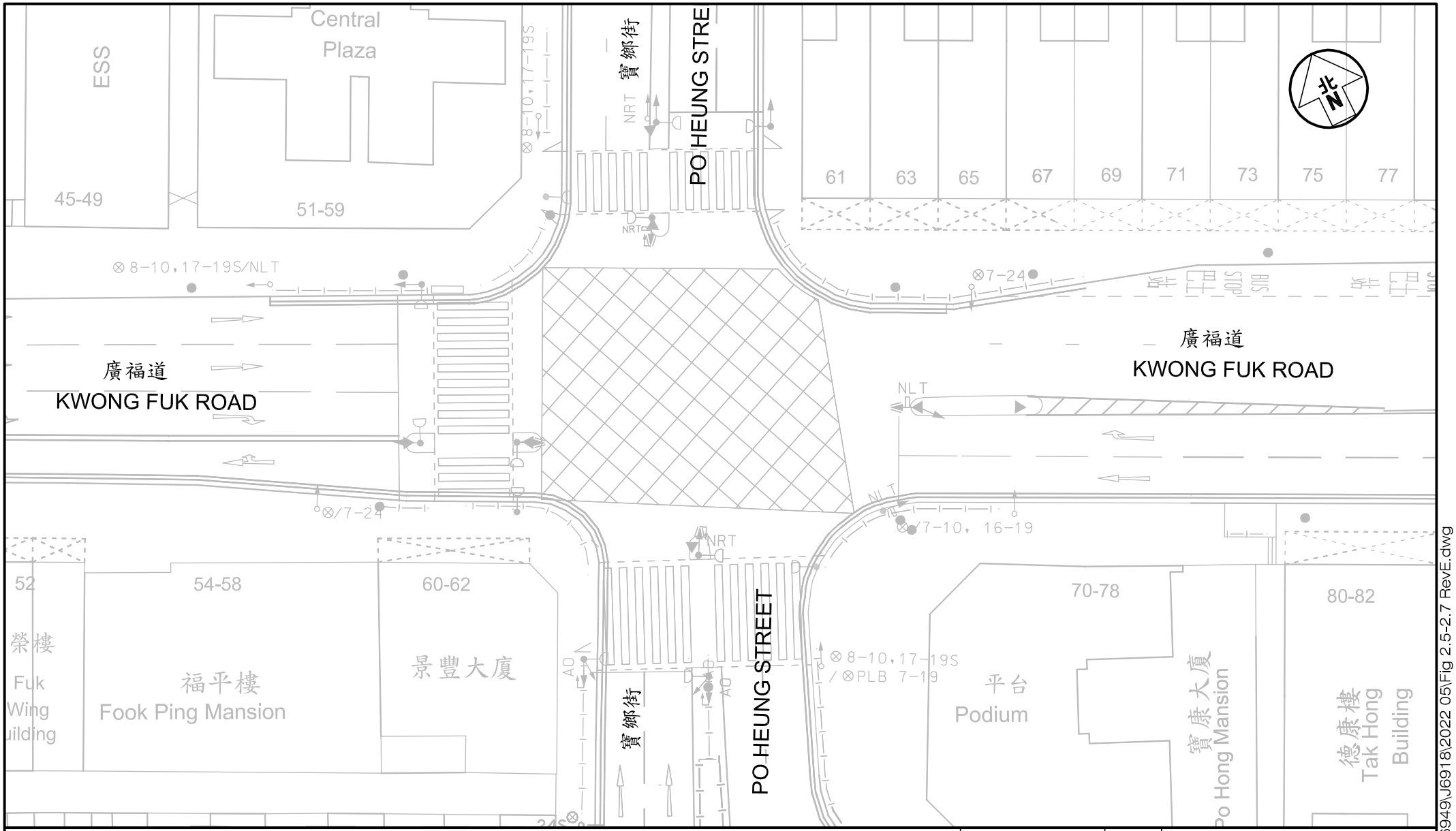
Figure No.	Revision
2.6	E

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Scale in A4	Date
1 : 400	18 MAY 2022

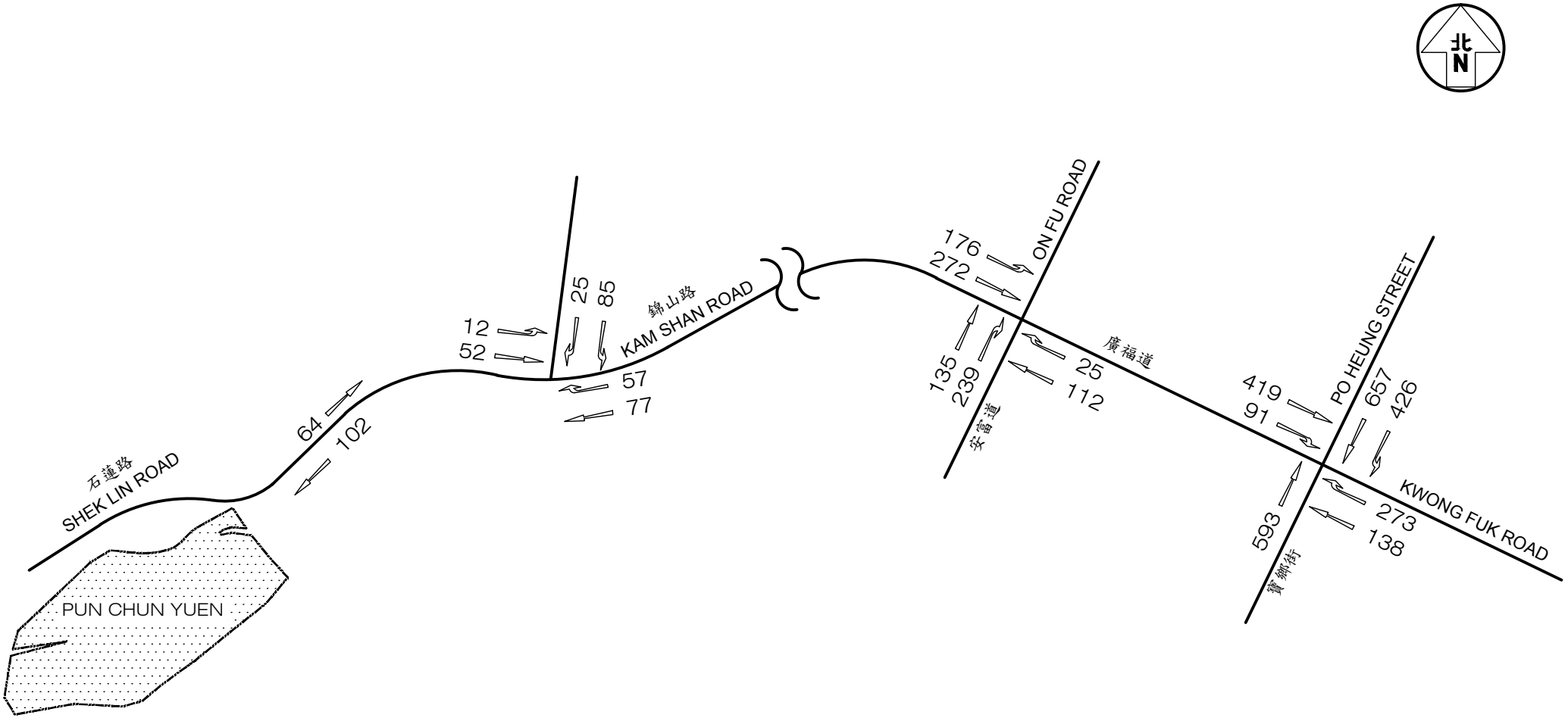
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Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.7	Revision E	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: JUNCTION OF KWONG FUK ROAD / PO HEUNG STREET	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4: 1 : 400	Date: 18 MAY 2022	

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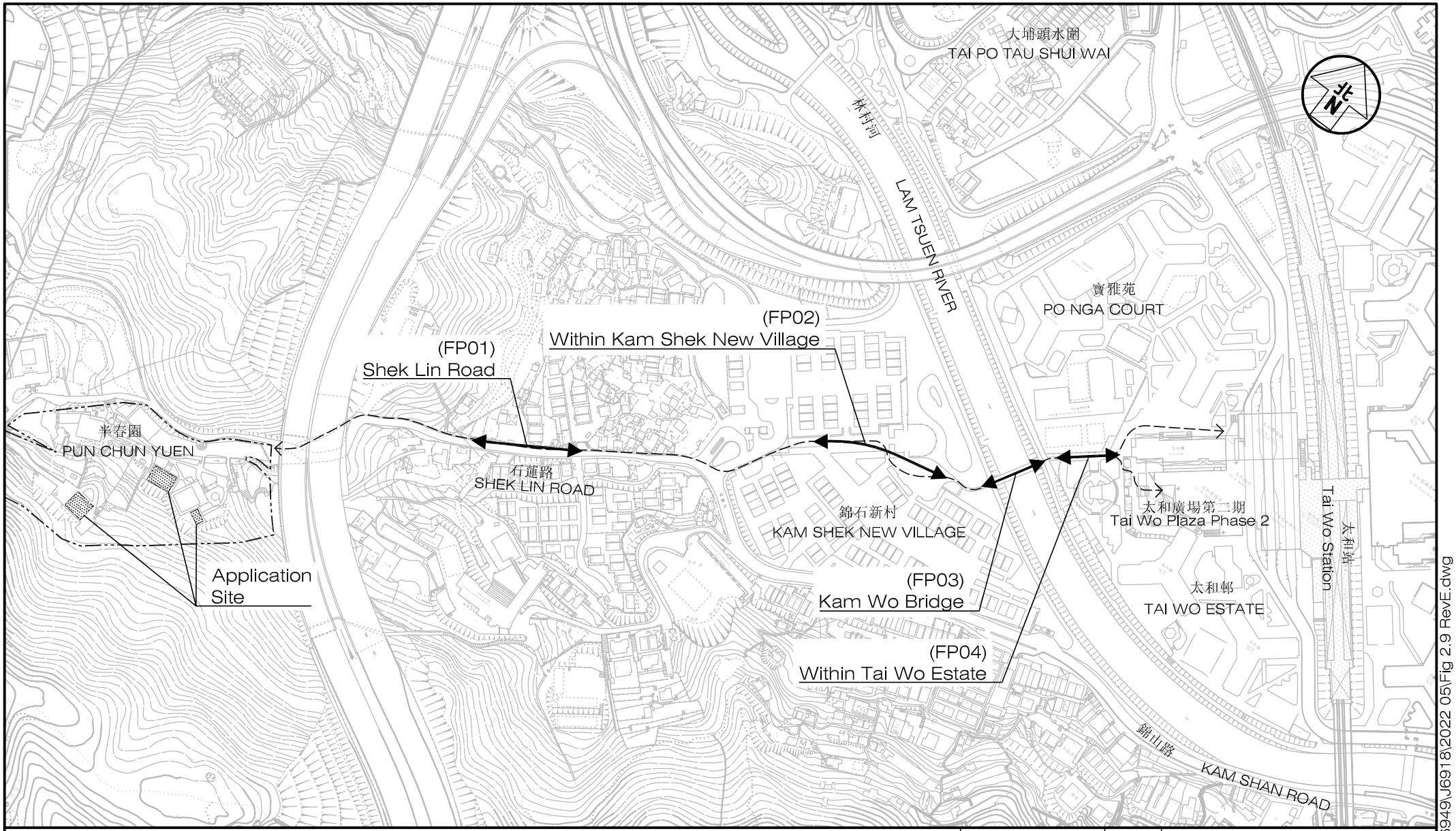


LEGEND :

123 - Columbarium Peak Hour Traffic Flow on Festival Day (pcu/hr)

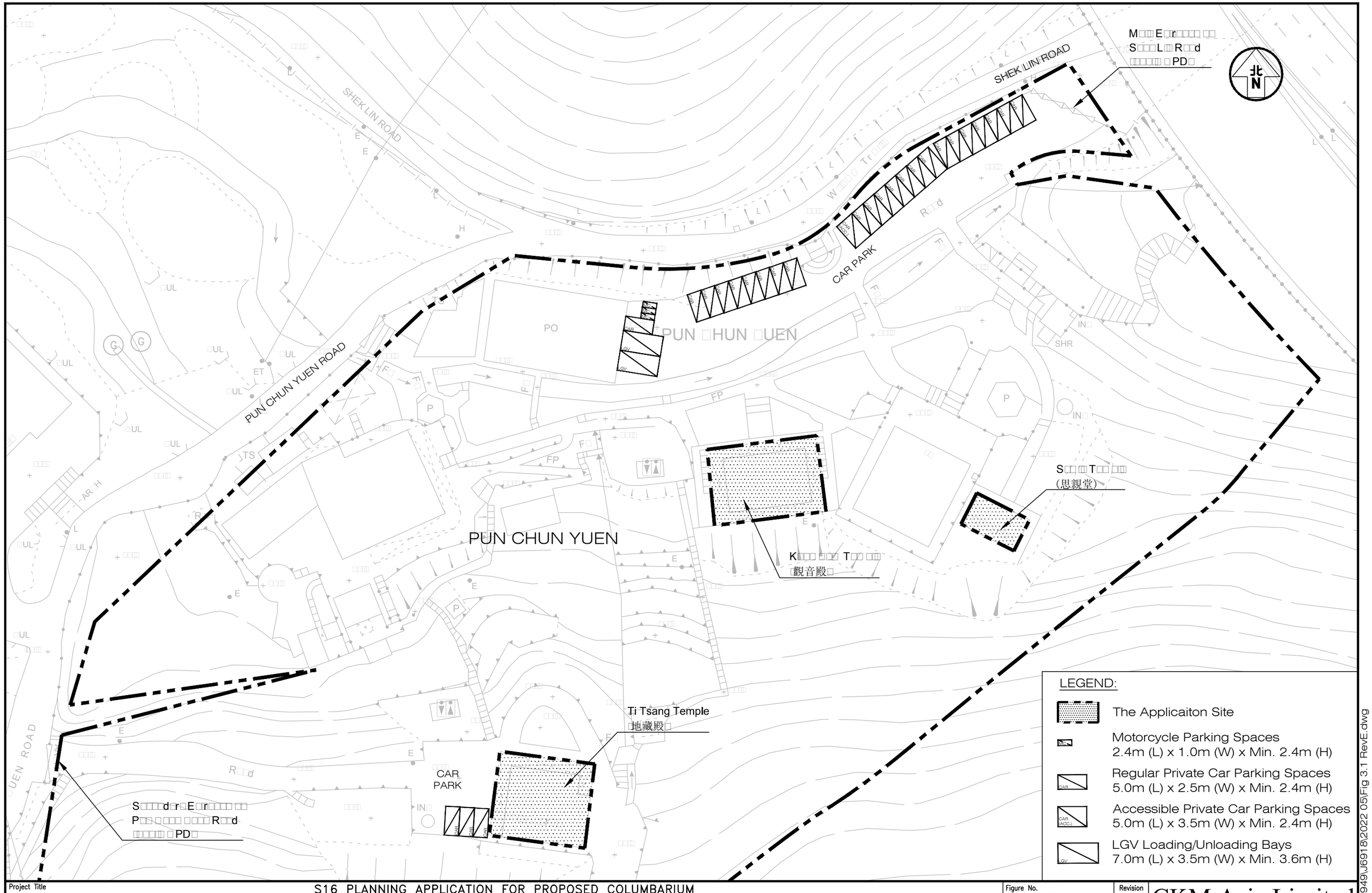
Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.8	Revision E	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: EXISTING COLUMBARIUM PEAK HOUR TRAFFIC FLOWS ON CHING MING FESTIVAL DAY	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 N.T.S.	Date 18 MAY 2022	

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Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 2.9	Revision E	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: LOCATION OF THE SURVEYED FOOTPATHS	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 1 : 4,000	Date 18 MAY 2022	

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Project Title

S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES

J6918

Figure Title

PROPOSED INTERNAL TRANSPORT LAYOUT OF PUN CHUN YUEN (NORMAL DAY)

Figure No.	Revision
3.1	E

Designed by	Drawn by	Checked by
W C H	S C Y	K C

Scale in A3	Date
1 : 800	18 MAY 2022

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DUTY OF STAFF STATION:

(1) Contral ingress and egress of private cars at main entrance.
(2) Monitor and manage operation of the shuttle services and passenger drop-off.
(3) Control vehicular movements and assist pedestrian crossing.
(4) Monitor and manage operation of the car parking spaces.
(5) Monitor and control pedestrian flow and queuing area at Hall of Remembrance.
(6) Monitor and control pedestrian flow and queuing area at Koon Yum Temple. Direct egress to suitable exit.
(7) Monitor and control pedestrian flow and queuing area at Koon Yum Temple. Direct ingress to Ti Tsang Temple..
(8) Monitor and control pedestrian flow and queuing area at Ti Tsang Temple. Direct egress to suitable exit.
(9) Direct ingress flow to Ti Tsang Temple, and egress to suitbale exit.
(10) Monitor and control operation of the passenger drop-off laybys.
(11) Contral ingress and egress of private cars at secondary entrance.
(12) Monitor operation condition and direct egress to suitable exit.

Note: Each station may have more than 1 staff on duty if necessary.

Shuttle service queuing area
(Approx. 25 sm)

Suspension of car parking spaces
to provide pedestrian pathway and
queuing area for shuttle service

Shuttle service and
taxi drop-off

Vehicular access

SHEK LIN ROAD

CAR PARK

Suspension of LGV L/UL Bays and
relocation of motorcycle parking spaces
to provide additional parking spaces

PUN CHUN YUEN ROAD

PUN CHUN YUEN

To
1/F

From
1/F

Existing
Passing Bay

Laybys for Passenger Drop-off Only
(Shuttle service, taxi, and private car)

Ti Tsang Temple
地藏殿

Suspension of car parking spaces
to provide passenger drop-off layby

LEGEND:

- The Applicaiton Site
- Motorcycle Parking Spaces 2.4m (L) x 1.0m (W) x Min. 2.4m (H)
- Regular Private Car Parking Spaces 5.0m (L) x 2.5m (W) x Min. 2.4m (H)
- Accessible Private Car Parking Spaces 5.0m (L) x 3.5m (W) x Min. 2.4m (H)
- Private Car / Taxi Layby 5.0m (L) x 2.5m (W) x Min. 2.4m (H)
- Light Bus Layby 8.0m (L) x 3.0m (W) x Min. 3.3m (H)
- Suspended parking spaces or loading / unloading bays
- Pedestrian Arrival Route
- Pedestrian Departure Route
- Stationed Staff for traffic and pedestrian monitoring and control
- Physical separation by barriers or landscaping features
- Columbarium Building Entrance / Exit

Project Title
S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES
J6918

Figure Title
PROPOSED TRAFFIC AND CROWD MANAGEMENT PLAN
DURING CHING MING AND CHUNG YEUNG FESTIVAL PERIOD

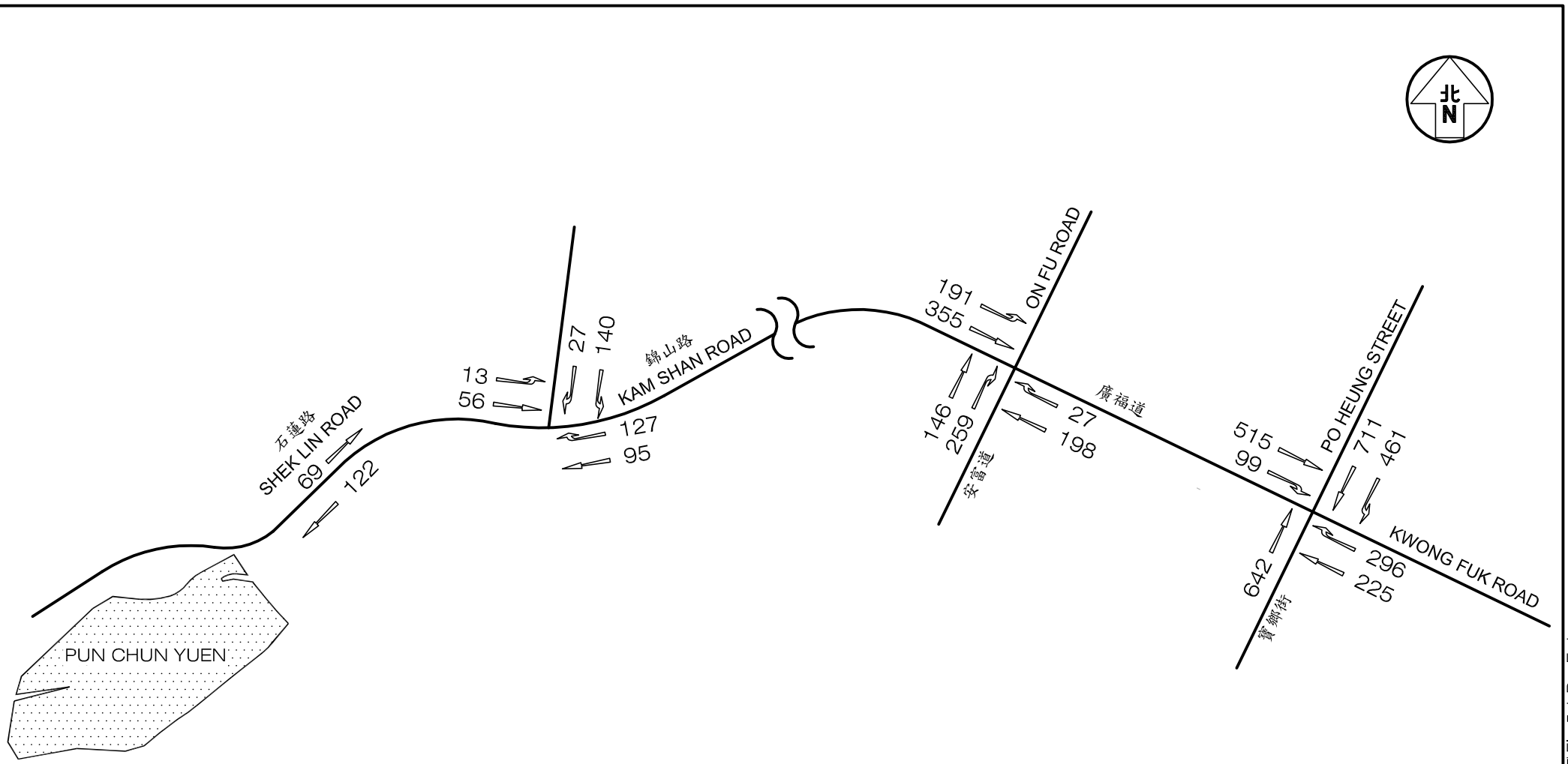
Figure No.	Revision
4.1	E

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W C H	S C Y	K C

Scale in A3	Date
1 : 600	18 MAY 2022

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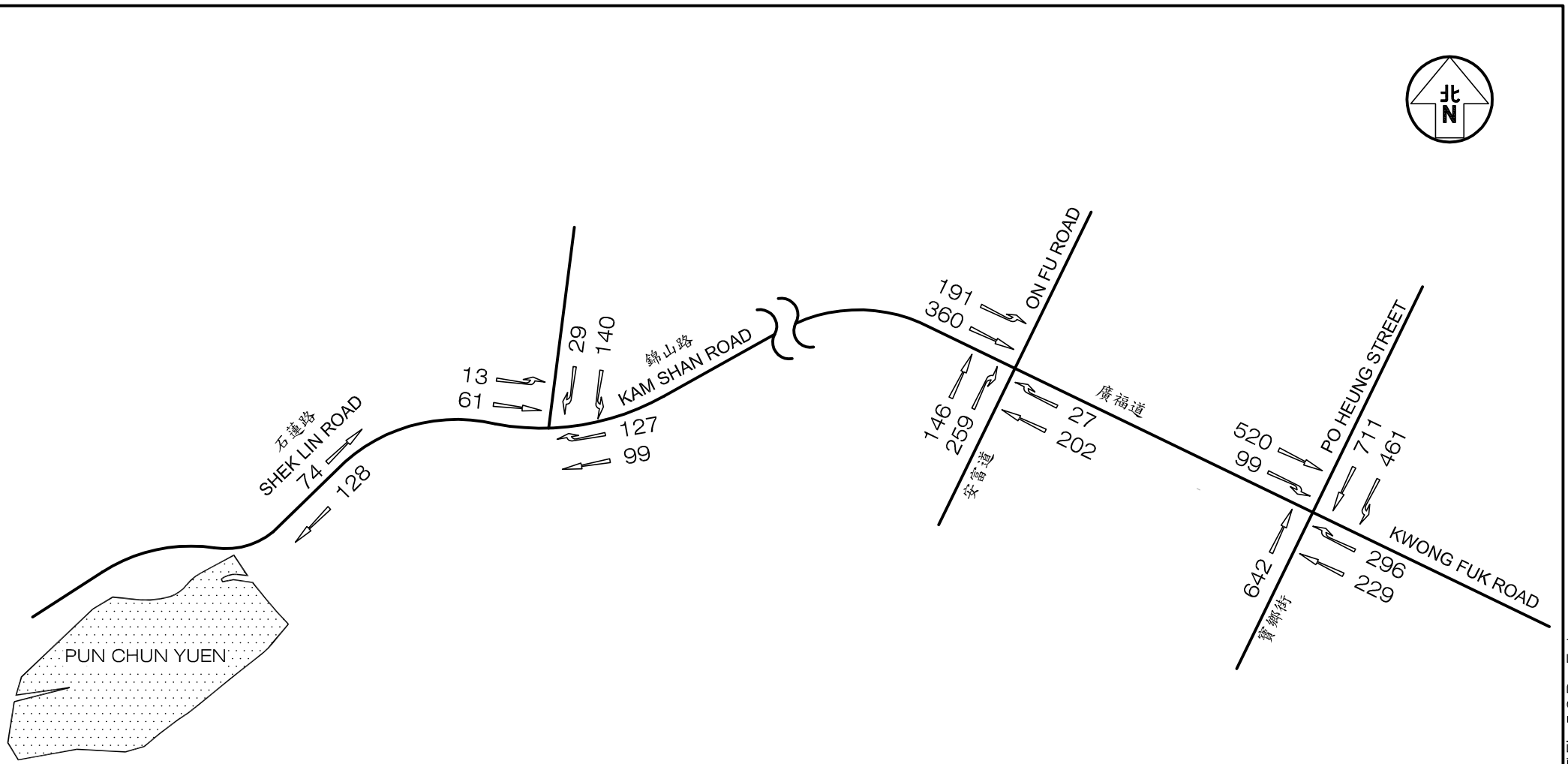


LEGEND :

123 - Columbarium Peak Hour Traffic Flow on Festival Day (pcu/hr)

Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 5.1	Revision E	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: YEAR 2029 CHING MING FESTIVAL COLUMBARIUM PEAK HOUR TRAFFIC FLOW WITH CURRENT OCCUPANCY AT THE EXISTING COLUMBARIUM	Designed by L T F / Drawn by S C Y / Checked by K C		
	Scale in A4 N.T.S. / Date 18 MAY 2022		

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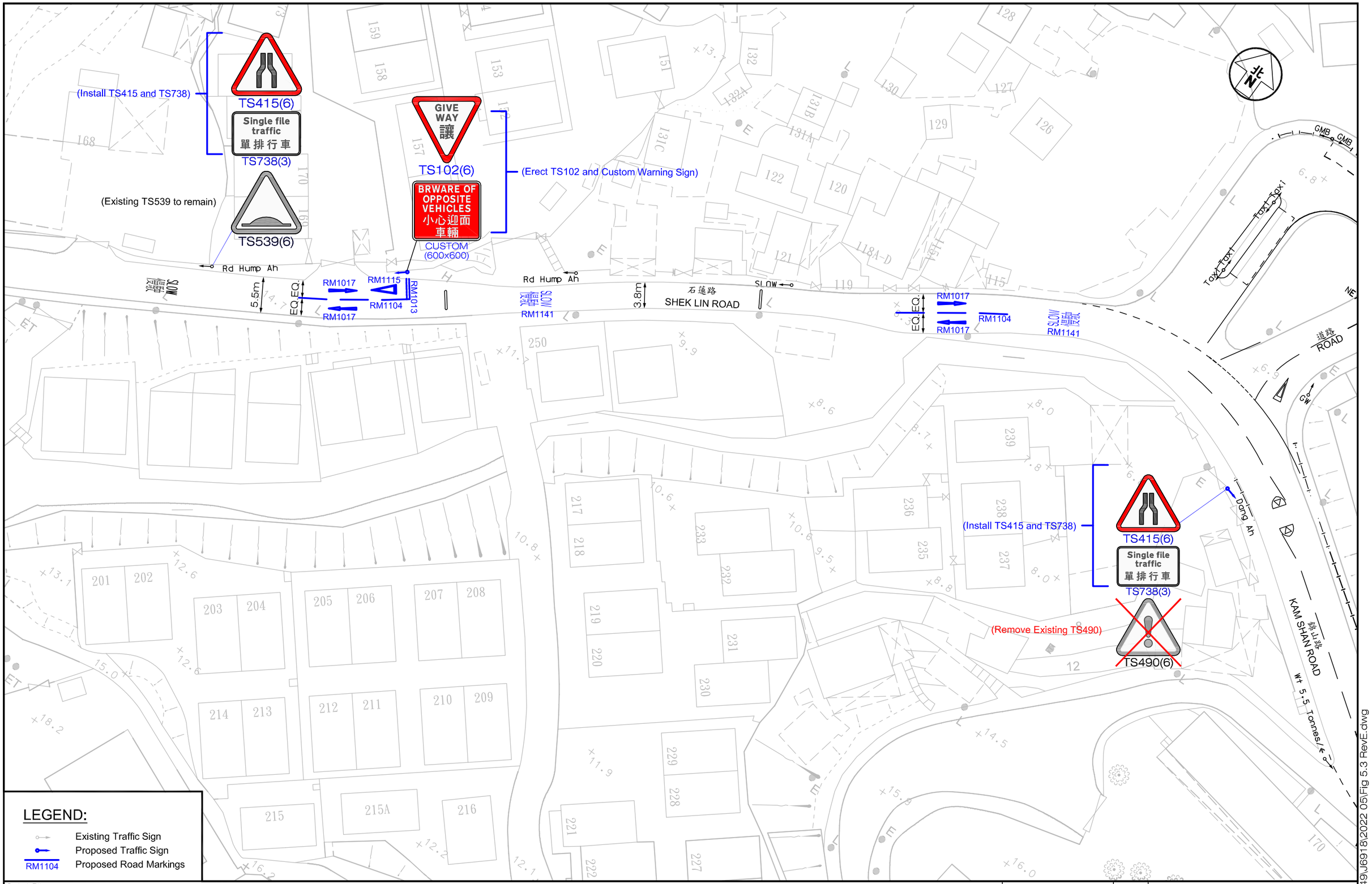


LEGEND :

123 - Columbarium Peak Hour Traffic Flow on Festival Day (pcu/hr)

Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 5.2	Revision E	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: YEAR 2029 CHING MING FESTIVAL COLUMBARIUM PEAK HOUR TRAFFIC FLOW WITH THE EXISTING COLUMBARIUM FULLY OCCUPIED	Designed by L T F / Drawn by S C Y / Checked by K C Scale in A4 N.T.S. / Date 18 MAY 2022		

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Project Title

S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES

J6918

Figure Title

Possible Traffic Improvement Scheme on Shek Lin Road
(with "Give-Way" Control, and Enhancement on Signings and Road Markings)

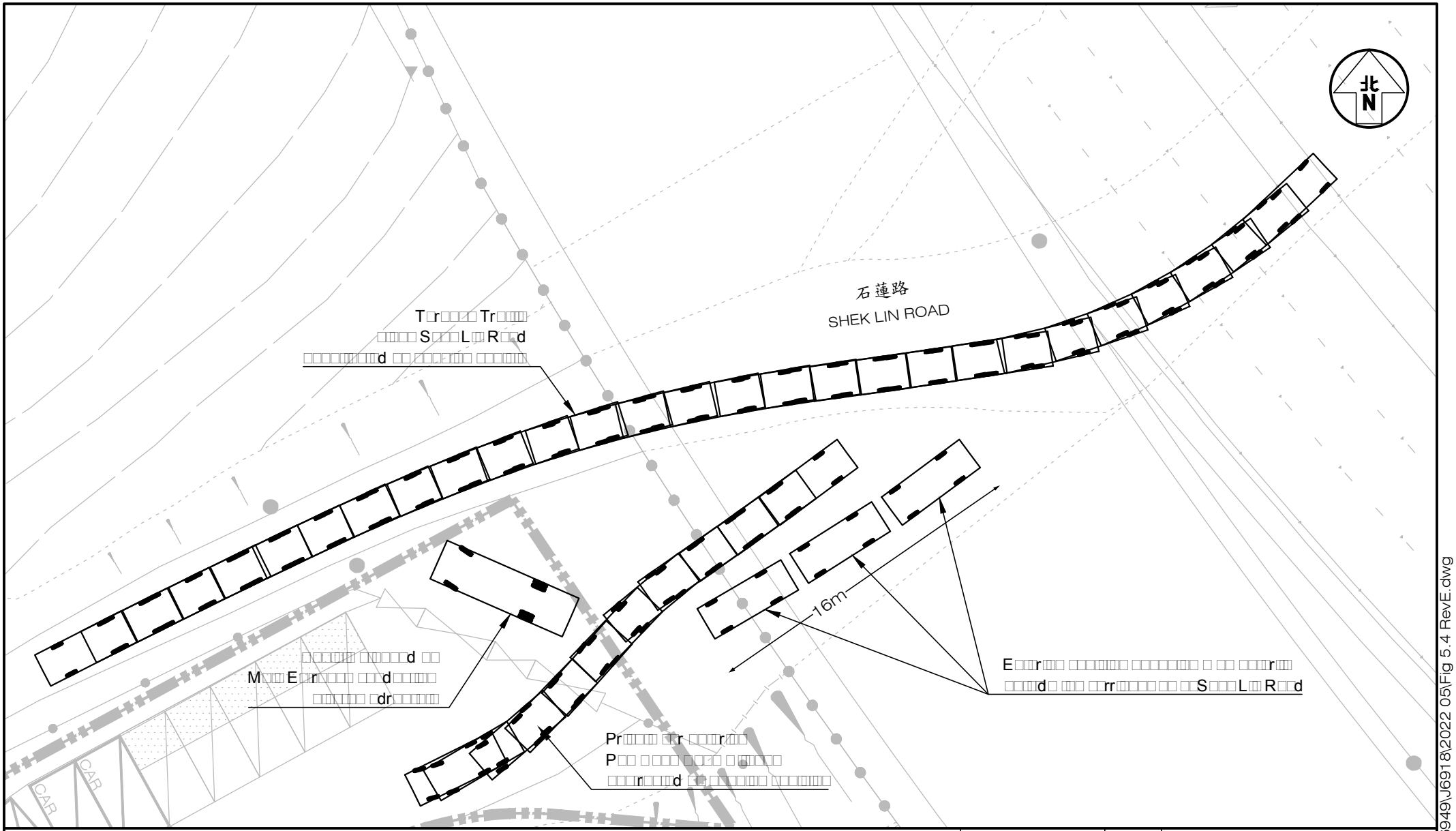
Figure No.	Revision
5.3	E

Designed by	Drawn by	Checked by
W C H	S C Y	K C

Scale in A3	Date
1 : 500	18 MAY 2022

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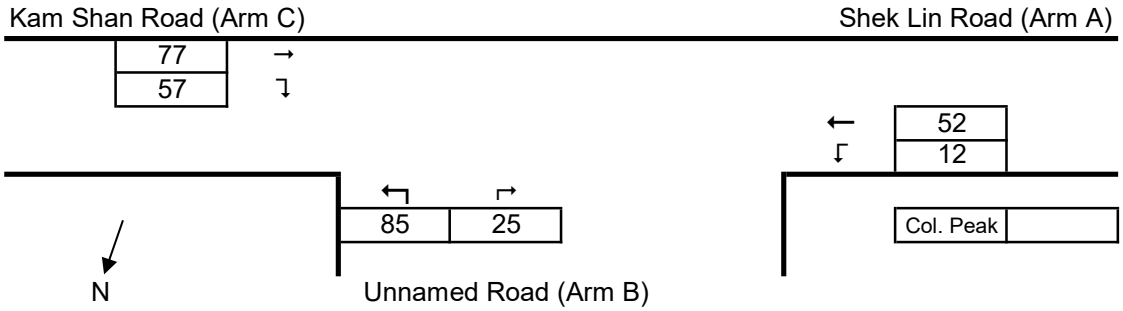
Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. 5.4	Revision E	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: Layby Operation at Main Entrance	Designed by W C H / Drawn by S C Y / Checked by K C		
	Scale in A4 1 : 400	Date 18 MAY 2022	

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Appendix A – Junction Capacity Analyses

Priority Junction Analysis

Junction:	Shek Lin Road / Kam Shan Road / Unnamed Road				
Design Year:	2021	Job Number:	J6918	Date:	18 May 2022
Scenario:	2021 Existing Condition - Ching Ming Festival Day				Page 1



The predictive equations of capacity of movement are:

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

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

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

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

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

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

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

where Y = 1 - 0.0345W

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

W = major road width

W-CR = central reserve width

w-BA, etc = lane width to vehicle

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

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

Geometry :	Input		Input		Input		Calculated	
	W	8.00	V-rBA	80	w-BA	2.50	D	0.8237
	W-CR	0.00	V-lBA	80	w-BC	2.50	E	0.8598
			V-rBC	80	w-CB	0.00	F	0.6066
			V-rCB	35			Y	0.7240

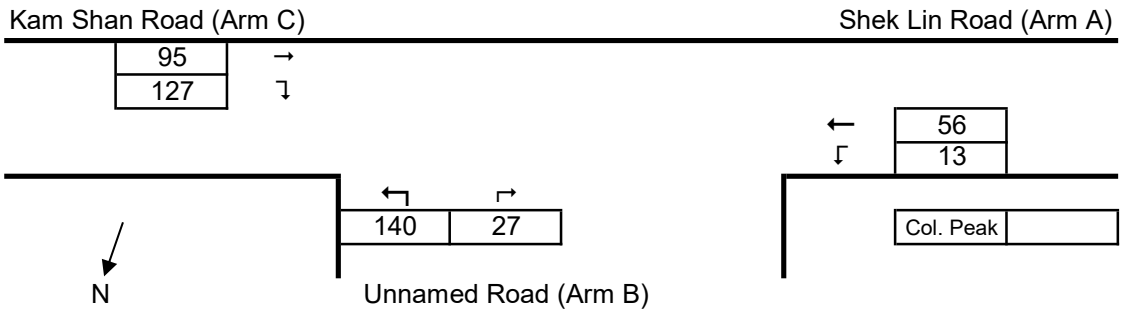
Analysis :

Traffic Flows, pcu/hr	Col. Peak	Capacity, pcu/hr	Col. Peak
q-CA	77	Q-BA	476
q-CB	57	Q-BC	628
q-AB	12	Q-CB	442
q-AC	52	Q-BAC	585
q-BA	25		
q-BC	85		
f	0.773		

Ratio-of-flow to Capacity	Col. Peak	
B-A	0.053	
B-C	0.135	
C-B	0.129	
B-AC	0.188	(for shared lane CA, CB)

Priority Junction Analysis

Junction:	Shek Lin Road / Kam Shan Road / Unnamed Road				
Design Year:	2029	Job Number:	J6918	Date:	18 May 2022
Scenario:	2029 CMFD w/ Ex. Columbarium w/ Current Niche Occupancy w/o TCMP			Page	2



The predictive equations of capacity of movement are:

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

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

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

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

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

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

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

where Y = 1 - 0.0345W

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

W = major road width

W-CR = central reserve width

w-BA, etc = lane width to vehicle

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

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

Geometry :	Input		Input		Input		Calculated	
	W	8.00	V-rBA	80	w-BA	2.50	D	0.8237
	W-CR	0.00	V-lBA	80	w-BC	2.50	E	0.8598
			V-rBC	80	w-CB	0.00	F	0.6066
			V-rCB	35			Y	0.7240

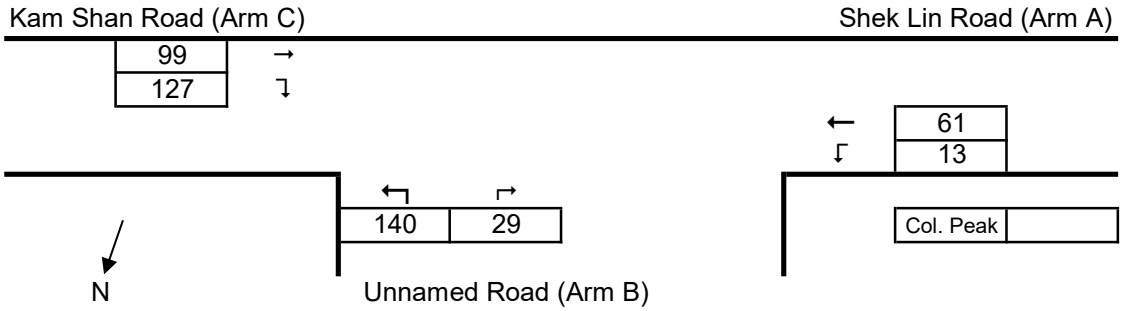
Analysis :

Traffic Flows, pcu/hr	Col. Peak	Capacity, pcu/hr	Col. Peak
q-CA	95	Q-BA	451
q-CB	127	Q-BC	627
q-AB	13	Q-CB	441
q-AC	56	Q-BAC	590
q-BA	27		
q-BC	140		
q-BAC	0.838		

Ratio-of-flow to Capacity	Col. Peak	
B-A	0.060	
B-C	0.223	
C-B	0.288	
B-AC	0.283	(for shared lane CA, CB)

Priority Junction Analysis

Junction:	Shek Lin Road / Kam Shan Road / Unnamed Road				
Design Year:	2029	Job Number:	J6918	Date:	18 May 2022
Scenario:	2029 CMFD w/ Ex. Columbarium Fully Occupied w/ TCMP				Page 3



The predictive equations of capacity of movement are:

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

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

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

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

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

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

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

where Y = 1 - 0.0345W

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

W = major road width

W-CR = central reserve width

w-BA, etc = lane width to vehicle

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

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

Geometry :	Input		Input		Input		Calculated	
	W	8.00	V-rBA	80	w-BA	2.50	D	0.8237
	W-CR	0.00	V-lBA	80	w-BC	2.50	E	0.8598
			V-rBC	80	w-CB	0.00	F	0.6066
			V-rCB	35			Y	0.7240

Analysis :

Traffic Flows, pcu/hr	Col. Peak	Capacity, pcu/hr	Col. Peak
q-CA	99	Q-BA	449
q-CB	127	Q-BC	626
q-AB	13	Q-CB	440
q-AC	61	Q-BAC	586
q-BA	29		
q-BC	140		
f	0.828		

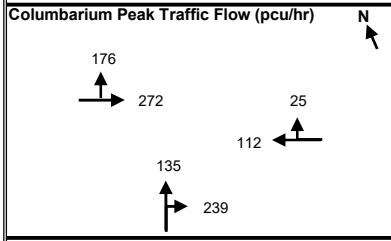
Ratio-of-flow to Capacity	Col. Peak	
B-A	0.065	
B-C	0.224	
C-B	0.289	
B-AC	0.288	(for shared lane CA, CB)

Signal Junction Analysis

Junction:	Kwong Fuk Road / On Fu Road			Job Number:	J6918
Scenario:	2021 Existing Condition - Ching Ming Festival Day			Page	4
Design Year:	2021	Designed By:	HCF	Checked By:	WCH	Date:	18 May 2022

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Kwong Fuk Road EB	LT+SA	A1	1	3.60	10.0		86	1749	204	0.117	0.117					
Kwong Fuk Road EB	SA	A2	1	3.30				2085	244	0.117						
On Fu Road NB	SA	B1	3	4.00				2015	135	0.067						
On Fu Road NB	RT	B2	3	4.00	8.0		100	1815	239	0.132	0.132					
Kwong Fuk Road WB	SA+RT	C1	2	3.20	8.0		18	1872	137	0.073	0.073					
Pedestrian Phase		$D_{(p)}$	1, 2, 4		Min Crossing Time =		5	sec GM +	9	sec FGM =	14	sec				
		$E_{(p)}$	3, 4		Min Crossing Time =		5	sec GM +	11	sec FGM =	16	sec				
		$F_{(p)}$	4		Min Crossing Time =		5	sec GM +	9	sec FGM =	14	sec				

Columbarium Peak Traffic Flow (pcu/hr)

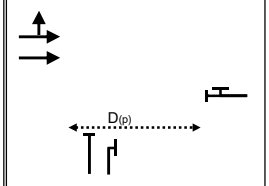
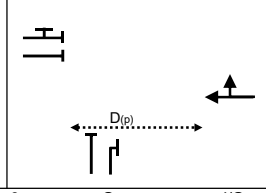
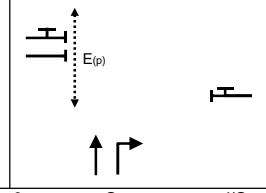
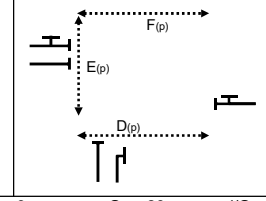


S = 1940 + 100 (W-3.25)
S_M = S / (1 + 1.5 f/r)

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

	COL PEAK HOUR					
	Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.322					
L (s)	40					
C (s)	102					
Prac. y	0.547					
R.C. (%)	70%					

NOTE:

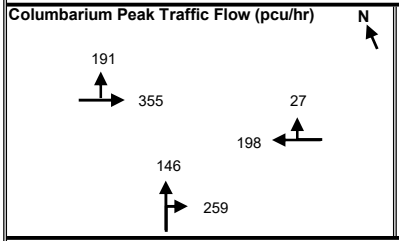
1	2	3	4	5
				
COL G = 6 I/G = 6	G = 6 I/G = 6	G = 6 I/G = 6	G = 3 I/G = 3	G = 26 I/G = 26	G = 2 I/G = 2	G = 40
PEAK G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0

Signal Junction Analysis

Junction:	Kwong Fuk Road / On Fu Road				Job Number: J6918
Scenario:	2029 CMFD w/ Ex. Columbarium w/ Current Niche Occupancy w/o TCMP				Page 5
Design Year: 2029	Designed By: HCF	Checked By: WCH	Date: 18 May 2022		

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Kwong Fuk Road EB	LT+SA	A1	1	3.60	10.0		71	1785	252	0.141	0.141					
Kwong Fuk Road EB	SA	A2	1	3.30				2085	294	0.141						
On Fu Road NB	SA	B1	3	4.00				2015	146	0.072						
On Fu Road NB	RT	B2	3	4.00	8.0		100	1815	259	0.143	0.143					
Kwong Fuk Road WB	SA+RT	C1	2	3.20	8.0		10	1899	225	0.118	0.118					
Pedestrian Phase		$D_{(p)}$	1, 2, 4		Min Crossing Time =		5	sec GM +	9	sec FGM =	14	sec				
		$E_{(p)}$	3, 4		Min Crossing Time =		5	sec GM +	11	sec FGM =	16	sec				
		$F_{(p)}$	4		Min Crossing Time =		5	sec GM +	9	sec FGM =	14	sec				

Columbarium Peak Traffic Flow (pcu/hr)

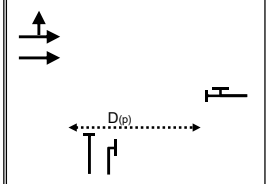
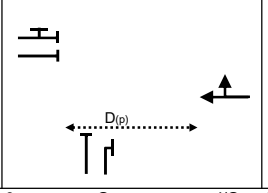
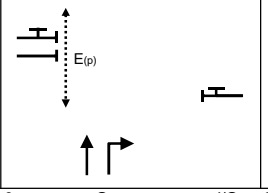
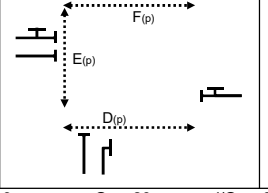


S = 1940 + 100 (W-3.25)
S_M = S / (1 + 1.5 f/r)

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

	COL PEAK HOUR					
	Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.402					
L (s)	40					
C (s)	102					
Prac. y	0.547					
R.C. (%)	36%					

NOTE:

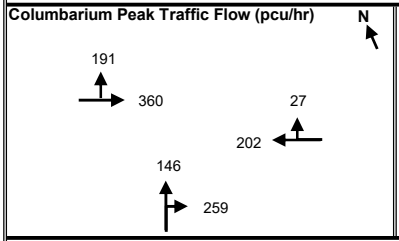
1	2	3	4	5
				
COL G = I/G = 6	G = I/G = 6	G = I/G = 6	G = I/G = 3	G = 26 I/G = 2 G = 40
PEAK G = I/G =	G = I/G =	G = I/G =	G =	I/G = G = 0
G = I/G =	G = I/G =	G = I/G =	G =	I/G = G = 0
G = I/G =	G = I/G =	G = I/G =	G =	I/G = G = 0
G = I/G =	G = I/G =	G = I/G =	G =	I/G = G = 0
G = I/G =	G = I/G =	G = I/G =	G =	I/G = G = 0

Signal Junction Analysis

Junction:	Kwong Fuk Road / On Fu Road				Job Number: J6918
Scenario:	2029 CMFD w/ Ex. Columbarium Fully Occupied w/ TCMP				Page 6
Design Year: 2029	Designed By: HCF	Checked By: WCH		Date:	18 May 2022

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Kwong Fuk Road EB	LT+SA	A1	1	3.60	10.0		71	1785	254	0.142	0.142					
Kwong Fuk Road EB	SA	A2	1	3.30				2085	297	0.142						
On Fu Road NB	SA	B1	3	4.00				2015	146	0.072						
On Fu Road NB	RT	B2	3	4.00	8.0		100	1815	259	0.143	0.143					
Kwong Fuk Road WB	SA+RT	C1	2	3.20	8.0		10	1899	229	0.121	0.121					
Pedestrian Phase		$D_{(p)}$	1, 2, 4		Min Crossing Time =		5	sec GM +	9	sec FGM =	14	sec				
		$E_{(p)}$	3, 4		Min Crossing Time =		5	sec GM +	11	sec FGM =	16	sec				
		$F_{(p)}$	4		Min Crossing Time =		5	sec GM +	9	sec FGM =	14	sec				

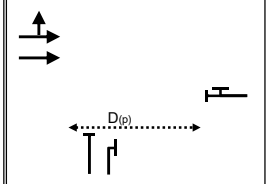
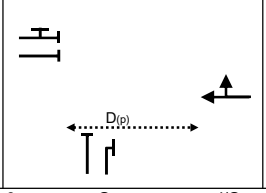
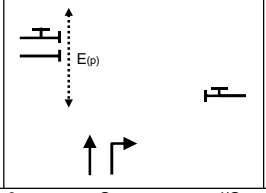
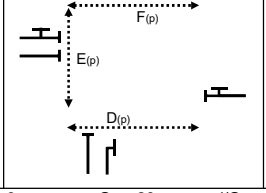
Columbarium Peak Traffic Flow (pcu/hr)



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

	COL PEAK HOUR					
	Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.406					
L (s)	40					
C (s)	102					
Prac. y	0.547					
R.C. (%)	35%					

NOTE:

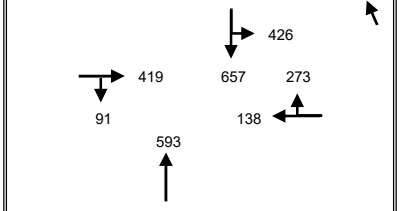
1	2	3	4	5
				
COL G = I/G = 6	G = I/G = 6	G = I/G = 6	G = I/G = 3	G = 26 I/G = 2 G = 40
PEAK G = I/G =	G = I/G =	G = I/G =	G =	I/G = G = 0
G = I/G =	G = I/G =	G = I/G =	G =	I/G = G = 0
G = I/G =	G = I/G =	G = I/G =	G =	I/G = G = 0
G = I/G =	G = I/G =	G = I/G =	G =	I/G = G = 0
G = I/G =	G = I/G =	G = I/G =	G =	I/G = G = 0

Signal Junction Analysis

Junction: Kwong Fuk Road / Po Heung Street — Job Number: J6918
Scenario: 2021 Existing Condition - Ching Ming Festival Day — Page 7
Design Year: 2021 — Designed By: HCF — Checked By: WCH — Date: 18 May 2022

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Kwong Fuk Road EB	SA	A1	2	3.70				1985	202	0.102	0.102					
Kwong Fuk Road EB	SA	A2	2	3.70				2125	217	0.102						
Kwong Fuk Road EB	RT	A3	2	3.60	16.0		100	1934	91	0.047						
Po Heung Street NB	SA	B1	1	3.60				1975	286	0.145						
Po Heung Street NB	SA	B2	1	3.60				2115	307	0.145						
Kwong Fuk Road WB	SA	C1	3	3.60				1975	138	0.070						
Kwong Fuk Road WB	RT	C2	3	3.00	17.0		100	1888	273	0.145	0.145					
Po Heung Street SB	LT+SA	D1	1	3.30	11.0		88	1737	485	0.279						
Po Heung Street SB	SA	D2	1	3.90				2145	598	0.279	0.279					
Pedestrian Phase		$E_{(p)}$	3		Min Crossing Time =			5	sec GM +		9	sec FGM =		14	sec	
		$F_{(p)}$	1		Min Crossing Time =			5	sec GM +		11	sec FGM =		16	sec	
		$G_{(p)}$	2		Min Crossing Time =			5	sec GM +		9	sec FGM =		14	sec	

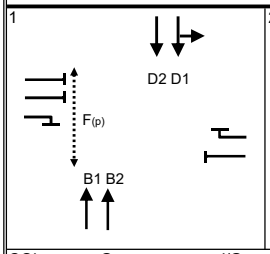
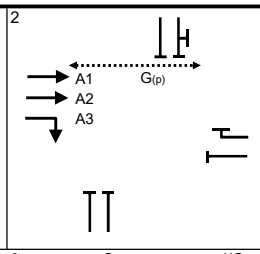
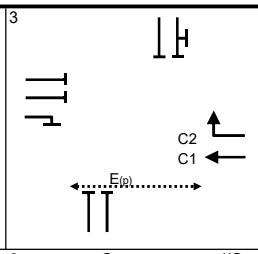
Columbarium Peak Traffic Flow (pcu/hr)



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

	COL PEAK HOUR					
	Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.526					
L (s)	16					
C (s)	102					
Prac. y	0.759					
R.C. (%)	44%					

NOTE:

1	2	3	4	5
				

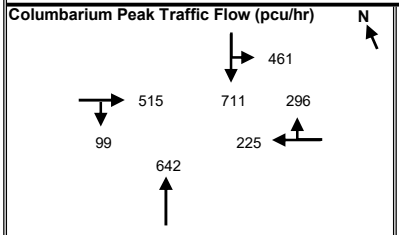
COL	G =	I/G =	6	G =	I/G =	6	G =	I/G =	7	G =	I/G =		G =	16
PEAK	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =	0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =	0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =	0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =	0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =	0

Signal Junction Analysis

Junction:	Kwong Fuk Road / Po Heung Street			Job Number:	J6918
Scenario:	2029 CMFD w/ Ex. Columbarium w/ Current Niche Occupancy w/o TCMP			Page	8
Design Year:	2029	Designed By:	HCF	Checked By:	WCH	Date:	18 May 2022

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Kwong Fuk Road EB	SA	A1	2	3.70				1985	249	0.125	0.125					
Kwong Fuk Road EB	SA	A2	2	3.70				2125	266	0.125						
Kwong Fuk Road EB	RT	A3	2	3.60	16.0		100	1934	99	0.051						
Po Heung Street NB	SA	B1	1	3.60				1975	310	0.157						
Po Heung Street NB	SA	B2	1	3.60				2115	332	0.157						
Kwong Fuk Road WB	SA	C1	3	3.60				1975	225	0.114	0.114					
Kwong Fuk Road WB	RT	C2	3	3.00	17.0		100	1888	296	0.157						
Po Heung Street SB	LT+SA	D1	1	3.30	11.0		88	1737	524	0.302						
Po Heung Street SB	SA	D2	1	3.90				2145	648	0.302	0.302					
Pedestrian Phase		$E_{(p)}$	3		Min Crossing Time =			5	sec GM +		9	sec FGM =		14	sec	
		$F_{(p)}$	1		Min Crossing Time =			5	sec GM +		11	sec FGM =		16	sec	
		$G_{(p)}$	2		Min Crossing Time =			5	sec GM +		9	sec FGM =		14	sec	

Columbarium Peak Traffic Flow (pcu/hr)

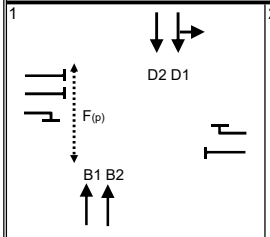
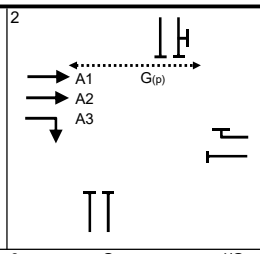
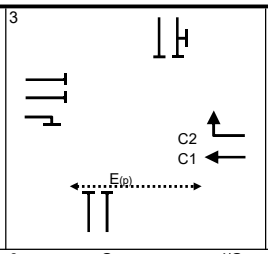


S = 1940 + 100 (W-3.25)
S_M = S / (1 + 1.5 f/r)

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

	COL PEAK HOUR					
	Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.541					
L (s)	16					
C (s)	102					
Prac. y	0.759					
R.C. (%)	40%					

NOTE:

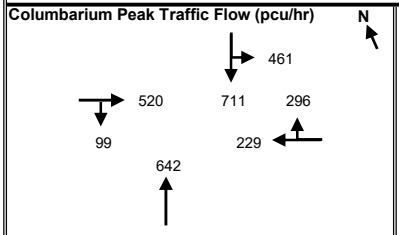
1	2	3	4	5
				
COL PEAK	G = I/G = 6	G = I/G = 6	G = I/G = 7	G = I/G =	G = 16
	G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
	G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
	G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
	G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0
	G = I/G =	G = I/G =	G = I/G =	G = I/G =	G = 0

Signal Junction Analysis

Junction: Kwong Fuk Road / Po Heung Street — Job Number: J6918
Scenario: 2029 CMFD w/ Ex. Columbarium Fully Occupied w/ TCMP — Page 9
Design Year: 2029 — Designed By: HCF — Checked By: WCH — Date: 18 May 2022

Approach		Phase	Stage	Width (m)	Radius (m)	% Uphill Gradient	Columbarium Peak Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y	Turning %	Sat.Flow (pcu/hr)	Flow (pcu/hr)	y value	Critical y
Kwong Fuk Road EB	SA	A1	2	3.70				1985	251	0.126						
Kwong Fuk Road EB	SA	A2	2	3.70				2125	269	0.127	0.127					
Kwong Fuk Road EB	RT	A3	2	3.60	16.0		100	1934	99	0.051						
Po Heung Street NB	SA	B1	1	3.60				1975	310	0.157						
Po Heung Street NB	SA	B2	1	3.60				2115	332	0.157						
Kwong Fuk Road WB	SA	C1	3	3.60				1975	229	0.116	0.116					
Kwong Fuk Road WB	RT	C2	3	3.00	17.0		100	1888	296	0.157						
Po Heung Street SB	LT+SA	D1	1	3.30	11.0		88	1737	524	0.302						
Po Heung Street SB	SA	D2	1	3.90				2145	648	0.302	0.302					
Pedestrian Phase		$E_{(p)}$	3		Min Crossing Time =			5	sec GM +		9	sec FGM =		14	sec	
		$F_{(p)}$	1		Min Crossing Time =			5	sec GM +		11	sec FGM =		16	sec	
		$G_{(p)}$	2		Min Crossing Time =			5	sec GM +		9	sec FGM =		14	sec	

Columbarium Peak Traffic Flow (pcu/hr)

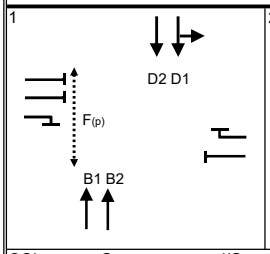
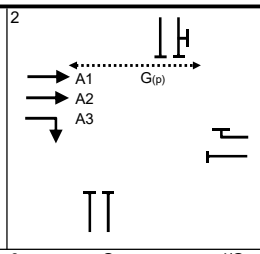
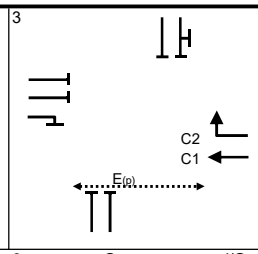


$S = 1940 + 100\ (W-3.25)$ $S_M = S / (1 + 1.5\ f/r)$

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

	COL PEAK HOUR Check 1	Check 2	Check 3	Check 1	Check 2	Check 3
Sum y	0.545					
L (s)	16					
C (s)	102					
Prac. y	0.759					
R.C. (%)	39%					

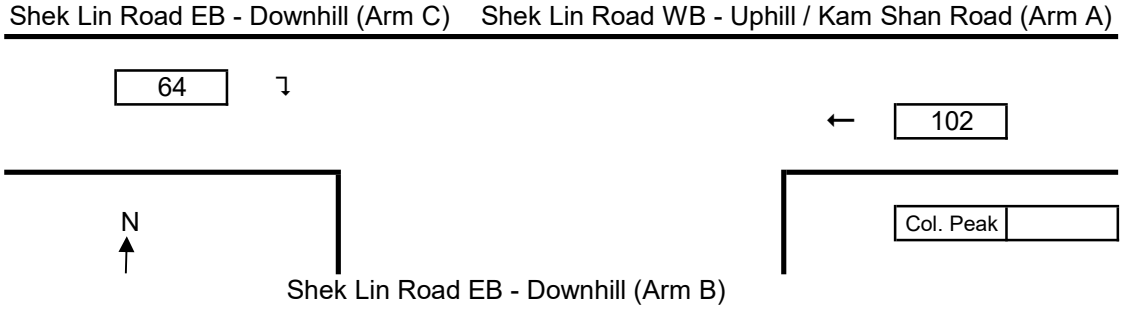
NOTE:

1	2	3	4	5
				

COL	G =	I/G =	6	G =	I/G =	6	G =	I/G =	7	G =	I/G =		G =			16
PEAK	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =			0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =			0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =			0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =			0
	G =	I/G =		G =	I/G =		G =	I/G =		G =	I/G =		G =			0

Priority Junction Analysis

Junction:	Shek Lin Road NB (Downhill) / Shek Lin Road SB (Uphill)				
Design Year:	2021	Job Number:	J6918	Date:	18 May 2022
Scenario:	2021 Existing Condition - Ching Ming Festival Day				Page 1



The predictive equations of capacity of movement are:

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

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

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

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

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

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

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

where Y = 1 - 0.0345W

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

W = major road width

W-CR = central reserve width

w-BA, etc = lane width to vehicle

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

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

Geometry :	Input		Input		Input		Calculated	
	W	5.50	V-rBA	0	w-BA	2.75	D	0.7430
	W-CR	0.00	V-lBA	0	w-BC	2.75	E	0.8165
			V-rBC	0	w-CB	2.75	F	0.8783
			V-rCB	75			Y	0.8103

Analysis :

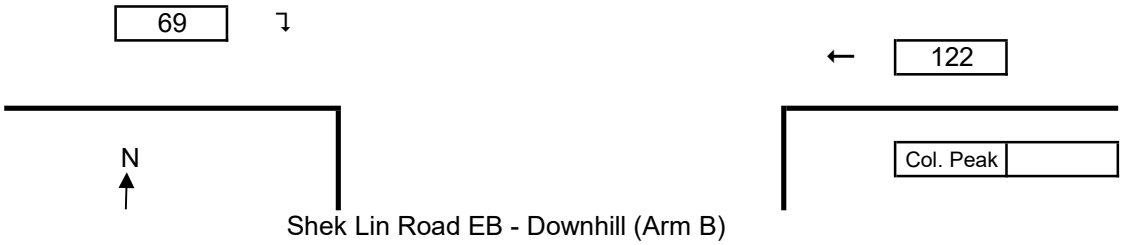
Traffic Flows, pcu/hr	Col. Peak	Capacity, pcu/hr	Col. Peak
q-CA	0		
q-CB	64	Q-CB	628
q-AB	0		
q-AC	102		
q-BA	0		
q-BC	0	Q-BA	424
f	0.000	Q-BC	584
		Q-BAC	424

Ratio-of-flow to Capacity	Col. Peak	
B-A	0.000	
B-C	0.000	
C-B	0.102	
B-AC	0.000	(for shared lane CA, CB)

Priority Junction Analysis

Junction:	Shek Lin Road NB (Downhill) / Shek Lin Road SB (Uphill)				
Design Year:	2029	Job Number:	J6918	Date:	18 May 2022
Scenario:	2029 CMFD w/ Ex. Columbarium w/ Current Niche Occupancy w/o TCMP			Page	2

Shek Lin Road EB - Downhill (Arm C) Shek Lin Road WB - Uphill / Kam Shan Road (Arm A)



Shek Lin Road EB - Downhill (Arm B)

The predictive equations of capacity of movement are:

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

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

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

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

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

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

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

where Y = 1 - 0.0345W

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

W = major road width

W-CR = central reserve width

w-BA, etc = lane width to vehicle

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

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

Geometry :	Input		Input		Input		Calculated	
	W	5.50	V-rBA	0	w-BA	2.75	D	0.7430
	W-CR	0.00	V-lBA	0	w-BC	2.75	E	0.8165
			V-rBC	0	w-CB	2.75	F	0.8783
			V-rCB	75			Y	0.8103

Analysis :

Traffic Flows, pcu/hr	Col. Peak	Capacity, pcu/hr	Col. Peak
q-CA	0		
q-CB	69	Q-CB	623
q-AB	0		
q-AC	122		
q-BA	0		
q-BC	0	Q-BA	418
f	0.000	Q-BC	579
		Q-BAC	418

Ratio-of-flow to Capacity	Col. Peak	
B-A	0.000	
B-C	0.000	
C-B	0.111	
B-AC	0.000	(for shared lane CA, CB)

Priority Junction Analysis

Junction:	Shek Lin Road NB (Downhill) / Shek Lin Road SB (Uphill)				
Design Year:	2029	Job Number:	J6918	Date:	18 May 2022
Scenario:	2029 CMFD w/ Ex. Columbarium Fully Occupied w/ TCMP				Page 3

Shek Lin Road EB - Downhill (Arm C) Shek Lin Road WB - Uphill / Kam Shan Road (Arm A)



Shek Lin Road EB - Downhill (Arm B)

The predictive equations of capacity of movement are:

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

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

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

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

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

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

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

where Y = 1 - 0.0345W

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

W = major road width

W-CR = central reserve width

w-BA, etc = lane width to vehicle

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

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

Geometry :	Input		Input		Input		Calculated	
	W	5.50	V-rBA	0	w-BA	2.75	D	0.7430
	W-CR	0.00	V-lBA	0	w-BC	2.75	E	0.8165
			V-rBC	0	w-CB	2.75	F	0.8783
			V-rCB	75			Y	0.8103

Analysis :

Traffic Flows, pcu/hr	Col. Peak	Capacity, pcu/hr	Col. Peak
q-CA	0		
q-CB	74	Q-CB	621
q-AB	0		
q-AC	128		
q-BA	0		
q-BC	0	Q-BA	415
f	0.000	Q-BC	577
		Q-BAC	415

Ratio-of-flow to Capacity	Col. Peak	
B-A	0.000	
B-C	0.000	
C-B	0.119	
B-AC	0.000	(for shared lane CA, CB)

Appendix B –
Swept Path Analyses



Project Title: S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918	Figure No. SP01	Revision E	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
Figure Title: SWEPT PATH OF PRIVATE CARS ENTERING PARKING SPACES	Designed by W C H / Drawn by S C Y / Checked by K C		
	Scale in A4: 1 : 400	Date: 18 MAY 2022	

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Project Title
S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918

Figure Title
SWEPT PATH OF PRIVATE CARS
EXITING PARKING SPACES

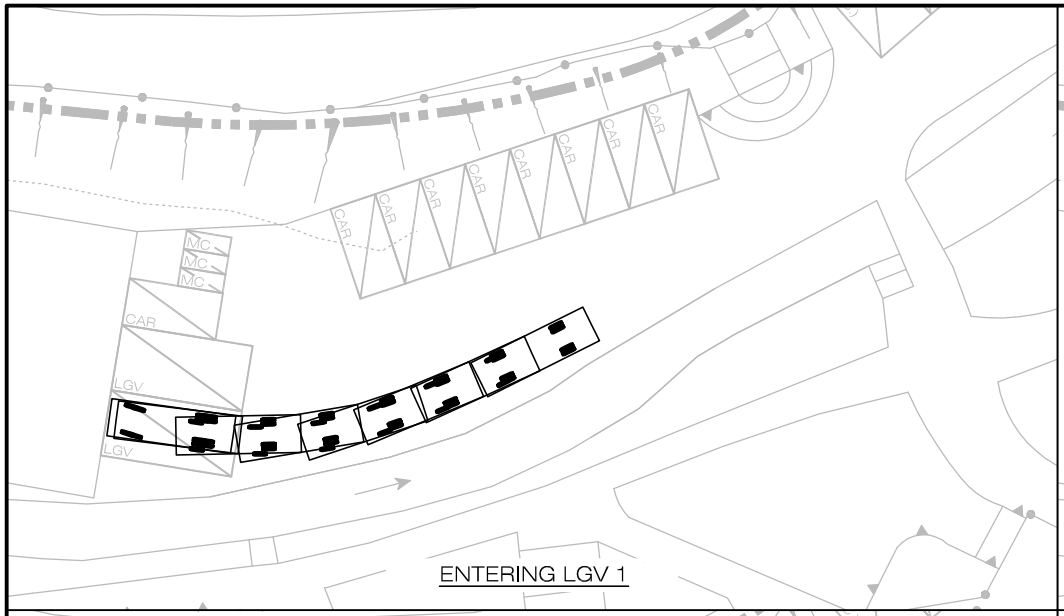
Figure No.	Revision
SP02	E

Designed by	Drawn by	Checked by
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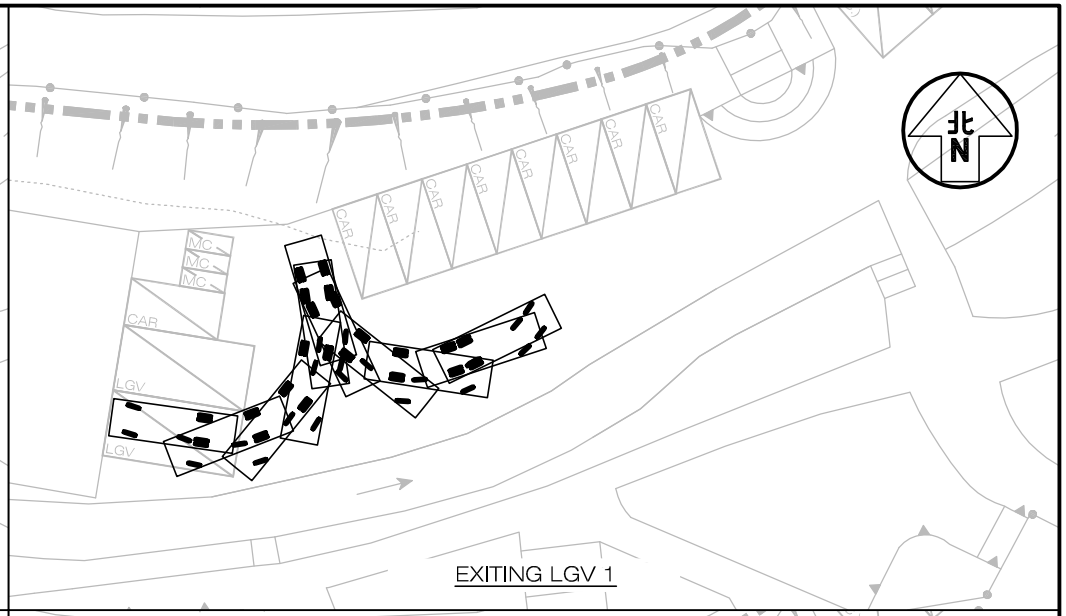
Scale in A4	Date
1 : 400	18 MAY 2022

CKM Asia Limited
Traffic and Transportation Planning Consultants
21st Floor, Methodist House, 36 Hennessy Road,
Wan Chai, Hong Kong
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Email : mail@ckmasia.com.hk

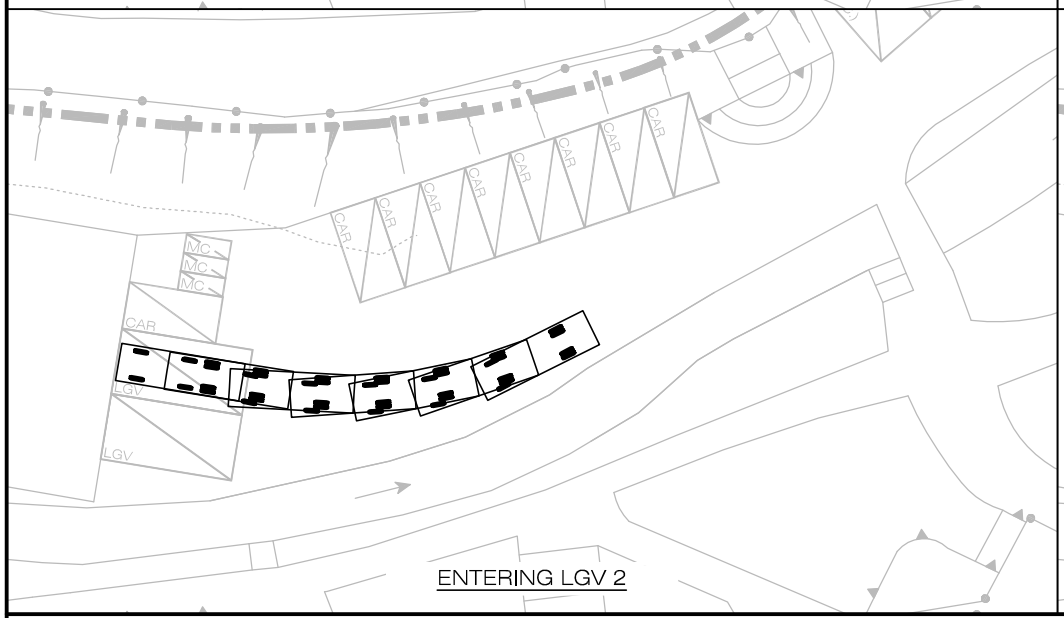
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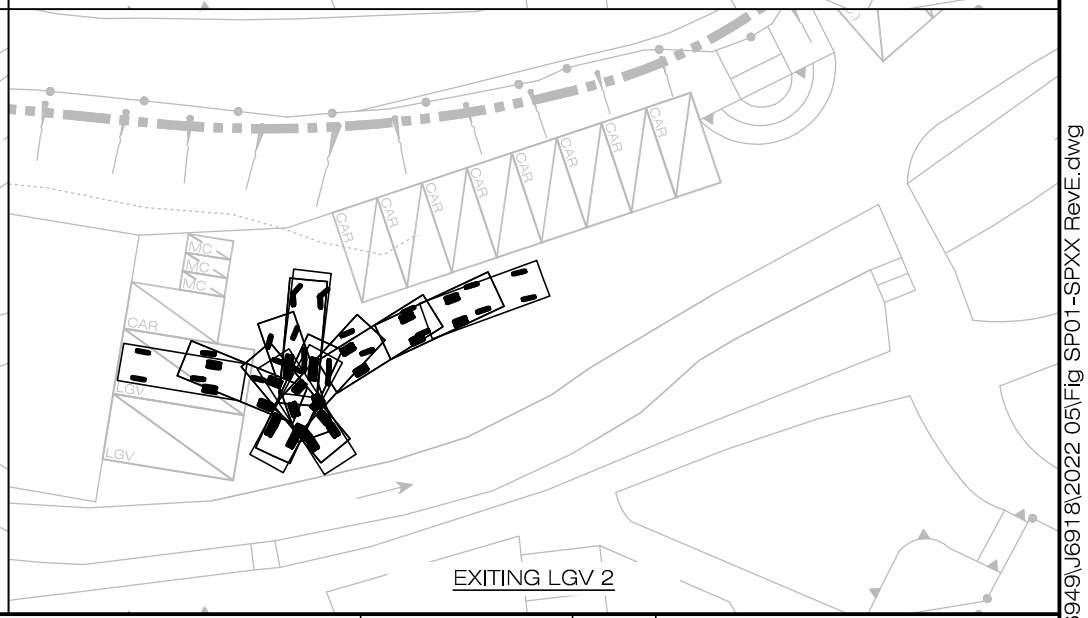
ENTERING LGV 1



EXITING LGV 1



ENTERING LGV 2



EXITING LGV 2

Project Title

S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918

Figure Title

SWEPT PATH OF LIGHT GOODS VEHICLES

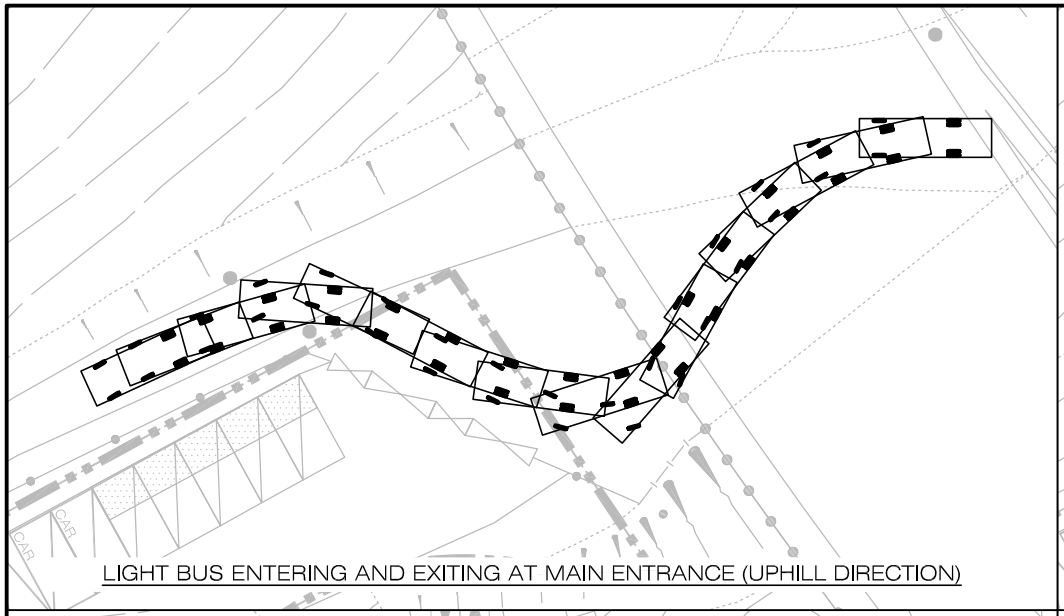
Figure No.	Revision
SP03	E

Designed by	Drawn by	Checked by
W C H	S C Y	K C

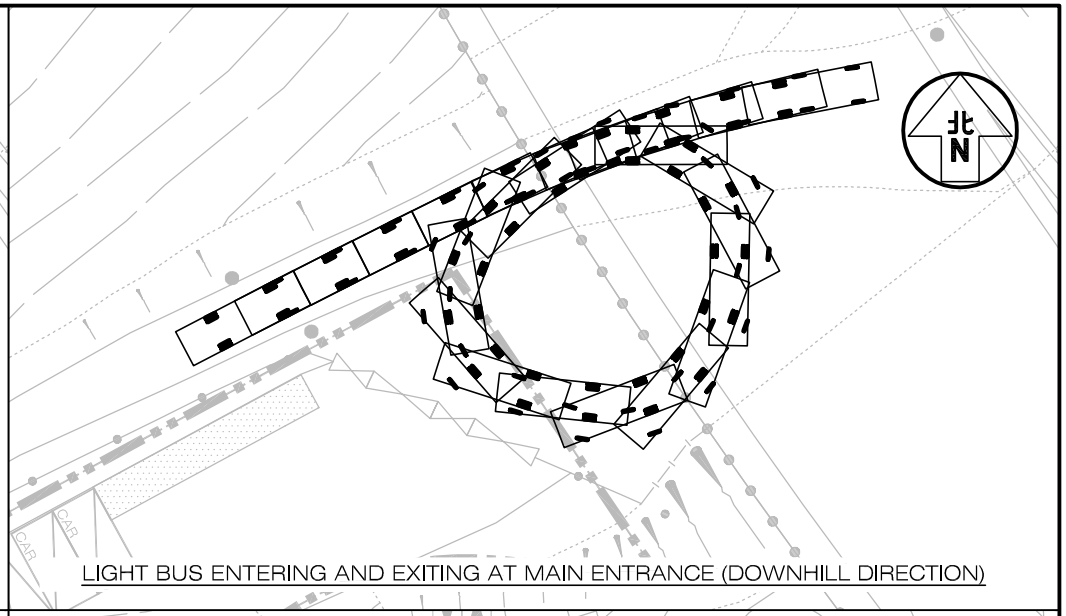
Scale in A4	Date
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CKM Asia Limited
Traffic and Transportation Planning Consultants
21st Floor, Methodist House, 36 Hennessy Road,
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Email : mail@ckmasia.com.hk

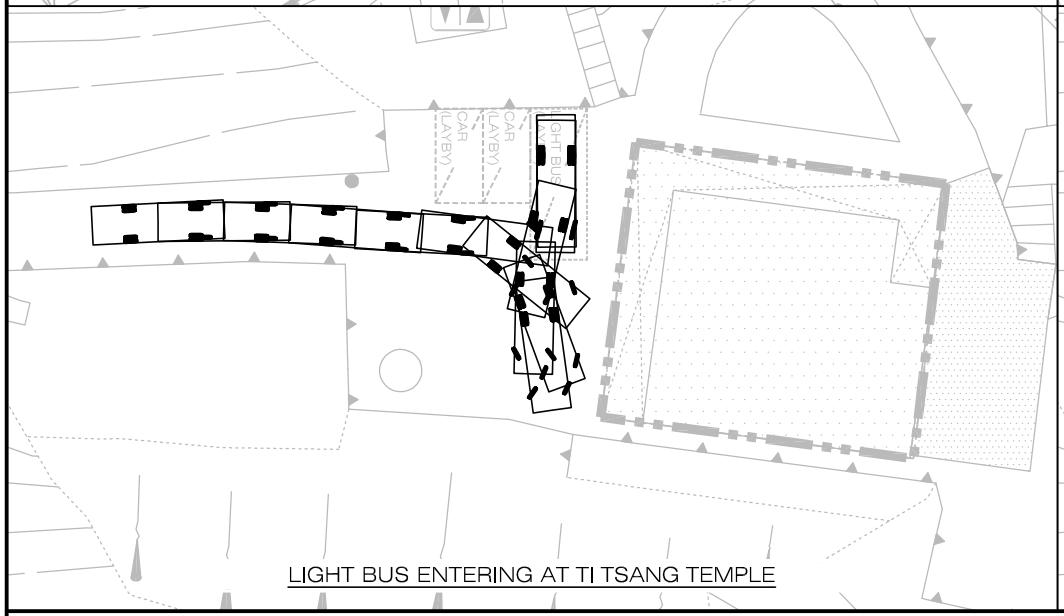
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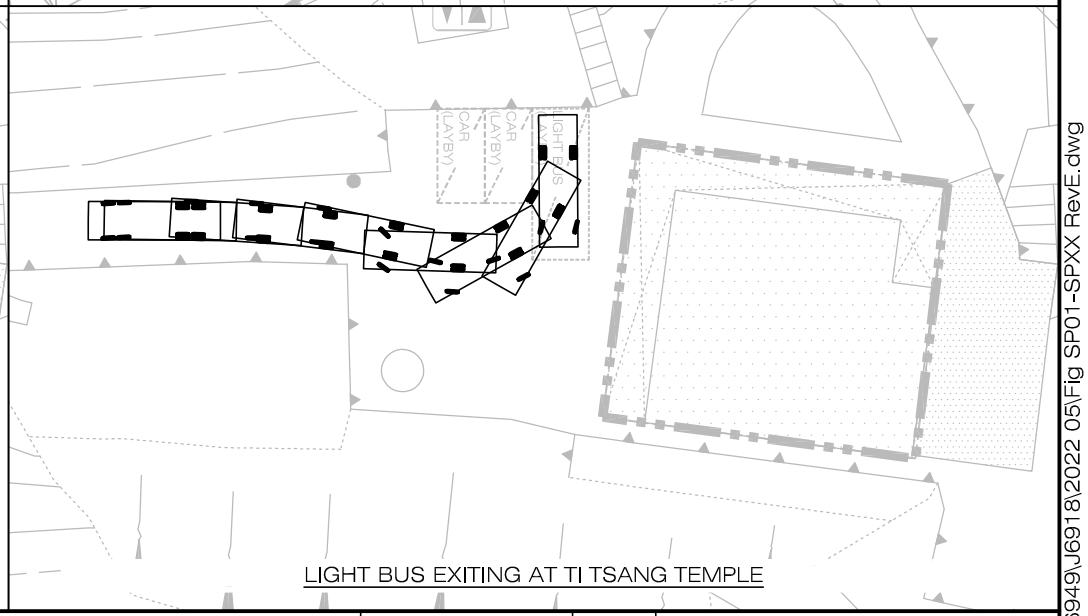
LIGHT BUS ENTERING AND EXITING AT MAIN ENTRANCE (UPHILL DIRECTION)



LIGHT BUS ENTERING AND EXITING AT MAIN ENTRANCE (DOWNHILL DIRECTION)



LIGHT BUS ENTERING AT TI TSANG TEMPLE



LIGHT BUS EXITING AT TI TSANG TEMPLE

Project Title
S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918

Figure Title
SWEPT PATH OF LIGHT BUS (WITH TCMP IMPLEMENTED)

Figure No.	Revision
SP04	E

Designed by	Drawn by	Checked by
W C H	S C Y	K C

Scale in A4	Date
1 : 400	18 MAY 2022

CKM Asia Limited
Traffic and Transportation Planning Consultants
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Appendix C – Layby Sensitivity Analysis

Appendix C

Layby Operation Analysis -

Peak 15-Minute Opeation

Job Title Pun Chu Yuen (J6918)

Date 18 May 2022

Activity		**Per Hr**	**Per Peak 15-min**
Number of Shuttle Service Drop-off	(veh)	5	1.25
Duration per Drop-off	(s)		120.0
Number of Shuttle Service Pick-up	(veh)	5	1.25
Duration per Pick-up	(s)		120.0
Number of Taxi Drop-off	(veh)	9	2.25
Duration per Drop-off	(s)		60.0
Number of Taxi Pick-up	(veh)	5	1.25
Duration per Pick-up	(s)		30.0
Total Number of Vehicles	(veh)		6.0
Total Duration of Pick-up / Drop-off	(veh-s)		472.5
Weight Average Duration for All Vehicles	(s)		78.8
Number of Pick-up / Drop-off Space, *k*			1
Queuing Space Avaiable			4
Arrival rate λ (vehicles / 15 minutes)			6
Cycle time ω (s)			78.8
Service rate μ (vehicles / 15 minutes)			11.4

Number of Cars N	**Probability of Exact N Cars in the Lift System**	**Probability of N Cars or Less in the Lift System**	**Probability of More Than N Cars in the Lift System**
0	47.5%	47.5%	52.5%
1	24.9%	72.4%	27.6%
2	13.1%	85.5%	14.5%
3	6.9%	92.4%	7.6%
4	3.6%	96.0%	4.0%
5	1.9%	97.9%	2.1%
6	**1.0%**	**98.9%**	**1.1%**
7	0.5%	99.4%	0.6%

Conclusion

The probability of 1 additional vehicle arriving when 1 layby and 4 queuing spaces being occupied is 1.1%. The provision of layby and queuing capacity is acceptable.

Appendix C

Note:
k is the number of lift servers.
λ is the arrival rate in vehicles per 15 minutes.
μ is the service rate of a lift server in vehicles per 15 minutes.

Probability of having exactly zero cars in the lift system:

$$P(0) = \frac{1}{\left[\sum_{N=0}^{k-1} \frac{1}{N!}\left(\frac{\lambda}{\mu}\right)^N\right] + \frac{1}{k!}\left(\frac{\lambda}{\mu}\right)^k \frac{k\mu}{k\mu - \lambda}}$$

Probability of having exactly N cars in the lift system:

For $N < k$:

$$P(N) = \frac{1}{N!}\left(\frac{\lambda}{\mu}\right)^N P(0)$$

For $N \geq k$:

$$P(N) = \frac{1}{k!k^{N-k}}\left(\frac{\lambda}{\mu}\right)^N P(0)$$

k - -number of lift servers
λ - -arrival rate
μ - -service rate

Enclosure 2 - Our responses to key public comments received by the Board about the application

Section 16 Planning Application

Proposed Columbarium Use at

Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A and 1270 S.A in D.D. 6 and Adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories

(Application no. A/TP/681)

Responses to Public Comments

July 2022

Comments from Public	Applicant's Responses
Comments from Lam Tsuen Valley Committee on 13th April 2022	
林村鄉公所 本鄉公所日前接獲本鄉屬村蓮澳村四位村代表連署來函有關上述申請，提出強烈反對，希望本鄉公所向相關政府部門反映。 據知，通往蓮澳村的行車道不是一條合規格的道路，乃由該村村民合資建成，陡峭狹窄，彎位極多，平日駕駛者使用該道路極為小心，加上每逢假日遊人非常多，增加該車道的負荷。一旦申請獲批，嚴重影響該條道路的交通流量，更會增加交通意外的風險，有見及此，村民紛紛反對。 本鄉公所一直尊重屬村的意見，認為該村村代表的反對理據合情合理，故表示反對的立場，故特函貴會，祈請貴會慎重考慮予以否決，以安民心！	申請人希望澄清在過去 10 年（由 2012 年至 2021 年）於春秋二祭期間，由於半春園有義工(主要是大埔區居民)熱衷地協助管理人流管制及疏導附近一帶交通。這一段路沒有任何阻塞交通情況出現，亦沒有收到任何投訴。 此外半春園已成立 90 多年, 我們完全理解村民代表所提出的問題。因應本規劃申請，申請人已制定擬議於春秋二祭期間實施的「交通及人流管理方案」來控制前往半春園的人數和相關車流。這些措施包括例如有人數限制的預約探訪、駕車人士必須事先預約場內有限額制的停車位、提供來往半春園與錦山（太和鐵路站）之免費穿梭巴士服務等。另外，經與運輸署磋商後，本規劃申請亦建議石蓮路可作小型交通工程來改善現時交通情況。相關的「交通及人流管理方案」和小型交通改善建議詳情，可參閱為本規劃申請擬定的交通影響評估。
Comments from 大埔蓮澳村（李屋）及蓮澳村（鄭屋）的村代表，on 6th April 2022	
吾等為大埔蓮澳村（李屋）及蓮澳村（鄭屋）的村代表，本村村民一致反對上述申請個案-大埔石蓮路半春園設置靈灰安置所；申請編號 A/TP/681。 對於當局在沒有資詢本村村代表及所有村民的情況下，單方面作出批准設置靈灰安置所，我們所有村民都極之憤怒，對此安排莫視村民感受及沒有顧及對本村及附近所有居民之極大影響。	申請人希望對村代表的意見作如下回應: 1. 香海蓮社半春園的靈灰龕位於 1971 年經已存在，安放了超過 50 年。半春園靈灰龕位數目現在設置有 4,488 個靈灰龕位，而半春園於 2018 年 3 月向政府申請骨灰安置所牌照時祇保留 3834 個靈龕位，較現時減少了 654 個靈灰龕位。本園相信若獲政府簽發骨灰安置所牌照後，不會對所有村民出人構成嚴重危險。 2. 香海蓮社半春園的靈灰龕位於 1971 年經已存在，先人的骨灰龕位安放了超過 50 年。過去設置靈灰龕位是毋須政府部門批准，直至 2014 年 6 月 18 日行政會通過必須立法規管；立法會立例所有靈灰

1. 如當局批准設置以上地點的靈灰安置所，會極度影響本村所有村民及附近其他居民的道路交通，因為石蓮路乃本村唯一出人大埔市區的道路，而且此這路設計是［單線」來回行車，由於此道路本身已經非常狹窄，日常駕駛當遇上對頭車輛時已經非常危險，如果當局再批准半春國加設靈灰安置所，一定會大幅增加外來汽車出人石蓮路的流量，並且肯定會對本村所有村民出人構成嚴重危險・ 2.本村石蓮路與行山徑「衛亦信徑 8 段」相連，此行山徑乃熱門行山人仕的選擇，每天都有好多熱愛行山人仕使用石蓮路步至衛亦信徑 8 段，每當週六及週 日或假時，更會有大量一家大小步行石蓮路到衛亦信徑 8 段，當中長者及小孩途中 遇上車輛駛經過時，由於石蓮路非常狹窄，途經的長者及小孩需要走到路邊懸崴旁才可避開車輛，故此，約當局批准設置以上地點的設置靈灰安置所以至車輛流量大 幅增加，肯定會嚴重影響路上之行山人士安全。並且引發石蓮路緊接的大埔錦山路出現嚴重的交通擠塞，此道路每天都因違例泊車佔用了整整一條行車線而變成單線雙程行車，已經影響附近出入居民多年。（附上道路實況照片） 3. 大埔半春園靈灰安置所本身已經未經相關政府部門批准下非合法設置骨灰龕多年，已經不時影響本村居民出人及經常在石蓮路作違例泊車，引致交通阻塞， 對於上述單位之非合法經營骨灰龕安置所之行為，就相關政府部門（城規會、民政事務局、食衛局）都沒有正視此這規行為，將之取締，以令本村村民非法不滿，對此相關政府部門的表現，以及莫視民意的態度，極度遺憾。 現特函貴鄉公所反映，祈請體恤民情，協助本村向城規會反映意見。有勞跟進， 謹此致謝。如有任何問題，請致電與我們聯絡。	安置所必須在 2018 年 3 月 29 日前申請牌照才可營運。半春園是第一批按照政府要求處理申請骨灰安置所牌照的靈灰安置所。 3. 至於經常在石蓮路有車輛違例泊車及引致交通阻塞一事，半春園亦留意到，但絕非到訪半春園人仕，而且為避免拜山人仕影響道路交通，本園設有停車位供拜祭人仕使用，泊車位包括私家車位 27 個、貨車位 2 個及電單車位 3 個，根據過往經驗，完全足夠拜祭人仕使用；因此，有關違例泊車情況，實際是與半春園拜祭人仕無關。再者，過去 10 年（由 2012 年至 2021 年）春秋二祭期間，半春園增設免費穿梭巴士服務，有義工協助人流管制及疏導附近交通，10 年來都沒出現任何阻塞交通情況。 4. 我們完全理解村民代表所提出的問題，所以申請人已制定擬議於春秋二祭期間實施的「交通及人流管理方案」來控制前往半春園的人數和相關車流。這些措施包括例如有人數限制的預約探訪、駕車人士必須事先預約場內有限額制的停車位、提供來往半春園與錦山（太和鐵路站）之免費穿梭巴士服務等。預計未來在春秋二祭期間來往半春園的車流會與現時相若，不會對附近道路帶來嚴重負面影響。在過往 10 年的春秋二祭，申請人未有在石蓮路發現任何交通阻塞事故。另外，經與運輸署磋商後，本規劃申請亦建議石蓮路可作小型交通工程來改善現時交通情況。相關的「交通及人流管理方案」和小型交通改善建議詳情，可參閱為本規劃申請擬定的交通影響評估。

Comments from Ecological Advisory Programme of Kadoorie Farm & Botanic Garden Corporation on 18th April 2022	
We urge the Board to consider all potential impacts that would be associated with the proposal and also the potential cumulative impacts of approving this application on the Green Belt (GB) zone as the approval would set a precedent for other similar cases in this GB.	The applicant wishes to clarify that we have submitted all relevant technical assessments in supporting the planning application and all the assessments shown to have demonstrated there would be no adverse impact on the surrounding environment. Furthermore, the premises to be approved for Columbarium use are all existing buildings and there would be no substantial building work required, except minor building rectification works. All the buildings in Pun Chun Yuen are low-rise buildings and some, such as Ti Tsang Temple, has existed before the first statutory plan was gazetted. Therefore, the applicant is confident that the function of the "Green Belt" zone would not compromised by our application.
Comments from 大埔鄉事委員會主席:林奕權 副主席：陳笑權, 張國棟 on 13th April 2022	
茲接獲本會屬村蓮澳村李屋及鄭屋原居民代表及居民代表聯署來函，提出反對標題事宜，並尋求本會協助向有關部門反映。 村代表指出大埔半春園在未經部門批准下非法設置骨灰龕多年，一直違規經營，當局執法無力，令村民極度不滿。再者，石蓮路本身只是一條不合規格的村路，設計為單線來回行車，而且路面狹窄，經常出現人車爭路情況。加上，石蓮路與行山徑「衛奕信徑第八段」相連，路段深受行山愛好者歡迎，每逢周末和假期，遊人如織，如貴會批准半春園內加設靈灰安置所，勢必增加石蓮路行車流量，對該村村民或行山人士構成危險，一旦意外發生，後果嚴重。本會認為該村村代表的反對理據合情合理，貴會不能莫視民意，祈請慎重考慮，予以否決有關申請，以安民心！隨函附上該村村代表聯署函件副本，以供察閱。	香海蓮社半春園的骨灰龕位已於 1971 年經已存在，骨灰龕位安放在半春園超過 50 年。過去設置靈灰龕位是毋須政府部門批准，直至 2014 年 6 月 18 日行政會通過必須立法規管；立法會立例所有靈灰安置所必須在 2018 年 3 月 29 日前申請牌照才可營運。半春園是第一批按照政府要求處理申請骨灰安置所牌照的處所。 蓮澳村李屋及鄭屋原居民代表及居民代表所指的道路，在過去 10 年（由 2012 年至 2021 年）於春秋二祭期間，由於半春園有義工協助人流管制及疏導附近一帶交通，這一段路沒有任何阻塞交通情況出現，亦沒有收到任何投訴。至於半春園靈灰龕位數目，現時設置有 4,488 個靈灰龕位，而半春園於 2018 年 3 月向政府申請骨灰安置所牌照時祇保留 3834 個靈灰龕位，較現時減少 654 個靈灰龕位。本園相信若獲政府簽發骨灰安置所牌照後，這一帶的交通比現時還要好。

	我們完全理解村民代表所提出的問題，所以應本規劃申請，申請人已制定擬議於春秋二祭期間實施的「交通及人流管理方案」來控制前往半春園的人數和相關車流。這些措施包括例如有人數限制的預約探訪、駕車人士必須事先預約場內有限額制的停車位、提供來往半春園與錦山（太和鐵路站）之免費穿梭巴士服務等。另外，經與運輸署磋商後，本規劃申請亦建議石蓮路可作小型交通工程來改善現時交通情況。相關的「交通及人流管理方案」和小型交通改善建議詳情，可參閱為本規劃申請擬定的交通影響評估。
Comments from 丘志良先生 on 1st April 2022	
石蓮路半春園增加 3843 個龕位，半春園位處大埔石古壟村，而該村鄰近錦山村，要到達半春園必定要通過錦山路，現時錦山村違規龕場祥霞精舍現存共 13,426 個靈灰龕位及 3,049 紀念牌，考慮現時村內道路情況及對村民日常生活的影響，實在難以接受。目前錦山日常的交通已經非常擠塞，因應近年違泊的問題，短短三分鐘的車程，村民可能需要半小時才到達大埔市中心，於春秋二祭時期更加惡劣，錦山路完全水洩不通，多年來一直未有改善，對村民造成很大的不便，過路安全亦是一大問題。石蓮路為一單線雙程的道路，路面程況亦欠佳，實在難以負荷於拜祭時的交通流量。同時在錦山村有兩所學校：挪威國際學校及大光德萃書院，對學童的安全亦有很大影響。半春園雖是一所佛寺，但內裏黃筱煒故居，已列人香港二級歷史建築，而大雄寶殿、德煒堂同玻璃屋皆列人香港三級歷史建築，一直以來皆為觀光名勝，建設龕位實在會破壞此名勝，故此本人代表本村村民強力反對是次申請。	香海蓮社半春園的龕位已安放了超過 50 年，香海蓮社半春園 2012 年已有龕位數目為 4488 個，而現時申請數目已減少至 3843 個。 過去 10 年（由 2012 年至 2021 年）春秋二祭時段，半春園增設免費穿梭巴士服務，有義工協助人流管制及疏導附近交通，10 年來都沒出現任何阻塞交通情況。 本園設有泊車位包括私家車位 27 個、貨車位 2 個及電單車位 3 個。本園相信足夠拜祭人仕使用，有關違例泊車情況，實際是與半春園拜祭人仕無關。有關在春秋二祭期間，人流和車流最多的日子都是學校假期或週末，相信對附近兩間學校及學童的安全影響不大。 半春園內有黃筱煒故居，這座建築於 2010 年 1 月 22 日被古物古蹟諮詢委員會確定為三級歷史建築，不過近 10 年來，遊人已非常少。 我們完全理解丘志良先生所提出的問題，所以應本規劃申請，申請人已制定擬議於春秋二祭期間實施的「交通及人流管理方案」來控制前往半春園的人數和相關車流。這些措施包括例如有人數限制的預約探

	訪、駕車人士必須事先預約場內有限額制的停車位、提供來往半春園與錦山（太和鐵路站）之免費穿梭巴士服務等。申請人會呼籲及建議訪客使用公共交通工具和申請人提供的免費穿梭巴士服務來往半春園，避免增加行經石蓮路和錦山路之車流。預約拜祭時間亦會主要設於週末和公眾假期，不會影響附近學校平日的運作。另外，經與運輸署磋商後，本規劃申請亦建議石蓮路可作小型交通工程來改善現時交通情況。相關的「交通及人流管理方案」和小型交通改善建議詳情，可參閱為本規劃申請擬定的交通影響評估。

Enclosure 3 - The Government Gazette Notices (GNs) No. S112. No. SNo.372 and S375.

DISTRICT OFFICE, TAI PO.

No. S. 371.—It is hereby notified that the following Letting of Crown Land by Public Auction will be held at the Land Office, Ping Shan, at 12 Noon, on Thursday, the 25th day of September, 1930.

The Lot is let for the term of One year from the 1st day of July, 1930, as Garden Lot, subject to the Special Conditions hereunder specified.

PARTICULARS OF THE LOT.

Registry No.			Locality.	Boundary Measurements.				Contents in Acre.	Upset Price.	Annual Crown Rent.
No.	D. D.	Lot.		N.	S.	E.	W.			
				feet.	feet.	feet.	feet.		$	$
1	121	1786	Ping Shan.	As per plan deposited in the District Office, North.				·42 acre.	Nil.	1.70

SPECIAL CONDITIONS.

1. The Lessee may not mortgage or sublet the land.

2. The lease is determinable at any time on six calendar months' notice being given.

3. If the lease is determined by the notice from the Crown before expiration of the period for which the Lot is leased the Lessee is, if he has made improvements and if it is recommended by the District Officer to be entitled to compensation, such compensation to be not more than twice the value of a crop taken off the land resumed.

4. At the expiration of the term for which the Lot is leased the land with all the improvements of whatever kind shall revert to and become the absolute property of the Government and no compeasntion whatever shall be payable to the Lessee in respect of such improvements.

E. I. WYNNE-JONES,
District Officer, North.

12th September, 1930.

DISTRICT OFFICE, TAI PO.

No. S. 372.—It is hereby notified that the following Sale of Crown Land by Public Auction will be held at the District Office, Taipo, at 11.30 a.m., on Wednesday, the 24th day of September, 1930.

The Lots are sold for the term of Seventy-five years from the 1st day of July, 1898, with the right of renewal for a further term of 24 years less 3 days at a re-assessed Crown Rent. Lots Nos. 1 to 5 as Building Lots. Lots Nos. 6 and 7 as Threshing Floor Lots, Lot No. 8 as Brick Kiln Lot, Lots Nos. 9 to 11 as Cultivation, garden and orchard Lots, Lot No. 12 as orchard Lot and Lot No. 13 as Agricultural Lot, subject to the General Condition of Sale published in Government Notification No. 570 of 1924. Lots Nos. 1 to 5 are further subject to Special Condition No. 2 (a). Lots Nos. 6 and 8 are further subject to Special Condition No. 1 (a). Lots Nos. 9 to 13 are further subject to Special Condition No. 1 (a), (b) and (c) in the above Government Notification. Lots Nos. 9 to 12 are further subject to special conditions hereunder specified.

The amounts to be spent on each building lot in rateable improvements under the General Condition No. 5 are $750, $150, $200, $500, and $500 respectively.

PARTICULARS OF THE LOTS.

Registry No.			Locality.	Boundary Measurements.				Contents in Acres, or Square feet.	Upset Price.	Annual Crown Rent.
No.	D. D.	Lot.		N.	S.	E.	W.			
				feet.	feet.	feet.	feet.		$	$
1	31	1324	Sha Lo Tung.	As per plan deposited in the District Office, North.				900 sq. ft.	9	1.50
2	,,	1325	,,	,,				220 ,,	3	.50
3	,,	1326	,,	,,				375 ,,	4	.50
4	365	314	Cheung Sheung.	,,				529 ,,	6	1.00
5	92	2203	Kam Tsin.	,,				825 ,,	9	2.00
6	,,	2204	,,	,,				1024 ,,	11	.10
7	51	4565	Fan Ling.	,,				750 ,,	8	.10
8	96	2250	Tso Tau.	,,				·06 acre.	19	.20
9	11	1503	Nam Hang.	,,				·18 ,,	20	.20
10	,,	1504	,,	,,				·28 ,,	31	.30
11	,,	1505	,,	,,				·25 ,,	28	.30
12	6	1119	Shek Ku Lung.	,,				3 acres.	164	3.00
13	83	1999	Siu Hang.	,,				·07 acre.	8	.10

SPECIAL CONDITION TO LOTS Nos. 9 TO 11.

No alteration of the existing path shall be made without the consent of the District Officer, North.

SPECIAL CONDITION TO LOT No. 12.

Purchaser shall construct a path round the Western end of the site to satisfaction of the D. O.

E. I. Wynne-Jones,
District Officer, North.

8th September, 1930.

District Office, Tai Po.

No. S. 373.—It is hereby notified that the following Sale of Crown Land by Public Auction will be held at the Land Office, Ping Shan, at 12 noon on Thursday the 25th day of September, 1930.

The Lots are sold for the term of Seventy-five years from the 1st day of July, 1898, with the right of renewal for a further term of 24 years less 3 days at a re-assessed Crown Rent. Lot No. 1 as Kerosine store Lot, Lots Nos. 2 to 4 as Building Lots, Lot No. 5 as garden Lot and Lot No. 6 as agricultural and fish pond lot subject to the General Condition of Sale published in Government Notification No. 570 of 1924. Lots Nos. 1 to 4 are further subject to special condition No. 2 (a). Lot No. 1 is further subject to special conditions hereunder specified. Lots Nos. 5 and 6 are further subject to special conditions Nos. 1 (a) (b) and (c) in the above Government Notification. Lot No. 6 is further subject to special condition hereunder specified.

DISTRICT OFFICE, TAI PO.

No. S. 375.—It is hereby notified that the following Sale of Crown Land by Public Auction will be held at the District Office, Northern District, Taipo, at 11.30 a.m., on Tuesday, the 29th day of December, 1936.

The Lots are sold for the term of Seventy-five years from the 1st day of July, 1898, with the right of renewal for a further term of 24 years less 3 days at a re-assessed Crown Rent. Serial Nos. 1 to 4 as Building Lots, Serial No. 5 as an Orchard lot and Serial Nos. 6 and 7 as Agricultural Lots subject to the General Conditions of Sale published in Government Notification No. 364 of 1934. Serial Nos. 1 to 4 are further subject to Special Condition No. 2 (a). Serial Nos. 5 to 7 are further subject to Special Condition No. 1 (a), (b) and (c) in the above Government Notification. Serial Nos. 5 and 6 are further subject to Special Conditions hereunder specified.

The amounts to be spent on each building lot in rateable improvements under the General Condition No. 5 are $750, $250, $250 and $250 respectively.

PARTICULARS OF THE LOTS.

Registry No.			Locality.	Boundary Measurements.				Contents in Acres, or Square feet.	Upset Price.	Annual Crown Rent.
No.	D. D.	Lot.		N.	S.	E.	W.			
				feet.	feet.	feet.	feet.		$	$
1	6	1259	Tai Po Old Market.	As per plan deposited in the District Office, North.				1,200 sq. ft.	120	6.00
2	16	569	Hang Ha Po.	,,				432 ,,	5	.50
3	170	159	In Ngam.	,,				200 ,,	4	1.00
4	204	515	Yung Shu Au.	,,				400 ,,	8	1.00
5	6	1260	Shek Ku Lung.	,,				11·72 acres.	639	11.80
6	,,	1261	Pan Chung.	,,				·38 ,,	83	1.20
7	216	674	Tai Wan.	,,				·06 ,,	7	.10

SPECIAL CONDITIONS TO SERIAL No. 5.

1. The successful purchaser shall within seven days of purchase pay the sum of $1,173.60 to the ex-lessee of the lot as compensation for 454 fruit trees, 5,694 pine trees and 12,000 pine-apple plants growing on the area.

2. 50% of the area shall be planted within 12 months of the date of sale and the whole of the area shall be planted within two years of the date of sale to the satisfaction of the District Officer, Northern District.

3. Right of way shall be allowed to the worshippers of the two graves situated on the lot at the two annual worshipping festivals.

SPECIAL CONDITION TO SERIAL No. 6.

The purchaser shall construct a new section of path joining the existing path as shown on a plan deposited in the District Office, Northern District.

J. BARROW,
District Officer, North.

9th December, 1936.

DISTRICT OFFICE, TAI PO.

No. S. 112.—It is hereby notified that the following Sale of Crown Land by Public Auction will be held at the District Office, Northern District, Tai Po, at 11.30 a.m., on Tuesday, the 11th day of May, 1937.

The Lots are sold for the term of seventy-five years from the 1st day of July, 1898, with the right of renewal for a further term of 24 years less 3 days at a re-assessed Crown Rent, Serial Nos. 1 and 2 as Building Lots, Serial Nos. 3 to 5 as Agricultural Lots, and Serial Nos. 6 and 7 as Orchard Lots, subject to the General Conditions of Sale published in Government Notification No. 364 of 1934. Serial Nos. 1 and 2 are further subject to Special Condition No. 2 (a); and Serial Nos. 3 to 7 are further subject to Special Condition Nos. 1 (a), (b) and (c), in the above-mentioned Government Notification. Serial Nos. 6 and 7 are further subject to the Special Conditions hereunder specified.

The amounts to be spent on each building lot in rateable improvements under the General Condition No. 5 are $150 and $250 respectively.

PARTICULARS OF THE LOTS.

Registry No.			Locality.	Boundary Measurements.				Contents in Acres, or Sq. feet.	Upset Price.	Annual Crown Rent.
No.	D.D.	Lot.		N.	S.	E.	W.			
									$	$
1	52	1472	Sheung Shui.	As per plan deposited in the District Office, Northern District.				372 sq. ft.	8	1.00
2	244	1937	Ho Chung.	,,				390 ,,	8	1.00
3	51	4710	Fa Mei Shan.	,,				·02 acre.	3	.10
4	,,	4711	,,	,,				·02 ,,	3	.10
5	6	1266	Shek Ku Lung.	,,				·05 ,,	6	.10
6	,,	1267	,,	,,				·04 ,,	5	.10
7	,,	1270	,,	,,				3·32 acres.	362	3.40

SPECIAL CONDITIONS TO SERIAL No. 6.

1. 50% of the area shall be planted with fruit trees within 12 months, and the whole area shall be planted with fruit trees within 24 months, of the date of sale, to the satisfaction of the District Officer.

2. Trees shall not be planted more than 10 feet apart.

SPECIAL CONDITIONS TO SERIAL No. 7.

1. The purchaser shall pay the sum of $33 to the licensee of F.L. No. 20, $18 to the licensee of F.L. No. 793, $300 to the licensee of P.L. No. 306, and $67 to the licensee of P.L. No. 530, as compensation, on the date of Auction.

2. 50% of the area shall be planted with fruit trees within 12 months, and the whole area shall be planted with fruit trees within two years, of the date of sale, to the satisfaction of the District Officer.

3. Trees shall not be planted within 10 feet of the existing graves on the lot.

4. Right of way shall be granted to the worshippers of the existing graves on the lot, on the two annual festival days.

J. BARROW,
District Officer, Northern District.

30th of April, 1937.

DISTRICT OFFICE, TAI PO.

No. S. 113.—It is hereby notified that the following Sale of Crown Land by Public Auction will be held at the Land Office, Ping Shan, at 11.30 a.m., on Thursday, the 20th day of May, 1937.

The Lots are sold for the term of seventy-five years from the 1st day of July, 1898, with the right of renewal for a further term of 24 years less 3 days at a re-assessed Crown Rent. Serial Nos. 1 to 5 as Building Lots, and Serial No. 6 as an Orchard Lot, subject to the General Conditions of Sale published in Government Notification No. 364 of 1934. Serial Nos. 1 to 5 are further subject to Special Condition No. 2 (a); and Serial No. 6 is further subject to Special Condition Nos. 1 (a), (b) and (c), in the above-mentioned Government Notification, and to the Special Conditions hereunder specified.

The amounts to be spent on each building lot in rateable improvements under the General Condition No. 5 are $2,500, $1,000, $250, $250,and $250 respectively.

PARTICULARS OF THE LOTS.

Registry No.			Locality.	Boundary Measurements.				Contents in Acres, or Square feet.	Upset price.	Annual Crown Rent.
No.	D. D.	Lot.		N.	S.	E.	W.			
									$	$
1	300	149	Castle Peak.	As per plan deposited in the District Office, Northern District.				2,000 sq. ft.	40	5.00
2	129	3388	Sha Kong.	,,				1,500 ,,	30	4.00
3	115	1335	Wong Uk Tsun.	,,				390 ,,	8	1.00
4	,,	1336	,,	,,				390 ,,	8	1.00
5	99	820	San Tin.	,,				198 ,,	4	1.00
6	124	3932	Shek Po.	,,				·45 acre.	99	.90

SPECIAL CONDITIONS TO SERIAL No. 6.

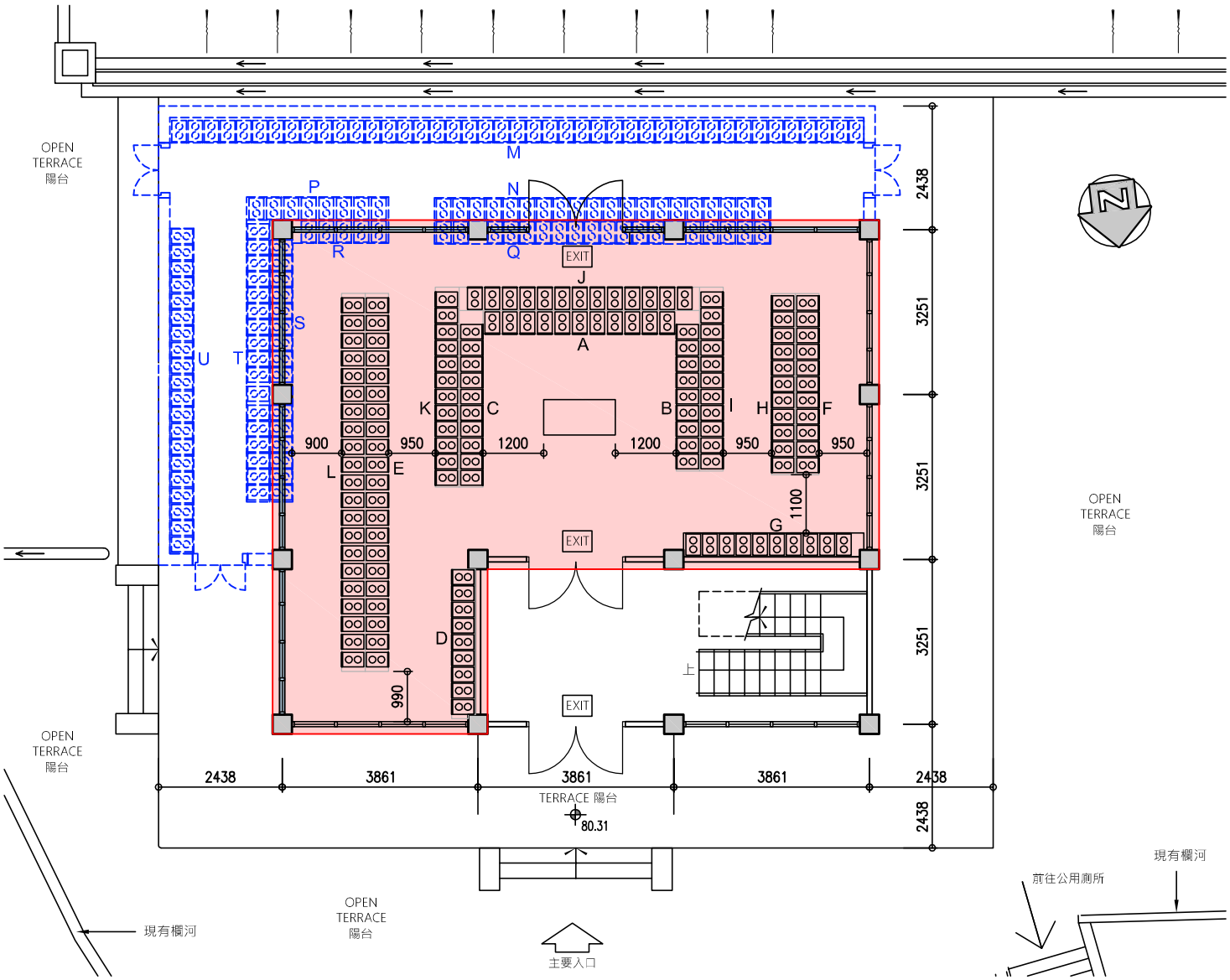
1. 50% of the area shall be planted with fruit trees within 12 months, and the whole area shall be planted with fruit trees within 24 months, of the date of sale, to the satisfaction of the District Officer.

2. Trees shall not be planted more than 10 feet apart.

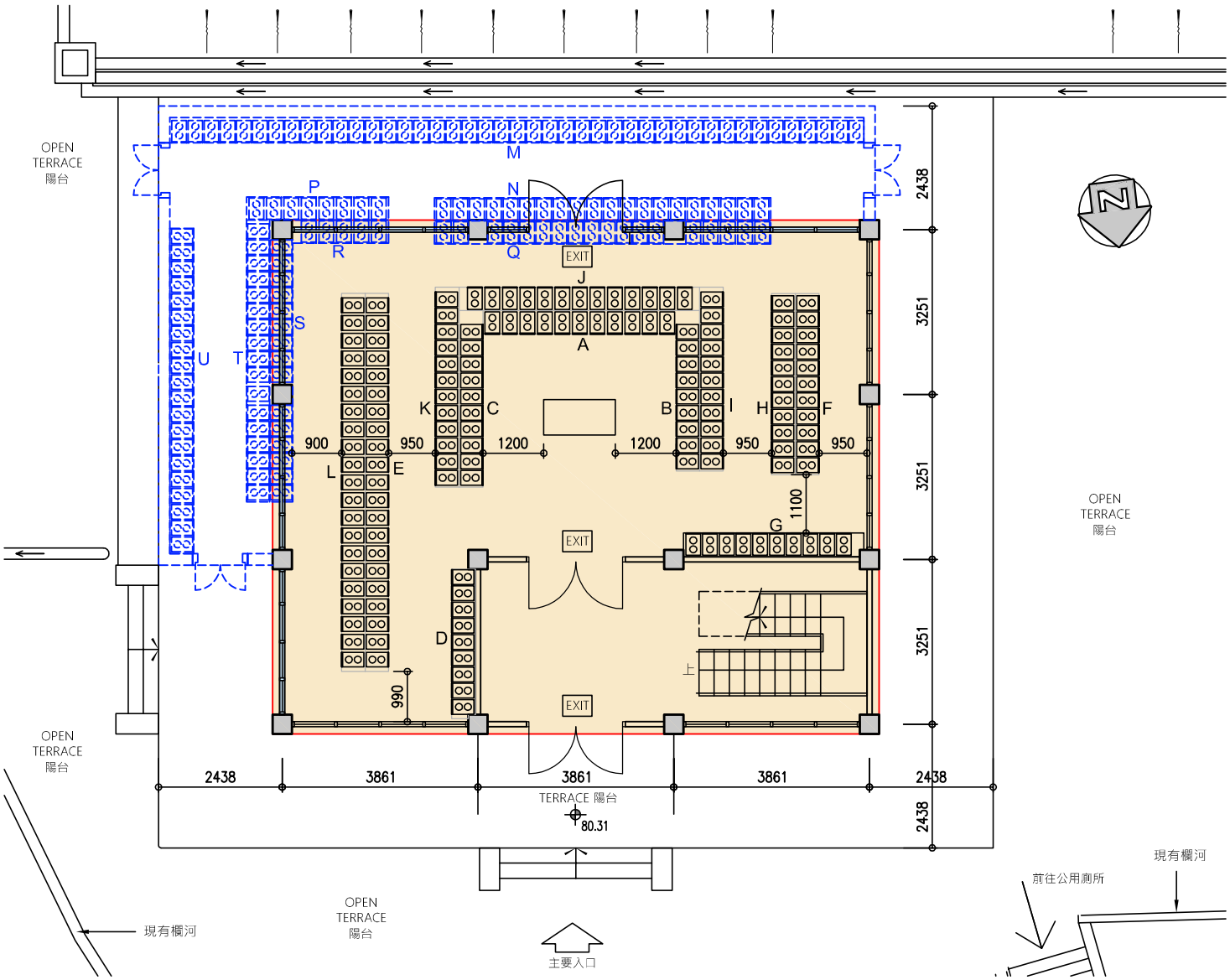
J. BARROW,
District Officer, Northern District.

30th of April, 1937.

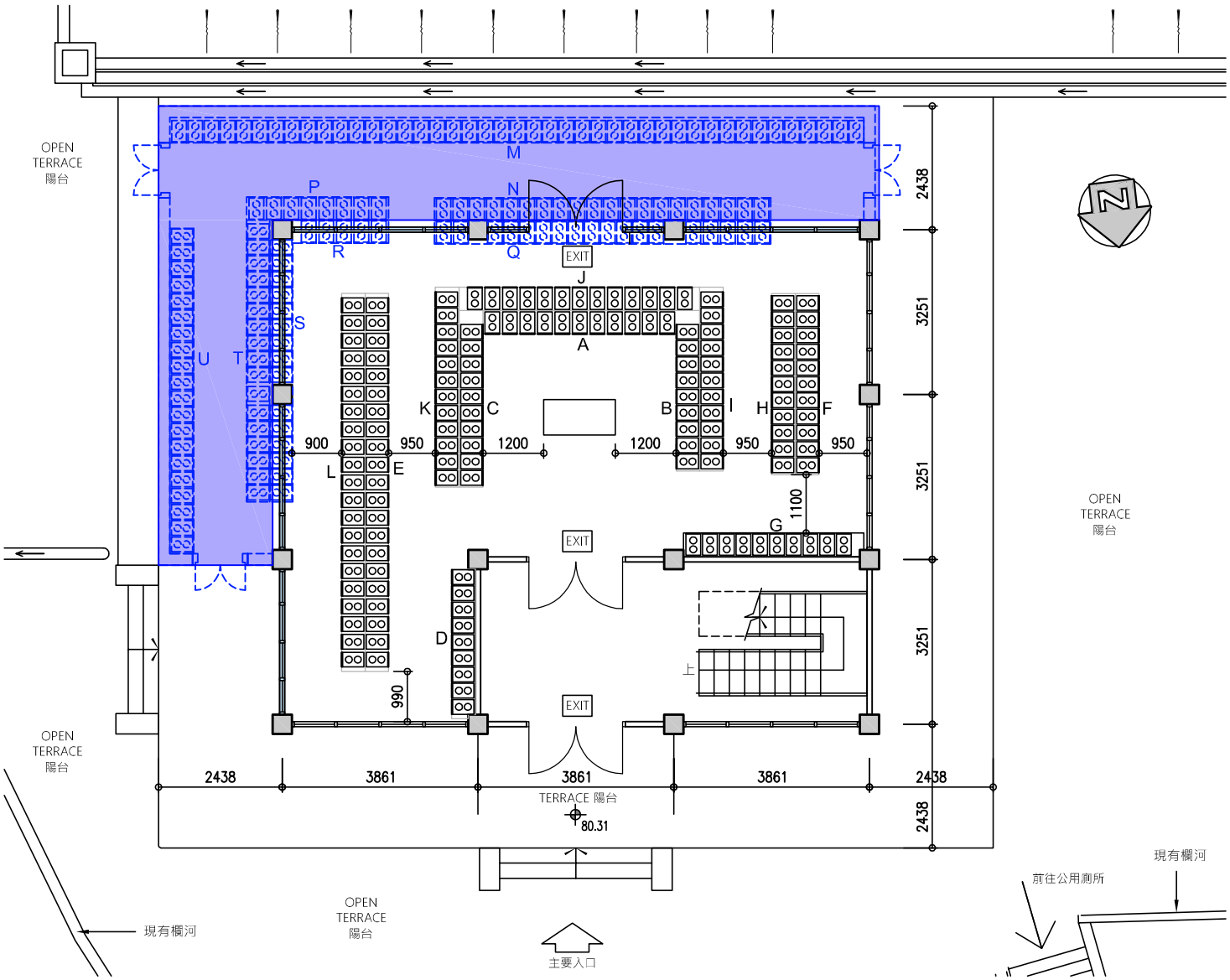
Enclosure 4 - The ground floor plans of Ti Tsang Temple



LICENCE AREA = 96.1 sq.m

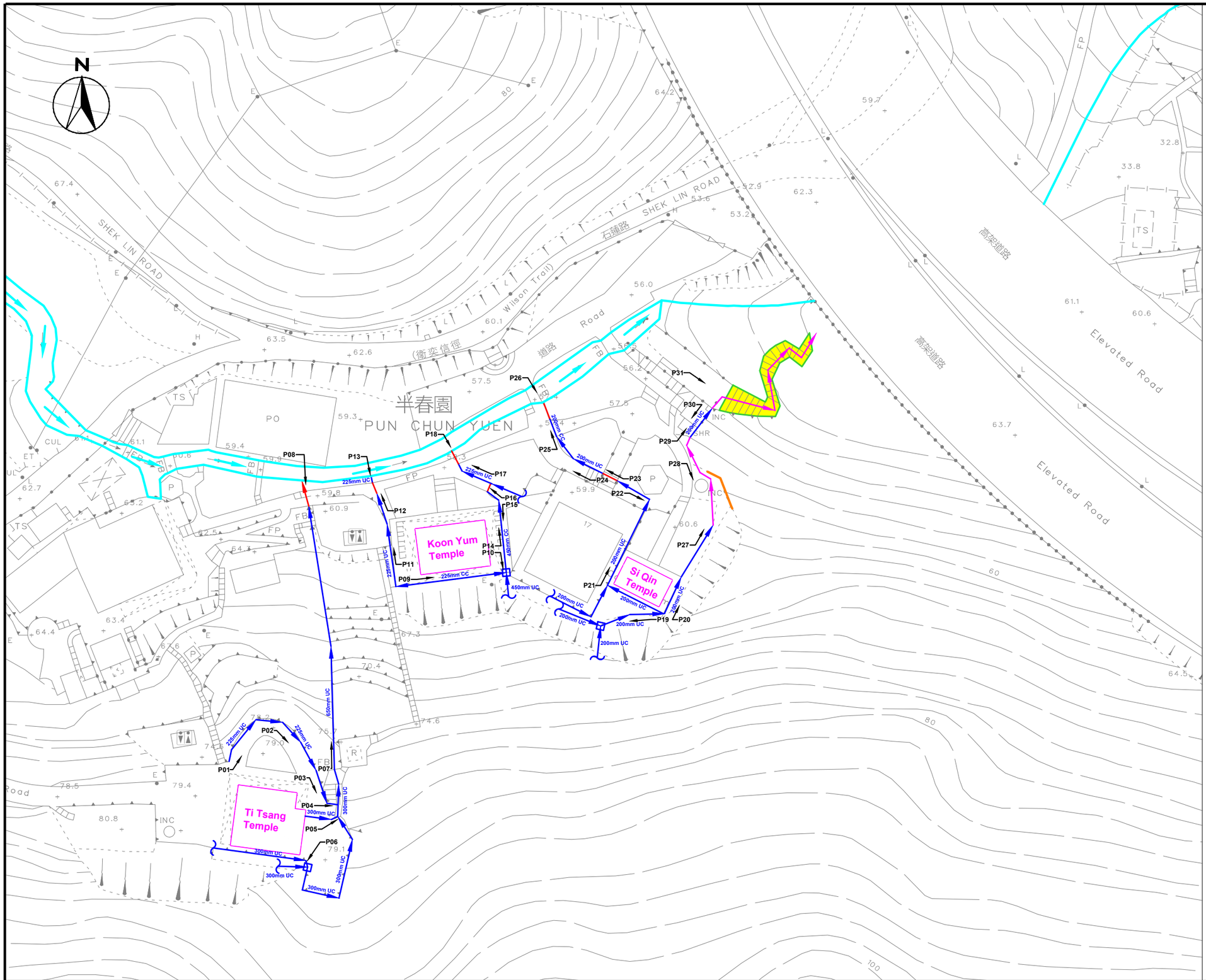


ENCLOSED AREA = 121.2 sq.m



UBW AREA = 47.2 sq.m

Enclosure 5 - The storm/rainwater drainage flow diagram and supporting site photographs, which were submitted to DSD on 15.6.2022.



- Proposed Columbarium
- 200 mm CC — 200mm - COVERED U-CHANNEL
- 200 mm UC — 200mm - U-CHANNEL
- Catch Pit
- Drainage above ground
- Drainage underground
- P01 — Photo viewpoint
- Stream
- Surface Run Off Direction
- Bund wall
- Abandoned stairs

CINOTECH
Cinotech Consultants Limited

Sewage Impact Assessment for Pun Chun Yuen

Drainage Plan for Ti Tsang Temple, Koon Yum Temple & Si Qin Temple

SCALE	1:800 @ A3	DATE	Jun 2022
CHECK	CC	DRAWN	LL
JOB No.	IA21017	DRAWING No. 1	REV -

Sewerage Impact Assessment for Pun Chun Yuen

Photographic Record of Existing Drainage System



P01



P02



P03



P04



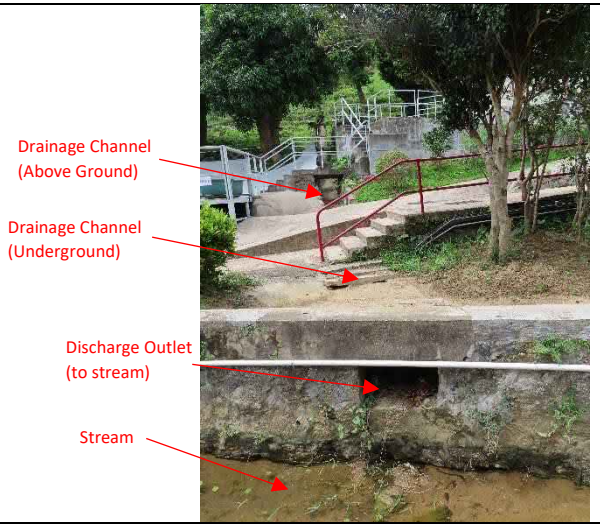
P05



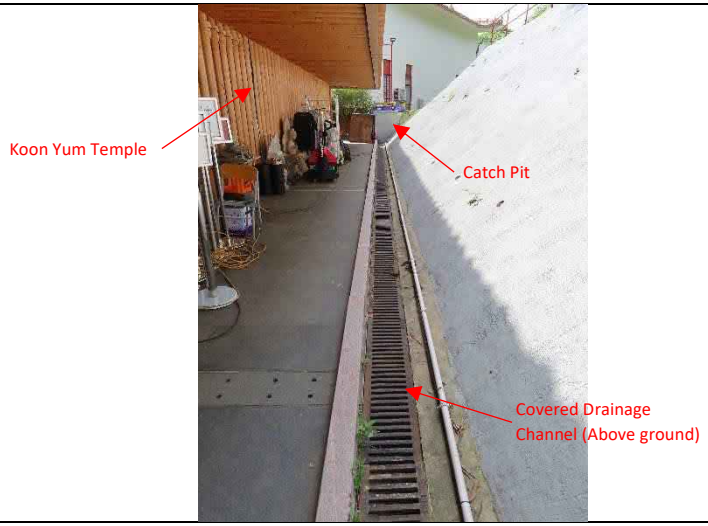
P06



P07



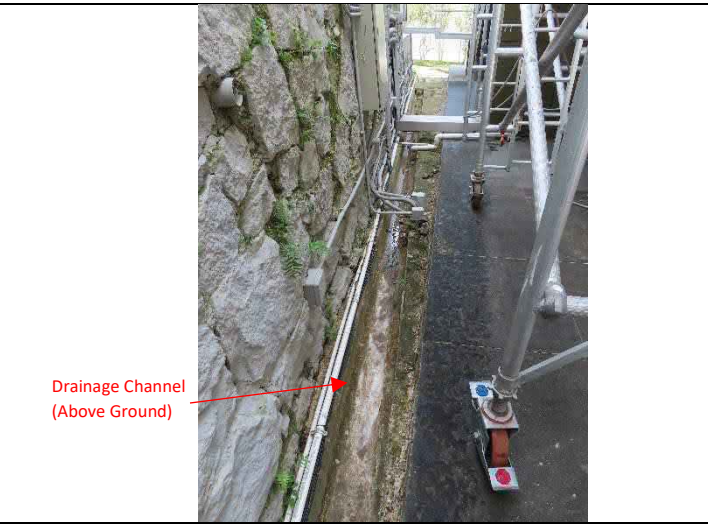
P08



P09



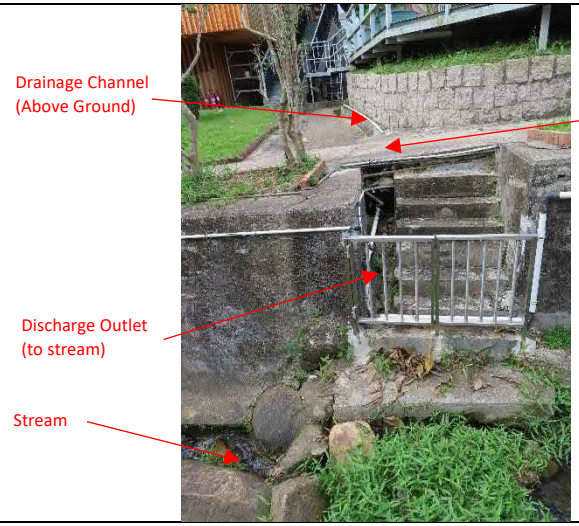
P10



P11



P12



P13



P14



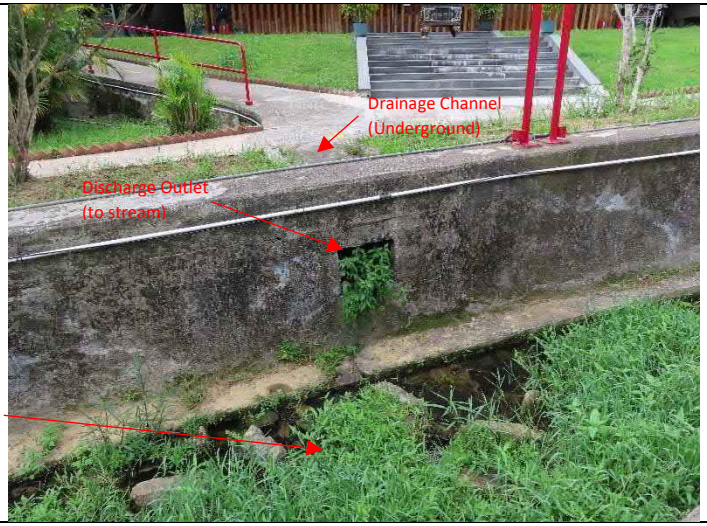
P15



P16



P17



P18



P19



P20



P21



P22



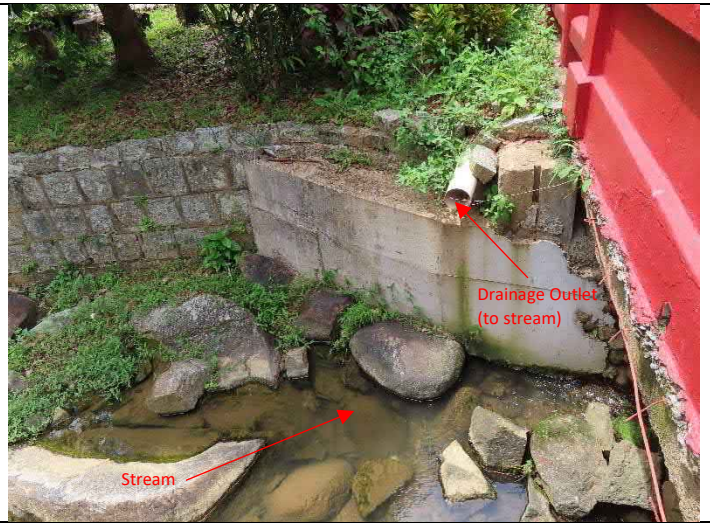
P23



P24



P25



P26



P27



P28


Drainage Channel
(Above Ground)

P29


Drainage Channel
(Above Ground)

P30


共識證提
Drainage Discharge
Abandoned Stairs

P31

Enclosure 6 - The letter from PCAO to the Applicant on 21.3.2019 (ref: 15 in FEHD PC 72-40/2018/033 pt.2) to the Applicant with BD's comments to request rectification of the unauthorised extended portion on the ground floor of Ti Tsang Temple.

食物環境衞生署
Food and Environmental Hygiene Department

私營骨灰安置所事務辦事處
Private Columbaria Affairs Office

Please address reply to Food and Environmental Hygiene Department and quote our reference

By Registered Post

Our Ref.: (15) in FEHD PC 72-40/62/2018/033 Pt. 2

21 March 2019

WONG Jan-yue, Regina
Pun Chun Yuen
21/F Euro Trade Centre,
13-14 Connaught Road Central,
Hong Kong
The Lotus Association of Hong Kong

Dear Ms. WONG,

Application for a Specified Instrument
Under the Private Columbaria Ordinance, Cap. 630 (PCO)
Pun Chun Yuen
G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

I refer to your application for Licence and Temporary Suspension of Liability (TSOL) submitted to the Private Columbaria Licensing Board (the Licensing Board) on 6 March 2018 in respect of the above private columbarium. The Private Columbaria Affairs Office (PCAO) has referred your application to relevant departments, which will assess the supporting documents and information under their purview, and give advice on whether your application meets the requirements within that purview. Details of the comment(s) given by Buildings Department (BD) on the documents and information submitted by you are set out in **Annex 1**.

If you are required to give clarification and/or provide supplementary documents and information to BD, please send your response and supplementary documents and information to PCAO as soon as possible for referral to the relevant department(s) to facilitate follow-up actions on the above application. If you have questions on the comment(s) given by BD, please contact Mr. Ivan CHAN, Building Surveyor/ Licensing 16 (Tel No.: 3105 3652)

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

It is entirely up to the applicant to carry out any follow-up work (such as works on alteration of the premises/installations) in response to the comment(s) given by the above department(s). The completion of particular follow-up work does not mean that the above specified instrument under application will be granted eventually. The comment(s) given by the relevant department(s) on whether the application meets the requirements under its/their purview will be submitted to the Licensing Board for consideration. In determining an application for a specified instrument, the Licensing Board must be satisfied that the application is supported by sufficient documents proving that it has met all the requirements specified in PCO and those requirements set out by the Licensing Board before the Licensing Board considers whether or not to grant the specified instrument under application. When the Licensing Board makes a decision, it must have regard to the public interest and may have regard to any other relevant considerations.

The above comment(s) given by the relevant department(s) on the application for Licence and TSOL in respect of the above private columbarium is/are by no means exhaustive. PCAO will notify the applicant as soon as possible whenever comment(s) from other relevant department(s) is/are received. Furthermore, during the processing of an application for a specified instrument, the relevant department(s) may revise its/their comment(s) and/or proposed requirement(s)/condition(s) according to new information available and/or the latest development.

If you have any questions, please contact the case manager Mr. SUNG Siu-wai, Michael by phone (Tel No.: 2350 7326) or by email (pc_app@fehd.gov.hk).

Yours sincerely,

(CHU Chun-hei, Andy)
for Director of Food and Environmental Hygiene

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

IMPORTANT NOTICE

Section 99 of the Private Columbaria Ordinance – Offence of providing false or misleading information

(1) A person commits an offence if the person –

(a) provides information that is false or misleading in a material particular in, or in connection with, an application the person makes under this Ordinance in respect of a columbarium; or

(b) furnishes the Director, an authorized officer or a public officer with information under this Ordinance knowing that it is false or misleading in a material particular.

(2) A person who commits an offence under subsection (1) is liable on conviction to a fine of $500,000 and to imprisonment for 2 years.

c.c. (if applicable)
Temporary Suspension of Liability application file: FEHD PC 72-40/64/2018/036

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

Annex 1

Buildings Department's Comments on
Application for Licence
in respect of a ~~Columbarium~~ / Pre-cut-off Columbarium*
under the Private Columbaria Ordinance (PCO) (Cap. 630)

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)*~~

Name of Columbarium:	半春園地藏殿及觀音殿
Name of Applicant:	The Lotus Association of Hong Kong
Address of Columbarium:	G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po (Lot No. 1119 s.A (Portion) and Lot No. 1260 s.A (Portion) in D.D. 6)

Ref. (34) in FEHD PC 72-40/62/2018/033 (Licence)

Regarding the captioned application (including the proposed plans submitted by the applicant in connection with the application), we have the following comments:

I. Is the columbarium subject to specified law enforcement action mentioned under section 17 of the PCO?

[Please tick one of the following boxes]

☑ The columbarium is **not** subject to any specified law enforcement action under the Buildings Ordinance as mentioned under section 17 of the PCO.

☐ The columbarium is subject to specified law enforcement action under the Buildings Ordinance as mentioned under section 17 of the PCO. The details are attached at **Appendix 3**.

II. Compliance with building-related requirements prescribed in Schedule 2 to the PCO for licence application:

[Please tick one of the following boxes.]

☐ The application complies with the building-related requirements under the PCO for the issue of licence.

☑ The application **basically** complies with the building-related requirements under the PCO for the issue of licence, except for the following item(s):
The enclosed ground floor extension areas at the southern-east side and the back terrace of the subject columbarium (i.e. Ti Tsang Temple) do not comply with the building-related requirements under Section 3(1) of Part 1 of Schedule 2 under the PCO. Besides, the subject enclosed ground floor extension areas do not fall within the definition of structures certifiable for a pre-cut-off columbarium under Section 4(2)(b) of Part 2 of Schedule 2 of the PCO.

[Where applicable, please tick one or more of the following boxes:]

☑ Those items which the applicant should be required to comply with **before the issue of licence** are set out at **Appendix 1** (re. Section IV) below.

☐ Those items for which condition(s) are recommended to be imposed to require the applicant to comply with **within a specified period since the issue of the licence** are set out at **Appendix 2** (re. Section V) below.

☐ The application does not comply with the building-related requirements under the PCO for the issue of the licence with the reasons provided below :

_____

_____

_____

☐ Further information is required to be provided by the applicant to facilitate our assessment of the application's compliance with building-related requirements under the PCO. The information required to be provided by the applicant is set out in **Appendix 1** (re. Section IV) below.

III. Comments on the proposed plans submitted by the applicant in connection with the licence application:

[In particular, please comment on the categorization of buildings / building structures in accordance with Schedule 2 to the PCO.]

[Please tick one of the following boxes]

☐ We have no comments on the captioned proposed plans for the licence application.

☑ We have the following comments on the captioned proposed plans for the licence application:
The applicant should submit revised plans to indicate the requirements as stated in Items 1 to 3 of Appendix 1 (re. Section IV below).

IV. Comments on the requirements to be included in the Letter of Requirements:

[Please tick one of the following boxes]

☐ We have no comments on the requirements to be included in the Letter of Requirements for the licence application.

☑ We recommend including the requirements set out at **Appendix 1** in the Letter of Requirements to be issued to the applicant.

~~*[Note: If any Dangerous Hillside Order (DHO) under section 27A(1) of the Buildings Ordinance has been issued and not yet complied with, BD may wish to consider if this should be included in Appendix 1 or Appendix 2.]*~~

V. Recommended conditions to be imposed on the licence to be granted (if approved):

If the Private Columbaria Licensing Board decides to approve the subject application,

[Please tick one of the following boxes]

☐ We recommend the conditions set out at **Appendix 2** to be imposed on the licence.

☐ We do not have any recommendation on the condition to be imposed on the licence.

☑ Our recommendation will be provided at a later stage after the applicant has reported compliance with the building-related requirements on the licence in the Letter of Requirements (re. **Appendix 1**).

VI. Litigation proceedings

[Please tick one of the following boxes]

☑ There are no litigation proceedings being made between this Department and the private columbarium under application or the applicant.

☐ There are litigation proceedings being made between this Department and the private columbarium under application or the applicant. The details are as follows:

_____

_____

_____

_____

VII. Any Other Comments

The above comments are only applicable to the building structures highlighted with legends within the site boundary shown in the submitted proposed plan (Drawing No. A-L-002).

Date of issuing the above comments by Buildings Department to PCAO: 12 March 2019

* *Delete where inapplicable.*

Appendix 1

Building-related Requirements
Recommended by the Buildings Department
For Inclusion in the Letter of Requirement
under the Private Columbaria Ordinance (PCO) (Cap. 630)

Application for Licence
in respect of a ~~Columbarium~~ / Pre-cut-off Columbarium*

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)~~*

Name of Columbarium: 半春園地藏殿及觀音殿
Name of Applicant: The Lotus Association of Hong Kong
Address of Columbarium: G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po (Lot No. 1119 s.A (Portion) and Lot No. 1260 s.A (Portion) in D.D. 6)

Ref. (34) in FEHD PC 72-40/62/2018/033 (Licence)

Item	Requirements to be Complied with by the Applicant
1	The enclosed ground floor extension areas located at the southern-east side and the back terrace of the subject columbarium (i.e. Ti Tsang Temple) have not been obtained the approval and consent to the commencement of building works under Section 14 of the Buildings Ordinance (BO) from the Buildings Department (BD). The applicant shall appoint an Authorized Person and/or a Registered Structural Engineer and a Registered Geotechnical Engineer, where necessary, to study and rectify such non-compliance works in accordance with the BO.
2	All exit doors for Ti Tsang Temple and Koon Yum Temple should open in the direction of exit and should be capable of being readily opened from inside without the use of a key. Hasp and staple at the exit doors for Ti Tsang Temple should be removed.
3	Exit sign should be provided at a location above each designated exit door.
4	The applicant should submit revised plans to indicate the compliance of requirements in Items 1 to 3 for BD's acceptance.

Date of issuing the above comments by Buildings Department to PCAO: 12 March 2019

* *Delete where inapplicable.*

BD Ref: (35) in BD 15/9166/69

Annex 1

Buildings Department's Comments on
Application for Temporary Suspension of Liability
in respect of a Pre-cut-off Columbarium
under the Private Columbaria Ordinance (PCO) (Cap. 630)

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)*~~

Name of Columbarium:	半春園地藏殿及觀音殿
Name of Applicant:	The Lotus Association of Hong Kong
Address of Columbarium:	G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po (Lot No. 1119 s.A (Portion) and Lot No. 1260 s.A (Portion) in D.D. 6)

Ref. (22) in FEHD PC 72-40/64/2018/036 (TSOL)

Regarding the captioned application (including the proposed plans submitted by the applicant in connection with the application), we have the following comments:

I. Is the columbarium subject to specified law enforcement action mentioned under section 17 of the PCO?

[Please tick one of the following boxes]

☑ The columbarium is **not** subject to any specified law enforcement action under the Buildings Ordinance as mentioned under section 17 of the PCO.

☐ The columbarium is subject to specified law enforcement action under the Buildings Ordinance as mentioned under section 17 of the PCO. The details are attached at **Appendix 3**.

II. Compliance with the requirement in Section 21(3) of the PCO for temporary suspension of liability application:

[Please tick one of the following boxes.]

☑ The application complies with the requirement that the columbarium has been certified, by a qualified professional, as not posing any obvious or imminent danger in terms of building safety and fire safety.

☐ The application does not comply with the requirement that the columbarium has been certified, by a qualified professional, as not posing any obvious or imminent danger in terms of building safety and fire safety.

☐ Further information is required to be provided by the applicant to facilitate our assessment of the application's compliance with S.21(3) of the PCO. The information required to be provided by the applicant is set out in **Appendix 1** (re. Section V) below.

III. Comments on the proposed plans submitted by the applicant in connection with the temporary suspension of liability application:

[In particular, please comment on the categorization of buildings / building structures in accordance with Schedule 2 to the PCO.]

[Please tick one of the following boxes]

☐ We have no comments on the captioned proposed plans for the temporary suspension of liability application.

☑ We have the following comments on the captioned proposed plans for the temporary suspension of liability application:
The enclosed ground floor extension areas at the southern-east side and the back terrace of the subject columbarium (i.e. Ti Tsang Temple) do not comply with the building-related requirements under Section 3(1) of Part 1 of Schedule 2 under the PCO. Besides, the subject enclosed ground floor extension areas do not fall within the definition of structures certifiable for a pre-cut-off columbarium under Section 4(2)(b) of Part 2 of Schedule 2 of the PCO.

IV. Comments on the action plan(s) for complying with licence and/or exemption application requirements submitted by the applicant in connection with a temporary suspension of liability application (if applicable):

[Please tick the following boxes]

☑ We have ~~no~~ / the following* comments on the applicant's action plan for complying with the application requirements for licence:
The applicant should submit action plan to demonstrate the compliance of the application requirements for the licence.

☐ We have no / the following* comments on the applicant's action plan for complying with application requirements for exemption:

_____

_____

V. Comments on the requirements to be included in the Letter of Requirements:

[Please tick one of the following boxes]

☑ We have no comments on the requirements to be included in the Letter of Requirements for the temporary suspension of liability application.

☐ We recommend including the requirements set out at **Appendix 1** in the Letter of Requirements to be issued to the applicant.

[Note: If any Dangerous Hillside Order (DHO) under section 27A(1) of the Buildings Ordinance has been issued and not yet complied with, BD may wish to consider if this should be included in Appendix 1 or Appendix 2.]

VI. Recommended conditions to be imposed on the temporary suspension of liability to be granted (if approved):

If the Private Columbaria Licensing Board decides to approve the subject application,

[Please tick one of the following boxes]

☑ We recommend the conditions set out at **Appendix 2** to be imposed on the temporary suspension of liability.

☐ We do not have any recommendation on the condition to be imposed on the temporary suspension of liability.

☐ Our recommendation will be provided at a later stage after the applicant has reported compliance with the building-related requirements on the temporary suspension of liability in the Letter of Requirements (re. **Appendix 1**).

VII. Litigation proceedings

[Please tick one of the following boxes]

☑ There are no litigation proceedings being made between this Department and the private columbarium under application or the applicant.

☐ There are litigation proceedings being made between this Department and the private columbarium under application or the applicant. The details are as follows:

_____

_____

_____

_____

VIII. Any Other Comments

The above comments are only applicable to the building structures highlighted with legends within the site boundary shown in the submitted proposed plan (Drawing No. A-L-002).

Date of issuing the above comments by Buildings Department to PCAO: 12 March 2019

* *Delete where inapplicable.*

Appendix 2

Building-related Conditions
Recommended by the Buildings Department
To be Imposed on Specified Instrument if approved by
The Private Columbaria Licensing Board
under the Private Columbaria Ordinance (PCO) (Cap. 630)

Application for Temporary Suspension of Liability
in respect of a Pre-cut-off Columbarium

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)*~~

Name of Columbarium: 半春園地藏殿及觀音殿
Name of Applicant: The Lotus Association of Hong Kong
Address of Columbarium: G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po (Lot No. 1119 s.A (Portion) and Lot No. 1260 s.A (Portion) in D.D. 6)

Ref. (22) in FEHD PC 72-40/64/2018/036 (TSOL)

Item	Conditions Recommended to be imposed
1	The applicant is required to demonstrate the effective management measures to ensure that the enclosed ground floor extension areas at the southern-east side and the back terrace of the subject columbarium (i.e. Ti Tsang Temple) is restricted the access for maintenance and the works associated with the discontinuation of use as columbarium and removal of unauthorised building works by management personnel only.

Date of issuing the above comments by Buildings Department to PCAO: 12 March 2019

* *Delete where inapplicable.*

☐ Urgent ☑ Return Receipt ☑ Sign ☑ Encrypt ☐ Prevent Copy

Date: 19/03/2019 15:12:49
From: Andy CH CHU <achchu@fehd.gov.hk>
To: Tracy YY MOK <tyymok@fehd.gov.hk>
Cc: Suet Mui MA <smma@fehd.gov.hk>, Kin Wai KWAN <kwkwan@fehd.gov.hk>, Siu Wai SUNG <siuwsung@fehd.gov.hk>
Bcc:
Subject: CONFIDENTIAL: 半春園地藏殿及觀音殿 (Revised)
File Ref: BD 15/9166/69

Please on file, thanks.

Regards,
Andy CHU
AS(PC)

----- Forwarded by Andy CH CHU/FEHD/HKSARG on 19/03/2019 15:11:10 -----

Amy NC CHEUNG	CONFIDENTIAL: 半春園地藏殿及觀音殿 (Revised)	19/03/2019 14:48:48

From Amy NC CHEUNG <anccheung@bd.gov.hk>
To Siu Wai SUNG <siuwsung@fehd.gov.hk>, Andy CH CHU <achchu@fehd.gov.hk>
Date 19/03/2019 14:48:48
Subject CONFIDENTIAL: 半春園地藏殿及觀音殿 (Revised)
File Ref BD 15/9166/69

Dear Sir/Madam,

Please note reply as enclosed.



doc01872320190319145033.pdf

Regards,
Ms Amy CHEUNG
Buildings Department

Enclosure 7 - The supporting floor plans for the license application that were submitted to PCAO on 21.4.2022.

建議場地平面圖
就截算前骨灰安置所的 牌照 申請



圖例 LEGEND : 場地界線

半春園 建議場地平面圖
(圖則編號 A-L-001)
(1:2000)

骨灰安置所名稱： 半春園
地址： 新界大埔錦山石蓮路 17 號 香海蓮社半春園 地藏殿 地下 及 觀音殿 地下
(丈量約份第6約地段第1119A分段(部份)及1260A分段(部份)

21 / 04 / 2021
日期 (日 / 月 / 年)

~~申請人 (如屬自然人)~~ / 獲授權人士 / ~~獲授權合夥人~~ * WONG Jan Yue Regina
姓名及簽署

D523587(2)
香港身份證號碼 / ~~旅遊證件號碼~~ *

法人團體 / 合夥 * 印章 (如適用)

21 / 04 / 2021
日期 (日 / 月 / 年)

認可人士 / ~~註冊結構工程師~~ * CHAN Ka Man Carmen
簽署及姓名
(認可人士/註冊結構工程師指根據 <<建築物條例>> (第123章) 第3條註冊的人士)

註冊編號# : AP (A) 101/89

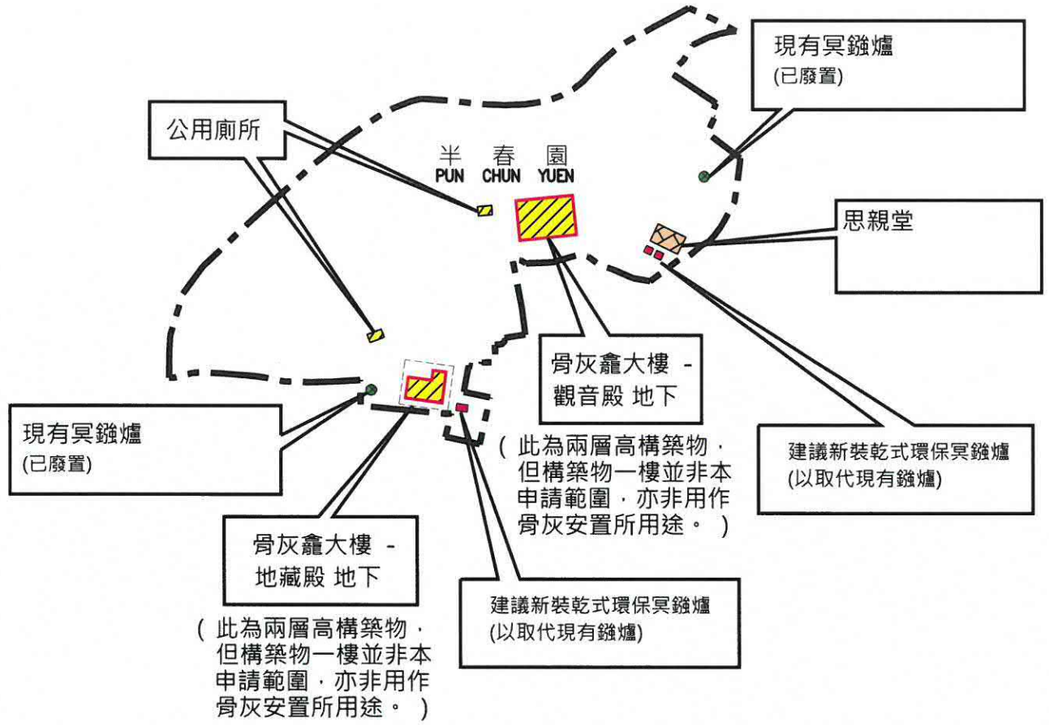
註冊有效期屆滿日期# : 31 - 12 - 2025

 # 須與 <<建築物條例>> (第123章) 第3條 所指的名冊相符
** 刪去不適用者*

半 春 園
Pun Chun Yuen

DRAWING TITLE : 建議場地平面圖	
SCALE : AS SHOWN @ A3	DRAWN DATE : AUG 2018
DRAWN BY : DS	CHECKED BY : -
DRAWING NO. A-L-001	REV. NO. E
JOB NO.: 2017-076	

建議佈局圖
就截算前骨灰安置所的 牌照 申請



圖例 LEGEND :		
		場地界線
		符合《私營骨灰安置所條例》附表2第3(1)(a)條規定的建築物或建築工程
		可核證建築物 (符合《私營骨灰安置所條例》附表2第3(1)(b)條規定)
		可就截算前骨灰安置所核證的構築物 (符合《私營骨灰安置所條例》附表2第4(3)條規定)

半春園 建議布局圖
(圖則編號 A-L-002)
(1:2000)

骨灰安置所名稱： 半春園
地址： 新界大埔錦山石蓮路 17 號 香海蓮社半春園 地藏殿 地下 及 觀音殿 地下
(丈量約份第6約地段第1119A分段(部份)及1260A分段(部份)

21 / 04 / 2021
日期 (日 / 月 / 年)

WONG Jan Yue Regina
~~申請人 (如屬自然人)~~ / 獲授權人士 / ~~獲授權合夥人~~ * 姓名及簽署

D523587(2)
香港身份證號碼 / ~~旅遊證件號碼~~*

法人團體 / 合夥 * 印章 (如適用)

21 / 04 / 2021
日期 (日 / 月 / 年)

CHAN Ka Man Carmen
認可人士 / ~~註冊結構工程師~~ * 簽署及姓名
(認可人士/註冊結構工程師指根據 <<建築物條例>> (第123章) 第3條註冊的人士)

註冊編號# : AP (A) 101/89

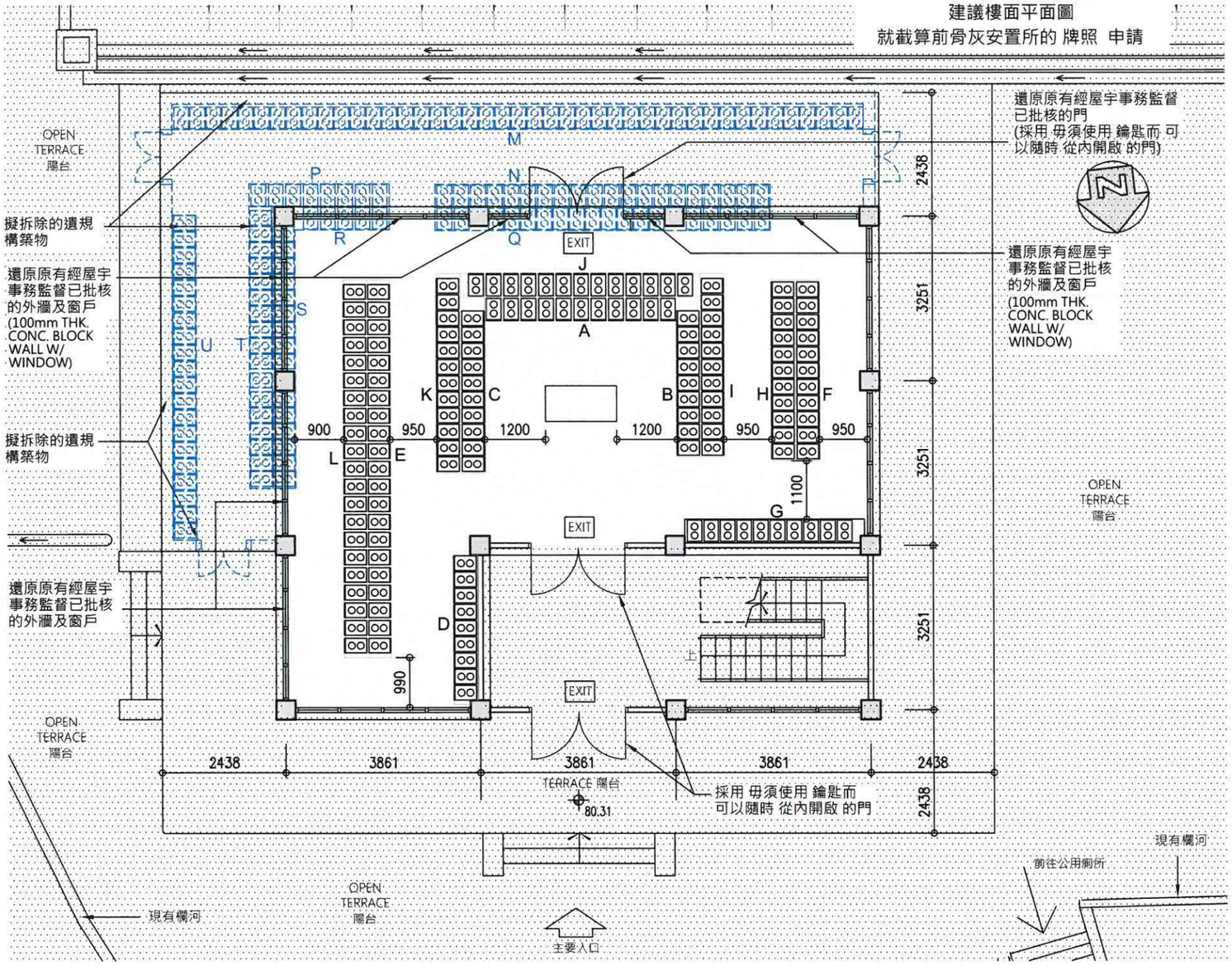
註冊有效期屆滿日期# : 31 - 12 - 2025

 # 須與 <<建築物條例>> (第123章) 第3條 所指的名冊相符
** 刪去不適用者*

半 春 園
Pun Chun Yuen

DRAWING TITLE : 建議布局圖	
SCALE : AS SHOWN @ A3	DRAWN DATE : AUG 2018
DRAWN BY : DS	CHECKED BY : -
DRAWING NO. A-L-002	REV. NO. E
JOB NO.: 2017-076	

建議樓面平面圖
就截算前骨灰安置所的 牌照 申請



半春園 地藏殿 地下樓面平面圖
(圖則編號 A-L-003)
(1:100)

(此為兩層高構築物，但構築物一樓並非本申請範圍，亦非用作骨灰安置所用途。)

骨灰安置所名稱： 半春園

地址： 新界大埔錦山石蓮路 17 號 香海蓮社半春園 地藏殿 地下 及 觀音殿 地下
(丈量約份第6約地段第1119A分段(部份)及1260A分段(部份)

骨灰龕位數目 (單/雙位)
Provision of Niches (Single / Double Units)

區 Block	直行 Columns	橫行 Rows	龕位數目 Nos.	龕位編號	骨灰 (單Single /雙Double)
A	11	7	77	1 - 77	雙 Double
B	9	6	54	78 - 131	雙 Double
C	10	6	60	132-191	雙 Double
D	9	7	62	192 - 253	雙 Double
E	21	7	147	254 - 400	雙 Double
F	11	7	77	401 - 429, 450 - 498 (411, 430 - 449 omitted)	雙 Double
G	10	7	70	499 - 568	雙 Double
H	11	7	77	569 - 645	雙 Double
I	11	7	77	646 - 722	雙 Double
J	13	7	91	723 - 813	雙 Double
K	12	7	84	814 - 897	雙 Double
L	21	7	147	898 - 1044	雙 Double
		總數 Total:	1023		

圖例 LEGEND :		
		NON-LICENCE AREA 非牌照申請範圍
	⊡	龕位 (安放骨灰份數 : 單 1)
	⊡⊡	龕位 (安放骨灰份數 : 雙 2)

21 / 04 / 2021
日期 (日 / 月 / 年)

WONG Jan Yue Regina
~~申請人 (如屬合然大)~~ / 獲授權人士 / ~~獲授權合夥人~~ * 姓名及簽署

D523587(2)
香港身份證號碼 / ~~旅遊證件號碼~~*

法人團體 / 合夥 * 印章 (如適用)

21 / 04 / 2021
日期 (日 / 月 / 年)

CHAN Ka Man Carmen
認可人士 / ~~註冊結構工程師~~ * 簽署及姓名
(認可人士/註冊結構工程師指根據 <<建築物條例>> (第123章) 第3條註冊的人士)

註冊編號# : AP (A) 101/89

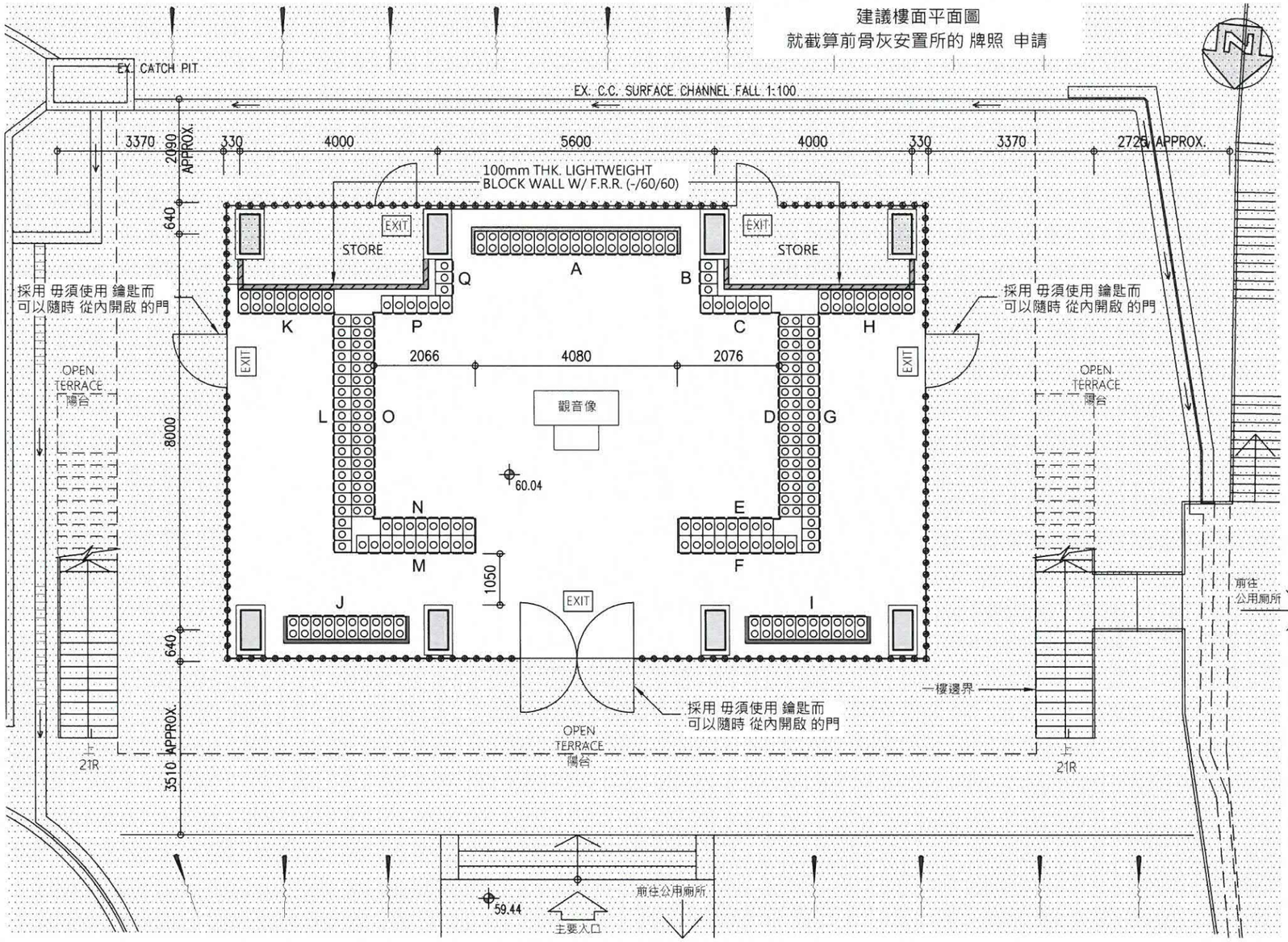
註冊有效期屆滿日期# : 31 - 12 - 2025

 # 須與 <<建築物條例>> (第123章) 第3條 所指的名冊相符
** 刪去不適用者*

半 春 園
Pun Chun Yuen

DRAWING TITLE : 地藏殿 建議樓面平面圖	
SCALE : AS SHOWN @ A3	DRAWN DATE : AUG 2018
DRAWN BY : DS	CHECKED BY : -
DRAWING NO. A-L-003	REV. NO. E
JOB NO.: 2017-076	

建議樓面平面圖
就截算前骨灰安置所的 牌照 申請



半春園 觀音殿 地下樓面平面圖
(圖則編號 A-L-004)
(1:100)

(此為兩層高構築物，但構築物一樓並非本申請範圍，亦非用作骨灰安置所用途。)

骨灰安置所名稱： 半春園
地址： 新界大埔錦山石蓮路 17 號 香海蓮社半春園 地藏殿 地下 及 觀音殿 地下
(丈量約份第6約地段第1119A分段(部份)及1260A分段(部份)

21 / 04 / 2021
日期 (日 / 月 / 年)

~~申請人 (如屬自然人)~~ / 獲授權人士 / ~~獲授權合夥人~~ * 姓名及簽署
WONG Jan Yue Regina

D523587(2)
香港身份證號碼 / ~~旅遊證件號碼~~ *

法人團體 / 合夥 * 印章 (如適用)

21 / 04 / 2021
日期 (日 / 月 / 年)

認可人士 / ~~註冊結構工程師~~ * 簽署及姓名
CHAN Ka Man Carmen
(認可人士/註冊結構工程師指根據 <<建築物條例>> (第123章) 第3條註冊的人士)

註冊編號# : AP (A) 101/89

註冊有效期屆滿日期# : 31 - 12 - 2025

 # 須與 <<建築物條例>> (第123章) 第3條 所指的名冊相符
** 刪去不適用者*

骨灰龕位數目 (單/雙位)
Provision of Niches (Single / Double Units)

區 Block	直行 Columns	橫行 Rows	龕位數目 Nos.	龕位編號	骨灰 (單Single /雙Double)
A	17	7	119	1-119	雙 Double
B	3	7	21	120-140	單 Single
C	6	7	42	141-182	單 Single
D	17	7	119	183-301	雙 Double
E	8	7	56	302-357	單 Single
F	10	7	70	358-427	單 Single
G	20	7	140	428-567	單 Single
H	8	7	56	568-623	雙 Double
I	10	7	70	624-693	雙 Double
J	10	7	70	694-763	雙 Double
K	8	7	56	764-819	雙 Double
L	20	7	140	820-959	單 Single
M	10	7	70	960-1029	單 Single
N	8	7	56	1030-1085	單 Single
O	17	7	119	1086-1204	雙 Double
P	6	7	42	1205-1246	單 Single
Q	3	7	21	1247-1267	單 Single
		總數 Total:	1267		

圖例 LEGEND :		
		NON-LICENCE AREA 非牌照申請範圍
		龕位 (安放骨灰份數 : 單 1)
		龕位 (安放骨灰份數 : 雙 2)

半 春 園
Pun Chun Yuen

DRAWING TITLE : 觀音殿 建議樓面平面圖	
SCALE : AS SHOWN @ A3	DRAWN DATE : AUG 2018
DRAWN BY : DS	CHECKED BY : -
DRAWING NO. A-L-004	REV. NO. E
JOB NO.: 2017-076	

Enclosure 8 - The PCAO's letter to the Applicant of 13.8.2021 (ref: 17 in FEHD PC 72-40/62/2018/033 pt.5) with BD's comments that the Applicant's removal proposal was acceptable.

食物環境衞生署
Food and Environmental Hygiene Department

私營骨灰安置所事務辦事處
Private Columbaria Affairs Office

Please address reply to Food and Environmental Hygiene Department and quote our reference

Our Ref.: (17) in FEHD PC 72-40/62/2018/033 Pt. 5

By Registered Post

13 August 2021

Pun Chun Yuen
21/F Euro Trade Centre,
13-14 Connaught Road Central, Hong Kong
The Lotus Association of Hong Kong
(Authorised Person: WONG Jan-yue, Regina)

RECEIVED 19 AUG 2021

Dear Ms. WONG,

Application for a Specified Instrument
Under the Private Columbaria Ordinance, Cap. 630 (PCO)
Pun Chun Yuen
G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

I refer to your application for Licence and Temporary Suspension of Liability (TSOL) submitted to the Private Columbaria Licensing Board (the Licensing Board) on 6 March 2018 in respect of the above private columbarium. The Private Columbaria Affairs Office (PCAO) has referred your application to relevant departments, which will assess the supporting documents and information under their purview, and give advice on whether your application meets the requirements within that purview. Details of the comment(s) given by Buildings Department (BD) and Hong Kong Police Force (HKPF) on the documents and information submitted by you are set out in **Annex 1**.

In addition, the Licensing Board notes BD's comments dated 13 July 2021, which, among other things, recommend that

> "Ti Tsang Temple
> The applicant is required to ensure that the enclosed ground floor extension areas at the southern-east side and the back terrace of the subject columbarium is restricted the access for maintenance and the works associated with the discontinuation of use as columbarium and removal of unauthorized building works by management personnel only.

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

The adjacent non-licence area (G/F of Ti Tsang Temple, 2 store rooms on the G/F of Koon Yum Temple) shown in the revised plan should not be used for any other purpose."

After considering the above comments from BD and for the sake of safeguarding public safety, the Licensing Board has decided to impose the following as conditions for continuing the vetting of the above applications for specified instrument and require the applicant to comply with these conditions:

"Ti Tsang Temple
The applicant is required to ensure that the enclosed ground floor extension areas at the southern-east side and the back terrace of the subject columbarium is restricted the access for maintenance and the works associated with the discontinuation of use as columbarium and removal of unauthorized building works by management personnel only.

The adjacent non-licence area (G/F of Ti Tsang Temple, 2 store rooms on the G/F of Koon Yum Temple) shown in the revised plan should not be used for any other purpose."

Please note that if the applicant fails to comply with any of the above conditions during the period when the Licensing Board continues the vetting of the above applications for specified instrument, the Licensing Board will consider ceasing the vetting of the above whole set of specified instrument applications.

If you are required to give clarification and/or provide supplementary documents and information to BD and HKPF, please send your response and supplementary documents and information to PCAO as soon as possible for referral to the relevant department(s) to facilitate follow-up actions on the above application. If you have questions on the comment(s) given by BD, please contact Mr. KWAN Yu-kit, Patrick, Building Surveyor/Licensing 16 (Tel No.: 3842 3309); If you have questions on the comment(s) given by HKPF, please contact Mr. CHAN Lap-hang, Supervisory Officer (Columbaria Licensing) (Tel No.: 3660 4301).

It is entirely up to the applicant to carry out any follow-up work (such as works on alteration of the premises/installations) in response to the comment(s) given by the above department(s). The completion of particular follow-up work does not mean that the above specified instrument under application will be granted eventually. The comment(s) given by the relevant department(s) on whether the application meets the requirements under its/their purview will be submitted to the Licensing Board for consideration. In determining an application for a specified instrument, the Licensing Board must be satisfied that the application is supported by sufficient documents proving that it has met all the requirements specified in PCO and those requirements set out by the Licensing Board before the Licensing Board considers whether or not to grant the specified instrument under application. When the Licensing Board makes a decision, it must have regard to the public interest and may have regard to any other relevant considerations.

The above comment(s) given by the relevant department(s) on the application for Licence and TSOL in respect of the above private columbarium is/are by no means exhaustive. PCAO will notify the applicant as soon as possible whenever comment(s) from other relevant department(s) is/are received. Furthermore, during the processing of an application for a specified instrument, the relevant department(s) may revise its/their comment(s) and/or proposed requirement(s)/condition(s) according to new information available and/or the latest development.

If you have any questions, please contact the case manager Mr. SUNG Siu-wai, Michael by phone (Tel No.: 2350 7326) or by email (pc_app@fehd.gov.hk).

Yours sincerely,

Venus

(Miss LAU Wing-yin, Venus)
for Director of Food and Environmental Hygiene

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

IMPORTANT NOTICE

Section 99 of the Private Columbaria Ordinance – Offence of providing false or misleading information

(1) A person commits an offence if the person –

(a) provides information that is false or misleading in a material particular in, or in connection with, an application the person makes under this Ordinance in respect of a columbarium; or

(b) furnishes the Director, an authorized officer or a public officer with information under this Ordinance knowing that it is false or misleading in a material particular.

(2) A person who commits an offence under subsection (1) is liable on conviction to a fine of $500,000 and to imprisonment for 2 years.

IMPORTANT REMINDER

(1) After 29 March 2018, a private columbarium cannot continue to operate if no application for a TSOL in respect of the columbarium is being processed or if it fails to obtain any specified instrument. If a person operates, keeps, manages or in any other way has control of a columbarium without a specified instrument, he commits an offence and is liable on summary conviction to a fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a fine of $5,000,000 and to imprisonment for 7 years.

(2) After the expiry of the grace period, if a columbarium continues operation without any specified instrument or ceases operation, the operator must dispose of the ashes kept in the columbarium according to the "prescribed ash disposal procedures" set out in Schedule 5 to the PCO. Non-compliance constitutes an offence and may lead to prosecution. The offender is liable on summary conviction to a maximum fine of $2,000,000 and to imprisonment for 3 years or on conviction on indictment to a maximum fine of $5,000,000 and to imprisonment for 7 years.

c.c. (if applicable)
Temporary Suspension of Liability application file: FEHD PC 72-40/64/2018/036

九龍長沙灣道 681 號貿易廣場 5 樓 501-502
Units 501-502, 5/F, Trade Square, 681 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
電話 Tel : 2350 7319 傳真 Fax : 2827 2908

Buildings Department's Comments on
Application for Licence
in respect of a ~~Columbarium~~ / Pre-cut-off Columbarium*
under the Private Columbaria Ordinance (PCO) (Cap. 630)

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)*~~

Name of Columbarium: 半春園 地藏殿及觀音殿
Name of Applicant: The Lotus Association of Hong Kong
Address of Columbarium: G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D.6)

Ref. (36) in FEHD PC 72-40/62/2018/033 Pt.4 (Licence)

Regarding the captioned application (including the proposed plans submitted by the applicant in connection with the application), we have the following comments:

I. Is the columbarium subject to specified law enforcement action mentioned under section 17 of the PCO?

[Please tick one of the following boxes]

☑ The columbarium is **not** subject to any specified law enforcement action under the Buildings Ordinance as mentioned under section 17 of the PCO.

☐ The columbarium is subject to specified law enforcement action under the Buildings Ordinance as mentioned under section 17 of the PCO. The details are attached at **Appendix 3**.

II. Compliance with building-related requirements prescribed in Schedule 2 to the PCO for licence application:

[Please tick one of the following boxes.]

☐ The application complies with the building-related requirements under the PCO for the issue of licence.

☐ The application **basically** complies with the building-related requirements under the PCO for the issue of licence, except for the following item(s):

_____

_____

_____

[Where applicable, please tick one or more of the following boxes:]

☐ Those items which the applicant should be required to comply with **before the issue of licence** are set out at **Appendix 1** (re. Section IV) below.

☐ Those items for which condition(s) are recommended to be imposed to require the applicant to comply with **within a specified period since the issue of the licence** are set out at **Appendix 2** (re. Section V) below.

☐ The application does not comply with the building-related requirements under the PCO for the issue of the licence with the reasons provided below :

_____

_____

_____

☑ Further information is required to be provided by the applicant to facilitate our assessment of the application's compliance with building-related requirements under the PCO. The information required to be provided by the applicant is set out in **Appendix 1** (re. Section IV) below.

III. Comments on the proposed plans submitted by the applicant in connection with the licence application:

[In particular, please comment on the categorization of buildings / building structures in accordance with Schedule 2 to the PCO.]

[Please tick one of the following boxes]

☐ We have no comments on the captioned proposed plans for the licence application.

☑ We have the following comments on the captioned proposed plans for the licence

application:

The applicant should submit revised plans to indicate the requirements as stated in Item 1 of Appendix 1 (re. Section IV below).

IV. Comments on the requirements to be included in the Letter of Requirements:

[Please tick one of the following boxes]

☐ We have no comments on the requirements to be included in the Letter of Requirements for the licence application.

☑ We recommend including the requirements set out at **Appendix 1** in the Letter of Requirements to be issued to the applicant.

~~*[Note: If any Dangerous Hillside Order (DHO) under section 27A(1) of the Buildings Ordinance has been issued and not yet complied with, BD may wish to consider if this should be included in Appendix 1 or Appendix 2.]*~~

V. Recommended conditions to be imposed on the licence to be granted (if approved):

If the Private Columbaria Licensing Board decides to approve the subject application,

[Please tick one of the following boxes]

☐ We recommend the conditions set out at **Appendix 2** to be imposed on the licence.

☐ We do not have any recommendation on the condition to be imposed on the licence.

☑ Our recommendation will be provided at a later stage after the applicant has reported compliance with the building-related requirements on the licence in the Letter of Requirements (re. **Appendix 1)**.

VI. Litigation proceedings

[Please tick one of the following boxes]

☑ There are no litigation proceedings being made between this Department and the private columbarium under application or the applicant.

☐ There are litigation proceedings being made between this Department and the private columbarium under application or the applicant. The details are as follows:

_____

_____

_____

_____

VII. Any Other Comments

(i) **The above comments are only applicable to the building structures highlighted with legends within the site boundary shown in the submitted proposed plans (Drawing No. A-L-001 (Rev.E) to A-L-002 (Rev.E) , Date: 7.5.2021 & Drawing No. A-L-003 (Rev.E) to A-L-004 (Rev.E), Date: 21.4.2021).**

(ii) **Upon compliance with all building-related requirements, the applicant / AP / RSE shall submit a Compliance Certificate as shown at Appendix III of Annex 4 of Application Guide, to the PCLB which will refer such to the BD for audit checks.**

Date of issuing the above comments by Buildings Department to PCAO: 13 July 2021

* *Delete where inapplicable.*

Appendix 1

Building-related Requirements
Recommended by the Buildings Department
For Inclusion in the Letter of Requirement
under the Private Columbaria Ordinance (PCO) (Cap. 630)

Application for Licence
in respect of a ~~Columbarium~~ / Pre-cut-off Columbarium*

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)~~*

Name of Columbarium: 半春園 地藏殿及觀音殿
Name of Applicant: The Lotus Association of Hong Kong
Address of Columbarium: G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po, New Territories (Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D.6)

Ref. (36) in FEHD PC 72-40/62/2018/033 Pt.3 (Licence)

Item	Requirements to be Complied with by the Applicant
1	The following items must be shown on the proposed plans: Ti Tsang Temple (i) The adjacent non-licence area on G/F should be under same management and control by the applicant ; (ii) The required staircase of 1/F should be separated from the remainder of the building on G/F by fire barrier (e.g. a protected lobby/wall) having FRR of not less than 1 hour (See Drawing no.1); Koon Yum Temple (iii) The adjacent non-licence area (2 store rooms) should be under same management and control by the applicant;
2	For item 1(ii), duly completed Appendix A to Practice Note for Authorized Persons and Registered Structural Engineers APP-13 with supporting test/assessment reports should be submitted. Such reports are not required for submission if Practice Note for Authorized Persons and Registered Structural Engineers ADM-20 is applicable.

BD Ref: (19) in BD15/9166/69Pt.II

Item	Requirements to be Complied with by the Applicant
3	Ti Tsang Temple Record and photos showing the completion of the removal work of unauthorised extension and the related reinstatement works as demonstrated in plan shall be submitted.
4	The applicant should submit revised plans to indicate the compliance of requirements in Item 1 for BD's acceptance.

Notes:

(i) For the building work in item 3 above, according to the Building Ordinance (BO), the applicant shall appoint an authorized person to submit plans to Buildings Department for prior approval and consent, unless such works are exempted under section 41(3) of the BO or are carried out as minor works following the simplified procedures of the minor work control system.

(ii) Copy of relevant minor work certification documents, completion records and photo shall be submitted.

Date of issuing the above comments by Buildings Department to PCAO: 13 July 2021

* *Delete where inapplicable.*

Buildings Department's Comments on
Application for Temporary Suspension of Liability
in respect of a Pre-cut-off Columbarium
under the Private Columbaria Ordinance (PCO) (Cap. 630)

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)*~~

Name of Columbarium: 半春園 地藏殿及觀音殿
Name of Applicant: The Lotus Association of Hong Kong
Address of Columbarium: G/F of Ti Tsang Temple and G/F of Koon Yum Temple,
The Lotus Association of Hong Kong Pun Chun Yuen,
17 Shek Lin Road, Kum Shan, Tai Po, New Territories
(Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D.6)

Ref. (110) in FEHD PC 72-40/64/2018/036 (TSOL)

Regarding the captioned application (including the proposed plans submitted by the applicant in connection with the application), we have the following comments:

I. Is the columbarium subject to specified law enforcement action mentioned under section 17 of the PCO?

[Please tick one of the following boxes]

☑ The columbarium is **not** subject to any specified law enforcement action under the Buildings Ordinance as mentioned under section 17 of the PCO.

☐ The columbarium is subject to specified law enforcement action under the Buildings Ordinance as mentioned under section 17 of the PCO. The details are attached at **Appendix 3**.

II. Compliance with the requirement in Section 21(3) of the PCO for temporary suspension of liability application:

[Please tick one of the following boxes.]

☑ The application complies with the requirement that the columbarium has been certified, by a qualified professional, as not posing any obvious or imminent danger in terms of building safety and fire safety.

☐ The application does not comply with the requirement that the columbarium has been certified, by a qualified professional, as not posing any obvious or imminent danger in terms of building safety and fire safety.

☐ Further information is required to be provided by the applicant to facilitate our assessment of the application's compliance with S.21(3) of the PCO. The information required to be provided by the applicant is set out in **Appendix 1** (re. Section V) below.

III. Comments on the proposed plans submitted by the applicant in connection with the temporary suspension of liability application:

[In particular, please comment on the categorization of buildings / building structures in accordance with Schedule 2 to the PCO.]

[Please tick one of the following boxes]

☑ We have no comments on the captioned proposed plans for the temporary suspension of liability application.

☐ We have the following comments on the captioned proposed plans for the temporary suspension of liability application:

_____

_____

IV. Comments on the action plan(s) for complying with licence and/or exemption application requirements submitted by the applicant in connection with a temporary suspension of liability application (if applicable):

[Please tick the following boxes]

☑ We have no ~~/ the following*~~ comments on the applicant's action plan for complying with the application requirements for licence:

_____

_____

☐ We have no / the following* comments on the applicant's action plan for complying with application requirements for exemption:

_____

_____

V. Comments on the requirements to be included in the Letter of Requirements:

[Please tick one of the following boxes]

☐ We have no comments on the requirements to be included in the Letter of Requirements for the temporary suspension of liability application.

☑ We recommend including the requirements set out at **Appendix 1** in the Letter of Requirements to be issued to the applicant.

~~*[Note: If any Dangerous Hillside Order (DHO) under section 27A(1) of the Buildings Ordinance has been issued and not yet complied with, BD may wish to consider if this should be included in Appendix 1 or Appendix 2.]*~~

VI. ecommended conditions to be imposed on the temporary suspension of liability to be granted (if approved):

If the Private Columbaria Licensing Board decides to approve the subject application,

[Please tick one of the following boxes]

☑ We recommend the conditions set out at **Appendix 2** to be imposed on the temporary suspension of liability.

☐ We do not have any recommendation on the condition to be imposed on the temporary suspension of liability.

☐ Our recommendation will be provided at a later stage after the applicant has reported compliance with the building-related requirements on the temporary suspension of liability in the Letter of Requirements (re. **Appendix 1)**.

VII. Litigation proceedings

[Please tick one of the following boxes]

☑ There are no litigation proceedings being made between this Department and the private columbarium under application or the applicant.

☐ There are litigation proceedings being made between this Department and the private columbarium under application or the applicant. The details are as follows:

VIII. Any Other Comments

The above comments are only applicable to the building structures highlighted with legends within the site boundary shown in the submitted proposed plans (Drawing No. C-001 (Rev.D) to C-002 (Rev.D), Date: 7.5.2021 & Drawing No. C-003 (Rev.D) to C-004 (Rev.D), Date: 21.4.2021).

Date of issuing the above comments by Buildings Department to PCAO: 13 July 2021

* *Delete where inapplicable.*

Appendix 2

Building-related Conditions
Recommended by the Buildings Department
To be Imposed on Specified Instrument if approved by
The Private Columbaria Licensing Board
under the Private Columbaria Ordinance (PCO) (Cap. 630)

Application for Temporary Suspension of Liability
in respect of a Pre-cut-off Columbarium

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)*~~

Name of Columbarium: 半春園 地藏殿及觀音殿
Name of Applicant: The Lotus Association of Hong Kong
Address of Columbarium: G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po, New Territories (Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D.6)

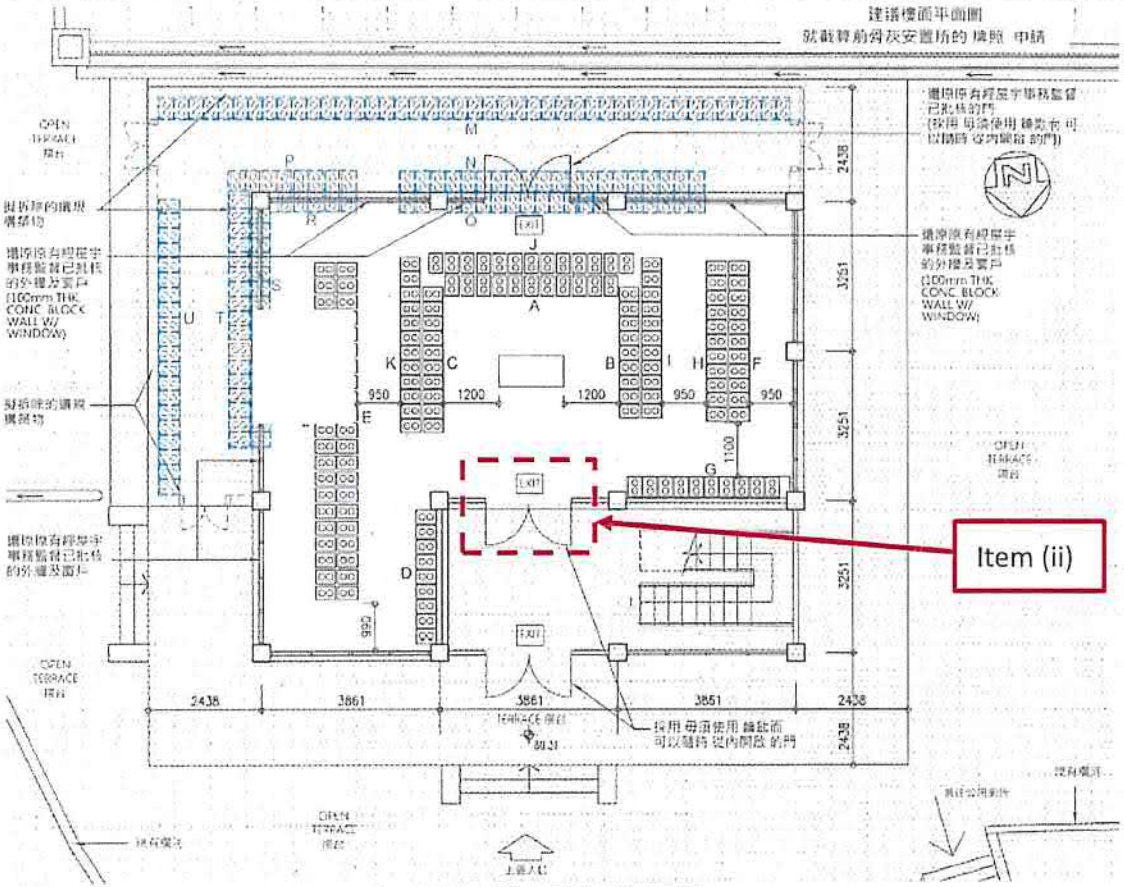
Ref. (110) in FEHD PC 72-40/64/2018/036 (TSOL)

Item	Conditions Recommended to be imposed
1	Ti Tsang Temple The applicant is required to ensure that the enclosed ground floor extension areas at the southern-east side and the back terrace of the subject columbarium is restricted the access for maintenance and the works associated with the discontinuation of use as columbarium and removal of unauthorised building works by management personnel only.
2	The adjacent non-licence area (G/F of Ti Tsang Temple, 2 store rooms on G/F of Koon Yum Temple) shown in the revised plan should not be used for any other purpose.

Date of issuing the above comments by Buildings Department to PCAO: 13 July 2021

** Delete where inapplicable.*

建議樓面平面圖
就截算前骨灰安置所的 牌照 申請



Item (ii)

現有經屋宇事務監督已批核的門 (採用 每頭使用 鑰匙面 可以隨時 從內開啟 的門)

現有經屋宇事務監督已批核的外牆及窗戶 (100mm THK CONC BLOCK WALL W/ WINDOW)

骨灰龕位設計 (單/雙位)
Provision of Niches (Single / Double Units)

座 Block	直行 Columns	橫行 Rows	龕位數目 Nos	龕位編號	類別 (單Single /雙Double)
A	11	7	77	1 - 77	雙 Double
B	9	6	54	78 - 131	雙 Double
C	10	6	60	132-191	雙 Double
D	9	7	63	192 - 253	雙 Double
E	21	7	147	254 - 400	雙 Double
F	11	7	77	401 - 429, 450 - 498 (441, 442 - 449 omitted)	雙 Double
G	10	7	70	499 - 568	雙 Double
H	11	7	77	569 - 645	雙 Double
I	11	7	77	646 - 722	雙 Double
J	13	7	91	723 - 813	雙 Double
K	12	7	84	814 - 897	雙 Double
L	21	7	147	898 - 1044	雙 Double
		總計 Total	1021		

圖例 LEGEND		
		NON-LICENCE AREA 非牌照申請範圍
	D	龕位 (安放骨灰份數 單1)
	DD	龕位 (安放骨灰份數 雙2)

半春園 地藏殿 地下樓面平面圖
(圖則編號 A-L-003)
(1:100)

(此為兩層高構築物，但構築物一樓並非本申請範圍，亦非用作骨灰安置所用途。)

骨灰安置所名稱： 半春園

地址： 新界大埔錦山石蓮路 17 號 香海蓮社半春園 地藏殿 地下 及 觀音殿 地下
(丈量約份第6約地段第1119A分段(部份)及1260A分段(部份)

21 / 04 / 2021
日期 (日 / 月 / 年)

WONG Jan Yue Regina
[redacted] / 註冊檢驗工程師 / [redacted] * 姓名及簽署

D523587(2)
[redacted] / 註冊建築師 / [redacted]

香海蓮社 香港

21 / 04 / 2021
日期 (日 / 月 / 年)

CHAN Ka Man Carmen
認可人士 / [redacted] * 簽署及姓名

註冊編號 AP (A) 101/89

許可有效期屆滿日期 31 - 12 - 2025

半 春 園
Pun Chun Yuen

A-L-003

E

Drawing-1

Hong Kong Police Force's Comments on
Management Plan for Application of Licence
in respect of a ~~Columbarium~~ / Pre-cut-off Columbarium*
under the Private Columbaria Ordinance (PCO) (Cap. 630)

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)~~*

Name of Columbarium	:	Pun Chun Yuen
Name of Applicant	:	The Lotus Association of Hong Kong
Address of Columbarium	:	G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po (Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

Ref. (40) in FEHD PC 72-40/62/2018/033 Pt. 4 (Licence)

Regarding the captioned application (including the proposed plans submitted by the applicant in connection with the application), we have the following comments:

I. Comments on management plan for private columbaria:

[Please tick one of the following boxes]

☐ The management plan is acceptable and we have no objection for the issue of licence in respect of a pre-cut off columbarium / columbarium*.

☐ The management plan is not acceptable for the issue of licence in respect of pre-cut off columbarium / columbarium* because:

_____

_____

_____

_____

_____

☑ Further information is required to be provided by the applicant to facilitate our assessment of the acceptability of management plan for private columbaria. The information required to be provided by the applicant is set out in **Appendix 1** (re. Section III below).

28-JUL-2021 15:39 SUPWING +852 2200 4329 P.02/05

II. Comments on the proposed plans submitted by the applicant in connection with the licence application:

[Please tick one of the following boxes]

☑ We have no comments on the captioned proposed plans for licence application.

☐ We have the following comments on the captioned proposed plans for licence application:

_____

_____

_____

_____

_____

III. Comments on the requirements to be included in the Letter of Requirements:

[Please tick one of the following boxes]

☐ We have no comments on the requirements to be included in the Letter of Requirements for licence.

☑ We recommend including the requirements set out at **Appendix 1** in the Letter of Requirements for licence to be issued to the applicant.

IV. Recommended conditions to be imposed on the licence to be granted (if approved):

If the Private Columbaria Licensing Board decides to approve the subject application,

[Please tick one of the following boxes]

☐ We recommend the conditions set out at **Appendix 2** to be imposed on the licence.

☐ We do not have any recommendation on the condition to be imposed on the licence.

☑ Our recommendation will be provided at a later stage after the applicant has reported compliance with the requirements related to management plan in the Letter of Requirements (re. **Appendix 1**).

28-JUL-2021 15:39 SUPWING +852 2200 4329 P.03/05

V. Litigation proceedings

[Please tick one of the following boxes]

☑ There are no litigation proceedings in relation to this licence application being made between this Department and the private columbarium under application or the applicant.

☐ There are litigation proceedings in relation to this licence application being made between this Department and the private columbarium under application or the applicant. The details are as follows:

_____

_____

_____

_____

VI. Any Other Comments

Nil

Date of Issuing the above comments by Hong Kong Police Force to PCAO:
28 July 2021

* *Delete where inapplicable.*

28-JUL-2021 15:39 SUPWING +852 2200 4329 P.04/05

Appendix 1

Requirements on Management Plan
Recommended by the Hong Kong Police Force
For Inclusion in the Letter of Requirement
under the Private Columbaria Ordinance (PCO) (Cap. 630)

Application for Licence
in respect of a ~~Columbarium~~ / Pre-cut-off Columbarium*

~~(For niches sold before 30 June 2017 / For niches unsold as at before 30 June 2017)~~*

Name of Columbarium	:	Pun Chun Yuen
Name of Applicant	:	The Lotus Association of Hong Kong
Address of Columbarium	:	G/F of Ti Tsang Temple and G/F of Koon Yum Temple, The Lotus Association of Hong Kong Pun Chun Yuen, 17 Shek Lin Road, Kum Shan, Tai Po (Lot 1119 S.A (Portion) and Lot 1260 S.A (Portion) in D.D. 6)

Ref. (40) in FEHD PC 72-40/62/2018/033 Pt. 4 (Licence)

Item	Requirements to be Complied with by the Applicant
1	It is noted that there is a large open area outside both the Ti Tsang Temple and See Chen Hall as a designated waiting area for grave sweepers to queue up in a straight line. The applicant should maximize the open space of such waiting areas. Hence those areas should be set up with cordon lines in a zigzag shape to accommodate the maximum numbers of grave sweepers possible.

Date of Issuing the above comments by Hong Kong Police Force to PCAO:
28 July 2021

KJL Ltd. *development consultancy*

Your Reference: TPB/A/TP/681

BY EMAIL

10th August 2022

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

Attn: The Secretary of the Town Planning Board

Dear Sir/Madam,

Section 16 Planning Application for Proposed Columbarium at Lots 1119S.A, 1119S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P 1260 S.A 1270 S.A in D.D.6 and adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories

Application No. A/TP/681

Further to our application submitted on behalf of Lotus Association of Hong Kong to the Town Planning Board (the Board) on 28.12.2021, the Applicant submits, firstly, the replacement Figures 3.1, 4.1 and 5.4 of the TIA report as per request by Transport Department on 26.7.2022 and our clarifications to queries on Figure 5.4 of the TIA report also by Transport Department on 8.8.2022.

This further information is considered not to be proposing a material change in the nature of the application. Therefore, it could be exempted from the publication and recounting requirements per TPB PG- No.32. However, should this further information be accepted but not exempted from the publication and recounting requirements, we would still like to proceed with the application with the further information.

Should you have any queries on the above, please contact our Ms. Daisy Yang or the undersigned at 3621 0362. Thank you.

Yours sincerely,

Kenneth J. Li
Director

Encl.

c.c. Shatin, Tai Po and North District Planning Office (Attn: Ms. Sandy Wu, ATP/TP4) by email at skswu@pland.gov.hk

Section 16 Planning Application

Proposed Columbarium Use at

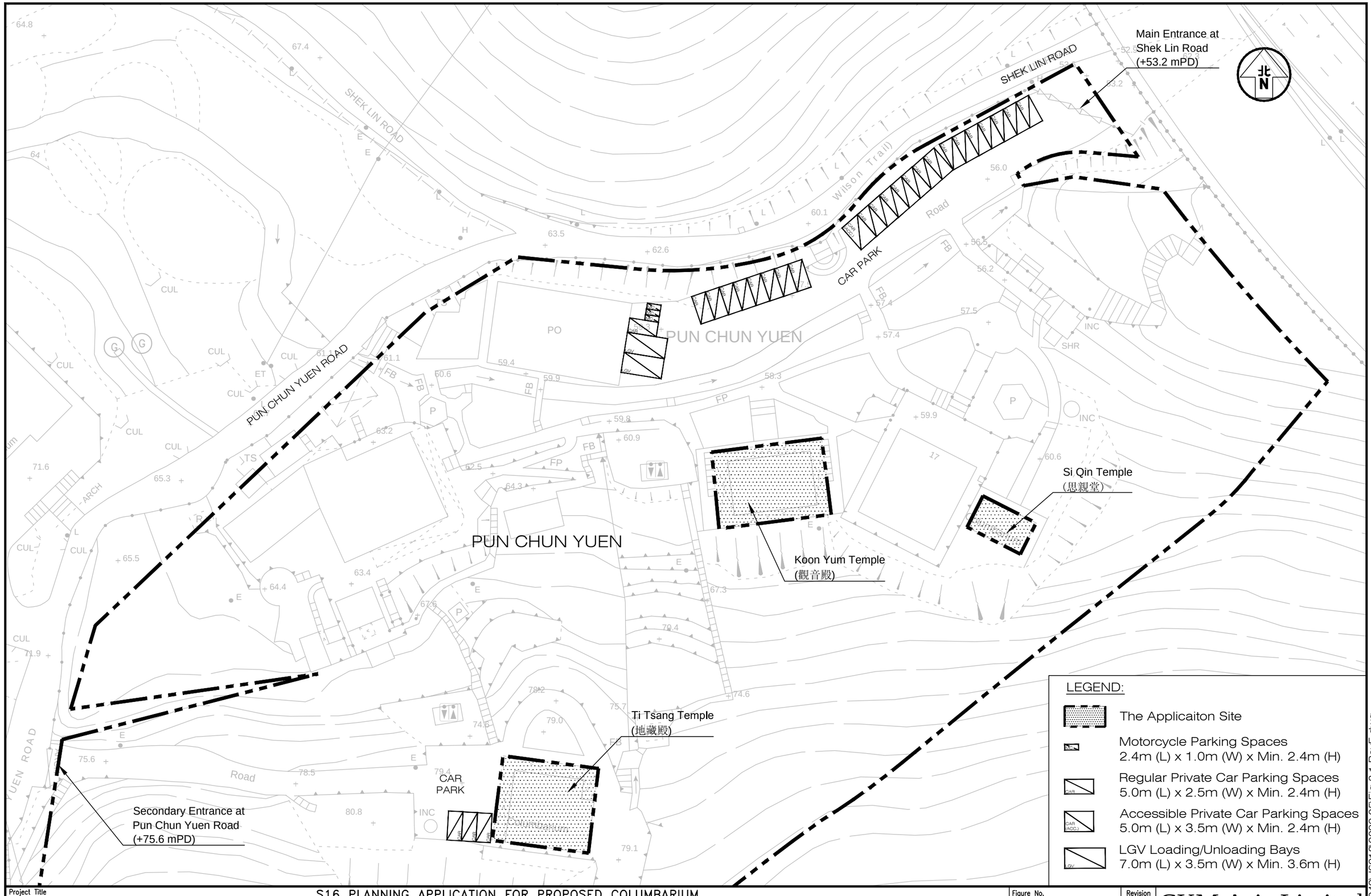
Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 R.P, 1260 S.A and 1270 S.A in D.D. 6 and Adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories

(Application no. A/TP/681)

Responses to Comments from Government Departments

August 2022

Comments from Government Departments	Applicant's Responses
Comments from TD on 26.7.2022	
In Fig. 3.1, 4.1 and 5.4 of the TIA, some of the words are not shown. The applicant shall provide replacement pages.	We have enclosed the replacement pages for Figures 3.1, 4.1 and 5.4.
Comments from TD on 8.8.2022	
It is noted that the applicant's R-to-C table has still not addressed our comments (c) in our reply memo ref. (NJWE6) in TD NR 157/161/TPDD-6 dated 29 Mar 2022. Clarification from applicant is required. "Comment (c) Figure 5.3, it is noted that some of the pick-up / drop-off areas outside the application site are fallen within government land, and the relevant maintenance and management parties should be consulted regarding the proposed uses.	For clarification, the pick-up / drop-off activities will only be carried our **within the site boundary** of Pun Chun Yuen. Vehicles shown outside the site boundary in Figure 5.4 are only to demonstrate that the available temporary queuing spaces alongside Shek Lin Road for vehicles waiting to enter Pun Chun Yuen. These waiting vehicles shall stop momentarily outside the carriageway of Shek Lin Road and will not affect the movement of through traffic. It should be noted that **NO** pick-up / drop-off will be carried out within government land, hence, it is opined that *"the relevant maintenance and management parties should be consulted regarding the proposed uses"* is not required. Staff will be deployed to monitor and facilitate the operation of pick-up / drop-off activities within the site boundary when the TCMP is implemented during the festive periods.



Project Title

S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES

J6918

Figure Title

PROPOSED INTERNAL TRANSPORT LAYOUT OF PUN CHUN YUEN (NORMAL DAY)

Figure No.	Revision
3.1	E

Designed by	Drawn by	Checked by
W C H	S C Y	K C

Scale in A3	Date
1 : 800	18 MAY 2022

CKM Asia Limited
Traffic and Transportation Planning Consultants
21st Floor, Methodist House, 36 Hennessy Road
Wan Chai, Hong Kong
Tel : (852) 2520 5990 Fax : (852) 2528 6343
Email : mail@ckmasia.com.hk

T:\JOBJ6900-J6949\J6918\2022 05\Fig 3.1 RevE.dwg

DUTY OF STAFF STATION:

(1) Contral ingress and egress of private cars at main entrance.
(2) Monitor and manage operation of the shuttle services and passenger drop-off.
(3) Control vehicular movements and assist pedestrian crossing.
(4) Monitor and manage operation of the car parking spaces.
(5) Monitor and control pedestrian flow and queuing area at Hall of Remembrance.
(6) Monitor and control pedestrian flow and queuing area at Koon Yum Temple. Direct egress to suitable exit.
(7) Monitor and control pedestrian flow and queuing area at Koon Yum Temple. Direct ingress to Ti Tsang Temple..
(8) Monitor and control pedestrian flow and queuing area at Ti Tsang Temple. Direct egress to suitable exit.
(9) Direct ingress flow to Ti Tsang Temple, and egress to suitbale exit.
(10) Monitor and control operation of the passenger drop-off laybys.
(11) Contral ingress and egress of private cars at secondary entrance.
(12) Monitor operation condition and direct egress to suitable exit.

Note: Each station may have more than 1 staff on duty if necessary.

Shuttle service queuing area
(Approx. 25 sm)

Shuttle service and
taxi drop-off

Vehicular access

Suspension of car parking spaces
to provide pedestrian pathway and
queuing area for shuttle service

Main Entrance at
Shek Lin Road
(+53.2 mPD)

Suspension of LGV L/UL Bays and
relocation of motorcycle parking spaces
to provide additional parking spaces

From
1/F

To
1/F

Koon Yum Temple
(觀音殿)

Queueing Area for Si Qin Temple
(Approx. 100 sm)

Si Qin Temple
(思親堂)

Queueing Area for
Koon Yum Temple
(Approx. 75 sm)

PUN CHUN YUEN

Existing
Passing Bay

Laybys for Passenger Drop-off Only
(Shuttle service, taxi, and private car)

Ti Tsang Temple
(地藏殿)

Columbarium

Secondary Entrance at
Pun Chun Yuen Road
(+75.6 mPD)

Suspension of car parking spaces
to provide passenger drop-off layby

Queueing Area for
Koon Yum Temple
(Approx. 85 sm)

LEGEND:

- The Applicaiton Site
- Motorcycle Parking Spaces 2.4m (L) x 1.0m (W) x Min. 2.4m (H)
- Regular Private Car Parking Spaces 5.0m (L) x 2.5m (W) x Min. 2.4m (H)
- Accessible Private Car Parking Spaces 5.0m (L) x 3.5m (W) x Min. 2.4m (H)
- Private Car / Taxi Layby 5.0m (L) x 2.5m (W) x Min. 2.4m (H)
- Light Bus Layby 8.0m (L) x 3.0m (W) x Min. 3.3m (H)
- Suspended parking spaces or loading / unloading bays
- Pedestrian Arrival Route
- Pedestrian Departure Route
- Stationed Staff for traffic and pedestrian monitoring and control
- Physical separation by barriers or landscaping features
- Columbarium Building Entrance / Exit

Project Title
S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES
J6918

Figure Title
PROPOSED TRAFFIC AND CROWD MANAGEMENT PLAN
DURING CHING MING AND CHUNG YEUNG FESTIVAL PERIOD

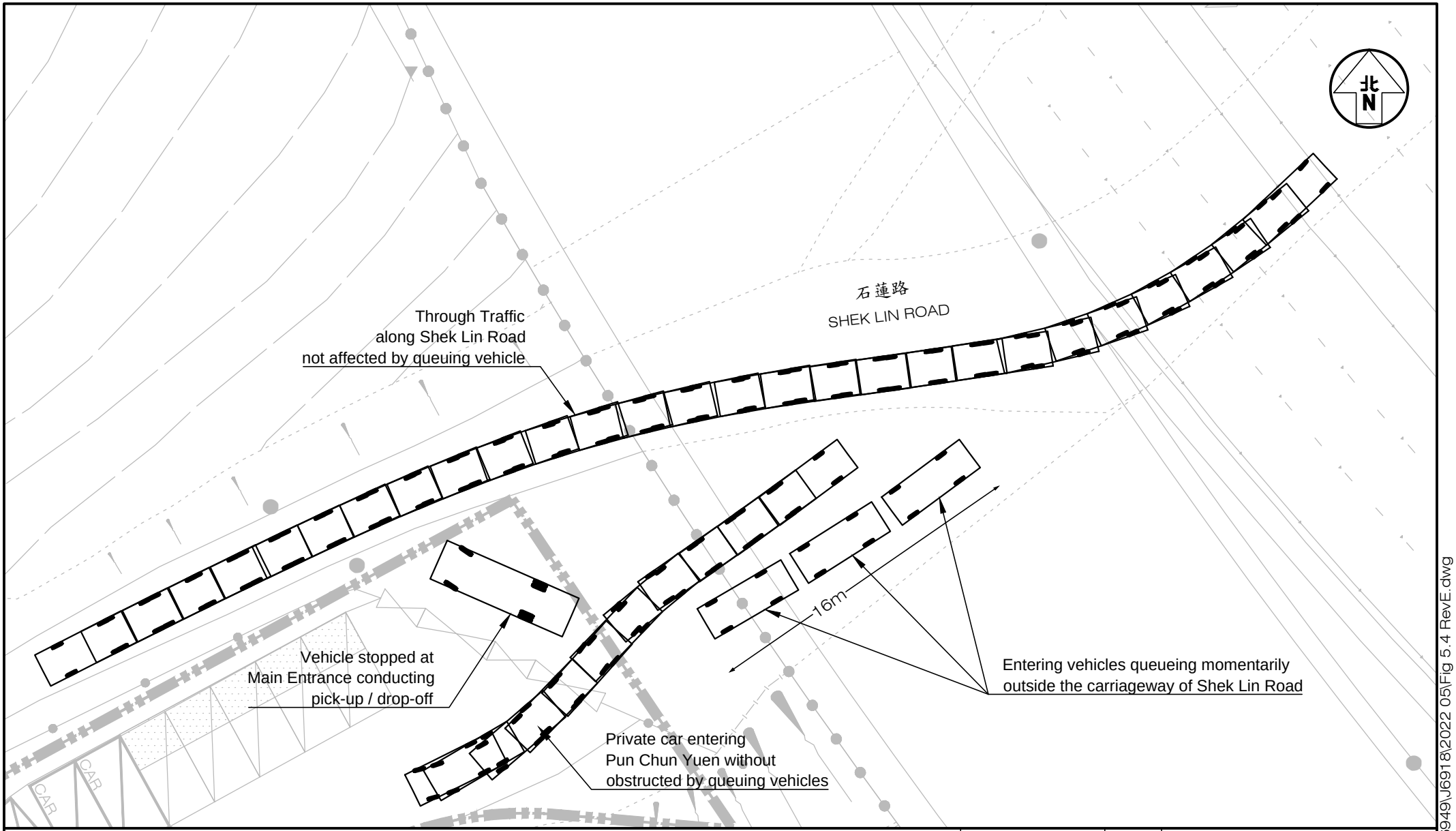
Figure No.	Revision
4.1	E

Designed by	Drawn by	Checked by
W C H	S C Y	K C

Scale in A3	Date
1 : 600	18 MAY 2022

CKM Asia Limited
Traffic and Transportation Planning Consultants
21st Floor, Methodist House, 36 Hennessy Road
Wan Chai, Hong Kong
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Email : mail@ckmasia.com.hk

T:\JOB\J6900-J6949\J6918\2022 05\Fig 4.1 RevE.dwg



Project Title

S16 PLANNING APPLICATION FOR PROPOSED COLUMBARIUM
AT VARIOUS LOTS AND ADJOINING GOVERNMENT LAND PUN CHUN YUEN, 17 SHEK LIN ROAD TAI PO, NEW TERRITORIES J6918

Figure Title

Layby Operation at Main Entrance

Figure No.	Revision
5.4	E

Designed by	Drawn by	Checked by
W C H	S C Y	K C

Scale in A4	Date
1 : 400	18 MAY 2022

CKM Asia Limited
Traffic and Transportation Planning Consultants
21st Floor, Methodist House, 36 Hennessy Road,
Wan Chai, Hong Kong
Tel : (852) 2520 5990 Fax : (852) 2528 6343
Email : mail@ckmasia.com.hk

T:\JOB\J6900-J6949\J6918\2022 05\Fig 5.4 RevE.dwg

Extract of Town Planning Board Guidelines for Application for Development within "GB" zone under Section 16 of the Town Planning Ordinance

(a) there is a general presumption against development in the "GB" zone;

(b) an application for new development in "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;

(c) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;

(d) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;

(e) the proposed development should not overstrain the overall provision of Government, Institution and Community (GIC) facilities in the general area;

(f) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution; and

(g) any proposed development on a slope or hillside should not adversely affect slope stability.

Similar s.16 Application for Columbarium Use
Within the same "GB" zone on the Tai Po OZP

Approved Application

Application No.	Proposed Use	Date of Consideration	Approval Conditions
A/TP/652	Religious Institution and Columbarium with Ancillary Quarters	19.7.2019	(1) and (2)

Approval Conditions

(1) the number of niches and ancestral cards within the site shall not exceed 757 and 1,782 respectively; and

(2) the submission and implementation of fire service installations and water supplies for fire-fighting proposal to the satisfaction of the Director of Fire Services or of the TPB.

致大埔民政事務專員
陳巧敏太平紳士：

反對申請編號 A/TP/681 事宜

吾等為大埔蓮澳村(李屋)及蓮澳村(鄭屋)的村代表，本村村民一致反對上述申請個案—大埔石蓮路半春園設置靈灰安置所：申請編號 A/TP/681。

對於當局在沒有資詢本村村代表及所有村民的情況下，單方面作出批准設置靈灰安置所，我們所有村民都極之憤怒，對此安排莫視村民感受及沒有顧及對本村及附近所有居民之極大影響。

第一：如當局批准設置以上地點的靈灰安置所，會極度影響本村所有村民及附近其他居民的道路交通，因為石蓮路乃本村唯一出入大埔市區的道路，而且此道路設計是「單線」來回行車，由於此道路本身已經非常狹窄，日常駕駛當遇上對頭車輛時已經非常危險，如果當局再批准半春園加設靈灰安置所，一定會大幅增加外來汽車出入石蓮路的流量，並且肯定會對本村所有村民出入構成嚴重危險。

第二：本村石蓮路與行山徑「衛亦信徑 8 段」相連，此行山徑乃熱門行山人仕的選擇，每天都有好多熱愛行山人仕使用石蓮路步至衛亦信徑 8 段，每當週六及週日或假時，更會有大量一家大小步行石蓮路到衛亦信徑 8 段，當中長者及小孩途中遇上車輛駛經過時，由於石蓮路非常狹窄，途經的長者及小孩需要走到路邊懸崖旁才可避開車輛，故此，約當局批准設置以上地點的設置靈灰安置所以至車輛流量大幅增加，肯定會嚴重影響路上之行山人仕安全。
並且引發石蓮路緊接的大埔錦山路出現嚴重的交通擠塞，此道路每天都因違例泊車佔用了整整一條行車線而變成單線雙程行車，已經影響附近出入居民多年。（附上道路實況照片）

第三：大埔半春園靈灰安置所本身已經未經相關政府部門批准下非合法設置骨灰龕多年，已經不時影響本村居民出入及經常在石蓮路作違例泊車，引致交通阻塞，對於上述單位之非合法經營骨灰龕安置所之行為，就相關政府部門（城規會、民政事務局、食衞局）都沒有正視此違規行為，將之取締，已經令本村村民非常不滿，對此相關政府部門的表現，以及莫視民意的態度，極度遺憾。

現特函 貴處反映，祈請體恤民情，協助本村向城規會反映意見。有勞跟進，謹此致謝。如有任何問題，請致電與我們聯絡。

現特函 貴鄉公所反映，祈請體恤民情，協助本村向城規會反映意見。有勞跟進，謹此致謝。如有任何問題，請致電與我們聯絡。

李偉基(TEL:
蓮澳村(李屋)原居民代表

李向榮(TEL:
蓮澳村(李屋)居民代表

鄭煌發(TEL:
蓮澳村(鄭屋)原居民代表

鄭錦榮(TEL:
蓮澳村(鄭屋)居民代表

2022 年 7 月 19 日

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

參考編號 **Reference Number:**	220110-230657-92774
提交限期 **Deadline for submission:**	28/01/2022
提交日期及時間 **Date and time of submission:**	10/01/2022 23:06:57
有關的規劃申請編號 **The application no. to which the comment relates:**	A/TP/681
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. fun lee

意見詳情
Details of the Comment :

本人是大埔石蓮路蓮澳村居民，得知有關石蓮路半春園地段向貴會(城市規劃委員會)申請骨灰龕位， 申請編號 A/TP/681 ，而此地段是本村居民和有關此地段所有居民唯一出入必經之路，而此地段還是單程路出入，而本人知悉半春園或石蓮路段附近一帶已經有為數不少私人骨灰龕位(如合法)在此地段之上， 而上述路段石蓮路是單程路， 一般時間已經有交通阻塞問題 ，春秋二祭時間還特別嚴重對本地段所有居民造成交通阻塞和人車爭路嚴重問題，不時發生爭執或衝撞， 要相關執法部門處理和執法，已經嚴重影響所有居民出入和生活， 而本人對於半春園上述之申請表示強烈反對和不滿， 而貴會作為特區政府執行政策之代表，煩請貴會慎重考慮清楚對於上述申請會對以上所有地段居民嚴重影響交通，心理和生活環境上寶貴意見。

蓮澳村居民
李卓勳

5-2

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

參考編號 **Reference Number:**	220111-100103-83769
提交限期 **Deadline for submission:**	28/01/2022
提交日期及時間 **Date and time of submission:**	11/01/2022 10:01:03
有關的規劃申請編號 **The application no. to which the comment relates:**	A/TP/681
「提意見人」姓名/名稱 **Name of person making this comment:**	女士 Ms. 林女士

意見詳情
Details of the Comment :

反對興建和售賣骨灰龕，因會引起環境污染，如空氣污水，交通擠塞，違法泊車等問題，半春園本來只是觀光的地方，無可能轉變成商業及祭祀的用途。

5-3

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

參考編號 **Reference Number:**	220111-102336-17788
提交限期 **Deadline for submission:**	28/01/2022
提交日期及時間 **Date and time of submission:**	11/01/2022 10:23:36
有關的規劃申請編號 **The application no. to which the comment relates:**	A/TP/681
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Wong Ngai Wing

意見詳情
Details of the Comment :

反對半春園更改用途。石蓮路往半春園山路陡峭狹窄，大部分路段只能單線行車。而且接近學校民居，沿路很多學生居民出入，車多易生意外。

5-4

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

參考編號 **Reference Number:**	220111-114309-94108
提交限期 **Deadline for submission:**	28/01/2022
提交日期及時間 **Date and time of submission:**	11/01/2022 11:43:09
有關的規劃申請編號 **The application no. to which the comment relates:**	A/TP/681
「提意見人」姓名/名稱 **Name of person making this comment:**	女士 Ms. Shalina WU

意見詳情
Details of the Comment :

反對半春園更改用途，反對興建和售賣骨灰龕。
石蓮路往半春園山路陡峭狹 窄，大部分路段只能單線行車。
而且接近學校民居，沿路很多學生居民出入，車多易生意外。
反對興建和售賣骨灰龕，因會引起環境污染，如空氣污水，交通擠塞，違法泊車等問題。
而且附近已經有多個骨灰龕場影響居民生活和環境。

5-5

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

參考編號 **Reference Number:**	220111-115142-07862
提交限期 **Deadline for submission:**	28/01/2022
提交日期及時間 **Date and time of submission:**	11/01/2022 11:51:42
有關的規劃申請編號 **The application no. to which the comment relates:**	A/TP/681
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Hon Leung

意見詳情
Details of the Comment :

反對興建和售賣骨灰龕，因會引起環境污染，如空氣污水，交通擠塞，違法泊車等問題。
附近已經有多個骨灰龕場影響居民生活和環境。

投訴

關於大埔石蓮路（半春園）

申請豁免安置卿、

申請編號 A/TP/681

在沒有通知信及沒有通知書

的情況下、本人極度不滿.

如政府批出合資格可作安放

用途、將來這條單程路、在春秋

二祭等、我們這些條村的村民將

會無路可行.

本人是蓮澳村的村民、本人反對.

李均榮

投訴：

關於大埔石蓮路（半青園申請暨友安置所的申請申請編號為 A/TP/681 在沒有通知信及沒有通知書的情況下，本人極度不滿。

如政府批出有資格可作安放用途，將來對這條單程路負擔，在春秋二祭時，我們這幾條村的村民將會無路可行。

本人是蓮澳村的村民，本人非常非反此申請。

李福來

tpbpd@pland.gov.hk

寄件者: [redacted]
寄件日期: 2022年01月10日星期一 14:41
收件者: tpbpd@pland.gov.hk
主旨: Application No. : A/TP/681

Application No. : A/TP/681

Re : Lots 1119A, 1119C, 1253, 1254A, 1254B, 1254C, 1254RP, 1260A and 1270A in D.D.6 and Adjoining Government Land, Pun Chun Yuen, Shek Lin Road, Tai Po.

有關上述地段在沒有貴署郵寄及掛號形式通知信收到的情況下，本人及大埔蓮澳村村民***極為不滿及堅決反對***上述地段用作申請安放靈灰。

我們政府不是會聽取民意嗎? 如果我們政府是一意孤行批出這宗申請用作安放靈灰的話，會令到這條已經每日十分繁忙的單程路，將來一定在春秋二祭及有可能其孝子賢孫每星期拜祭等，會使到我們在這上面居住幾條村的村民，將會無路可行，影響村民日常生活，或會讓成交通意外，懇請貴署慎終考慮三思而後行。

本人是蓮澳村村民： Annie Lau

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



Re: 本人返對申請編號A/TP/681在沒有掛通知信的情況下，本人極道不滿，如政府批出合資格，本村春秋二祭就無路可行了，因為這條是單程路，希望政府體量村民。
10/01/2022 17:47

From: enquire1/PLAND/HKSARG
To: [redacted] tpbpd@pland.gov.hk
File Ref:

李偉基：

本署於2022年1月10日收到閣下於2022年1月8日發出題述事宜的電郵，內容備悉，我們現轉交你對規劃申請編號 A/TP/681 的意見至城市規劃委員會秘書處參考，感謝你對地區規劃的關注。

規劃署署長

(勞國文 代行)
查詢熱線： 2231 5000

李偉基 由華為手機發送 08/01/2022 21:51:24

From: [redacted]
To: "enquire@pland.gov.hk" <enquire@pland.gov.hk>
Date: 08/01/2022 21:51
Subject: 本人返對申請編號A/TP/681在沒有掛通知信的情況下，本人極道不滿，如政府批出合資格，本村春秋二祭就無路可行了，因為這條是單程路，希望政府體量村民。

由華為手機發送

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

反對大埔半春園規劃申請A/TP/681
11/01/2022 21:09

From: [redacted]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

1 attachment

反對申請靈灰安置所.pdf

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

A/TP/681
12/01/2022 11:31

From: [redacted]
To: tpbpd@pland.gov.hk
File Ref:

Dear Plan Land,
We are disagreed n disappointed for no circumstances to Lin Au Village regarding the extension as detailed lot below.

Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 RP, 1260 S.A and 1270 S.A in D.D. 6 and Adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories

Reason;
1) existing traffic capacity is no capable to support and better to review the traffic flow volume.
2) consideration high volume of hikers especially the peak period in Saturday and Sunday.
3) illegal parking
Regards,
Wyman

RECEIVED
17 JAN 2022
Town Planning Board

5-19

投訴信

關於大埔半春園增設靈灰安置所一事。

申請編號 A/TP/681

本人反對！

因為大埔好至錦山村一段路已經非常多車，路邊長期泊滿一行車，半春園一段路又彎多狹窄，又陡斜，連澳村居民及石屋仔居民私家車很多，清明節及重陽節私家車及的士上落頻繁，幾年前有村民與拜山人氏因阻路問題發生肢體衝突，要報警處理。

萬一重陽節發生山火，波及民居，消防救護車輛難以通過，影響生命安全！

希望有關部門考慮，謝！

連澳村村民 李書福 上。

14-1-2022.

電話 [redacted]

5-20

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

參考編號 **Reference Number:**	220123-184345-96890
提交限期 **Deadline for submission:**	28/01/2022
提交日期及時間 **Date and time of submission:**	23/01/2022 18:43:45
有關的規劃申請編號 **The application no. to which the comment relates:**	A/TP/681
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. 梁慶基

意見詳情
Details of the Comment :

對環境造成污染。
道路配套不足夠，對交通造成擠塞。
人流上升，帶來治安問題。

[redacted]

反對規劃申請 A/TP/681

關於大埔石蓮路半春園申請靈灰安置所一事，本村村民從沒有收過通知信，也沒有在告示牌展示任何通知書的情況下，本人極為不滿。

本村唯一的交通道路石蓮路是一條單線雙程的道路，如城規會批准半春園的靈灰安置所申請，而本村又沒有公共交通工具行走，在春秋二祭時，大量私家車駛進令到交通不能負荷，到時大擠塞。我們上面幾條村的村民將會無路返家。本人堅決反對！

蓮澳村村民

李建豐

李建豐 上

2020 年 1 月 11 日

cc. copy to 大埔鄉事委員會主席林奕權,MH

5-22

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

設於宗教機構內的靈灰安置所 (Application No.: A/TP/681)
24/01/2022 19:30

From: [redacted]
To: tpbpd@pland.gov.hk
File Ref:

致城規會 ：

本人是錦山村村民，得悉大埔石蓮路半春園向貴會申請 「綠化地帶」大埔分區計劃大綱草圖編號 S/TP/29 設於宗教機構內的靈灰安置所申請，本人提出下列反對意見！

1. 申請不符合「綠化地帶」土地規劃意向；

2. 拜祭時所燃燒的冥鏹灰燼，會隨風擴散滋擾周邊民居；

3. 石蓮路是經錦山路進入，錦山路交通負荷日益嚴重，難抵額外的人流車流；

4. 為附近一帶的未獲發牌的骨灰龕場立下極壞先例；

5. 助長私營龕場先經營，後申請的經營方式；

6. 多了外來閒雜人仕進入本村，有機會引發治安問題.

就此本人特些來信，望貴會審核（大埔石蓮路半春園）申請時，將本人所關注和意見納入規劃考慮中. 謝謝！

祝順安！

姓名 : Suk Yi YAU
24. 01. 2022

5-74

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

參考編號 **Reference Number:**	220128-235446-54593
提交限期 **Deadline for submission:**	28/01/2022
提交日期及時間 **Date and time of submission:**	28/01/2022 23:54:46
有關的規劃申請編號 **The application no. to which the comment relates:**	A/TP/681
「提意見人」姓名/名稱 **Name of person making this comment:**	小姐 Miss Leung Phydias

意見詳情
Details of the Comment :

令交通擠塞 治安變差

5-75

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

參考編號 **Reference Number:**	220128-235611-85911
提交限期 **Deadline for submission:**	28/01/2022
提交日期及時間 **Date and time of submission:**	28/01/2022 23:56:11
有關的規劃申請編號 **The application no. to which the comment relates:**	A/TP/681
「提意見人」姓名/名稱 **Name of person making this comment:**	小姐 Miss Chan Wai Yee Angela

意見詳情
Details of the Comment :

道路配套不足 將令交通超出負荷
閒雜人等出入 產生治安問題

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

參考編號 **Reference Number:**	220716-205735-64213
提交限期 **Deadline for submission:**	02/08/2022
提交日期及時間 **Date and time of submission:**	16/07/2022 20:57:35
有關的規劃申請編號 **The application no. to which the comment relates:**	A/TP/681
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. 秦業文

意見詳情
Details of the Comment :

反對這申請

這會破壞綠色地帶
有更多車及人流進入大埔引致交通問題
引起滋擾:噪音

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

參考編號 **Reference Number:**	220716-200920-66864
提交限期 **Deadline for submission:**	02/08/2022
提交日期及時間 **Date and time of submission:**	16/07/2022 20:09:20
有關的規劃申請編號 **The application no. to which the comment relates:**	A/TP/681
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Chu Kit Kau

意見詳情
Details of the Comment :

本人提出反對，原因如下：-
1）破壞綠色地帶
2）引致更多人流及車流
3）交通不能負荷
4）造成交通擠塞
5）噪音問題

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

參考編號 **Reference Number:**	220716-202622-08308
提交限期 **Deadline for submission:**	02/08/2022
提交日期及時間 **Date and time of submission:**	16/07/2022 20:26:22
有關的規劃申請編號 **The application no. to which the comment relates:**	A/TP/681
「提意見人」姓名/名稱 **Name of person making this comment:**	小姐 Miss Chu Wing Lam

意見詳情
Details of the Comment :

Dear Sir / Mdm

I object this application as such development made bad effect on GREEN BELT and traffic jam at Kam Shan Road.
The visitor created nuisance and cleaning issues

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

參考編號 **Reference Number:**	220716-203140-56364
提交限期 **Deadline for submission:**	02/08/2022
提交日期及時間 **Date and time of submission:**	16/07/2022 20:31:40
有關的規劃申請編號 **The application no. to which the comment relates:**	A/TP/681
「提意見人」姓名/名稱 **Name of person making this comment:**	小姐 Miss Chu Wing Kwan

意見詳情
Details of the Comment :

我反對是項申請，因為：-
1）影響綠色地帶
2）空氣污染
3）造成交通阻塞
3）人流增加，影響交通

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

參考編號 **Reference Number:**	220716-203604-20453
提交限期 **Deadline for submission:**	02/08/2022
提交日期及時間 **Date and time of submission:**	16/07/2022 20:36:04
有關的規劃申請編號 **The application no. to which the comment relates:**	A/TP/681
「提意見人」姓名/名稱 **Name of person making this comment:**	小姐 Miss Chin Yuen Yung

意見詳情
Details of the Comment :

I raised strong objection due to :-
1) no development at Green Belt
2) it's development drone much trees
3) bad environment to Green Belt
4) traffic jam at Kam Shan Road

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

參考編號 **Reference Number:**	220112-133911-21109
提交限期 **Deadline for submission:**	28/01/2022
提交日期及時間 **Date and time of submission:**	12/01/2022 13:39:11
有關的規劃申請編號 **The application no. to which the comment relates:**	A/TP/681
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. 李先生

意見詳情
Details of the Comment :

致城市規劃委員會

本人為大埔石蓮路蓮澳村之村民，本村村民及村代表一致反對上述申請，大埔石蓮路半春園設置靈灰安置所：申請編號 A/TP/68

對於當局在沒有資詢本村村代表及所有村民的情況下，單方面作出批准設置靈灰安置所，我們所有村民都極之憤怒，對此安排莫視村民感受及沒有顧及對本村及附近所有居民之極大影響。

第一：如當局批准設置以上地點的靈灰安置所，會極度影響本村所有村民及附近其他居民的道路交通，因為石蓮路乃本村唯一出入大埔市區的道路，而且此道路設計是「單線」來回行車，由於此道路本身已經非常狹窄，日常駕駛當遇上對頭車輛時已經非常危險，如果當局再批准半春園加設靈灰安置所，一定會大幅增加外來汽車出入石蓮路的流量，並且肯定會對本村所有村民出入構成嚴重危險。

第二：本村石蓮路與行山徑「衛亦信徑8段」相連，此行山徑乃熱門行山人仕的選擇，每天都有好多熱愛行山人仕使用石蓮路步至衛亦信徑8段，每當週六及週日或假時，更會有大量一家大小步行石蓮路到衛亦信徑8段，當中長者及小孩途中遇上車輛駛經過時，由於石蓮路非常狹窄，途經的長者及小孩需要走到路邊懸崖旁才可避開車輛，故此，約當局批准設置以上地點的設置靈灰安置所以至車輛流量大幅增加，肯定會嚴重影響路上之行山人仕安全。
並且引發石蓮路緊接的大埔錦山路及北盛街以至「廣福道」都會出現嚴重的交通擠塞，此道路每天都因違例泊車佔用了整整一條行車線而變成單線雙程行車，已經影響附近出入居民多年。（附上道路實況照片）

第三：大埔半春園靈灰安置所本身已經未經相關政府部門批准下非合法設置骨灰龕多年，已經不時影響本村居民出入及經常在石蓮路作違例泊車，引致交通阻塞，對於上述單位之非合法經營骨灰龕安置所之行為，就相關政府部門（城規會、民政事務局、食衞局）都沒有正視此違規行為，將之取締，以令本村村民非法不滿，對此相關政府部門的

表現，以及莫視民意的態度，極度遺憾。

大埔蓮澳村民

致城市規劃委員會：HTS FL Seg 3

000078

反對申請編號 A/TP/68 事宜

本人為大埔石蓮路蓮澳村的村民，本人反對上述申請個案—大埔石蓮路半春園設置靈灰安置所：申請編號 A/TP/68。對於當局在沒有資詢本村村代表及所有村民的情況下，單方面作出批准設置靈灰安置所，我們所有村民都極之憤怒，對此安排莫視村民感受及沒有顧及對本村及附近所有居民之極大影響。

第一：如當局批准設置以上地點的靈灰安置所，會極度影響本村所有村民及附近其他居民的道路交通，因為石蓮路乃本村唯一出入大埔市區的道路，而且此道路設計是「單線」來回行車，由於此道路本身已經非常狹窄，日常駕駛當遇上對頭車輛時已經非常危險，如果當局再批准半春園加設靈灰安置所，一定會大幅增加外來汽車出入石蓮路的流量，並且肯定會對本村所有村民出入構成嚴重危險。

第二：本村石蓮路與行山徑「衛亦信徑 8 段」相連，此行山徑乃熱門行山人仕的選擇，每天都有好多熱愛行山人仕使用石蓮路步至衛亦信徑 8 段，每當週六及週日或假時，更會有大量一家大小步行石蓮路到衛亦信徑 8 段，當中長者及小孩途中遇上車輛駛經過時，由於石蓮路非常狹窄，途經的長者及小孩需要走到路邊懸崖旁才可避開車輛，故此，約當局批准設置以上地點的設置靈灰安置所以至車輛流量大幅增加，肯定會嚴重影響路上之行山人仕安全。

並且引發石蓮路緊接的大埔錦山路出現嚴重的交通擠塞，此道路每天都因違例泊車佔用了整整一條行車線而變成單線雙程行車，已經影響附近出入居民多年。

第三：大埔半春園靈灰安置所本身已經未經相關政府部門批准下非合法設置骨灰龕多年，已經不時影響本村居民出入及經常在石蓮路作違例泊車，引致交通阻塞，對於上述單位之非合法經營骨灰龕安置所之行為，就相關政府部門（城規會、民政事務局、食衞局）都沒有正視此違規行為，將之取締，以令本村村民非法不滿，對此相關政府部門的表現，以及莫視民意的態度，極度遺憾。

現特函 貴會反映，祈請體恤民情，撤銷有關申請個案。有勞跟進，謹此致謝。如有任何問題，請致電與我聯絡。

蓮澳村村民：Yau

聯絡電話：[redacted]

2022 年 4 月 6 日

tpbpd@pland.gov.hk

寄件者: [redacted]
寄件日期: 2022年01月12日星期三 20:40
收件者: tpbpd@pland.gov.hk
副本: dotp@had.gov.hk
主旨: 反對半春園靈灰安置申請

[redacted]
強烈反對半春園的申請!
致城市規劃委員會及大埔民政事務專員：

本人為大埔石蓮路蓮澳村之村民，本村村民及村代表一致反對上述申請，大埔石蓮路半春園設置靈灰安置所：申請編號 A/TP/68

對於當局在沒有資詢本村村代表及所有村民的情況下，單方面作出批准設置靈灰安置所，我們所有村民都極之憤怒，對此安排莫視村民感受及沒有顧及對本村及附近所有居民之極大影響。

第一：如當局批准設置以上地點的靈灰安置所，會極度影響本村所有村民及附近其他居民的道路交通，因為石蓮路乃本村唯一出入大埔市區的道路，而且此道路設計是「單線」來回行車，由於此道路本身已經非常狹窄，日常駕駛當遇上對頭車輛時已經非常危險，如果當局再批准半春園加設靈灰安置所，一定會大幅增加外來汽車出入石蓮路的流量，並且肯定會對本村所有村民出入構成嚴重危險。

第二：本村石蓮路與行山徑「衛亦信徑 8 段」相連，此行山徑乃熱門行山人仕的選擇，每天都有好多熱愛行山人仕使用石蓮路步至衛亦信徑 8 段，每當週六及週日或假時，更會有大量一家大小步行石蓮路到衛亦信徑 8 段，當中長者及小孩途中遇上車輛駛經過時，由於石蓮路非常狹窄，途經的長者及小孩需要走到路邊懸崖旁才可避開車輛，故此，約當局批准設置以上地點的設置靈灰安置所以至車輛流量大幅增加，肯定會嚴重影響路上之行山人仕安全。
並且引發石蓮路緊接的大埔錦山路及北盛街以至「廣福道」都會出現嚴重的交通擠塞，此道路每天都因違例泊車佔用了整整一條行車線而變成單線雙程行車，已經影響附近出入居民多年。（附上道路實況照片）

第三：大埔半春園靈灰安置所本身已經未經相關政府部門批准下非合法設置骨灰龕多年，已經不時影響本村居民出入及經常在石蓮路作違例泊車，引致交通阻塞，對於上述單位之非合法經營骨灰龕安置所之行為，就相關政府部門（城規會、民政事務局、食衛局）都沒有正視此違規行為，將之取締，以令本村村民非法不滿，對此相關政府部門的表現，以及莫視民意的態度，極度遺憾。

大埔蓮澳村（李天有)12.01.2022

tpbpd@pland.gov.hk

寄件者: [redacted]
寄件日期: 2022年01月17日星期一 15:47
收件者: tpbpd@pland.gov.hk
副本: yick_shing_man@had.gov.hk
主旨: 反對靈灰安置所 - 致函城規會2022.1.17
附件: 反對靈灰安置所 - 致函城規會2022.1.17..pdf

致：城市規劃委員會

現附上有關反對編號 A/TP/681 的信件(詳見附件)，以供參閱。

有勞跟進，謝謝。如有問題，請致電 2638 3678 聯絡秘書處陳小姐，謝謝。

林村鄉公所秘書處陳小姐

敬啟者：

反對申請編號：A/TP/681 設於宗教機構內的靈灰安置所

申請地點：新界大埔石蓮路半春園丈量約份第 6 約地段第 1119 號 A 分段、第 1119 號 C 分段、第 1253 號、第 1254 號 A 分段、第 1254 號 B 分段、第 1254 號 C 分段、第 1254 號餘段、第 1260 號 A 分段及第 1270 號 A 分段和毗連政府土地

本鄉公所日前接獲本鄉屬村蓮澳村四位村代表聯署來函，希望本鄉公所協助反對題述申請，向相關政府部門反映意見。

據了解，蓮澳村行車道路陡峭狹窄，而每逢假日居民及遊人往返流量多，有關申請個案會影響該村的交通問題，行車通道不勝負荷，增加發生交通意外的風險，亦會影響村民及遊人出入安全，阻礙村民日常生活。

本鄉公所一直尊重屬村的意見，現特函 貴處，本鄉公所反對題述事宜，祈請 貴會重新考慮題述申請個案，體恤民意，造福居民，不勝感激！

隨函附上蓮澳村村代表之聯署信件，以供參閱。

此致

城市規劃委員會

林村鄉公所

主 席：鍾偉強 MH

副主席：張振邦，林奕權 MH 謹啟

副本送：

大埔民政事務處

大埔鄉事委員會

2022年1月17日

林 村 鄉 公 所

LAM TSUEN VALLEY COMMITTEE

新界大埔林村放馬莆村
Fong Ma Po, Lam Tsuen, Tai Po, N.T.

電話 Tel. 2657 8382 / 2638 3678
傳真 Fax. 2657 5227 / 2638 3674

敬啟者：

反對申請編號：A/TP/681 設於宗教機構內的靈灰安置所

申請地點：新界大埔石蓮路半春園丈量約份第 6 約地段第 1119 號 A 分段、第 1119 號 C 分段、第 1253 號、第 1254 號 A 分段、第 1254 號 B 分段、第 1254 號 C 分段、第 1254 號餘段、第 1260 號 A 分段及第 1270 號 A 分段和毗連政府土地

本鄉公所日前接獲本鄉屬村蓮澳村四位村代表聯署來函，希望本鄉公所協助反對題述申請，向相關政府部門反映意見。

據了解，蓮澳村行車道路陡峭狹窄，而每逢假日居民及遊人往返流量多，有關申請個案會影響該村的交通問題，行車通道不勝負荷，增加發生交通意外的風險，亦會影響村民及遊人出入安全，阻礙村民日常生活。

本鄉公所一直尊重屬村的意見，現特函 貴處，本鄉公所反對題述事宜，祈請 貴會重新考慮題述申請個案，體恤民意，造福居民，不勝感激！

隨函附上蓮澳村村代表之聯署信件，以供參閱。

此致

城市規劃委員會

林 村 鄉 公 所
主 席：鍾偉強 MH
副主席：張振邦，林奕權 MH 謹啟

副本送：
大埔民政事務處
大埔鄉事委員會

2022 年 1 月 17 日

敬啟者：

反對申請：設於宗教機構內的靈灰安置所 (申請編號：A/TP/681)

申請地點：新界大埔石蓮路半春園丈量約份第 6 約地段第 1119 號 A 分段、第 1119 號 C 分段、第 1253 號、第 1254 號 A 分段、第 1254 號 B 分段、第 1254 號 C 分段、第 1254 號餘段、第 1260 號 A 分段及第 1270 號 A 分段和毗連政府土地

本村(蓮澳村)日前得悉題述申請個案，經與村民開會後，一致認為本村行車道路陡峭狹窄，每逢假日，居民及遊人往返流量多，有關申請個案嚴重影響本村交通問題，增加發生交通意外的風險。為免影響村民及遊人出入安全，阻礙村民日常生活，本村強烈反對有關申請個案(申請編號：A/TP/681)並已致函城規會表示反對，現特函 貴鄉公所反映，祈請協助向 城規會轉達意見，要求撤銷有關申請個案。有勞跟進，謹此致謝。如有任何問題，請致電與我們聯絡。

此致

林村鄉公所

鍾偉強主席 MH

張振邦副主席

林奕權副主席 MH

林村鄉公所			
收文	3168	發文	
日期 2022 年	1 月 17 日		
主席參閱			
副主席參閱			
副主席參閱			
總務主任參閱			

李偉基(TEL: [redacted])
蓮澳村(李屋)原居民代表

李向榮(TEL: [redacted])
蓮澳村(李屋)居民代表

鄭煌發(TEL: [redacted])
蓮澳村(鄭屋)原居民代表

鄭錦榮(TEL: [redacted])
蓮澳村(鄭屋)居民代表

2022 年 1 月 13 日

000115

林 村 鄉 公 所
LAM TSUEN VALLEY COMMITTEE

新界大埔林村放馬莆村 電話 Tel. 2657 8382 / 2638 3678
Fong Ma Po, Lam Tsuen, Tai Po, N.T. 傳真 Fax. 2657 5227 / 2638 3674

敬啟者：

反對申請編號：A/TP/681 設於宗教機構內的靈灰安置所

申請地點：新界大埔石蓮路半春園丈量約份第 6 約地段第 1119 號 A 分段、第 1119 號 C 分段、第 1253 號、第 1254 號 A 分段、第 1254 號 B 分段、第 1254 號 C 分段、第 1254 號餘段、第 1260 號 A 分段及第 1270 號 A 分段和毗連政府土地

本鄉公所日前接獲本鄉屬村蓮澳村四位村代表聯署來函有關上述申請，提出強烈反對，希望本鄉公所向相關政府部門反映。

據知，通往蓮澳村的行車道不是一條合規格的道路，乃由該村村民合資建成，陡峭狹窄，彎位極多，平日駕駛者使用該道路極為小心，加上每逢假日遊人非常多，增加該車道的負荷。一旦申請獲批，嚴重影響該條道路的交通流量，更會增加交通意外的風險，有見及此，村民紛紛反對。

本鄉公所一直尊重屬村的意見，認為該村村代表的反對理據合情合理，故表示支持反對的立場，故特函貴會，祈請 貴會慎重考慮予以否決，以安民心！

隨函附上蓮澳村村代表之聯署信件，以供參閱。

此致

城市規劃委員會

Lam Tsuen Valley Committee 林村鄉公所 TAI PO, N.T.

林 村 鄉 公 所
主 席：鍾偉強 MH
副主席：張振邦，林奕權 MH 謹啟

副本送：

大埔民政事務處

大埔鄉事委員會

蓮澳村(李屋)李偉基原居民代表及李向榮居民代表

蓮澳村(鄭屋)鄭煌發原居民代表及鄭錦榮居民代表

2022 年 4 月 13 日

編號3389村 到P. 2 所
收文 3/5 發文 /
日期2022年 4 月 12 日
主席參閱
副主席參閱
副主席參閱
總幹事參閱

致林村鄉公所：

反對申請編號 A/TP/68事宜

吾等為大埔蓮澳村(李屋)及蓮澳村(鄭屋)的村代表，本村村民一致反對上述申請個案—大埔石蓮路半春園設置靈灰安置所：申請編號 A/TP/68。

對於當局在沒有資詢本村村代表及所有村民的情況下，單方面作出批准設置靈灰安置所，我們所有村民都極之憤怒，對此安排莫視村民感受及沒有顧及對本村及附近所有居民之極大影響。

第一：如當局批准設置以上地點的靈灰安置所，會極度影響本村所有村民及附近其他居民的道路交通，因為石蓮路乃本村唯一出入大埔市區的道路，而且此道路設計是「單線」來回行車，由於此道路本身已經非常狹窄，日常駕駛當遇上對頭車輛時已經非常危險，如果當局再批准半春園加設靈灰安置所，一定會大幅增加外來汽車出入石蓮路的流量，並且肯定會對本村所有村民出入構成嚴重危險。

第二：本村石蓮路與行山徑「衛亦信徑 8 段」相連，此行山徑乃熱門行山人仕的選擇，每天都有好多熱愛行山人仕使用石蓮路步至衛亦信徑 8 段，每當週六及週日或假時，更會有大量一家大小步行石蓮路到衛亦信徑 8 段，當中長者及小孩途中遇上車輛駛經過時，由於石蓮路非常狹窄，途經的長者及小孩需要走到路邊懸崖旁才可避開車輛，故此，約當局批准設置以上地點的設置靈灰安置所以至車輛流量大幅增加，肯定會嚴重影響路上之行山人仕安全。
並且引發石蓮路緊接的大埔錦山路出現嚴重的交通擠塞，此道路每天都因違例泊車佔用了整整一條行車線而變成單線雙程行車，已經影響附近出入居民多年。（附上道路實況照片）

第三：大埔半春園靈灰安置所本身已經未經相關政府部門批准下非合法設置骨灰龕多年，已經不時影響本村居民出入及經常在石蓮路作違例泊車，引致交通阻塞，對於上述單位之非合法經營骨灰龕安置所之行為，就相關政府部門（城規會、民政事務局、食衞局）都沒有正視此違規行為，將之取締，以令本村村民非法不滿，對此相關政府部門的表現，以及莫視民意的態度，極度遺憾。

現特函 貴鄉公所反映，祈請體恤民情，協助本村向城規會反映意見。有勞跟進，謹此致謝。如有任何問題，請致電與我們聯絡。

李偉基(TEL:[redacted])	李向榮(TEL:[redacted])
蓮澳村(李屋)原居民代表	蓮澳村(李屋)居民代表
鄭煌發(TEL:[redacted])	鄭錦榮(TEL:[redacted])
蓮澳村(鄭屋)原居民代表	蓮澳村(鄭屋)居民代表

2022 年 4 月 6 日

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

參考編號 **Reference Number:**	220124-112106-90601
提交限期 **Deadline for submission:**	28/01/2022
提交日期及時間 **Date and time of submission:**	24/01/2022 11:21:06
有關的規劃申請編號 **The application no. to which the comment relates:**	A/TP/681
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. 丘志良

意見詳情
Details of the Comment :

作為錦山村的原居民村長本人代表本村村民強力反對是次的申請，是次申請主要是大埔石蓮路半春園增加3843個龕位，半春園位處大埔石古壟村，而該村鄰近錦山村，要到達半春園必定要通過錦山路，現時錦山村違規龕場祥霞精舍現存共13,426 個靈灰龕位及3,049 紀念牌，考慮現時村內道路情況及對村民日常生活的影響，實在難以接受。目前錦山路日常的交通已經非常擠塞，因應近年違泊的問題，短短三分鐘的車程，村民可能需要半小時才到達大埔市中心，於春秋二祭時期更加惡劣，錦山路完全水洩不通，多年來一直未有改善，對村民造成很大的不便，過路安全亦是一大問題。石蓮路為一單線雙程的道路，路面程況亦欠佳，實在難以負荷於拜祭時的交通流量。同時在錦山村有兩所學校：挪威國際學校及大光德萃書院，對學童的安全亦有很大影響。半春園雖是一所佛寺，但內裏黃筱煒故居，已列入香港二級歷史建築，而大雄寶殿、德煒堂同玻璃屋皆列入香港三級歷史建築，一直以來皆為觀光名勝，建設龕位實在會破壞此名勝，故此本人代表本村村民強力反對是次申請。

大埔鄉事委員會
TAI PO RURAL COMMITTEE

本會檔號：22-168

RECEIVED
24 JAN 2022
Town Planning Board

香港北角渣華道 333 號
北角政府合署 15 樓

敬啟者：

反對設於大埔石蓮路半春園宗教機構內靈灰安置所申請
(申請編號：A/TP/681)

茲接獲本會屬村蓮澳村李屋及鄭屋原居民代表及居民代表聯署來函，提出反對標題事宜，並尋求本會協助向有關部門申訴。

從村代表提供資料顯示，通往該村的行車路並不是一條標準的公路，路面狹窄，迂迴曲折，僅可容納一部車輛行走，一旦遇上交通意外，情況更為惡劣。擬議設置的宗教構機內的靈灰安置所只會帶來更多交通問題，對村民出入構成危險，影響日常生活，令村民非常擔憂，經開會後，村民一致反對上述申請。本會認為該村的反對理據合情合理，祈請　貴會慎重考慮，予以否決有關申請，以安民心！隨函附上該村村代表聯署函件副本，以供察閱。

此致

城市規劃委員會秘書

大埔鄉事委員會主　席：林奕權
副主席：陳笑權
張國棟

二〇二二年一月十八日

副本抄送：
蓮澳村(李屋)李偉基原居民代表
蓮澳村(李屋)李向榮居民代表
蓮澳村(鄭屋)鄭煌發原居民代表
蓮澳村(鄭屋)鄭錦榮居民代表

新界大埔寶鄉街一號寶鄉邨平台P101室　P101, Po Heung Estate, No.1 Po Heung Street, Tai Po, N. T.
電話TEL：2656 5266-7　傳真 FAX: 2653 3223　電郵 e-mail：tprc1@yahoo.com.hk

敬啟者：

反對申請：設於宗教機構內的靈灰安置所 (申請編號：A/TP/681)

申請地點：新界大埔石蓮路半春園丈量約份第 6 約地段第 1119 號 A 分段、第 1119 號 C 分段、第 1253 號、第 1254 號 A 分段、第 1254 號 B 分段、第 1254 號 C 分段、第 1254 號餘段、第 1260 號 A 分段及第 1270 號 A 分段和毗連政府土地

本村(蓮澳村)日前得悉題述申請個案，經與村民開會後，一致認為本村行車道路陡峭狹窄，每逢假日，居民及遊人往返流量多，有關申請個案嚴重影響本村交通問題，增加發生交通意外的風險。為免影響村民及遊人出入安全，阻礙村民日常生活，本村強烈反對有關申請個案(申請編號：A/TP/681)並已致函城規會表示反對，現特函 貴會反映，祈請協助向 城規會轉達意見，要求撤銷有關申請個案。有勞跟進，謹此致謝。如有任何問題，請致電與我們聯絡。

此致

大埔鄉事委員會

林奕權主席 MH

陳笑權副主席 MH, JP

張國棟副主席

李偉基(TEL:[redacted])	李向榮(TEL:[redacted])
蓮澳村(李屋)原居民代表	蓮澳村(李屋)居民代表
鄭煌發(TEL:[redacted])	鄭錦榮(TEL:[redacted])
蓮澳村(鄭屋)原居民代表	蓮澳村(鄭屋)居民代表

2022 年 1 月 13 日

大埔鄉事委員會
TAI PO RURAL COMMITTEE

000117

本會檔號：22-174

香港北角渣華道 333 號
北角政府合署 15 樓

RECEIVED
APR 2022
Town Planning Board

敬啟者：

反對設於大埔石蓮路半春園宗教機構內靈灰安置所申請
(申請編號：A/TP/681)

茲接獲本會屬村蓮澳村李屋及鄭屋原居民代表及居民代表聯署來函，提出反對標題事宜，並尋求本會協助向有關部門反映。

村代表指出大埔半春園在未經部門批准下非法設置骨灰龕多年，一直違規經營，當局執法無力，令村民極度不滿。再者，石蓮路本身只是一條不合規格的村路，設計為單線來回行車，而且路面狹窄，經常出現人車爭路情況。加上，石蓮路與行山徑「衛奕信徑第八段」相連，路段深受行山愛好者歡迎，每逢周末和假期，遊人如織，如　貴會批准半春園內加設靈灰安置所，勢必增加石蓮路行車流量，對該村村民或行山人士構成危險，一旦意外發生，後果嚴重。本會認為該村村代表的反對理據合情合理，　貴會不能莫視民意，祈請慎重考慮，予以否決有關申請，以安民心！隨函附上該村村代表聯署函件副本，以供察閱。

此致

城市規劃委員會秘書

大埔鄉事委員會主　席：林奕權
副主席：陳笑權
張國棟

二〇二二年四月十三日

副本：蓮澳村(李屋)李偉基原居民代表
蓮澳村(李屋)李向榮居民代表
蓮澳村(鄭屋)鄭煌發原居民代表
蓮澳村(鄭屋)鄭錦榮居民代表

新界大埔寶鄉街一號寶鄉邨平台P101室　P101, Po Heung Estate, No.1 Po Heung Street, Tai Po, N. T.
電話TEL：2656 5266-7　傳真 FAX: 2653 3223　電郵 e-mail : tprc1@yahoo.com.hk

致大埔鄉事委員會：

1842
20 JU 4 12
13/4

反對申請編號 A/TP/68 事宜

吾等為大埔蓮澳村(李屋)及蓮澳村(鄭屋)的村代表，本村村民一致反對上述申請個案—大埔石蓮路半春園設置靈灰安置所：申請編號 A/TP/68。

對於當局在沒有資詢本村村代表及所有村民的情況下，單方面作出批准設置靈灰安置所，我們所有村民都極之憤怒，對此安排莫視村民感受及沒有顧及對本村及附近所有居民之極大影響。

第一：如當局批准設置以上地點的靈灰安置所，會極度影響本村所有村民及附近其他居民的道路交通，因為石蓮路乃本村唯一出入大埔市區的道路，而且此道路設計是「單線」來回行車，由於此道路本身已經非常狹窄，日常駕駛當遇上對頭車輛時已經非常危險，如果當局再批准半春園加設靈灰安置所，一定會大幅增加外來汽車出入石蓮路的流量，並且肯定會對本村所有村民出入構成嚴重危險。

第二：本村石蓮路與行山徑「衛亦信徑 8 段」相連，此行山徑乃熱門行山人仕的選擇，每天都有好多熱愛行山人仕使用石蓮路步至衛亦信徑 8 段，每當週六及週日或假時，更會有大量一家大小步行石蓮路到衛亦信徑 8 段，當中長者及小孩途中遇上車輛駛經過時，由於石蓮路非常狹窄，途經的長者及小孩需要走到路邊懸崖旁才可避開車輛，故此，約當局批准設置以上地點的設置靈灰安置所以至車輛流量大幅增加，肯定會嚴重影響路上之行山人仕安全。
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第三：大埔半春園靈灰安置所本身已經未經相關政府部門批准下非合法設置骨灰龕多年，已經不時影響本村居民出入及經常在石蓮路作違例泊車，引致交通阻塞，對於上述單位之非合法經營骨灰龕安置所之行為，就相關政府部門（城規會、民政事務局、食衞局）都沒有正視此違規行為，將之取締，以令本村村民非法不滿，對此相關政府部門的表現，以及莫視民意的態度，極度遺憾。

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鄭煌發(TEL: [redacted])	鄭錦榮(TEL: [redacted])
蓮澳村(鄭屋)原居民代表	蓮澳村(鄭屋)居民代表

2022 年 4 月 6 日

敬啟者：

反對申請：設於宗教機構內的靈灰安置所 (申請編號：A/TP/681)

申請地點：新界大埔石蓮路半春園丈量約份第 6 約地段第 1119 號 A 分段、第 1119 號 C 分段、第 1253 號、第 1254 號 A 分段、第 1254 號 B 分段、第 1254 號 C 分段、第 1254 號餘段、第 1260 號 A 分段及第 1270 號 A 分段和毗連政府土地

日前得悉題述申請個案，我認為蓮澳村行車道路陡峭狹窄，每逢假日，居民及遊人往返流量多，有關申請個案嚴重影響本村交通問題，增加發生交通意外的風險。為免影響村民及遊人出入安全，阻礙村民日常生活，我強烈反對有關申請個案(申請編號：A/TP/681)，現特函 貴會反映，祈請體恤民情，撤銷有關申請個案。有勞跟進，謹此致謝。如有任何問題，請致電與我聯絡。

此致

城市規劃委員會

Janice

姓名：蘇倩婷

聯絡電話：[redacted]

2022 年 1 月 14 日

RECEIVED
26 JAN 2022
Town Planning Board

5-76

tpbpd@pland.gov.hk

寄件者: EAP KFBG <eap@kfbg.org>
寄件日期: 2022年01月28日星期五 21:54
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on six planning applications
附件: 220128 s16 TP 681.pdf; 220128 s16 ST 611.pdf; 220128 s16 HTF 1128.pdf; 220128 s16 HTF 1127.pdf; 220128 s12a LFS 12 & 13.pdf

Dear Sir/ Madam,

Attached please see our comments regarding six applications. There are FIVE pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

K F B G
Kadoorie Farm & Botanic Garden
嘉道理農場暨植物園

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

28th January, 2022. **By email only**

Dear Sir/ Madam,

Columbarium within a Religious Institution
A/TP/681

1. We refer to the captioned.

2. We urge the Board to consider all potential impacts that would be associated with the proposal and also the potential cumulative impacts of approving this application on the Green Belt (GB) zone as the approval would set a precedent for other similar cases in this GB.

3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email: eap@kfbg.org

RECEIVED
13 APR 2022
Town Planning Board

000114

致大埔民政事務專員
陳巧敏太平紳士：

反對申請編號 A/TP/68 事宜

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蓮澳村(鄭屋)原居民代表	蓮澳村(鄭屋)居民代表

2022 年 4 月 6 日

Advisory Clauses

(a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that should the planning application be approved, the applicant should submit an application to LandsD for a lease modification/waiver and a short term tenancy. However, there is no guarantee that such application will be approved by LandsD. If it is approved by LandsD acting in its capacity as landlord at its absolute discretion, it will still be subject to such terms and conditions, including but not limited to payment of premium/fee/rent and administrative fees, as may be imposed;

(b) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

(i) the PCO, which regulates the operation of private columbaria through a licensing scheme, come into effect on 30.6.2017 upon gazettal. Under the PCO, only private columbaria that have obtained a licence may sell or newly let out niches. Any private columbarium which applies for a licence must comply with the Town Planning Ordinance (Cap. 131) and other requirements prescribed in the PCO or specified by the Private Columbaria Licensing Board (the PCLB), including land-related, building-related, right to use the columbarium premises, deed of mutual covenant (if applicable), fire safety, electrical and mechanical safety, environmental protection, etc. Moreover, 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 by the applicant to the PCLB should cover matters including traffic and transport arrangement or management, crowd management, manpower deployment on peak grave sweeping days or periods and other days or periods, etc. among various matters. 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 and the Planning Department (PlanD). If a licence application is approved by the PCLB, the Private Columbaria Affairs Office (PCAO) will oversee the monitoring of the licensee's implementation of the approved management plan in coordination with other concerned departments; and

(ii) all the requirements prescribed in the PCO and those specified by the PCLB for issue of an exemption for Si Qin Temple or a TSOL, or a licence for Ti Tsang Temple and Koon Yum Temple or a TSOL are complied with, PCAO will put forward the case to PCLB for determination with regard to the public interests and any other relevant consideration;

(c) to note the comments of the Commissioner of Police (C of P) that the applicant should explore additional traffic management measures for better traffic control and road safety to the general public visiting the columbarium, including but not limited to the following measures:

(i) the applicant should obtain relevant authorization from concerned government departments;

(ii) the applicant should ensure all residents of the area concerned are informed in advance by any means;

(iii) the road signage along the route and notices prepared by the applicant should be bilingual; and

(iv) details of contact persons and telephone number should be provided to the residents of the area concerned so that the residents could reach the applicant in case of any enquires;

(d) to note the comments of the Director of Environmental Protection (DEP) that the applicant should strictly follow the "*Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places*";

(e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

(i) the applicants should have their own stormwater collection and discharge systems to cater for the runoff generated within the Site and overland flow from other areas surrounding the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/ fence to allow surface runoff to pass through the Site if any boundary wall/ fence are to be erected. Any existing flow path affected should be re-provided;

(ii) the applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant should maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arising from the development of the Site. The applicant shall be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;

(iii) written consent from relevant lot owner(s) and/or LandsD's permission is required for laying new drains/channels and/or modifying/upgrading existing ones outside the Site or on Government land. The cost and work of drainage and sewerage connection as well as future maintenance responsibility should be borne by the applicant; and

(iv) the applicant should maintain the drainage facilities as shown in the storm/rainwater drainage flow diagram under the application. The applicant should inform DSD if the drainage arrangement has been changed. The applicant should submit condition records of the existing drainage facilities to the satisfaction of Director of Drainage Services;

(f) to note the comments of the Director of Fire Services (D of FS) that:

(i) any submission involving building works, water supplies for firefighting, emergency vehicular access (EVA) provision and fire service installations should be provided to his satisfaction. Detailed fire service requirements will be formulated upon receipt of formal submission of general building plans details; and

(ii) fire safety requirements issued by the licensing authority shall be fully complied with;

(g) to note the comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (ES (A&M), AMO) that for any future works within the Site, the applicant should consult AMO before the commencement of such works and ensure that no

damage(s)/disturbance(s) would be made to the Graded Building during any proposed works arising from the current application. As a precautionary measure, AMO should be informed immediately in case of discovery of antiquities or supposed antiquities during the course of the works; and

(h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

(i) before any new building works are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);

(ii) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any approved use under the captioned application unless such are permissible under the Private Columbaria Ordinance (Cap. 630);

(iii) 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 as and when necessary;

(iv) in connection with (ii) above, the site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

(v) 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;

(vi) if the site abuts on a specified street of not less than 4.5m wide, its permitted development intensity shall be within the permissible plot ratio and site coverage as stipulated in the First Schedule of the B(P)R;

(vii) the sustainable building design requirements and the pre-requisites under PNAP APP-151 & 152 for GFA concessions would be applicable to any new building. In this connection, any non-mandatory or non-essential plant rooms of the development may be accountable for GFA under the BO subject to their compliance with the above PNAPs;

(viii) formal submission of any proposed new building works for approval and consent under the BO is required. Detailed consideration will be made at the building plan submission stage;

(ix) conversion of existing premises for use as a columbarium would likely constitute a material change in use of the building in the context of section 25(1) of the BO. The premises to be converted should comply with the design and construction requirements as set out in PNAP APP-154; and

(x) the granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO, and any licence applications for which comments from BD is necessary.