

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/YL-KTN/5

<u>Applicant</u>	: Hip Tin Temple Management Company Limited represented by Toco Planning Consultants Limited
<u>Plan</u>	: Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11
<u>Site</u>	: Lot 1171 S.B in D.D. 109, Kam Tin, Yuen Long
<u>Site Area</u>	: 136.9 m ²
<u>Lease</u>	: Block Government Lease (with an area of 0.03 acre with “House” status)
<u>Zoning</u>	: “Agriculture” (“AGR”)
<u>Proposed Amendment</u>	: To rezone the application site from “AGR” to “Government, Institution or Community (1)” (“G/IC(1)”)

1. The Proposal

- 1.1 The applicant proposes to rezone the application site (the Site) from “AGR” to “G/IC(1)” (i.e. a new subzone under “G/IC” zone) on the OZP to facilitate the regularisation of the columbarium use at an existing religious institution under the name of Hip Tin Temple (協天宮) on the Site (**Plan Z-1**). The applicant has proposed a set of Notes for the proposed “G/IC(1)” zone with ‘Religious Institution’ and ‘Columbarium’ uses under Column 1 (uses always permitted), subject to a maximum building height (BH) of 1 storey (excluding basement) and a maximum number of niches not exceeding 2,911 with provision for minor relaxation of the BH and number of niches (**Appendix II**).
- 1.2 The Site, with an area of about 136.9m², is currently occupied by a single-storey building (i.e. Hip Tin Temple). According to the applicant, Hip Tin Temple was built in 1932 for worshipping the deity Kwan Tai (關帝) and the columbarium of 17 Shing Mun Tsuen (城門村) ancestors. Hip Tin Temple, with a floor area of not more than 118.9m² and BH of not more than 6m, comprises a middle worshipping hall, four columbarium halls (namely 義士軒、思恩堂、孝義堂、仁愛堂) and an outdoor sidewall (**Drawings Z-1 to Z-2** and **Plans Z-4a to Z-4b**), providing a total of 2,911 niches (including 2,870 unsold). The existing canopy at the temple entrance outside the Site (**Plan Z-4a**) will be demolished by the applicant. A detailed account of the current status of the columbarium

niches is as follows:

Niches		Columbarium Halls				Sidewall	Total
		義士軒	思恩堂	孝義堂	仁愛堂		
Occupied	Single	15	-	-	-	-	15
	Urn	1	-	-	-	-	1
Sold and Unoccupied	Single	15	-	-	-	-	15
	Double	-	10	-	-	-	10
Unsold	Single	675	126	588	418	128	1,935
	Double	-	765	-	170	-	935
Total		706	901	588	588	128	2,911

Traffic and Crowd Management

1.3 The Site is accessible from Chi Ho Road via a local track (**Plans Z-2 and Z-3**). No parking, loading/unloading (L/UL) and pick-up/drop-off facility will be provided at the Site. A Traffic Impact Assessment (TIA) cum Traffic and Crowd Management Plan (TCMP) (**Appendices I and Ia**) have been submitted by the applicant in support of the application. In order to minimise the potential traffic impact arising from the subject columbarium, the measures proposed in the TCMP, which will be strictly implemented and incorporated into the sale and purchase agreement of the niches, are summarised below:

- (a) the columbarium will operate from 7:00 a.m. to 6:00 p.m. daily during Ching Ming/Chung Yeung festival periods (including two weeks before and after the festival days) and from 9:00 a.m. to 6:00 p.m. during non-festival periods. A “visit-by-appointment” arrangement will be implemented. Admission control will be performed at the entrance and only visitors with appointment confirmation will be allowed to enter the Site. A waiting area of about 10m² with a maximum holding capacity of 30 persons is proposed at the worshipping hall (**Drawing Z-6**). The number of visitors per hour will be about 60 persons (i.e. four 15-minutes sessions with 15 persons per session);
- (b) a “shuttle bus only” arrangement will also be implemented. Apart from visitors living close to the Site who will access the columbarium by walking, all other visitors will need to take the shuttle buses provided by the applicant with pick-up/drop-off points at Kam Sheung Road Station and an existing layby at Kam Tin Bypass Eastbound (**Drawing Z-3**). The shuttle buses will run every 12 to 20 minutes during the peak grave-sweeping days in festival periods and upon booking only during non-peak days/non-festival periods. Walking distance between the pick-up/drop-off point at Kam Tin Bypass and the Site is about 440m (**Drawings Z-4 and Z-5**). Temporary directional signage will be provided along the path between the pick-up/drop-off point at Kam Tin Bypass and the Site, and staff will be deployed to assist the visitors to access the Site and monitor the traffic situation at the entrance of the Site; and
- (c) CCTV cameras will be installed to monitor and record the implementation of the TCMP measures. The TCMP will be submitted to the Private Columbaria Licensing Board (PCLB) and relevant departments for review.

Environmental Aspect

- 1.4 According to the applicant, funeral service, incineration and burning of ritual paper, incense and joss stick will be prohibited at the Site, and there will be no activities related to the columbarium use outside the Site. Currently there is no toilet within the Site. Two portable toilets could be provided at the Site upon need during the peak days and the sewage from portable toilets will be collected and disposed by licensed collectors. Runoff from the Site will be conveyed to the existing drainage network in proximity.
- 1.5 In support of the application, the applicant has submitted the following documents:
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|-----|---|----------------------|
| (a) | Application Form received on 3.9.2024 | (Appendix I) |
| (b) | Planning Statement attached to Application Form | (Appendix Ia) |
| (b) | Further information (FI) received on 24.12.2024 # | (Appendix Ib) |
- # accepted and exempted from recounting requirement.
- 1.6 On 25.10.2024, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Planning Statement and FI at **Appendices Ia** and **Ib**, which can be summarised as follows:

- (a) The Site has been operating as religious institution and columbarium for more than half a century. The current application is intended to regularise the pre-cut-off columbarium at the Site. The applicant has obtained approval-in-principle for the Temporary Suspension of Liability (TSOL) application with a validity period of three years from 24.10.2022 for general operation of columbarium at the Site as required under the Private Columbaria Ordinance (PCO).
- (b) The current application is in line with the Government's policy objectives to resolve the historic problems of pre-cut-off columbaria for the overall interest of the community, as well as to meet the public demand for columbarium niches. The total number of niches within the Site (i.e. 2,911) is limited to that as at the enactment of the PCO (i.e. 30.6.2017). The columbarium can also help improve the financial situation of the temple for maintenance and upgrading purposes.
- (c) The columbarium use within the Site is small in scale and compatible with the surrounding areas which are predominately rural in character with grassland, trees and hills distant from residential structures and developments. There is no visual sensitive receiver in the vicinity of the Site (**Drawing Z-7**). The Site has been occupied by the existing temple, which is pre-war structure built in 1932, before the statutory planning control came into effect on 5.10.1990. The existing

canopy at the temple entrance outside the Site (**Plan Z-4a**) will be demolished by the applicant.

- (d) TIA has been submitted which demonstrated that the columbarium at the Site with implementation of the TCMP will not impose adverse traffic impacts on the road network in the vicinity. Besides, the application will not result in adverse impacts on visual, environmental, drainage, sewerage and landscape aspects.
- (e) Whilst the access to the Site is via adjoining private land (i.e. Lot 1171 S.A in D.D. 109) (**Drawing Z-1** and **Plan Z-2**) which is under Tso/Tong ownership and management, the access has been used by the staff and visitors of the temple since operation with agreement from the Tso/Tong clan members over the years. In the context of the current application, the applicant has attempted to obtain formal consent from manager of the concerned Tso/Tong land for using the access to the Site. However, the only Tso/Tong manager was deceased and a new manager is yet to be appointed. Upon appointment of a new manager, the applicant will liaise with the new manager to obtain formal consent for using the access.

3. Compliance with the ‘Owner’s Consent/Notification’ Requirements

The applicant is not a ‘current land owner’ but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Ordinance (TPB PG-No. 31B) by obtaining consents of the land owners. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site has been zoned “AGR” since the gazettal of the first Kam Tin North OZP on 17.6.1994 and remains unchanged since then. Since before the gazettal of the Kam Tin North Interim Development Permission Area (IDPA) Plan on 5.10.1990, the Site has been occupied by the temple structure. According to the Notes of the OZP for “AGR” zone, ‘Religious Institution’ (being not ancestral hall) is a Column 2 use subject to planning permission from the Board whereas ‘Columbarium’ is neither a Column 1 nor Column 2 use.

5. Previous Application

There is no previous application at the Site.

6. Similar Application

There is no similar rezoning application within the same “AGR” zone on the OZP.

7. The Site and its Surrounding Areas (Plans Z-1 to Z-4b)

7.1 The Site is:

- (a) located near the southern fringe of the “AGR” zone which is bounded by Kam Tin North River;
- (b) occupied by a single-storey temple structure, namely Hip Tin Temple, for religious institution and columbarium uses. There is an existing canopy at the temple entrance which will be demolished by the applicant; and
- (c) accessible from Chi Ho Road via a local track to the south.

7.2 The surrounding areas are rural in character with the following features:

- (a) surrounding the Site is predominantly a vacant grassland with its western portion subject to an approved application No. A/YL-KTN/826 (**Plan Z-2**) with planning permission valid until 9.9.2025 for temporary place of recreation, sports or culture (hobby farm), holiday camp and barbecue site. To the east are mainly farmland and grassland. To the south is an open storage yard;
- (b) to the further north is a vegetated knoll zoned “Green Belt” (“GB”) and mainly a permitted burial ground and to the further northeast are some scattered residential structures and farmland/grassland;
- (c) to the further west across a nullah is mainly vacant land zoned “Village Type Development”; and
- (d) to the further south are Chi Ho Road, Kam Tin North River and Kam Tai Road, across which is Kam Tin Bypass. To the south of Kam Tin Bypass is the village settlement of Kam Tin Shing Mun San Tsuen, Tai Hong Wai and Wing Lung Wai which is about 250m from the Site.

8. Planning Intention

The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

9. Comments from the Relevant Government Departments

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

Columbarium Licensing

9.1.1 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) under the PCO, only private columbaria that have obtained a licence may sell or newly let out niches. Any private columbarium which applies for a licence must comply with the Town Planning Ordinance (the Ordinance) and other requirements prescribed in the PCO or specified by the PCLB, including land-related, building-related, right to use the columbarium premises, deed of mutual covenant (if applicable), fire safety, etc. Section 18(2) of the PCO stipulates that the PCLB may grant a licence only if a management plan submitted by the applicant has been approved by the PCLB. The management plan submitted to the PCLB should cover matters including the holding capacity for visitors and admission control, the traffic and public transport arrangement or management, crowd management, security management, manpower deployment on peak grave sweeping days or periods and other days or periods, a contingency plan in the event of fire or other emergency situations, etc. For cases in which planning permission has been given by the Board, the management plan should include the crowd and traffic management measures accepted (and the conditions imposed) by the relevant government departments and the Board when the Board approved the planning application. In considering the management plan submitted by a licence applicant, the PCLB will take into account comments provided by concerned government departments including the Transport Department, Hong Kong Police Force, Fire Services Department and 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 government departments;
- (b) according to his record, the private columbarium named “協天宮” at Tai Kong Po, Pat Heung, Yuen Long, New Territories (Lot 1171 S.B in D.D.109) has submitted a set of the specified instrument (SI) application (via a Licence, an Exemption and TSOL) in respect of pre-cut-off columbarium to the PCLB and the applications are being processed by the PCAO. “Approval-in-principle for TSOL Application” has been given to the subject columbarium with a validity period of three years from 24.10.2022 to 23.10.2025. It is preliminarily noted that the total number of niches proposed for the SI applications apparently tally with that as shown under the current application. Having said that, PCAO is still in the course of detailed checking of the niche information to verify its accuracy; and

- (c) the applicant's claim on the provision of the access road to the proposed columbarium is acceptable to his office. It is not the requirements under PCO, however, the applicant has to prove the provision of the right of way to access to the private columbarium before the PCLB consider to grant a licence. As the sanitary facilities are not the essential ancillary facility for the SI application, he has no comment on/objection to the arrangement for toilet.

Land Administration

9.1.2 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) no adverse comment on the application from lease perspective;
- (b) the Site comprises Lot No. 117 S.B in D.D. 109 (the Lot) having an area of 0.03 acre with "House" status permitting building erected thereon. The Lot was carved out from its mother lot, i.e. Lot No. 1171 in D.D. 109, which is an Old Schedule Agricultural Lot held under the Block Government Lease (BGL) containing the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (c) since the Site is governed by the BGL with Offensive Trade Clause (OTC), legal advice was sought on whether the columbarium operation on the Site would constitute breach on the OTC. Based on the information and documents so far provided by the applicant, there was no sufficient evidence to show that the use of the Site for columbarium purpose was in breach of the OTC; and
- (d) according to the applicant, the Site is occupied by a one-storey building, namely "Hip Tin Temple", which has been a religious institution cum columbarium, and the Site does not involve unlawful occupation of Government land.

Traffic

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

- (a) having reviewed the TIA, it is noted that the applicant has proposed a "shuttle bus only" policy arrangement and shuttle bus services commuting between the Site and Kam Sheung Road Station, and crowd management plan will be implemented which is subject to the licence application and enforcement by PCLB and the Food and Environmental Hygiene Department. He has no adverse comment on the application from traffic engineering perspective; and

- (b) the applicant is reminded that an R-zone permit for the pick-up/drop-off point at Kam Tin Bypass is required. The applicant shall also note that appropriate permit shall be obtained for the proposed shuttle bus service.

9.1.4 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) no adverse comment on the application from highways maintenance point of view;
- (b) the Site is accessible by an existing local track on the southern side leading to Chi Ho Road, which eventually connects to Kam Tin Bypass while no vehicular access is proposed;
- (c) HyD shall not be responsible for the maintenance of proposed access connecting between the Site and Chi Ho Road; and
- (d) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains.

9.1.5 Comments of the Commissioner of Police (C of P):

no comment on the application from traffic management perspective.

Environment

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

- (a) no objection to the application from environmental perspective;
- (b) the applicant is advised on the following:
 - (i) to follow the relevant guidelines and requirements set out in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN1/23 – “Drainage Plans subject to Comment by the Environmental Protection Department”;
 - (ii) to meet the statutory requirements under relevant environmental legislation; and
- (c) there was no environmental complaint received against the Site in the past three years.

Drainage

9.1.7 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) given that the Site has an area of only 136.9m² and the development is at an existing building, he has no objection in principle to the development from public drainage point of view; and
- (b) there is no public sewer connection available in the vicinity, DEP's comments should be sought regarding the sewage disposal arrangement of the development.

Urban Design, Visual and Landscape

9.1.8 Comments of the Chief Town Planner/Urban Design & Landscape (CTP/UD&L), PlanD:

Urban Design and Visual

- (a) according to the applicant's submission, the current application aims to regularise the columbarium use at an existing single-storey structure. In view of the above, there is no particular comment on the application from urban design and visual perspectives;

Landscape

- (b) no objection to the application from landscape planning perspective; and
- (c) based on the aerial photo of 2023, the Site is situated in an area of rural inland plains landscape character comprising temporary structures, farmland, vacant land, village houses, scattered tree groups and Kam Tin River to the south of the Site. According to the site photos in the submission, the Site is under operation as religious institution with columbarium and the current application is intended to regularise the existing columbarium. Considering there is no existing landscape resource within the Site, significant adverse impact on the landscape resources is not anticipated. The development is considered not incompatible with the surrounding environment.

9.1.9 Comments of the Chief Architect/Advisory & Statutory Compliance Division, Architectural Services Department (CA/ASC, ArchSD):

- (a) based on the information provided, it is noted that the current application mainly pertains to land use and planning issues. It

is also noted that the proposal does not involve any alternations and additions to the existing building and there is no new building proposed on the Site requiring review on architectural and visual aspects. In this regard, she has no comment on the application from architectural and visual impact point of view.

Agriculture and Nature Conservation

9.1.10 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) the Site falls within the “AGR” zone and generally occupied by a structure. Agricultural infrastructures such as road access and water source are available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the current application is not supported from agricultural perspective; and
- (b) no comment on the application from nature conversation perspective.

Fire Safety Aspect

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

he has no objection in principle to the application subject to the existing fire service installations implemented on the Site being maintained in an efficient working order at all times.

Building Matters

9.1.12 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) no objection to the application;
- (b) as there is no record of approval by the Building Authority (BA) for the existing structure at the Site, he is not in a position to offer comments on its suitability for the use related to the application;
- (c) it is noted that a structure is involved in the application. Before any new building works (including containers/open shed as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (d) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (e) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (f) if the development is subject to issue of a licence, the applicant should be reminded that any existing structure on the Site intended to be used for such purpose is required to comply with building safety and other relevant requirements as may be imposed by the licensing authority;
- (g) Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-154 set out the design and construction requirements for columbarium facilities for the purpose of the BO for public reference;
- (h) if the existing structure (not being a New Territories Exempted House) is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed development under the application;
- (i) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO; and
- (j) detailed checking under the BO will be carried out during building plan submission stage.

9.1.13 Comments of the Chief Structural Engineer/Existing Building Division 1 (Section C) (CSE/C), BD:

no comment on the application.

9.2 The following government departments have no comment on/no objection to the application:

- (a) District Officer (Yuen Long), Home Affairs Department;
- (b) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (c) Project Manager (West) (PM(W)), CEDD;
- (d) Director of Electrical and Mechanical Services (DEMS);
- (e) Director of Social Welfare; and
- (f) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

10. Planning Considerations and Assessments

- 10.1 The applicant proposes to rezone the Site from “AGR” to “G/IC(1)” (i.e. a new subzone under “G/IC” zone) to facilitate the regularisation of the columbarium use at an existing temple structure, i.e. Hip Tin Temple, on the Site (**Plan Z-1**). The existing single-storey temple structure of not more than 6m and a floor area of not more than 118.9m² comprises a worshipping hall, four columbarium halls and an outdoor sidewall (**Drawings Z-1 to Z-2** and **Plans Z-4a to Z-4b**), providing a total of 2,911 niches (including 2,870 unsold). The existing canopy at the temple entrance outside the Site (**Plan Z-4a**) will be demolished by the applicant. Under the set of Notes for the “G/IC(1)” zone proposed by the applicant, ‘Religious Institution’ and ‘Columbarium’ are Column 1 uses and subject to a maximum BH of 1 storey (excluding basement) and a maximum number of niches of not exceeding 2,911 with provision for minor relaxation of the BH and number of niches (**Appendix II**).

Planning Intention and Land Use Compatibility

- 10.2 The Site has been zoned “AGR” since the gazettal of the first Kam Tin North OZP in 1994, while the existing temple structure is already in existence before the gazettal of the Kam Tin North IDPA Plan in 1990 (according to the applicant, the temple is built in 1932). The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. Whilst DAFC does not support the application due to potential for agricultural rehabilitation at the Site, the Site has been occupied by the temple structure since before the gazettal of the Kam Tin North IDPA Plan in 1990. Besides, DLO/YL of LandsD also advises that the Site has a “House” status permitting building erected thereon. The application is thus intended to facilitate the regularisation of the columbarium use at the existing temple structure on the Site.
- 10.3 The Site is located in the southern fringe of the subject “AGR” zone and immediate surrounding areas of the Site are rural in character with an intermix of grassland, farmland, holiday camp and open storage yard. In the proximity of the Site is a vegetated knoll with permitted burial ground zoned “GB” to the north. There is no residential cluster nearby and the nearest village settlement is located about 250m across Kam Tin North River and Kam Tin Bypass to the south of the Site. The religious institution and columbarium uses, which are accommodated at the existing single-storey temple structure with a floor area of about 118.9m² and a capacity of 60 persons per hour on the Site of about 136.9m², are small in scale. Given the scale and nature of the uses, the religious institution and columbarium are not considered incompatible with the surrounding areas and adverse visual and landscape impacts are not anticipated. CTP/UD&L of PlanD and CA/ASC of ArchSD have no objection to or no comment on the application from urban design, visual, landscape and architectural perspectives.

Traffic and Crowd Management

- 10.4 The Site is accessible from Chi Ho Road via a local track (**Plans Z-2** and **Z-3**). According to the TCMP proposed by the applicant as detailed in paragraph 1.3 above, there will be no parking and L/UL facility within the Site and

“visit-by-appointment” and “shuttle bus only” (except for visitors living close to the Site) arrangements will be implemented at all times. Only visitors with appointment confirmation will be allowed to enter the Site and they have to take the shuttle buses arranged by the applicant with pick-up/drop-off points at Kam Sheung Road Station and Kam Tin Bypass or access the Site by walking. Directional signage between the pick-up/drop-off point at Kam Tin Bypass and the Site will be provided and staff will be deployed to assist the visitors. Waiting area will also be provided at the Site. C for T and C of P have no adverse comment or no comment on the proposed traffic and crowd management measures from traffic engineering and traffic management perspectives.

- 10.5 In addition, DFEH advises that the private columbarium licence applicant is required to submit a management plan including the measures proposed in the TCMP under the current planning application to PCLB for approval, and PCAO will oversee the monitoring of the implementation of the approved management plan in coordination with other concerned government departments. The applicant also states that the arrangements proposed in TCMP will be incorporated into the sale and purchase agreement of the niches and staff will be deployed to monitor the traffic situation at the entrance of the Site.

Other Technical Aspects

- 10.6 According to the applicant, funeral service, incineration and burning of ritual paper, incense and joss stick will be prohibited at the Site. Portable toilets could be provided upon need and the sewage will be collected and disposed by licensed collectors. DEP has no objection to the application from environmental perspective and advises that no environmental complaint has been received against the Site in the past three years. Besides, as the site area is only 136.9m² and the religious institution and columbarium uses are accommodated at an existing structure, CE/MN of DSD has no objection to the application from public drainage point of view.
- 10.7 Other concerned government departments consulted including CHE/NTW of HyD, D of FS, CBS/NTW of BD, DEMS and CE/C of WSD have no objection to or no adverse comment on the application.

11. Planning Department's Views

- 11.1 Based on the assessment made in paragraph 10 above, PlanD has no in-principle objection to the application.
- 11.2 Should the Committee decide to agree/partially agree to the application, PlanD would work out the appropriate amendments to the OZP, including development restrictions to be set out in the Notes and Explanatory Statement, for consideration of the Committee prior to gazetting under section 5 of the Ordinance upon reference back of the OZP.
- 11.3 Alternatively, should the Committee decide not to agree to the application, the following reason is suggested for Members' reference:

the Site falls within an area zoned “Agriculture” which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification given in the submission for piecemeal rezoning of the Site to “Government, Institution or Community (1)” to make provision for the columbarium use. The current “AGR” zone for the Site is considered appropriate and should be retained.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to agree, partially agree, or not to agree to the application.
- 12.2 Should the Committee decide not to agree to the application, Members are invited to advise what reason(s) for the decision should be given to the applicant.

13. Attachments

Appendix I	Application Form received on 3.9.2024
Appendix Ia	Planning Statement attached to Application Form
Appendix Ib	FI received on 24.12.2024
Appendix II	Proposed Schedule of Uses for the OZP for “G/IC(1)” zone
Drawing Z-1	Indicative master layout plan
Drawing Z-2	Floor plan and section plan
Drawing Z-3	Proposed route of Shuttlebus Services
Drawings Z-4 and Z-5	Proposed pedestrian route
Drawing Z-6	Admission control plan
Drawing Z-7	Visual analysis plan
Plan Z-1	Location plan
Plan Z-2	Site plan
Plan Z-3	Aerial Photo
Plans Z-4a and Z-4b	Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2025**