

Government, Institution or Community (3)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Columbarium Eating Place (Canteen only) Field Study/Education/Visitor Centre Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Office (ancillary facilities for Religious Institution) Place of Recreation, Sports or Culture Public Utility Installation Religious Institution Residential Institution Shop and Services Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of religious institution and/or columbarium uses serving the need of local residents as well as general public. Any development within this zone shall be low-density and low-rise in nature and shall be compatible and blend in with its surrounding environment.

Appendix III of RNTPC
Paper No. Y/TP/27

Previous s.12A Application at the application site

Rejected Application

Application No.	Proposed Amendment	Date of Consideration	Rejection Reasons
Y/TP/18	Rezoning from "Village Type Development" to "Government, Institution or Community (2)"	08.11.2013	R1 - R4

Rejection Reasons

- R1. The site was within a village type development area with the planning intention primarily for development of Small Houses by indigenous villagers. The columbarium use was considered not compatible with the existing village setting of the area. There was no strong justification for rezoning the site from "Village Type Development" ("V") to "Government, Institution or Community (2)" ("G/IC(2)") zone to make provision for application for columbarium use. The current "V" zone for the site was considered appropriate and piecemeal rezoning of the site to "G/IC(2)" was considered not appropriate.
- R2. The Traffic Impact Assessment submitted by the applicant failed to demonstrate that the proposed development would have no adverse traffic impacts on the surrounding areas and the proposed traffic and pedestrian arrangements and widening of Kam Shan Road could resolve the possible adverse traffic impacts satisfactorily.
- R3. The applicant failed to demonstrate that the proposed closure of the columbarium on Ching Ming and Chung Yeung Festivals was implementable and enforceable.
- R4. The approval of the application would set an undesirable precedent for other similar applications within the "V" zone. The cumulative effect of approving such similar applications would further deteriorate the village setting of the area.

