

Application No. A/FSS/296 Proposed Regularisation of Existing Columbarium Use (for Columbarium Niches Sold before 30.6.2017 only) at G/F – 6/F (Parts) of an Existing Religious Building in “Government, Institution or Community” Zone, 18 Sha Tau Kok Road-Lung Yeuk Tau, Lung Yeuk Tau, Fanling, New Territories (Lot 4433 S.17 in D.D. 51)

Table A: Responses-to-Comments (6.3.2024)

Departmental Comments		Applicant’s Responses
A. Food and Environmental Hygiene Department (received on 21.2.2024)		
A. General Comments		
1.	The licence and temporary suspension of liability (TSOL) application (covering only niches already sold before 30 June 2017) of the above private columbarium has been approved in principle with a validity period of 3 years from 6 March 2023 to 5 March 2026. A total number of 1,360 sold niches and 1,751 sets of ashes that might be interred in the niches were approved in principal for the TSOL application.	Noted.
2.	Based on the latest revised proposed plans and niche information submitted by the applicant on 5.9.2023 in support of application for specified instruments (SI), it was preliminary noted that the total number of sold niches (i.e. 1,364 nos.) are the same to that proposed for the current planning application (Application No. A/FSS/296), however, there was a discrepancy in ash interment capacity to be permitted under SI application, of which increase in 4 nos. of sold niches and 5 sets of ashes as compared to that approved in principle for the above private columbarium (viz. 1,360 nos. of niches). Having said that, more time is required on detailed checking of such substantive number of niche data and to verify its accuracy and subject to on-site verification. The Private Columbaria Affairs Office (PCAO) will notify PlanD of the verification result once vetting of niche information is completed.	Noted.
3.	Some other discrepancies were also detected in the below submitted documents and further clarification from the applicant was required.	

Application No. A/FSS/296 Proposed Regularisation of Existing Columbarium Use (for Columbarium Niches Sold before 30.6.2017 only) at G/F – 6/F (Parts) of an Existing Religious Building in “Government, Institution or Community” Zone, 18 Sha Tau Kok Road-Lung Yeuk Tau, Lung Yeuk Tau, Fanling, New Territories (Lot 4433 S.17 in D.D. 51)

Departmental Comments			Applicant's Responses											
	<table border="1"> <thead> <tr> <th>Documents</th> <th>Items concerned</th> <th>Discrepancies</th> </tr> </thead> <tbody> <tr> <td>Planning Memo</td> <td>Table at Para.2</td> <td>The total existing GFA of Premises as mentioned was 3,001m², which was not tally with that shown on the Application Summary submitted to PCAO, which was 2,500m².</td> </tr> <tr> <td>Planning Statement</td> <td>(i) Table 1 under Item 4.5 on Page 6 (ii) Item 4.19 on Page 10</td> <td>-Ditto- It stated that “visitors are allowed, if requested, to pass their offerings to the staff for collective incineration at appropriate time in the nearby public burning facilities (i.e. Wo Hop Shek Columbarium & Crematorium)”.</td> </tr> <tr> <td>Management Plan</td> <td>Please refer to the attached file</td> <td><u>Comment from PCAO:</u> (See attached file: Comment on Management Plan 黃帝祠 16.2.2024 PCAO.docx)</td> </tr> </tbody> </table>	Documents	Items concerned	Discrepancies	Planning Memo	Table at Para.2	The total existing GFA of Premises as mentioned was 3,001m ² , which was not tally with that shown on the Application Summary submitted to PCAO, which was 2,500m ² .	Planning Statement	(i) Table 1 under Item 4.5 on Page 6 (ii) Item 4.19 on Page 10	-Ditto- It stated that “visitors are allowed, if requested, to pass their offerings to the staff for collective incineration at appropriate time in the nearby public burning facilities (i.e. Wo Hop Shek Columbarium & Crematorium)”.	Management Plan	Please refer to the attached file	<u>Comment from PCAO:</u> (See attached file: Comment on Management Plan 黃帝祠 16.2.2024 PCAO.docx)	<ul style="list-style-type: none"> - Noted - The total existing GFA of Premises is about 3,001m². The Application Summary will be revised and resubmitted to PCAO upon the approval of s.16 of planning application. - Noted, such service won't be provided. Planning statement is revised accordingly (Annex A). - Noted
Documents	Items concerned	Discrepancies												
Planning Memo	Table at Para.2	The total existing GFA of Premises as mentioned was 3,001m ² , which was not tally with that shown on the Application Summary submitted to PCAO, which was 2,500m ² .												
Planning Statement	(i) Table 1 under Item 4.5 on Page 6 (ii) Item 4.19 on Page 10	-Ditto- It stated that “visitors are allowed, if requested, to pass their offerings to the staff for collective incineration at appropriate time in the nearby public burning facilities (i.e. Wo Hop Shek Columbarium & Crematorium)”.												
Management Plan	Please refer to the attached file	<u>Comment from PCAO:</u> (See attached file: Comment on Management Plan 黃帝祠 16.2.2024 PCAO.docx)												

Departmental Comments		Applicant's Responses
B. 骨灰所辦就「黃帝祠」所提交管理方案的意見		
項目(2) 私營骨灰安置所基本資料		
1.	申請人請確認方案內的骨灰安置所資料(包括地址、龕位數目、場地資料等)與最新申請資料一致。	申請人確認管理方案內的骨灰安置所資料(包括龕位數目及場地資料等)與最新申請資料一致。申請人已於 2024 年 3 月 6 日向「城市規劃委員會」就地址事宜作出澄清。
2.	第 8 段，申請人請澄清: 位於黃帝祠四樓的辦事處是否屬於“其他支援骨灰安置所運作的必要配套設施 / 設施建築物”。	位於黃帝祠四樓的辦事處屬於“其他支援骨灰安置所運作的必要配套設施”，詳情請參閱已更新管理方案(Annex B)。
項目(3) 可容納的訪客量及入場管制		
1.	第 3(a)段，申請人須定義何為「會員」。	<p>已加入「會員」定義的註腳，詳情請參閱已更新管理方案(Annex B)。「會員」是指「軒轅黃帝基金會」的會員。</p> <p>會員類別及會籍： 會員類別：「軒轅黃帝基金會」會員共分為名譽會員、基本會員及普通會員三類，其中：</p> <ol style="list-style-type: none"> 名譽會員：凡年齡在十八歲或以上，不分國籍、性別，對本會有特殊貢獻而經董事會一致通過者，得被邀為本會名譽會員。 基本會員：凡入會滿兩年者，經董事會批准後，成為本會基本會員。 普通會員：凡擁護及贊同本會宗旨，並願意遵守本會章者，不分國籍、性別、年齡，皆可申請為本會普通會員。 <p>退會、開除會籍及恢復會籍： 退會：任何本會會員欲退會，必須用書面通知本會會籍小組轉呈董事會。待獲正式批准及辦妥一切退會手續後，始可正式退會。 開除會籍：在下列情形下，董事會有權開除任何會員之會籍，事前不需給予警告。</p> <p>(1) 該會員逾期六十天仍未繳交應繳費用；</p>

Departmental Comments		Applicant's Responses
		<p>(2) 該會員違犯本會會章，進行未經董事會批准之活動；</p> <p>(3) 冒用本會名義作有損本會名譽之行為。</p> <p>恢復會籍：任何已退會而欲申請恢復會籍者，須從新獲得會籍小組及董事會批准，其手續與新申請入會者相同。</p> <p>應繳費用</p> <p>入會基金：申請入會人士被批准後，應即繳交入會基金及首年年費共港幣五十元。無論在任何情況下，已繳之款項，例不發還。</p> <p>年費：會員年費三十元。新會員被批准入會後，應即繳交年度之年費。舊會員則劃一在每年十二月底前繳交當年之年費。名譽會員及基本會員免交年費及基金。</p> <p>收費調整：入會基金及年費若需調整，必須先由董事會議決，然後方可實行。</p>
2.	第 3(b) 及 3(h) 段，申請人須補充說明「清明節及重陽節期間」，是指哪些日子。如與第 5.2 段相同，可於其後加註明，例如：(詳細日期見 5.2 段)	已更新，詳情請參閱已更新管理方案(Annex B)。
3.	第 4 段，申請人亦須於掃墓高峰日子，於骨灰安置所內及出入口增加告示，提醒拜祭人士禁止燃燒蠟燭、冥鏹及大香。	相關資料已一併納入在已更新管理方案(Annex B)。
4.	第 6 段，請更新為正確的第「5」段	已更新，詳情請參閱已更新管理方案(Annex B)。
	申請人請註明：在管理方案和牌照獲得批准後，會書面通知「已出售龕位」的擁有人有關的更新的訪客預約安排、注意事項等，及承諾在新買賣協議和場地規則中增加有關入場管制的安排。	相關資料已一併納入在已更新管理方案(Annex B)。
項目(5) 清明節及重陽節期間人流管理		
1.	第 1 段:	已更新，詳情請參閱已更新管理方案(Annex B)。

Application No. A/FSS/296 Proposed Regularisation of Existing Columbarium Use (for Columbarium Niches Sold before 30.6.2017 only) at G/F – 6/F (Parts) of an Existing Religious Building in “Government, Institution or Community” Zone, 18 Sha Tau Kok Road-Lung Yeuk Tau, Lung Yeuk Tau, Fanling, New Territories (Lot 4433 S.17 in D.D. 51)

Departmental Comments		Applicant's Responses
	- 申請人須補充說明「清明節及重陽節期間」，是指哪些日子。如與第 5.2 段相同，可於其後加註明，例如: (詳細日期見 5.2 段)	
	- 申請人須說明「如有需要」是指在何種情況下會「增聘五位臨時職員」；	「如有需要」是指「清明節及重陽節期間」，詳情請參閱已更新管理方案(Annex B)。
	- 上述增聘的臨時職員人數(五位)，與附件二的下註(二位)不符，申請人請作出澄清。	已更正增聘的臨時職員人數為五位，詳情請參閱已更新管理方案的附件二(Annex B)。
2.	第 2 段: - 根據末段、圖六及圖八的職員駐守位置，至少需要 10 名人員(包括地下大堂 2 位、二樓龕堂 2 位、三樓龕堂 2 位、五樓龕堂 2 位及祠前等候區 2 位，申請人請清楚指出擬增聘的 5 位骨灰堂管理員(7.2 段及附件二)，如何滿足此需要。	根據末段、圖六及圖八的職員駐守位置，清明節及重陽節期間共有 12 名 (即 7 位常駐及 5 位臨時職員) 人員，包括地下大堂及祠前等候區 2 位、一樓龕堂 2 位、二樓龕堂 2 位、三樓龕堂 2 位、五樓龕堂 2 位及六樓龕堂 2 位。
	- 另外，亦請清楚說明「清明節及重陽節期間」實際會增加的總人手及各自的崗位或職責，以便了解以下項目的運作： a) 項目 5.1: 「增聘五位臨時職員」 b) 項目 5.2 末段: 「每層骨灰龕堂安排不少於一個工作人員駐守」 c) 項目 6: 「增添員工巡邏」 d) 項目 7: 「現僱用 7 名員工」，「五位臨時職員協助人流管制」 e) 圖六及圖八: 「職員駐守位置」 f) 附件二: 「骨灰堂管理員(五位)」，另下「註: 增聘二位臨時職員」	「清明節及重陽節期間」實際共有 12 名(即 7 位常駐職員及 5 位臨時職員)人員。於「清明節及重陽節期間」，他們的崗位或職責均負責巡視相應樓層各個龕堂，確保訪客遵守入場管制安排。
項目(6) 保安管理		
1.	申請人須補充「增添員工」的人數。	5 位臨時職員，詳情請參閱已更新管理方案(Annex B)。

Application No. A/FSS/296 Proposed Regularisation of Existing Columbarium Use (for Columbarium Niches Sold before 30.6.2017 only) at G/F – 6/F (Parts) of an Existing Religious Building in “Government, Institution or Community” Zone, 18 Sha Tau Kok Road-Lung Yeuk Tau, Lung Yeuk Tau, Fanling, New Territories (Lot 4433 S.17 in D.D. 51)

Departmental Comments		Applicant's Responses
2.	申請人須補充說明「清明節及重陽節期間」，是指哪些日子。如與第 5.2 段相同，可於其後加註明，例如：(詳細日期見 5.2 段)	已更新，詳情請參閱已更新管理方案(Annex B)。
項目(7) 人手調配		
1.	第 2 段，申請人須補充說明「清明節及重陽節期間」，是指哪些日子。如與第 5.2 段相同，可於其後加註明，例如：(詳細日期見 5.2 段)	已更新，詳情請參閱已更新管理方案(Annex B)。
項目(10) 投訴處理		
1.	第 1 段，申請人須在末句補充「從速處理」的合理時限，例如：簡單的投訴會即日處理及回覆，較為複雜的投訴，例如涉及員工，會於 4 天內處理及回覆。	已更新，詳情請參閱已更新管理方案(Annex B)。
Public Comment		
1.	培靈學校位於黃帝祠旁，設立靈灰安置與黃帝祠設立的目標並不相同，若該祠成功申請設立靈灰安置，增設數萬個龕位，在燒香及化寶量方面必然倍增，無可避免地帶來不能預計的空氣污濁及增加發生火警的機會等問題。對學校老師、家長及學校及學生等之健康及安全都必然帶來負面影響。此外，此項申請亦會帶來人流的激增，對附近一帶公共交通 (包括巴士、鐵路、小巴和的士)造成重大壓力。對聯和墟鄰近的居民和用戶構成嚴重不便。激增的交通流量，亦必對我校唯一之汽車出入要道(安樂門街)之交通帶來嚴重之影響，使原已緊張的泊車位置及擠迫度推至不能接受之境地，最後必定引至學校老師、家長及學生往來學校方面所需時間受到不必要之負面影響，嚴重影響學校之日常運作。除此之外，來拜祭人之聲浪必對學校及區內引來噪音污染。	黃帝祠與培靈學校之間相隔一個 30m x 30m 的安樂村花園及一棟工業大廈 (亞洲科技中心)。本規劃申請，只包括 1,364 個已售出的靈灰位。申請中的骨灰安置所內沒有提供化寶爐設施，也禁止任何訪客在黃帝祠範圍內進行化寶活動。擬議的管理方案早已在兩年前開始實施。該管理方案也清楚交代，本骨灰安置所不設任何停車位，也根本沒有停車位。絕大部份訪客都是使用公共交通工具或徒步出入。