



(Est. 1995)

ALBERT SO SURVEYORS LTD.

Application for Permission

Under Section 16 of the Town Planning Ordinance (Cap.131)

For Minor Relaxation of Building Height Restriction from 2 Storeys to 4 Storeys

For a Proposed 4-Storey Columbarium

Part of Inland Lot No. 7755 RP and

Government Land sandwiched between Inland Lot Nos. 7755 RP and 7713

Cape Collinson Road, Chai Wan, Hong Kong

SUPPORTING PLANNING STATEMENT

Applicant: The Hong Kong Buddhist Association

Prepared by: Albert So Surveyors Ltd.

Date of Submission: April 2024

Our Ref.: AS048/10/Ext



(Est. 1995)

ALBERT SO SURVEYORS LTD.

TABLE OF CONTENTS

| | |
|--|-----------|
| Executive Summary | 1 |
| 行政摘要..... | 3 |
| 1. Introduction | 5 |
| 2. Application Site and Its Surroundings | 6 |
| Location | 6 |
| Surrounding of the Site | 7 |
| Accessibility..... | 9 |
| Existing Condition of the Site | 9 |
| 3. Land Status | 10 |
| 4. The Proposed Planning Application | 11 |
| 5. Impacts anticipated from the Proposed Development | 12 |
| No Adverse Traffic Impact | 12 |
| No Adverse Ecological Impact..... | 12 |
| No Adverse Geotechnical Impact..... | 13 |
| Surmountable Natural Terrain Hazard..... | 13 |
| Minimal Sewerage Impact | 13 |
| Acceptable Landscape and Visual Impact | 14 |
| 6. Planning Justifications | 15 |
| Meeting the Growing Demand of Niches | 15 |
| Responding to the Government and Community's Concern | 15 |
| Compatibility with the Planning Intention and Surrounding Environment..... | 16 |
| Optimizing the Utilization of the Site | 16 |
| 7. Conclusion | 17 |



(Est. 1995)

ALBERT SO SURVEYORS LTD.

LIST OF FIGURES

- Figure 2.1: Location Plan
- Figure 2.2: Extract of the Outline Zoning Plan
- Figure 2.3: The Surrounding of the Site
- Figures 2.4: Site Photos

LIST OF TABLES

- Table 4.1: Proposed Development Parameters

APPENDICIES

- Appendix A: Tentative Architectural Drawings
- Appendix B: Traffic Impact Assessment
- Appendix C: Ecological Impact Assessment
- Appendix D: Geotechnical Planning Review Report
- Appendix E: Natural Terrain Hazard Study
- Appendix F: Sewerage Impact Assessment
- Appendix G: Landscape and Visual Impact Assessment and Landscape Proposal



(Est. 1995)

ALBERT SO SURVEYORS LTD.

EXECUTIVE SUMMARY

This is an application (“the Subject Application”) for permission under Section 16 of the Town Planning Ordinance for minor relaxation of building height restriction from 2 storeys to 4 storeys for a proposed 4-storey columbarium (“the Proposed Development”) to be developed on part of Inland Lot No. 7755 RP (“the Subject Lot”) and Government Land sandwiched between Inland Lot Nos. 7755 RP and 7713 (altogether “the Site”) having a total area of about 456 m² at Cape Collinson Road, Chai Wan, Hong Kong.

The Site falls within an area zoned “Other Specified Uses annotated (Cemetery)” (“OU(Cemetery)”) under the approved Chai Wan (Hong Kong Planning Area No. 20) Outline Zoning Plan No. S/H20/27 (“the OZP”). According to paragraph (3) of the remarks of the zoning of OU(Cemetery), minor relaxation of building height restrictions (i.e. maximum building height in 2 storeys as stipulated on the OZP) requires permission from the Town Planning Board (“the TPB”).

The Applicant is a registered charitable organisation providing various social welfare services in Hong Kong. With the genuine intention to meet the demand of niches for the Hong Kong Buddhist Community, the Applicant submitted an application for lot extension to the Lands Department for development of a columbarium on the Site in 2011. The proposed lot extension request for a 2-storey columbarium development on the Site was accepted by the Lands Department after rounds of deliberations with different Government departments over the years. After the acceptance of basic terms for land grant in December 2022, opinion had been received from the Food and Environmental Hygiene Department to review the feasibility to provide a higher columbarium of 4 storeys in response to the concerns received from the District Council on the huge demand for niches. Under the circumstances and in response to the received concerns, the Applicant submits the Subject Application.

The benefits to the community and the planning justifications of the Proposed Development include:

- Meeting the growing demand of niches
- Responding to the Government and community’s concern
- Compatibility with the planning intention and surrounding environment



(Est. 1995)

ALBERT SO SURVEYORS LTD.

- Optimizing the utilization of the Site
- No insurmountable traffic, ecological, geotechnical, sewerage, landscape, and visual impacts

The Applicant hereby submits the Subject Application to seek the approval of the Town Planning Board for the proposed 4-storey columbarium development on the Site. The Proposed Development will not cause insurmountable environmental impact according to the technical reports submitted together with this planning statement. We respectfully ask Members of the Town Planning Board to favourably consider and support this application.



(Est. 1995)

ALBERT SO SURVEYORS LTD.

行政摘要

(內文如與英文版本有任何差異，應以英文版本為準)

本許可申請(「有關申請」)根據《城市規劃條例》第16條遞交，擬略為放寬香港柴灣歌連臣角道部份的內地段第7755號餘段(「有關地段」)及位於內地段第7755號餘段與內地段第7713號間的政府土地(共稱為「申請地點」)之建築物高度限制至4層，以在這總面積約456平方米的申請地點上發展擬議4層高的靈灰安置所(「擬議發展」)。

申請地點於柴灣(港島規劃區第20區)分區計劃大綱核准圖編號S/H20/27(「該核准圖」)中被劃為「其他指定用途(墳場)」地帶。根據「其他指定用途(墳場)」地帶的備註第(3)段，略為放寬建築物高度限制(即該核准圖上所示的2層建築物高度限制)需要城市規劃委員會(「城規會」)的許可。

申請人為一註冊慈善組織，在本港提供不同的社會福利服務。為滿足香港佛教界對骨灰龕位的需求，申請人在2011年向地政總署提交地段增批申請，以容許在申請地點作靈灰安置所的發展。經過多年來與政府部門的多輪商議，地政總署同意擬議地段增批以容許在申請地點上興建2層高的靈灰安置所。在2022年12月接納批地基本條款建議後，為回應區議會對龐大骨灰龕位需求的關注，食物環境衛生署提出審視興建一座4層高的骨灰安置所的可行性。在這種情況下，為了回應收到的關注，申請人提交了有關申請。

擬議發展對社區的好處和規劃理據包括：

- 滿足對骨灰龕位的增長需求
- 回應政府和社會各界的關注
- 配合規劃意向及周遭環境
- 地盡其用
- 擬議發展並不會在交通、生態、土力、排污、景觀及視覺等方面，造成任何難以克服的影響



(Est. 1995)

ALBERT SO SURVEYORS LTD.

申請人特此提出有關申請，以尋求城規會批准在申請地點上與建擬議4層高的靈灰安置所。根據隨此規劃綱領提交的技術報告，擬議發展不會對環境帶來不可克服的負面影響。申請人懇請城市規劃委員會成員積極考慮和支持是次申請。



(Est. 1995)

ALBERT SO SURVEYORS LTD.

1. INTRODUCTION

- 1.1 We, Albert So Surveyors Limited, on behalf of the registered owner (“the Applicant”) of Inland Lot No. 7755 RP, submit an application to the Town Planning Board for permission under Section 16 of the Town Planning Ordinance for minor relaxation of building height restriction from 2 storeys to 4 storeys for a proposed 4-storey columbarium (“the Proposed Development”) to be developed on part of Inland Lot No. 7755 RP (“the Subject Lot”) and Government Land sandwiched between the Subject Lot and Inland Lot No. 7713 (“the Adjoining Government Land”) (altogether “the Site”) at Cape Collinson Road, Chai Wan, Hong Kong. This planning statement aims to provide supporting information for the Subject Application.
- 1.2 In response to the Government’s concern, the Applicant intends to deliver the Proposed Development with an aim to effectively utilise the valuable land resources in the “OU(Cemetery)” zone on Hong Kong Island to increase niche supply in the subject locality.
- 1.3 The Applicant submitted an indicative development scheme of the Proposed Development to the Food and Environmental Hygiene Department for preliminary circulation in June 2023. Having reviewed the comments from the various government departments received in August 2023, various technical assessments have been conducted and the relevant reports are appended in this supporting statement for the relevant departments’ further consideration.
- 1.4 There are 7 chapters in this supporting statement. **Chapter 1** is an introduction to the Subject Application. **Chapter 2** provides the characteristics of the subject location and the surrounding area, as well as the existing condition of the Site. **Chapter 3** details the land status of the Site. **Chapter 4** introduces the Subject Application and **Chapter 5** summarises the anticipated impacts caused by the Proposed Development. Planning justifications are provided at **Chapter 6**. **Chapter 7** is a conclusion.



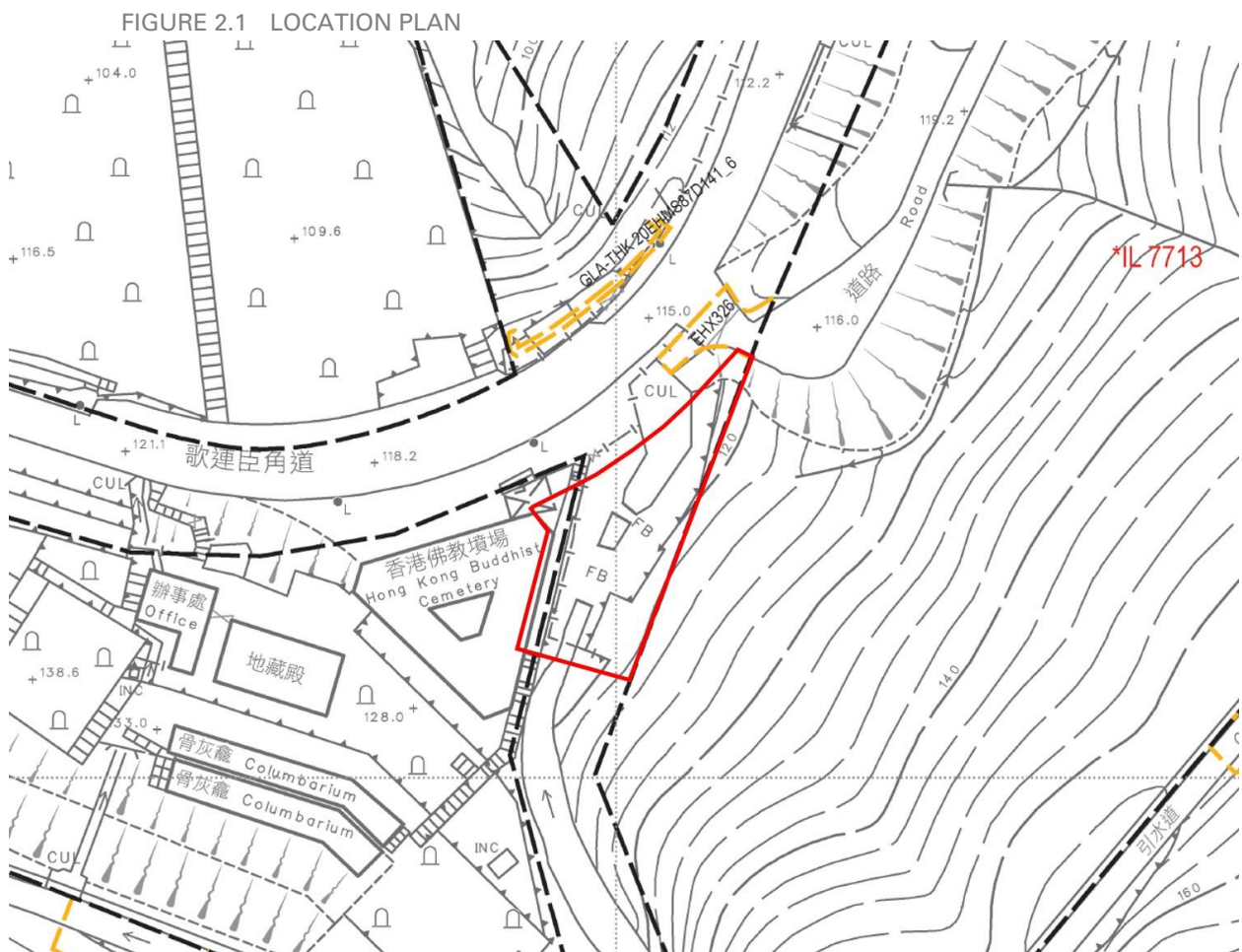
(Est. 1995)

ALBERT SO SURVEYORS LTD.

2. APPLICATION SITE AND ITS SURROUNDINGS

Location

- 2.1 The Site comprises portion of Inland Lot No. 7755 RP and a piece of Government Land sandwiched between Inland Lot Nos. 7755 RP and 7713 in Cape Collinson having a total area of about 456 m². It is accessible by Cape Collinson Road, the section of which near the Site is a unidirectional road connecting Ling Shing Road in the east to Shek O Road in the west. An extract of the lot index plan indicating the Site's location (outlined in red) is provided at **Figure 2.1** below.



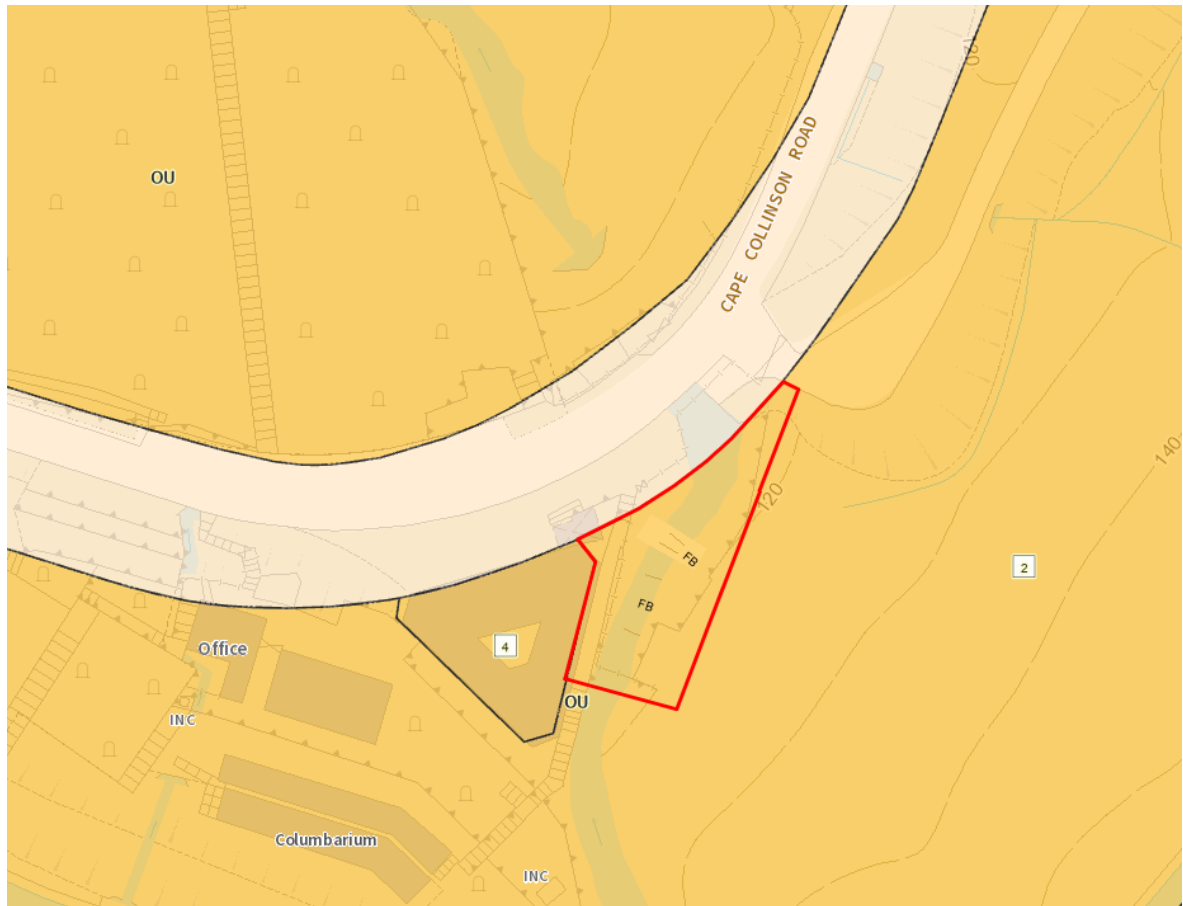
Source: Lot Index Plan. For identification only and not to scale.



ALBERT SO SURVEYORS LTD.

- 2.2 Under the approved Chai Wan Outline Zoning Plan No. S/H20/27 (“the OZP”), the Site falls within an area zoned “Other Specified Uses annotated (Cemetery)” subject to a maximum building height restriction of 2 storeys. The following **Figure 2.2** shows the location of the Site on the OZP (outlined in red).

FIGURE 2.2 EXTRACT OF THE OUTLINE ZONING PLAN



Source: Statutory Planning Portal 3 of the Town Planning Board website.
For identification only and not to scale.

Surrounding of the Site

- 2.3 The site is situated in Cape Collinson which is an urban fringe area along the northern foot of Mount Collinson in the southeastern part of Eastern District. The area is dominated by cemeteries including crematorium and columbarium uses.
- 2.4 Its immediate neighbourhood is characterized by the following land uses.



(Est. 1995)

ALBERT SO SURVEYORS LTD.

- To the immediate north of the Site: Chai Wan Muslim Cemetery.
- To the immediate west and northwest of the Site: Columbaria and cemetery managed by the Applicant.
- To the immediate east of the Site: Holy Cross Catholic Cemetery.

2.5 The surrounding of the Site (outlined in red) is illustrated on the map at **Figure 2.3** below for reference.

FIGURE 2.3 THE SURROUNDING OF THE SITE



Source: GeoInfo Map (2023). For identification only and not to scale.



(Est. 1995)

ALBERT SO SURVEYORS LTD.

Accessibility

2.6 The Site is accessible by Cape Collinson Road via Lin Shing Road. Cape Collinson Road connects to Cape Collinson Correctional Institution at the southeastern end and Shek O Road at the western end. Traffic can be diverted to Shek O or Tai Tam Road for further linkage to other areas in Southern District and Eastern District. Lin Shing Road branches off from Wan Tsui Road and is the only road for vehicular traffic accessing the Cape Collinson area.

Existing Condition of the Site

2.7 The Site is vacant and covered with some vegetation. There is currently a staircase and a stream which will be kept and decked over by the Proposed Development. Some photos showing the latest condition of the Site are provided below.

FIGURES 2.4 SITE PHOTOS



Photo taken from the northeast showing the Site and the existing columbarium at the immediate west



Photo of the Site taken from the southwest



Photo of the Site taken from the west



Section of Cape Collinson Road near the Site (towards the west)



(Est. 1995)

ALBERT SO SURVEYORS LTD.

3. LAND STATUS

- 3.1 The Site comprises portion of a piece of private land, i.e. the Subject Lot, and its adjacent Government Land, i.e. the Adjoining Government Land. As per the information shown in the Land Register record, the Applicant is the registered owner of the Subject Lot.
- 3.2 The Subject Lot is held under the Conditions of Grant No. 7934 granted in 1961 as varied or modified by a Deed of Variation dated 8 March 1988 for the purposes of the burial of members of the Buddhist Community of Hong Kong. It has a term of 75 years from 26 January 1961.
- 3.3 The Applicant submitted an application for lot extension to the Lands Department for development of a columbarium on the Site in 2011. After rounds of deliberations with Government departments over the years, the proposed lot extension for a 2-storey columbarium development on the Site was approved, and the basic terms offer of the land grant was subsequently accepted by the Applicant in December 2022. Opinion had later been received from the Food and Environmental Hygiene Department to review the feasibility to provide a higher columbarium of 4 storeys, i.e. the Proposed Development, in response to the concerns received from the District Council on the huge demand for niches.
- 3.4 Should the Subject Application be approved by the TPB, the Applicant will submit a revised lot extension application to the Lands Department (“LandsD”) to allow the Proposed Development.



(Est. 1995)

ALBERT SO SURVEYORS LTD.

4. THE PROPOSED PLANNING APPLICATION

- 4.1 As the development of a 4-storey columbarium would exceed the maximum building height of the Site in 2 storeys as stipulated on the OZP, a planning application for minor relaxation of the building height restrictions on the Site would be required.
- 4.2 The proposed development parameters of the proposed 4-storey columbarium are provided in the following **Table 4.1**. Tentative architectural drawings are attached at **Appendix A** for details.

TABLE 4.1 PROPOSED DEVELOPMENT PARAMETERS

| Development Parameters | | | |
|---------------------------|---|---|----------------------------------|
| Site Area | Subject Lot | : | 52 m ² (about) |
| | Adjoining Government Land | : | 404 m ² (about) |
| | Total | : | 456 m² (about) |
| Proposed Uses | 4-Storey Columbarium | | |
| Proposed Gross Floor Area | 1,640 m ² (about) | | |
| Proposed Plot Ratio | 3.60 (about) | | |
| Proposed Site Coverage | 83.33% (about) | | |
| Proposed No. of Block | 1 | | |
| Proposed No. of Storeys | 4 (excluding 1 storey of basement) | | |
| Proposed Building Height | About 13.98 m (from Ground level to Roof) | | |
| Proposed No. of Niches | Double Niches | : | 16,014 |
| | Quadruple (Family) Niches | : | 1,081 |
| | Total | : | 17,095 |



(Est. 1995)

ALBERT SO SURVEYORS LTD.

5. IMPACTS ANTICIPATED FROM THE PROPOSED DEVELOPMENT

5.1 The Applicant has engaged consultants to conduct the following technical assessments to assess the feasibility of and the anticipated impacts caused by the Proposed Development.

- Traffic Impact Assessment
- Ecological Impact Assessment
- Geotechnical Planning Review Report
- Natural Terrain Hazard Study
- Sewerage Impact Assessment
- Landscape and Visual Impact Assessment and Landscape Proposal

5.2 Based on the findings in the above technical assessments, the Proposed Development is not anticipated to cause any insurmountable adverse impact. The technical assessments are appended to this planning statement and the key findings are summarized below.

No Adverse Traffic Impact

5.3 The Proposed Development is acceptable from the traffic engineering point of view and is not expected to cause any significant adverse traffic impact on the surrounding road network. Key road junctions in the vicinity and the pedestrian footpath near the Site are considered to be of sufficient capacity to cater for the expected increase in road traffic and pedestrian flow. The Traffic Impact Assessment report is attached at **Appendix B**.

No Adverse Ecological Impact

5.4 As concluded in the Ecological Impact Assessment, the ecological value of the Site is considered to be generally low. The seven species of conservation importance found on the Site, including four flora and three faunae, would be compensated, transplanted and translocated. With the adoption of the mitigation measures, disturbance to these species would be minimized and no significant ecological impact is anticipated. The Ecological Impact Assessment report is attached at **Appendix C**.



(Est. 1995)

ALBERT SO SURVEYORS LTD.

No Adverse Geotechnical Impact

- 5.5 The Proposed Development is considered to be feasible from the geotechnical point of view. It is not expected to cause significant geotechnical issues to the surrounding area under proper planning, execution and supervision. The Geotechnical Planning Review report is attached at **Appendix D**.

Surmountable Natural Terrain Hazard

- 5.6 According to the result of the natural terrain hazard assessment, debris of potential open hillslope landslide hazard may reach the Site boundary. Erection of a rigid debris-resisting barrier is proposed to mitigate the hazard. The Natural Terrain Hazard Study is attached at **Appendix E**.

Minimal Sewerage Impact

- 5.7 There is a lack of public sewerage system in the vicinity of the Site. An on-site sewerage treatment plant (“STP”) is proposed to treat the sewerage generated by the Proposed Development during normal days. Provision of portable toilets is recommended for the Proposed Development during the ancestral worship periods to cater for the additional sewerage generated by the visitors. A proper operation and maintenance plan will be designed for the STP, and preventive measures will be taken on the portable toilets to minimize the potential sewerage leakage. Amid the above measures, sewerage impact caused by the Proposed Development to the surroundings is considered to be minimal. The Sewerage Impact Assessment report is attached at **Appendix F**.



(Est. 1995)

ALBERT SO SURVEYORS LTD.

Acceptable Landscape and Visual Impact

- 5.8 According to the findings in the assessment, the Proposed Development is anticipated to have a “slightly adverse” landscape and visual impact based on the thresholds stated in TPB PG-No.41. The Landscape and Visual Impact Assessment report and Landscape Proposal is attached at **Appendix G**.
- 5.9 Various mitigation measures, including compensatory planting, rooftop greening and façade colour treatments are proposed and expected to reduce the overall level of the adverse landscape and visual impact to the surrounding. The Proposed Development is also anticipated to harmonize with the existing cemetery landscape of the surrounding areas.



(Est. 1995)

ALBERT SO SURVEYORS LTD.

6. PLANNING JUSTIFICATIONS

Meeting the Growing Demand of Niches

- 6.1 A growing demand for niches in the community is expected. Amid the ageing population in Hong Kong, it is projected that the annual death number will increase from 63,692 in 2022 to about 90,200 in 2046 according to the figures shown in *The Mortality Trend in Hong Kong 1991 to 2022* and *Hong Kong Population Projections 2022-2046* published by the Census and Statistics Department.
- 6.2 As for the short-term supply of public niches under the Government's columbarium development plan, the Government planned to provide about 274,895 new niches in Wong Nai Chung, Tsang Tsui, Wo Hop Shek, Cheung Chau, Mui Wo, Cape Collinson and Shek Mun between 2019 and 2025, but only 25,000 niches are provided in Cape Collinson¹.
- 6.3 The Proposed Development will provide 17,000 extra niches in Cape Collinson and is expected to partially meet with the strong demand from those living in the Eastern District.

Responding to the Government and Community's Concern

- 6.4 As detailed above in Section 3.3, the Applicant was advised by the Food and Environmental Hygiene Department to review the feasibility to provide a higher columbarium to accommodate more niches. In November 2021, the Applicant had consulted the Planning, Works and Housing Committee of Eastern District Council. The committee members supported the originally proposed 2-storey columbarium, and some members also suggested the Applicant to build a higher columbarium housing more niches in view of the huge demand. The Subject Application therefore also responds to these concerns on niche supply.

¹ The figure can be found at the official website of the Food and Environmental Hygiene Department.

Application for Permission Under Section 16 of the Town Planning Ordinance (Cap.131)
For Minor Relaxation of Building Height Restriction from 2 Storeys to 4 Storeys
For a Proposed 4-Storey Columbarium
Part of Inland Lot No. 7755 RP and
Government Land sandwiched between Inland Lot Nos. 7755 RP and 7713
Cape Collinson Road, Chai Wan, Hong Kong



(Est. 1995)

ALBERT SO SURVEYORS LTD.

Compatibility with the Planning Intention and Surrounding Environment

- 6.5 The Proposed Development, which is a columbarium, is a use always permitted in the “OU(Cemetery)” zone under the OZP. There is no change of the proposed use which is in line with the planning intention.
- 6.6 As detailed in Chapter 2, the Cape Collinson locality is dominated by cemeteries including crematorium and columbarium uses. Situated to the immediate east of the existing 3-storey columbarium managed by the Applicant, the Proposed Development is fully compatible with the existing habitat and is not going to pose any change to the user profile of the subject locality and surrounding environment.

Optimizing the Utilization of the Site

- 6.7 Amid the absence of insurmountable adverse impact, the Proposed Development would make the best use of the scarce but underutilised land resource to provide more niches to meet with the surging demand.



(Est. 1995)

ALBERT SO SURVEYORS LTD.

7. CONCLUSION

- 7.1 The Proposed Development would provide over 17,000 niches to meet with the surging demand for niches. It is considered to be compatible with the surrounding environment and is not anticipated to cause any insurmountable adverse impacts as per the technical assessments.
- 7.2 With the planning justifications laid out in this planning statement, we respectfully ask members of the Town Planning Board to favourably consider and support this Section 16 Application.

ALBERT SO SURVEYORS LTD.

April 2024



(Est. 1995)

ALBERT SO SURVEYORS LTD.

CONTACT DETAILS

ALBERT SO SURVEYORS LIMITED

Unit H2, 17/F., MG Tower

133 Hoi Bun Road, Kwun Tong

Kowloon, Hong Kong

T 852 2882 3183

F 852 2882 2810