

# RAYMOND CHAN SURVEYORS LIMITED 陳旭明測計師行有限公司



ROOM 308, 3/F, EMPIRE CENTRE, 68 MODY ROAD, TSIMSHATSUI EAST, KOWLOON, HONG KONG.  
香港九龍尖沙咀麼地道68號帝國中心3樓308室

Your Ref: TPB/A/I-TOF/5  
Our Ref. : PR230909/03  
Date : 3 September 2024

The Secretary, Town Planning Board  
15/F., North Point Government Offices,  
333 Java Road, North Point,  
Hong Kong

**By Hand By Fax**  
(2877 0245)

Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Columbarium use at  
G/F of Two Existing Buildings at Lung Ngam Monastery, 47 Wang Hang Village,  
Tai O, New Territories (Lot No. 47 (Part) in DD313)  
(Planning Application No. A/I-TOF/5)**

We refer to the email from Sai Kung & Islands District Planning Office dated 30 August 2024 requesting further information and clarification on the captioned application.

We hereby submit our written response and a revised page of Application Form (P.13) for your further processing (Enclosure).

We hope the information provided could facilitate your kind consideration of this application. Should you have any queries, please feel free to contact the undersigned at [REDACTED]

Yours faithfully,  
**RAYMOND CHAN SURVEYORS LIMITED**

**Sandra Yip**

Encl.

c.c. Sai Kung & Islands District Planning Office (Attn: Mr. Dicky Chan) - By Fax [REDACTED]

**DIRECTORS:**  
CHAN Yuk-ming, Raymond

AP(HK), FRICS, FHKIS, MCI Arb, MCI OB, C. Build E FCABE,  
RPS(BS, PFM, P&D)  
Chartered Building Surveyor, Authorized Person  
Chartered Project Management Surveyor  
Registered Professional Surveyor

TSE Chi-kin, Kenny

BSc, FRICS, FHKIS, RPS(BS, PFM, P&D), MHKIVM, MHKICM  
Chartered Building Surveyor, Authorized Person  
Chartered Project Management Surveyor  
Registered Professional Surveyor

**TOWN PLANNER:**  
YIP Siu-kwan, Sandra

BSc, MSc (Urban Planning), MRT P I, RPP  
Chartered Town Planner

**QUANTITY SURVEYOR:**  
CHAN Siu-hong, Honby

FRICS, FHKIS, FInstICES, MHKICM, RPS(QS)  
Chartered Quantity Surveyor  
Chartered Project Management Surveyor  
Registered Professional Surveyor

<b>Comments from District Planning Officer/Sai Kung and Islands, Planning Department via Email dated 30 August 2024 (Contact Person: Mr CHAN Yik-fung, Dicky Tel: 2158 6056)</b>	<b>Response to Comments</b>																																			
<p>Para 1. According to the Application Form (Page 13 of Form No. S16-I refers), the applicant should provide the ash interment capacity (i.e. the maximum number of sets of ashes) in line with the total number of single, double and “other type(s)” of niches. Please also clarify the type(s) and capacity of “other type(s)” niches.</p>	<table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th style="width: 20%;">Type of Niches</th> <th style="width: 15%;">(1) Single Niches</th> <th style="width: 15%;">(2) Double Niches</th> <th style="width: 20%;">(3) Niches other than Single or Double niches</th> <th style="width: 10%;">Total (under this application)</th> </tr> </thead> <tbody> <tr> <td><b>Total No. of Niches</b></td> <td><b>654 nos.</b></td> <td><b>213 nos.</b></td> <td><b>34 nos.</b></td> <td><b>901 nos.</b></td> </tr> <tr> <td><b>No. of Niches (sold and occupied)</b></td> <td>654 nos.</td> <td>135 nos.</td> <td>34 nos.</td> <td>-</td> </tr> <tr> <td><b>No. of Niches (sold but unoccupied)</b></td> <td>0</td> <td>0</td> <td>0</td> <td>-</td> </tr> <tr> <td><b>No. of Niches (sold and partially occupied)</b></td> <td>N/A</td> <td>78 nos. (1/2 occupied)</td> <td>0</td> <td></td> </tr> <tr> <td><b>No. of Niches (residue for sale)</b></td> <td>0</td> <td>0</td> <td>0</td> <td>-</td> </tr> <tr> <td><b>Max. No. of Sets of Ashes (Ash Interment Capacity)</b></td> <td>Max. 1 set of ashes per each single niche</td> <td>Max. 2 sets of ashes per each double niche</td> <td>(i) 19 nos. of niches with max. 3 sets of ashes (ii) 13 nos. of niches with max. 4 sets of ashes (iii) 2 nos. of niches with max. 6 sets of ashes</td> <td><b>1,201 sets of ashes (Ash Interment Capacity)</b></td> </tr> </tbody> </table> <p>Please be clarified that maximum number of sets of ashes that may be interred in the niches under development proposal are <b>1,201 sets (Ash Interment Capacity)</b>.</p>	Type of Niches	(1) Single Niches	(2) Double Niches	(3) Niches other than Single or Double niches	Total (under this application)	<b>Total No. of Niches</b>	<b>654 nos.</b>	<b>213 nos.</b>	<b>34 nos.</b>	<b>901 nos.</b>	<b>No. of Niches (sold and occupied)</b>	654 nos.	135 nos.	34 nos.	-	<b>No. of Niches (sold but unoccupied)</b>	0	0	0	-	<b>No. of Niches (sold and partially occupied)</b>	N/A	78 nos. (1/2 occupied)	0		<b>No. of Niches (residue for sale)</b>	0	0	0	-	<b>Max. No. of Sets of Ashes (Ash Interment Capacity)</b>	Max. 1 set of ashes per each single niche	Max. 2 sets of ashes per each double niche	(i) 19 nos. of niches with max. 3 sets of ashes (ii) 13 nos. of niches with max. 4 sets of ashes (iii) 2 nos. of niches with max. 6 sets of ashes	<b>1,201 sets of ashes (Ash Interment Capacity)</b>
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<p>Para 2.</p>	<p>Referring to the Para. 4.1.3 of the Supplementary Planning Statement (SPS), the applicant please provide the existing number of niches and sets of ashes on G/F and 1/F of Building 1 respectively.</p>	<p>Additional Information to Para. 4.1.3 of the Supplementary Planning Statement: -</p> <table border="1" data-bbox="976 236 2040 595"> <thead> <tr> <th></th> <th>Existing Columbarium Use</th> <th>Proposed Columbarium Use</th> </tr> </thead> <tbody> <tr> <td>Location of Niches</td> <td> <p><b><u>G/F of Building 1 (with floor area of about 62.5 sq.m)</u></b>                      396 nos. of niches                      (accommodating 614 sets of ashes)</p> <p><b><u>1/F of Building 1 (with floor area of about 62.5 sq.m)</u></b>                      505 nos. of niches                      (accommodating 509 sets of ashes)</p> </td> <td> <p><b><u>G/F of Building 1 (with floor area of about 62.5 sq.m)</u></b>                      385 nos. of niches</p> <p><b><u>G/F of Building 2 (with floor area of about 60.8 sq.m)</u></b>                      516 nos. of niches</p> </td> </tr> <tr> <td>Total No. of Niches</td> <td>901 nos. of Niches</td> <td>901 nos. of Niches</td> </tr> </tbody> </table> <p>Please be further clarified that upon relocation of all the existing niches to ground floors of Building 1 and Building 2 as proposed by the applicant, the total no. of niches on site shall remain unchanged (i.e. 901 nos. of niches). The ash interment capacity on site also remains unchanged (i.e. max. 1,201 sets of ashes) upon relocation.</p>		Existing Columbarium Use	Proposed Columbarium Use	Location of Niches	<p><b><u>G/F of Building 1 (with floor area of about 62.5 sq.m)</u></b>                      396 nos. of niches                      (accommodating 614 sets of ashes)</p> <p><b><u>1/F of Building 1 (with floor area of about 62.5 sq.m)</u></b>                      505 nos. of niches                      (accommodating 509 sets of ashes)</p>	<p><b><u>G/F of Building 1 (with floor area of about 62.5 sq.m)</u></b>                      385 nos. of niches</p> <p><b><u>G/F of Building 2 (with floor area of about 60.8 sq.m)</u></b>                      516 nos. of niches</p>	Total No. of Niches	901 nos. of Niches	901 nos. of Niches
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Total No. of Niches	901 nos. of Niches	901 nos. of Niches									
<p>Para 3.</p>	<p>Besides, for the Para. 5.1.2 of the SPS, the applicant should clarify what building and structural safety reason(s) that necessitate the subject application for the relocation of the existing niches from the 2-storey Building 1 to G/F of Buildings 1 and 2. The applicant is also advised to provide information on the use of non-G/F portions of Buildings 1 and 2 upon the completion of renovation works for the proposed columbarium at the subject premises.</p>	<p>It is hereby clarified that the applicant proposes vacating 1/F of Building 1 and relocating all the existing niches to ground floors of Building 1 and Building 2 for <u>building safety</u>, in terms of Means of Escape (MoE) provision for compliance with Buildings Ordinance. Non-G/F portions of Buildings 1 and 2 shall be vacated upon the completion of renovation works for the proposed columbarium at the subject premises.</p>									
<p>Para 4.</p>	<p>Regarding the comparison table in Para. 5.9.1 of the SPS, the application should provide the numbers of niches and sets of ashes of Building 1 existed at the time of Planning Application No. A/DPA/I-TOF/5 (the previous application) and those existing at this juncture. The comparison tables in Annex are provided for applicant's inputs.</p>	<p>As Planning Application No. A/DPA/I-TOF/5 (the previous application) was submitted by another applicant, the applicant of this planning application is not able to provide information on the numbers of niches and sets of ashes of Building 1 existed at the time of the previous application as requested by Planning Department.</p>									

*Proposed Columbarium at G/F of Two Existing Buildings, Lot 47 (Part) in DD 313L, Tai O, Lantau Island, New Territories  
Response to Comments dated 3 September 2024*

Para 5.	Furthermore, the applicant should advise if there is any ongoing application to the Private Columbarium Licensing Board and/or Food and Environmental Hygiene Department for licence/exemption for the proposed columbarium at the subject premises.	There is <u>no</u> ongoing application to the Private Columbarium Licensing Board and/or Food and Environmental Hygiene Department for licence/exemption for the proposed columbarium at the subject premises.
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**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<sup>@</sup>

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	1,201 sets
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	0
Total number of niches 龕位總數	901 nos.
Total number of single niches 單人龕位總數	654 nos.
Number of single niches (sold and occupied) 單人龕位數目 (已售並佔用)	654 nos.
Number of single niches (sold but unoccupied) 單人龕位數目 (已售但未佔用)	0
Number of single niches (residual for sale) 單人龕位數目 (待售)	0
Total number of double niches 雙人龕位總數	213 nos.
Number of double niches (sold and fully occupied) 雙人龕位數目 (已售並全部佔用)	135 nos.
Number of double niches (sold and partially occupied) 雙人龕位數目 (已售並部分佔用)	78 nos.
Number of double niches (sold but unoccupied) 雙人龕位數目 (已售但未佔用)	0
Number of double niches (residual for sale) 雙人龕位數目 (待售)	0
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)	34 nos. <small>including                  (i) 19 nos. of niches with max. 3 sets of ashes                  (ii) 13 nos. of niches with max. 4 sets of ashes                  (iii) 2 nos. of niches with max. 6 sets of ashes</small>
Number of niches (sold and fully occupied) 龕位數目 (已售並全部佔用)	34 nos.
Number of niches (sold and partially occupied) 龕位數目 (已售並部分佔用)	0
Number of niches (sold but unoccupied) 龕位數目 (已售但未佔用)	0
Number of niches (residual for sale) 龕位數目 (待售)	0

Proposed operating hours 擬議營運時間

Sunday to Monday  
9:00am - 5:00pm

<sup>@</sup> 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。