

Section 16 planning application for proposed columbarium
at Lot NKIL 6071 (Portion) & STT KX1603 (Portion),
Ching Cheung Road



Planning Statement
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Section 1: Introduction

The application involves the G/F of Sheung Tsang Hall (上真閣) and Chap Tak Hall (集德堂) (the Premises) of Fuk Tak Buddhist Association (福德念佛社) located at Lot NKIL 6071 (Portion) & STT KX1603 (Portion), Ching Cheung Road, Sham Shui Po. The Premises fall within an area mainly zoned "Government, Institution or Community (1)" ("G/IC(1)") and with a minor portion within the "Green Belt" ("GB") zone on the approved Cheung Sha Wan Outline Zoning Plan OZP No. S/K5/39. The current use of building is columbarium. The application is to seek planning permission for regularization of the columbarium use at the Premises. The current application is to support subsequent processing of licence application for the subject pre-cut-off columbaria under the Private Columbaria Ordinance (PCO). The total number of niches of the application is 2518, and no. of niches in Sheung Tsang Hall is 990 and Chap Tak Hall is 1528. The structural stability of the Premises have been assessed by Registered Structural Engineer with provision of sufficient fire services installation. Regarding the existing furnace, an ECO-Furnace system has been installed by Hong Kong Productivity Council to ensure it meets the current environmental requirement. Beside installation of ECO-Furnace System, our staff will encourage visitor to use other green initiatives, such as smokeless incense, electric candles.

Also, a pedestrian survey report has been prepared to ensure there is no adverse impact to the existing footpath during the peak season. Since there are existing geotechnical features located in the vicinity of the Premises, a Geotechnical Planning Review Report has be prepared to ensure the site is geotechnically safe with future slope upgrading works.

Section 2: Development parameters of the captioned columbarium

The proposed development parameters of the captioned columbarium are listed as below:

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| Ash interment capacity 骨灰安放容量 [@] | |
| 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 | 3756 |
| 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 | 2518 |
| Total number of single niches 單人龕位總數 | 1280 |
| Number of single niches (sold and occupied) 單人龕位數目 (已售並佔用) | 845 |
| Number of single niches (sold but unoccupied) 單人龕位數目 (已售但未佔用) | 117 |
| Number of single niches (residual for sale) 單人龕位數目 (待售) | 318 |
| Total number of double niches 雙人龕位總數 | 1238 |
| Number of double niches (sold and fully occupied) 雙人龕位數目 (已售並全部佔用) | 149 |
| Number of double niches (sold and partially occupied) 雙人龕位數目 (已售並部分佔用) | 245 |
| Number of double niches (sold but unoccupied) 雙人龕位數目 (已售但未佔用) | 140 |
| Number of double niches (residual for sale) 雙人龕位數目 (待售) | 704 |
| 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) | N/A |
| Number of niches (sold and fully occupied) 龕位數目 (已售並全部佔用) | 994 |
| Number of niches (sold and partially occupied) 龕位數目 (已售並部分佔用) | 245 |
| Number of niches (sold but unoccupied) 龕位數目 (已售但未佔用) | 257 |
| Number of niches (residual for sale) 龕位數目 (待售) | 1022 |

Section 3: History of Fuk Tak Buddhist Association

The site has been operating as a Buddhist monastery with columbarium since 1960s by Hong Kong & Kowloon Fuk Tak Buddhist Association Limited. A membership system has been implemented since the establishment of the monastery which continuously provides medical supports as well as funeral services to the members in need since 1960s. Besides as a place of worship and memorial for the members, the surrounding area of the monastery building provides an open space.

Section 4: Site context and Application premises

The application involves the G/F of Sheung Tsang Hall (上真閣) and Chap Tak Hall (集德堂) (the Premises) of Fuk Tak Buddhist Association (福德念佛社) located at Lot NKIL 6071 (Portion) & STT KX1603 (Portion), Ching Cheung Road, Sham Shui Po. The location plan with lot boundaries is shown in [Drawing No. 1.1](#). The Premises fall within an area mainly zoned “G/IC(1)” and with a minor portion within the “GB” zone on the approved Cheung Sha Wan Outline Zoning Plan OZP No. S/K5/39. The location plan with OZP is shown in [Drawing No. 1.2](#). The photo record is shown in [Drawing No. 2.1](#) and [Drawing No. 2.2](#). The total number of niches of the application is 2518.

Sheung Tsang Hall (上真閣) is about rectangular size in shape with a plan dimension of about 8.9m x 5m with a height of about 3m. The GFA is about 44.5 sq.m. It is established in 1970s with no. of niches is 990. The structural framing plan developed based on visual inspection and shown in [Drawing No. 3.1](#). The building is mainly beam-column frame structure.

Chap Tak Hall (集德堂) is 2-storey of rectangular size in shape with plan dimension of about 8.1m x 5.9m at G/F. The GFA is about 48 sq.m. The total height of the building is about 7.6m. There is an external staircase and an elevated walkway directly to the upper storey. It is established in 1960s with no. of niches at G/F only is 1528. The structural framing plan developed based on visual inspection and shown in [Drawing No. 3.2](#). The building is mainly beam-column frame structure.

The Premises is located at Lot NKIL 6071 (Portion) & STT KX1603 (Portion), Ching Cheung Road, Sham Shui Po. There is another nearby religious institutions (Wong Tai Sin Yuen Ching Kwok and Tze Yeung Tung Temple) to the east. To the west of the Premises, there is an existing service reservoir (Butterfly Valley Fresh Water Primary Service Reservoir) and cemetery (St. Raphael's Catholic Cemetery). some medium-rise residential developments are identified at the north/northeast. Also, Ching Cheung Road is located at the south.

Sheung Tsang Hall and Chap Tak Hall can be accessed by pedestrian via the footbridge across Ching Cheung Road and stairs inside Fuk Tak Buddhist Association. Since there is no parking facilities inside Fuk Tak Buddhist Association. No parking space is provided in the site, vehicular access to the premises is not provided for visitors (i.e. via internal road on Government land inside Fuk Tak Buddhist Association, and this is not open to visitors to the site).

Section 5: Planning justifications

Meeting FEHD's requirements

The application is to support the subsequent processing of the license application for pre-cut-off columbaria under the Private Columbaria Ordinance (PCO).

Meeting the community and cultural needs

Other than making a profit, the monastery continuously provides medical supports as well as funeral services to the members in need since 1960s, some of the remains have been interred in the columbarium of the monastery over 50 years. The current application for the above columbarium which basically is an existing building without any additional building being added. The columbarium has been in place and started selling niches in the existing Premises in 1970s according to the applicant's own record. The monastery continuously provides worship space with temple and statue together with vegetarian meals regularly to the members since 1960s. Members and nearby residents have expressed a need for a columbarium facility, this service would provide a respectful and serene space for the storage of ashes, addressing the community's spiritual and cultural needs. Establishing such a facility would not only honour loved ones but also foster a sense of community support and connection among residents.

Meeting Government's technical requirements

The structural stability of the Premises have been assessed by Registered Structural Engineer with provision of sufficient fire services installation, it is considered to be structurally safe. Evacuation route and designed assembly point are prepared for both Sheung Tsang Hall (上真閣) and Chap Tak Hall (集德堂). The plans are shown in [Drawing No. 4.3](#) and [Drawing No. 4.4](#).

Hong Kong Productivity Council was appointed to upgrade the existing furnace by ECO-Furnace System to improve air quality and reduce nuisance to visitors and air sensitive receivers nearby. The works was completed in June 2023 and the relevant information is attached in [Appendix A](#). Beside installation of ECO-Furnace System, our staff will encourage visitor to use other green initiatives, such as smokeless incense, electric candles.

Since there are existing geotechnical features located in the vicinity of the Premises, a Geotechnical Planning Review Report has be prepared to ensure the site is geotechnically safe with future slope upgrading works, the report is appended in [Appendix B](#).

The existing Premises are designed with a commitment to environmental stewardship and aesthetic harmony. Careful consideration has been given to the surrounding natural landscape, ensuring that it is not disrupt local ecosystems or wildlife habitats. Additionally, the architectural design is to blend seamlessly with the existing visual character of the area, preserving the scenic views and overall ambiance. It enhances the community without compromising its natural beauty or visual integrity. No clearance of existing natural vegetation is required.

The Premises benefit from comprehensive water supply and sewerage services (see [Drawing No. 4.5](#)), ensuring a consistent and reliable flow of clean water for daily use while the sewerage system effectively manages waste disposal, promoting hygiene and environmental safety. This integrated approach enhances the overall functionality of the Premises.

The proposal is technically feasible in terms of traffic

Visitors can reach the site by taking public transportation such as MTR, bus or taxis with walking via the footbridge near Wing Tak Road as shown in [Drawing No. 4.1](#) and [Drawing No. 4.2](#). No parking space is provided in the site, vehicular access to the premises is not provided for visitors (i.e. via internal road on Government land inside Fuk Tak Buddhist Association, and this is not open to visitors to the site).

A pedestrian survey on the scenario when all niches are sold has been carried out, the peak hour pedestrian trips observed during the peak operational season Ching Ming Festival (Survey period: from 4th April 2024 to 7th April 2024) are adopted for assessing the level of services (LOS) of public footpath. The results indicate that LOS A could be achieved at all the concerned footpaths for both the AM and PM peak hours. i.e. indicating that the pedestrian links have sufficient capacity to accommodate the pedestrian flows. The report is attached in [Appendix C](#).

Section 6: Operation management

Holding capacity of visitors and admission control

The columbarium is open daily from 9:00 am to 5:00 pm. It is not allowed to enter the columbarium during non-opening hours. The columbarium can accommodate about 100 to 200 visitors at the same time.

Traffic and public transport arrangement

Visitors can reach the site by taking public transportation such as MTR, bus or taxis with walking via the footbridge near Wing Tak Road as shown in [Drawing No. 4.1](#) and [Drawing No. 4.2](#). No parking space is provided in the site, vehicular access to the premises is not provided for visitors (i.e. via internal road on Government land inside Fuk Tak Buddhist Association, and this is not open to visitors to the site).

Crowd management

The columbarium can accommodate about 100 to 200 visitors at the same time. To enhance the management of crowd during Ching Ming and Chung Yeung Festivals, additional volunteers will be organized to assist with crowd control. This initiative aims to ensure a smooth and efficient flow of attendees, minimizing wait times and improving overall safety. Volunteers will be strategically positioned to guide visitors. Our staffs and volunteers will communicate through walkie-talkies, ensuring real-time coordination and quick responses to any issues. Furthermore, CCTV will be installed to facilitate monitoring of all areas including the lay-by at Ching Cheung Road, enhancing our ability to manage the crowd effectively. By increasing both volunteer and staff presence, we aim to create a safe and enjoyable experience for everyone involved.

To ensure a welcoming environment for every visitor, staff and volunteers will be stationed at the entrance to assist individuals with special needs. These trained personnel will provide guidance and support, helping visitors navigate the venue and access necessary services. Their presence is aimed at making the entry process smoother and more comfortable for all visitors.

Contingency plan for fire and other emergency situation

Evacuation route and designed assembly point are prepared for both Sheung Tsang Hall (上真閣) and Chap Tak Hall (集德堂). The plans are shown in [Drawing No. 4.3](#) and [Drawing No. 4.4](#).