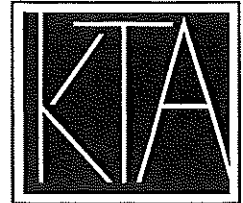


By Email

Our Ref: S3078/WFSK/25/004Lg

17 October 2025

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



**PLANNING LIMITED**  
規劃顧問有限公司

UNIT K, 16/F, MG TOWER  
133 HOI BUN ROAD, KWUN TONG  
KOWLOON, HONG KONG

九龍觀塘海濱道133號  
萬兆豐中心16樓K室

電話TEL (852) 3426 8451  
傳真FAX (852) 3426 9737

電郵EMAIL kta@ktaplanning.com

Dear Sir/Madam,

**Proposed Columbarium (Proposed Amendments to Approved Scheme) at Lot Nos.  
1856 (Part), 1857 S.A, 1857 RP, 1858, 1859, and Adjoining Government Land in D.D.  
129, Wan Fau Sin Koon, Lau Fau Shan, New Territories**

**- Section 16 Planning Application A/YL-LFS/576 -**

Reference is made to the tele-conversation with the officer of Tuen Mun and Yuen Long West District Planning Office on 16 October 2025.

As requested, we would like to supplement the replacement page(s) of the Supporting Planning Statement, the Indicative Architecture Scheme, and the Application Form for your kind consideration.

Meanwhile, should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at or our Mr. Elden Chan at

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

Pauline LAM

Encl.

cc. the Applicant & Team

PL/EC/vy



FS 579819



## 2.2 Existing Use and Site Condition

2.2.1 The Site is currently occupied by Wan Fau Sin Koon (the “Koon”), used for temple and columbarium purposes. In the southern part of the Site are the main temple with the New Halls (including Columbarium Block A and B). An ancillary block containing facilities (including toilet and pantry) and Columbarium Block C of the New Halls are also located in the area. The northern part of the Site contains the Old Halls- Shing Tak Hall and Yu Hing Hall, along with a lake, pavilion, and another newly built temple.

2.2.2 The niches on-site are accommodated within two areas: the Old Halls and the New Halls, with a total of 6 single-storey Columbarium blocks/halls (**Figure 2.2** refers). The Old Halls consist of 2 single-storey columbarium halls - Shing Tak Hall and 1 single-storey columbarium hall - Yu Hing Hall. The New Halls (known as Flora Terrace) consist of 3 single-storey columbarium blocks, which were approved under Planning Application Nos. A/YL-LFS/54 and A/YL-LFS/77 in 2001 (**Figure 2.2** refers). The Site also includes 3 eco-joss paper furnaces, an ancillary toilet block & an office. There are approximately 10,400 niches in total on-site, including about 3,824 unsold niches (including 1,824 from the Old Halls and 2,000 from the New Halls) and about 6,576 pre-cut off sold niches (**Table 2.1** refers).

**Table 2.1: Existing Distribution of the Niches**

|                         | Old Halls<br>(Shing Tak Hall and<br>Yu Hing Hall) | New Halls<br>(Flora Terrace) | Total         |
|-------------------------|---------------------------------------------------|------------------------------|---------------|
| Pre-cut off sold niches | 6,576                                             | /                            | 6,576         |
| Unsold Niches           | 1,824                                             | 2,000                        | 3,824         |
| <b>GRAND TOTAL</b>      |                                                   |                              | <b>10,400</b> |

## **4. PROPOSED AMENDMENTS TO APPROVED SCHEME**

### **4.1 Introduction**

4.1.1 As explained in Section 3, it is apparent that the existing unsold niches were unable to be realised due to the prevailing condition of the STW and STT in restricting the period of ash interment right of niches for less than 7 years. The short-term ash interment right could not cater to the current market demand and the satisfaction of the purchasers. In light of this, under the proposed amendments to the approved development scheme, the Applicant would consolidate those “unsold niches” from the New Halls and the Old Halls under STT and relocate them all within the Applicant’s private lots. Besides, it is also the Applicant’s intention to uplift the overall appearance of the Koon, including the columbarium structures. The Applicant will conduct a lease modification application for the Site upon approval of this planning application.

4.1.2 The Proposed Amendments to the Approved Scheme include the followings:

- (i) To adjust the Application Site Boundary in response to the latest ongoing lease modification of STT and STW, avoid encroachment onto other third-party lots and inclusion of the existing drop off area falling within the Applicant’s landholding i.e. additional land (i.e. Lot No. 1856 (part));
- (ii) To demolish the existing 3 single-storey New Halls;
- (iii) To consolidate the unsold niches (i.e. 3,824) from the New Halls (i.e. 2,000) and Old Halls (i.e. 1,824) under the STT and STW, and relocate them all within private lots;
- (iv) To construct four new single-storey columbarium buildings and one Family Precinct<sup>1</sup> within private lots with removals and modification of part of the existing Shing Tak Hall (i.e. involving a built over area of 202.2m<sup>2</sup> out of the original 238m<sup>2</sup>). The removals and modification of part of the existing Shing Tak Hall do not involve any existing niches;
- (v) To realign the turnaround facility at the end of the emergency vehicular access (EVA) in the east; and
- (vi) To enhance the overall landscape setting of the area.

### **4.2 Adjustment of Application Site Boundary**

4.2.1 The proposed Application Site Boundary has been adjusted 1) to avoid the encroachment onto other third-party lots, 2) to include the existing drop-off area of

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<sup>1</sup>The Family Precinct is a dedicated zone that holds multiple individual structures with family niches. The Site features a Family Precinct where generations are honoured together in private family niches

the Koon, and 3) to regularize the boundary based on the latest ongoing lease modification.

Avoid Encroachment onto Other Third-party Lots

- 4.2.2 The approved Application Site Boundary under A/YL-LFS/54 and A/YL-LFS/77 unintentionally encroaches slightly onto the adjacent third-party lot, including Lot No. 771. To rectify the encroachment onto other third-party lots, the proposed scheme includes a minor adjustment to the site boundary.

Include Additional Land for the existing drop-off area of the Koon

- 4.2.3 The approved Application Site Boundary from A/YL-LFS/54 and A/YL-LFS/77 bisects the roundabout at the western portion of the Site, as it adheres to the existing lot boundary of Lot No. 1857 S.A. To facilitate Koon's traffic management, the proposed scheme will adjust the Application Boundary to fully encompass the drop off area. Since a significant portion of the roundabout encroaches upon part of the adjacent Lot No. 1856, this adjustment necessitates the inclusion of the said area within the proposed Application Site Boundary.

Regularise the Application Boundary based on the latest ongoing lease modification

- 4.2.4 As highlighted in the above section, the approved Application Site Boundary comprises the STT and Applicant's private lots (also known as STW). The existing STT will be adjusted and rationalised due to the interface issue/encroachment with the adjacent private lots, including Lot nos. 1822 S.B., 1854 S.A., 1856, and 1855 in D.D. 129. The Applicant is currently undergoing a lease modification application with the Lands Department to rectify the said amendments.

- 4.2.5 Based on the above adjustments, the proposed Application Site Boundary will slightly increase by 3% from 31,880m<sup>2</sup> to 33,078.4m<sup>2</sup>.

**4.3 Proposed Amendments to the Approved Scheme No. A/YL-LFS/54 and A/YL-LFS/77**

- 4.3.1 The Proposed Scheme comprises 4 single-storey columbarium buildings and a new Family Precinct zone with a building height of about 6.9m, which is the max. building height allowed under the prevailing STT and STW. The built-over area of the proposed buildings/blocks would not exceed 1,772.2m<sup>2</sup> (i.e. 1,570m<sup>2</sup> from the New Halls and 202.2m<sup>2</sup> of the existing Shing Tak Hall). The new Family Precinct zone\* (i.e. Zone E- Family Precinct) would comprise a range of 22- 32 individual structures with family niches. Each individual structure would have an area of not more than

20.25m<sup>2</sup>\*\*\* and a building height of not more than 4.5m.<sup>2</sup> The Proposed Scheme will provide not more than 3,824 niches. The proposed development is targeted to be completed in 2027.

4.3.2 The layout plan of the Proposed Scheme is presented in **Figure 3.1**, while the full set of schematic drawings is presented in **Appendix 1** of this Supporting Planning Statement. The landscape design and the reference drawings are presented in **Appendices 2 and 3** respectively. **Table 3.1** summarises the key development parameters of the Proposed Scheme.

**Table 3.1: Development Parameters**

|                  |                                                       |
|------------------|-------------------------------------------------------|
| Built Over Area  | 1,772.2m <sup>2</sup> *                               |
| Storeys          | 1                                                     |
| Building Height  | 6.9m above ground level <sup>^</sup>                  |
| Nos of Buildings | 4 buildings/blocks and 1 Family Precinct <sup>+</sup> |
| Nos of Niches    | 3,824 <sup>#</sup>                                    |

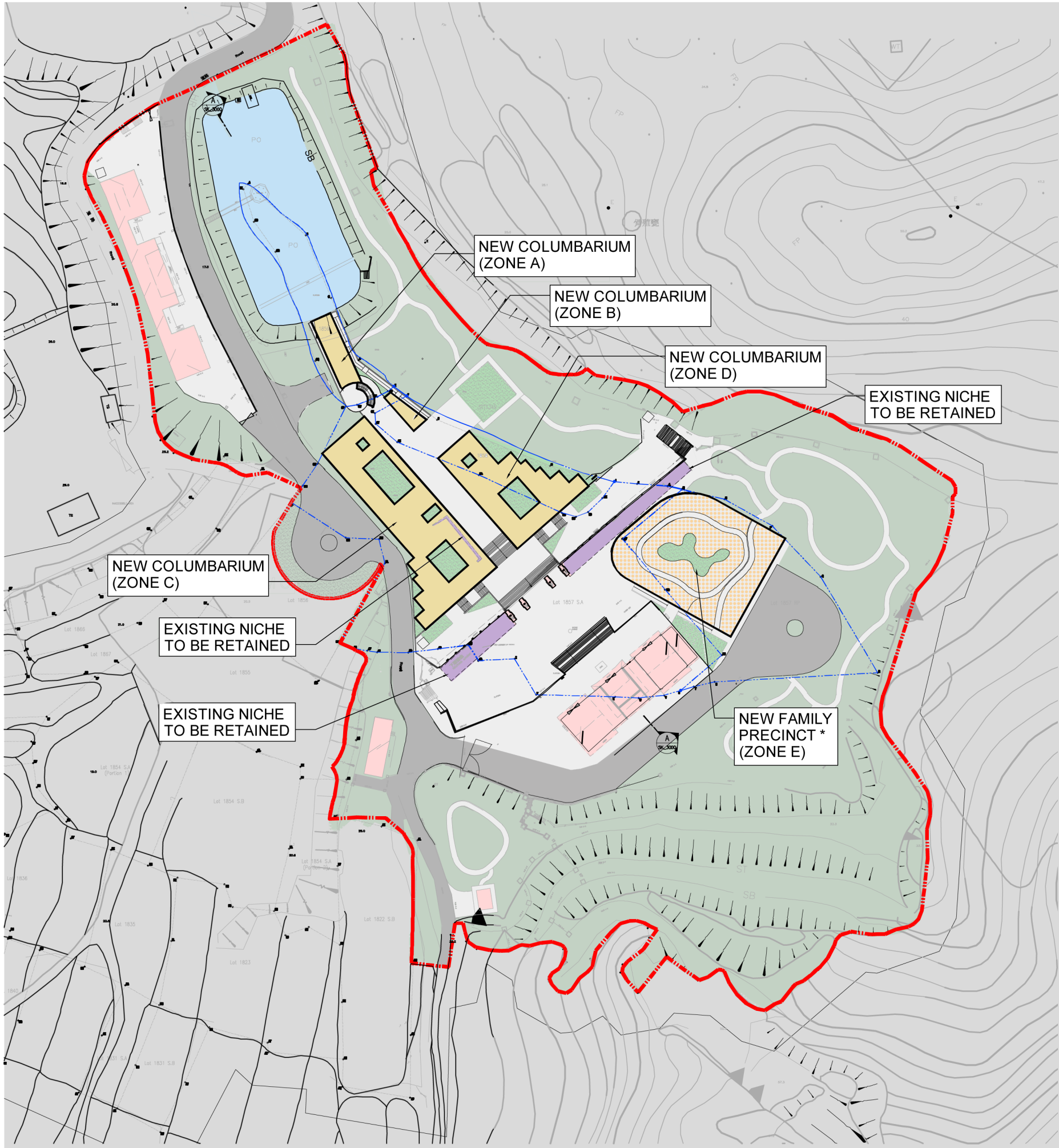
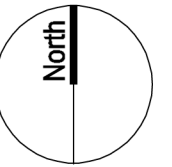
\*The built over area 1,772.2m<sup>2</sup> of which 1,570m<sup>2</sup> is the approved BOA from the new halls under the two Approved Planning Applications, with 202.2m<sup>2</sup> from removals and modification of part of the existing Shing Tak Halls.

<sup>^</sup>The BH is stipulated under the lease conditions of STW5506 and STTYL0181

<sup>#</sup> Consisted of 2,000 niches from New Halls (under Approved Planning Application) and 1,824 from Old Halls

<sup>+</sup> The Family Precinct is a dedicated zone that holds multiple individual structures with family niches. The Site features a Family Precinct where generations are honoured together in private family niches

\*\*\*\* excluding architectural features, eaves and roof features, which may be accountable by BD and LandsD during the detailed design submission stage.



NICHE CALCULATION:

|    |                                   |             |
|----|-----------------------------------|-------------|
| 1. | NEW COLUMBARIUM (ZONE A) (QUAD)   | = 228 No.s  |
| 2. | NEW COLUMBARIUM (ZONE B) (QUAD)   | = 84 No.s   |
| 3. | NEW COLUMBARIUM (ZONE C) (QUAD)   | = 200 No.s  |
| 3. | NEW COLUMBARIUM (ZONE C) (DOUBLE) | = 1104 No.s |
| 4. | NEW COLUMBARIUM (ZONE D) (DOUBLE) | = 1720 No.s |
| 5. | NEW COLUMBARIUM (ZONE E) (QUAD)   | = 488 No.s  |

|                        |             |
|------------------------|-------------|
| QUAD NICHE SUB-TOTAL   | = 1000 No.s |
| DOUBLE NICHE SUB-TOTAL | = 2824 No.s |

TOTAL NOS. OF NICHE = 3,824  
(NOT INCLUDE EXISTING SOLD NICHE)

LEGEND

- LANDSCAPE
- NEW COLUMBARIUM
- FAMILY PRECINCT
- EXISTING BUILDING
- EXISTING NICHE
- WATER BODY
- HARD PAVEMENT
- HARD PAVEMENT
- APPLICATION SITE
- APPLICANT'S PRIVATE LOTS WITH S.T.W
- OUTSIDE SITE BOUNDARY

PLEASE NOTE THE FAMILY PRECINCT (ZONE E) WOULD BE A DEDICATED ZONE, CONSISTING ARRANGE BETWEEN 22-32 INDIVIDUAL STRUCTURES FOR FAMILY NICHE WITH A BUILT OVER AREA OF NOT MORE THAN 319.732SQM. PLEASE NOTE THAT THE DESIGN OF THE COLUMBARIUM E IS INDICATIVE ONLY AND WILL BE SUBJECT TO REVIEW IN THE DETAILED DESIGN STAGE

\* THE FAMILY PRECINCT (ZONE E) IS A DEDICATED ZONE THAT HOLDS ARRANGE BETWEEN 22-32 INDIVIDUAL STRUCTURES WITH FAMILY NICHE. THE SITE FEATURES A FAMILY PRECINCT WHERE GENERATIONS ARE HONOURED TOGETHER IN PRIVATE FAMILY NICHE

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(a) Proposed use(s)/development 擬議用途/發展</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Proposed Columbarium Use</p> <p>*Please note that under this planning application, no additional or change in number of niches and urn place are proposed. Amendments are only to the Approved Columbarium development.</p> <p>(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)</p> |
| <p>(b) Development Schedule 發展細節表</p> <p>Proposed Built-over area (BOA) 1,772.2</p> <p><del>Proposed gross floor area (GFA) 擬議總樓面面積</del> ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p>Proposed plot ratio 擬議地積比率 Overall SC: 9.674% (Remain unchanged as existing), <input type="checkbox"/> About 約</p> <p>Proposed site coverage 擬議上蓋面積 of which 5.35% will be subject to amendment under the application <input checked="" type="checkbox"/> About 約</p> <p>Proposed no. of blocks 擬議座數 4 blocks + 1 Family Precinct containing not more than 32 individual structures</p> <p>Proposed no. of storeys of each block 每座建築物的擬議層數 .....1..... storeys 層</p> <p><input type="checkbox"/> include 包括 .....storeys of basements 層地庫</p> <p><input type="checkbox"/> exclude 不包括 .....storeys of basements 層地庫</p> <p>Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) <input type="checkbox"/> About 約</p> <p>Not more than 6.9m above ground level ..... m 米 <input checked="" type="checkbox"/> About 約</p> |                                                                                                                                                                                                                                                                                                                    |

| Gist of Application 申請摘要                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                         |                                                                                                              |                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)<br>(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。) |                                                                                                                                                                                                                         |                                                                                                              |                                                                                |
| Application No.<br>申請編號                                                                                                                                                                                                                                                                                                                                                                                         | (For Official Use Only) (請勿填寫此欄)                                                                                                                                                                                        |                                                                                                              |                                                                                |
| Location/address<br>位置／地址                                                                                                                                                                                                                                                                                                                                                                                       | Lot Nos. 1856 (part), 1857 S.A., 1857 RP, 1858, 1859 and Adjoining Government Land in D.D. 129, Wan Fau Sin Koon, Lau Fau Shan, New Territories                                                                         |                                                                                                              |                                                                                |
| Site area<br>地盤面積                                                                                                                                                                                                                                                                                                                                                                                               | 33,078.42 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 23,900 sq. m 平方米 <input checked="" type="checkbox"/> About 約)                                                    |                                                                                                              |                                                                                |
| Plan<br>圖則                                                                                                                                                                                                                                                                                                                                                                                                      | Approved Lau Fau Shan & Tsim Bei Tsui No. S/YL-LFS/11                                                                                                                                                                   |                                                                                                              |                                                                                |
| Zoning<br>地帶                                                                                                                                                                                                                                                                                                                                                                                                    | "Government, Institution or Community", "Green Belt" and "Recreation"                                                                                                                                                   |                                                                                                              |                                                                                |
| Applied use/<br>development<br>申請用途／發展                                                                                                                                                                                                                                                                                                                                                                          | Proposed Columbarium Use<br><br>*Please note that under this planning application, no additional or change in number of niches and urn place are proposed. Amendments are only to the Approved Columbarium development. |                                                                                                              |                                                                                |
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                         | sq.m 平方米                                                                                                     | Plot Ratio 地積比率                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                 | Domestic<br>住用                                                                                                                                                                                                          | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                               | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
|                                                                                                                                                                                                                                                                                                                                                                                                                 | Non-domestic<br>非住用                                                                                                                                                                                                     | 1,772.2 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks<br>幢數                                                                                                                                                                                                                                                                                                                                                                                        | Domestic<br>住用                                                                                                                                                                                                          |                                                                                                              |                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                 | Non-domestic<br>非住用                                                                                                                                                                                                     |                                                                                                              |                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                 | Composite<br>綜合用途                                                                                                                                                                                                       |                                                                                                              |                                                                                |