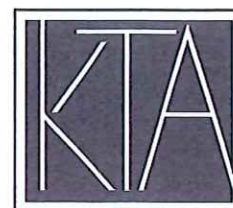


By Email

Our Ref: S3078/WFSK/25/007Lg

17 December 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

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Dear Sir/Madam,

**Proposed Columbarium (Proposed Amendments to Approved Scheme) at Lot Nos.
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 –
(Further Information No. 3)**

Reference is made to the captioned S16 Planning Application which was deferred by the Town Planning Board ("TPB") on 5 December 2025 and the departmental comments received from Transport Department and Planning Department conveyed by the Tuen Mun and Yuen Long West District Planning Office on 18 November 2025 and 10 December 2025.

In view of the concerns about the inclusion of additional land for existing drop-off area falling within the Recreation Zone under the approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan (OZP), where "Columbarium" use is not permitted as it is listed in neither Column 1 nor Column 2 of the Statutory Notes, please note that we have revised the application site boundary to exclude Lot No. 1856 in D.D. 129. As a result, the total application site area has been reduced slightly from 33,078.42m² to 32,554.56m², representing a decrease of 523.86m² (-1.6%) in site area.

To reflect the revision of application site boundary and address comments from the relevant Government Departments, Further Information ("FI") has been prepared. This FI submission consists of:

- Appendix 1 – Replacement Pages of Supporting Planning Statement
- Appendix 2 – Replacement Pages of Schematic Architectural Drawings
- Appendix 3 – Replacement Pages of Landscape Master Plan and Tree Treatment Proposal
- Appendix 4 – Replacement Pages of Environmental Appraisal
- Appendix 5 – Replacement Pages of Geotechnical Planning Review Report
- Appendix 6 – Replacement Pages of Renderings
- Appendix 7 – Supplementary Plan on Zoning Context



Our Ref: S3078/WSK/23/007Lg
Date: 17 December 2025



PLANNING LIMITED
規劃顧問有限公司

Meanwhile, should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at [REDACTED] or Mr. Wilson Man at [REDACTED].

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to read 'Pauline LAM', with a large, stylized initial 'P'.

Pauline LAM

Encl.

cc. the Applicant & Team

PLWM/vy

Appendix 1

Replacement Pages of Supporting Planning Statement

Executive Summary

This S16 Planning Application is prepared and submitted on behalf of the Applicant, Beamland Limited, to seek approval from the Town Planning Board ("TPB") for the Proposed Amendments to the Approved Scheme at Lot Nos. 1857 S.A, 1857 RP, 1858, 1859 and Adjoining Government Land in D.D. 129, Wan Fau Sin Koon, Lau Fau Shan, New Territories (the "Application Site" or "Site"). The Site falls primarily within an area zoned "Government, Institution or Community" ("G/IC") (71%) with the remaining part of it falling within "Green Belt" ("GB") (26%) and "Recreation" ("REC") (3%) zones under the Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11.

The Site is currently occupied by Wan Fau Sin Koon (the "Koon"), used for temple and columbarium purposes since 1983. 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. 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. There are approximately 10,400 niches in total on-site, including about 3,824 unsold niches (1,824 from the Old Halls and 2,000 from the New Halls) and about 6,576 pre-cut off sold niches and post-license rented niches.

The Koon is currently permitted on the Site by way of a Short-Term Tenancy (STT) and Short-Term Waiver (STW) arrangements. However, under the STT/STW, the low intake (only 1 niche sold) suggests that the anticipated demand from the approved planning applications in 2001 would not be able to materialise as expected. A customer survey was conducted by the Applicant and revealed that the majority of the interviewees have expressed their utmost concerns in purchasing the ash interment right, due to the limitations in the term of the ash interment right available for sale under the current arrangement of STT/STW as the New Halls are mainly located within the government land. In addition, the existing columbarium (old halls) structures are also found to be deteriorating, with concrete falling and there is a lack of weather-proof facilities such as decent sheltered/resting places in the Koon.

For the above main reasons, the Applicant therefore submits this planning application for the proposed amendments to the approved scheme by consolidating the unsold niches (i.e., 3,824) from the STT and STW and relocating them solely within the Applicant's private lots. The amendments include slight adjustment of site area and application site boundary, the demolition of three single-storey New Halls, construction of four single-storey Columbarium buildings and a new Family Precinct zone with removals and modifications of part of the existing Shing Tak Halls within the Applicant's private lots, realignment of the turnaround facility at the end of the emergency vehicular access in the southern part of the Site, and an enhancement to the overall landscape setting of the area.

This S16 Planning Application is fully justified based on the following reasons:

- The proposed amendments will not deviate from the current temple and columbarium purposes, as the proposed amendments would only involve a slight adjustment of the application site boundary and site area, a change in the location, disposition and form of building blocks, and an enhancement to the overall landscape setting of the area;
- There are no changes to the overall number of niches (i.e. 10,400), including 8,400 existing niches and 2,000 approved under Application No. A/YL-LFS/54 and A/YL-LFS/77;

行政摘要

本 S16 規劃申請書由申請人 Beamland Limited，旨在向城市規劃委員會（下稱「城規會」）就位於新界流浮山雲浮仙觀丈量約份第 129 約地段第 1857 號 SA 分段、第 1857 號 RP 分段、第 1858 號、第 1859 號及相鄰政府土地（下稱「申請地點/該地點」）的核准方案提出修訂建議。該地點位於流浮山及尖鼻咀分區計劃大綱圖編號 S/YL-LFS/11 上主要劃為「政府、機構或社區」用途（71%），其餘部分屬「綠化地帶」用途（26%）及「康樂」用途（3%）。

該地點現由雲浮仙觀（下稱「仙觀」）使用，自 1983 年起作廟宇及龕場用途。現有骨灰龕位分佈於兩區域：舊殿堂與新殿堂，共計 6 座單層殿堂。舊殿堂包括兩座靈灰安置所為承德堂，以及一座靈灰安置所為餘慶堂；新殿堂則由三座早前命名為「百花臺」的靈灰安置大樓組成，早前獲規劃申請編號 A/YL-LFS/54 及 A/YL-LFS/77 批准。現址約有 10,400 個骨灰龕位，包括約 3,824 個未售出龕位（舊殿佔 1,824 個，新殿佔 2,000 個）及約 6,576 個截算前骨灰龕位或獲發牌後租出的骨灰龕位。

雲浮仙觀現時透過短期租約及短期豁免書方式使用該用地。然而在現行安排下，雲浮仙觀龕位認購率極低並僅售出 1 個，顯示出 2001 年獲批規劃申請所預期的需求未能實現。根據申請人進行的客戶調查顯示，由於雲浮仙觀龕位安放權期限受制於現行短期租約及短期豁免書安排，特別是新龕堂主要位於政府土地上。多數受訪者對購買安放權表示極大憂慮。此外，現有舊龕堂建築結構日久老化，出現混凝土剝落，且觀內缺乏完善遮蔭／休息等設施。

藉此機會，申請人擬議修訂核准方案，將未售出的 3,824 個龕位從短期租約及短期豁免書的用地整合，並全數遷至申請人的私人地段範圍內。修訂核准方案內容包括：微調申請地點邊界及面積、拆除三座單層新殿堂、在申請人的私人地段範圍內新建四座單層骨灰龕及家族骨灰龕專區並局部改建現有承德堂、輕微調整現有緊急車輛通道末端迴旋處設施，以及提升「仙觀」內整體景觀環境。

擬議發展計劃主要理據如下：

- 修訂方案不會偏離現有廟宇及靈灰安置所用途，修訂方案僅涉及輕微調整申請地點邊界及面積、建築位置改變、佈局與座數的調整及優化整體景觀環境；
- 龕位總數維持 10,400 個不變，包括 8,400 個現有龕位及核准規劃申請編號 A/YL-LFS/54 與 A/YL-LFS/77 的 2,000 個龕位；
- 修訂方案旨在釋放用地發展潛力，全面善用未售出龕位資源；
- 未售出的龕位可滿足短中期對私營龕位的實際需求；
- 修訂方案能為雲浮仙觀提供契機來重塑及提升現有狀況；及
- 修訂方案不會帶來無法克服/不可接受的視覺、景觀、交通、排水和環境的影響，因骨灰龕位總數目保持不變，且原先批准的建築面積在是次申請改動後也完全不變。

根據以上各點，申請人懇求城規會從規劃及技術角度支援擬議規劃申請。

S.16 Planning Application
Approved Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/11

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

Supporting Planning Statement

1. INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of **Beamland Limited** (the “Applicant”) to seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the proposed amendments to the Approved Development Scheme (A/YL-LFS/54 and A/YL-LFS/77) at Lot Nos. 1857 S.A, 1857 RP, 1858 and 1859 and adjoining Government land in D.D. 129, Wan Fau Sin Koon, Lau Fau Shan, New Territories (the “Application Site” or the “Site”). This Supporting Planning Statement is to provide the TPB with the necessary information to facilitate consideration of this Application.

1.2 Report Structure

1.2.1 Following this introductory section, the site and planning context will be briefly summarised in Section 2. The need for the proposed amendments is included in Section 3. The proposed amendments to the approved scheme are included in Section 4, followed by the planning justifications for the application in Section 5. The conclusion will be provided in Section 6.

2. SITE AND PLANNING CONTEXT

2.1 Site Location

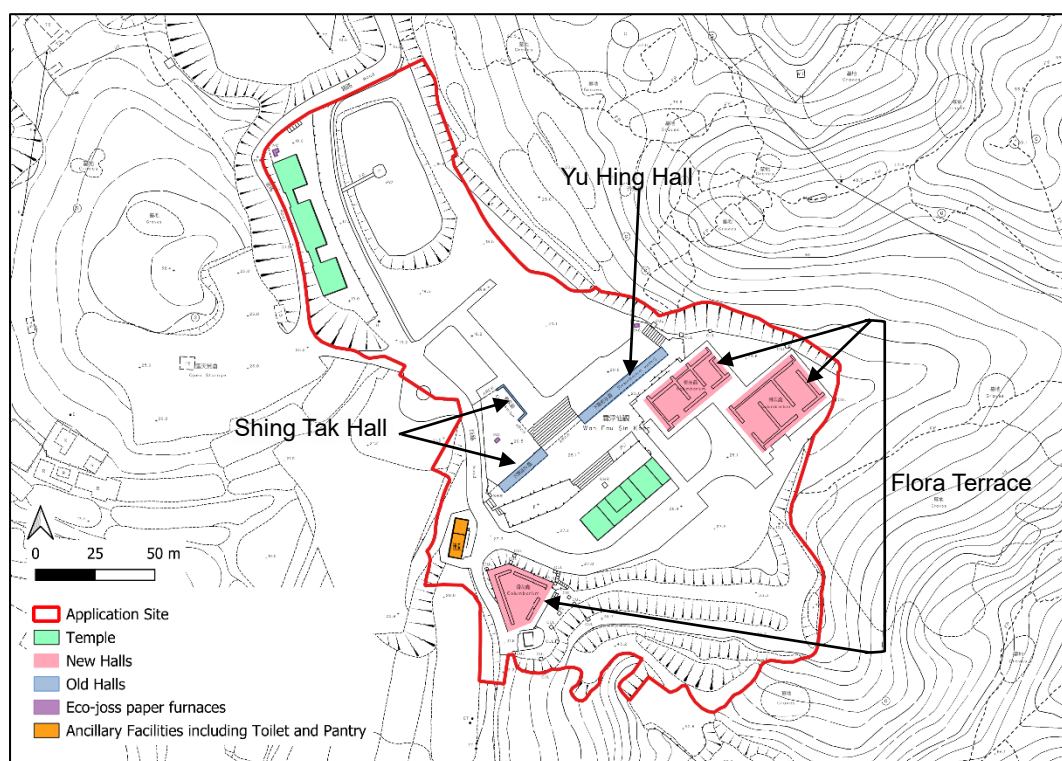
2.1.1 The Site is located in Lau Fau Shan, situated between the rural settlement of Fu Tso Tsuen and Lam Hang Shan. It lies approximately 1 km east of the Lau Fau Shan Seafood Fishing Village and about 770m west of the Mong Tseng Tsuen (**Figure 2.1** refers). At the local level, the Site is accessible via Deep Bay Road, connected by an unnamed local access road to the north.

2.1.2 The Site has a total area of about **32,554.56m²**. The existing site level rises gradually from north to south, ranging from 16.1 mPD to 31.8 mPD.

Figure 2.1: Site Location Plan



Figure 2.2: Existing Uses of the Site



2.2.3 The Site has been operated as temple and columbarium since 1983. The Koon was commented by the local stakeholders and villagers as a renowned temple and representative attraction in Lau Fau Shan. However, there is a lack of weather proof area for an ash interment ceremony, ancestor worship ceremony, family members to prepare joss-paper and other offerings, and senior family members to take a rest. Besides, if more weather-proof facilities can be provided within the Site, it will be more welcomed by the local villagers and visitors. Moreover, the condition of the existing columbarium halls has gradually deteriorated and become dilapidated over time. As shown in **Figure 2.3**, the concrete spalling is visible on Shing Tak Hall, as well as the color of the façade is also tarnished.

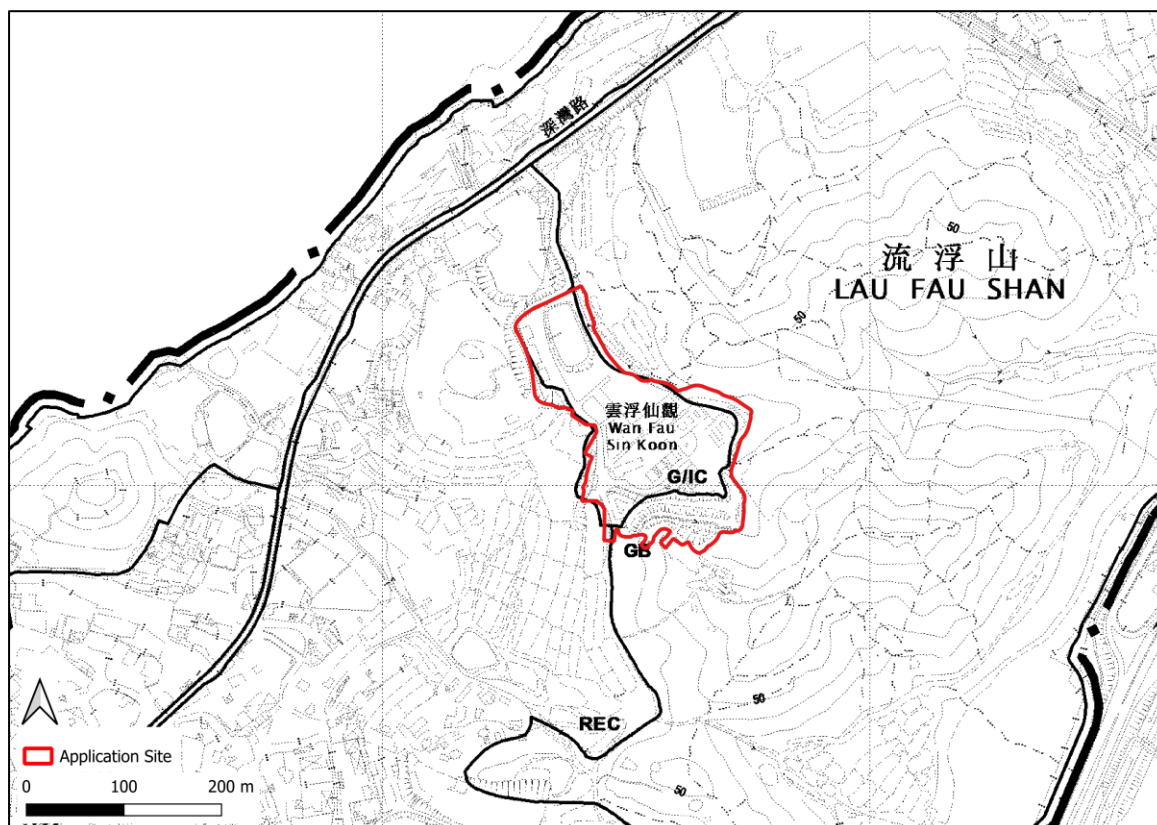
Figure 2.3: Existing Condition of the Site



2.3 Statutory Planning Context

2.3.1 The Application Site falls primarily within an area zoned “Government, Institution or Community” (“G/IC”) (71%), with the remaining part of it falling within the “Green Belt” (“GB”) (26%), and “Recreation” (“REC”) zones (3%) under the Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan (Approved OZP) No. S/YL-LFS/11 (Figure 2.4 refers).

Figure 2.4: Zoning of the Application Site



2.3.2 According to the Statutory Notes of the Approved OZP, the planning intention of the respective zones is as follows.

“G/IC” zone

2.3.3 “G/IC” zone is “*primarily for the provision of Government, institution or community facilities serving the needs of local residents and/or a wider district, region or the territory*”. It is also intended to “provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments”. “Columbarium” use is a Column 2 use, which the G/IC zone would require planning permission from the Town Planning Board.

disposition of the approved development scheme under Application No. A/YL-LFS/54 only, and there was no change in the number of niches and urn-place. In short, the maximum no. of niches that can be accommodated in the “New Halls” under the approved scheme of Application No. A/YL-LFS/77 is 2,000.

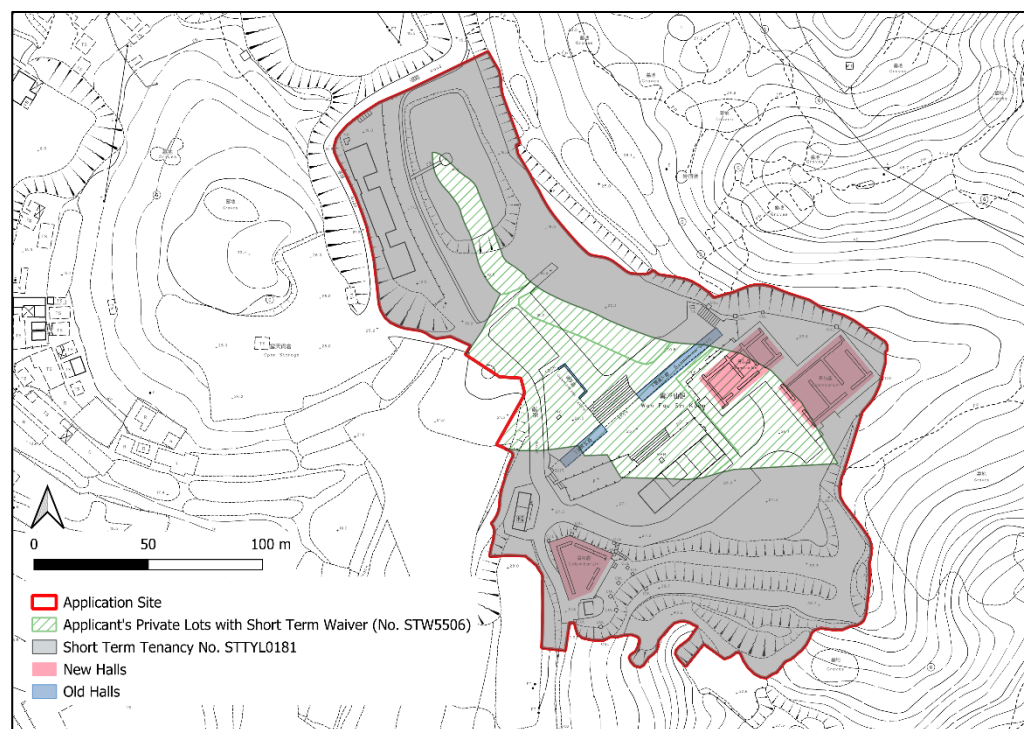
Table 2.2: Approved Planning Applications

Approved Planning Applications	A/YL-LFS/54	A/YL-LFS/77
Decision Date	3 August 2001	12 December 2001
Particulars of the Application	<p>(i) Additional Columbarium: about 2,000 niches</p> <p>(ii) Three new single-storey columbarium halls</p>	<p>(i) Columbarium: Remained Unchanged (i.e., 2,000 niches)</p> <p>(ii) Change in the location, disposition and building form of three new single-storey columbarium halls</p>

2.4 Land Status

2.4.1 The Site comprises the Applicant’s private lots, including Lot Nos. 1857 S.A, 1857 RP, 1858, 1859 in D.D. 129 (which is subject to Short Term Waiver (STW) No. STW5506) and the adjoining Government land held under Short Term Tenancy No. STTYL0181 (**Figure 2.5** refers). The Applicant’s lots are old schedule lots held under a Block Government Lease demised for agricultural or garden purpose.

Figure 2.5: Land Status



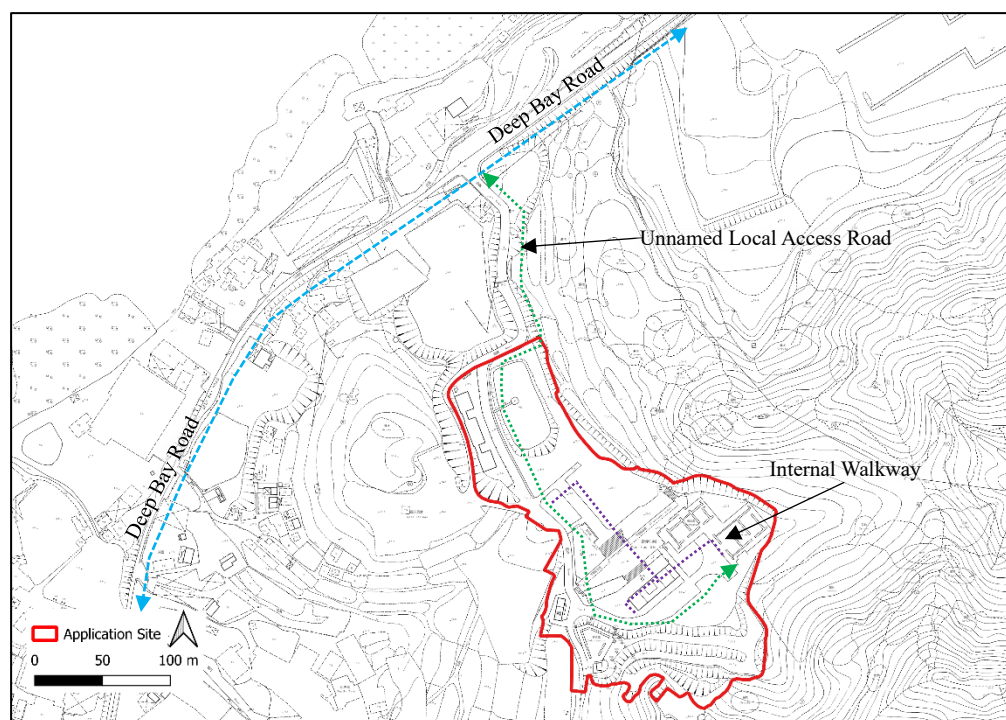
2.4.2 The Koon (or the temple and columbarium uses on the Site) is currently permitted by way of a STW and a STT both commenced on 8 May 2023 for **a term of 7 years until 7 May 2030**. The operation of the columbarium is permitted by a Private Columbarium License ("Licence") for the same terms as the STT and the STW.

2.4.3 Under the conditions of STT, the built-over area for temple use shall not exceed 1,100 square metres, and for the columbarium use shall not exceed 1,270 square meters. Not more than 2,961 niches should be provided within the STT. While the conditions of STW stipulate that the built-over area for temple use shall not exceed 460 square meters, and for columbarium use shall not exceed 660 square meters. Not more than 7,439 niches should be provided within the STW. Both the STT and STW allow for a total of not more than 10,400 niches to be provided within the Koon. In addition, the existing temple and the Pai Lau shall not exceed 8.2m and 9.6m above ground level respectively while other buildings or structures erected shall not exceed 6.9m above ground level.

2.5 Accessibility

2.5.1 Access to the Site is currently via an unnamed local access road from Deep Bay Road. Public transport (i.e. Mini Bus no. 35) and/or taxis (**Figure 2.6** refers) and the internal walkway within the Wan Fau Sin Koon provide a very convenient access for visitors.

Figure 2.6: Accessibility of the Site



2.6 Low Take-Up Rate and Customer Survey

2.6.1 The Koon is governed by the STT & STW. The terms of the STT & STW are both for 7 years while the payment interval is per annum. Since the term of ash interment right of niches must not exceed the terms of STT/STW, the term of interment right available for sale is less than 7 years. The term available for sale decreases as time goes by. Besides, the payment period of the interment right must follow that of the STT rental and the STW fee, i.e. on annual basis.

2.6.2 The Koon was first operated as temple and columbarium purpose since 1983. In 2001, the Applicant has received planning approvals for the proposed additional columbarium (i.e., 2,000 niches). Since then, the Government has introduced the Private Columbaria Ordinance (Cap. 630) with a view to establish a licensing regime to ensure private columbaria in compliance with statutory and government requirements and it came into effect on 30 June 2017. After 7 years since the enactment of the Ordinance, the Applicant has made his genuine effort and obtained the license approval by the PCLB in 2023.

2.6.3 Since then, the Koon has commenced marketing of the niches to (i) the individuals who had expressed interest in the niches while waiting for the License, (ii) the descendants with ancestor's ashes currently inherited in the Koon and (iii) the general public by engaging niche agents. The response, however, is very

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 and avoid encroachment onto other third-party lots;
- (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 Precinct¹ within private lots with removals and modification of part of the existing Shing Tak Hall (i.e. involving a built over area of 202.2m² out of the original 238m²). 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, and 2) to regularize the boundary based on the latest ongoing lease modification.

¹The 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

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.

Regularise the Application Boundary based on the latest ongoing lease modification

- 4.2.3 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., and 1855 in D.D. 129. The Applicant is currently undergoing a lease modification application with the Lands Department to rectify the said amendments.

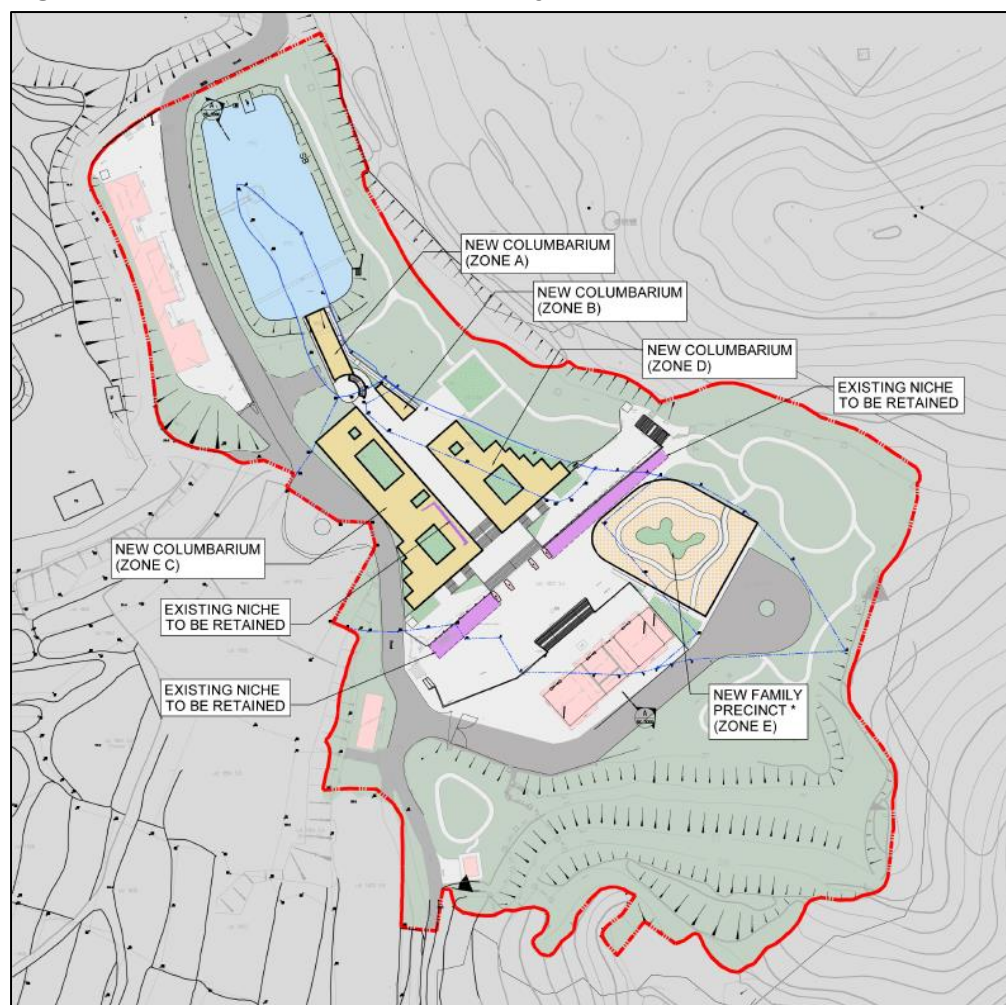
- 4.2.4 Based on the above adjustments, the proposed Application Site Boundary will slightly increase by 2% from 31,880m² to 32,554.56m².

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 1,772.2m² (i.e. 1,570m² from the New Halls and 202.2m² 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 20.25m²**** and a building height of not more than 4.5m.² The Proposed Scheme will provide not more than 3,824 niches. The proposed development is targeted to be completed in 2027.

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

Figure 3.1: Indicative Development Layout

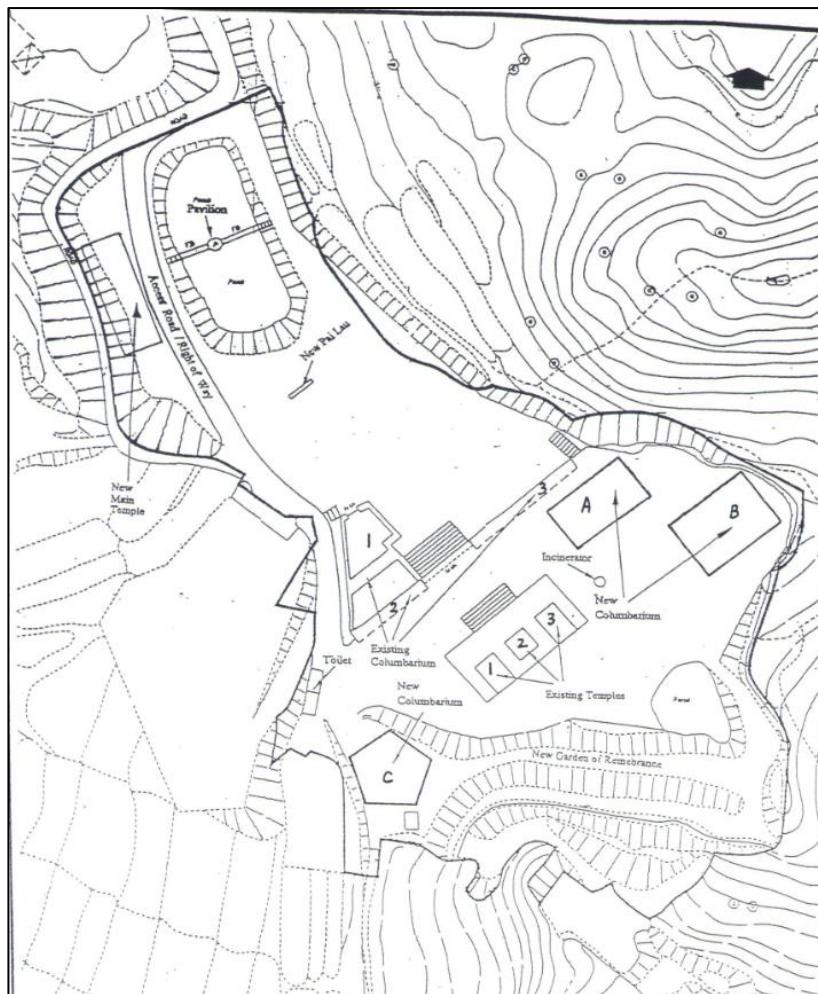


* The Family Precinct is a dedicated zone that holds multiple individual structures with family niches. The Site features a Family Precinct where generations are honoured together in private family niches

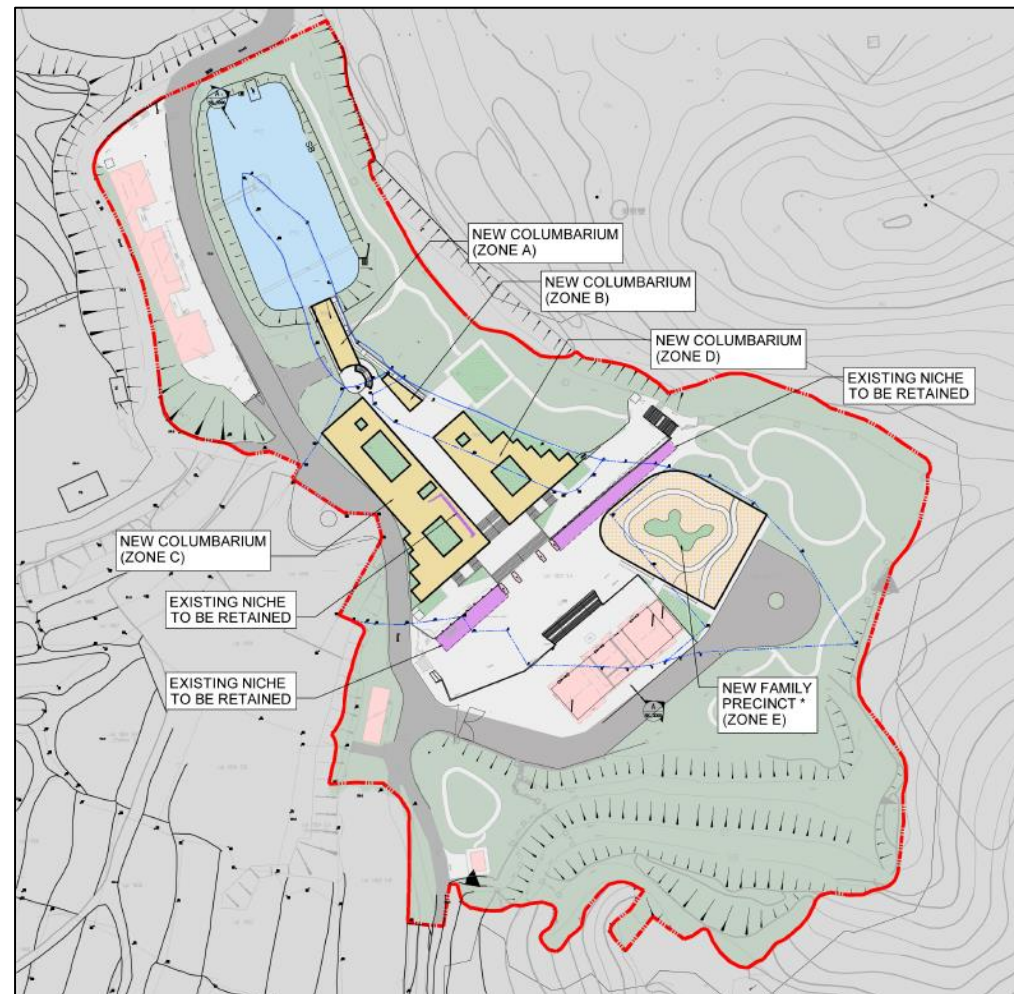
4.4 Comparison of the Approved Development Scheme and Proposed Development Scheme

4.4.1 A comparison of the major development parameters of the Approved Development Scheme (A/YL-LFS/77) and Proposed Development Scheme is shown in **Figure 3.2** and **Table 3.2**.

Figure 3.2: Comparison between the Approved and Proposed Development Scheme



Approved Scheme



Proposed Scheme

*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

roofs. As a result, the factored catchment area for surface runoff is reduced by 3%. Therefore, the proposed development will not have adverse impact to the existing drainage system.

Traffic Impact

4.7.2 Based on the previous 30 years of operation experience, visitors to the Application Site are mainly from the nearby villages. Visitors from other areas visit by using public transport. At present, visitors can make use of the existing public transport services (i.e., existing minibus services) to the Site. Visitors can then access the Site via a spacious internal walkway system. The Applicant opines that the Transport Department will take into account the transport needs generated from the Application Site and coordinate with public transport operator(s) for the provision of appropriate public transport services/supplementary services during grave sweeping days. The Applicant will consult with TD at least two months in advance of every Ching Ming Festival and every Chung Yeung Festival. It is understood that TD will consider the transport needs and request the Applicant to provide shuttle bus services when passenger demand warrants.

4.7.3 No visitor parking facility will be provided on site, and this would encourage the visitors to use public transportation and mitigate adverse traffic impact. Although the Application Site does not provide any parking facilities for visitors, pick-up/drop-off area will be provided for taxis with a turnaround area. The Hong Kong Police Force has been managing the Deep Bay Road during peak grave sweeping days with special traffic arrangements for the past 20 years.

4.7.4 More importantly, the total number of niches (i.e. 10,400) as previously approved will remain unchanged. Adverse traffic impact is not anticipated.

Landscape Impact

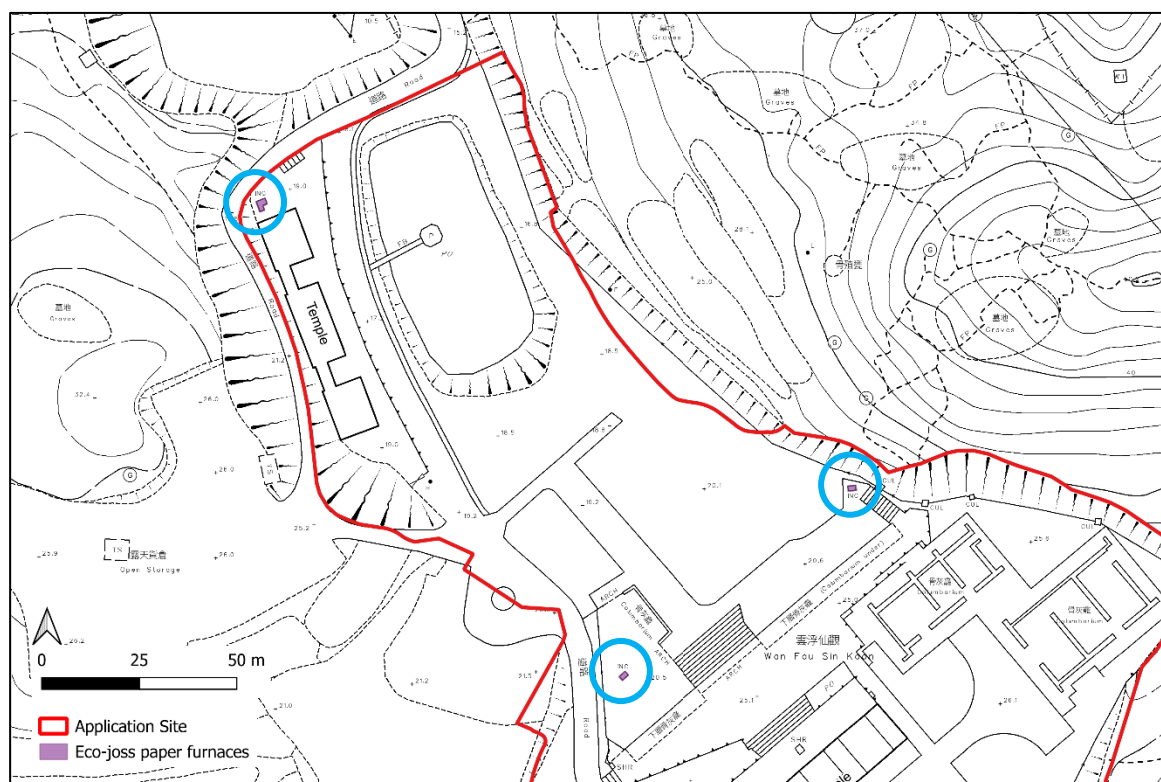
4.7.5 A Landscape Master Plan and Tree Treatment Plan has been conducted, enclosed in **Appendix 2**, to present the landscape design, tree treatment and tree proposal. The Application Site contains approximately 105 trees within the private lots and government land of the Site, of which 97 trees to be retained, 5 to be felled and 3 to be transplanted. Among the 5 trees to be felled, 2 are *Leucaena leucocephala*, which are identified as undesirable species and excluded from tree compensation. In this connection, a total of not less than 30 nos. new trees are proposed, and the compensation ratio of the tree lost is not less than 1:10. In terms of the landscape proposal, the landscape design concept is to respond to the development's rural

context and surroundings, in order to restore a quiet and green-shaded landscape design. Not less than 30% of the Site Areas as greenery areas will be provided to complement the surrounding area.

Environmental Impact

4.7.6 An Environmental Appraisal has been conducted, enclosed in **Appendix 3**, to identify and address the major environmental issues of the Proposed Development. The Environmental Appraisal covers the noise impact, air quality impact, water quality impact, and waste management impact. Based on the findings of the Environmental Appraisal, it is concluded that the Proposed Development will not have any adverse noise and air impacts during the operation phase and construction phase, as no planned fixed noise sources and air emission sources are anticipated. There will also be no adverse water quality impacts and no adverse waste management implications when the recommended measures and control measures of waste management are implemented. The Proposed Development will not have planned fixed noise sources and air emission sources (**Figure 3.3** refers).

Figure 3.3: Location of Eco-Joss Paper Furnaces



4.7.7 Besides that, the existing 3 nos. of eco-joss paper furnaces will be operated by the trained operator(s) to ensure all visitors are only allowed to use the eco-joss paper furnaces. This is also to comply with Condition No. 29 set out by PCLB.

Geotechnical Impact

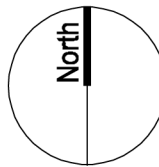
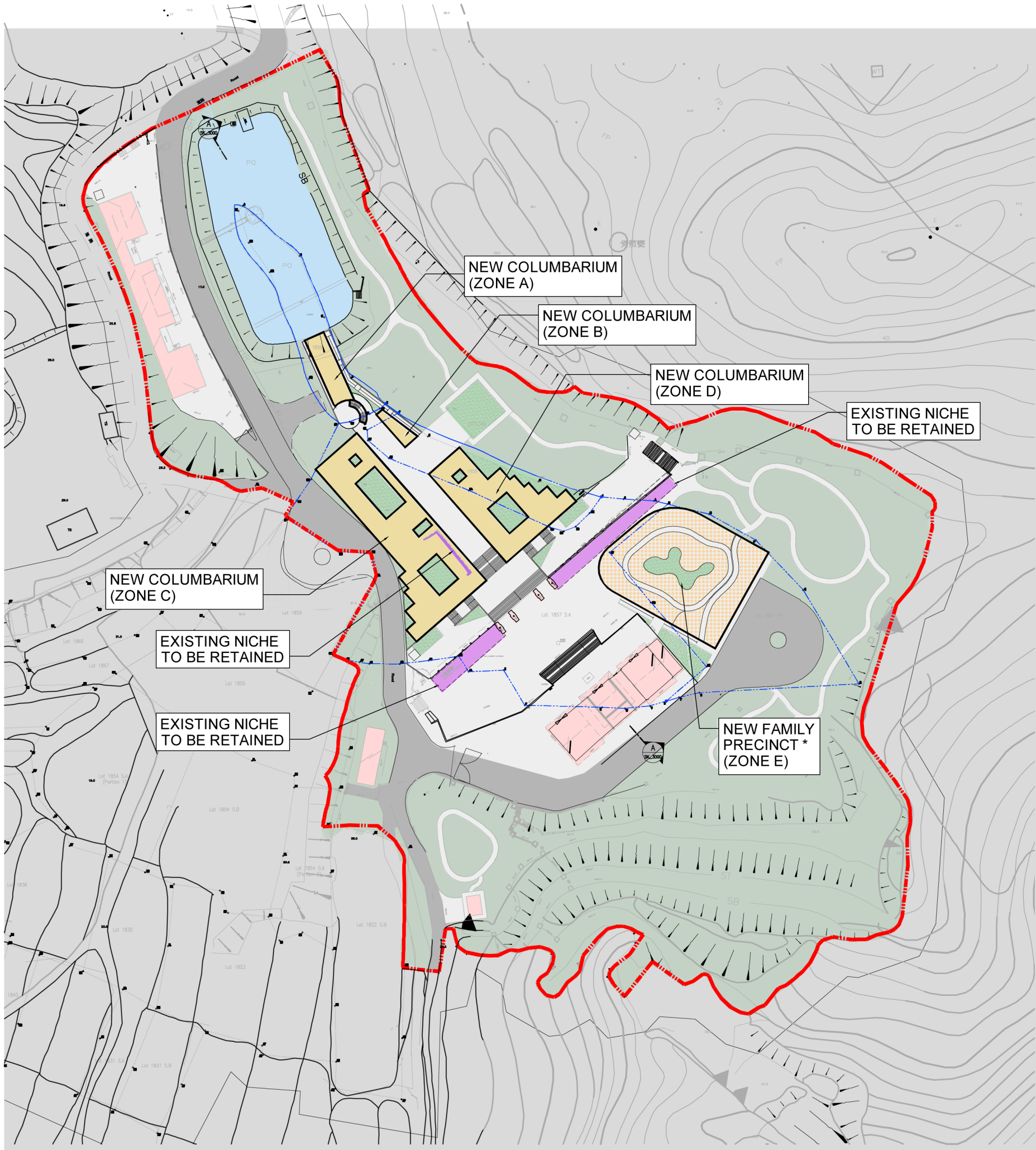
- 4.7.8 A Geotechnical Planning Review Report, enclosed in **Appendix 4**, has been conducted to provide the preliminary planning review of the geotechnical aspects of the Proposed Development. Based on the available information, it is concluded that the Proposed Development is geotechnically feasible. The likely involved geotechnical works shall have no adverse effects on the adjacent grounds, slope, retaining wall, underground utilities, and structures.

Visual Impact

- 4.7.9 The proposed building height of the buildings or structures will remain the same as the building height of the existing columbarium blocks/halls, at 1 storey high and not more than 6.9m above ground level. This complies fully with the height restriction stipulated under the prevailing lease conditions. The proposed building height will therefore not be incompatible with the surrounding context and the existing buildings or structures (i.e. temple, columbarium blocks/halls). Importantly, the proposed scheme does not increase the overall built-over area; it will remain the same as that of the approved scheme. As there is no increase in footprint or height, the overall building bulk and mass will not be incompatible with the surrounding context and the existing buildings or structures. It is anticipated that there will be no adverse visual impact.

Appendix 2

Replacement Pages of Schematic Architectural Drawings



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

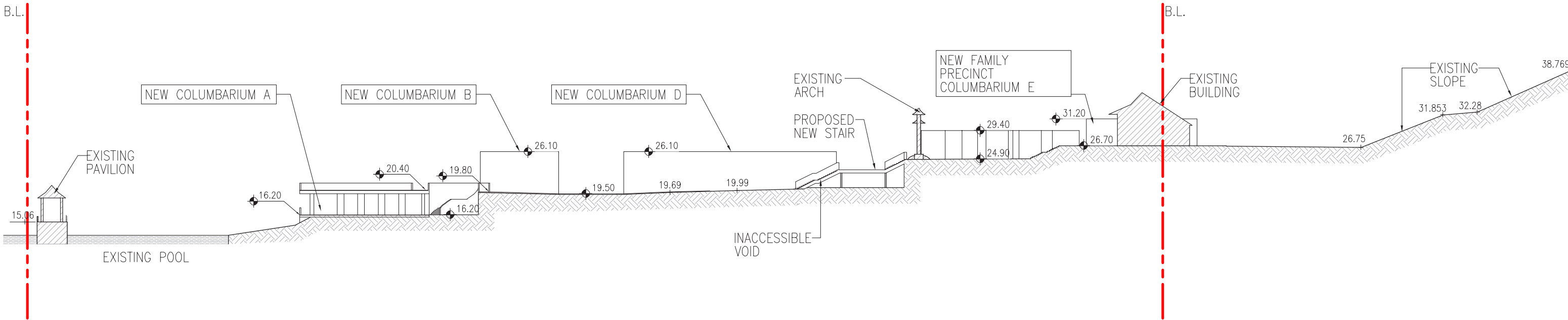
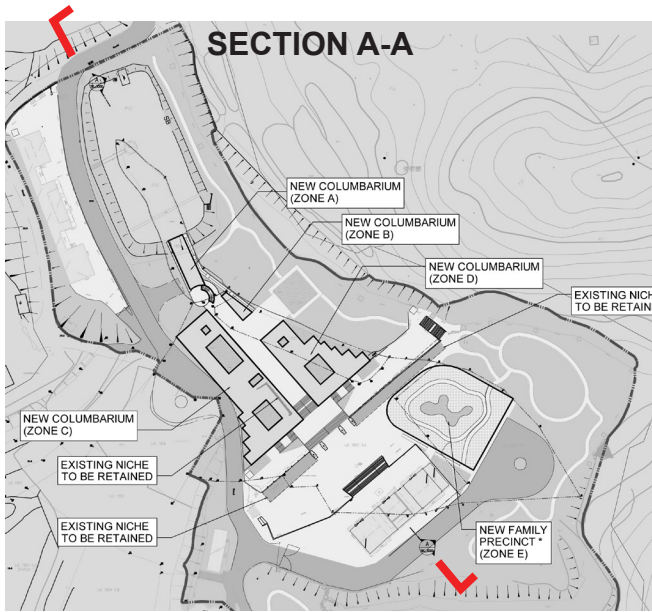
TOTAL NOS. OF NICHE = 3,824
(NOT INCLUDE EXISTING SOLD NICHE)

LEGEND

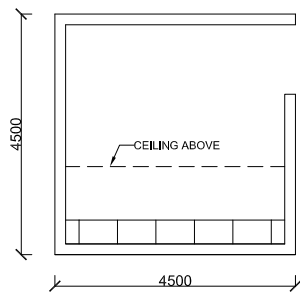
- LANDSCAPE
- NEW COLUMBARIUM
- FAMILY PRECINCT
- EXISTING BUILDING
- WATER BODY
- HARD PAVEMENT
- HARD PAVEMENT
- APPLICATION SITE
- APPLICANT'S PRIVATE LOTS WITH S.T.W
- OUTSIDE SITE BOUNDARY

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

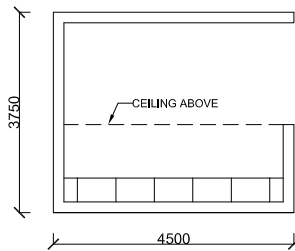
* THE FAMILY PRECINCT (ZONE E) IS A DEDICATED ZONE THAT HOLDS ARRANGE BETWEEN 22-32 INDIVIDUAL STRUCTURES WITH FAMILY NICHE. THE SITE FEATURES A FAMILY PRECINCT WHERE GENERATIONS ARE HONOURED TOGETHER IN PRIVATE FAMILY NICHE



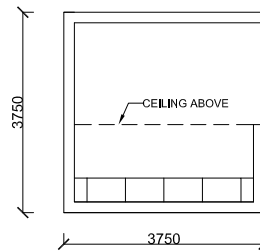
SECTION A-A



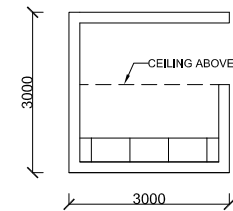
TYPE 1
HEIGHT: 4 ~ 4.5m



TYPE 2
HEIGHT: 4 ~ 4.5m

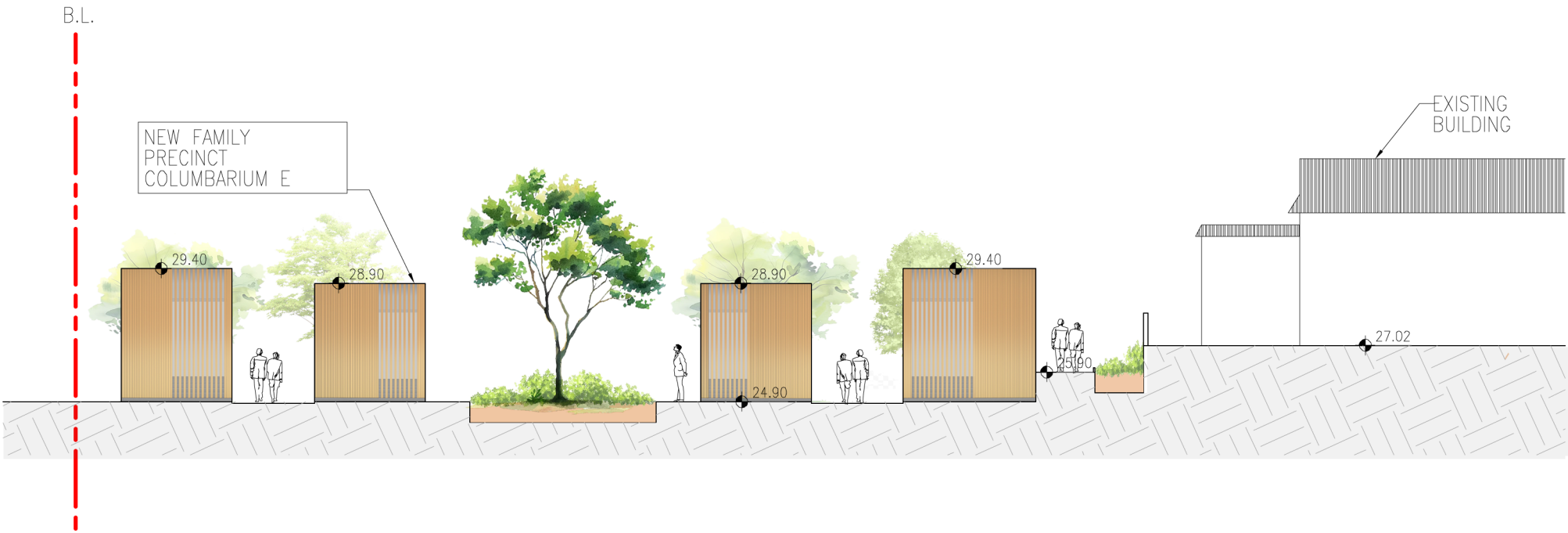
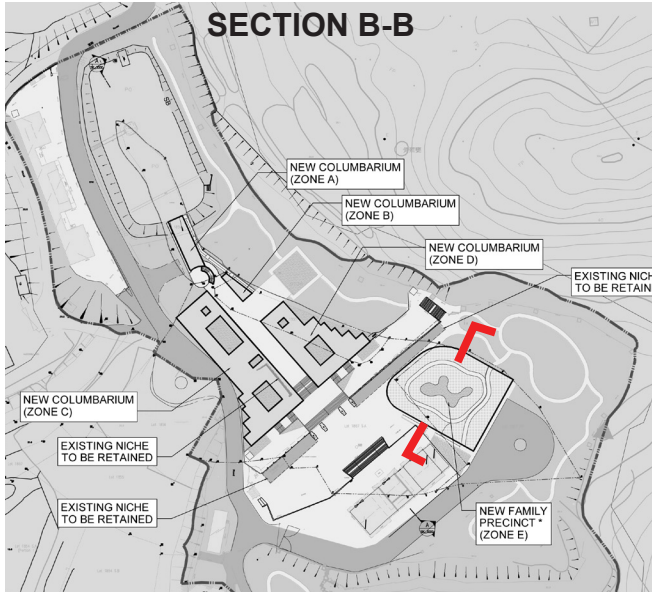


TYPE 3
HEIGHT: 4 ~ 4.5m



TYPE 4
HEIGHT: 4 ~ 4.5m

(Indicative Only, Subject to detailed design)



SECTION B-B

Appendix 3

Replacement Pages of Landscape Master Plan and Tree Treatment Proposal

1 INTRODUCTION

1.1 Background

This Landscape Master Plan and Tree Treatment Proposal (“LMP&TTP”) seeks to present landscape design, tree treatment and tree proposal in support of the Section 16 Planning Application for the proposed amendments to the Approved Development Scheme (A/YL-LFS/54 and A/YL-LFS/77) at Lot Nos. 1857 S.A, 1857 RP, 1858 and 1859 and adjoining Government land in D.D. 129, Wan Fau Sin Koon, Lau Fau Shan, New Territories (the “Application Site” or the “Site”).

This LMP&TTP outlines the approach and the findings of a tree survey on the type and extent of trees that are subject to impacts due to the proposed development within the Application Site. Effort is also made to advise on the values of the existing vegetation and the necessary protection approach. The tree survey is conducted on 05 July 2025.

The following legislation, standards and guidelines are applicable to the landscape design, tree survey, tree felling, and new planting proposal associated with the proposed works for the project.

- PlanD’s Practice Note for Professional Persons No. 1/2019 – Processing and Compliance Checking of Landscape Submissions related to Planning Applications
- Joint Practice Note No. 3 – Landscape and Site Coverage of Greenery;
- DEVB TC(W) No.6/2015 – Maintenance of Vegetation and Hard Landscape Features;
- DEVB TC(W) No.5/2020 – Registration of Old and Valuable Trees; and
- LAO Practice Note No.1/2020 & 1/2020A – Compliance of Landscape Clause under Lease;
- LAO Practice Note No.6/2023 – Tree Preservation and Removal Proposal for Building Development in Private Projects – Compliance of Tree Preservation Clause under Lease

1.2 Description of the Site

The Application Site is located in Lau Fau Shan, situated between the rural settlement of Fu Tso Tsuen and Lam Hang Shan. It lies approximately 1 km east of the Lau Fau Shan Seafood Fishing Village and about 770m west of the Mong Tseng Tsuen. At the local level, the Site is accessible via Deep Bay Road, connected by an unnamed local access road to the north.

The Site has a total area of about 32,555 m². The existing site level rises gradually from north to south, ranging from 16.1 mPD to 31.8 mPD.

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 an additional temple.

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. 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. 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 and post-license rented niches.

The Site has been operated as temple and columbarium since 1983. The Koon was commented by the local stakeholders and villagers as a renowned temple and representative attraction in Lau Fau Shan. However, there is a lack of weather proof area for an ash interment ceremony, ancestor worship ceremony, family members to prepare joss-paper and other offerings, and senior family members to take a rest. Besides, if more weather-proof facilities can be provided within the Site, it will be more welcomed by the local villagers and visitors. Moreover, the condition of the existing columbarium halls has gradually deteriorated and become dilapidated over time. The concrete spalling is visible on the roof of the Shing Tak Hall, as well as the color of the façade is also tarnished.

1.3 Indicative Development Proposal

The indicative development proposal for the proposed development comprises four new single-storey columbarium buildings and one Family Precinct¹ within private lots [with removals and modification of part of the existing Shing Tak Hall and to demolish the existing 3 single-storey New Halls; The proposed development is targeted to be completed in 2027.

The building blocks of the proposed development have been carefully designed and positioned within the Site. Sufficient courtyards and greening elements between building blocks is designed for the users' enjoyment.

A new tree proposal has been designed to restore the landscape quality as far as technically possible, therefore maximizing the possibility on the landscape character and amenity of the site.



Fig.1 Location Map

Appendix 1

LANDSCAPE MASTER PLAN

LANDSCAPE SECTION



Rev. Date

Amendment

Purpose

LEGEND

APPLICATION SITE

APPLICANT'S PRIVATE LOTS WITH S.T.W.

CHAIN LINK FENCE

SOLID FENCE WALL

PEDESTRIAN ENTRANCE

VEHICULAR ENTRANCE

NEW COLUMBARIUM

EXISTING ROCK SLOPE WITH MAINLY GROUNDCOVER TO BE REMAINED.

LAWN

PLANTING AREA

HARD PAVED AREA

RETAINED TREE

NEW TREE

TRANSPLANT TREE

Drawing Purposes

GOVERNMENT SUBMISSION

- No part of the drawing and the design contained herein may be reproduced without the prior written consent of a director of Architect / Engineers

- Do not take measurements directly from this drawing.

- Check and verify all dimensions on site.

Developer

BEAMLAND LIMITED

Project

LOTS NOS. 1857 S.A, 1857 RP, 1858, 1859 AND ADJOINING GOVERNMENT LAND IN D.D. 129, WAN FAU SIN KOON, LAU FAU SHAN, NEW TERRITORIES

Drawing Title

LANDSCAPE LAYOUT PLAN

Job No.

Drawing No.

Revision No.

HKA-01030

LP_001

-

Scale

Date

CAD Ref.

AS

JUN 2025

LP_001

Drawn

Checked

Approved

RC

SL

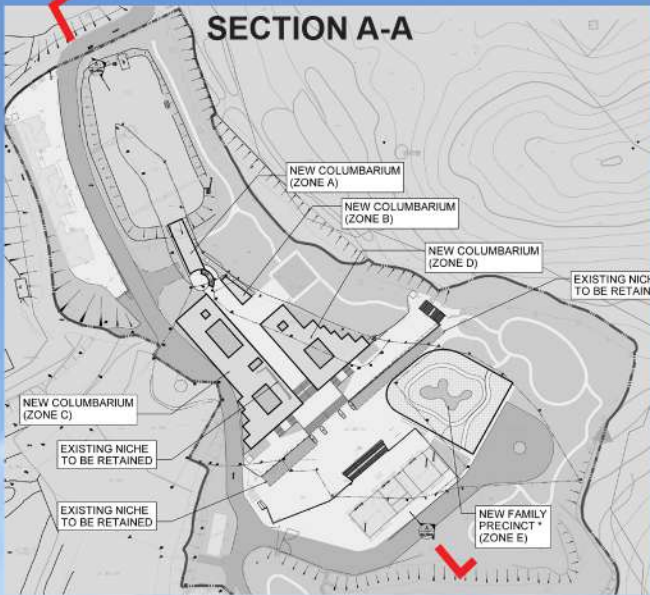
SL

Authorized Person - Architect

Aedas

Consultant Logo

SLSL



SECTION A-A

Appendix 2

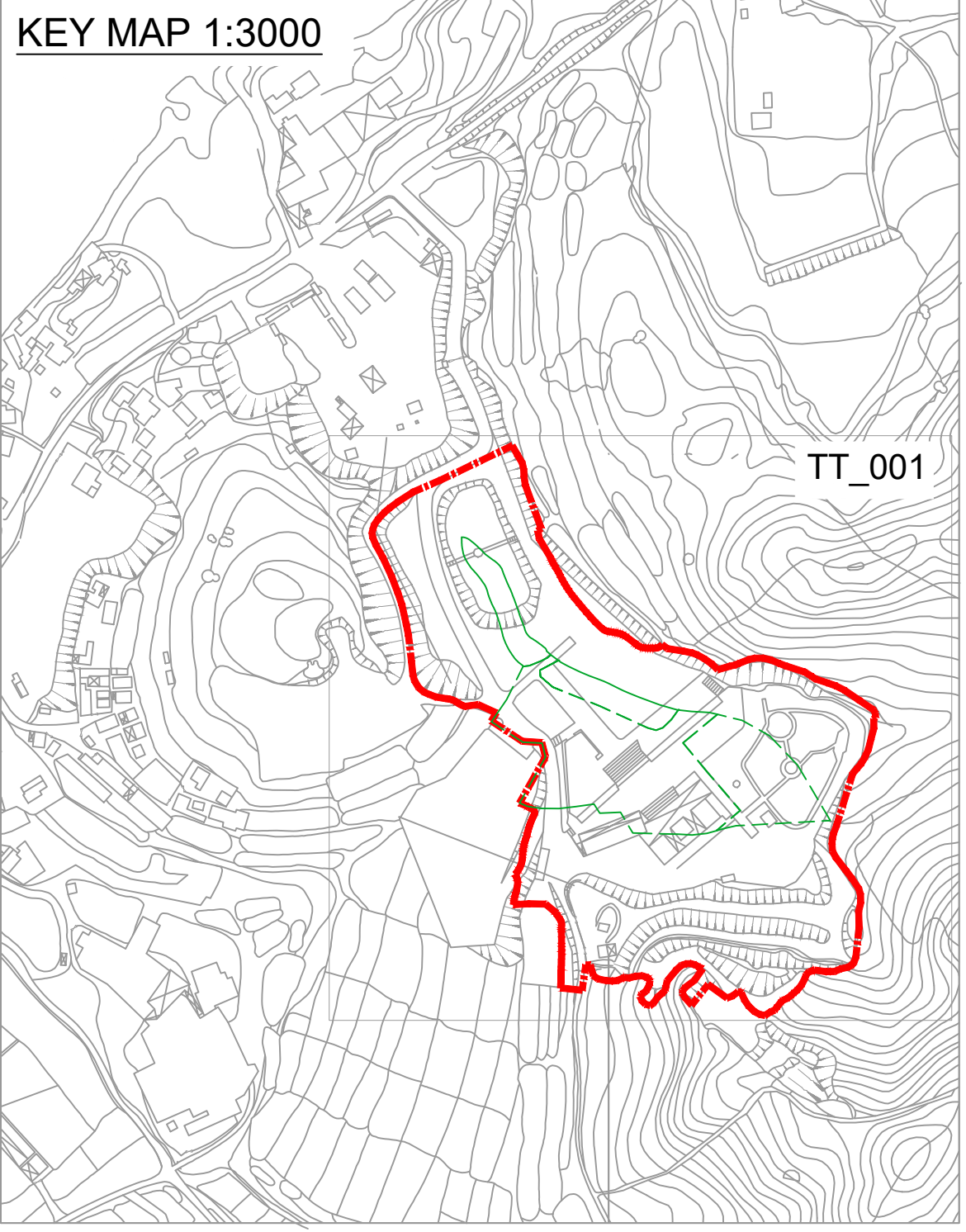
TREE SURVEY PLAN

TREE TREATMENT SCHEDULE

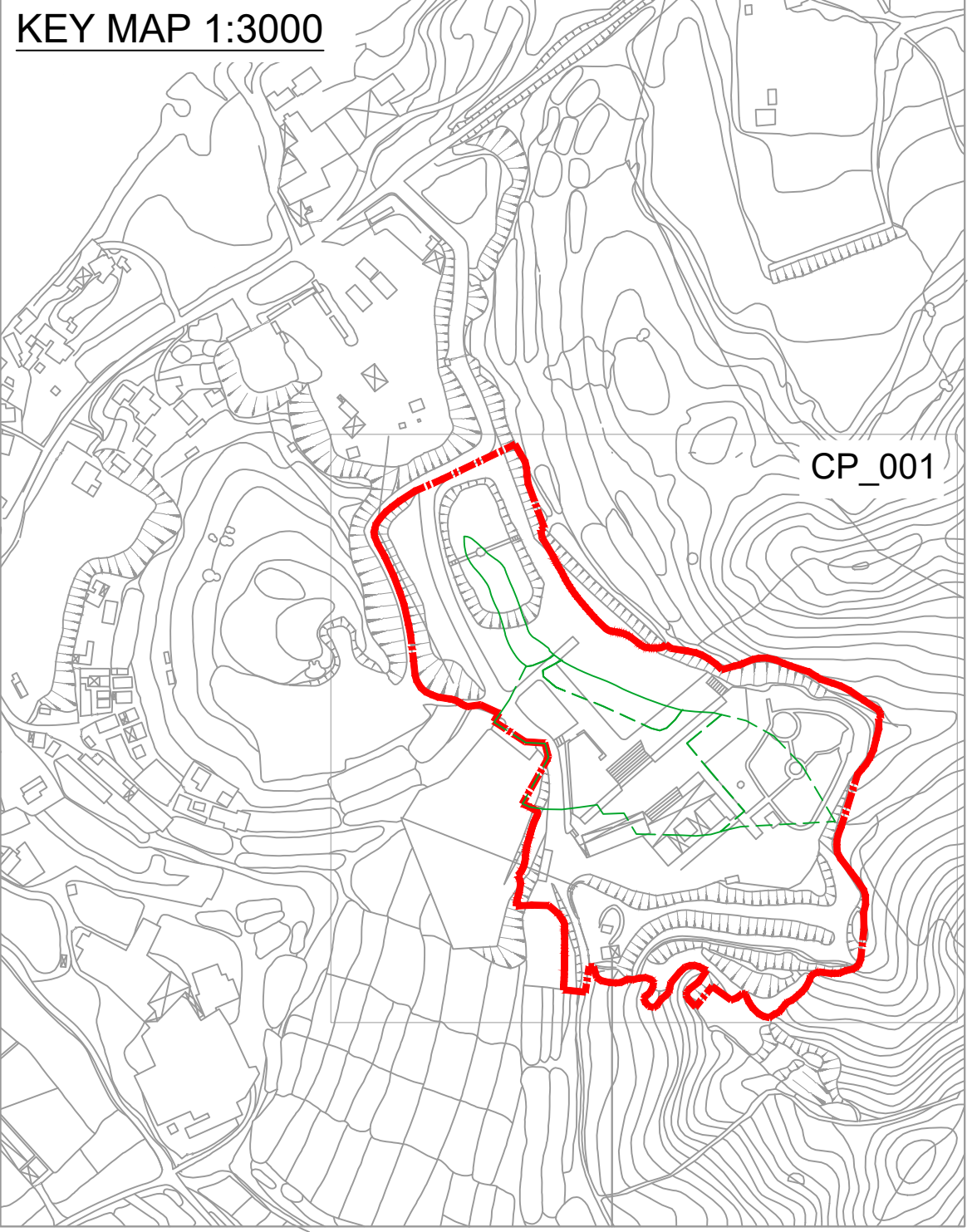
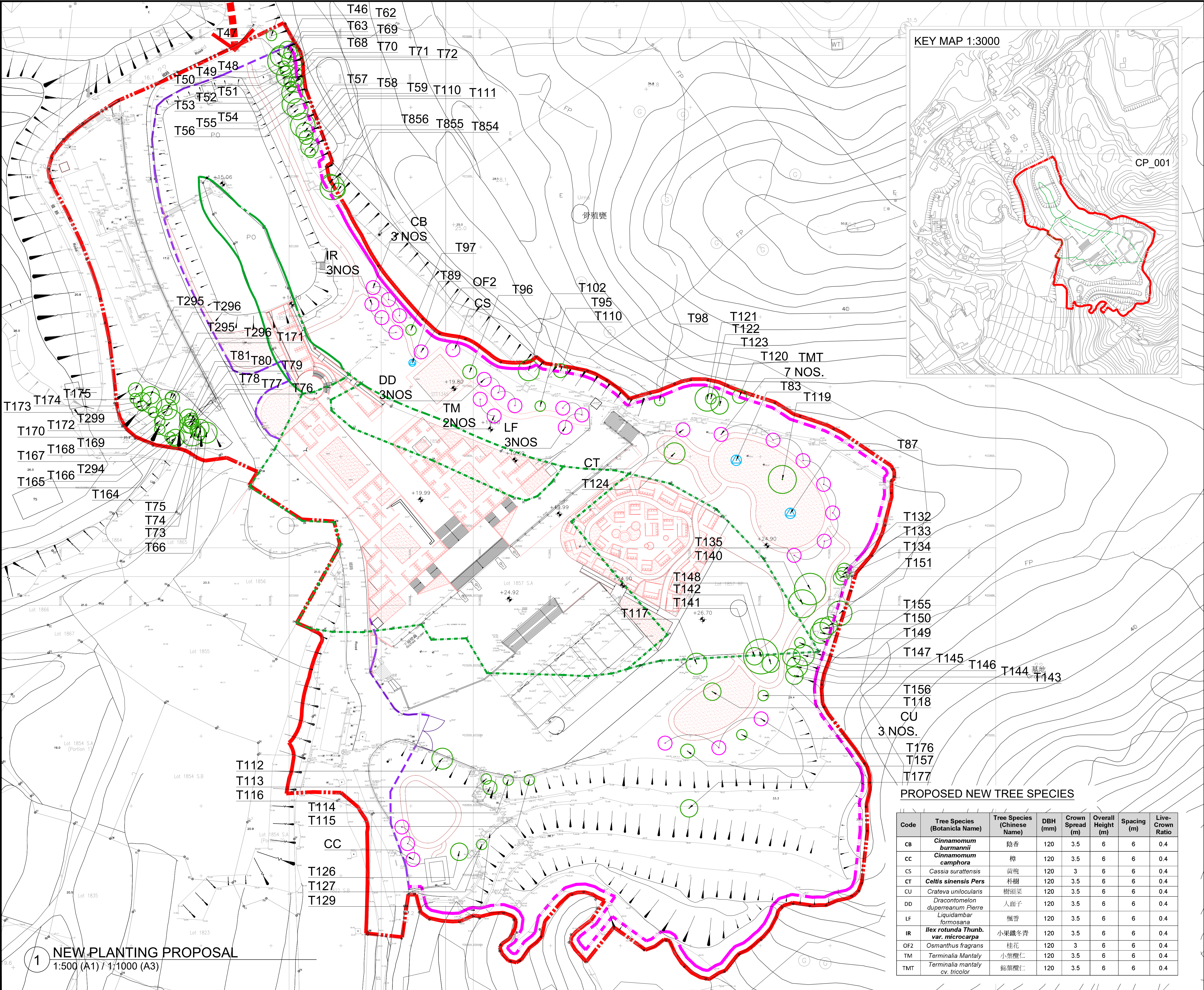
INDIVIDUAL TREE PHOTOGRAPHIC RECORDS

TREE TREATMENT PLAN

NEW PLANTING PROPOSAL



Rev.	Date	Amendment	Purpose
LEGEND			
		APPLICATION SITE	
		APPLICANT'S PRIVATE LOTS WITH S.T.W	
		PROPOSED DEVELOPMENT	
		SOLID FENCE WALL	
		CHAIN LINK FENCE	
		EXISTING LEVEL	
		PROPOSED LEVEL	
		TREE NUMBER	
		TREE PROPOSED TO BE RETAINED	
		TREE NUMBER	
		TREE PROPOSED TO BE FELLED	
		TREE NUMBER	
		TREE PROPOSED TO BE TRANSPLANTED	
Drawing Purposes			
GOVERNMENT SUBMISSION			
<div>- No part of the drawing and the design contained herein may be reproduced without the prior written consent of a director of Architect / Engineers</div> <div>- Do not take measurements directly from this drawing.</div> <div>- Check and verify all dimensions on site.</div>			
Developer BEAMLAND LIMITED			
Project LOTS NOS. 1857 S.A, 1857 RP, 1858, 1859 AND ADJOINING GOVERNMENT LAND IN D.D. 129, WAN FAU SIN KOON, LAU FAU SHAN, NEW TERRITORIES			
Drawing Title TREE TREATMENT PLAN			
Job No.	Drawing No.	Revision No.	
HKA-01030	TT_001	-	
Scale	Date	CAD Ref.	
AS	JUN 2025	TT_001	
Drawn	Checked	Approved	
RC	SL	SL	
Authorized Person - Architect <div>+ +</div> <div>Aedas</div> <div>+ +</div>			
Consultant Logo <div>SLSL</div>			



Rev.	Date	Amendment	Purpose
LEGEND			
		APPLICATION SITE	
		APPLICANT'S PRIVATE LOTS WITH S.T.W	
		PROPOSED DEVELOPMENT	
		SOLID FENCE WALL	
		CHAIN LINK FENCE	
		EXISTING LEVEL	
		PROPOSED LEVEL	
		TREE NUMBER	
		RETAINED TREE	
		TRANSPLANTED TREE	
		TREE CODE	
		NEW TREE	
Drawing Purposes			
GOVERNMENT SUBMISSION			
- No part of the drawing and the design contained herein may be reproduced without the prior written consent of a director of Architect / Engineers			
- Do not take measurements directly from this drawing.			
- Check and verify all dimensions on site.			
Developer			
BEAMLAND LIMITED			
Project			
LOTS NOS. 1857 S.A, 1857 RP, 1858, 1859 AND ADJOINING GOVERNMENT LAND IN D.D. 129, WAN FAU SIN KOON, LAU FAU SHAN, NEW TERRITORIES			
Drawing Title			
NEW PLANTING PROPOSAL			
Job No.	Drawing No.	Revision No.	
HKA-01030	CP_001	-	
Scale	Date	CAD Ref.	
AS	JUN 2025	CP_001	
Drawn	Checked	Approved	
RC	SL	SL	
Authorized Person - Architect			
+			
Aedas			
Consultant Logo			
+			
SLSL			

PROPOSED NEW TREE SPECIES

Code	Tree Species (Botanica Name)	Tree Species (Chinese Name)	DBH (mm)	Crown Spread (m)	Overall Height (m)	Spacing (m)	Live-Crown Ratio
CB	<i>Cinnamomum burmannii</i>	陰香	120	3.5	6	6	0.4
CC	<i>Cinnamomum camphora</i>	樟	120	3.5	6	6	0.4
CS	<i>Cassia surattensis</i>	黃槐	120	3	6	6	0.4
CT	<i>Celtis sinensis Pers</i>	朴樹	120	3.5	6	6	0.4
CU	<i>Crateva unilocularis</i>	樹頭菜	120	3.5	6	6	0.4
DD	<i>Dracontomelon duperreanum Pierre</i>	人面子	120	3.5	6	6	0.4
LF	<i>Liquidambar formosana</i>	楓香	120	3.5	6	6	0.4
IR	<i>Ilex rotunda Thunb. var. microcarpa</i>	小果鐵冬青	120	3.5	6	6	0.4
OF2	<i>Osmanthus fragrans</i>	桂花	120	3	6	6	0.4
TM	<i>Terminalia Mantaly</i>	小葉欖仁	120	3.5	6	6	0.4
TMT	<i>Terminalia mantaly cv. tricolor</i>	節葉欖仁	120	3.5	6	6	0.4

Appendix 4

Replacement Pages of Environmental Appraisal



**Westwood Hong &
Associates Ltd**

PROJECT: 22626

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



TITLE:

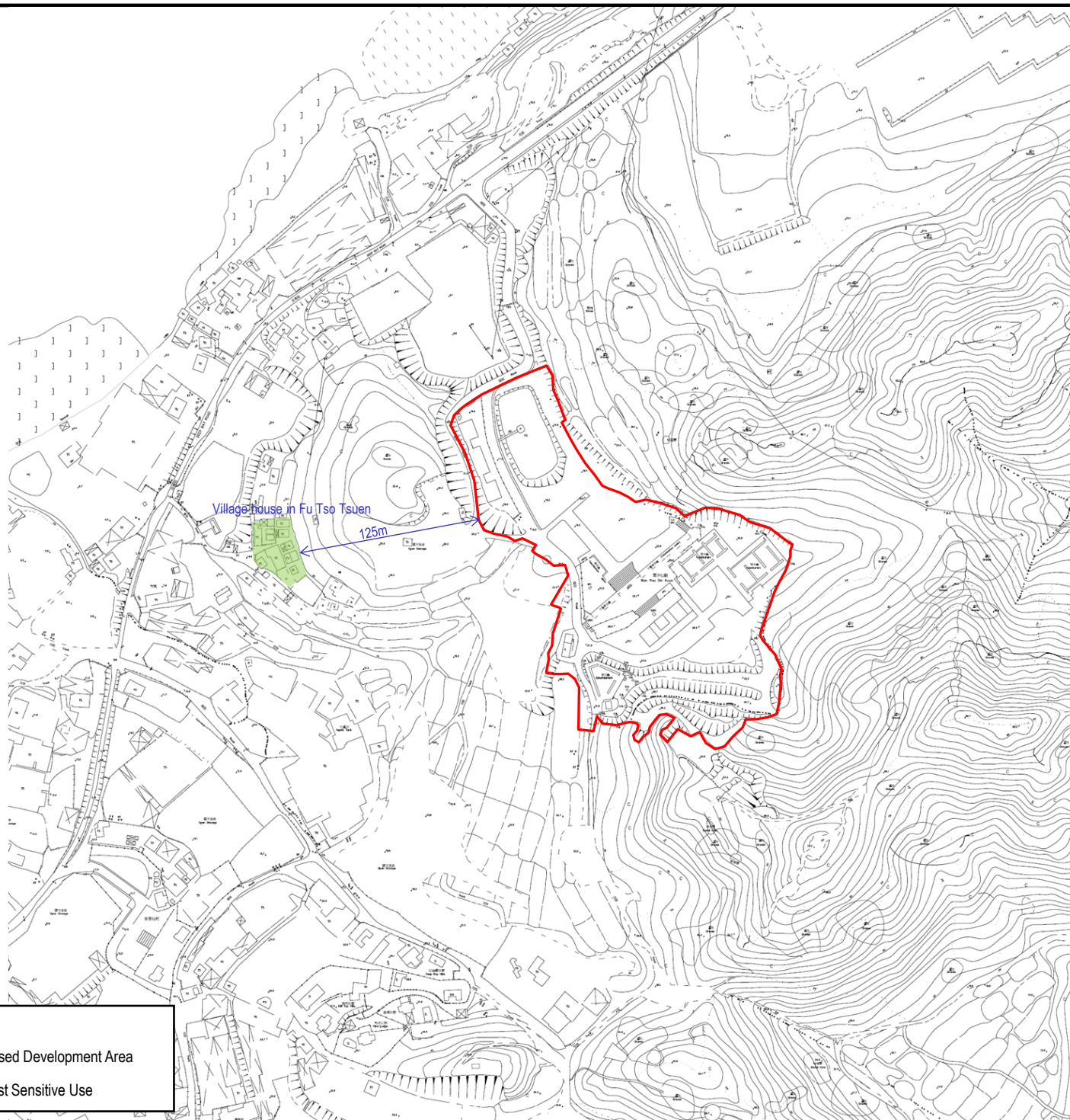
**Site Location
and Nearest
Sensitive
Receiver**

FIGURE

1

Legend

-  Proposed Development Area
-  Nearest Sensitive Use



Appendix 5

Replacement Pages of Geotechnical Planning Review Report

2. Description of the site

2.1 Site Location

The proposed redevelopment (The Site) is located at Wan Fau Sin Koon, Lau Fau Shan, Yuen Long. It consists of five lots including lot nos. 1857 S.A., 1857 RP, 1858 and 1859 and adjoining government land STT1345 in DD129 Lau Fau Shan at Yuen Long. Wan Fou Sin Koon is located along Deep Bay Road in Lau Fau Shan, Yuen Long District. The site lies at the toe of a gently sloping hillside, with terrain rising prominently from the northeast to the south ranging from 16.1mPD to 31.8mPD, where it is enveloped by the vegetated slopes of Lam Hang Shan.

The site has a total of about **32,554.56m²**. The surrounding area is characterized by abundant mature trees, dense greenery, and patches of gravelled ground, forming a natural buffer around the site. To the southeast of the site, there is an open storage area.

The 1:5000 topographical map and site location plan with adjacent buildings/roads are shown in **Figure 2.1 & 2.2** respectively.

Figure 2.1 1:5000 topographical map

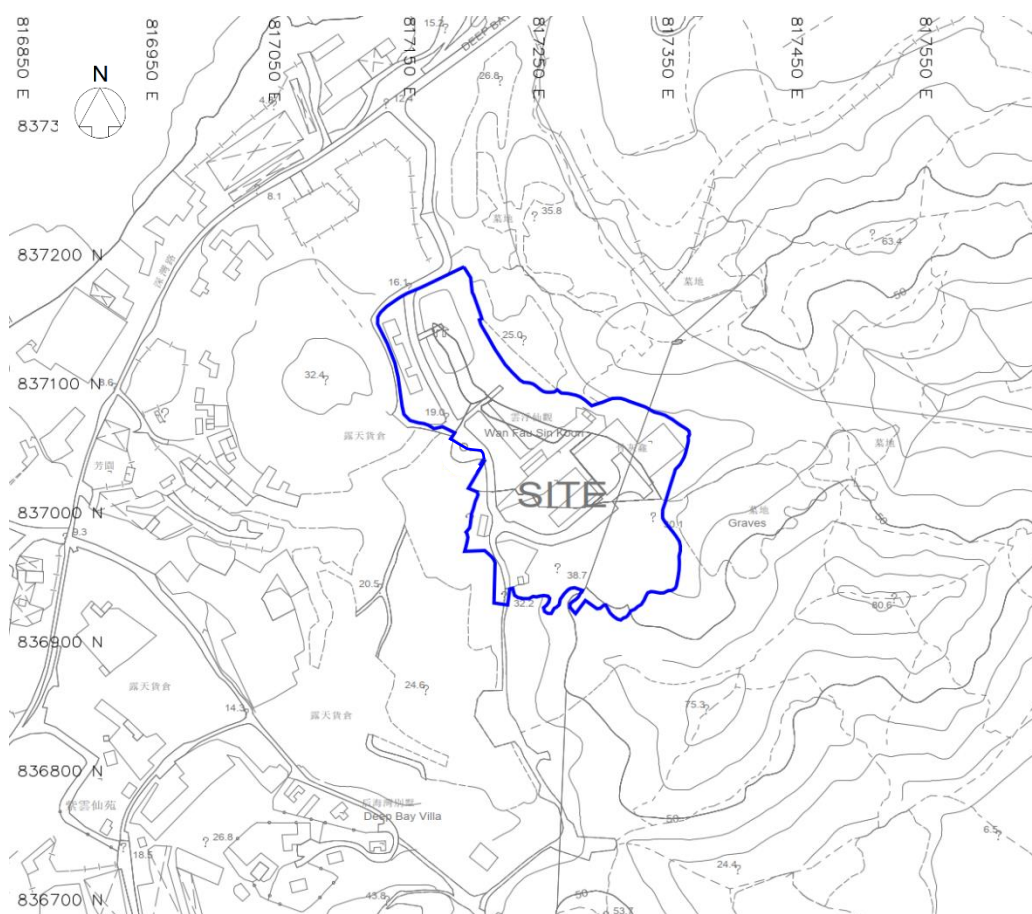
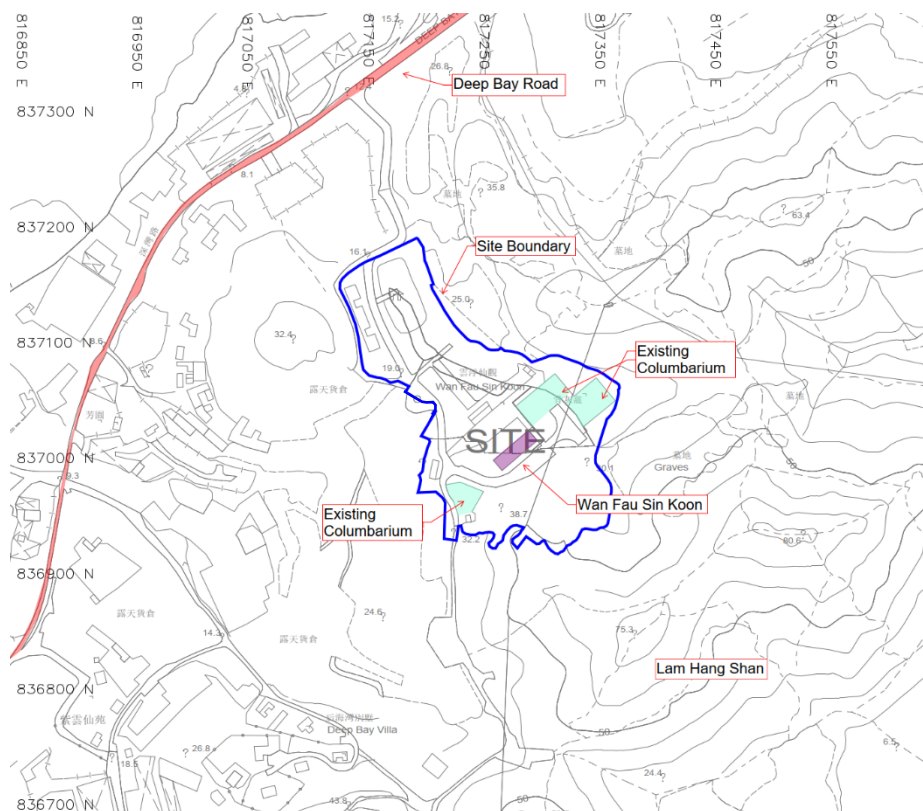


Figure 2.2 Site Location Layout Plan with adjacent Buildings/roads



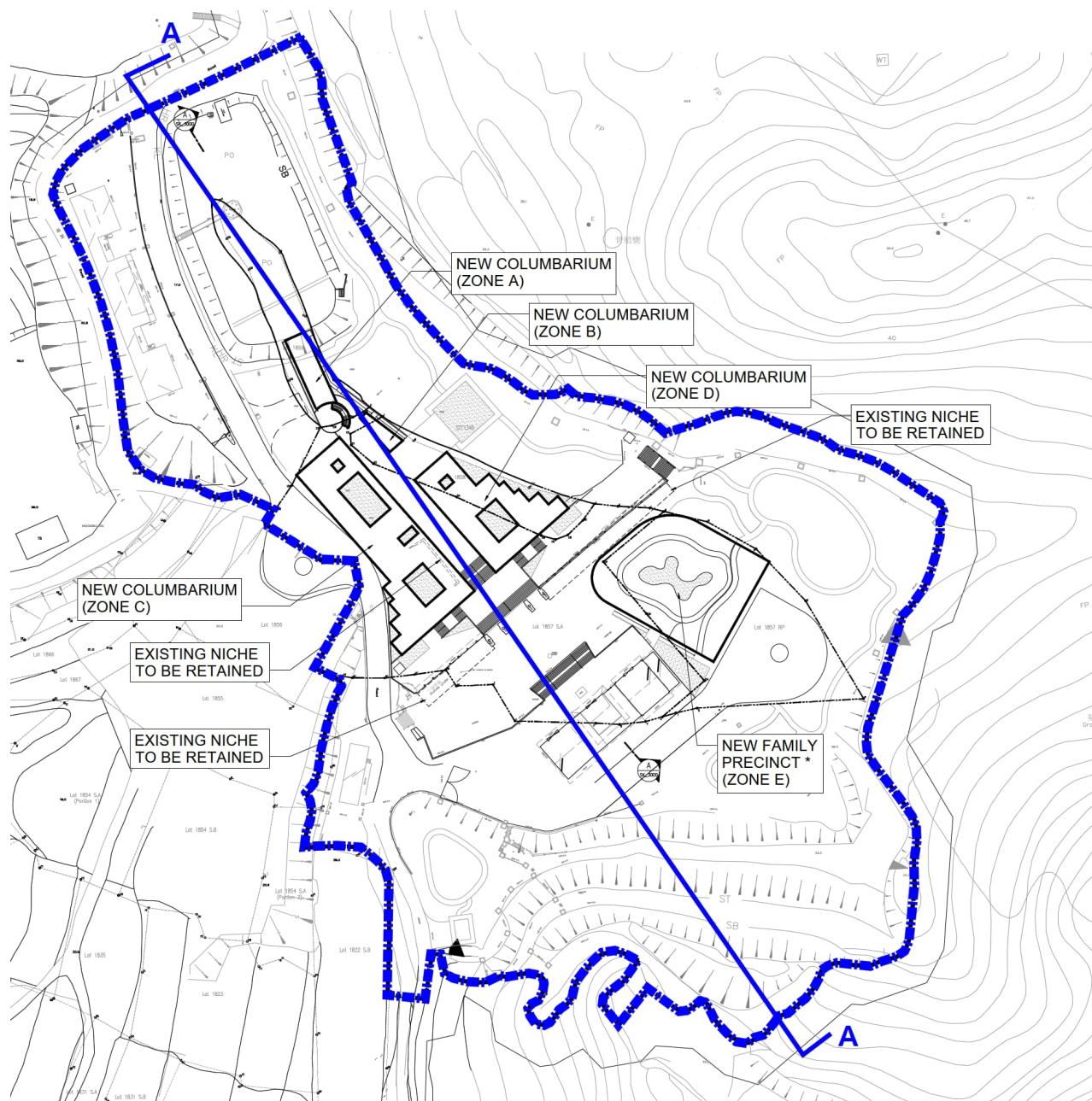
2.2 Topographic Condition

The topography of the site is at the level varying from about +48mPD (Lam Hang Shan Side) at Southern Site Boundary to +16mPD (Deep Bay Road Side) inside the Site Boundary.

2.3 Proposed Redevelopment Plan

The proposed layout plan which shown in **Figure 2.3** depicts a columbarium complex, showcasing a thoughtfully organized layout with multiple designated areas. These include four new columbarium blocks labelled A, B, C, and D, as well as a dedicated family precinct named Columbarium E. An existing niche area is marked for retention, indicating integration of old and new structures.

Figure 2.3 Proposed Development Scheme

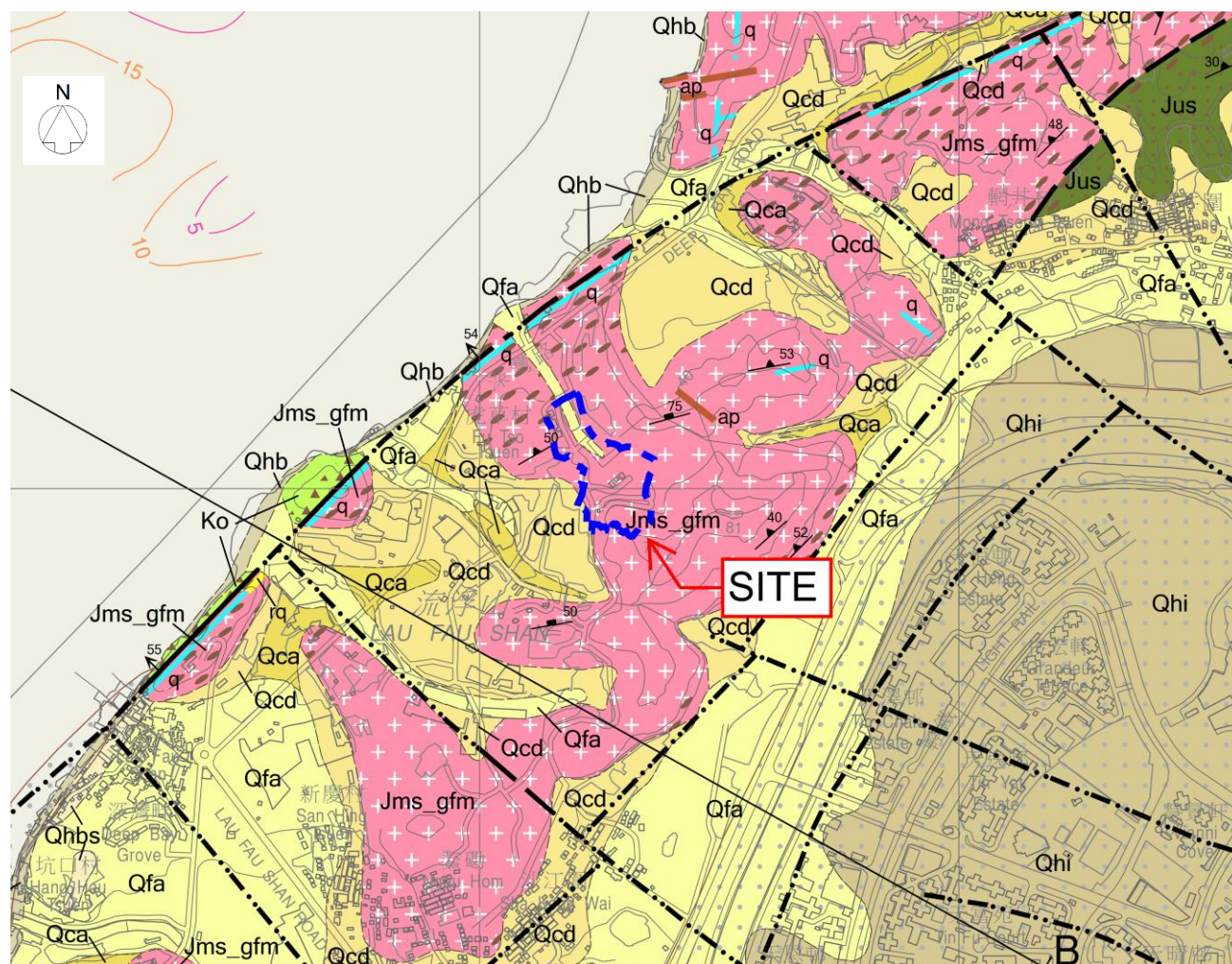


3. Desktop Investigation

3.1 Geological Survey Map

The Hong Kong Geological Survey Map, Sheet 11 (scale 1:20,000) Solid and Superficial Geology of Hong Kong and Kowloon published by the Geotechnical Control Office (GCO, 2012) indicates that the site situated at debris flow deposits (Qpd) and undivided, Clay, slit, sand and gravel well-sorted to semi-sorted Alluvium (Qfa), Slit, sand, gravel and boulders Alluvium (Qca), phyllite, metasiltstone with metasandstone and graphite schist (Mai Po Member), Equi granular to inequigranular fine to medium grained two mica granite (Tsing Shan Granite_Jms_gfm). Part Plan of geological map is presented in below and provided in **Figure 3.1**.

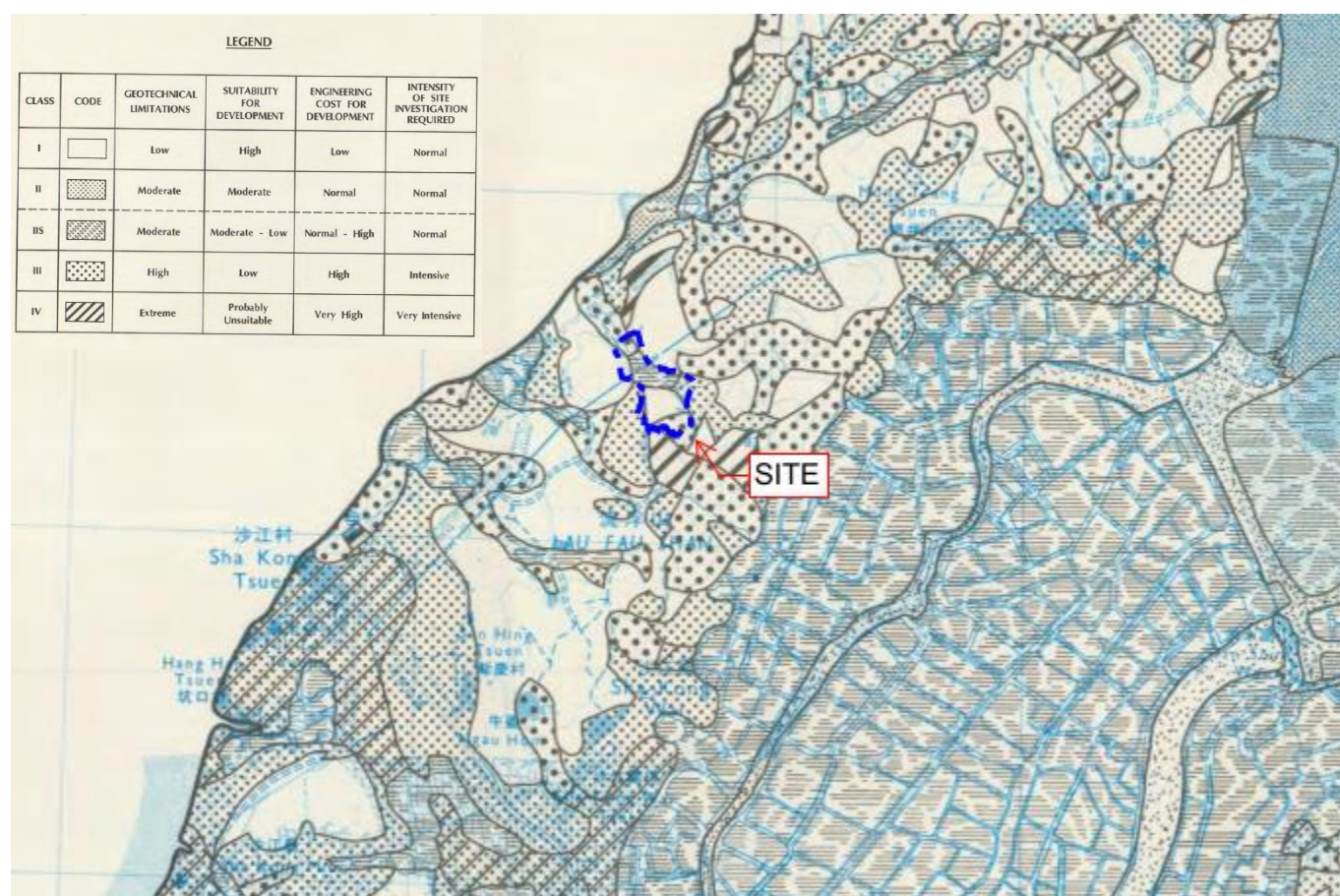
Figure 3.1 Part Plan of The Hong Kong Geological Survey Map, Sheet 2 (scale 1:20,000)



3.2 Geotechnical Area Studies Programme

In accordance with the Geotechnical Land Use Map (GLUM) (Ref. No. GASP/20/1/1 2nd Edition) in Geotechnical Area Studies Programme (GASP) Report IV – Hong Kong and Kowloon (1987) issued by CEDD, the terrain in proposed site can be classified as Class I to III. (low to high geotechnical limitations). With reference to cl. 4.1.3 of the report, GLUM Class III terrain is expected to require High geotechnical investigation, and the costs associated with site investigation, site formation, foundation and drainage work will probably be high for the north part of site and lower cost for the south part. Part plan of the relevant GLUM is presented in below and provided in **Figure 3.2**.

Figure 3.2 Part Plan of the GLUM – North West New Territories



3.3 Existing Features Within and Adjacent to the Redevelopment Area

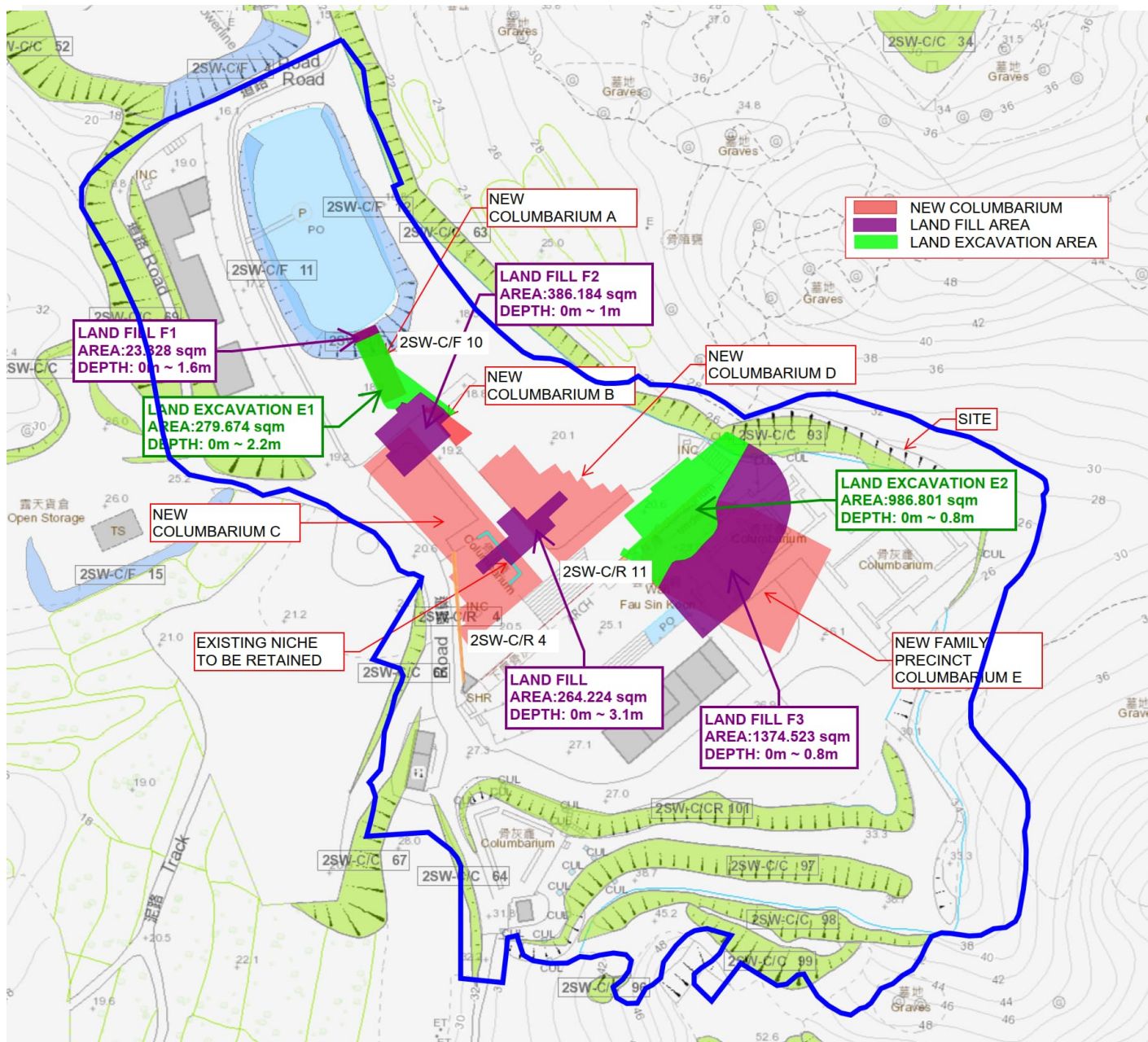
There are 22 registered slope features within or in the vicinity of the proposed site. The location of these features is shown on attached **Figure 3.3**. Records of registered slope features, maintenance responsible lot/party, and stability statement or upgrading works are summarized in **Table 3.1**. Relevant information on the existing slopes and retaining walls feature retrieved from Slope Information System (SIS) is enclosed in **Appendix A**.



3.5 Available Site-Specific Ground Investigation Works

Based on the available information, the preliminary typical geological section showing soil / rock profile is shown in **Figure 3.4**. The tentative grade III rockhead level varies from about -7 mPD to +44 mPD.

Figure 4.1 Location of proposed slope/retaining wall works to be carried out



Stability assessment and improvement works will be required for the remain features with marginal stability conditions to meet current safety standards. The stability of the affected features will be checked in the detailed design stage.

Upon completion of the permanent site formation work, the modified features or newly formed features shall be registered, and maintenance manual shall be prepared to the owner for maintenance purpose. All removed features shall require deregistration.

Safety measures and monitoring scheme will be provided along the site to ensure safety of pedestrians and adjacent facilities from construction hazards.

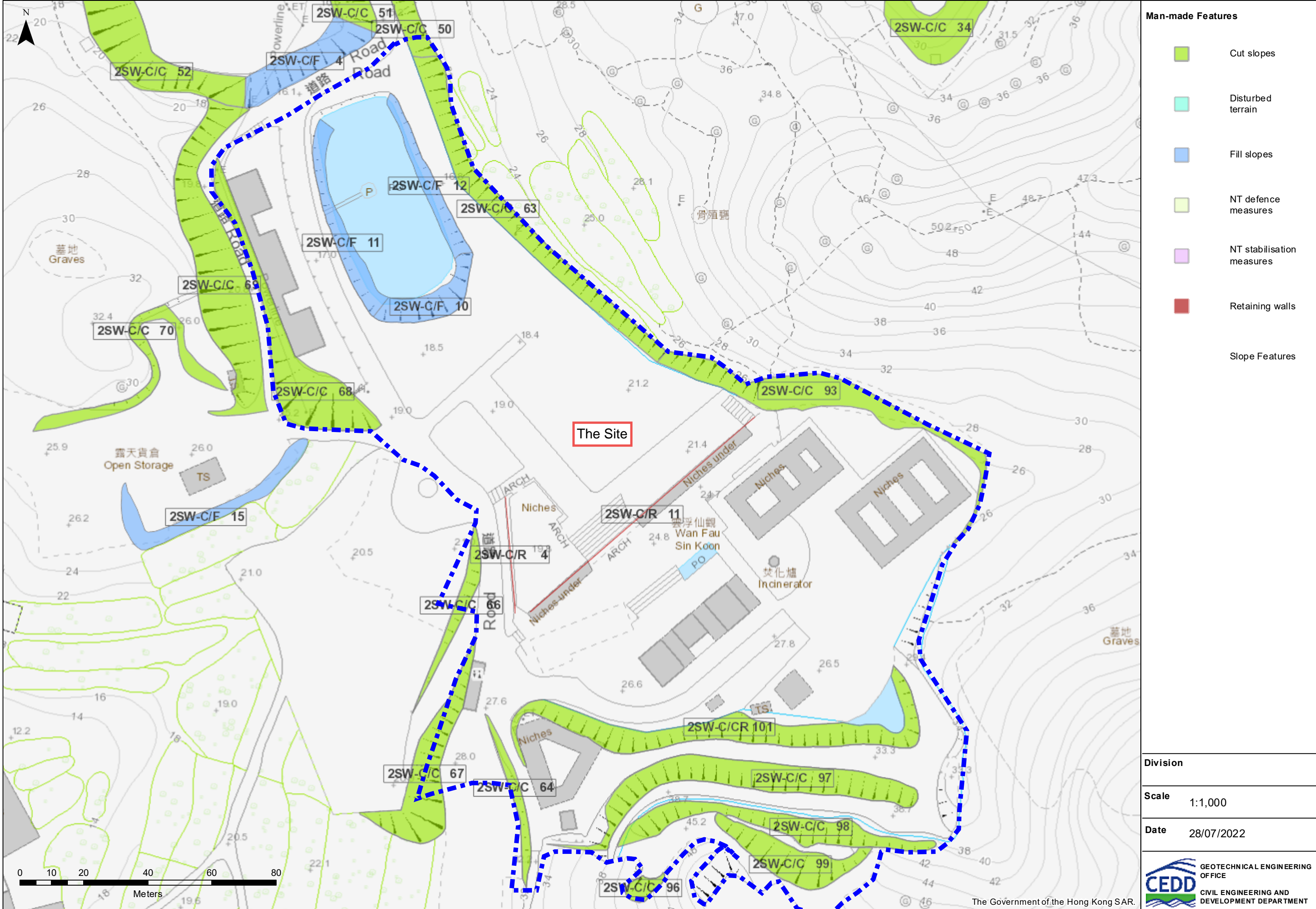


A

SIS Records



Appendix A – SIS Records



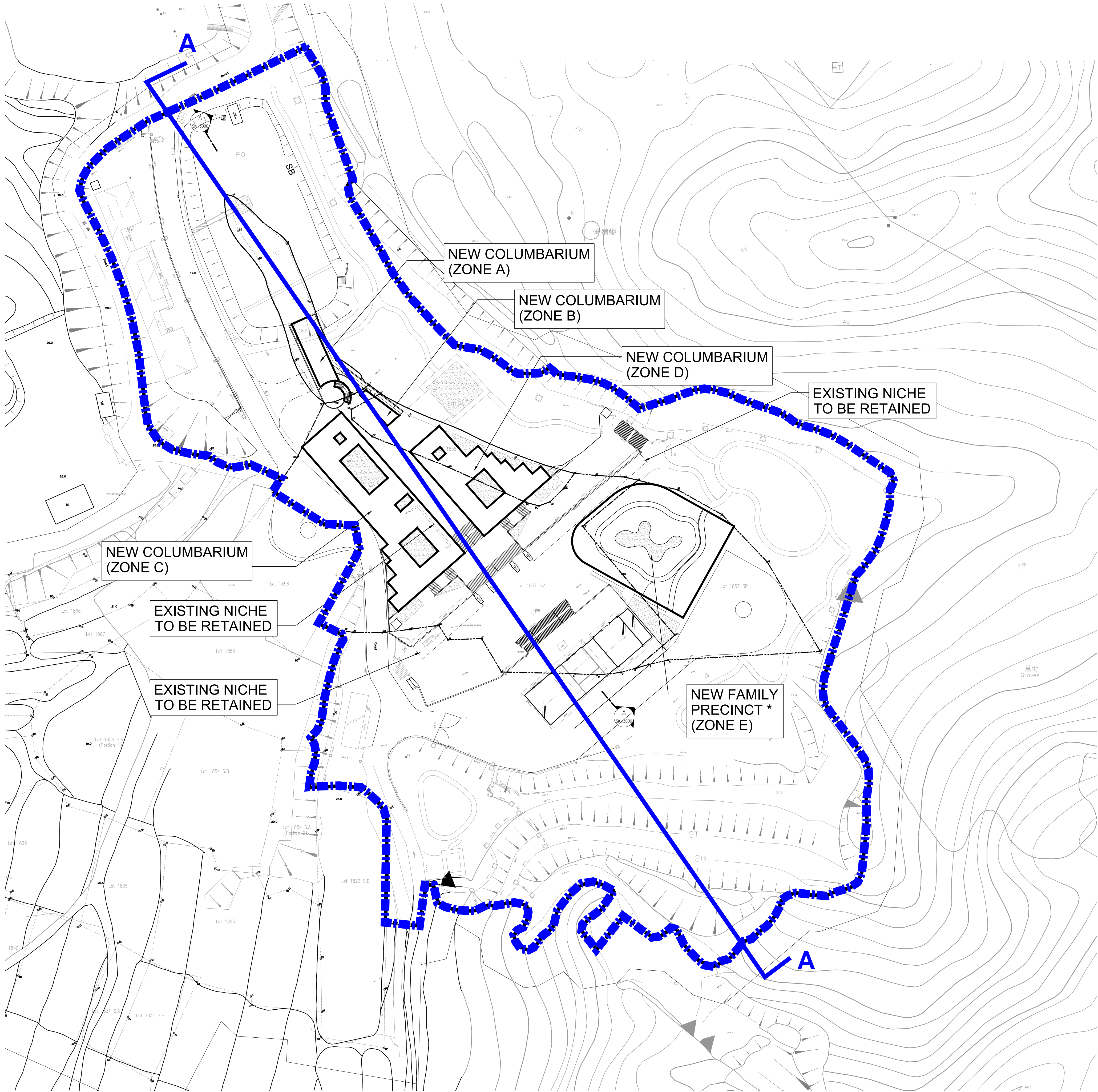
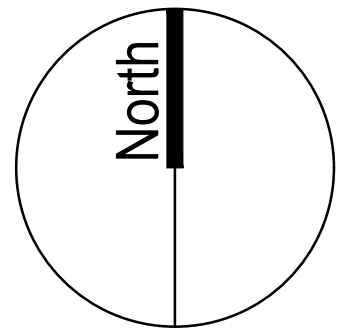


B

Latest Architectural Drawings



Appendix B – Latest Architectural Drawings



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)

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



LAND FILL F2
AREA: 386.184 sqm
DEPTH:0~1m

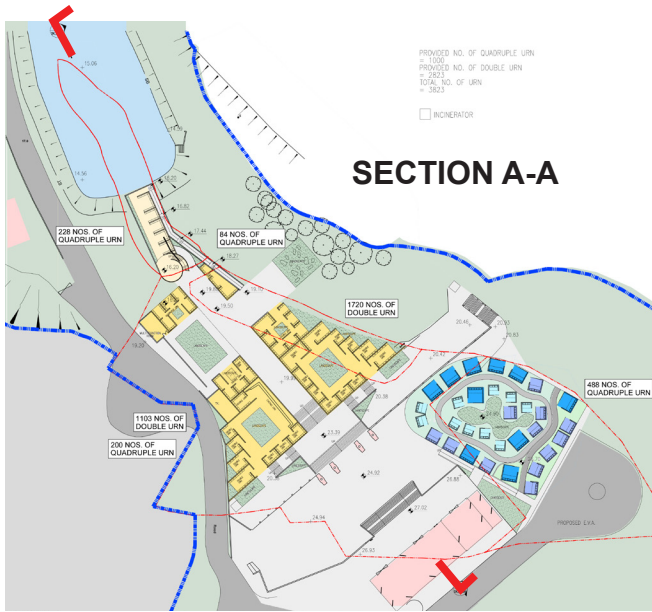
LAND FILL F1
AREA: 23.328 sqm
DEPTH: 0m ~ 1.6m

LAND EXCAVATION E1
AREA: 279.674 sqm
DEPTH: 0m ~ 2.2m

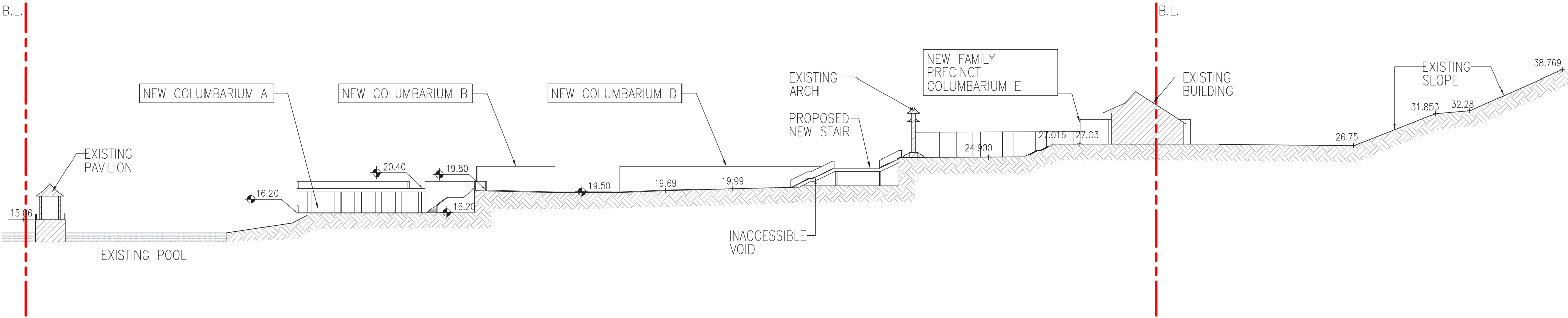
LAND EXCAVATION E2
AREA: 986.801 sqm
DEPTH: 0~0.8m

LAND FILL F3
AREA: 1374.523 sqm
DEPTH:0~0.8m

LAND FILL
AREA: 264.224 sqm
DEPTH: 0m ~ 3.1m



SECTION A-A

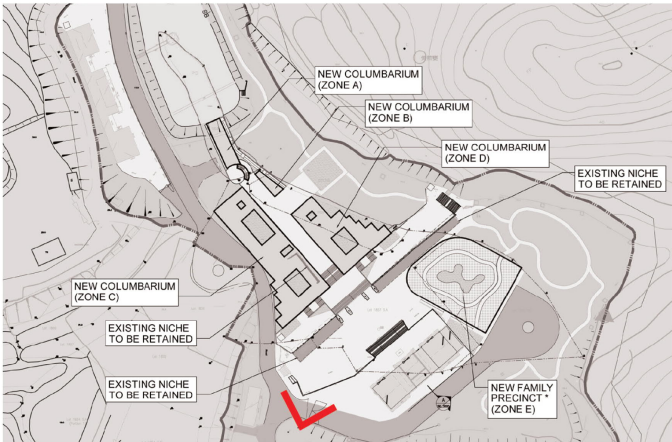


SECTION A-A

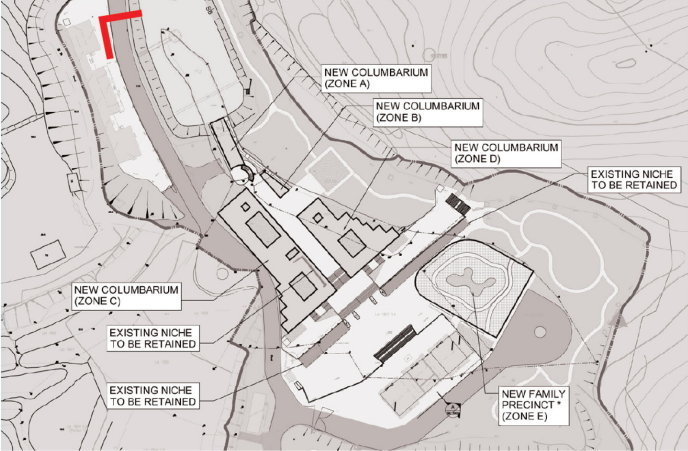
Appendix 6

Replacement Pages of Rendering

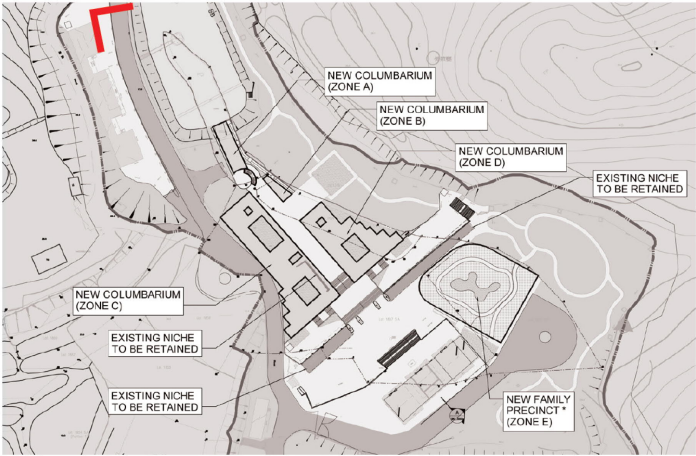
View from New Hall Columbarium C



View from the Auxiliary Temple



View from the Auxiliary Temple



Appendix 7

Supplementary Plan on Zoning Context

