

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. 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

SUPPORTING PLANNING STATEMENT

September 2025

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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") (73%) with the remaining part of it falling within "Green Belt" ("GB") (24%) 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;

- The proposed amendments are to make full use of the development potential of the Site by unleashing and making full realisation of unsold niches;
- The unsold niches could meet the genuine demand for the private niches in the short to medium term;
- The proposed amendments pose an opportunity to revamp and uplift the existing condition of the Koon; and
- The proposed amendments will not result in any adverse technical impacts, as the total number of niches stays the same as per the existing; and the total approved built over area is also maintained the same upon the proposed amendments made.

In consideration of the above, we sincerely request the TPB to support this Section 16 Planning Application from planning and technical points of view.

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（73%），其餘部分屬「綠化地帶」用途（24%）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. 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**

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. 1856 (Part), 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.

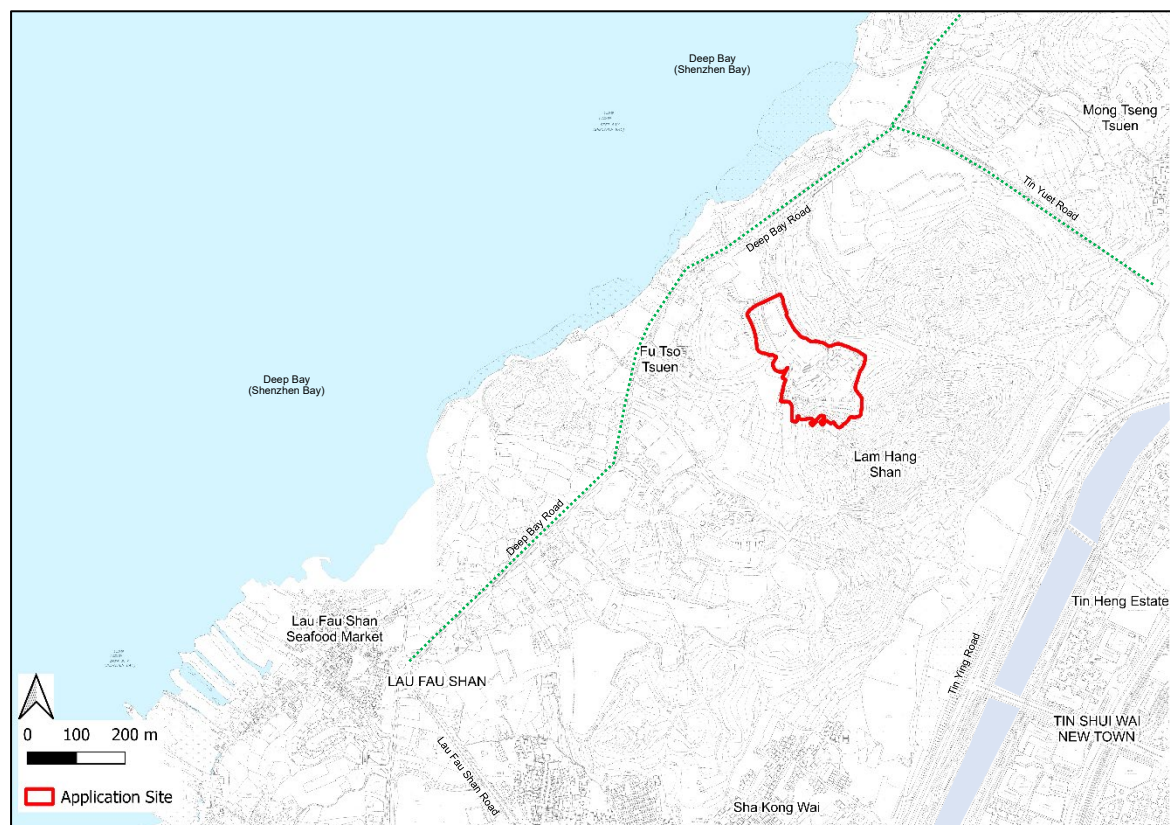
2. SITE AND PLANNING CONTEXT

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 33,078.4 m². 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



2.2 Existing Use and Site Condition

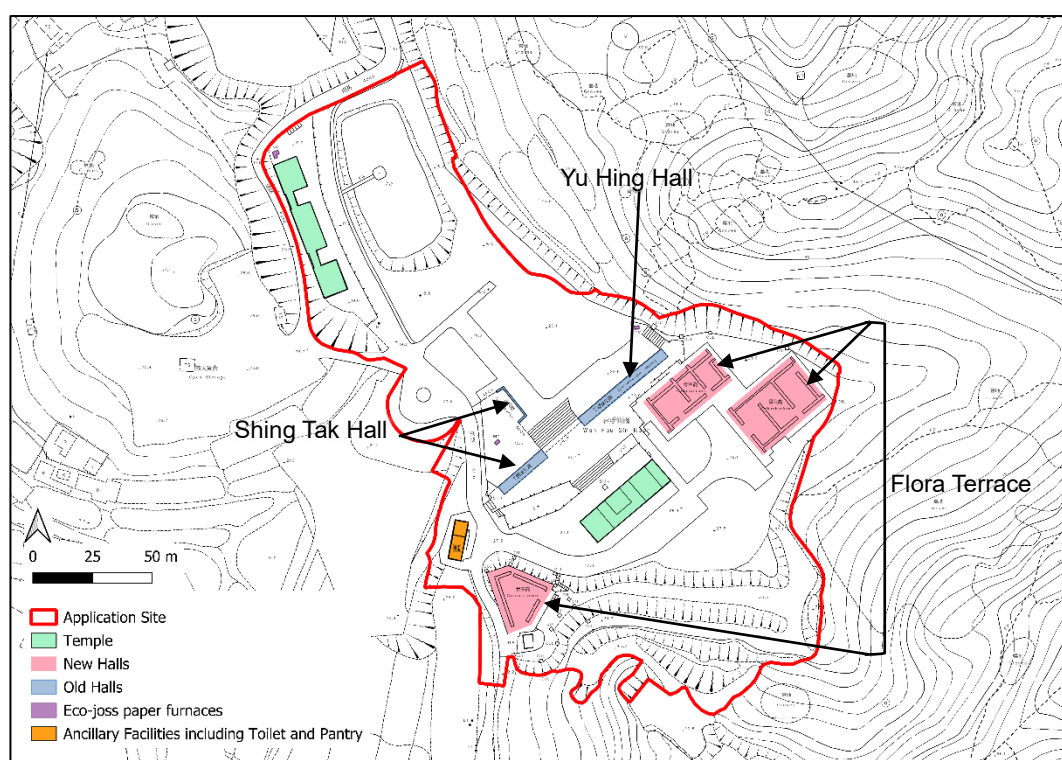
2.2.1 The Site is currently occupied by Wan Fau Sin Koon (the “Koon”), used for temple and columbarium purposes. In the southern part of the Site are the main temple with the New Halls (including Columbarium Block A and B). An ancillary block containing facilities (including toilet and pantry) and Columbarium 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 and post-license rented niches (**Table 2.1** refers).

Table 2.1: Existing Distribution of the Niches

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

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.

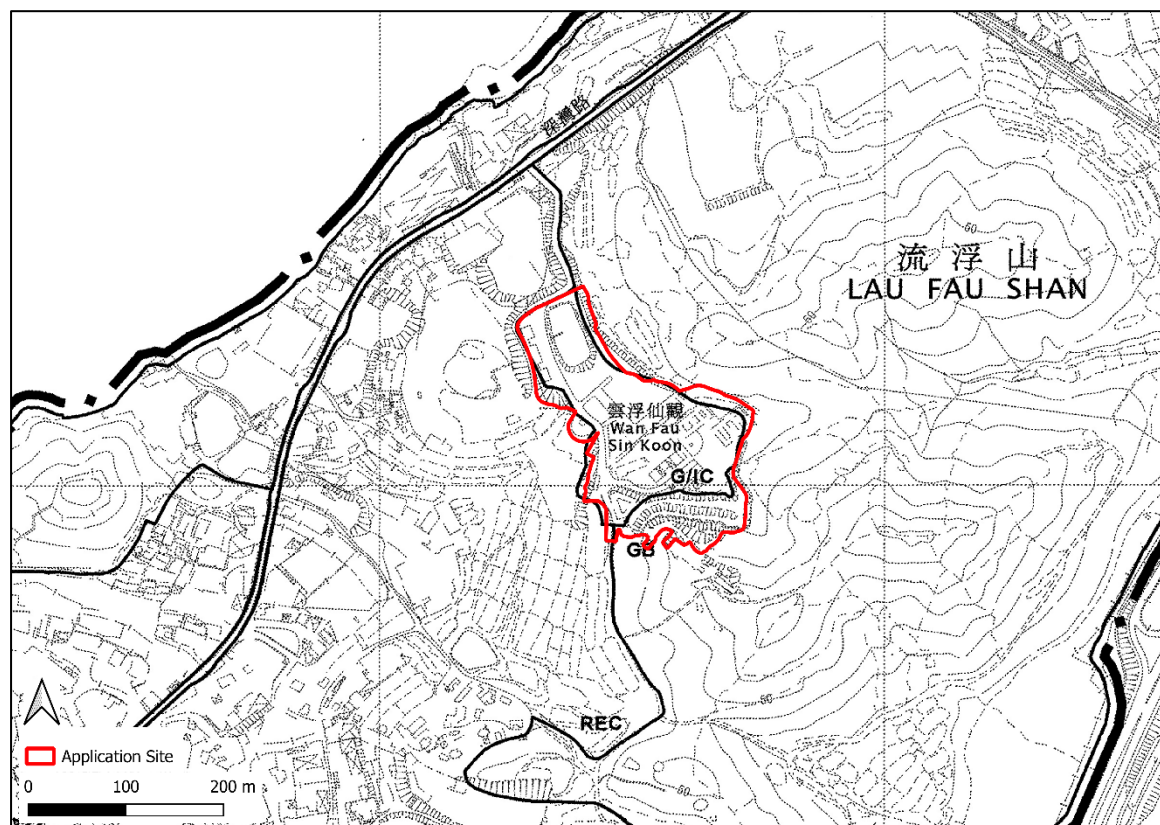
Figure 2.3: Existing Condition of the Site



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”) (25%), and “Recreation” (“REC”) zones (4%) 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.

“GB” zone

2.3.4 “GB” zone is *“primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlet”* and there is a *“general presumption against development within this zone”*. “Columbarium (within a Religious Institution or extension of existing Columbarium only)” is a Column 2 use that would require planning permission by the Town Planning Board. Besides that, any filling of land or excavation of land, including that to effect a change of use to Column 1 and 2 or the uses or development always permitted under the covering Notes (except public works coordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken without the permission from the TPB.

“REC” zone

2.3.5 “REC” zone is “primarily for recreational developments for the use of the general public”. It also “encourages the development of active and/or passive recreation and tourism/eco-tourism,” and the uses are *“in support of the recreational developments may be permitted subject to planning application”*. However, “Columbarium” use is neither a Column 1 nor Column 2 use.

2.3.6 Although the Application Site is located within the aforementioned zoning areas, the proposed amendments to the Approved Planning Application pertain only to the “G/IC” zone.

Approved Planning Applications

2.3.7 The columbarium uses at the “Old Halls” (8,400 niches - with 6,576 sold/let niches and 1,824 unsold niches) is an existing use and does not require planning permission from the Town Planning Board.

2.3.8 The columbarium use at the “New Halls” is, however, subject to two planning applications (No. A/YL-LFS/54 and No. A/YL-LFS/77), both for proposed additional columbarium (*total 2,000 niches - including 1,000 2-urn niches and 1,000 4-urn niches in three new columbarium buildings, collectively named as “Flora Terrace”*), which were approved with conditions by the Rural and New Town Planning Committee of TPB on 3 August 2001 and 12 December 2001 respectively (**Table 2.2** refers).

2.3.9 Planning Application No. A/YL-LFS/77 is for amendment to the building form and

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.

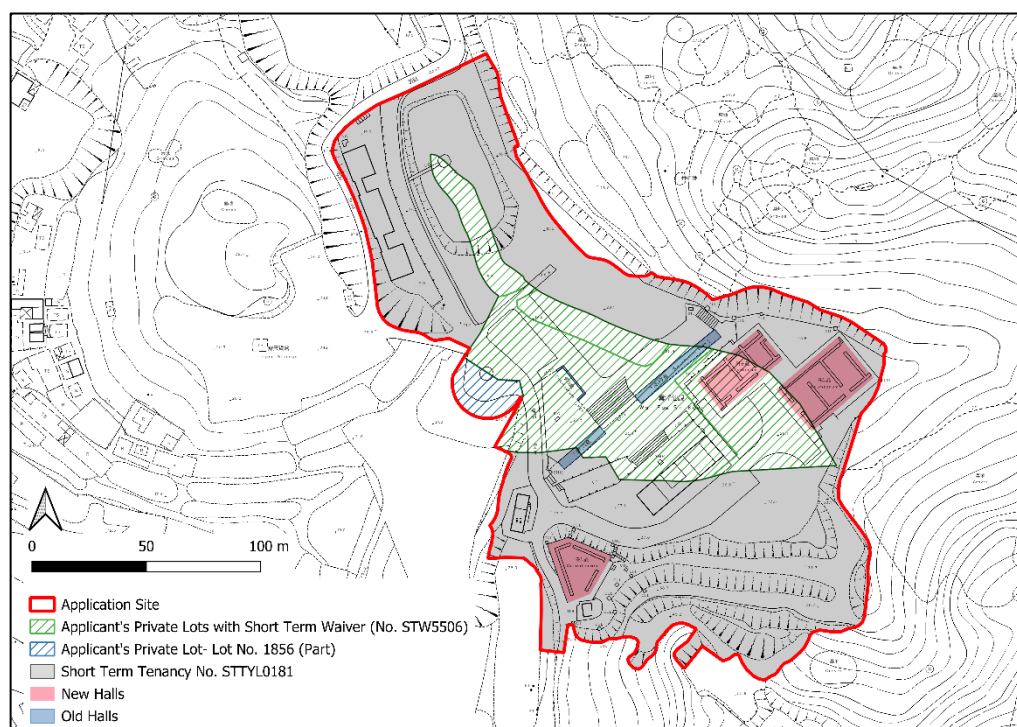
Table 2.2: Approved Planning Applications

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

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), Lot No. 1856 (Part) (under the Applicant’s ownership) 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



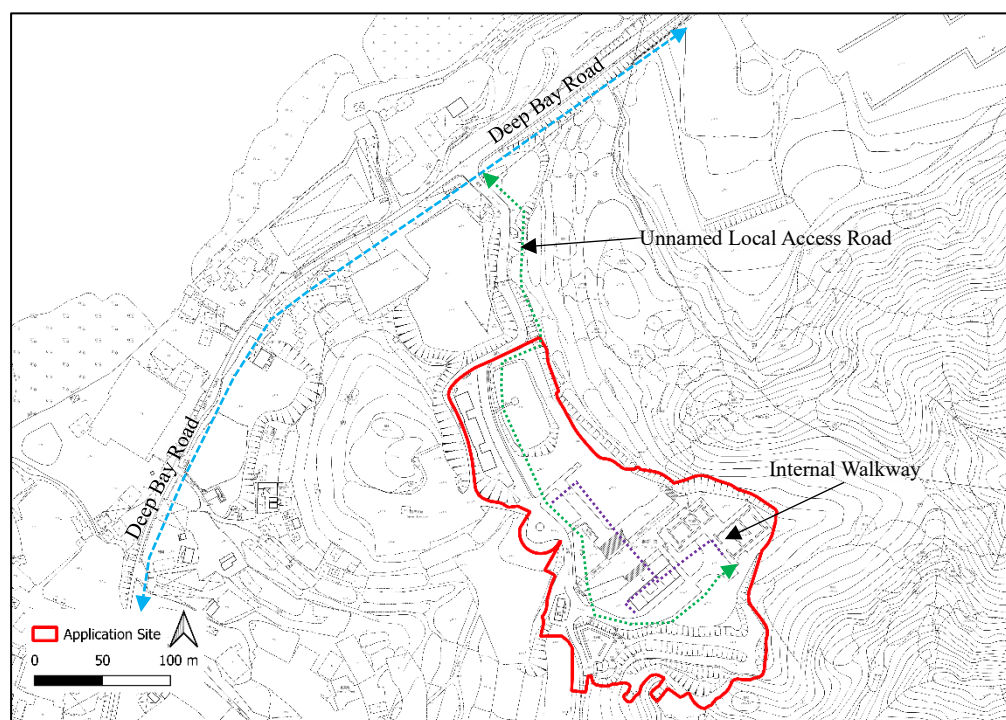
2.4.2 The Koon (or the temple and columbarium uses on the Site) is currently permitted by way of a STW and a STT both commenced on 8 May 2023 for **a term of 7 years until 7 May 2030**. The operation of the columbarium is permitted by a Private Columbarium License ("Licence") for the same terms as the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

discouraging. Most potential customers expressed such short-term interment right and frequent periodic payment are not acceptable. The Koon was only managed to rent the interment right of only 1 niche till now since 2023 and even after the approval of the planning applications back in 2001. The niches from the Old Halls and New Halls (under the approved planning applications) remain status quo with no potential customers.

2.6.4 A customer survey on site, involving 1,780 interviewees, was then conducted between 2023 Chung Yeung Festival and 2024 Ching Ming Festival to identify the marketing positioning and the preference leading to the low intake rate. The result of the survey shows that:

- a) Most of the interviewees expressed that the location is acceptable and they like the landscape garden.
- b) However, the majority of the interviewees (90.7%) expressed no interest in purchasing the interment right, as the term of the interment right available for sale is less than 7 years. (*Note: the term available for sale decreases as time goes by*).
- c) About 76.7.% and 82.7% of interviewees found that the short-term interment right is not acceptable and the frequent payment (i.e., on an annual basis) is not convenient, respectively.

3. NEED FOR THE PROPOSED AMENDMENTS

3.1 Based on the above reviews, the following drawn to form the reasons for the proposed amendments to the Approved Scheme:

Summary	Applicant's Proactive Response
<u>History and Operation of the Site</u> The Site has been operated as a temple and columbarium since 1983 to provide a final resting place for the cremated remains of ancestors. Two planning applications for an additional columbarium in the New Halls were approved by the TPB in 2001 with an additional 2,000 niches at the Site. Despite additional niches are approved within the Site, they are subject to the short-term interment right and frequent periodic payment.	The Site's long history as a temple and columbarium highlights its cultural role and as a renowned and representative attraction in Lau Fau Shan. The Applicant remains committed to maintaining the Site as a temple and columbarium, preserving its role in providing a respectful resting place for ancestors. However, under the short-term STT/STW arrangements, the low uptake (only 1 niche sold) suggests that the anticipated demand from the approved planning applications in 2001 would not be able to materialise as expected and even after the approval by the PCLB in 2023. The Applicant would like to take this opportunity to revisit the overall operation of the Site with the plans of relocating the unsold niches.
<u>Lands Matter</u> Although the Lands Department (LandsD) has granted permission for the temple and columbarium uses at the Koon/Site by way of a STW and STT for a fixed term of 7 years certain, the term of the ash interment right of niches must not exceed the term of STT and STW.	There was <u>no guarantee</u> that the LandsD would approve/grant the renewal of STT and STW for the temple and columbarium uses at the Application Site upon the expiry of the term of 7 years. The Applicant will conduct a lease modification on the prevailing lease of the private lots subject to premium payment, in order to allow long-term ash interment rights and the selling of the unsold niches.
<u>Low Take-Up Rate and Customer Survey</u> A customer survey has been conducted to identify the market positioning of the Site. However, the interviewee's response is discouraging, as the majority of the interviewees expressed no interest in purchasing the interment right, as the term of the interment right available for sale is less than 7 years.	Given the fact that only 1 niche was sold and the prevailing lease conditions of STW and STT, the Applicant would like to consolidate the unsold niches from the STT to the private lot areas to provide certainty to the customer. The unsold niches could thus be realised and sold to relieve market demand upon approval of the lease modification for the private lot areas.
<u>Existing Conditions</u> The existing columbarium (old halls) structures within the Application Site are found to be deteriorating, with concrete falling and a lack of weather-proof areas such as decent sheltered/resting places.	The Applicant is planning to uplift and revamp the conditions of the existing facilities of the Koon, including the columbarium (old hall) structures, to address the comments from current customers and the local stakeholders for better services and an improved environment for the ash interment ceremony and ancestor worship ceremony.

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 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);
- (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 the Koon, and 3) to regularize the boundary based on the latest ongoing lease

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

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 31,880m² to 33,078.4m².

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 not more than 32 individual structures with family niches. 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 ² *
Storeys	1
Building Height	6.9m above ground level^
Nos of Buildings	4 buildings/blocks and 1 Family Precinct ⁺
Nos of Niches	3,824 [#]

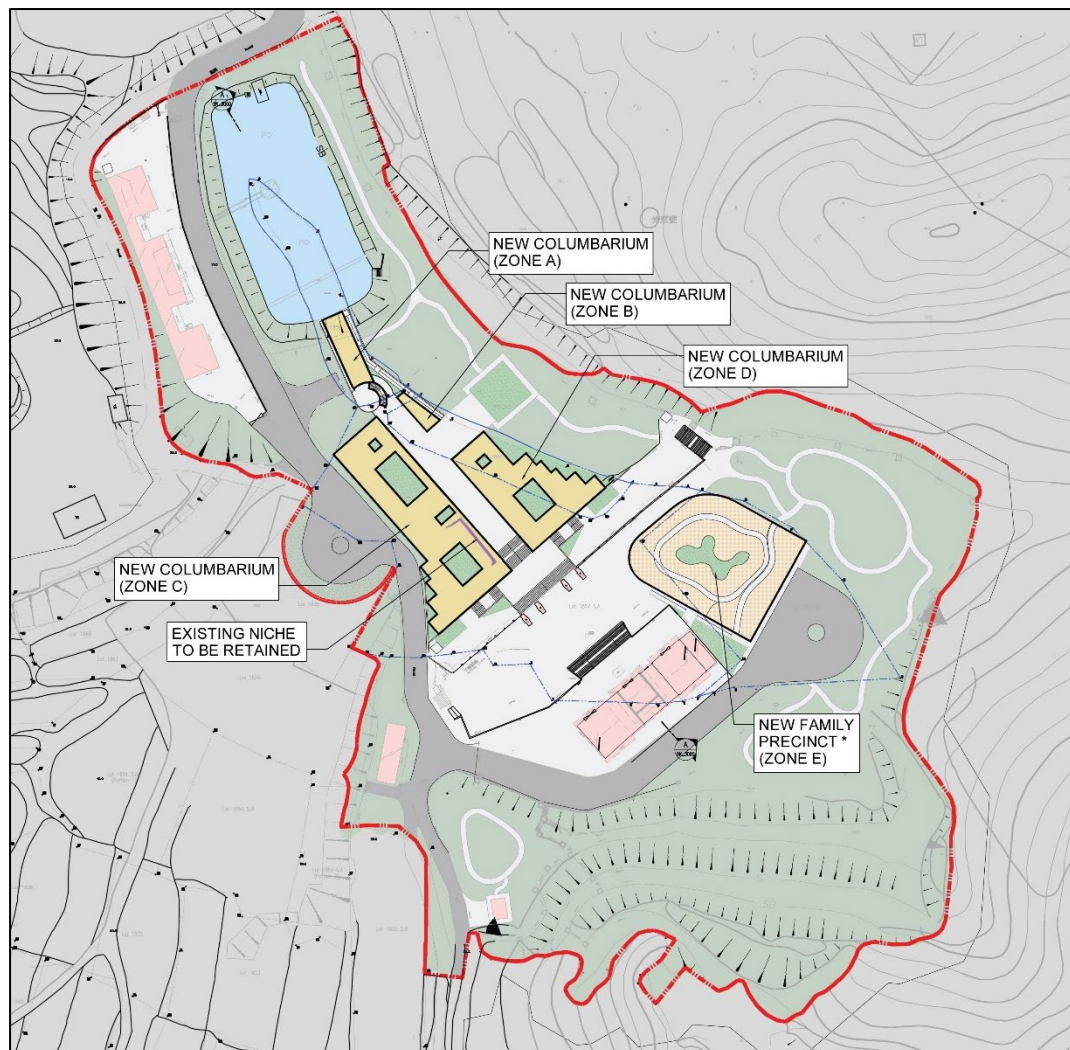
*The built over area 1,772.2m² of which 1,570m² is the approved BOA from the new halls under the two Approved Planning Applications, with 202.2m² from removals and modification of part of the existing Shing Tak Halls.

^The BH is stipulated under the lease conditions of STW5506 and STTYL0181

Consisted of 2,000 niches from New Halls (under Approved Planning Application) and 1,824 from Old Halls

+ 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

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

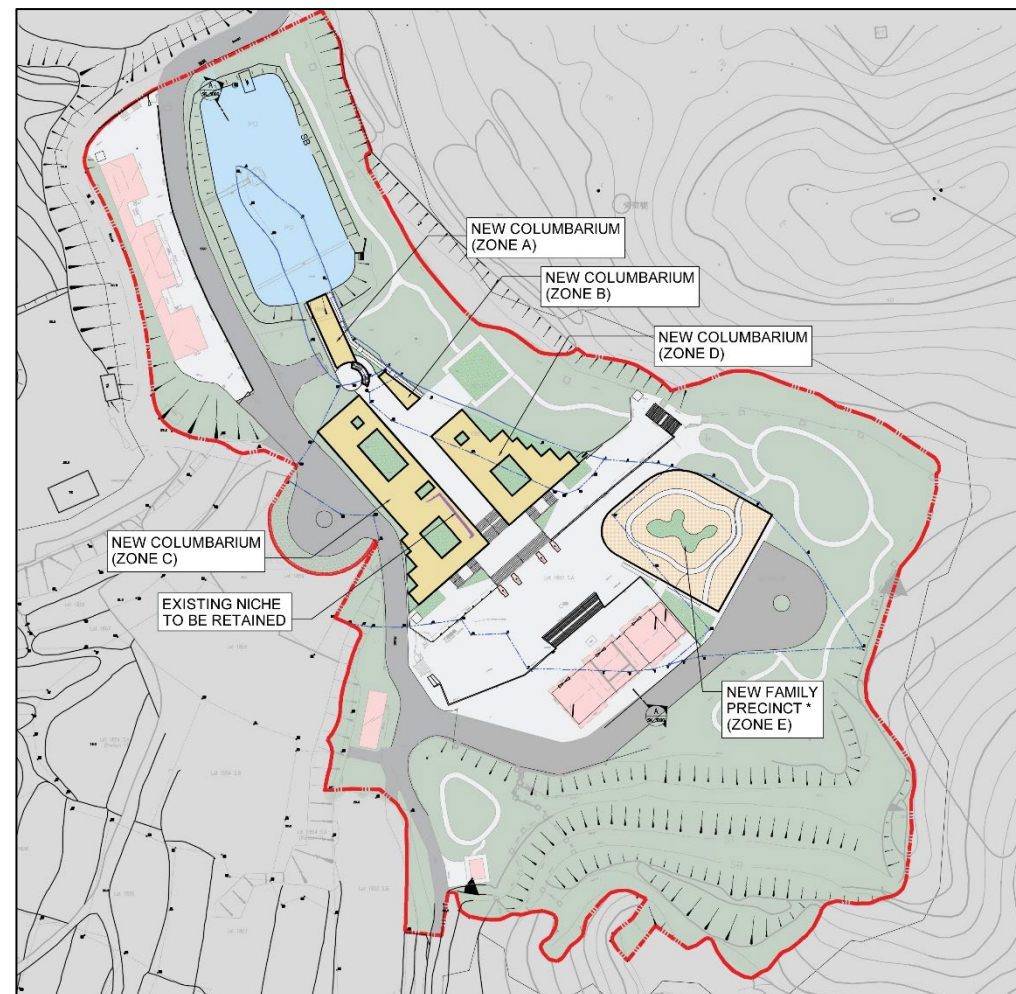
4.4 Comparison of the Approved Development Scheme and Proposed Development Scheme

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

Table 3.2: Comparison Table of Approved and Proposed Development Schemes

The Approved Scheme (A/YL-LFS/54)		Approved Revised Scheme (A/YL-LFS/77)				The Proposed Scheme			
		Area Breakdown				Area Breakdown			
Structure	Area (m ²)	Structure	STT (m ²)	STW (m ²)	Total Area (m ²)	Structure	STT (m ²)	STW (m ²)	Total Area (m ²)
Pavillion	7	Pavillion	/	7	7	Pavillion	/	7	7
New Pai Lau	9	New Pai Lau	/	9	9	New Pai Lau	/	9	9
Main Temple	493	Main Temple	493	/	493	Main Temple	493	/	493
Existing Columbarium (Old Hall- Shing Tak Hall and Yu Hing Hall)	586	Existing Columbarium 1 (Shing Tak Hall)	11	227	238	Existing Columbarium 1 (Shing Tak Hall)	0	35.8	35.8
		Existing Columbarium 2 (Shing Tak Hall)	52	65	117	Existing Columbarium 2 (Shing Tak Hall)	52	65	117
		Existing Columbarium 3 (Yu Hing Hall)	40	191	231	Existing Columbarium 3 (Yu Hing Hall)	40	191	231
Storage	193	Storage	/	193	193	Storage	/	193	193
Toilet	57	Toilet	57	/	57	Toilet	57	/	57
Existing Temple	271	Existing Temple 1	103.5	/	103.5	Existing Temple	103.5	/	103.5
		Existing Temple 2	6	58	64		6	58	64
		Existing Temple 3	/	103.5	103.5		/	103.5	103.5
Incinerator	8	Incinerator	/	8	8	Incinerator	/	8	8
New Columbarium (New Hall- Flora Terrace)	1,570	Columbarium A (Flora Terrace)	150	338.5	488.5	Columbarium A	0	134.014	134.014
		Columbarium B (Flora Terrace)	631.5	/	631.5	Columbarium B	0	42.893	42.893
		Columbarium C (Flora Terrace)	450	/	450	Columbarium C	0	767.205	767.205
		/	/	/	/	Columbarium D	0	508.356	508.356
		/	/	/	/	Columbarium E (Family Precinct) *	0	319.732	319.732
Meter Room	6	Meter Room	6	/	6	Meter Room	6	/	6
Total	3,200	Total	2,000	1,200	3,200	Total	757.5	2442.5	3,200

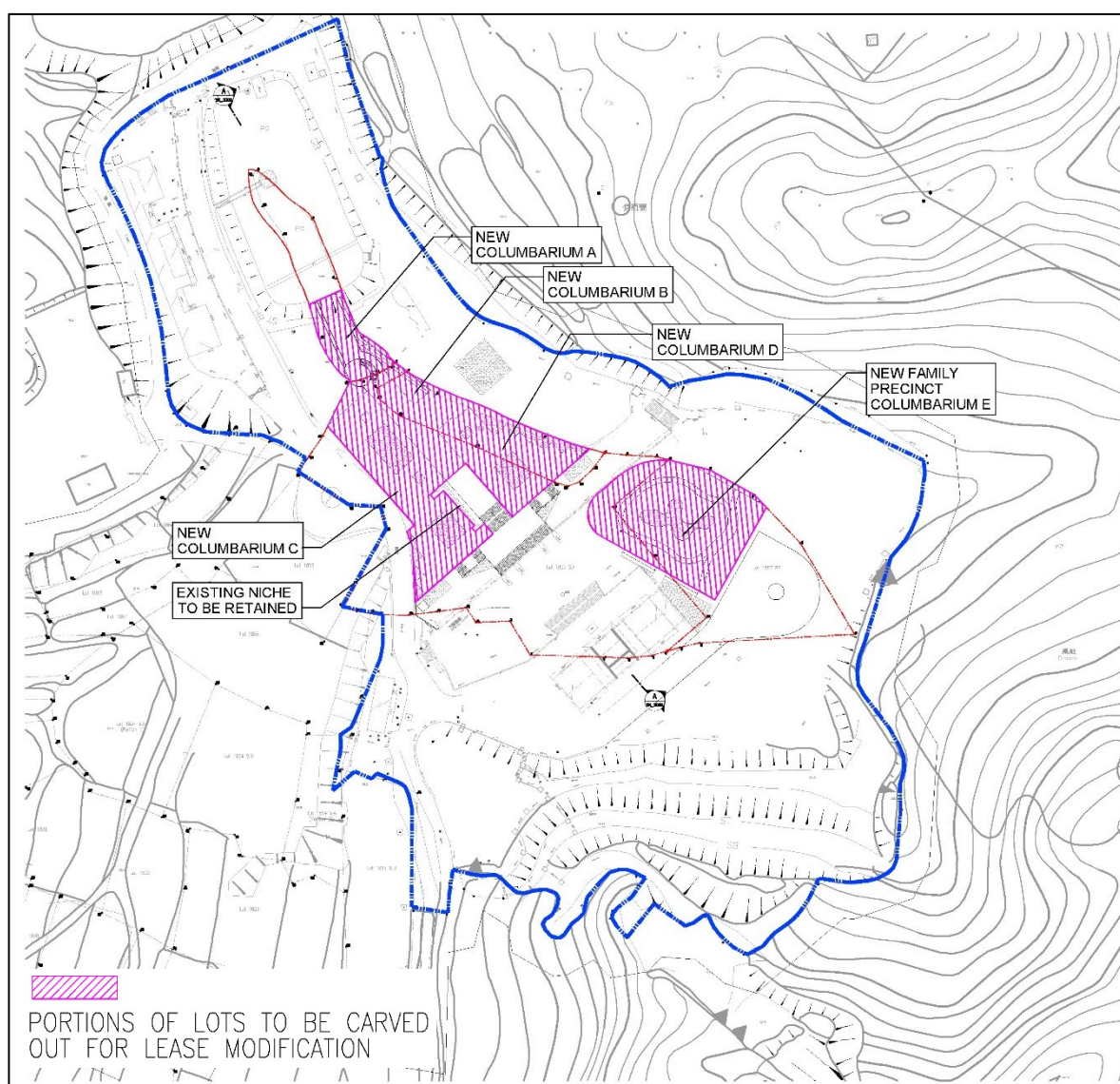
*The Family Precinct is a dedicated zone that holds multiple individual structures with family niches. The Site features a Family Precinct where generations are honoured together in private family niches

4.5 Implementation on the Existing Unsold Niches

Lease Modification

- 4.5.1 Upon approval of this planning application, it is proposed to carve out the portions of lots, where the new columbarium housing all the remaining unsold niches (i.e. New Columbarium A, B, C, D & E) are proposed. Pre-cut-off sold niches will not be included in the Portions (**Figure 4.1** refers). The Applicant will apply for lease modification to permit the 3,824 unsold niches on the newly carved out portions of lots, subject to premium payment.

Figure 4.1: Portions of the Private Lots to be carved out for lease modification



Obtain Approval from the Private Columbaria Licensing Board

4.5.2 It is understood that the 1) demolition of the new Flora Terrance (New Halls), 2) construction of four new columbarium buildings and one Family Precinct and 3) removals and modification of part of the existing Shing Tak Hall (Old Hall) will be considered as the alteration or addition works to the columbarium premises. These changes would result in material deviation from the approved plans of the columbarium according to Section 53 of the Private Columbaria Ordinance, Cap. 630 (PCO).

4.5.3 Upon the approval of this planning application, the Applicant (also known as the license holder) will make an application to the Private Columbaria Affairs Office (PCAO) (i.e., Part B of Section 53 of PCO) for alteration or addition works to the existing columbarium premises; and obtain necessary approval/ written permission from the Private Columbaria Licensing Board (PCLB) before making any alteration or addition works.

4.6 Operation of Application Site

4.6.1 In view of the above, the approved layout plan and approved management plan of the columbarium are required to be revised for the changes and seek approval from PCLB upon the approval of this S16 application. Nevertheless, the following operational proposal for the Application, as outlined in the previous management plan, shall be followed, subject to final changes agreed upon and approved by PCLB.

Opening Hours

4.6.2 During normal days (including Saturday, Sunday, and Public Holidays), the Application Site will be open between 9:30 am and 5 pm. The opening hours will be extended during the Ching Ming and Chung Yueng festival periods between 9 am and 5:30 pm. To facilitate the internal management within the Site, the visitors will be required to make an appointment with the office for the ancestor worship ceremony during normal days.

Crowd Management

4.6.3 During peak grave sweeping days (i.e. Ching Ming/Chung Yeung Festivals and two weekends/public holidays before and after Ching Ming/Chung Yeung Festivals), additional manpower and professional assistance will be sought from the appointed security management company. The proposed scheme (after the amendments made) will continue to have a similar visitor holding capacity/ arrangement as the

existing scheme. The crowd management plan includes a control centre, first aid station, and direction of pedestrian flows.

4.6.4 The proposed measures under the crowd management plan will include the following:

- A control centre would be set up to serve as a command centre and to oversee the following operations:
 - Guide and monitor visitors to the designated pedestrian way and footpath;
 - Monitor the capacity of the holding/waiting area and the estimated hourly/daily flow;
 - Set up barriers to direct pedestrian flow;
 - Exercise measures (i.e., direct visitors to stay/hold at the holding area/waiting areas or temporarily halt visitors' movement in specific sections) when reaching peak-hour flow and maximum capacity; and
 - Issue frequent announcements to direct the visitors to follow the instructions and ensure no back-flow of visitors;
 - Set up a first aid station;
 - Provide 10 additional mobile toilets; and
 - Set up a designated garbage collection point that will be collected by a designated waste collection operator.

Security Management

4.6.5 The Applicant has appointed a private experienced security company to handle the security and crowd management of the columbarium during peak grave sweeping days (Ching Ming/Chung Yeung Festivals and two weekends/public holiday before and after Ching Ming Festival/Chung Yeung Festivals), to ensure the safety of visitors and the public.

4.6.6 The security company will work closely with the relevant disciplinary forces, and their duties will include:

- Maintain good law and order of the Wan Fau Sin Koon;
- Assist the visitors and staff of Wan Fau Sin Koon during grave sweeping days;
- Conduct traffic and crowd management measures within the Site;
- Carry out a full-scale investigation of accident, if any emergency;
- Liaise with relevant government departments; and
- Supervise and report all breaches of rules and all cleaning matters.

Manpower deployment

- 4.6.7 At present, the Applicant employs a total of 13 staff for its basic operation of the columbarium with support from Head office for the administration of accounting, contracting and human resources. There are sufficient and suitable staff to meet the daily operational need.
- 4.6.8 Extra manpower (an additional of about 9 staff) will be allocated from the Head Office to meet the need on peak grave sweeping days (Ching Ming/Chung Yeung Festivals and two weekends/public holiday before and after Ching Ming Festival/Chung Yeung Festivals) for the cleansing, administration, customer service, repair and maintenance, building and fire safety, first aid, security, crowd management and traffic management etc.
- 4.6.9 Besides, the additional manpower will be allocated from the Head office. As mentioned above, a private security company will also be appointed to assist the staff of the Wan Fau Sin Koon during peak grave sweeping season.

Fire or other emergencies

- 4.6.10 The proposed columbarium will fit the necessary fire services installations, including street hydrant, fire extinguisher, sand buckets, hose reel, and be provided with the necessary assembly area for fire excavation and emergency vehicle access. The Applicant will appoint the relevant fire service installation contractor to comply with the fire safety requirements (i.e., Certificate of Fire Service Installations and Equipment (FS 251) and/or Certificate of Compliance (FSI/314A or FSI/314B)) upon the approval of this Planning Application. Besides that, the PCLB will also set out conditions for the Applicant to comply with the fire safety requirements.
- 4.6.11 In case of a fire emergency, all staff at Wan Fau Sin Koon have been trained on a regular basis, and they are capable of handling fire or other emergencies. The Police and Fire Services Department shall also be notified immediately when fire and other emergencies arise.

4.7 Technical Impact

Drainage Impact

- 4.7.1 Following the review of the existing and proposed catchment areas, it is noted that the proposed catchment will generate approximately 97% of the surface runoff compared to the existing condition. This reduction is attributed to increased vegetated surfaces within the proposed scheme, including unpaved areas and green

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.

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.

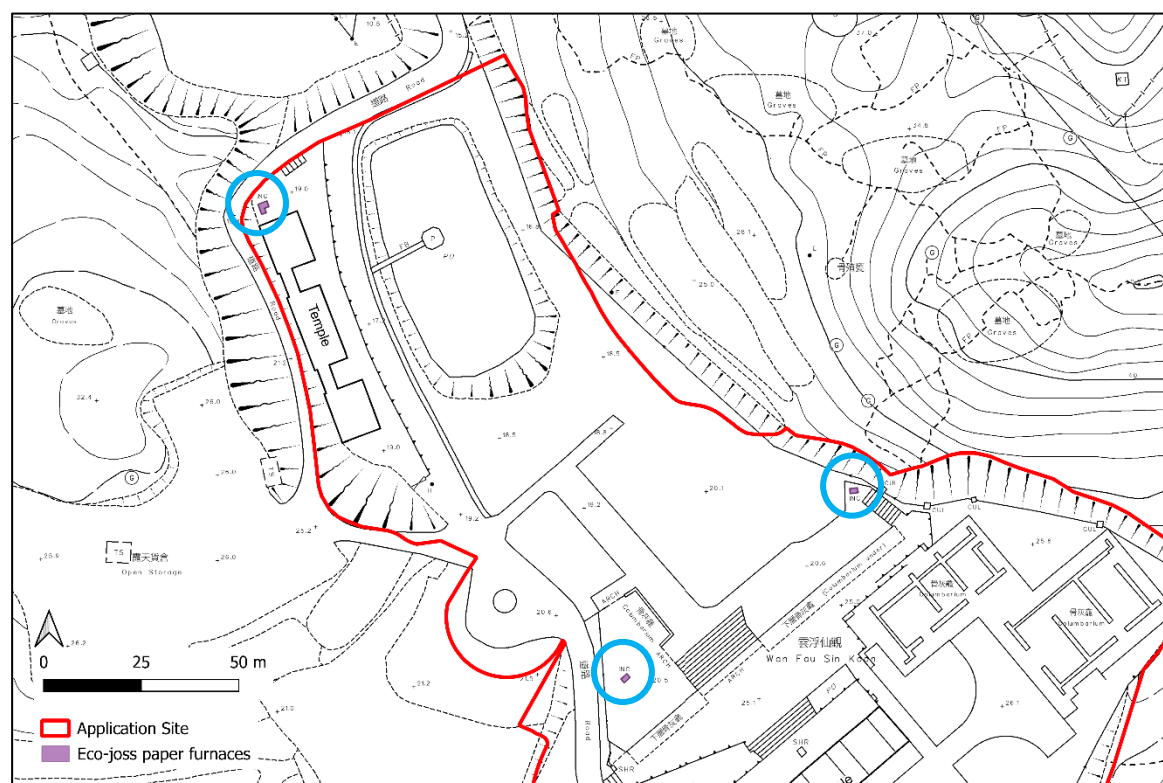
Landscape Impact

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. In compensation of the trees to be felled, not less than 30 nos. new trees are proposed, and the compensation ratio of the tree lots 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. 28 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.

5. PLANNING JUSTIFICATIONS

5.1 The Proposed Amendments will not deviate from the current temple and columbarium purposes

5.1.1 Although the Applicant seeks the amendments to the approved development scheme, the proposed amendments will not deviate from the current temple and columbarium purposes. The proposed amendments mainly include 1) slight adjustment of site area and application site boundary, 2) a change in the location, disposition and form of the building blocks, 3) constructing new buildings (with an increase in the number of blocks) with removal and modifications of the existing Shing Tak Halls, 4) realignment of the turnaround facility at the end of the EVA in the east; and 5) an enhancement to the overall landscape setting within the Application Site.

5.2 No increases to the Overall Number of Niches

5.2.1 The amendments do not involve any increases in niches at the Site. The Application Site will continue to maintain the existing number of niches (i.e. 10,400). The proposed amendments are to allow the Applicant to consolidate the unsold niches (i.e., 3,824) from Old Halls and New Halls to within the private lots. Thus, the unsold niches could be realised and sold to meet the market demand thereafter.

5.3 The proposed amendment is to make full use of the development potential of the Site

5.3.1 Over the past 3 years after the approval from PCLB, there has been only 1 niche being sold out. The Applicant is facing tremendous financial challenges with the low take-up rate, as well as the high rental and waiver fees per annum for the STT and STW, respectively. If the take-up rate of niches is not improved, the operation of the Application Site can hardly be sustained and will have to close down. Not only will the effort made by the Government and the operator to contribute niche supply in Hong Kong be in vain, but it will also result in massive ash disposal and social unrest. As highlighted in the Customer Survey in paragraph 2.6 and section 3 above, it is noted that the majority of the interviewees opine that the short ash interment term (with less than 7 years) is not acceptable, and the frequent payment per annum is not convenient. There was also no guarantee that the relevant government department(s), including the Lands Department, would approve/grant the renewal of STT and STW for the temple and columbarium uses at the Application Site upon the expiry of the term of 7 years.

5.3.2 The proposed amendments to the approved scheme would be able to consolidate

the unsold niches from the old halls and new halls within the private lots, in order to make the niches realised and to be sold in the market. The Applicant will conduct a land exchange application upon the approval of this planning application.

5.4 The unsold niches could meet the genuine demand for the private niches

5.4.1 As of June 2025, there are about 165 applications applying for a license under the Private Columbaria Ordinance, in order to sell or let out niches. However, only 14 private columbarium operators have been approved licenses from the PCLB for the sales of niches, and only 6 private columbarium operators have been exempted for leasing out the niches. The total of 20 private columbarium operators could only provide about 100,000 private niches. Taking into account the death rate of about 50,000 per year, it is expected that the ash cremation will be chosen with the increased death rate. The private columbarium could address the genuine demand for the private niches in the medium to long term supply, considering the supply of public niches would be subject to the land availability, and the allocation for the niche quotas. Please note that the allocation of public niches would only be carried out once a year.

5.5 The proposed amendments pose an opportunity to revamp and uplift the existing condition of the Koon

5.5.1 The existing Old halls (esp. the Shing Tak Hall) are deteriorating with the falling of concrete and the tarnishing of the color on the façade. The Site also has no weather-proof facilities such as decent sheltered/resting places within the existing New Halls. The proposed amendments would pose an opportunity to revamp and uplift the condition of the Koon. It is also an opportunity to relocate the unsold niches from the New Halls to the private lots. The Applicant intends to provide better services and sheltered spaces with an improved environment for the ash interment ceremony and ancestor worship ceremony in their new columbarium design. More importantly, there is no increase in the originally approved built over area after the proposed amendments.

5.6 No Technical Impact

5.6.1 As mentioned in sub-section 4.6, since the total number of niches approved within the Site will remain unchanged and the proposed amendments would merely involve the change in the location, disposition and form of the buildings within the Private Land. There is also no change to the total approved built over area after the proposed relocation. It is anticipated that there will be no technical impacts (including drainage, landscape, traffic, environment, and visual) upon the proposed

amendments to the surrounding context.

6. CONCLUSION

6.1 The Application Site has been operated as a temple and columbarium since 1983. For the past four decades, the Site has served as a final resting place for the cremated remains of ancestors. The proposed amendment to the approved scheme is to optimise the development potential of the Application Site by relocating the unsold niches, mainly in the new halls to the new structures within the Applicant's private lot areas.

6.2 The TPB and relevant Government Departments are respectfully requested to give favourable consideration to support the proposed amendments to the approved scheme based on the following:

- 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;
- The proposed amendments are to make full use of the development potential of the Site by unleashing and making full realisation of unsold niches;
- The unsold niches could meet the genuine demand for the private niches in the short to medium term;
- The proposed amendments pose an opportunity to revamp and uplift the existing condition of the Koon; and
- The proposed amendments will not result in any adverse technical impacts, as the total number of niches stays the same as per the existing; and the total approved built over area is also maintained the same upon the proposed amendments made.