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**Adrian Tsz Hin TAM/PLAND**

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**From:** Rich Gold <[REDACTED]>

**Sent:** Friday, January 30, 2026 5:41 PM

**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>

**Cc:** William Shu Tai WONG/PLAND <wstwong@pland.gov.hk>

**Subject:** Planning Application No. Y/NE-STK/7 - Submission of Further Information

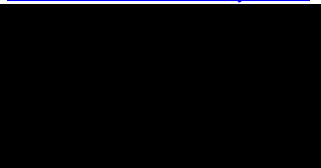
Dear Sir/Madam,

Attached please find our further information for the captioned application. Thank you.

Regards,  
Alan Poon

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[Goldrich Planners and Surveyors Ltd.](#)



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Your Ref.: Y/NE-STK/7

Our Ref.: P17106/TL26047

30 January 2026

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

By Email:  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**S. 12A Application for  
Rezoning Application from “AGR” and “GB” to “OU (Columbarium)”  
Various Lots in D.D. 41  
and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.**

We would like to submit an updated TIA report with RtC (same as the report and RtC uploaded to share drive on 28.1.2026) and a set of RtC to respond to the comments from TD, AFCD, DLON and HyD for the captioned application.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



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Francis Lau

Encl.

Comments from Agriculture, Fisheries and Conservation Department dated 7.1.2026

Comments	Responses
<b><u>From agricultural perspective</u></b>	
<p>The subject site falls within the "AGR" and "GB" zones. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed rezoning is not supported from agricultural perspective.</p>	<p>Noted.</p>
<b><u>From nature conservation perspective</u></b>	
<p>We had a site visit on 17.12.2025. A paved vehicular track was found in the middle of the site. The tree recorded within the site were common species and some of them were cultivated and exotic. There were also paved roads and graves in the surrounding environment. In addition, to compensate the trees to be felled, native trees are proposed to be planted. In this regard, I have no strong view on the application from nature conservation perspective.</p>	<p>Noted. Detailed design will be carried out in design stage.</p>
<p>- To minimise potential ecological impacts, the applicant should consider preserving more larger native trees, such as TE1B, TE32 and T53 indicated in the Tree Preservation and Landscaping Proposal (TPLP). In addition, for compensatory planting, the applicant should consider proposing a native tree species to replace the proposed Syzygium jambos (While the TPLP indicates it is a native species, it is considered exotic in Hong Kong) and proposing more native shrub species.</p>	<p>Noted. Detailed design will be carried out in design stage.</p>

Comments from District Lands Office/North, Lands Department dated 16.1.2026

Comments	Responses
<b><u>Inclusion of Government Land (GL)</u></b>	
<p>For point 14 of the Response-to-comment to LandsD (“the R-to-C”), it was observed during our re-inspection on 12.1.2026 that an empty urn shelter bearing number “NDO-2780-99” was found on GL within the application site. You may seek DO(N)’s comment in this regard. In particular, (i) whether approval has been given by DO(N) for the burial thereat; (ii) presumably there is no human remains buried underground. You may further clarify with DO(N); (iii) whether there is any record of urn removal according to DO(N)’s record, and (iv) whether DO(N) has any comment on the proposed removal and the removal arrangement of the urn shelter.</p> <p>The applicant focused on the arrangement of the urn shelter but had not responded to our previous comment (paragraph 5 of our previous memo of 7.1.2026) that “...it is noted some areas of the affected GL, particularly the portions forming the proposed access roads to the proposed development, may not be incapable of reasonable separate alienation or development... the GL included in the application site may not be available/able to be granted for the subject proposal (if applied).”, which remains valid.</p>	<p>The empty urn shelter has been removed. Please find attached letter from the owner of the empty urn shelter and four photographs for details.</p>
<b><u>Boundary of the Application Site</u></b>	
<p>Comments given in paragraph 6 of our previous memo of 7.1.2026 is still valid.</p>	<p>The applicant is aware that the boundary of the application site may not be in a regular shape.</p>
<b><u>Proposed Access Roads</u></b>	
<p>In point 16 of the R-to-C, the applicant alleged that a short direct access from Sha Tau Kok Road to the columbarium area would cross some GL and private structures. However, subject to HyD’s view on necessary slope modification works (for Slope No. 3/NE-C/C45), the applicant may in fact provide a short direct access to Sha Tau Kok Road over GL. In any event, a diverted footpath from the proposed main road lacks strong justifications since no particular analysis of alternative options is seen. The applicant should therefore further review and justify the access road proposal.</p>	<p>The proposed footpath is diverted from the main road to avoid an existing electricity pole. Please refer to updated Lot Index Plan (Plan 2a) and attached photograph showing the existing electricity pole.</p>

Comments	Responses
<b><u>Access to adjoining Private Lots</u></b>	
<p>In point 17 of the R-to-C, the applicant advised that the internal road would be open to the villagers of Tong To Village and the residents in the vicinity. As there are no clear definitions of “villagers of Tong To Village” and “residents in the vicinity” , it would be difficult to enforce the implementation of such proposal. For this sake, the applicant should instead consider providing 24-hour free and uninterrupted access for the public.</p>	<p>The internal vehicular road and pedestrian walkway within the site will be a private road. Only members of the columbarium and their family members with reservations can enter the site through the access road.</p> <p>The internal vehicular road also serves as Emergency Vehicular Access (EVA). There would be staff on standby 24-hour to open the gates when necessary.</p> <p>The local villagers have their own vehicular access road. They do not need the proposed internal vehicular road except in emergency case.</p>
<b><u>Other Technical Documents</u></b>	
<p>The revised DIA, VIA, Tree Preservation and Landscape Proposal provided in the Further Information are technical in nature and/or out of the purview of this office. We are therefore not in the position to offer comment on these technical documents.</p>	<p>Noted.</p>

地段: 政府土地 NK/8 葬區外

金塔屋編號: NDO – 2780-99

興建年份: 1999

日期: 17/01/2026

敬啟者:

北區政署通知本村，然知本祖先金塔屋超越 NK/8 葬區，本人配合民政署要求金塔屋搬遷至指定葬區，以在 10/2025 以將先人金塔遷移到親戚合法金塔屋。

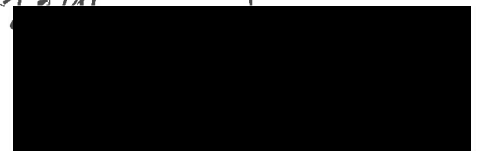
清拆金塔屋一事，未能在年前清拆乃是風土習俗，融重新興建金塔及柩墓，只能在 2026 年清明節後處理。

上周本人家庭會議後，因風水及其它特殊原因，家庭成員決定在 19/01/2026 完成清拆及安墓，亦配合政府要求。

敬希能體諒。

蕭偉發

2026-1-19









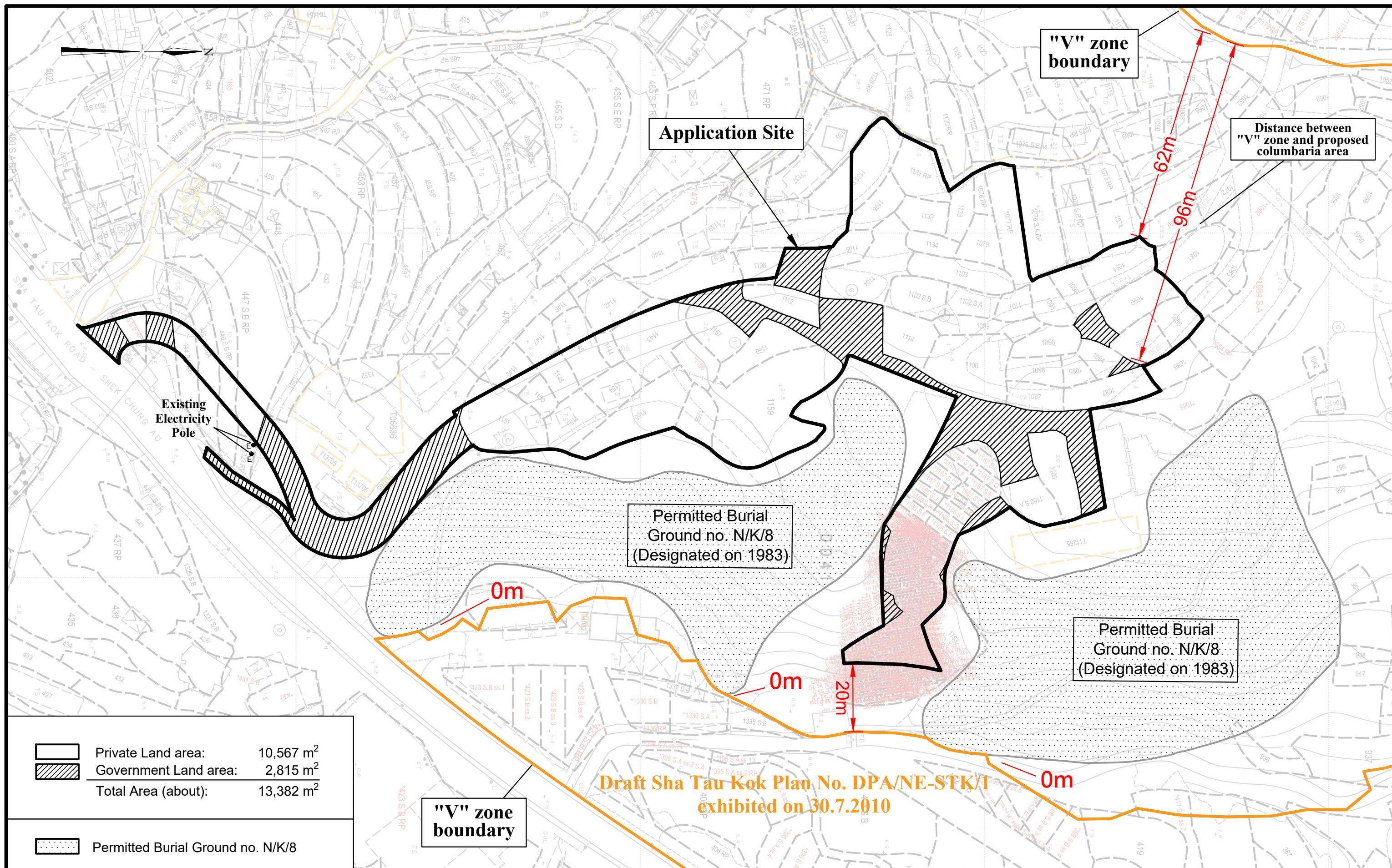




Existing electricity pole on  
Lot 1323 RP in D.D. 41







Comment from Highways Department dated 16.1.2026

Comments	Response
As the proposed road works along Sha Tau Kok Road near the application site affects a section of existing 225 u-channel along slope toe and a tree on the slope No. 3NE-C/C45 maintained by HyD, please remind the applicant to circulate the design submission to HyD for comment.	Noted.