

Executive Summary

1. The proposed rezoning is to amend the zoning of the site on the Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2 from “Agriculture” (“AGR”) and “Green Belt” (“GB”) zones to “Other Specified Uses” annotated “Columbarium” (“OU (Columbarium)”) zone.
2. The site is adjacent to two permitted burial grounds.
3. The application site involves about 528 lots in D.D. 41, Tong To, Sha Tau Kok, New Territories.
4. The site area is about 13,382m² which includes about 2,815 m² of Government Land.
5. A total number of 3 structures are proposed for multi-function rooms, ancillary office, storeroom, canteen, kitchen, toilets, guard room and covered walkway use. The total floor area is about 3,136 m².
6. About 6,495 niches (i.e. about 6,495 ashes) are proposed. The niches will be placed in at-grade niche blocks of about 1.1m high.
7. The site is surrounded by fence walls of 2.5m to 4.5m high.
8. There are two car parks which can accommodate about 65 private car parking spaces. There are lay-bys for shuttle buses, taxis and private cars.
9. Shuttle buses will be provided on the peak grave sweeping days to facilitate visitors. Some of them may come by public transportation or private cars (entry permit required).
10. The local track connecting to the site from Sha Tau Kok Road is about 250m long. No tailing back of vehicles is expected.
11. Traffic control and visitor control will be carried out during the peak grave sweeping days.
12. The results of the technical assessments show that the proposal imposes no significant adverse impact on traffic, environment, drainage, sewage, visual and landscape aspects.
13. The proposed development can help to ease the imminent need for columbaria.

行政摘要

1. 申請人擬申請修訂圖則 - 沙頭角分區計劃大綱核准圖編號 S/NE-STK/2，由「農業」地帶及「綠化地帶」地帶改劃為「其他指定用途」註明「靈灰安置所」地帶。
2. 申請地點毗連兩個認可殯葬區。
3. 申請地點涉及新界沙頭角塘肚丈量約份第 41 約的 528 個地段。
4. 申請面積為大約 13,382 平方米，包括約 2,815 平方米的政府土地。
5. 申請地點擬議提供 3 個構築物作多功能活動室、附屬辦公室、貯物室、飯堂、廚房、廁所、保安亭及有蓋行人道。總樓面面積約 3,136 平方米。
6. 申請地點擬議提供約 6,495 個靈灰龕位 (可放約 6,495 個骨灰)。靈灰龕擺放在約 1.1 米高的地面龕位。
7. 申請地點有 2.5 米至 4.5 米高的圍牆包圍。
8. 場內的兩個停車場可提供約 65 個私家車位。另外有上落客車位給旅遊巴、的士及私家車使用。
9. 在掃墓高峰時期會提供旅遊巴給拜祭人士到場。其他人士亦會乘搭公共交通工具或自行駕駛私家車 (需持有入場許可證)。
10. 由沙頭角路連接到場內的道路約 250 米長。預計不會導致倒塞公路。
11. 在掃墓高峰時期，場內會實施交流及人流管制。
12. 各項評估報告顯示擬議修訂對交通、環境、去水、污水、景觀及園境均無重大影響。
13. 此申請有助緩解對骨灰龕的迫切需求。

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List of Enclosures

- Enclosure 1 Letter from the Chairman of Sha Tau Tok Rural Committee, N.T. to the Town Planning Board dated 3.6.2015
- Enclosure 2 Minutes of Meeting of Tong To Village Public Consultation on 4.7.2020 and Letters from Local Villagers that Support or have No Objection to the Proposed Columbarium
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1. Introduction

The rezoning application is submitted by Goldrich Planners and Surveyors Limited on behalf of Aloes Garden (HK) Limited (the Applicant).

It is for the consideration of the Town Planning Board (TPB) to amend the zoning of the site on the Approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2 from “Green Belt” (“GB”) and “Agriculture” (“AGR”) zones to “Other Specified Uses” annotated “Columbarium” (“OU (Columbarium)”) zone. Please see the Location Plan (**Plan 1**) for details. The new zoning will allow the Applicant to convert the application site (the site) into a columbarium facility.

2. The Site

2.1. The Lots

A total number of **528** Lots (including **56** lots and **472** sub-sections) are involved. Please refer to **Table 2.1** for the list of the lots and **Table 2.2– 2.5** for the details of the sub-sections. Please refer to the Lot Index Plan (**Plan 2a**) for the distribution of the lots.

The lots

The site is on Lots 443 S.B RP (Part), 444 S.B RP (Part), 445 S.B RP (Part), 446 S.B RP (Part), 447 S.B RP (Part), 1077 RP, 1078 RP, 1079, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102 S.A, 1102 S.B, 1103, 1104, 1105, 1106, 1108 (Part), 1112, 1114, 1131 RP, 1132, 1133, 1134, 1135 RP (Part), 1142 (Part), 1143 (Part), 1144, 1145 (Part), 1147 (Part), 1148 (Part), 1149 (Part), 1150, 1151 (Part), 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1162 (S.A ss.1-8, S.A RP, S.B ss.1-12, S.B RP, S.C ss.1-14, S.C RP, S.D ss.1-12, S.D ss.13-15 (Part), S.D RP, S.E ss.1-2 (Part), S.E RP (Part), S.F ss.1-18, S.F RP, S.G ss.1-11, S.G RP, S.H ss.1, S.H ss.2-3 (Part), S.H ss.4-5 (Part), S.H RP (Part), S.I ss.1-18, S.I RP, S.J ss.1-4, S.J ss.5-8 (Part), S.J ss.9 (Part), S.J ss.17 (Part), S.L ss.1-9, S.L RP (Part) & S.M ss.1-2 (Part)), 1164 (S.A ss.1-9, S.A RP, S.B ss.1-11, S.B RP, S.C ss.1-17, S.C RP, S.D ss.1-6, S.D RP, S.E ss.1-14, S.E RP, S.F ss.1-13, S.F RP, S.G ss.1-8, S.G RP, S.H ss.1-16, S.H RP (Part) & RP), 1165 (S.A ss.1-12, S.A RP, S.B ss.1-11, S.B RP, S.C ss.1-12, S.C RP, S.D ss.1-12, S.D RP, S.E ss.1-11, S.E RP, S.F ss.1-15, S.F RP, S.G ss.1-16, S.G RP, S.H ss.1-17, S.H RP, S.I ss.1-13, S.I RP, S.J ss.1-15, S.J RP, S.K ss.1-8, S.K RP, S.L ss.1-11, S.L RP, S.M ss.1-9, S.M RP, S.N ss.1-13, S.N RP, S.O ss.1-15, S.O RP, S.P ss.1-6, S.P RP & RP), 1166 (S.A-K & RP), 1167 (S.A-I & RP), 1168 S.A & 1169 in D.D. 41; and adjoining Government Land, Sha Tau Kok, New Territories.

Table 2.1 – List of the 48 lots in D.D. 41

Lot No.	Lot No.
443 S.B RP (Part)	1106
444 S.B RP (Part)	1108 (Part)
445 S.B RP (Part)	1112
446 S.B RP (Part)	1114
447 S.B RP (Part)	1131 RP
1077 RP	1132
1078 RP	1133
1079	1134
1087	1135 RP(Part)
1088	1142 (Part)
1089	1143 (Part)
1090	1144
1091	1145 (Part)
1092	1147 (Part)
1093	1148 (Part)
1094	1149 (Part)
1095	1150
1096	1151 (Part)
1097	1153
1098	1154
1099	1155
1100	1156
1101	1157
1102 S.A	1158
1102 S.B	1159
1103	1160
1104	1168 S.A
1105	1169
Total:	<u>56</u>

Table 2.2 – List of sub-sections of Lot 1162

Sub-sections of Lots	1162A1	1162B1	1162C1	1162D1	1162E1 (part)	1162F1	1162G1
	1162A2	1162B2	1162C2	1162D2	1162E2 (part)	1162F2	1162G2
	1162A3	1162B3	1162C3	1162D3	1162E RP (part)	1162F3	1162G3
	1162A4	1162B4	1162C4	1162D4		1162F4	1162G4
	1162A5	1162B5	1162C5	1162D5		1162F5	1162G5
	1162A6	1162B6	1162C6	1162D6		1162F6	1162G6
	1162A7	1162B7	1162C7	1162D7		1162F7	1162G7
	1162A8	1162B8	1162C8	1162D8		1162F8	1162G8
	1162A RP	1162B9	1162C9	1162D9		1162F9	1162G9
		1162B10	1162C10	1162D10		1162F10	1162G10
		1162B11	1162C11	1162D11		1162F11	1162G11
		1162B12	1162C12	1162D12		1162F12	1162G RP
		1162B RP	1162C13	1162D13 (part)		1162F13	
			1162C14	1162D14 (part)		1162F14	
			1162C RP	1162D15 (part)		1162F15	
				1162D RP		1162F16	
						1162F17	
						1162F18	
					1162F RP		
No. of sub-sections	9	13	15	16	3	19	12

Continue on next page.

Table 2.2 – List of sub-sections of Lot 1162

Sub- sections of Lots	1162H1	1162I1	1162J1	1162L1	1162M1 (part)
	1162H2 (part)	1162I2	1162J2	1162L2	1162 M2 (part)
	1162H3 (part)	1162I3	1162J3	1162L3	
	1162H4 (part)	1162I4	1162J4	1162L4	
	1162H5 (part)	1162I5	1162J5 (part)	1162L5	
	1162H RP (part)	1162I6	1162J6 (part)	1162L6	
		1162I7	1162J7 (part)	1162L7	
		1162I8	1162J8 (part)	1162L8	
		1162I9	1162J9 (part)	1162L9	
		1162I10		1162L RP (part)	
		1162I11			
		1162I12			
		1162I13			
		1162I14			
		1162I15			
		1162I16			
		1162I17	1162J17 (part)		
		1162I18			
		1162I RP			
	No. of sub- sections	6	19	10	10
Total no. of sub-sections of Lot 1162: <u>134</u>					

Table 2.3 – List of sub-sections of Lot 1164

Sub-sections of Lots	1164A1	1164B1	1164C1	1164D1	1164E1	1164F1	1164G1	1164H1
	1164A2	1164B2	1164C2	1164D2	1164E2	1164F2	1164G2	1164H2
	1164A3	1164B3	1164C3	1164D3	1164E3	1164F3	1164G3	1164H3
	1164A4	1164B4	1164C4	1164D4	1164E4	1164F4	1164G4	1164H4
	1164A5	1164B5	1164C5	1164D5	1164E5	1164F5	1164G5	1164H5
	1164A6	1164B6	1164C6	1164D6	1164E6	1164F6	1164G6	1164H6
	1164A7	1164B7	1164C7	1164D RP	1164E7	1164F7	1164G7	1164H7
	1164A8	1164B8	1164C8		1164E8	1164F8	1164G8	1164H8
	1164A9	1164B9	1164C9		1164E9	1164F9	1164G RP	1164H9
	1164A RP	1164B10	1164C10		1164E10	1164F10		1164H10
		1164B11	1164C11		1164E11	1164F11		1164H11
		1164B RP	1164C12		1164E12	1164F12		1164H12
			1164C13		1164E13	1164F13		1164H13
			1164C14		1164E14	1164F RP		1164H14
			1164C15		1164E RP			1164H15
			1164C16					1164H16
			1164C17					1164H RP (part)
			1164C RP					1164 RP
No. of sub-sections	10	12	18	7	15	14	9	18
Total no. of sub-sections of Lot 1164: <u>103</u>								

Table 2.4 – List of sub-sections of Lot 1165

Sub-sections of Lots	1165A1	1165B1	1165C1	1165D1	1165E1	1165F1	1165G1	1165H1
	1165A2	1165B2	1165C2	1165D2	1165E2	1165F2	1165G2	1165H2
	1165A3	1165B3	1165C3	1165D3	1165E3	1165F3	1165G3	1165H3
	1165A4	1165B4	1165C4	1165D4	1165E4	1165F4	1165G4	1165H4
	1165A5	1165B5	1165C5	1165D5	1165E5	1165F5	1165G5	1165H5
	1165A6	1165B6	1165C6	1165D6	1165E6	1165F6	1165G6	1165H6
	1165A7	1165B7	1165C7	1165D7	1165E7	1165F7	1165G7	1165H7
	1165A8	1165B8	1165C8	1165D8	1165E8	1165F8 (part)	1165G8	1165H8
	1165A9	1165B9	1165C9	1165D9	1165E9	1165F9	1165G9	1165H9
	1165A10	1165B10	1165C10	1165D10	1165E10	1165F10	1165G10	1165H10
	1165A11	1165B11	1165C11	1165D11	1165E11	1165F11	1165G11	1165H11
	1165A12	1165B RP	1165C12	1165D12	1165E RP	1165F12	1165G12	1165H12
	1165A RP		1165C RP	1165D RP		1165F13	1165G13	1165H13
						1165F14	1165G14	1165H14
						1165F15	1165G15	1165H15
						1165F RP	1165G16	1165H16
							1165G RP	1165H17
							1165H RP	
No. of sub-sections	13	12	13	13	12	16	17	18

Continued on next page.

Table 2.4 – List of sub-sections of Lot 1165

Sub- sections of Lots	1165I1	1165J1	1165K1	1165L1	1165M1	1165N1	1165O1	1165P1
	1165I2	1165J2	1165K2	1165L2	1165M2	1165N2	1165O2	1165P2
	1165I3	1165J3	1165K3	1165L3	1165M3	1165N3	1165O3	1165P3
	1165I4	1165J4	1165K4	1165L4	1165M4	1165N4	1165O4	1165P4
	1165I5	1165J5	1165K5	1165L5	1165M5	1165N5	1165O5	1165P5
	1165I6	1165J6	1165K6	1165L6	1165M6	1165N6	1165O6	1165P6
	1165I7	1165J7	1165K7	1165L7	1165M7	1165N7	1165O7	1165P RP
	1165I8	1165J8	1165K8	1165L8	1165M8	1165N8	1165O8	1165 RP
	1165I9	1165J9	1165K RP	1165L9	1165M9	1165N9	1165O9	
	1165I10	1165J10		1165L10	1165M RP	1165N10	1165O10	
	1165I11	1165J11		1165L11		1165N11	1165O11	
	1165I12	1165J12		1165L RP		1165N12	1165O12	
	1165I13	1165J13				1165N13	1165O13	
	1165I RP	1165J14				1165N RP	1165O14	
		1165J15					1165O15	
	1165J RP					1165O RP		
No. of sub- sections	14	16	9	12	10	14	16	8
Total no. of sub-sections on Lot 1165: <u>213</u>								

Table 2.5 – List of sub-sections of Lots 1166 & 1167

Sub-sections of Lots	1166A	1167A
	1166B	1167B
	1166C	1167C
	1166D	1167D
	1166E	1167E
	1166F	1167F
	1166G	1167G
	1166H	1167H
	1166I	1167I
	1166J	1167 RP
	1166K	
	1166 RP	
	No. of sub-sections	<u>12</u>

Table 2.6 – Total number of sub-sections of Lots 1162, 1164, 1165, 1166 & 1167

Lot No.	1162	1164	1165	1166	1167
No. of sub-sections	134	103	213	12	10
Total no. of sub-sections: 134 + 103 + 213 + 12 + 10 = <u>472</u>					

Table 2.7 – Total number of involved lots in D.D. 41

No. of whole lots	56
No. of sub-sections of lots	<u>472</u>
Total number of lots involved:	<u>528</u>

2.2. Site Area

The area of the site is about **13,382 m²** of which about **2,815m² (21.0%)** is Government Land (**Plan 2a**).

2.3. Zoning

About **8,618 m² (64.4%)** of the site falls within the “Agriculture” (“AGR”) zone and about **4,764 m² (35.6%)** falls within the “Green Belt” (“GB”) zone. Please refer to the Location Plan (**Plan 1**) for details.

2.4. Location

The site is at Sha Tau Kok. It is located to the southeast of Tong To Village. It is adjacent to Permitted Burial Ground No. N/K/8 which is separated into two parts by private lots. Please refer to Lot Index Plan (**Plan 2a**) and the Existing Land Use Plan in Sha Tau Kok (**Plan 3**).

A new standard single two-lane carriageway with a minimum width of 7.3m and 2.5m wide footpath is proposed on the southern side of the site. It connects Sha Tau Kok Road – Shek Chung Au at the south and the local track at the north to Tong To Village.

The internal road, comprising the vehicular road and the footpath, is a private road which restricts access of the public. The vehicular access and the pedestrian footpath are separated at a point to avoid the existing electric pole. A guard will be on duty 24 hours to handle emergency vehicles entering or leaving the site.

The gates of the columbarium area and the door of the office building are closed to non-users.

The system is to provide a security system to prevent unknown vehicles entering the site.

2.5. Alternative Access to Structures in the vicinity

As the existing single-track road of Tong To Village within the application site has become a private road which restricts access of the public, the structures previously use this road will be provided with an alternative access to their structures in the vicinity. Please refer to **Plan 24**. They can use the alternative access to reach their structures without any obstruction.

3. Compatibility of Proposed Development and Surrounding Environment

3.1. Compatibility in terms of existing use (disorderly burial ground)

The proposed site is an existing graveyard where the graves/urns are spread out in a disorder manner and uncontrolled form. People may put a grave/urn there without seeking permission from the Government nor the land owners. There is no way to control further deterioration of the unlawful practice. The proposed development will occupy most of the unlawful burial grounds, and turn it into a tidy and orderly columbarium. The new development will clear all the unlawful burial development; and at the same time house them in the new columbarium.

3.2. Effort to remove the unauthorized graves/urns

The site is adjacent to the Permitted Burial Ground. It is a tradition of the local villages to bury their ancestors near this place. Both the government and private land owners have difficulty in removing these unauthorized graves/urns. None of them has been removed by the government so far.

In 2016 there were about 13 unauthorized graves/urns on government land and about 128 on private land within the application site (**Plan 23**).

The applicant has made great effort to remove them. She has removed a total of 104 graves/urns. All the 13 unauthorized graves/urns on Government Land and 91 unauthorized graves/urns on private land have been removed.

Only 37 unauthorized graves/urns remain on private land. The applicant has identified all the descendants of these graves/urns. The deceased are villagers of local villages. The descendants agree to move the deceased to the proposed columbarium when it is completed.

On the other hand, if these graves/urns are not removed, the land owner will apply to court to remove them because it is against the government lease conditions to bury a human remain on private land.

3.3. Effort to reduce the Area of Application Site and Number of Niches

For the previous s.12A rezoning application no. Y/NE-STK/4, the area of the site is about **17,441.7m²**. It was considered that the area is too large. So the site area is reduced to about **13,382m²**. A reduction of **23.3%** or **4,059.7m²** in area (**Plan 23**)

The number of niches is reduced from **12,237** to **6,495**. A reduction of **46.9%** or **5,742** niches.

3.4. Compatibility in terms of the distance between the Proposed Development and the village

The distance between the proposed development and the village development is of a further distance than that between the permitted burial grounds and the “V” zone. Therefore, its impact to the villages is less significant.

The permitted burial grounds are immediately adjacent to the “V” zone. The distance between the permitted burial grounds and the “V” zone at the east is 0 metre. While the distance between the “V” zone and the columbarium is at least 20 metres.

In the north-west, the distance between the “V” zone and the columbarium is about 96 metres. While the distance between the “V” zone and the car park is about 62 metres.

3.5. Compatibility in terms of the form of development

All the graves/urns in the permitted burial ground are either graves/urns or urn shelter (金塔屋). The area of a tomb is about 2.4 m x 0.9 m. A tombstone is about 1.2 m high. The dimensions of an urn shelter are about 0.9 m x 0.9 m x 1.5 m high. While the dimensions of an at-grade niche are about 0.44 m x 0.45 m x 1.1 m high.

The proposed at-grade niche is similar in form compared with the graves/urns and urn shelter. It is smaller in size than the graves/urns, and shorter in height than the tombstones. It is a much more economic form of land use. At the time, it resembles the traditional form of housing the deceased in the ground in the form of a grave/urn or urn shelter. Such form is acceptable to the local villages. It provides a comforting method of housing the deceased in a form similar to the traditional one.

4. Rezoning Proposal

The application is to rezone the site from “GB” and “AGR” zones to “Other Specified Uses” annotated “Columbarium” (“OU(Columbarium)”) zone in order to allow a columbarium to be built on the site.

4.1. Proposed Amendment to Sha Tau Kok Outline Zoning Plan

This application proposes amendments to the Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2.

(i) Amendment Item 1

The applicant applies to rezone the application site from “GB” and “AGR” zones to “OU (Columbarium)” zone. Columbarium is listed under Column 1 to permit the proposed columbarium use to develop and operate. ‘Public Utility Installation’ and ‘Utility Installation for Private Project’ are listed under Column 2 to permit section 16 planning applications for utility project such as sewerage facilities to support the proposed columbarium (**Table 3.1**).

Private columbarium will be regulated by the Private Columbaria Ordinance. The operation of the proposed columbarium, if approved, will be subject to the control of Private Columbaria Licensing Board and relevant Government departments.

Table 3.1 - Schedule of Use for “OU (Columbarium)”

<u>OTHER SPECIFIED USES</u>	
Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Columbarium	Public Utility Installation Utility Installation for Private Project

For “Columbarium” Only

Planning Intention

This zone is primarily for land intended for columbarium use.

Remarks

- (1) No new development, or addition, alternation and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 3,136m².
- (2) No new development, or addition, alternation and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment shall exceed a maximum building height of 3 storeys.
- (3) The number of niches for columbarium use under Column 1 shall not exceed 6,495.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/ building height restrictions/ number of niches stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

4.2. Development Schedule

Please refer to **Tables 3.2 and 3.3** for the development parameters and the structures of the proposed development. Please also refer to the Master Layout Plan (**Plan 4b**), Layout Plan of Columbarium Area (**Plan 5**) and Layout Plan of Ancillary Service Buildings (**Plan 6**) for the layout of the proposed development.

The proposed development consists of a columbarium area, a three-storey ancillary service building, a guard room and two ancillary parking facilities.

Fence walls of about **2.5m, 3.5m and 4.5m** (in front of Lot 1076 S.B RP to mitigate the noise impact to the house on lot) high are proposed along the boundaries of the

columbarium area. **1.5m high wired mesh fence is proposed along the internal road between Sha Tau Kok Road and Entrance E.** Please refer to the Master Layout Plan (**Plan 4b**) for details.

The columbarium area consists of at-grade niche blocks.

The three-storey ancillary building provides 4 multi-functions rooms, an ancillary office, a storeroom, a canteen, a kitchen and toilets. Two stairhoods each of not more than **8 m²** in area and **2.5 m** in height, a parapet wall of not more than **1.22 m** in height and a water tank (dimensions to be approved by the Buildings Department) are proposed on the roof. Ancillary structures on roof are excepted from Gross Floor Area and number of storeys calculation.

The multi-functions rooms serve as ceremonial rooms in normal days, and buffer sitting area in Peak Graves Sweeping Days. No loud speaker is allowed in the ceremony function.

Canopies will be provided for the covered pedestrian walkway. Please refer to **Table 3.3** and the Master Layout Plan (**Plan 4b**) for details.

Table 3.2 - Development Schedule

Site Area	13,382 m ² (about)	Plan 1
GFA (Floor Area)	3,136 m ²	Plan 4b
Covered Area	2,135 m ²	Plan 4b
Plot Ratio	3,136 / 13,382 = 0.23 (about)	
Site Coverage	2,135 / 13,382 = 16.0 % (about)	
No. of Structures	3	Plan 4b
No. of Storeys	1 - 3	Plan 4b
Maximum Building Height	10.5 m	Plan 4b

Table 3.3 - Schedule of the proposed structures

No.	Proposed use	Covered Area	Floor Area	No. of Storeys	Height
1a	Roof: Stairhood	418 m ²	8 m ²	3	2.5 m
	2/F: Multi-function rooms / canteen		418 m ²		10.5 m (3 Storeys)
	1/F: Multi-function rooms		418 m ²		
	G/F: Multi-function rooms		146 m ²		
			Toilets		
1b	Roof: Stairhood	128 m ²	8 m ²	3	2.5 m
	2/F: Kitchen		128 m ²		10.5 m (3 Storeys)
	1/F: Multifunction room		128 m ²		
	G/F: Office / Storeroom		78 m ²		
2a	Canopy over walk-way	832 m ²	832 m ²	-	3.5 m
2b	Canopy on passageway	748 m ²	748 m ²	-	3.5 m
3	Guard room	<u>9 m²</u>	<u>18 m²</u>	2	6 m
	Total	<u>2,135 m²</u>	<u>3,136 m²</u>		

Note: Area of multi-function rooms:

$$146 \text{ m}^2 \text{ (G/F)} + (418 \text{ m}^2 + 128 \text{ m}^2) \text{ (1/F)} + 418 \text{ m}^2 \text{ (2/F)} = \underline{\underline{1,100 \text{ m}^2}}$$

4.3. Operation Hours

In normal days, the operation hours of the columbarium will be from 10.00 a.m. to 5.00 p.m. (7 hours) except New Year Day and the first three days of Lunar New Year.

In Peak Grave Sweeping Days (Ching Ming Festival, Chung Yeung Festival, and every Saturday, Sunday and Public Holiday two weeks before and after the Festivals), the operation hours of the columbarium will be from 8.00 a.m. to 6.00 p.m. (10 hours).

For year 2026, the Peak Grave Sweeping Days are 22/3, 28/3, 29/3, 3/4, 4/4, 5/4, 6/4, 7/4, 11/4, 12/4, 18/4, 19/4, 4/10, 10/10, 11/10, 17/10, 18/10, 19/10, 24/10, 25/10, 31/10 and 1/11.

4.4. Distribution of Land Use of the Scheme

Land use	Area	% of the whole site	Remarks
Columbarium Area (excludes open space (1), open space (2) and 3 planting strips)	5,624m ²	42.0%	This area is honey combed with unauthorized graves/urns. There is no way to clear and tidy up this area. The proposal will help to clear all the unlawful graves/urns and turn the place into a clean and modern columbarium.
Open Space and Planting Strips	413m ²	3.1%	The area provides greening and softens the visual impact for the development.
Roads (including the vehicular road and pedestrian walkway outside the columbarium area)	4,751m ²	35.5%	The roads comprising the vehicular road and the footpath, is a private road which restricts access of the public. A guard will be on duty 24 hours to handle emergency vehicles entering or leaving the site.
Car Park	1,036m ²	7.7%	Minimum number of parking spaces are provided to facilitate tome sweeping. Such provision helps to avoid illegal parking during Peak Graves Sweeping Days.
Ancillary structures	555m ²	4.2%	The structures provide the necessary space for ceremonies, buffer area, shelter and toilet facilities.
Plantation area	1,003m ²	7.5%	The area provides greening and softens the visual impact for the development.

Please note that only 42% of the whole site is used for the columbarium part. The access road provides a much-needed EVA for the people in the vicinity. Emergency vehicles can now reach the inner part of the vicinity with this new access road.

4.5. Flat and Terraced Design for Columbarium Area

For the columbarium area where the level of the land is flat, the niche blocks stand on flat land.

For the columbarium area where there is a natural slope, there is a level difference between each row of at-grade niche blocks. A terraced design is adopted. But the level difference may vary according to the actual site situation. Please refer to the Layout Plan of Columbarium Area (**Plan 5**) and the Schematic Design Plans (**Plans 7a, 8a and 9**) for details.

4.6. Niche Design

Niches are placed in the at-grade niche blocks.

The external dimension of each at-grade niche block is about **440 mm (W) x 450 mm (D) x 1100 mm (H)**. Please refer to the Schematic Design (at-grade niche block) (3) (**Plan 9**).

Please see **Table 3.4. 6,495** niches (i.e. **6,495** ashes) are proposed. Please also see Master Layout Plan (**Plan 4b**), the Total Numbers of niches (**Plan 10**) and Columbarium Area – niche count plan (**Plan 11**) for details.

Table 3.4 - Niche Details

Niche Type	Dimensions	Number of Niches	No. of Ashes placed in each niche	No. of Ashes
At-grade Niche block	440 mm (W) x 450 mm (D) x 1100 mm (H)	6,495	1	6,495

4.7. Internal Transport

Table 3.5 summarises the proposed provisions of internal transport facilities. A total of **62** nos. of private car parking spaces will be provided.

Please refer to the Master Layout Plan (**Plan 4b**) for details.

Table 3.5. – Internal Car Parking facilities

Car park	Private Car Parking Spaces for Visitors	Private Car Parking Spaces for Visitors (Disable Persons)	Total Private Car Parking Space for Visitors	Private Car Parking Spaces for Staffs	Private Car Waiting Spaces	Pick-up/drop-off Point for Private cars / Taxis	Lay-by for Shuttle Bus
A	26	-	<u>62</u>	3	2	3	3
B	<u>34</u>	2		-	-	-	-
Total	60	2		3	2	3	3

In the columbarium area, **2m** wide pedestrian walkways is proposed as the major access. **1050mm** wide aisles are proposed between the rows of the at-grade niche blocks. Please refer to the Layout Plan of Columbarium Area (**Plan 5**) and the Schematic Design Plans (**Plans 7a and 8a**) for details.

5. The Operator (Sha Tau Kok Association Limited)

The Columbarium will be operated by an independent non-profitable NGO, Sha Tau Kok Association Limited (STKA) (CR no. 1939719). STKA is a charitable institution which is exempted from tax under section 88 of the Inland Revenue Ordinance. The mission of STKA is to maintain the vibrancy of Sha Tau Kok area and the well-being of the villagers. STKA also attempts to inherit the traditions of villages in Sha Tau Kok area and protect the history of the villages. One of their services is to upkeep the existing graves/urns for the villagers.

The operator STKA is responsible for the maintenance of security, landscape, sanitary and other necessary issues. For normal days, about **7** staff will be employed for daily operation including:- **4** security guards, **1** cleaning worker and **2** officers.

For Peak Grave Sweeping Days, a minimum of **15** staff/security guards will be employed to ensure the crowd management is in order. STKA is also responsible to provide financial and operation report to the owners of the niches regularly.

An operation fund for the columbarium (the Fund) will be established and managed by STKA. All purchasers of the niches have to register as a member of the columbarium. Each member is required to contribute a sum of money into the Fund. This sum of money will remain in the Fund. The Fund will be operated in a self-sufficient manner. All necessary expenses of the columbarium will be paid from the Fund. The above shall be undertaken and accepted by all owners of the columbarium in the condition that the ownership of the columbarium is transferred or distributed in the future.

The detailed management and financial arrangement will be submitted in the application of the license to the satisfaction of the Private Columbaria Licensing Board and relevant departments.

6. Implementation Proposal

The proposed columbarium is tentatively scheduled to commence in **2030** and for full operation in **2030**, taking into account the timing for necessary procedures after the approval of Section 12A rezoning application and the time to implement the proposed columbarium. The procedures include Private Columbarium License application, Land Exchange application, building plan submission, construction, etc.

6.1. Land Exchange Application

The applicant will submit a Land Exchange Application for the site after the rezoning application is accepted. The Lands Department will ensure that all the land are owned by the applicant before they proceed with the proposed land exchange. The exact boundary will be subject to survey in the process of Land Exchange Application to the Lands Department.

6.2. Private Columbarium License Application

The applicant will apply for a Private Columbarium License after the rezoning application is accepted. It is noted that the application must comply with the requirements of the Private Columbaria Licensing Board.

The applicant will submit the management plan, sample of agreement for sale of interment right and all necessary documents to the Private Columbaria Licensing Board for approval.

6.3. Proposed Phasing of placement of niches

The placement of niches for the proposed columbarium will commence in **2030** and in full operation in the same year.

7. The Location and Environment

The site is situated adjacent to the two separated burial grounds under the Permitted Burial Ground No. N/K/8.

The site is surrounded by open areas. The graves/urns and urn shelters on the permitted burial ground are to its north and east. There are some rural structures (1-2 storeys) to its west. (**Plan 12a – Aerial Photograph**).

Table 6.1 - Vicinity Description

West	To the west, there are some trees and rural structures in the open area.
North	To its north, there is a piece of woodland.
East	To its north-east, there is Permitted Burial Ground No. N/K/8 which is full of urn shelters. To the further east, there is an existing footpath and stream with trees on both sides.
South	To its south-east, there is a row of mature trees along Sha Tau Kok Road. They provide a green screening effect between the proposed

	<p>development and the road. The site can barely be seen between the crowns of the trees.</p> <p>To its south-west, there is Permitted Burial Ground No. N/K/8 which is full of urns shelters. There is also a row of mature trees between this burial ground and Sha Tau Kok Road. This row of trees forms a natural visual barrier between the road and the proposed columbarium.</p>
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8. Interface Aspect

Some lots under application (D.D. 41 Lots 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169) have been used as graveyard for over a hundred years. Please see the letter from the Chairman of Sha Tau Tok District Rural Committee, N.T. to the Town Planning Board dated 3.6.2015 (**Encl. 1**).

As the proposed columbarium area is located adjacent to the two permitted burial grounds, the proposed development is compatible with the surrounding use.

The columbarium area is at the eastern side of the application site. There are access roads, car parks and ancillary building separating the columbarium area and the rural uses to the west. Moreover, a row of trees is proposed along the boundary of the site to provide screening and amenity. The scheme is compatible to the environment in the vicinity.

The ancillary service building is used for multi-function rooms, ancillary office, toilet, kitchen and canteen. It is separated from the columbarium by a car park. This three-storey building is compatible to the rural setting.

9. Impact Assessment Reports

The following technical assessments demonstrate the technical feasibility of the proposed development. They also identify measures to minimise potential impacts.

- (a) Traffic Impact Assessment Report (**Appendix I, January 2026**),
- (b) Environmental Assessment Report (**Appendix II, January 2026**),
- (c) Sewerage Impact Assessment Report (**Appendix III, January 2026**),
- (d) Drainage Impact Assessment Report (**Appendix IV, February 2026**),
- (e) Tree Preservation and Landscaping Proposal (**Appendix V, December 2025**),
- (f) Visual Impact Assessment Report (**Appendix VI, March 2026**); and
- (g) Geotechnical Planning Review Report (**Appendix VII, November 2025**).

9.1 General Traffic Condition

A Traffic Impact Assessment (TIA) Report with proposed traffic arrangements (**Appendix I**) is prepared by Ove Arup & Partners Hong Kong Ltd. The TIA is prepared to assess the traffic impact to be induced by the Proposed Development on the road and pedestrian networks in the vicinity of the site, and to devise appropriate traffic and pedestrian management and control plans during Peak Grave Sweeping Days.

(a) Existing Accessibility

The application site is situated near Tong To Village and Nga Yiu Tau Village. It is accessible from Sha Tau Kok Road – Shek Chung Au.

Sha Tau Kok Road is a single - 2 lane carriageway road and is classified as a Rural Trunk (RT) Road. It connects Sha Tau Kok District to Fanling District via Lung Shan Tunnel.

(b) Pedestrian Access

At present, footpaths of around **1.5m** are available on both sides Sha Tau Kok Road.

(c) Public Transport Service

The Subject Site is served by Franchised Bus Services and Green Minibus within **500m** walking distance. The detailed operation information of the public transports available during the opening hours of the Proposed Development is as follows:

Table 9.1 - Summary of Existing Public Transport Services

Route No.	Origin	Destination	Peak Headway (min.)
Franchised Bus Service			
78K	Sheung Shui Bus Terminus *	Sha Tau Kok	Monday - Saturday: 15-20 Holiday: 20
78K	Sheung Shui (Tai Ping) **	Sha Tau Kok	
78S	Sheung Shui Bus Terminus	Sha Tau Kok	Special Departure ***
277A	Lam Tin Station	Sha Tau Kok	Normal Daily Operation: 60 **** Special Departure (Saturday & Holiday)
			Sha Tau Kok bound - 08:30 / 09:30 Lam Tin Station bound - 17:00 / 18:10
Green Minibus Service			
55K	Sheung Shui Station PLB Terminus	Sha Tau Kok	4-20

Note:

* Peak Period only (before 9am and after 5pm) and bypass Tai Ping Bus Terminus

** Non-peak Period only (9am – 5pm) and divert via Sheung Shui Bus Terminus

*** Sha Tau Kok bound – Monday to Friday: 09:30 / 11:45, Saturday & Holiday: 09:30 / 10:30 / 11:30;
Sheung Shui bound – Monday to Friday: 15:15 / 16:55, Saturday & Holiday: 14:55 / 15:55 / 16:55

**** For Sha Tak Kok bound, only operates at 17:50-21:50 every day; For Lam Tin Station bound, only operates at 07:10-11:10 on Monday to Friday and 09:10-13:10 on Saturday & Public Holiday respectively

To improve pedestrian safety, it is proposed to provide a cautionary crossing with pedestrian refuge islands on Sha Tau Kok Road near the Application Site. Details of the proposed improvement scheme is presented in **Appendix I – Traffic Impact Assessment Report**.

9.2 Proposed Traffic Arrangement and Crowd Control on Peak Grave Sweeping Days

Details of Traffic Arrangement and Crowd Control on Peak Grave Sweeping Days are given in the TIA Report which is summarised as follows:

The operation hours of the columbarium will be from **8.00 a.m.** to **6.00 p.m.** (**10 hours**) during the Peak Grave Sweeping Days (Ching Ming Festival, Chung Yeung Festival, and every Saturday, Sunday and Public Holiday two weeks before and after the Festivals).

The purchasers of the niches will be the member of the columbarium. The member of each niche can register for up to four visitors each day with duration limited to one hour. When the number of registrations of visitor reaches its quota 831 visitors as mentioned in Section 3.4.9 of TIA report, other visitors have to register other available timeslots.

There is no walk-in arrangement for visitors. Visitors without permit or with permit under other timeslots will be asked to leave immediately to avoid overcapacity.

The member of each niche can apply for one parking permit each day with the same timeslot of entry timeslot. When the parking space reservation reaches its quota 62 private cars as mentioned in Section 3.4.10 of TIA report, other vehicle owners have to reserve other available timeslots.

There is no walk-in arrangement for private cars. Private cars without permit or with permit under other parking timeslots will be asked to leave immediately so as to avoid influx of private cars.

Free shuttle bus services will operate from **7:30 a.m.** to **6:30 p.m.** at **5 minutes** intervals to and fro between MTR Tai Wo Station and the Subject Site. The proposed pick-up / drop-off arrangements and the proposed shuttle bus routes to the site are shown on **Figure 3.3 to 3.9** of TIA Report.

The member of each niche can apply for up to eight boarding permits (four for approaching, four for leaving) each day. Only visitors with boarding permits will be allowed to use the shuttle bus service. This service would encourage visitors to take shuttle bus instead of driving.

Members need to register for visitors’ entry passes, shuttle bus boarding permits and parking permits at least two weeks in advance in a first-come first serve basis. Each timeslot would be at 15-minute interval with duration of one hour (i.e. 0800 – 0900 / 0815 – 0915 etc.) for both visitors and vehicles.

9.3 Proposed Traffic Arrangement and Crowd Control on Normal Days

Details of Traffic Arrangement and Crowd Control on Normal Days are given in the TIA Report which is summarised as follows:

The operation hours of the columbarium will be from **10.00 a.m. to 5.00 p.m. (7 hours)** during Normal Days except New Year Day and the first three days of Lunar New Year.

The purchasers of the niches will be the member of the columbarium. The member of each niche can register for up to four visitors each day with duration limited to one hour. When the number of registrations of visitor reaches its quota 831 visitors as mentioned in Section 3.4.9 of TIA report, other visitors have to register other available timeslots.

There is no walk-in arrangement for visitors. Visitors without permit or with permit under other timeslots will be asked to leave immediately to avoid overcapacity.

The member of each niche can apply for one parking permit each day with the same timeslot of entry timeslot. When the parking space reservation reaches its quota 62 private cars as mentioned in Section 3.4.10 of TIA report, other vehicle owners have to reserve other available timeslots.

There is no walk-in arrangement for private cars. Private cars without permit or with permit under other parking timeslots will be asked to leave immediately to avoid influx of private cars.

Free shuttle bus services will not be provided on Normal Days.

Members need to register for visitors’ entry passes and parking permits at least two weeks in advance in a first-come first serve basis. Each timeslot would be at 15-minute interval with duration of one hour (i.e. 1000 – 1100 / 1015 – 1115 etc.) for both visitors and vehicles.

9.4 Buffer area for grave sweepers

The development has included a three-storey multi-function room (Please refer to the Master Layout Plan, **Plan 4b**) with a total area of about **1,110 m²**. According to Buildings Department Practice Note ADV-28, a religious institute without fixed seating,

each visitor shall occupy a usable floor area of about **0.5m²**. The three-storey multi-function room could accommodate about **2,220 visitors (1,110 m² / 0.5m²)** (Nos. of visitor/hr during the peak hour of the Peak Grave Sweeping Days is **831**). Drinks and air conditioning are available. On Peak Grave Sweeping Days, the multi-function rooms would serve as a buffer waiting area to accommodate grave sweepers who may have to wait for a while before entering the columbarium. This is a part of visitor control.

9.5 House Rules included in the Sales Agreement of Niches

A leaflet “House Rules included in the Sales Agreement of Niches” (Please refer to the sample in **Appendix B** of the Traffic Impact Assessment Report) will be sent to members prior to the Peak Grave Sweeping Days about the free shuttle bus arrangement during the Peak Grave Sweeping Days.

It includes information about the car park arrangement. Visitors and cars must make prior appointment at least 2 weeks before to obtain permission to enter the Columbarium. Entry passes will be posted to members’ correspondence address. Cars and visitors must have entry passes (also on normal days) so that they may be admitted on the Peak Grave Sweeping Days. The maximum number of visitors/hr in the columbarium area is 831. The maximum number of cars/hr is 62.

Special environmental requirements, such as no ritual papers and joss sticks burning are allowed, are also specified.

9.6 Environmental Considerations

An Environmental Assessment (EA) Report (**Appendix II**) is prepared by Urban Green Consultants Limited. The EA is prepared to identify all potential environmental impacts and relevant environmental requirements due to the operation of the proposed development.

No burners/furnace will be provided in the proposed columbarium, there will be no adverse air quality impact to the surrounding air sensitive users.

The distances between the surrounding roads and the air sensitive uses in the proposed columbarium are more than the required buffer distances as stipulated in HKPSG, no unacceptable air quality impact arising from vehicular emissions on the proposed columbarium is anticipated.

Regarding the noise impacts during operation phase, the proposed columbarium will not impose any adverse noise impact to the surrounding NSRs due to the quiet nature of the proposed columbarium. As the proposed columbarium is not considered noise

sensitive, the impact of noise from the surrounding to the proposed columbarium is not considered.

According to the available information from the Antiquities and Monuments Office (AMO), the Site is in close vicinity to Sha Tau Kok San Tsuen Site of Archaeological Interest (SAI). **Figure 7.1a** of Environmental Assessment Report (**Appendix II**) shows the Sha Tau Kok San Tsuen Site of Archaeological Interest. Given that the Proposed Development is close to the SAI, protective measures shall be adopted to prevent the impact on the SAI. Protective measures shall include the following:

- Erection of hoarding of not less than **2.4 m** high from ground level along the site boundary;
- Storage, handling, transport and disposal of construction material shall be arranged within the hoarding boundary;
- Good site practices shall be adopted from the commencement of works to avoid disturbance to the SAI; and
- Tool-box talks shall be provided to workers about the importance of SAI's protection and the protection measures to be adopted.

Apart from the protection measures mentioned above, no construction work (including excavation works) would be carried out outside the site boundary.

Given that the wall at the Proposed Development is about **20m** away from the boundary of SAI and there would be no excavation work at the plantation area, it is unlikely that the Proposed Development would affect the SAI. **Figure 7.1b** of Environmental Assessment Report shows the detailed information of the buffer between the Proposed Development and Sha Tau Kok San Tsuen Site of Archaeological Interest (SAI).

Pursuant to the Antiquities and Monuments Ordinance (Cap.53), the project proponent should inform AMO immediately in case of discovery of an antiquity or supposed antiquity during the construction phase. Detailed study should be timely carried out and mitigation measures should be formulated for AMO's comment and agreement prior to implementation.

Furthermore, the Proposed Development falls outside the area of the SAI and no excavation work nor construction work related to the Proposed Development would be conducted in the SAI. Hence, there would be no adverse impact on the SAI and no mitigation measure is required.

There should be no unacceptable environmental impacts from the proposed columbarium. Therefore, it is concluded that the proposed columbarium is considered to be environmentally acceptable from the environmental planning point of view.

9.7 Sewerage Considerations

A toilet is proposed to serve visitors. The provision of sanitary fitment is calculated according to the Design Requirements for Columbarium Facilities (APP 154) issued by Buildings Department.

Usable floor area of columbarium: **4,755 m²** (Please refer to **Plan 5**)

Estimated number of visitors: usable area/population density = **4,755 m² / 2 m² = 2,378** visitors

Estimated number of male: **2,378 x 0.4 = 952**

Estimated number of female: **2,378 x 0.6 = 1,427**

3 nos. of accessible toilets are provided.

Table 9.2 - Minimum Provision of Sanitary Fitments for male and female

	Male		Female	
	No.	Requirements	No.	Requirements
Water closet	7	(1 for every 150 ppl)	20	(1 for every 75 ppl)
Urinal	7	(1 for every 150 ppl)	--	--
Lavatory basin	4	(1 for every 300 ppl)	5	(1 for every 300 ppl)

Table 9.3 - Proposed Provision of Sanitary Fitments for male and female

	Male	Female	
Watercloset	11	29	--
Urinal	10	--	--
Lavatory basin	5	8	--
Accessible Toilets	--	--	3

The facilities will be connected to the existing public sewerage system under Sha Tau Kok Road. A Sewerage Impact Assessment Report is conducted to evaluate whether the sewerage impact arising from the proposed development is acceptable.

A Sewerage Impact Assessment Report (**Appendix III**) is prepared to evaluate the possible impacts on the local sewerage network due to the operation of the proposed development.

The number of visitors and staff are shown in **Table 8.4** below. The estimated sewage generation is small compared to the capacity of the proposed and existing sewerage facilities. For details, please refer to **Appendix B** of the Sewerage Impact Assessment Report.

Table 9.4 - Estimated number of visitors and staff

	Visitors	Staff
Normal Days	240 / Day	7
Peak Grave Sweeping Days	4,660 / Day	15*

Note: *13 staff on site for traffic arrangement + 2 staff at the layby on Po Nga Road near Tai Wo MTR Station

There should be sufficient sewage capacity for the existing public sewer even though there is a change of sewage generation due to the proposed development. It is concluded that the sewerage impact arising from the proposed development should be acceptable.

9.8 Drainage Considerations

A Drainage Impact Assessment Report (**Appendix IV**) is prepared to serve as a supporting document for the proposed development.

For collecting surface runoff within the Site, a series of U-channels and underground circular pipes is proposed. The drainage analysis has demonstrated that subject to the implementation of the proposed drainage systems, the proposed development would not cause adverse drainage impacts or increase in the flooding susceptibility of the adjacent areas.

The detailed arrangement of the drainage system will be subject to further investigation at the detailed design stage.

9.9 Tree Preservation and Landscaping Proposal

A tree preservation and landscaping proposal (**Appendix V**) is prepared by Landes Ltd. to support the proposed development.

In this study area, total **116** existing trees within Application Site Boundary were surveyed. For surveyed trees within site boundary, **80** nos. of them are proposed to be felled while **34** disturbed trees will be transplanted due to the Proposed Development and the associated works. On the other hand, **2** existing trees within the Application Site Boundary can be retained in situ.

98 heavy standard trees with average DBH approx. **80** mm are proposed to be planted to compensate the loss of **73** existing trees, excluding **7** nos. of *Leucaena leucocephala*. All new trees within the Application Site Boundary will all be maintained by the Applicant.

The tree compensation proposal can compensate the loss of existing trees in a ratio of not less than 1:1 in terms of quantity (i.e. 1:1.34) but not in terms of quality.

Proper tree preservation measures are undertaken including protection of all trees within site and at periphery. The existing trees within lot and at the surroundings will be carefully protected and retained.

9.10 Visual Impact Considerations

A Visual Impact Assessment Report (**Appendix VI**) is prepared to evaluate the potential visual impact of the proposed development to the surrounding areas.

The proposed buildings are low-rise and low density in nature. It is similar to the nearby rural development. The at-grade niches are surrounded by **2.5m and 3.5m** tall fence walls which screened from pedestrian views with periphery planting of trees.

There are existing mature trees on the North, East and West sides of the two columbarium sites. A row of trees is also proposed to be planted along the boundary of the site.

A total of **5** viewing points are assessed and it is concluded that the visual impact is negligible. The proposed development can hardly be seen from these viewing points. No adverse visual impact is anticipated.

10. Previous Planning Application

Part of the application site was the subject of a previous section 16 application (No. A/NE-STK/14) for the Proposed Excavation of Land (for Ground Investigation works for Assessing the Stability of Slopes). The application was approved by the Town Planning Board on 1.6.2018.

The Southern Part of the application site was the subject of a previous section 16 application (No. A/NE-STK/25) for a Renewal of Temporary Public Vehicle Park (Coaches and Private Cars Only) for a Period of 3 Years. The application was approved by the Town Planning Board on 7.6.2024.

We have liaised with Sha Tau Kok Farm. They expressed that they have no objection to the newly proposed private road.

11. Strong Demand for Columbaria

Hong Kong is facing a huge and urgent demand for columbaria in the short and medium-terms.

(a) Continuously Increasing Demand for Cremation

According to Public Consultation on Review of Columbarium Policy published by Food and Health Bureau on 6 July 2010, there has been a continual inclination towards cremations since 1970s. The number and percentage of cremations have increased substantially in the past 30 years from 7,300 cremations (35%) in 1975 to 36,500 cremations (89%) in 2009. The Summary and Opinions of the Review of Columbarium Policy recognised that the problems besetting the columbarium landscape in Hong Kong are the result of **inadequate supply**, and therefore (the public and various stakeholders) were **generally supportive** of measures to increase the supply of columbarium facilities. The general preference to cremation will continue in Hong Kong and we, as a community, need to consider how we can provide more columbarium facilities to handle human ashes in the medium and long term.

(b) Imminent Need for Columbarium Niches

Hong Kong demographic pattern is irreversibly aging. The proportion of elderly will continue to rise in Hong Kong. According to Population by Age Group and Sex from Census and Statistics Department, the proportion of elderly (i.e. over age of 65) in Hong Kong increased from **12.42%** in **2006** to **23.3%** in **2024**, an increase of about **87.6%** in the past **18** years (**Table 10.1**).

Table 11.1 - Trend of Elderly Population from 2006 to 2024

	2006	2011	2016	2018	2020	End of 2024#
No. of People at the Age of 65 and Over	852,796	941,312	1,163,153	1,301,600	1,417,900	1,756,100
Total Population	6,864,346	7,071,576	7,336,585	7,486,400	7,426,700	7,534,200
% of Population at the Age of 65 and Over	12.42%	13.31%	15.85%	17.39%	18.97%	23.3%

#Note: Provisional figures

The Planning Department, in its Projections of Population Distribution **2021-2031**, projected the percentage of population above 65 to more than **28.2%** (Table 10.2).

Table 11.2 - Planning Department’s Projection of Elderly Population in Hong Kong

Year	65-69	70+	65+	All Age Groups	% Old Age (65+)
2021	492200	959300	1451500	7413100	19.58%
2022	523500	1005400	1528900	7346100	20.81%
2023	567000	1070600	1637600	7498100	21.84%
2024	579700	1122300	1702000	7526800	22.61%
2025	595500	1187700	1783200	7559800	23.59%
2026	601900	1254100	1856000	7596800	24.43%
2027	612900	1325400	1938300	7638700	25.37%
2028	618300	1401700	2020000	7684500	26.29%
2029	620100	1469900	2090000	7731100	27.03%
2030	610800	1541700	2152500	7777100	27.68%
2031	599300	1606000	2205300	7820200	28.20%

11.1. Planning Justification

The study on the planning background, existing site conditions and development proposal presented in the previous sections has demonstrated that the proposed development will not generate adverse impact on the environment.

The proposal will benefit the local community by clearing all the unauthorized graves/urns, convert the whole area into a modern and tidy columbarium where the remains (ashes) in the previous unauthorized graves/urns will be accommodated.

The residents in the inner area of the vicinity will have a new EVA which can facilitate emergency vehicles to pass through.

11.2. The Columbarium will be operated by a non-profitable NGO

The operator, STKA (CR no. 1939719) is a non-profitable NGO.

An operation fund for the columbarium (the Fund) will be established and managed by STKA. Certain portion of the income from selling/renting niches will be transferred

into the Fund and operated in a self-sufficient manner. All necessary expenses of the columbarium shall be paid from the Fund.

A management company will be employed by STKA for the maintenance of security, landscape, sanitary and any necessary issue. Extra staff will be employed for Peak Grave Sweeping Days to ensure the crowd management is in order.

11.3. Harmonic Design of the Development

The height of the proposed buildings on site is similar to the neighbouring structures. The proposed at-grade niche blocks are compatible with the existing graves/urns and tombstones.

The area is quiet and of low-density. There is no barrier between the permitted burial grounds and the village. The graves/urns are exposed to the residents. The proposal provides boundary fencing and trees to screen off the undesirable view from the residents and blend the development into the surrounding environment.

11.4. Easy and Convenient Accessibility

A new standard single two-lane carriageway in width of minimum 7.3m with 2.5m-wide footpath is proposed within the southern side of the site. It connects Sha Tau Kok Road – Shek Chung Au and the columbarium area, car park and ancillary facilities. If the visitors come on foot, it is about 5-minute walking distance from Sha Tau Kok Road and the public transport stop to the columbarium area. It is served by free shuttle bus service, relieving the additional burden on the existing traffic networks during the Peak Grave Sweeping Days.

11.5. Considerate Mode of Operation of the Columbarium

No ritual papers and joss sticks are allowed to be burned on site. Thus, there will be no adverse air quality impact.

11.6. Appropriate Form of Development

The proposal is a low density development with a plot ratio of **0.23**, a site coverage of **16.0%**, and a maximum building height of **10.5m**. The development intensity is much lower than the development parameters of “V” zone or other rural area. Therefore, the form of development will not have any adverse impact to the vicinity in terms of design and height.

11.7. No Visual Impact

The proposed buildings are of 1 to 3-storey high. It is compatible with the rural structures in the vicinity. Tall trees around the site provides a screening effect to shield the view from residents in the neighbouring buildings to the site.

The major area of columbarium is located adjacent to the permitted burial ground N/K/8. The proposed at-grade niche blocks are compatible to the existing graves/urns.

11.8. No Adverse Impacts

The traffic, environment, sewage, drainage, visual impact assessments and tree preservation and landscaping proposal show that the proposed columbarium will not impose adverse traffic, environmental, sewage, drainage, visual and landscape impacts to the area.

(a) Traffic and Transport

The columbarium blends well with the area and the facilities. The site is accessible by various modes of public transportation. It is easy for visitors to come by public transportation. Sufficient shuttle bus service will be provided during Peak Graves Sweeping Days. The proposed development will not adversely affect the traffic condition in the neighbouring area.

(b) Environment

No joss paper burning is allowed on site. No air pollution is anticipated. The air sensitive receivers of the proposed development are far from the main road and traffic air pollution.

The proposed development is not considered as a noise source and thus no adverse noise impact is expected to the surrounding neighbour.

According to the available information from the Antiquities and Monuments Office (AMO), the Site is in close vicinity of Sha Tau Kok San Tsuen Site of Archaeological Interest (SAI). **Figure 7.1a** of Environmental Assessment Report (Appendix II) shows the Sha Tau Kok San Tsuen Site of Archaeological Interest. Given that the Proposed Development is close to the SAI, protective measures shall be adopted to prevent the impact on the SAI. Protective measures shall include the following:

- Erection of hoarding of not less than **2.4 m** high from ground level along the site boundary;

- Storage, handling, transport and disposal of construction material shall be arranged within the hoarding boundary;
- Good site practices shall be adopted from the commencement of works to avoid disturbance to the SAI; and
- Tool-box talks shall be provided to workers about the importance of SAI’s protection and the protection measures to be adopted.

Apart from the protection measures mentioned above, no construction work (including excavation works) would be carried outside the site boundary.

There is a wall of about **2.5m** (H) at the eastern tip of the site. The total distance between the wall and the SAI is about **23.5m**.

Given that the wall at the Proposed Development is about **23.5m** away from the boundary of SAI and there would be no excavation work at the plantation area, it is unlikely that the Proposed Development would affect the SAI. **Figure 7.1b** of Environmental Assessment Report shows detailed information of the buffer between the Proposed Development and Sha Tau Kok San Tsuen Site of Archaeological Interest (SAI).

Pursuant to the Antiquities and Monuments Ordinance (Cap.53), the project proponent should inform AMO immediately in case of discovery of an antiquity or supposed antiquity during the construction phase. Detailed study should be timely carried out and mitigation measures should be formulated for AMO’s comment and agreement prior to implementation.

Furthermore, the Proposed Development falls outside the area of the SAI and no excavation work nor construction work related to the Proposed Development would be conducted in the SAI. Hence, there would be no adverse impact on the SAI and no mitigation measure is required.

(c) Sewage

The sewerage from the site will be diverted to the public sewer and no adverse impact is anticipated.

The proposed toilet provides **3** accessible toilets, **29** cubicles for women, **11** cubicles and **10** urinals for men. This meets the design requirement for columbarium facilities issued by Buildings Department and will be sufficient for both normal days and Peak Grave Sweeping Days.

(d) Landscape

Views of the residents nearby will be soothed by the trees around the proposed development. A tree preservation and landscaping proposal is prepared to enhance the peaceful and tranquil character of the area.

(e) Visual

The visual impact of the proposed development is negligible. The proposed development can hardly be seen from the viewing points. No adverse visual impact is anticipated.

12. Public Consultation

12.1. Public Consultation in Tong To Village

We had invited the villagers and the residents’ representative of Tong To Village to attend a public consultation on 4.7.2020 and 19.12.2024. Each time about 50 villagers attend the meeting.

We explained the project in detail with slideshows. We used aerial photographs to show the location of the columbarium in relation to the village and how the site of the columbarium was shielded from the trees between the village and the columbarium. There were walls of about **2.5m** and **3.5m** high with trees along the walls to alleviate the possible visual impact.

The proposed project would have its own access road and carpark, which was separated from the village’s local track. The visitors and in-coming cars would not affect the normal daily life of the villagers. Staff would be deployed to regulate the traffic so that the villagers’ cars would not be affected in the two Peak Grave Sweeping Days.

The villagers raised concerns about the security of the village. We explained that staff would be deployed to prevent tomb sweepers and cars entering the village.

Some of the villagers and nearby lot owners had signed support or no objection letters to the previous proposed development.

For details of the meeting and the support letters, please refer to **encl. 2**.

12.2. Consult owners of houses immediately adjacent to the proposed columbarium

We had identified two houses on Lot 1076 S.B s.s.1 and 1076 S.B R.P. in D.D.41 which are adjacent to the north-east of the site. We explained the details of the project

to them and notified them that they might see the walls of the columbarium; and that they might be affected by the vehicles coming on the two Peak Grave Sweeping Days.

After our explanation, they expressed that they understood the situation and had no objection to the proposed columbarium. Please refer to the consent letters at **encl. 3**.

We have also consulted other affected residents staying in adjoining houses/temporary structures. We explained the details of the project to them and notified them that they might see the walls of the columbarium; and that they might be affected by the vehicles coming on the two Peak Grave Sweeping Days. They expressed that they have no objection to the proposal. No written consent letter was provided.

13. Donation of Niches

The applicant will donate some niches to Tong To Villagers and charitable institutions so that the ancestors of the villagers and those who do not have the ability to afford a niche would have a place to settle after death.

The applicant will also donate some niches to Full Caring Foundation (的總愛心基金會) which is a union of the taxi drivers. Taxi drivers are usually not well-off and may not have sufficient funds to afford a niche for themselves after death. Such donation may give them some assurance on obtaining a niche for themselves.

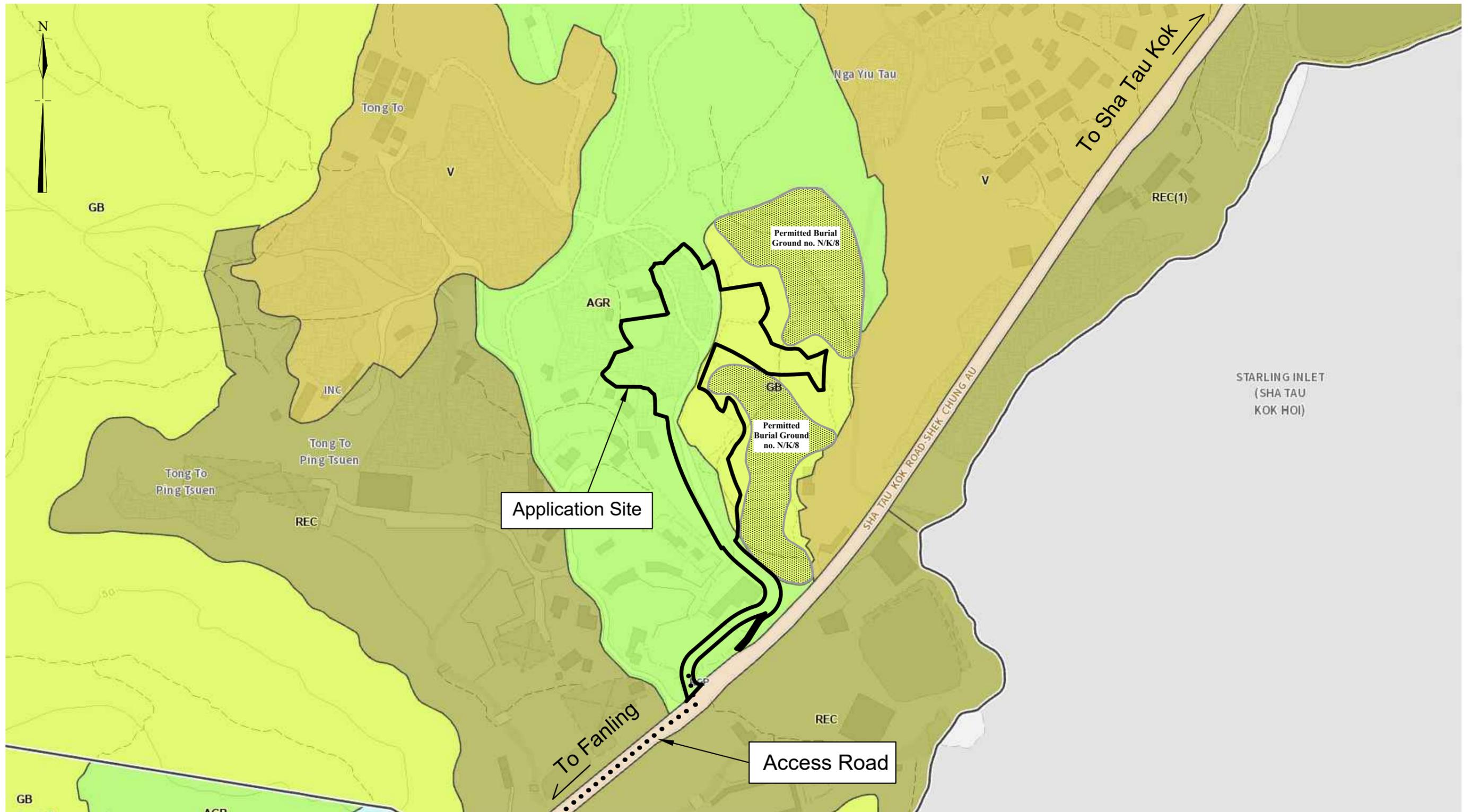
14. Planning Gain

The lack of supply and the keen demand for columbaria has become a serious social and political concern for the society and the government. The Government wishes every district would take up its share of responsibility to erect columbaria in each district. District Councils refuse to accept columbaria in their districts because they consider them unpleasant. Some of the descendants wish the ashes of their ancestor be placed in a place of their choice.

The proposed columbarium will have the following planning gains:

- a. Social Aspect – The columbarium helps to meet the keen demand for niches. It provides an opportunity to people who wish to house the ashes and their ancestor in a place other than that provided by the government.
- b. Local Welfare Aspect – The proposed columbarium will be of benefit to overseas local villagers, fishermen, villagers and residents of the north district. The proposed columbarium is near to their place of residence to facilitate tomb sweeping.

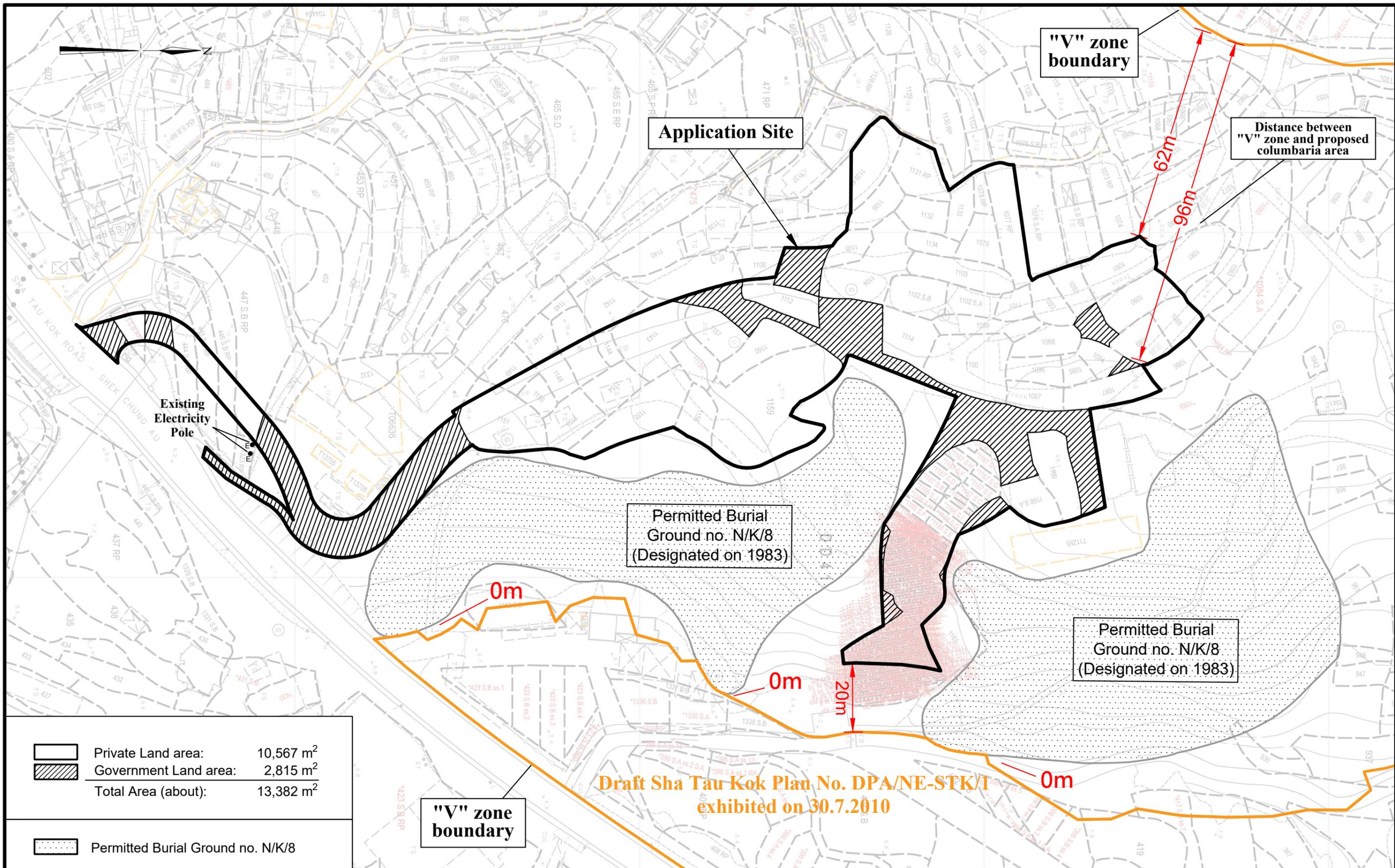
- They express that they would like to house the ashes of their ancestors together in this columbarium so that they can pay respect to their ancestors at the same time and location.
- c. Social Welfare Aspect The applicant will donate some niches to Tong To Villagers and charitable institutions such as 的總愛心基金會 so that the ancestors of the villagers and those who do not have the ability to afford a niche would have a place to settle after death. Such donation may give them some assurance on obtaining a niche for themselves.
- d. Public Policy Aspect – It allows this district to share its responsibility of setting up a columbarium in its own district. Such act would help to promote Government’s vision of sharing responsibility by putting up such facilities in each district.
- e. ESG Elements The development weaves ESG into its core.
- Environmental: Solar panel roof will be implemented. Aloe trees will be retained. Greenery spaces and trees are proposed. The whole area changes from an unlawful graveyard into a clean, peaceful and welcoming place.
- Social: Unauthorized graves/urns will be relocated. The proposed development satisfies the needs of villagers.
- Governance: Good management provides a clean and tidy environment. It stops the spread of unauthorized graves/urns. Employment opportunities to local people are provided.



"Agriculture" zone:	8,618 m ²
"Green Belt" zone:	4,764 m ²
Total Area (about):	13,382 m²

Extracted from the approved Sha Tau Kok Outline Zoning Plan no. S/NE-STK/2

Not to Scale	Location Plan Rezoning Application from "AGR" and "GB" to "OU (Columbarium)" on various Lots in D. D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.	Goldrich Planners & Surveyors Ltd.
October 2025		Plan 1 (P 17106)



"V" zone boundary

Application Site

Distance between "V" zone and proposed columbaria area

Existing Electricity Pole

Permitted Burial Ground no. N/K/8 (Designated on 1983)

Permitted Burial Ground no. N/K/8 (Designated on 1983)

"V" zone boundary

Draft Sha Tau Kok Plan No. DPA/NE-STK/1 exhibited on 30.7.2010

	Private Land area:	10,567 m ²
	Government Land area:	2,815 m ²
	Total Area (about):	13,382 m ²

	Permitted Burial Ground no. N/K/8
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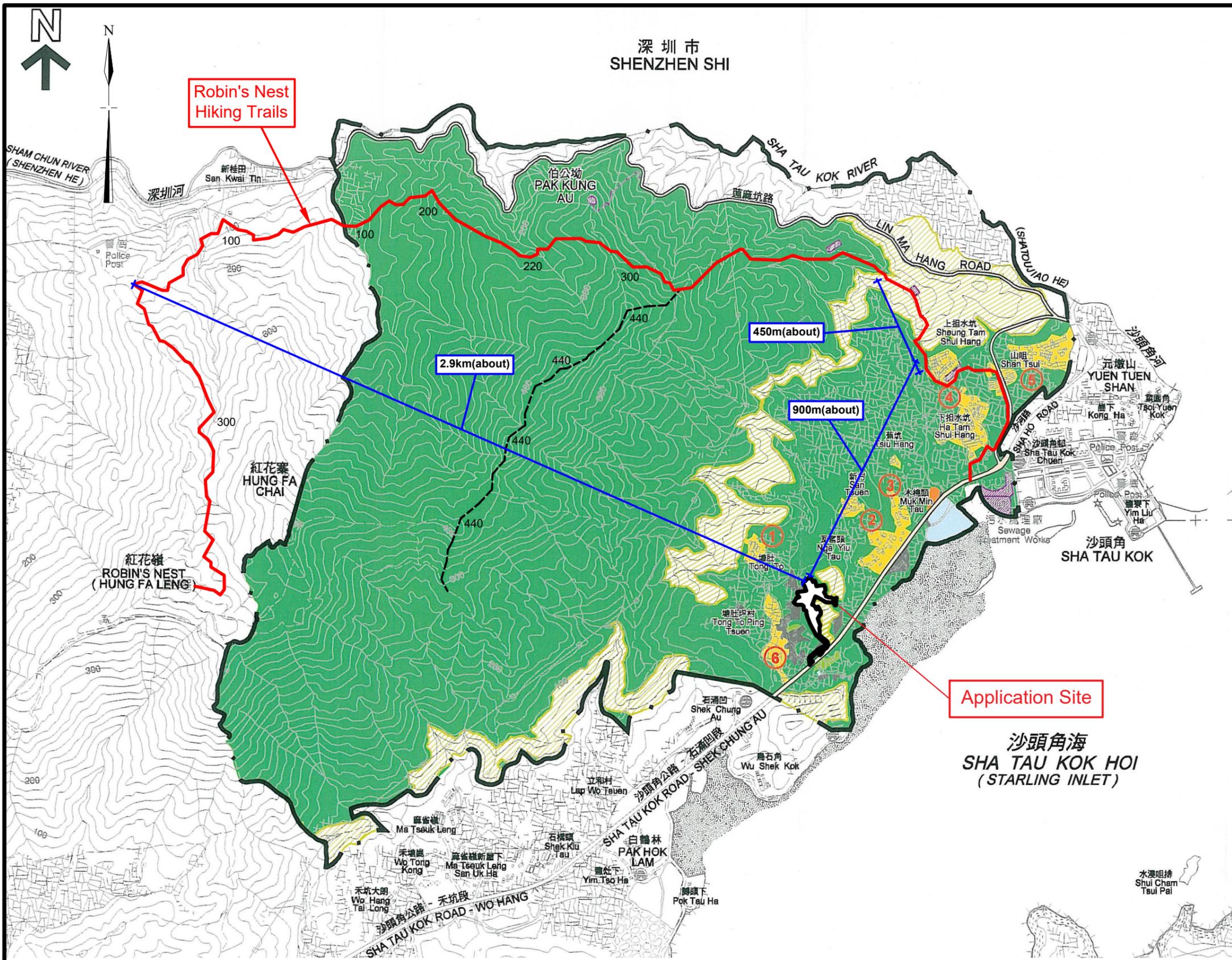
Lot Index Plan

Goldrich Planners & Surveyors Ltd.

January 2026

Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"
on various Lots in D. D. 41
and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

**Plan 2a
(P 17106)**

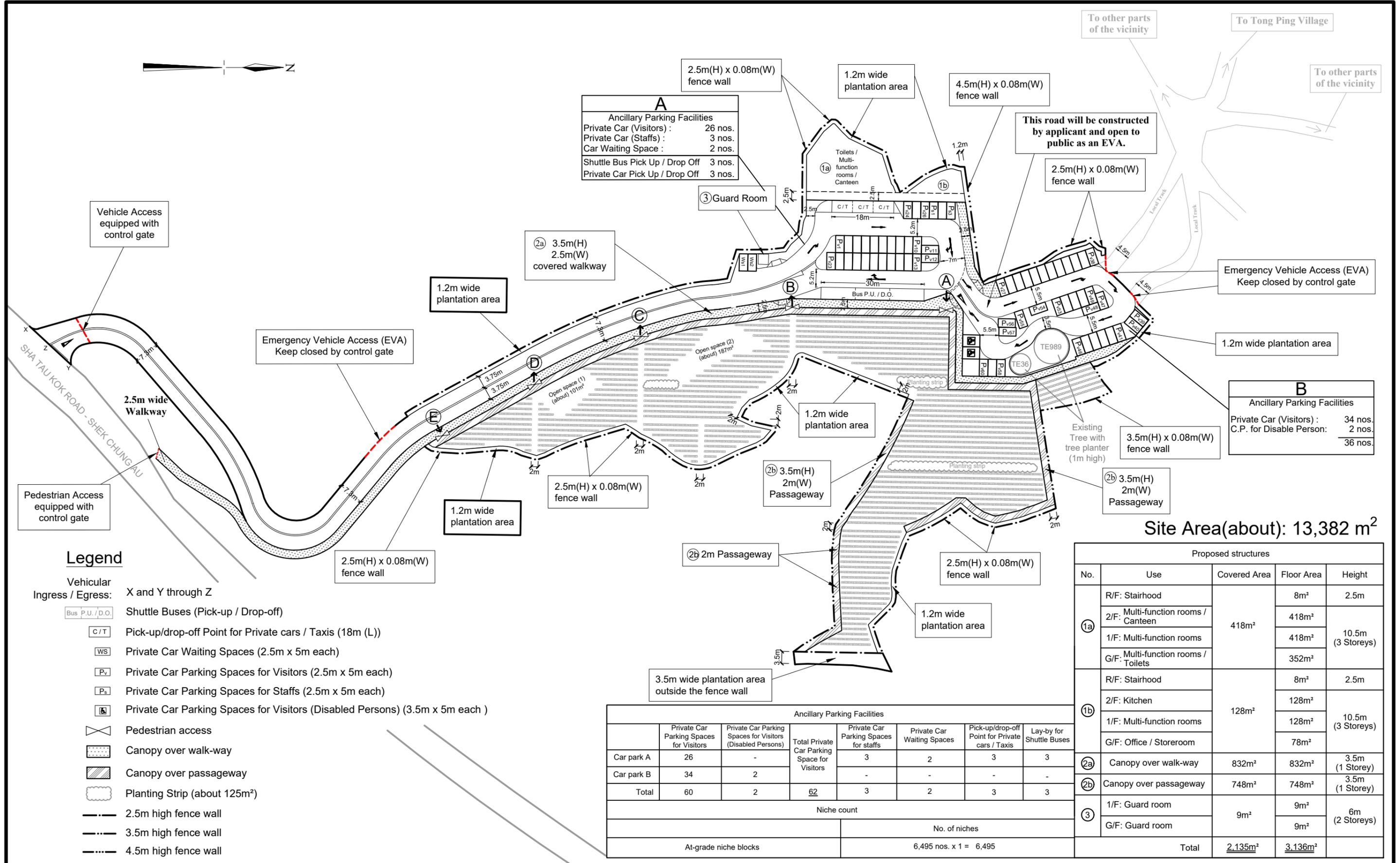


LEGEND

- BOUNDARY OF SHA TAU KOK PLANNING SCHEME AREA
- ROAD
- PERMITTED BURIAL GROUND
- EXISTING G/IC SITES
- CONTAINER VEHICLE PARK/WORKSHOP
- RURAL SETTLEMENT
- AGRICULTURAL LAND
- VEGETATED LAND
- POND AREA
- DEVELOPMENT LAND
- ① TONG TO (INDIGENOUS VILLAGE)
- ② SAN TSUEN (INDIGENOUS VILLAGE)
- ③ TSIU HANG & MUK MIN TAU (INDIGENOUS VILLAGE)
- ④ SHEUNG TAM SHUI HANG & HA TAM SHUI HANG (INDIGENOUS VILLAGE)
- ⑤ SHAN TSUI (INDIGENOUS VILLAGE)
- ⑥ TONG TO PING TSUEN
- HIKING TRAILS

Extracted from P.206 of TPB Paper No. 9371 prepared by Planning Department

1:15000	<h3>Existing Land Use in Sha Tau Kok</h3> <p>Rezoning Application from "AGR" and "GB" to "OU (Columbarium)" on various Lots in D. D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.</p>	Goldrich Planners & Surveyors Ltd.
October 2025		Plan 3 (P 17106)



A

Ancillary Parking Facilities

Private Car (Visitors) :	26 nos.
Private Car (Staffs) :	3 nos.
Car Waiting Space :	2 nos.
Shuttle Bus Pick Up / Drop Off :	3 nos.
Private Car Pick Up / Drop Off :	3 nos.

B

Ancillary Parking Facilities

Private Car (Visitors) :	34 nos.
C.P. for Disabled Person :	2 nos.
Total	36 nos.

Ancillary Parking Facilities

	Private Car Parking Spaces for Visitors	Private Car Parking Spaces for Visitors (Disabled Persons)	Total Private Car Parking Space for Visitors	Private Car Parking Spaces for staffs	Private Car Waiting Spaces	Pick-up/drop-off Point for Private cars / Taxis	Lay-by for Shuttle Buses
Car park A	26	-	62	3	2	3	3
Car park B	34	2		-	-	-	-
Total	60	2		62	3	2	3

Niche count

	No. of niches
At-grade niche blocks	6,495 nos. x 1 = 6,495

Site Area(about): 13,382 m²

Proposed structures

No.	Use	Covered Area	Floor Area	Height
①a	R/F: Stairhood	418m ²	8m ²	2.5m
	2/F: Multi-function rooms / Canteen		418m ²	10.5m (3 Storeys)
	1/F: Multi-function rooms		418m ²	
	G/F: Multi-function rooms / Toilets		352m ²	
①b	R/F: Stairhood	128m ²	8m ²	2.5m
	2/F: Kitchen		128m ²	10.5m (3 Storeys)
	1/F: Multi-function rooms		128m ²	
	G/F: Office / Storeroom		78m ²	
②a	Canopy over walk-way	832m ²	832m ²	3.5m (1 Storey)
②b	Canopy over passageway	748m ²	748m ²	3.5m (1 Storey)
③	1/F: Guard room	9m ²	9m ²	6m (2 Storeys)
	G/F: Guard room		9m ²	
Total		2,135m²	3,136m²	

Legend

- Vehicular Ingress / Egress: X and Y through Z
- Bus P.U./D.O. Shuttle Buses (Pick-up / Drop-off)
- C/T Pick-up/drop-off Point for Private cars / Taxis (18m (L))
- WS Private Car Waiting Spaces (2.5m x 5m each)
- P_v Private Car Parking Spaces for Visitors (2.5m x 5m each)
- P_s Private Car Parking Spaces for Staffs (2.5m x 5m each)
- P_d Private Car Parking Spaces for Visitors (Disabled Persons) (3.5m x 5m each)
- ⊗ Pedestrian access
- Canopy over walk-way
- Canopy over passageway
- Planting Strip (about 125m²)
- 2.5m high fence wall
- 3.5m high fence wall
- 4.5m high fence wall

1 : 1000 (A3)

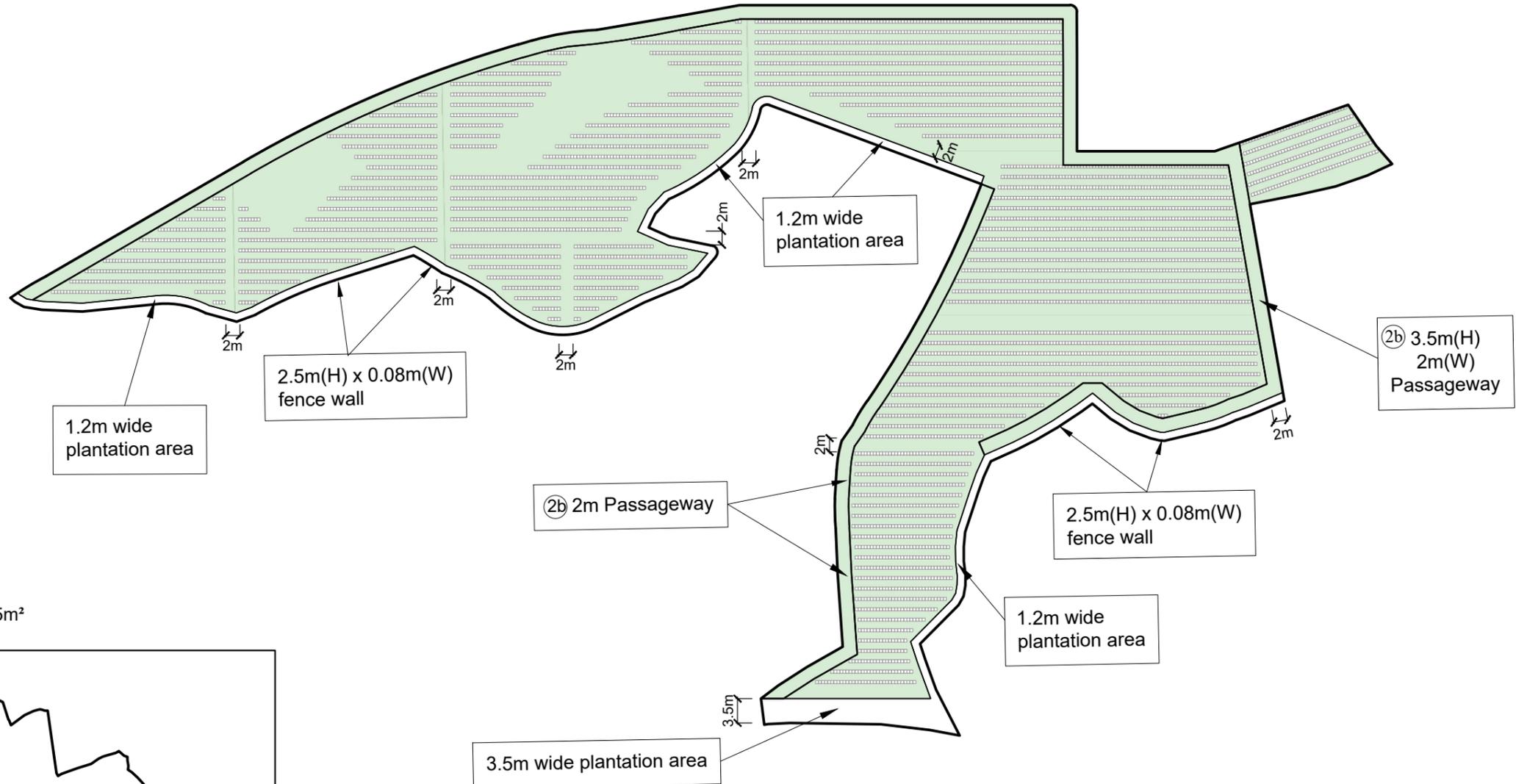
January 2026

Master Layout Plan

Rezoning Application from "AGR" and "GB" to "OU (Columbarium)" on various Lots in D. D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

Goldrich Planners & Surveyors Ltd.

Plan 4b (P 17106)

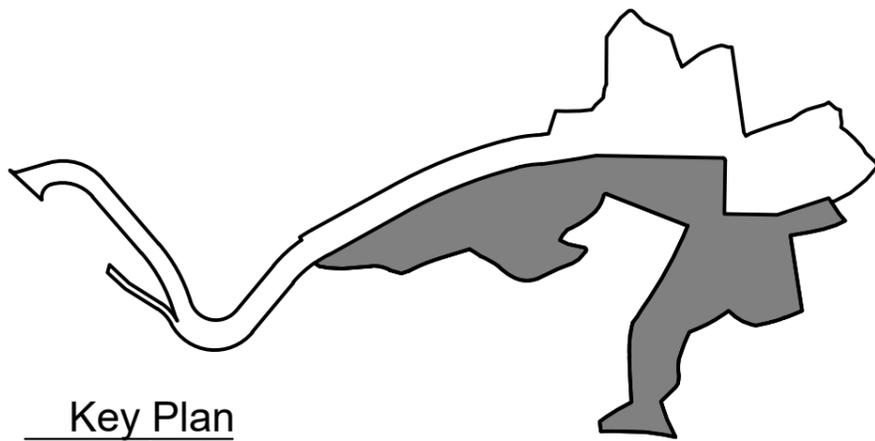


Note:

Niches Blocks Area:	1,282m ²
Alley and Passageway:	4,467m ²
Open Space Area:	288m ²
Total Area:	6,037m²

Legend

-  Pedestrian access
-  Alley + Passageway + open space area: 4,755m²



Key Plan
scale n.t.s.

Layout Plan of Columbarium Area

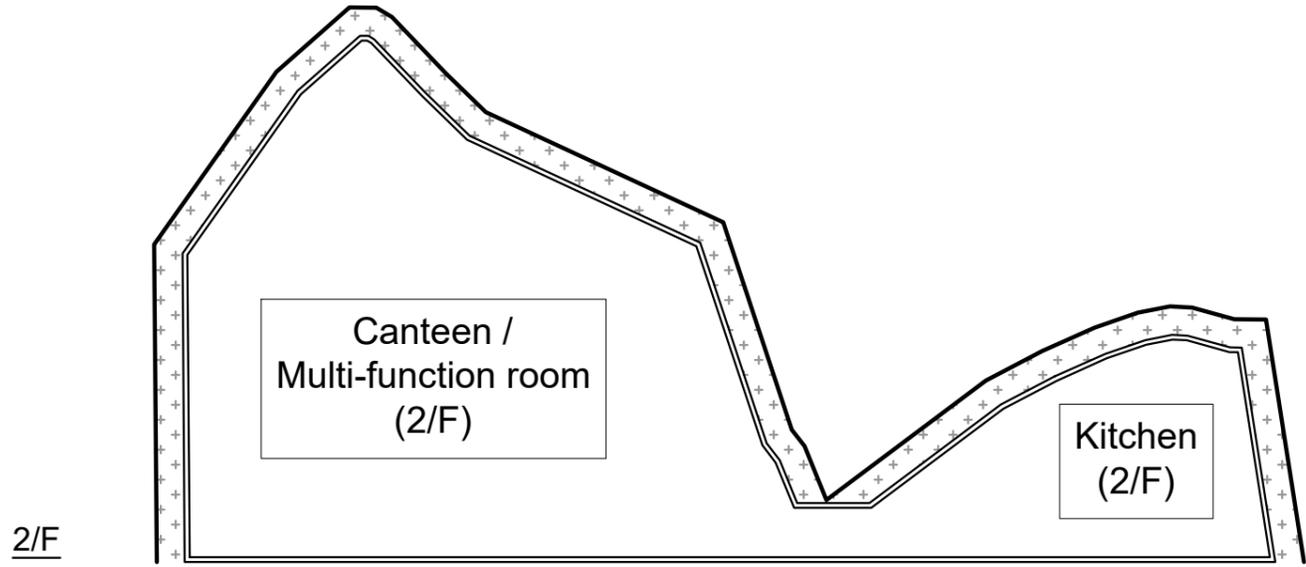
Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"
on various Lots in D. D. 41
and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

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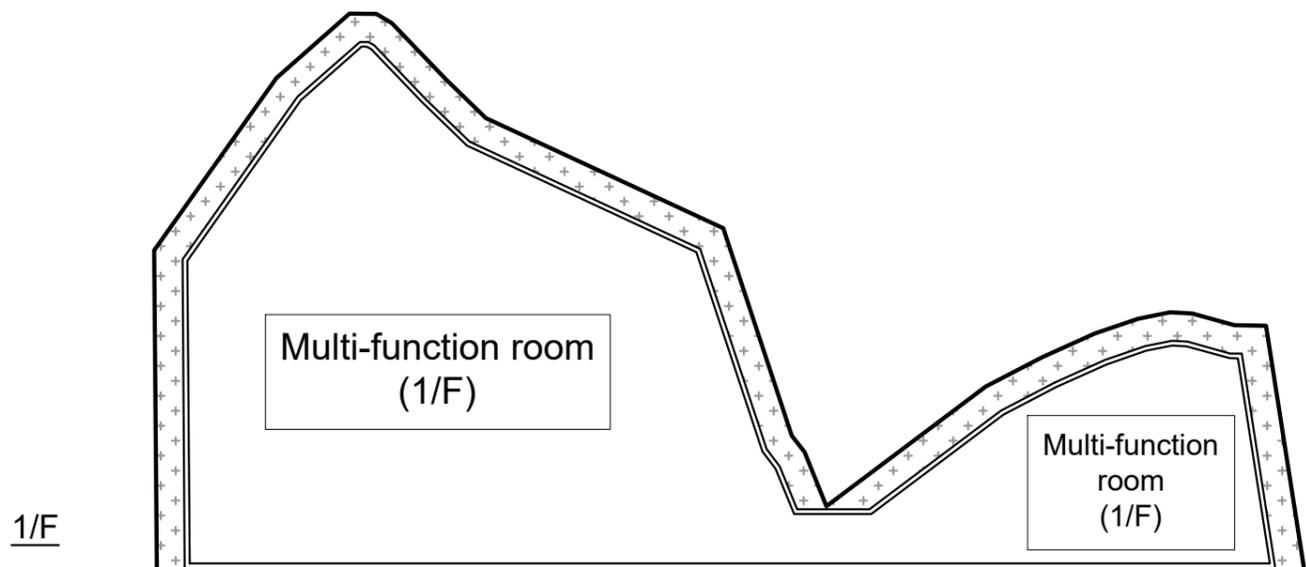
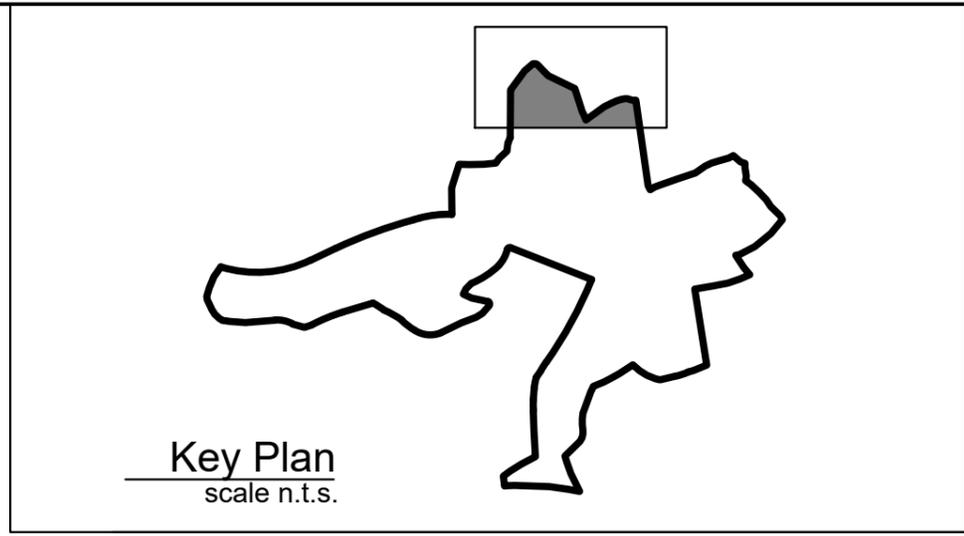
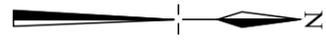
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October 2025

**Plan 5
(P 17106)**



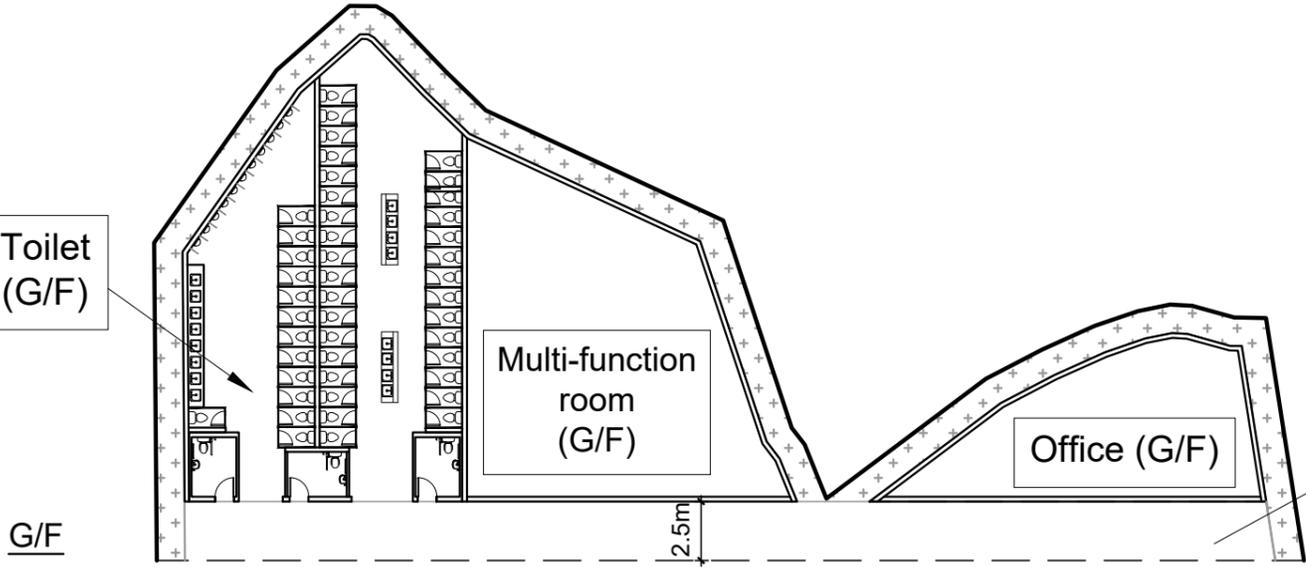
2/F



1/F

Legend

 Plantation Area



G/F

	Stairhood	Kitchen	Canteen / Multi-function room	Multi-function rooms	Toilet	Office
	Floor Area	Floor Area	Floor Area	Floor Area	Floor Area	Floor Area
G/F	--	--	--	146m ²	206m ²	78m ²
1/F	--	--	--	546m ²	--	--
2/F	--	128m ²	418m ²	--	--	--
R/F	16m ²	--	--	--	--	--
Sub Total	16m ²	128m ²	1,110m ²		206m ²	78m ²
Total	<u>1,538m²</u>					

1 : 300 (A3)

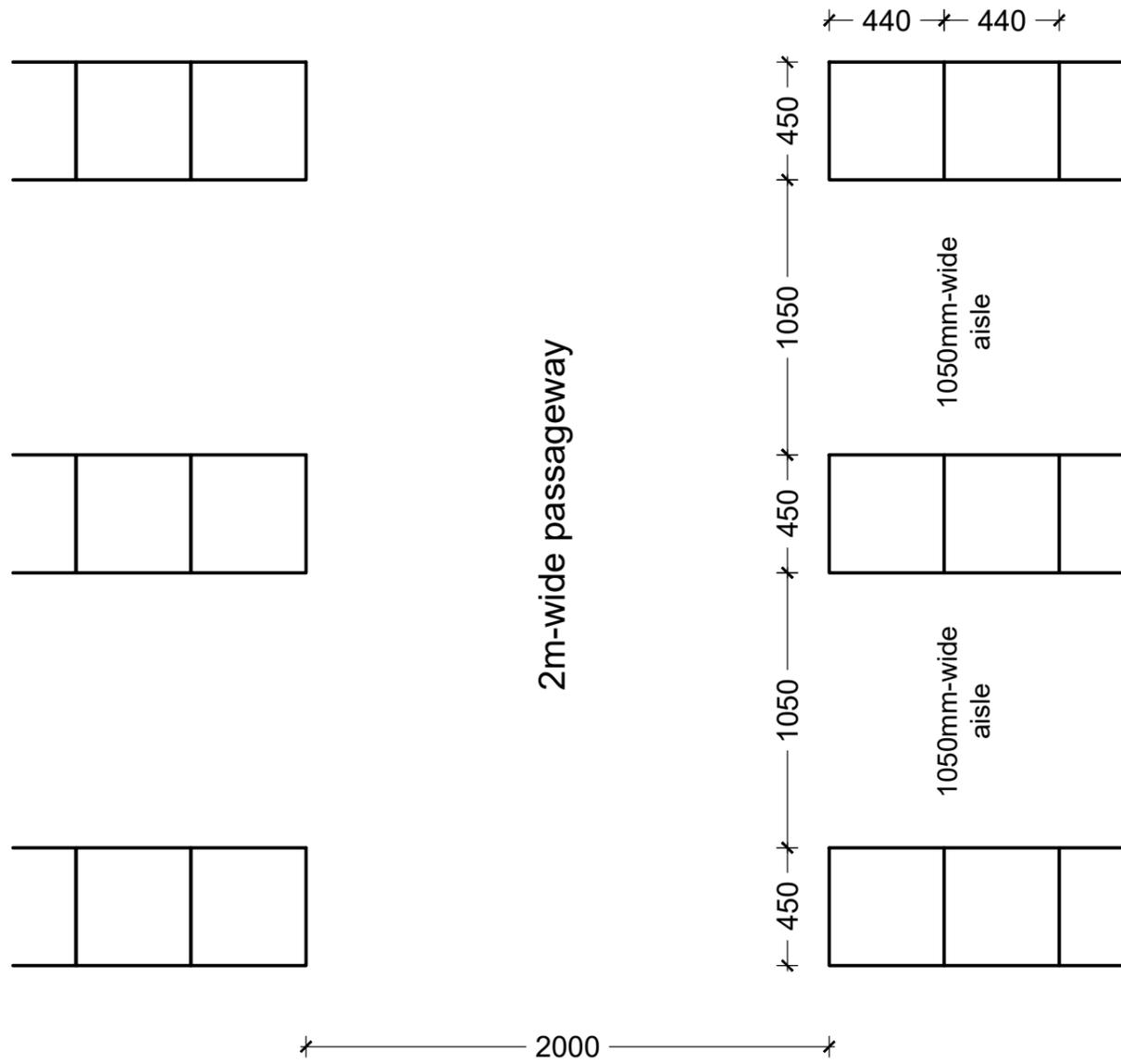
May 2025

Layout Plan of Ancillary Service Buildings

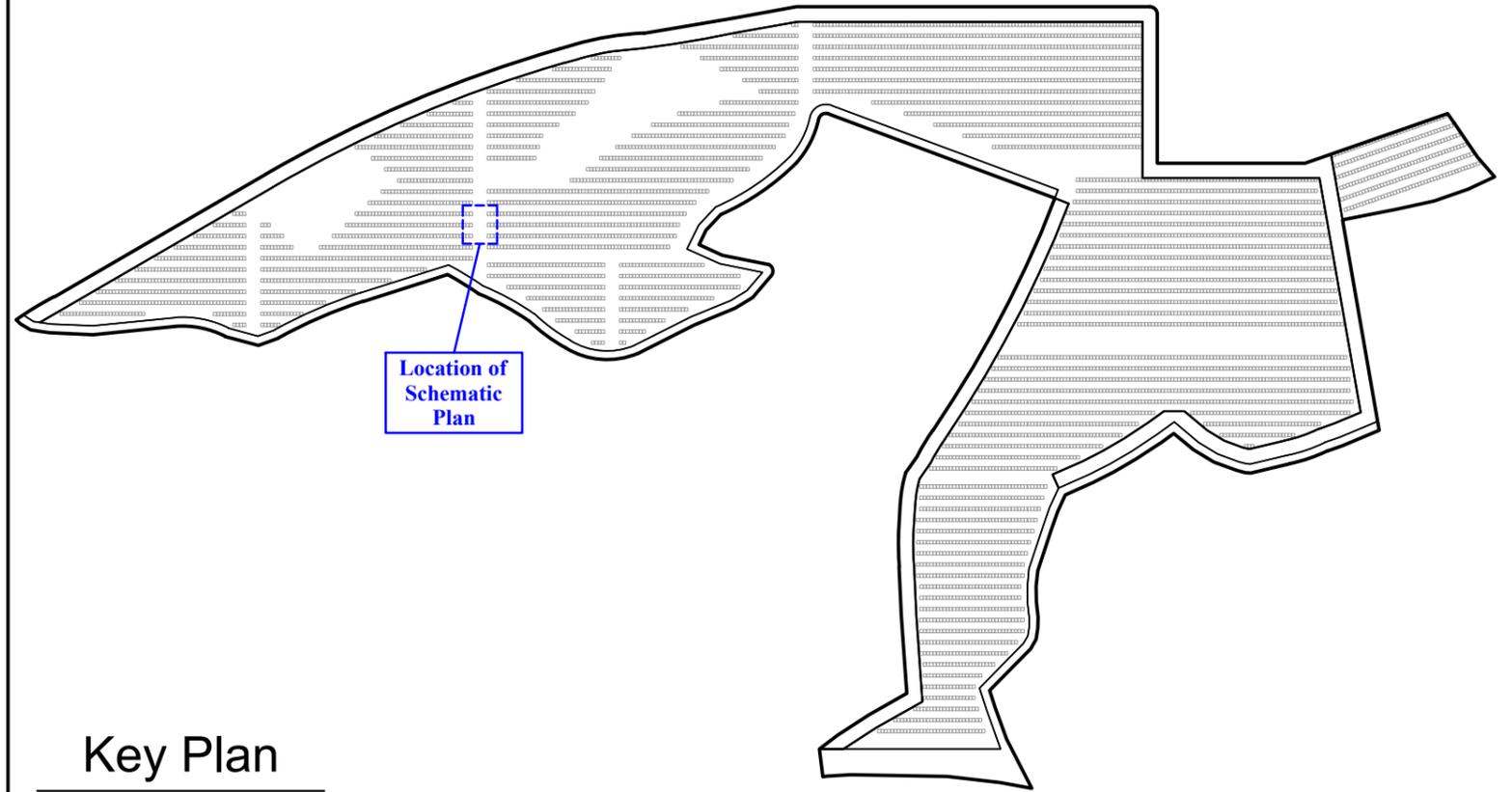
Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"
on various Lots in D. D. 41
and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

Goldrich Planners & Surveyors Ltd.

Plan 6
(P 17106)

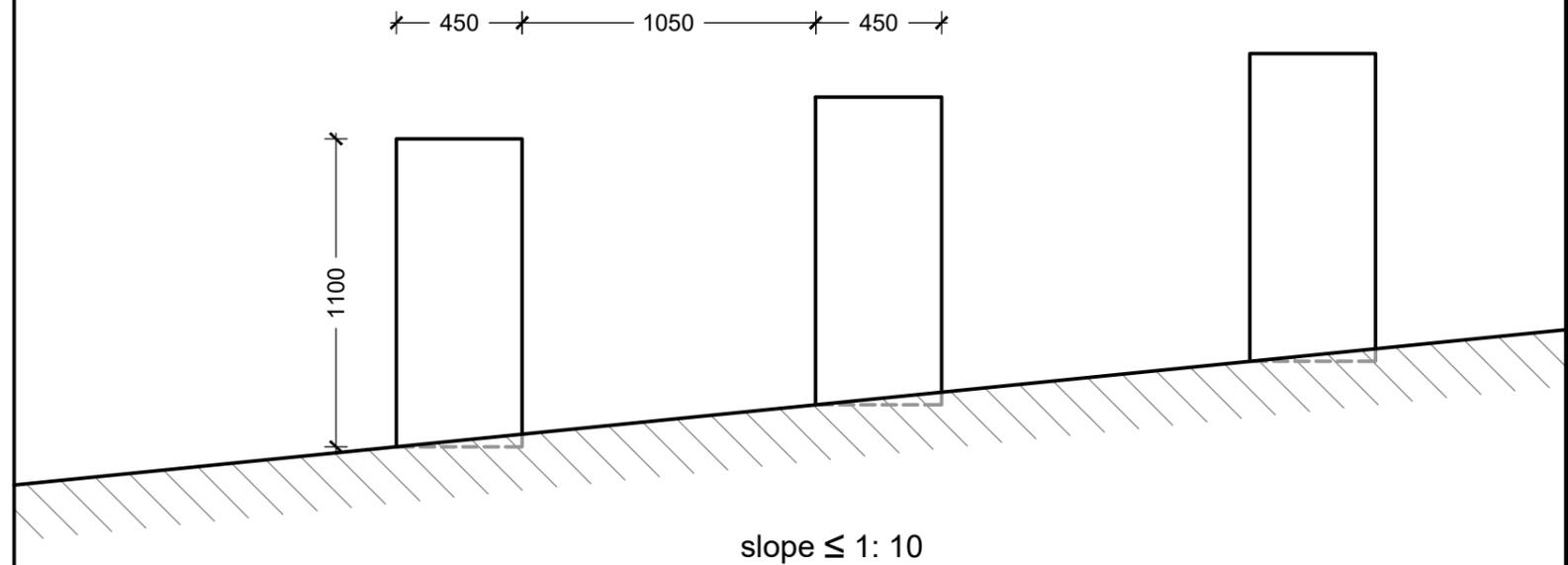


Schematic Plan



Key Plan

N.T.S.



1 : 25(A3)

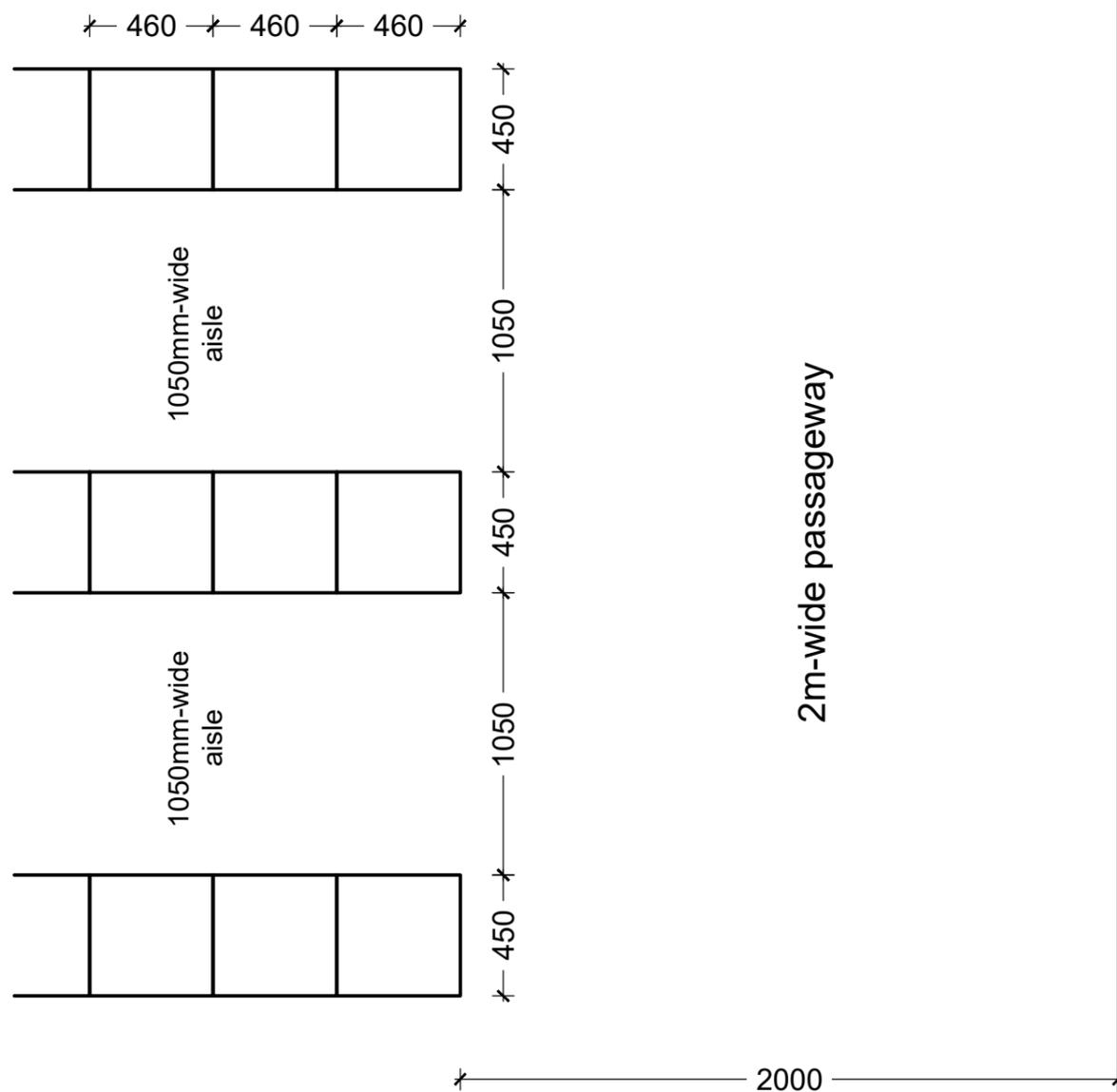
February 2026

Schematic Design (At-grade niche block) (1)

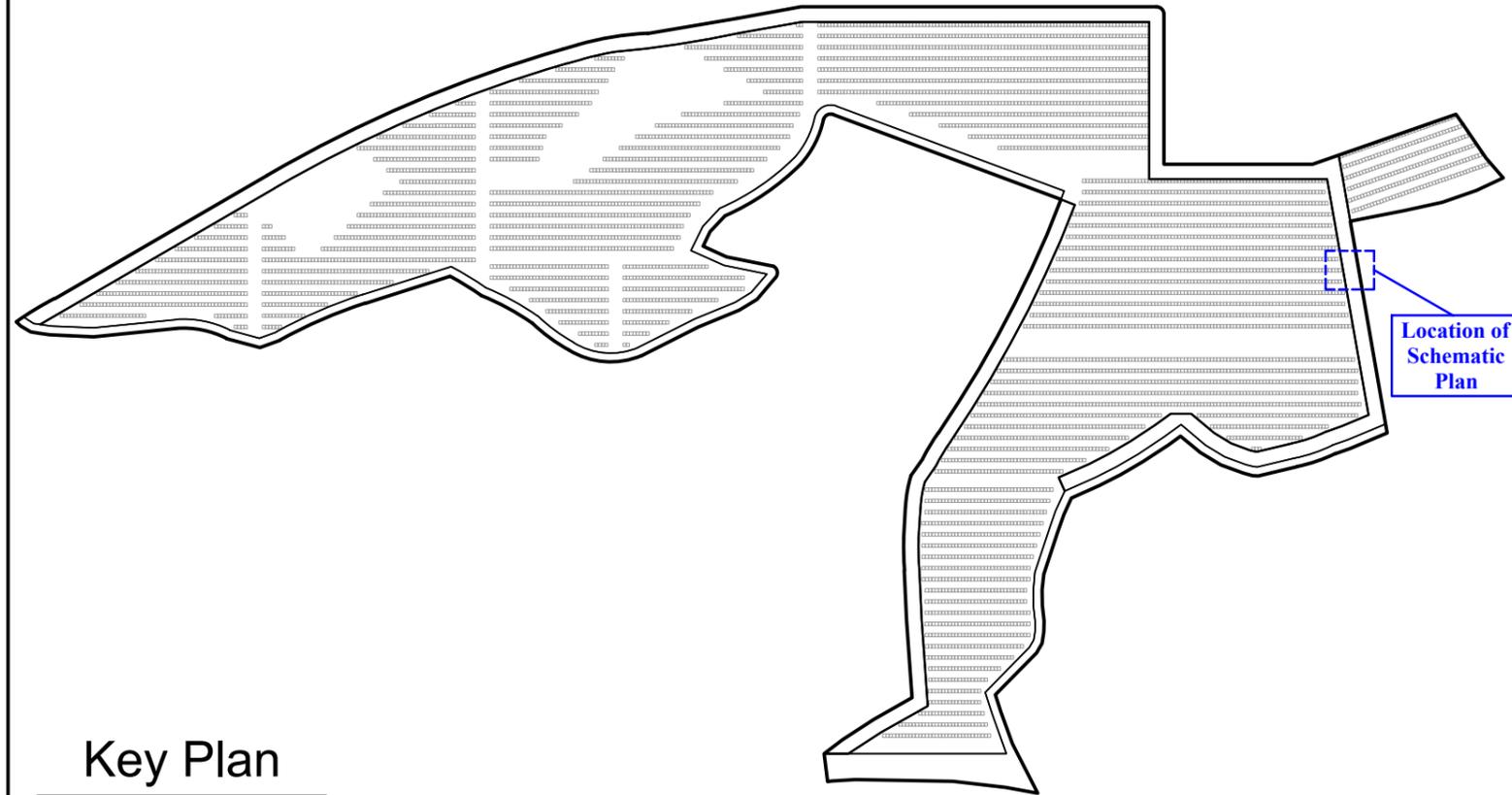
Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"
on various Lots in D. D. 41
and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

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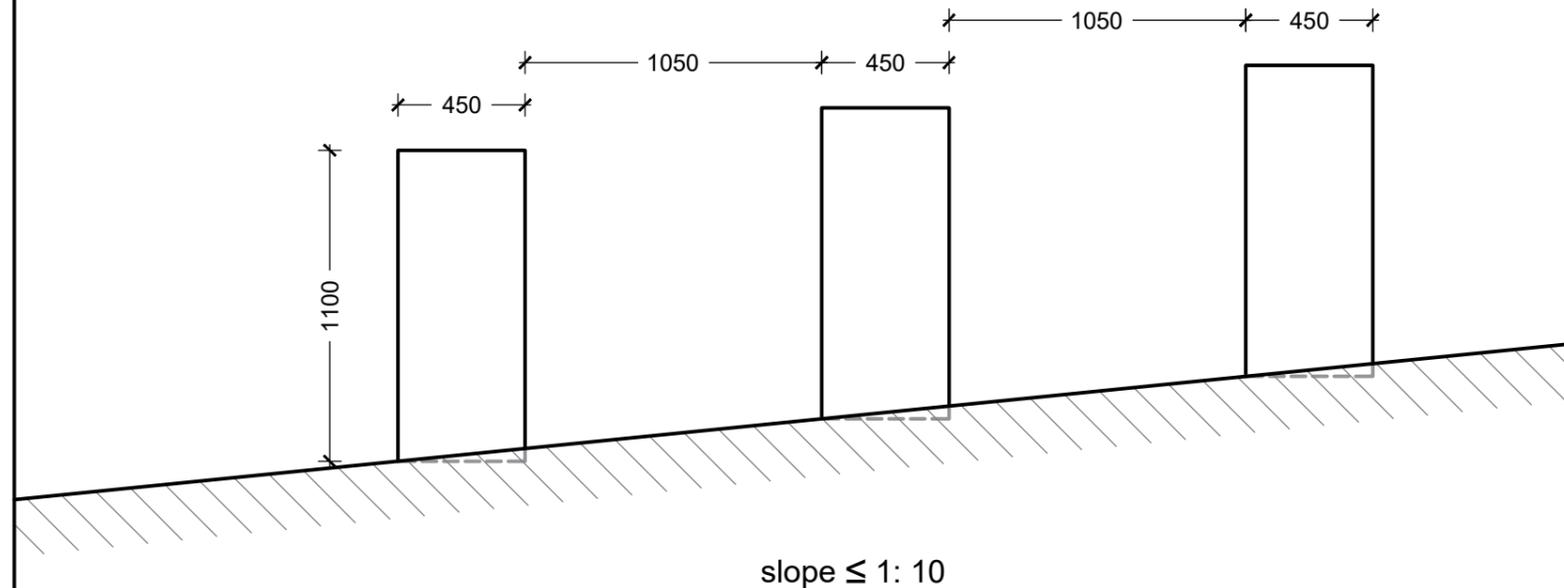
Plan 7a
(P 17106)



Schematic Plan



Key Plan
N.T.S.



1 : 25(A3)

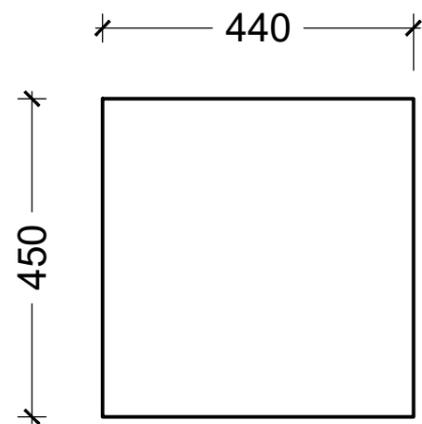
January 2026

Schematic Design (At-grade niche block) (2)

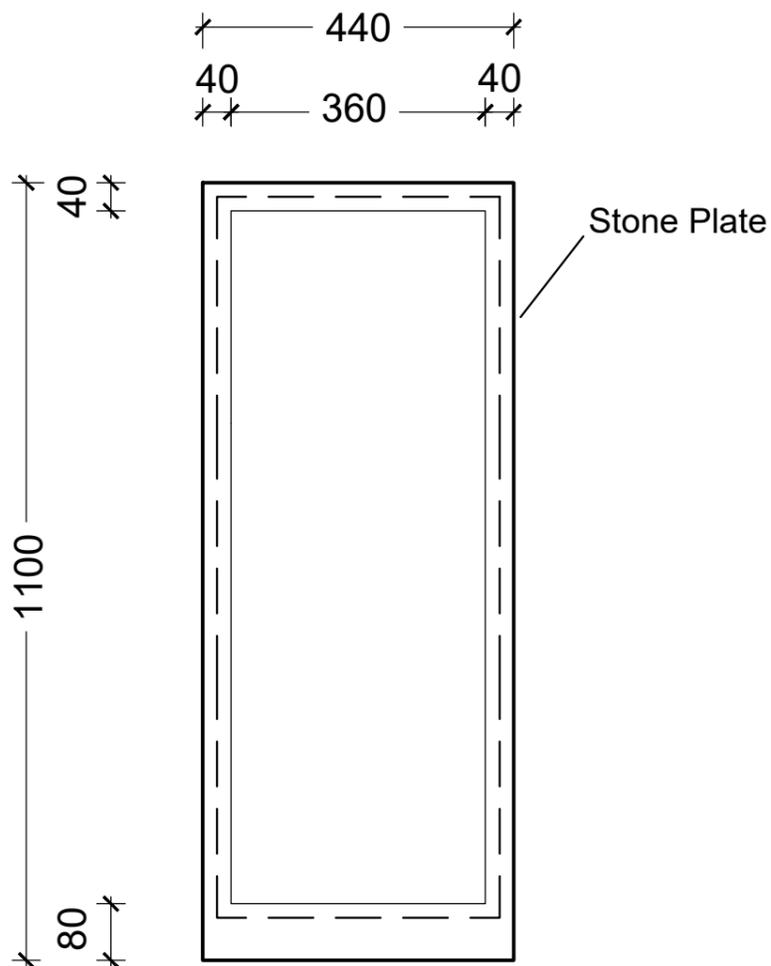
Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"
on various Lots in D. D. 41
and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

Goldrich Planners &
Surveyors Ltd.

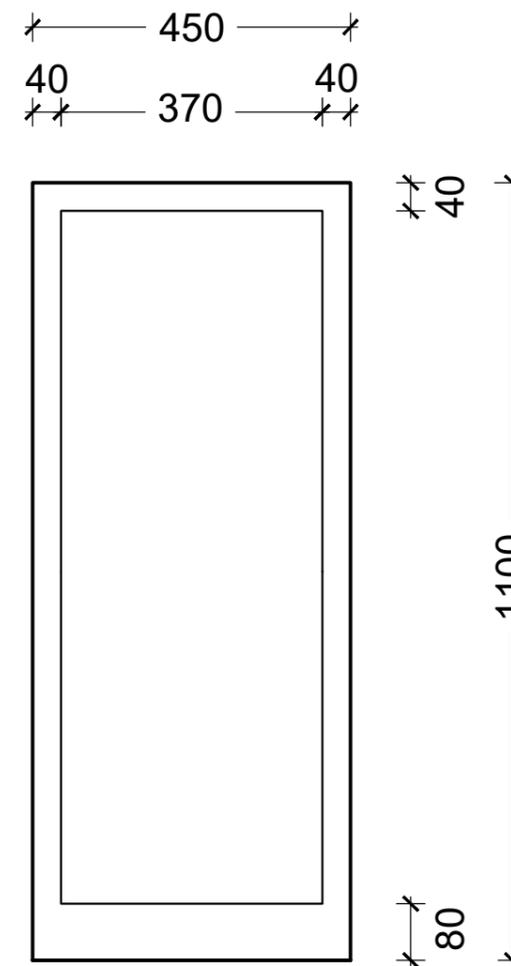
Plan 8a
(P 17106)



Top View



Front View



Section View

1 : 10

June 2025

Schematic Design (At-grade niche block) (3)

Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"
on various Lots in D. D. 41
and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

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Plan 9
(P 17106)

Total no. of niches in at-grade niche blocks

Area A		
Row no.	No. of niche blocks	No. of niches
1	33	33
2	27	27
3	20	20
4	16	16
5	16	16
6	18	18
7	22	22
8	27	27
9	30	30
10	32	32
11	32	32
12	32	32
13	31	31
14	31	31
15	33	33
16	33	33
17	34	34
18	35	35
19	36	36
20	37	37
21	37	37
22	38	38
23	39	39
24	39	39
25	44	44
26	49	49
27	53	53
28	55	55
29	58	58
30	3	3
31	23	23
32	36	36
33	49	49
34	117	117
35	114	114
36	112	112
37	110	110
38	107	107
Sub total	1,658	1,658

Area B		
Row no.	No. of niche blocks	No. of niches
39	100	100
40	97	97
41	95	95
42	93	93
43	90	90
44	89	89
45	86	86
46	85	85
47	82	82
48	80	80
49	79	79
50	76	76
51	74	74
52	74	74
53	44	44
54	43	43
55	41	41
56	40	40
57	38	38
58	37	37
59	46	46
60	55	55
61	64	64
62	73	73
63	83	83
64	101	101
65	101	101
66	101	101
67	101	101
68	101	101
69	101	101
70	101	101
Sub total	2,471	2,471

Area C		
Row no.	No. of niche blocks	No. of niches
71	6	6
72	17	17
73	29	29
74	40	40
75	53	53
76	67	67
77	73	73
78	62	62
79	56	56
80	58	58
81	59	59
82	61	61
83	64	64
84	68	68
85	50	50
86	50	50
87	50	50
88	49	49
89	47	47
90	42	42
91	36	36
92	24	24
93	12	12
94	17	17
95	24	24
96	30	30
97	36	36
98	20	20
99	2	2
100	15	15
101	16	16
102	17	17
103	22	22
104	27	27
105	31	31
106	33	33
107	27	27
108	18	18
109	9	9
Sub total	1,417	1,417

Area D		
Row no.	No. of niche blocks	No. of niches
110	6	6
111	13	13
112	20	20
113	29	29
114	40	40
115	51	51
116	65	65
117	47	47
118	43	43
119	39	39
120	36	36
121	32	32
122	28	28
123	23	23
124	27	27
125	31	31
126	36	36
127	30	30
128	22	22
129	14	14
130	6	6
131	10	10
132	7	7
133	3	3
Sub total	658	658

Area E		
Row no.	No. of niche blocks	No. of niches
134	4	4
135	10	10
136	51	51
137	46	46
138	40	40
139	34	34
140	28	28
141	22	22
142	16	16
143	10	10
144	4	4
145	26	26
Sub total	291	291

Block Area	Number of niche
Area A	1,658
Area B	2,471
Area C	1,417
Area D	658
Area E	291
Total	6,495

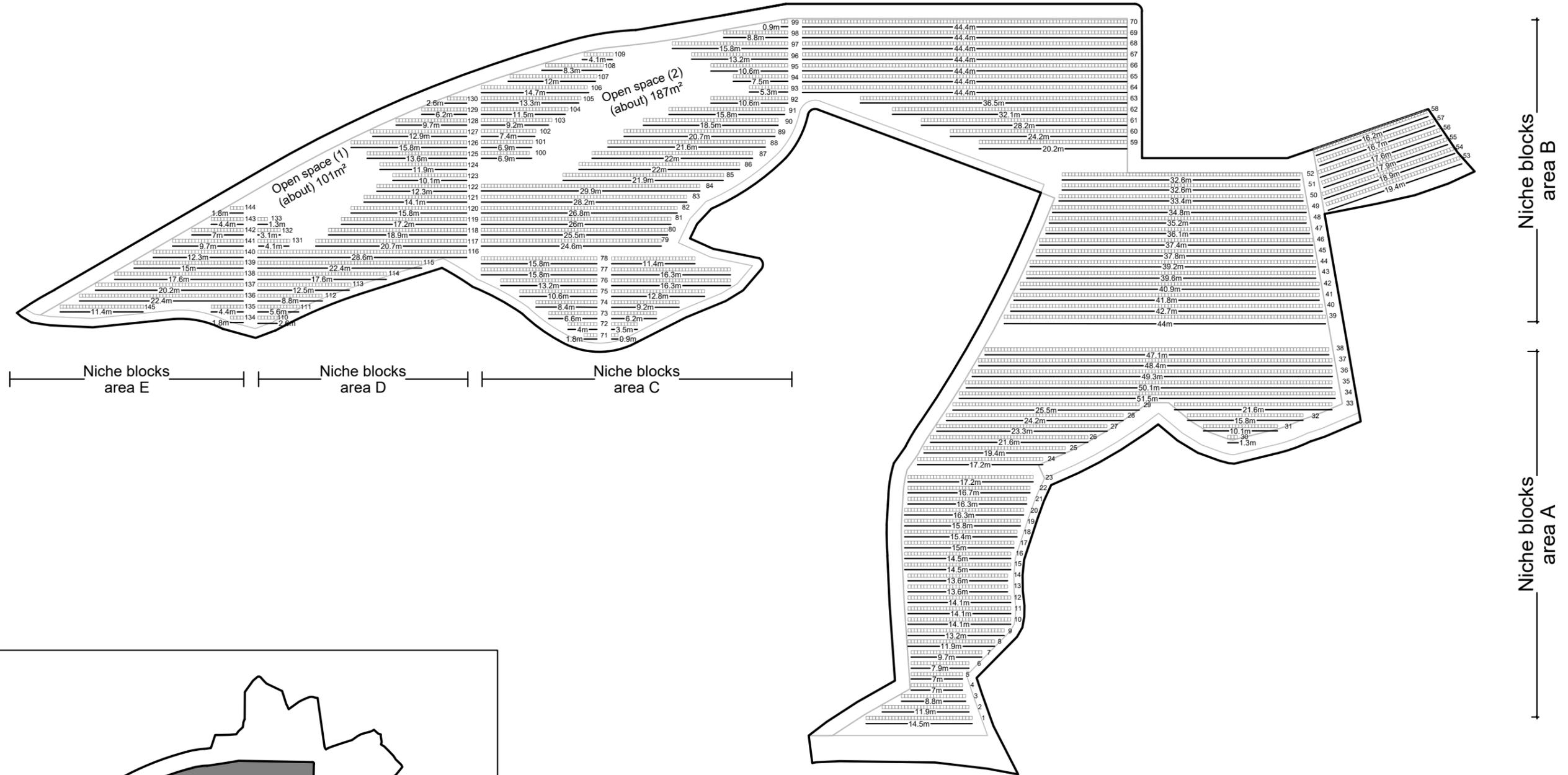
Total nos. of niches

Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"
on various Lots in D. D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

September 2025

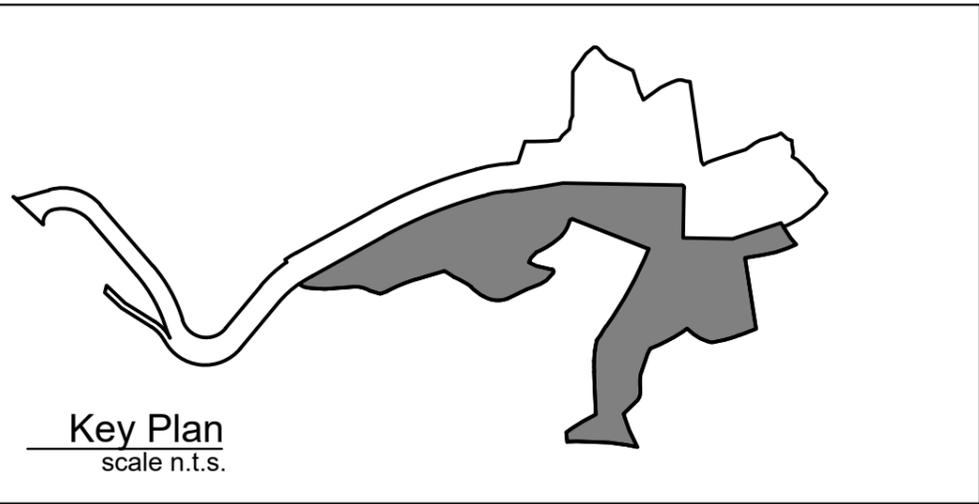
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**Plan 10
(P 17106)**



Niche blocks area B

Niche blocks area A



Key Plan
scale n.t.s.

1 : 600 (A3)

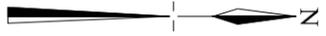
October 2025

Columbarium Area - niche count plan

Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"
on various Lots in D. D. 41
and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

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**Plan 11
(P 17106)**



Group of mature trees

Mature woodlands

Tong To Ping Tsuen

Application site

Car Park and Facilities

Columbarium Area

Existing Permitted Burial Ground no. N/K/8 Full of urn shelters (Please see site photo 1 in Plan14)

Existing Permitted Burial Ground no. N/K/8 Full of urn shelters (Please see site photo 2 in Plan14)

Mature woodlands

Mature woodlands

Row of mature trees >5m(H) along Sha Tau Kok road

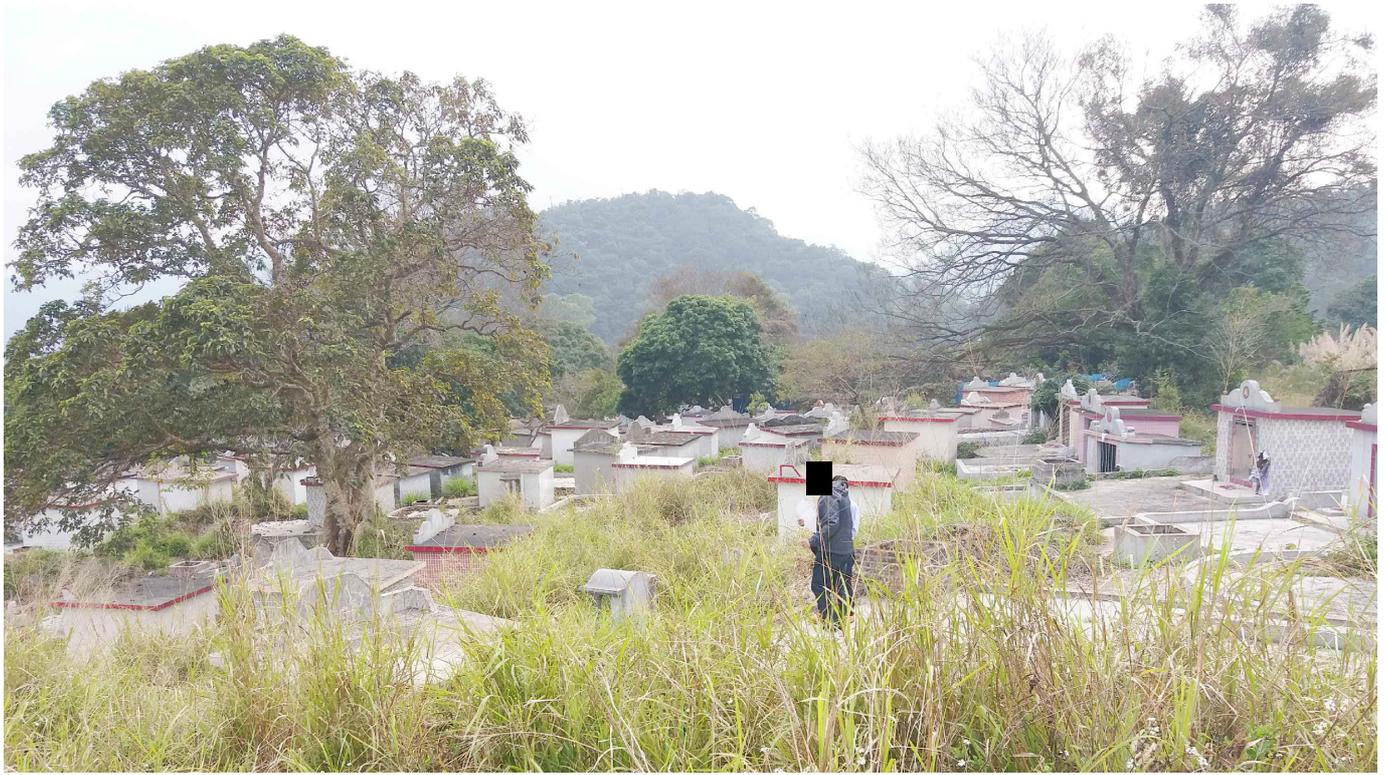
Extracted from aerial photograph Ref. No. E024251C dated 29.4.2017 from the Survey and Mapping Office (For illustration purpose only)

Not to Scale
January 2026

Aerial Photo

Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"
on various Lots in D. D. 41
and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

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Plan 12a (P 17106)

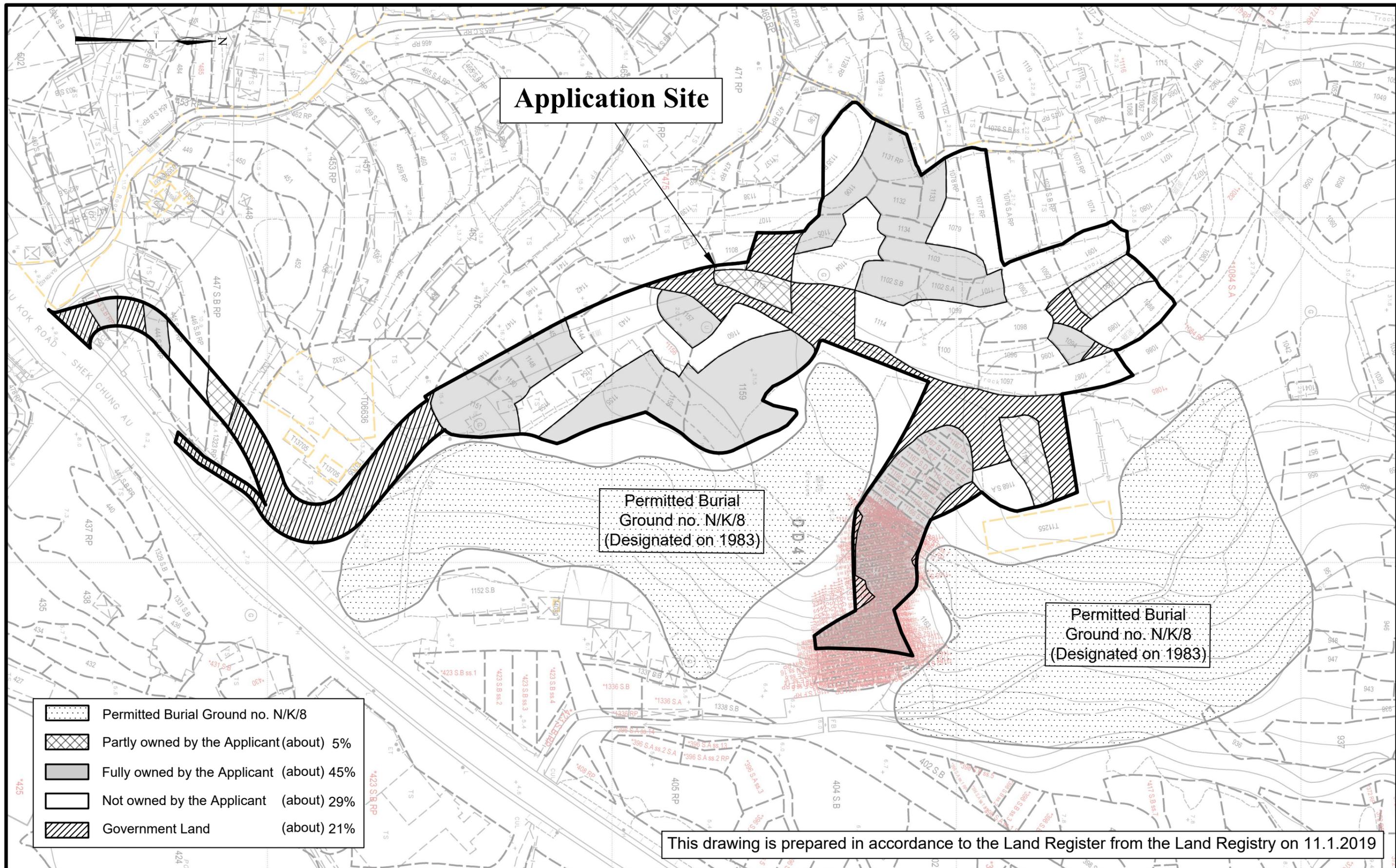


Permitted Burial Ground 1



Permitted Burial Ground 2

<p>Not to scale</p>	<p>Site photos of existing urn shelters in permitted burial ground no. N/K/8</p>	<p>Goldrich Planners & Surveyors Ltd.</p>
<p>June 2025</p>	<p>Rezoning Application from “AGR” and “GB” to “OU (Columbarium)” on various Lots in D. D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.</p>	<p>Plan 13 (P 17106)</p>



1 : 1000 (A3)

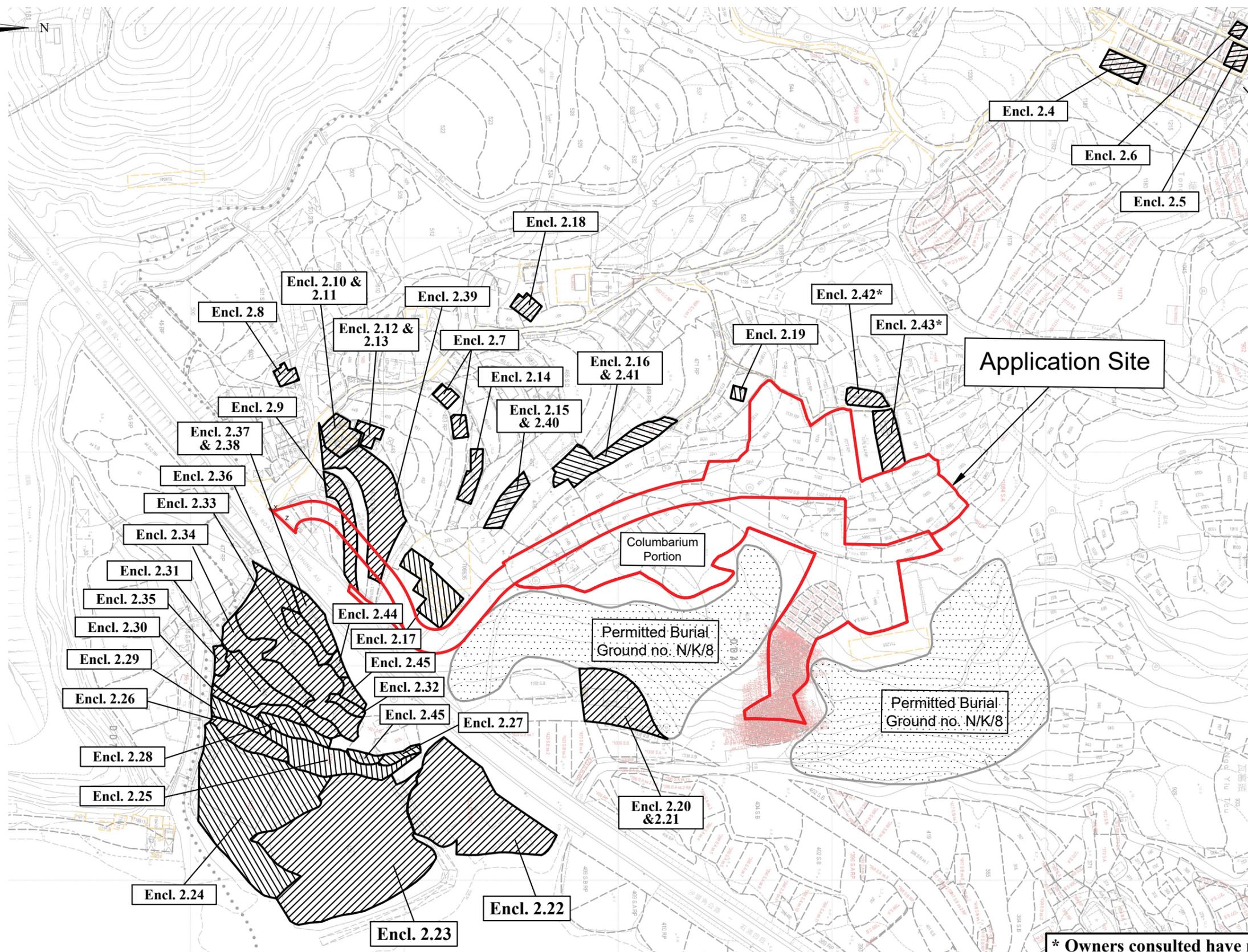
Land Ownership Plan

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September 2025

Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"
on various Lots in D. D. 41
and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

**Plan 14
(P 17106)**



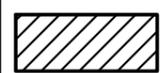
Tong To Village

Application Site

Columbarium Portion

Permitted Burial Ground no. N/K/8

Permitted Burial Ground no. N/K/8



Lots and locations where owners / operators agree or have no objection to the proposed columbarium

*** Owners consulted have no objection.
Please refer to Encl.3 for consent letters.**

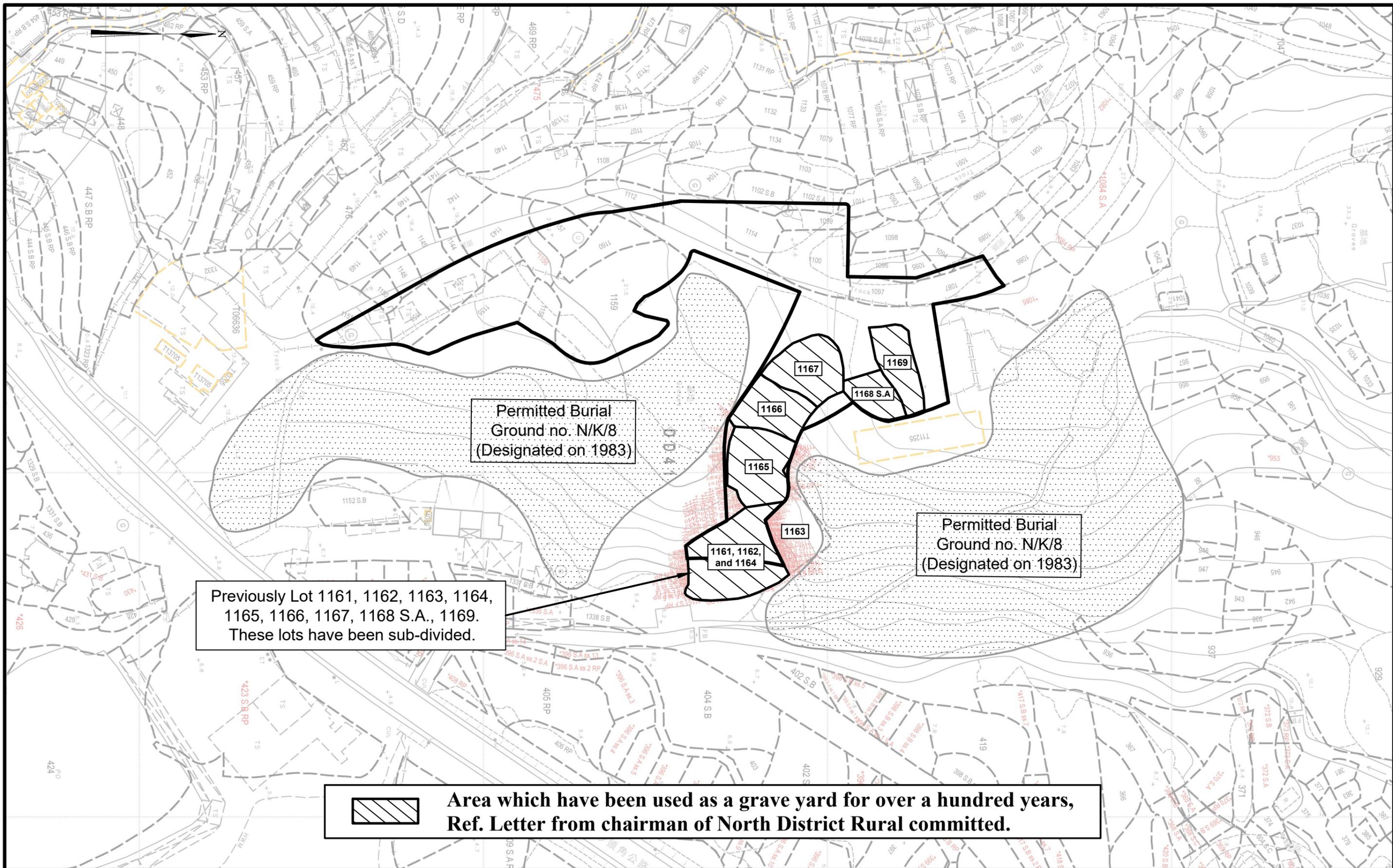
Not to Scale

January 2026

Plan Showing Lots and Locations Where Owners / Operators Support or Have No Objection to the Previous Proposed Columbarium
 Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"
 on various Lots in D. D. 41
 and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

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**Plan 15b
(P 17106)**



1 : 1000 (A3)

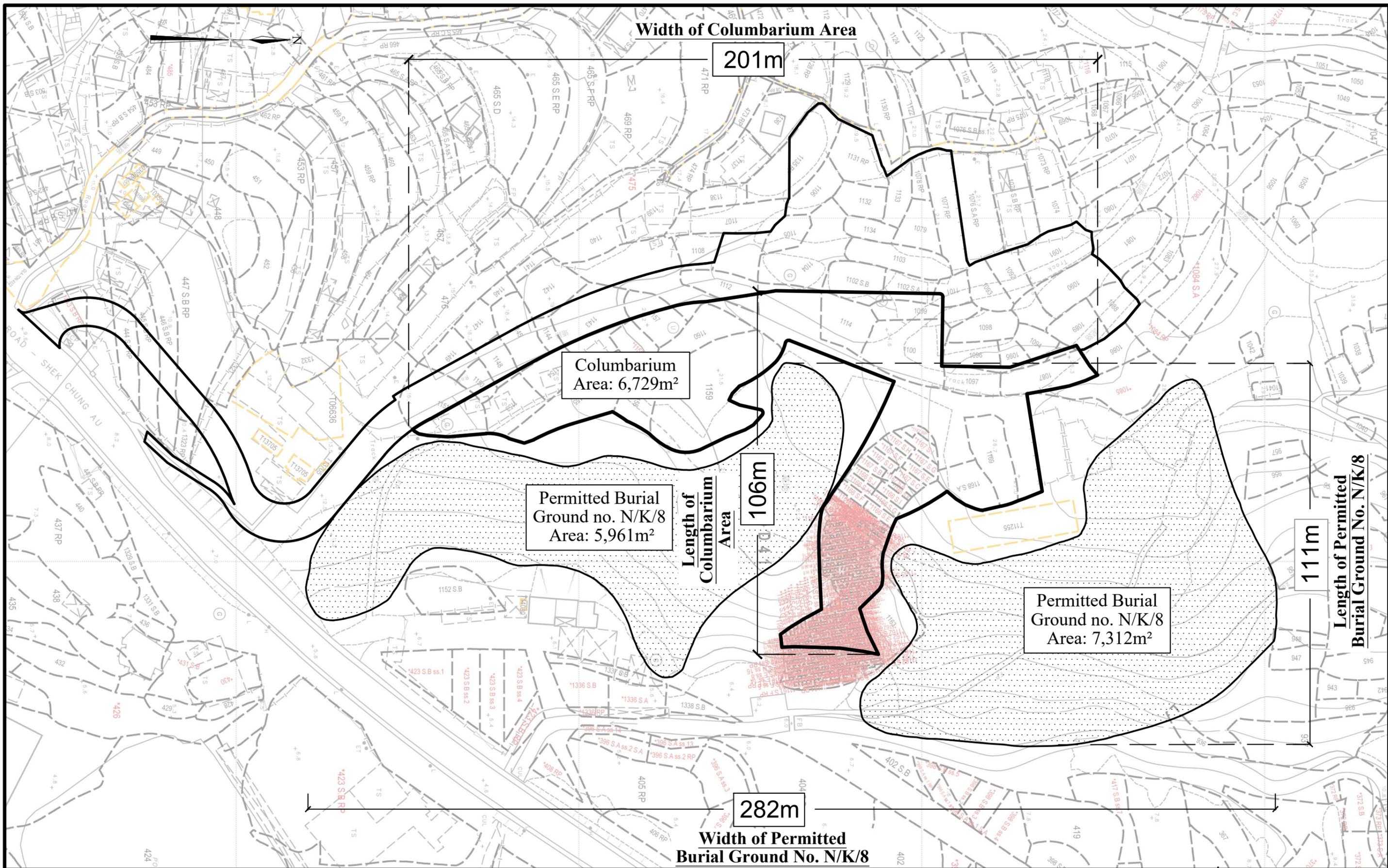
October 2025

Lots mentioned in the letter from the Chairman of Sha Tau Tok Rural Committee, N.T. to the Town Planning Board dated 3.6.2015

Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"
on various Lots in D. D. 41
and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

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Plan 16
(P 17106)



1 : 1000

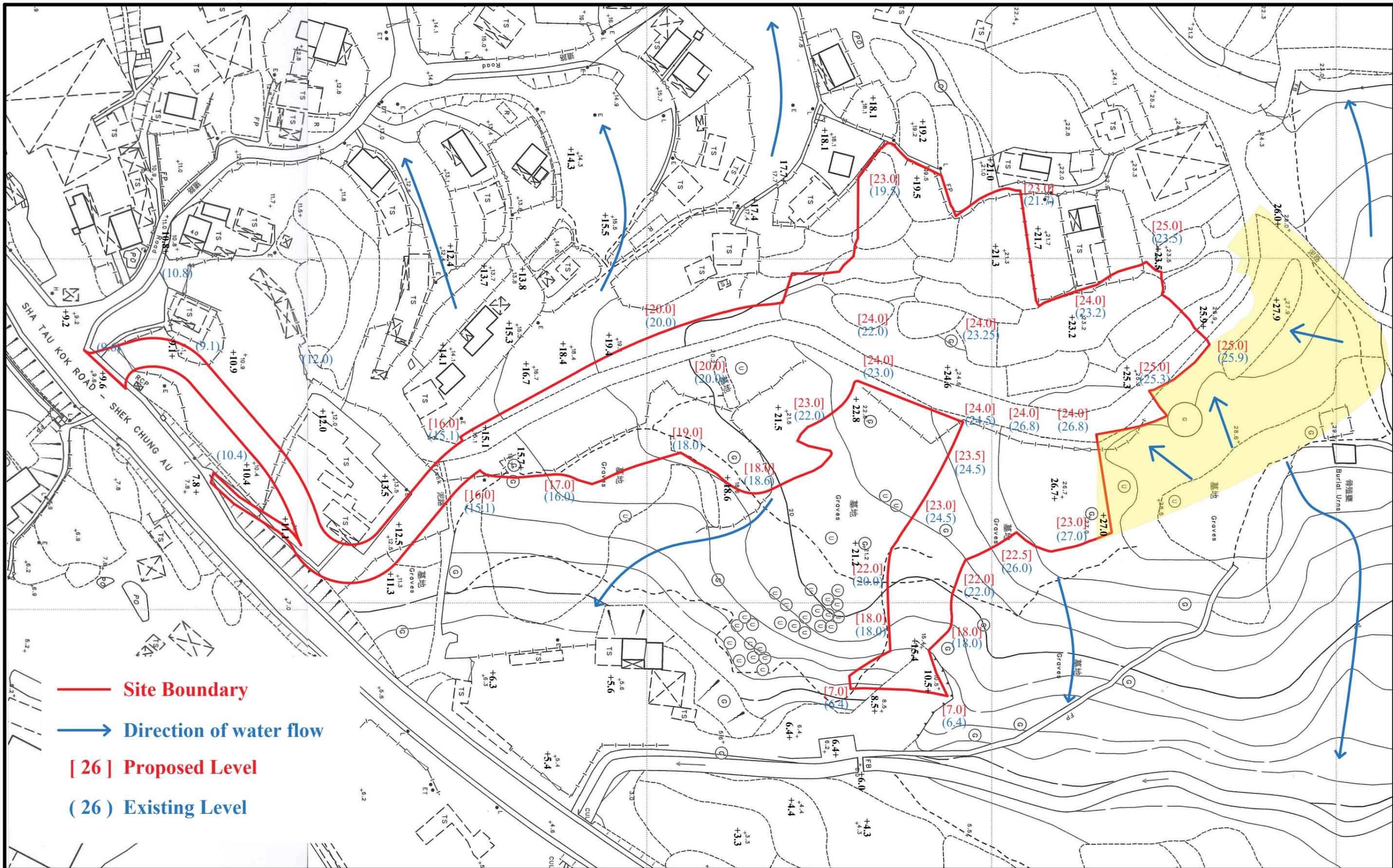
Dimension and Area Comparison of Existing Permitted Burial Ground and Proposed Columbarium

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October 2025

Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"
on various Lots in D. D. 41
and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

**Plan 17
(P 17106)**



- Site Boundary
- Direction of water flow
- [26] Proposed Level
- (26) Existing Level

1 : 1000

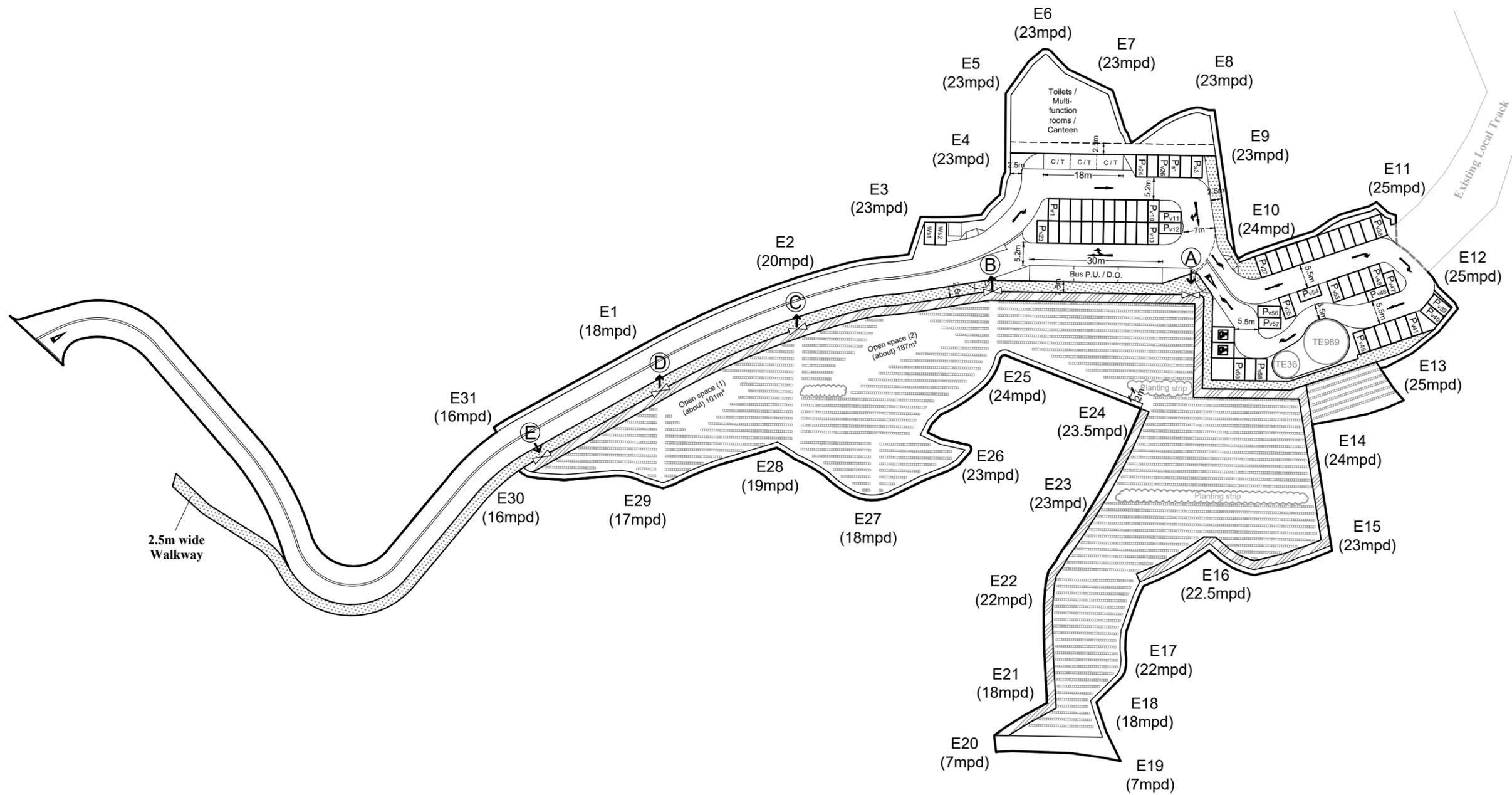
October 2025

Existing and Proposed Site Formation Level

Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"
on various Lots in D. D. 41
and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

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**Plan 18
(P 17106)**



1 : 1000 (A3)

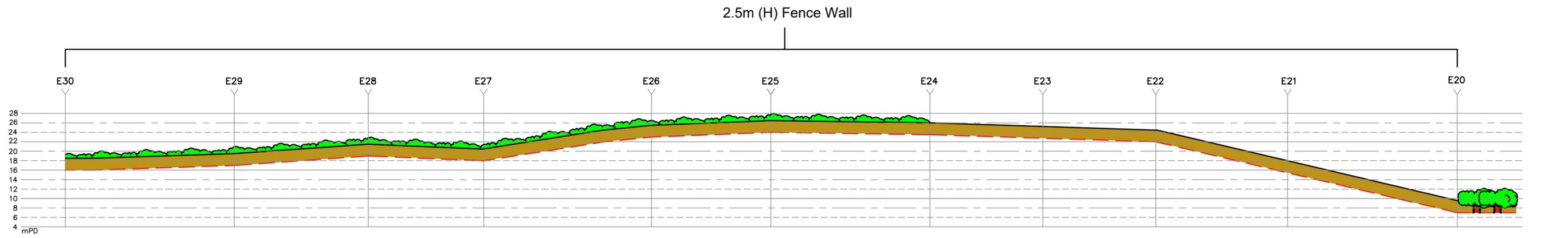
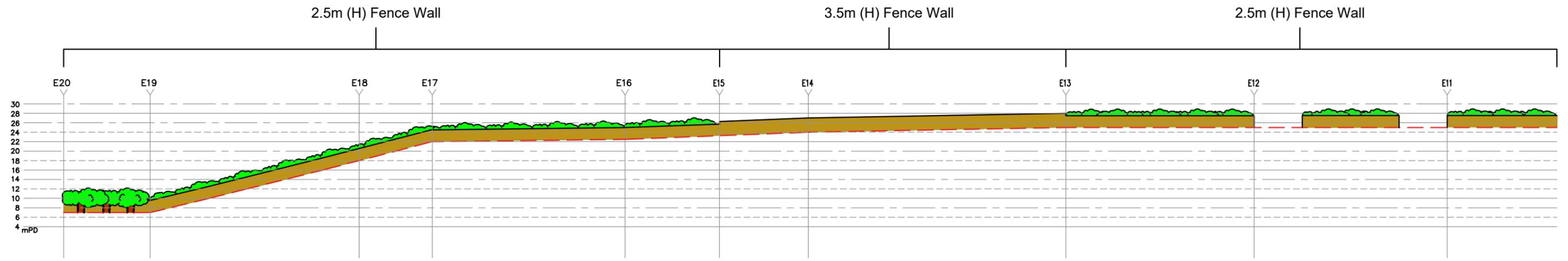
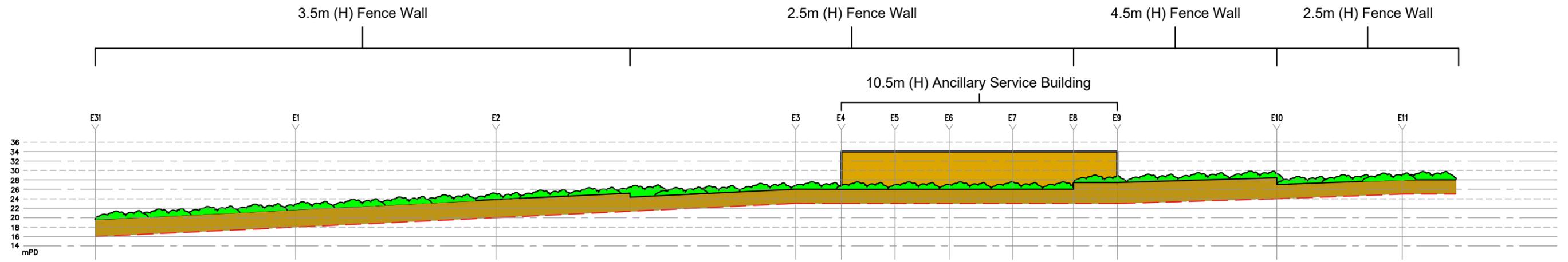
October 2025

Proposed Site Formation Level

Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"
on various Lots in D. D. 41
and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

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Plan 19
(P 17106)



Legend

--- Proposed

Not to Scale

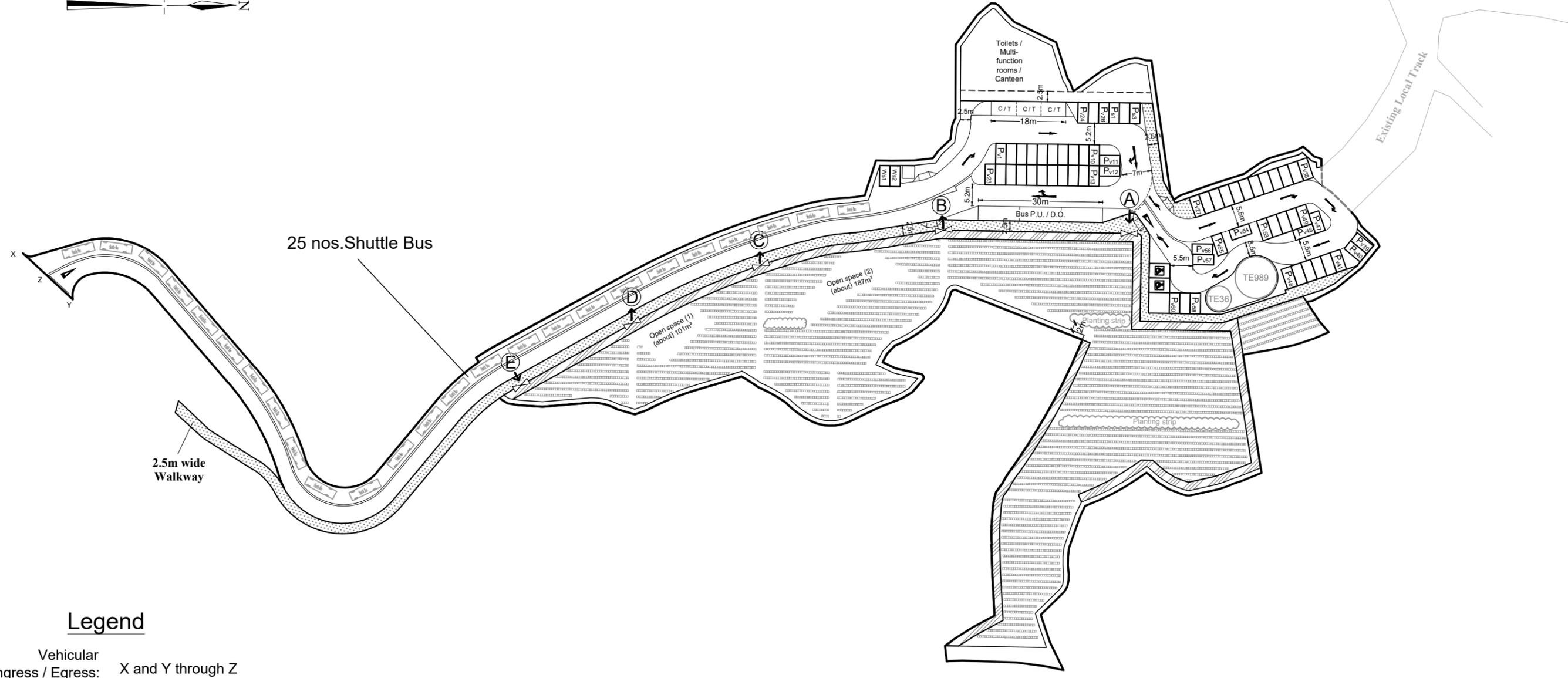
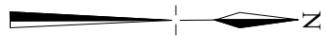
January 2026

Proposed Site Formation Level (Section)

Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"
on various Lots in D. D. 41
and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

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Plan 20b
(P 17106)



Legend

- Vehicular Ingress / Egress: X and Y through Z
- Lay-by for Shuttle Buses
- Pick-up/drop-off Point for Private cars / Taxis (18m (L))
- Private Car Waiting Spaces (2.5m x 5m each)
- Private Car Parking Spaces for Visitors (2.5m x 5m each)
- Private Car Parking Spaces for Staffs (2.5m x 5m each)
- Private Car Parking Spaces for Visitors (Disabled Persons) (3.5m x 5m each)
- Pedestrian access
- 2.1m x 7.7m Shuttle Bus

Ancillary Parking Facilities							
	Private Car Parking Spaces for Visitors	Private Car Parking Spaces for Visitors (Disabled Persons)	Total Private Car Parking Space for Visitors	Private Car Parking Spaces for staffs	Private Car Waiting Spaces	Pick-up/drop-off Point for Private cars / Taxis	Lay-by for Shuttle Buses
Car park A	26	-	62	3	2	3	3
Car park B	34	2		-	-	-	-
Total	60	2		3	2	3	3
Niche count							
				No. of niches			
At-grade niche blocks				6,495 nos. x 1 = 6,495			

1 : 1000 (A3)

Plan showing the number of coaches that can be accommodated on the driveway

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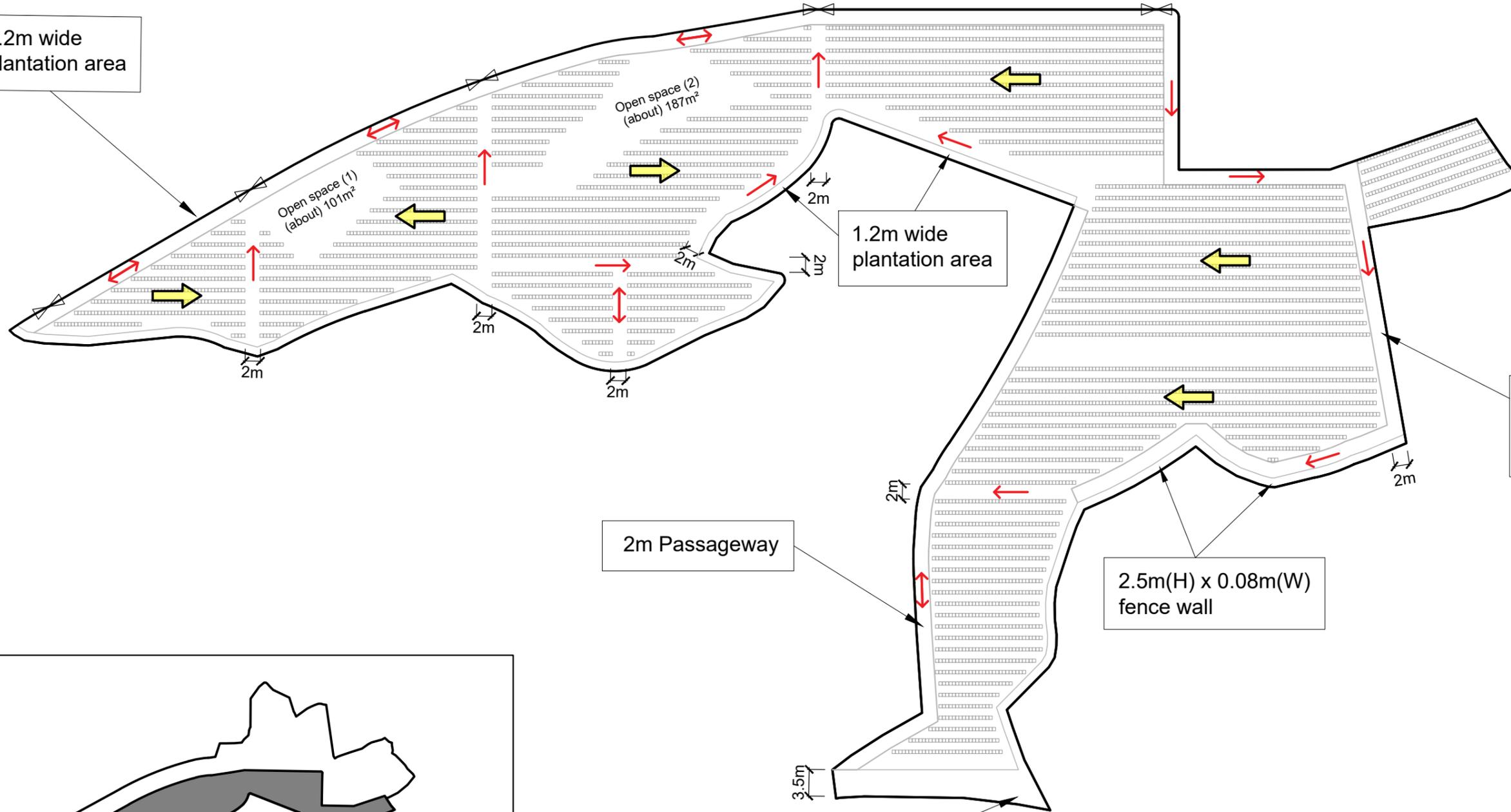
October 2025

Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"
on various Lots in D. D. 41
and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

**Plan 21
(P 17106)**



1.2m wide
plantation area

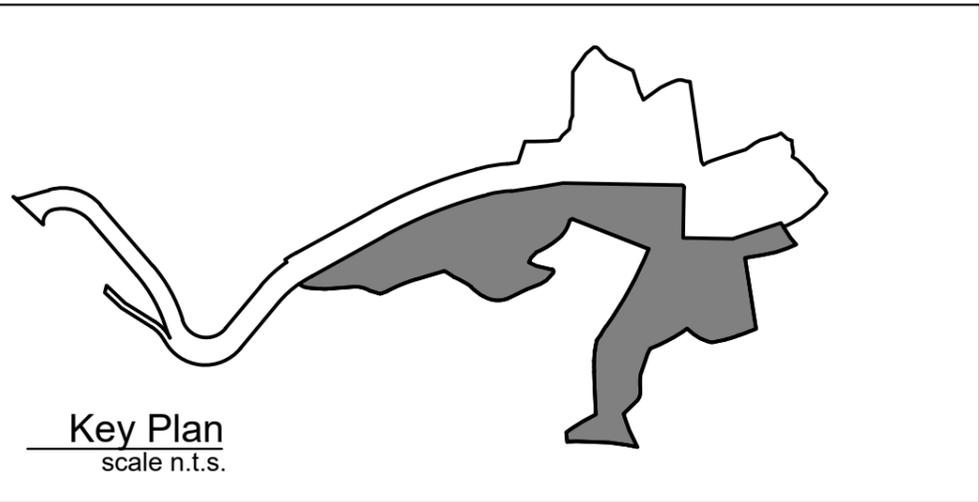


3.5m(H)
2m(W)
Passageway

2m Passageway

2.5m(H) x 0.08m(W)
fence wall

3.5m wide plantation area



Key Plan
scale n.t.s.

1 : 600 (A3)

October 2025

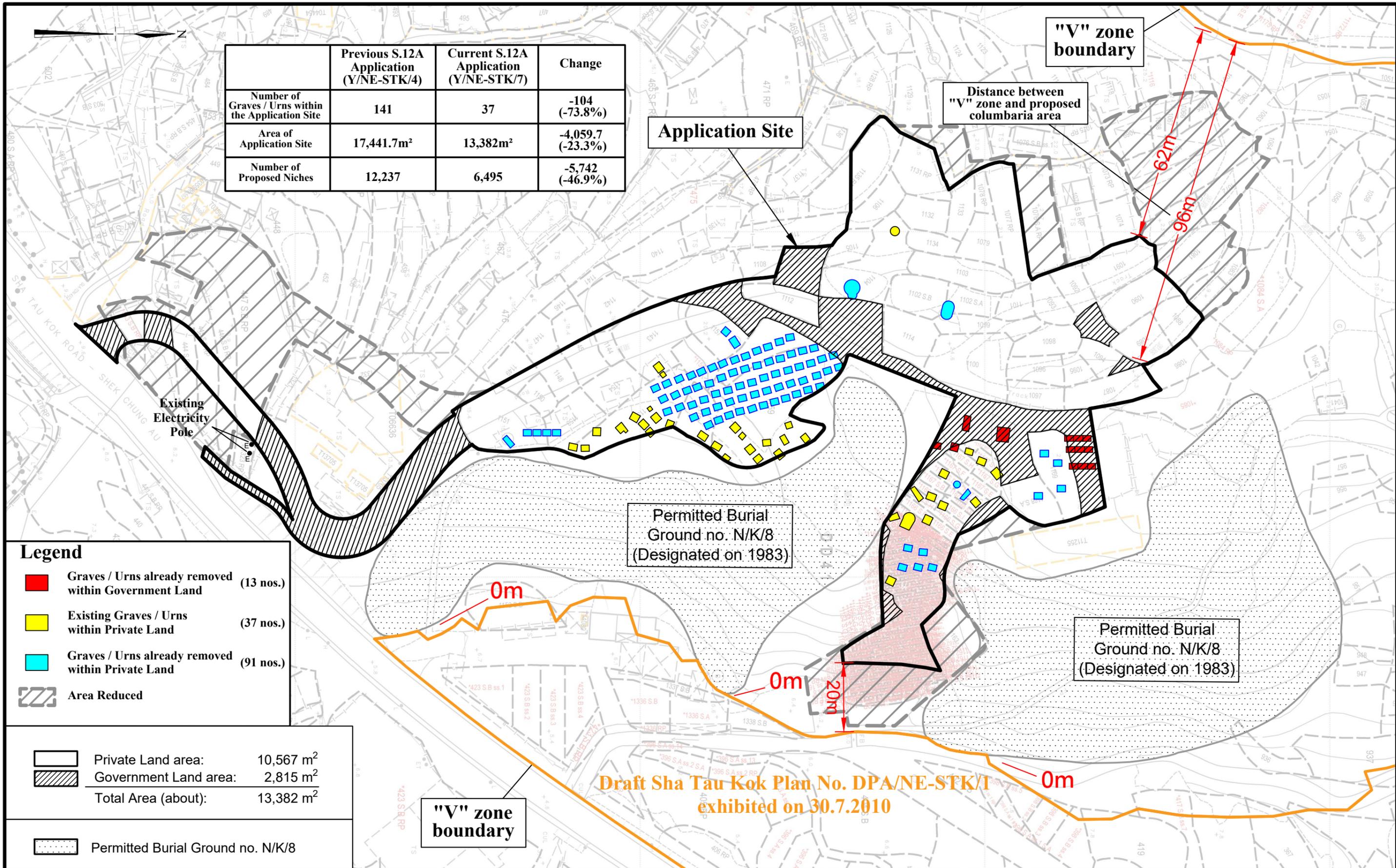
Pedestrian Flow Direction

Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"
on various Lots in D. D. 41
and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

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Plan 22
(P 17106)

	Previous S.12A Application (Y/NE-STK/4)	Current S.12A Application (Y/NE-STK/7)	Change
Number of Graves / Urns within the Application Site	141	37	-104 (-73.8%)
Area of Application Site	17,441.7m ²	13,382m ²	-4,059.7 (-23.3%)
Number of Proposed Niches	12,237	6,495	-5,742 (-46.9%)



- Legend**
- Graves / Urns already removed within Government Land (13 nos.)
 - Existing Graves / Urns within Private Land (37 nos.)
 - Graves / Urns already removed within Private Land (91 nos.)
 - Area Reduced

	Private Land area:	10,567 m ²
	Government Land area:	2,815 m ²
	Total Area (about):	13,382 m ²

Permitted Burial Ground no. N/K/8

Application Site

"V" zone boundary

Distance between "V" zone and proposed columbaria area

Permitted Burial Ground no. N/K/8 (Designated on 1983)

Permitted Burial Ground no. N/K/8 (Designated on 1983)

Draft Sha Tau Kok Plan No. DPA/NE-STK/1 exhibited on 30.7.2010

"V" zone boundary

1 : 1000

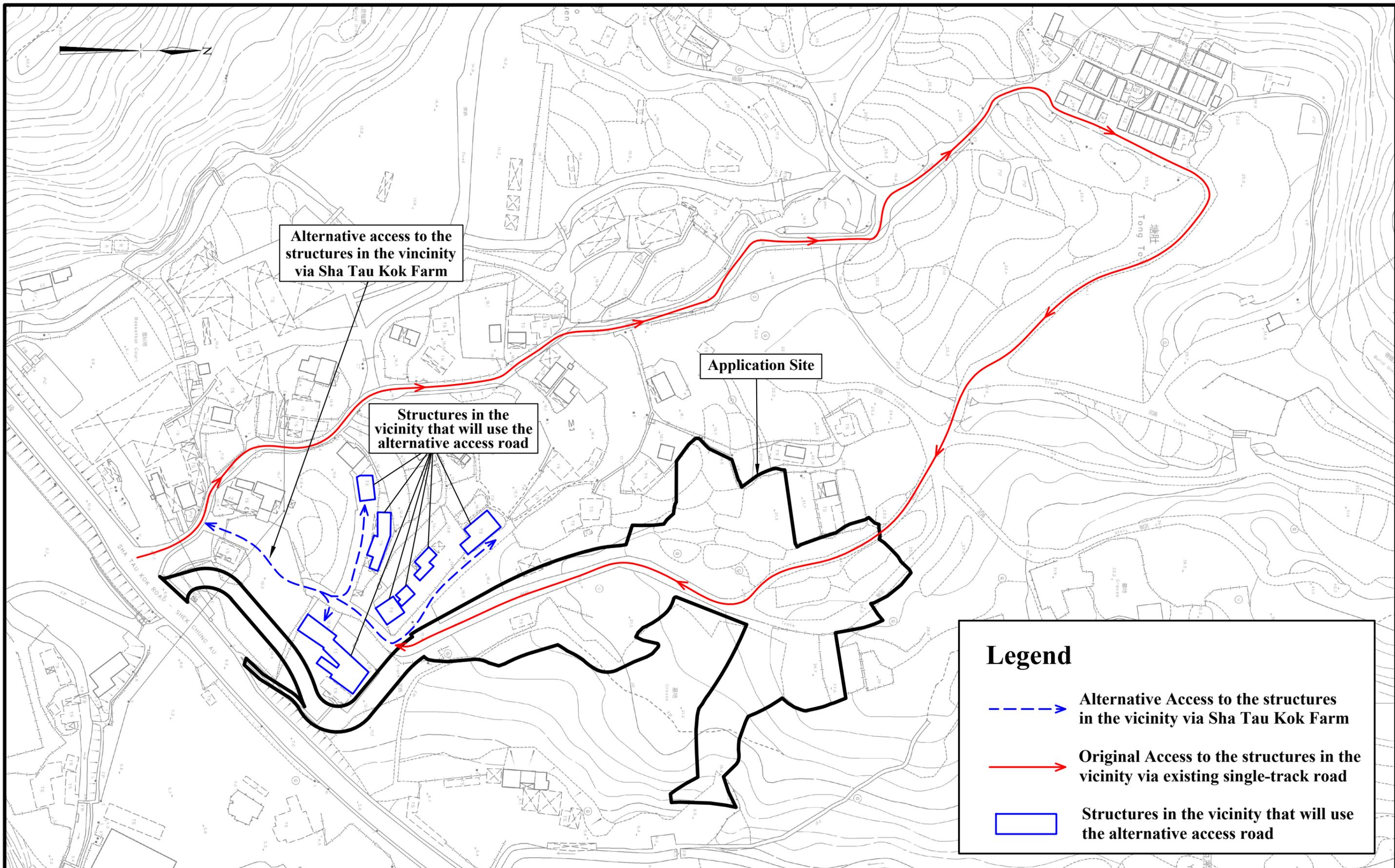
Plan Showing the Effort to remove the Graves / Urns and to reduce the Area of Application Site and the Number of Niches

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February 2026

Rezoning Application from "AGR" and "GB" to "OU (Columbarium)" on 73 various Lots and 627 various sub-sections of Lots Nos. 1161, 1162, 1164, 1165, 1166 and 1167 in D. D. 41 and adjoining Government Land, Tong To, Sha Tau Kok, N.T.

Plan 23 (P 17106)



Alternative access to the structures in the vicinity via Sha Tau Kok Farm

Structures in the vicinity that will use the alternative access road

Application Site

Legend

- - - - - → Alternative Access to the structures in the vicinity via Sha Tau Kok Farm
- → Original Access to the structures in the vicinity via existing single-track road
- Structures in the vicinity that will use the alternative access road

1 : 1500(A3)

February 2026

Plan Showing Original Access to the Structures in the Vicinity via Existing Single-track Road and Alternative Access to the Structures in the Vicinity via Sha Tau Kok Farm

Rezoning Application from “AGR” and “GB” to “OU (Columbarium)”
on 73 various Lots and 627 various sub-sections of Lots Nos. 1161, 1162, 1164, 1165, 1166 and 1167 in D. D. 41 and adjoining Government Land, Tong To, Sha Tau Kok, N.T.

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Plan 24
(P 17106)