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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 **534** Lots (including **56** lots and **478** 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 2) 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.13-16 (Part), S.D RP (Part), 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.1-3, S.H ss.4-5 (Part), S.H RP (Part), S.I ss.1-18, S.I RP, S.J ss.1-8, S.J ss.9-11 (Part), S.J ss.17 (Part), S.L ss.1-9, S.L RP & S.M ss.1-5 (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 & 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	
				1162D16 (part)		1162F16	
				1162D RP (part)		1162F17	
						1162F18	
						1162F RP	
No. of sub-sections	9	13	15	17	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	1162I2	1162J2	1162L2	1162M2 (part)
	1162H3	1162I3	1162J3	1162L3	1162M3 (part)
	1162H4 (part)	1162I4	1162J4	1162L4	1162M4 (part)
	1162H5 (part)	1162I5	1162J5	1162L5	1162M5 (part)
	1162H RP (part)	1162I6	1162J6	1162L6	
		1162I7	1162J7	1162L7	
		1162I8	1162J8	1162L8	
		1162I9	1162J9 (part)	1162L9	
		1162I10	1162J10 (part)	1162L RP	
		1162I11	1162J11 (part)		
		1162I12			
		1162I13			
		1162I14			
		1162I15			
		1162I16			
		1162I17	1162J17 (part)		
		1162I18			
		1162I RP			
No. of sub- sections	6	19	12	10	5
Total no. of sub-sections of Lot 1162: <u>140</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
			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>	<u>10</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	140	103	213	12	10
Total no. of sub-sections: 140 + 103 + 213 + 12 + 10 = <u>478</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>478</u>
Total number of lots involved:	<u>534</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 2**).

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 2**) and the Existing Land Use Plan in Sha Tau Kok (**Plan 3**).

The site is accessible to Sha Tau Kok Road via a local track (partly existing, partly proposed) of about **7.5m** wide. This local track is open to public and also serves as an Emergency Vehicular Access (EVA) from Tong To Village to Sha Tau Kok Road.

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 are spread out in a disorder manner and uncontrolled form. People may put a grave 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. Compatibility in terms of neighbouring use

The permitted burial grounds at the north and south were designated in 1983. They are burial grounds for the fishmen. The proposed use – columbarium, is of the similar nature i.e. to accommodate the remains or ashes of the deceased.

3.3. 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.

3.4. Compatibility in terms of the form of development

All the graves in the permitted burial ground are either graves or urn graves (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 grave 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 and urn graves. It is smaller in size than the graves, and shorter in height than the tombstone. 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 or urn grave. 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

For “Columbarium” Only

Columbarium	Public Utility Installation Utility Installation for Private Project
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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 4**), 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** and **3.5m** high are proposed along the boundaries of the columbarium area. Please refer to the Master Layout Plan (**Plan 4**) 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 Festival 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 4**) for details.

Table 3.2 - Development Schedule

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

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		206 m ²		
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. Distribution of Land Use of the Scheme

Land use	Area	% of the whole site	Remarks
Columbarium	5,624m ²	42.0%	This area is honey combed with unauthorized graves. There is no way to clear and tidy up this area. The proposal will help to clear all the unlawful graves and turn the place into a clean and modern columbarium.
Roads	4,751m ²	35.5%	The road is open to the public i.e. to all the residents in the vicinity as an emergency vehicular access,
Car Park	1,036m ²	7.7%	Minimum number of parking spaces are provided to facilitate some sweeping. Such provision helps to avoid illegal parking during festival days.
Ancillary structures	555m ²	4.2%	The structures provide the necessary space for ceremonies, buffer area, shelter and toilet facilities.

Land use	Area	% of the whole site	Remarks
Plantation area	1,416m ²	10.6%	The area provides greening and soften 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.

4.4. 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 7, 8 and 9**) for details.

4.5. 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 4**), 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

4.6. Internal Transport

The width of the internal circular road is about **5.2m** (wider at turning point). A **2.5m**-wide covered pedestrian walkway is provided.

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 4**) 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	-		3	2	3	3
B	<u>34</u>	2		-	-	-	-
Total	60	2	<u>62</u>	3	2	3	3

In the columbarium area, a minimum of **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 7 and 8**) 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 and burial urns for the villagers.

The operator STKA is responsible for the maintenance of security, landscape, sanitary and other necessary issues. It is proposed that about **7** staff will be employed for daily operation including **4** security guards, **1** cleaning worker and **2** officers. Extra manpower of about **14** people will be employed for special days 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 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 12 – 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	<p>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 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>

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

8.1. 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 Ching Ming Festival and Chung Yeung Festival.

(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 8.1 - 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
78K	Sheung Shui (Tai Ping) **	Sha Tau Kok	Holiday: 20
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**.

8.2. Proposed Special Traffic Arrangement and Crowd Control

Special Traffic Arrangement and Crowd Control Plans are proposed to be implemented during grave sweeping festival periods and details are given in the TIA Report which is summarised below:

The following proposed traffic arrangement measures will be implemented during the Ching Ming Festival and Chung Yeung Festival periods (i.e. **2 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**) during the Peak Grave Sweeping Days.

Free shuttle bus services will be provided for members. It will operate from **7:30 a.m.** to **6:30 p.m.** every **7.5 minutes**. Only patrons with the proof of membership of the

Proposed Development will be allowed to use the shuttle bus services. This service would encourage members to take shuttle bus instead of driving.

It is proposed to provide free shuttle bus services for transporting the members between MTR Tai Wo Station and the Subject Site during Festival periods. 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.

8.3. Buffer area for grave sweepers

The development has included a three-storey multi-function room (Please refer to the Master Layout Plan, **Plan 4**) 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 Festival days is **831**). Drinks and air conditioning are available. On Festival 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.

8.4. 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 A** of the Traffic Impact Assessment Report) will be sent to members prior to the Festival periods about the free shuttle bus arrangement during the Festival period.

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. Cars must have an entry ticket so that they may be admitted on the Festival Days.

Special environmental requirements, such as no joss paper burning is allowed, are also specified.

8.5. 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 7.1** 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 7.1** 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.

8.6. 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 8.2 - 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 8.3 - 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 8.4 - Estimated number of visitors and staff

	Visitors	Staff
Normal Days	240	7
Special Days	4,660	20*

Note: *13 staff on site for traffic arrangement + 7 supporting staff

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.

8.7. 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.

8.8. 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 **80** 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.

8.9. 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 no activities will be held during the tomb sweeping festivals. They agree that the applicant is allowed to use the vehicle access road to the proposed development all the time.

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, convert the whole area into a modern and tidy columbarium where the remains (ashes) in the previous unauthorized graves 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 special 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 and tombstones.

The area is quiet and of low-density. There is no barrier between the permitted burial grounds and the village. The graves 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

The site is accessible via a local track of about **7.5m** wide. It is about 5 to 10 minutes walking distance from Sha Tau Kok Road and the public transport stop. It is served by free shuttle bus service, relieving the additional burden on the existing traffic networks during the Festival periods.

11.5. Considerate Mode of Operation of the Columbarium

No joss paper is 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.

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 Festival periods. 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 **20m**.

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 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 conduct 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 **4** 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 and special 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 Festival 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 Festival 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 Festival 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 urns and graves 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 urns and graves. Employment opportunities to local people are provided.