

**Rezoning Application from “Village
Type Development” to “Government,
Institution or Community (4)” Sub-area to
Regularise an Existing Private Columbarium
Use at Nos. 74-75 Kam Shan Road
and Adjoining Government Land,
Tai Po, New Territories**

Applicant : Fancy Lotus Limited
Planning Consultants : Vision Planning Consultants Limited
Date of Submission : 21 September 2026

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Executive Summary

This application submits a rezoning proposal to rezone a piece of land at Nos. 74–75 Kam Shan Road and adjoining government land, Tai Po, from “Village Type Development” (“V”) zone into a “Government, Institution or Community (4)” (“G/IC(4)”) sub-area, aiming to regularise the long-operating private columbarium, namely “Cheung Ha Ching Shea”.

Compared with the most recent previous rejected scheme under Application No. Y/TP/37, the Applicant has introduced comprehensive and substantial improvements, including a 41.9% reduction in total niches, shortened daily opening hours, capped visitor capacity, extended visiting timeslot, increased niche reservation for indigenous villagers of Kam Shan Village, and enhanced landscape screening provision. These refinements greatly minimise potential neighbourhood disturbance, avoid clashes with local daily routines, and achieve better integration with the surrounding residential environment.

The proposal fully complies with the Government’s policy of regulating existing private columbaria and alleviates the persistent shortfall of public niche supply amid rising cremation demand. Supported by stringent operational controls such as ‘appointment-only visiting’ system, festival period closure, on-site burning prohibition and capped daily visitor flow, the facility can operate in an orderly, quiet and secluded manner.

Local interview survey feedback demonstrates majority community acceptance, whilst the site possesses favourable transport accessibility and no unacceptable adverse traffic or environmental impacts will be incurred. The rezoning application is therefore well-justified and recommended for approval.

內容摘要

本申請旨在將大埔錦山路 74 - 75 號及毗連政府土地，由「鄉村式發展」地帶改劃為「政府、機構或社區（4）」地帶用途，以規範化現有長期營運的靈灰安置所「祥霞精舍」。

相較上一次被否決的方案(編號 Y/TP//37)，申請人是次提出多項重大優化措施，包括靈位總數削減 41.9%、縮短每日營運時數、限制參觀人數上限、延長每節拜祭時段、大幅增加錦山村原居民專屬靈位配額，以及增設綠化屏障設施。有關修訂有效降低對周邊民居的潛在滋擾，避免與社區日常作息產生衝突，大幅提升項目與周邊環境的融合度。

方案完全符合政府規範現有私營骨灰設施的政策，並可紓緩本港火化需求持續上升及靈位供應不足的長遠問題。項目實施嚴謹的營運管理機制，包括預約制拜祭、春秋二祭及新春期間節慶休業、禁止場內焚燒祭品及限制每日訪客流量，可確保設施以安靜、有序、僻靜的模式營運。

地區街訪調查顯示大部分居民對項目持支持或不反對態度；用地交通接駁便利，且不會帶來不可接受的交通及環境負面影響。是次改劃申請理據充分，懇請城規委員會予以批准。

1. THE PURPOSE

- 1.1 This rezoning application seeks the Town Planning Board (“**TPB**”)’s agreement to rezone a site, comprising Lots Nos. 738 S.C and 738 S.C ss.1 in D.D. 6 and adjoining Government Land (“**GL**”) (hereinafter collectively called “**Rezoning Area**”) at Nos. 74 - 75 Kam Shan Road, Tai Po, New Territories, from “Village Type Development” (“**V**”) to “Government, Institution or Community (4)” (“**G/IC(4)**”) sub-area.
- 1.2 The sole purpose of this rezoning application is to regularise an existing private columbarium, known as “Cheung Ha Ching Shea” (祥霞精舍), at Nos. 74 - 75 Kam Shan Road, which has been in operation since late 2007. The inclusion of the adjoining vacant GL is to provide a confined waiting area exclusively for the proposed private columbarium. The location of the Rezoning Area is shown in **Figures 1 and 2**.
- 1.3 The Applicant (Fancy Lotus Limited) is the registered owner of the two private lots the subject of this application. The TPB’s agreement on the present application is one of the pre-requisites for the Applicant to submit a private columbarium licence application to the Private Columbaria Licensing Board (“**PCLB**”) under the Private Columbaria Ordinance (“**PCO**”).
- 1.4 All proposed operational parameters, together with any subsequent requirements imposed by the TPB under this rezoning application, will be set out in the future Management Plan (“**MP**”) forming part of the private columbarium licence, to monitor day-to-day operations.
- 1.5 On 15.1.2019, the Applicant submitted an application for a Licence, Exemption and Temporary Suspension of Liability (“**TSOL**”) under the PCO to PCLB, to enable the Applicant sufficient time to complete all statutory procedures required for the private columbarium licence. On 29.12.2021, the PCLB issued an “Approval-in-principle for TSOL Application” (“**AIP**”) valid until 29.12.2024 (**Appendix 1**). On 23.12.2024, the PCLB renewed the AIP for a period of three years, with validity expiring on 29.12.2027 (**Appendix 2**).
- 1.6 Compared with the most recent rejected rezoning scheme under Application No. Y/TP/37, the Applicant has committed to the following key refinements for the present proposal, to achieve better integration with the local community and surrounding:

- i. A **41.9% reduction** in total number of niches;
 - ii. A **2-hour reduction** in daily opening hours;
 - iii. A **50% cut** in the maximum number of visitors per booking session;
 - iv. Extension of each visiting timeslot to 45 minutes;
 - v. Increase in the number of reserved twin-niches for indigenous villagers of Kam Shan Village to 170 twin-niches (benefitting at least 170 households); and
 - vi. Provision of screening landscape treatments on boundary metal fence.
- 1.7 With the above refinements implemented, the maximum daily visitor capacity will be capped at 98 persons between 10am and 4pm (i.e. an average of 16 visitors per hour) from Mondays to Saturdays. The mandatory house rules and operational commitments previously set out in the Management Plan (“MP”) filed with the Private Columbaria Affairs Office (“PCAO”) will continue to apply to this scheme. These measures enable the proposal to integrate further into the local residential environment and setting.

2. STATUTORY PLANNING ASPECTS

- 2.1 The Rezoning Area falls within an area zoned “Village Type Development” (“V”) zone on the Approved Tai Po Outline Zoning Plan (“OZP”) No. S/TP/32 (**Figure 1**). According to the Notes of the OZP, for “V” zoning, ‘Columbarium’ is not a Column 1 use, nor a Column 2 use. A rezoning application to the TPB is therefore necessary to facilitate a private columbarium licence application under the PCO. Accordingly, rezoning of the Rezoning Area from the fringe of the “V” zone to the “G/IC(4)” sub-zone is required, so that the proposed use may be regulated under the statutory planning system.
- 2.2 Accordingly, a draft Schedule of Uses (“SoU”) for the proposed “G/IC(4)” sub-area under this rezoning application is set out in **Appendix 3**. The use of ‘Columbarium’ falls under Column 1, and must strictly comply with site-specific provisions, requirements, development parameters specified in the Remarks accompanying the draft Notes of this ‘G/IC(4)’ sub-area.

3. BACKGROUND OF THE SUBJECT LOTS

- 3.1 The two Subject Lots form part of Lot 738 (“**Mother Lot**”) (**Figure 2**). According to the comments from the District Lands Officer/Tai Po in respect of an earlier rezoning application, the Mother Lot *“is a building lot subject to General Conditions of Sale published in GN No. 365 in 1906 with development*

restricted to 2 storeys.....no prohibition against the lot being used as a columbarium”. (Appendix 4).

- 3.2 The Subject Lots have a total land area of about 87m². Since 2007, internal conversion works have enabled private columbarium operations on the site, accommodating 3,860 single niches in total. Of these, 162 single niches were sold before the PCO cut-off time of 8am on 18th June 2014 (66 containing interred human ashes and 96 unoccupied). Since 2012, the Applicant submitted three prior rezoning applications with varying implementation and operational measures, namely Application Nos. Y/TP/18, Y/TP/27 and Y/TP/37.

4. REZONING AREA AND ITS SURROUNDINGS

- 4.1 The Rezoning Area comprises two Subject Lots (i.e. 74 - 75 Kam Shan Road) and adjoining vacant GL abutting Kam Shan Road (**Figures 1, 2, and 3**). It covers a total land area of about 150m² (including 63m² of GL) and sits on the southern side of Kam Shan Road, at the peripheral boundary of Kam Shan Village.
- 4.2 At present, it shares a pedestrian access ramp from Kam Shan Road with the Yau’s Ancestral Hall (邱氏祠堂). Photo 2 and Photo 4 in **Figure 3** show the existing access arrangements for the Rezoning Area. House Nos. 78 and 79 Kam Shan Road to the west of the Rezoning Area have their own footpath (Photo 3, **Figure 3**).
- 4.3 At present, Nos. 71 and 72 Kam Shan Road are used for storage or are vacant; No. 73 Kam Shan Road accommodates the Yau’s Ancestral Hall. **Figure 4** shows the non-village-type developments along both sides of Kam Shan Road, including shop and services, temples/religious institutions, columbaria, international school (about 3,500m² in extent), schools, recreational areas, public convenience, refuse collection point, factory, tutorial school and eating places.
- 4.4 The Rezoning Area enjoys excellent public-transport connectivity. MTR Tai Wo Station lies about 200m to its north-east, reachable within a 5-10-minute walk via the local pedestrian network alongside the Lam Tsuen River (**Figure 5**).
- 4.5 A Public Transport Interchange (“PTI”) is located beneath MTR Tai Wo Station (**Figure 5**), served by multiple franchised bus routes covering large parts of Tai Po, Fanling and Sheung Shui: Routes 64K, 64P, 71K, 72, 73, 73A, 73B, 74A, 74D, 74R, 264X, 271S, 271P, 272E, 273C, 273P, 307P, 907D, N73, T74, N307, A47X and NA47. Green Mini Bus (“GMB”) services, include Routes 21K, 25A, 25B and 25K. GMB Route 22K runs along Kam Shan Road, connecting

Kam Shan with MTR Tai Po Market Station (**Figure 5**). **Appendix 5** sets out full route details for these franchised bus services.

5. INDICATIVE REZONING PROPOSAL

Substantial Improvement Measures

- 5.1 Having regard to concerns raised across the three previous rezoning applications and in the interests of better integrating the proposed columbarium with the local community while minimising disturbance to neighbourhood, the Applicant has incorporated the following refinements into the present rezoning scheme relative to the most recent proposal under Application No. Y/TP/37.
- a. A substantial 41.9% reduction in niche numbers, from 1,700 to 988 (including the 162 pre-cut-off sold single niches);
 - b. Shortening of daily operating hours by two hours, from 9am - 5pm (8 hours) to 10am - 4pm (6 hours) from Mondays to Saturdays (operation closes on Sundays);
 - c. A 50% reduction in maximum number of visitors permitted per booking session, from 24 to 12 persons;
 - d. A further 15-minute extension to each visiting session, from 30 minutes to 45 minutes (reducing daily visiting sessions by 50%, from 16 to 8);
 - e. A 240% increase in twin-niches reserved for indigenous villagers of Kam Shan Village, from 50 to 170 twin-niches;
 - f. Provision of independent entrance with a minimum 1.9m clearance set-back for users of Nos. 71-73 Kam Shan Road will facilitate optimal shared-use arrangements, and
 - g. Provision of at least 1.8m tall metal fence to enclose the waiting area and vertical screening landscaping treatments along the eastern and western of the fence.

Community Integration

- 5.2 With the above-mentioned scheme refinements, the maximum permitted daily visitor number will be limited to 98 persons, representing an average of only 16 visitors per operating hour. Vertical screening landscaping along both (eastern and western) sides of the waiting area boundary will enhance the degree of privacy for adjacent developments.
- 5.3 The expanded allocation of reserved twin-niches for indigenous villagers of Kam Shan Village will benefit up to 170 local households. This feature underscores the facility’s function as a local community resource, while aligning fully with

Government’s policy encouraging cremation over in-ground burial. The 1.9m set-back of waiting area from the edge of the vacant GL will provide an unobstructed walking path for users of No. 71-73 Kam Shan Road (**Figure 6**).

- 5.4 All these refinements are the caring measures to integrate further with the local community. Under this rezoning proposal, 170 twin-niches out of the total 480 twin-niches will be reserved for indigenous villagers of Kam Shan Village, to be sold at the prevailing average price for public columbarium niches. This accounts 17.2% of the total proposed niche stock.
- 5.5 This allocation offers tangible local support, encouraging indigenous villagers to opt for cremation in place of in-ground burial. The columbarium’s highly accessible location makes it suitable for users of all ages, and helps realise its practical function as local community facility.
- 5.6 **Figures 7-10** show the indicative diagram of the proposed niche wall arrangements inside the columbarium hall. Original wall Nos. 2 and 6 being omitted in this rezoning proposal.
- 5.7 **Table 1** compares the key parameters across the 2012-onwards schemes, particularly the schemes under Application No. Y/TP/27 and Y/TP/37.

Table 1 Comparison of Key Development Parameters Since 2012

	TP/27 Scheme (a)	TP/37 Scheme (c)	Present Scheme (d) [(c)-(d)]
Key Development Parameters			
1. Site Area (about)	87.09m²	159.99m ²	150m² [-10]
- private lot	87.09m ²	87.09m ² (54.3%)	87m ² (58%)
- GL	0m ²	72.90m ² (45.7%)	63m ² (42%) [-10]
2. No. of Storeys	1 storey	1 storey	1 storey
3. Total Columbarium GFA	87.09m ²	87.09m ²	87m ²
4. Total Columbarium UFA	50.99m ²	About 72.96m ²	About 72.96m ²
5. Number of Niches*	1,700 (162)*	- 1,700 (162)*	988
- single	- 272 (162)*	- 272 (162)*	- 162 (162)*
- twin (2 niches/set)	- 1,062	- 1,062 (50)* ¹	- 426 (170)* ¹
- family (4 niches/set)	- 366	- 366	- 400
*162 single-niches sold before PCO's cut-off date; * ¹ reservation for indigenous villagers of Kam Shan Village			
Operation Modes			
Special Arrangements	-	provide an independent pedestrian entrance with metal fence to be erected alongside the site boundary	provide an independent pedestrian entrance with metal fence with vertical climbers planted alongside the eastern and western boundaries to enhance screening effect
	closure of the (proposed) existing private columbarium development during Ching Ming and Chung Yeung Festival Days and their shadow weekends (Saturday and Sunday) and public holiday(s) 2 weeks before and 2 weeks after each Festival Day	closure of the (proposed) existing private columbarium development during Ching Ming and Chung Yeung Festival days and their shadow weekends (Saturday and Sunday) and public holiday(s) 2 weeks before and 2 weeks after each Festival Day, as well as the 1st to 14th day of the Lunar Chinese New Year	closure of the (proposed) existing private columbarium development during Ching Ming and Chung Yeung Festival days and their shadow weekends (Saturday and Sunday) and public holiday(s) 2 weeks before and 2 weeks after each Festival Day, as well as the 1st to 14th day of the Lunar Chinese New Year
	-	- 50 twin-niches are reserved for indigenous villagers of Kam Shan Village at the prevailing average price of public columbarium niches	- 170 twin-niches are reserved for indigenous villagers of Kam Shan Village at the prevailing average price of public columbarium niches
	adoption of the 'appointment-only visiting' system		

5.8 **Table 2** compares the columbarium niches allocation between the latest previous scheme under Application No. Y/TP/37 and that in the present scheme.

Table 2 Allocation of Columbarium Niches

Type	Y/TP/37 Scheme (A)	Present Scheme (B)	(A) - (B)
Sold*	162	162	Unchanged
Single	272 (162)*	162*	-110 (-40.4%)
Twin (2-niches)	1,062 (50)* ¹	426 (170)* ¹	-636 (-59.9%)
Family (4-niches)	366	400	+34 (+9.3%)
Total	1,700	988	-712 (-41.9%)

*Niches sold before cut-off date; *¹Niches reserved for indigenous villagers of Kam Shan Village

Key Operation Arrangements

5.9 Consistent with the most recent previous rezoning scheme, the following robust operational measures are retained for this proposal:

- a. All visitors must book their visit no less than two working days in advance under an ‘appointment-only visiting’ system;
- b. Each confirmed booking will receive a unique reference number. Each allocated visiting slot is 45 minutes within the 10am-4pm operating window (e.g. 10:00-10:45, 10:45-11:30, and so forth) from Mondays to Saturdays. Operation will follow a strict “no confirmed booking, no entry” rule;
- c. Closure of the columbarium on Ching Ming and Chung Yeung Festival days, their associated shadow weekends (Saturdays and Sundays), and public holidays falling within the two-week pre- and post-festival periods (collectively the “**Special Festival Periods**”), as well as on days 1st to 14th of the Lunar Chinese New Year;
- d. A ban on burning of offerings, livestock- or animal-based offerings, alcohol and cooking meat may not be brought onto the premises;
- e. No ritual music or ceremonial accompanying music is allowed inside or outside the columbarium hall within the Rezoning Area;
- f. No on-site toilet facilities will be provided. A public toilet is located less than 30m north-west of the Rezoning Area;
- g. No religious ceremonies may be held inside or outside the columbarium premises without prior permission from the site management. Where permission is granted, such activities must take place within the enclosed columbarium hall;
- h. A dedicated independent pedestrian access from Kam Shan Road is the only entrance point to the columbarium premises;
- i. The waiting area will be enclosed by a minimum-1.8m high metal fence. Vertical landscaping will be installed along its eastern and western sides to deliver effective visual screening and safeguard the privacy of neighbouring property; and
- j. Moveable pagoda-style tents will be provided within the waiting area compound.

5.10 Registered niche-owners and prospective purchasers will be fully notified of the ‘appointment-only visiting’ system via telephone, emails, Whatsapp, or SMS.

5.11 Should the TPB agree this rezoning proposal, the Applicant will prepare and submit to a revised MP to the PCAO, reflecting the final agreed scheme including

operational modes, development conditions and management proposals outlined above.

6. PLANNING JUSTIFICATIONS

Full Alignment with Government Policy Objectives

- 6.1 Following the enactment of the PCO on 30 June 2017, the HKSAR Government has adopted a three-pronged policy approach - increasing public niche supply, regulating private columbaria and promoting green burial - to address the long-term surge in demand for columbarium niches¹.
- 6.2 As noted in paragraph 1.5 above, the PCLB renewed Applicant’s TSOL-related AIP on 30 December 2025, valid until 29 December 2027 (**Appendix 2**). This renewal affords the applicant sufficient time obtain TPB’s agreement, so the PCLB may progress the substantive licence application.
- 6.3 The TPB’s agreement for this application would recognize the sustained compliance-focused efforts of the Applicant and the PCAO under the PCO. The proposal is fully consistent with the Government policy of regulating existing private columbaria where circumstances permit.

Enforceable Proposals

- 6.4 All operational and implementation measures set out in this rezoning submission will be formally incorporated into the revised MP filed with the PCAO, serving as an operational compliance checklist for the columbarium under the PCO. Any planning conditions imposed by the TPB on this rezoning application may also embedded within the MP, for ongoing monitoring by the PCAO under the private columbarium licensing regime.
- 6.5 The licensing process will also involve technical vetting by multiple government bureaux and departments including Planning Department, Lands Department, Environmental Protection Department and Transport Department, who will review site-specific matters at successive licensing stages. The proposal therefore constitutes an enforceable rezoning scheme.

Meeting Community Demand and Aspirations

- 6.6 According to the Legislative Council Panel on Food Safety and Environmental Hygiene, “...In 2025, the number of death was about 51 700 of which 95% were

¹ The Government of the Hong Kong Special Administrative Region (2022). *Press Release - LCQ18: Supply of niches*. Available at: <https://www.info.gov.hk/gia/general/202205/04/P2022050400446.htm>

cremated”². And due to the ageing population, the annual number of deaths is projected to rise to approximately 90,200 by 2046³, with a total of 1.67 million predicted death over the next two decades and consider 95% of the deaths are expected cremation, there will be at least 1.5 million of demand for niches allocation.

- 6.7 In anticipation of the projected increase in deaths and cremations, the Government launched the “District-based Columbarium Development Scheme” in 2010, with the aim to identifying suitable sites for columbarium development across Hong Kong’s 18 districts. A total of 24 potential sites were identified in three batches (July 2010, December 2010, and April 2011) for assessment of their suitability for columbarium development⁴.
- 6.8 However, progress under the Scheme has been slow. To date, only 8 of the 24 potential sites, together with the Junk Bay Chinese Permanent Cemetery, have commenced columbarium operations, providing a total of 349,835 niches. A further 3 planned projects, set to provide around 122,000 niches, have obtained support of the relevant District Councils (“DC”) (**Table 3**).

² Legislative Council Secretariat (2026), Legislative Council Panel on Food Safety and Environmental Hygiene: *The Work of the Environment and Ecology Bureau (Food Branch) prepared by the Legislative Council Secretariat*; [LC Paper No. CB(2)81/2026(01)]. Available at: <https://www.legco.gov.hk/yr2026/english/panels/fsch/papers/fseh260129cb2-81-1e.pdf>

³ Census and Statistic Department, HKSAR. (2023) *Hong Kong Population Projection 2022-2046*. Available at: https://www.censtatd.gov.hk/en/data/stat_report/product/B1120015/att/B1120015092023XXXXB01.pdf

⁴ Legislative Council Secretariat (2017), *Panel on Food Safety and Environmental Hygiene; Background brief prepared by the Legislative Council Secretariat; Issues relating to supply of niches* [LC Paper No. CB(2)1312/16-17(03)]. Available at: <https://www.legco.gov.hk/yr16-17/english/panels/fsch/papers/fseh20170509cb2-1312-3-e.pdf>

Table 3 Short-term Supply of New Columbarium Niches^{5,6,7,8,9,10}

Projects obtained support from DC	District Council	Completion Year	Columbarium Niches (About)
<i>Completed Projects</i>			
Diamond Hill Crematorium Extension	Wong Tai Sin	2012	1,540
Wong Nai Chung Road Columbarium	Wan Chai	2019	855
Tsang Tsui Columbarium	Tuen Mun	2020	163,000
Wo Hop Shek Cemetery (Phase 1)	North	2020	44,000
Cheung Chau Columbarium Extension	Islands	2020	2,250
Lai Chi Yuen Cemetery Extension	Islands	2020	790
Cape Collison Road	Eastern	2022	25,000
On Hing Lane, Shek Mun	Sha Tin	2025	40,000
<i>Completed Projects[#]</i>			
Junk Bay CP Cemetery Extension[#]	Sai Kung	2025	72,400
Subtotal			349,835
<i>Projects to be Completed</i>			
Tsuen Wan CP Cemetery Extension[#]	Kwai Tsing	2027	20,000
Two sites at Ex-Kwai Chung Incineration Plant	Kwai Tsing	2028	68,500
Two sites at Siu Ho Wan	Tsuen Wan	TBC	33,500
Subtotal			122,000
Grand Total			471,835

[#] Private columbaria (to be) managed by the Board of Management of the Chinese Permanent Cemeteries

- 6.9 Currently, under the PCO licensing application, there were only 15 private columbaria¹¹ registered on the PCLB. The process will not be able to provide the niches to meet the demand even if the planned projects are included in the calculations. A smaller scale and localized columbarium are required to speed up the process and fill the deficit.
- 6.10 Greater efforts are required from both the private and public sectors to increase the supply of columbarium niches. The regularization of existing private columbaria – where circumstances permit, as in the case of this application – represents the most practical “quick-win” measure to address immediate local demand.

⁵ Food and Environmental Hygiene Department (2025), *Supply of Public Niches (from 2019 to 2025)*. Available at: https://www.fehd.gov.hk/english/cc/notice_supply_of_public_niches.html

⁶ The Government of the Hong Kong Special Administrative Region (2022). *Press Release - LCQ18: Supply of niches*. Available at: <https://www.info.gov.hk/gia/general/202205/04/P2022050400446.htm>

⁷ Kwai Ching District Council (2022), *Construction of Columbarium Facilities at the Former Site of the Kwai Chung Incineration Plant on Kwai Yue Street, Kwai Tsing* [Paper no. 4/D/2022]. Available at: https://www.districtcouncils.gov.hk/kwt/doc/2020_2023/en/dc_meetings_doc/21701/4_D_2022_Revised.pdf

⁸ Food and Health Bureau (2018), *Legislative Council Panel on Food Safety and Environmental Hygiene - New Allocation Arrangement for Public Niches and Green Burial Initiatives* [LC Paper No. CB(2)832/17-18(07)]. Available at: <https://www.legco.gov.hk/yr17-18/english/panels/fseh/papers/fseh20180213cb2-832-7-e.pdf>

⁹ The Government of the Hong Kong Special Administrative Region (2021). *Press Release - LCQ9: Supply of niches of public columbaria*. Available at: <https://www.info.gov.hk/gia/general/202106/16/P2021061600496.htm?fontSize=3>

¹⁰ Home and Youth Affairs Bureau (2025), *Legislative Council Panel on Home Affairs, Culture and Sports - Proposal on the Amendments to the Chinese Permanent Cemeteries Rules (Cap. 1112A)* [LC Paper No. CB(3)648/2025(03)]. Available at: <https://www.legco.gov.hk/yr2025/english/panels/ha/papers/ha20250512cb3-648-3-e.pdf>

¹¹ Food and Environmental Hygiene Department (2025), *List of Applications for Specified Instruments Received by the Private Columbaria Licensing Board*. Available at: https://www.fehd.gov.hk/pclb/english/list_pc_application.php

6.11 Furthermore, beyond the challenge of identifying new land for columbarium facilities (a land use often subject to “*not-in-my-backyard*” opposition from the public), pre-cut-off existing private columbaria offer a viable alternative to meet community demand for niches, particularly for individuals with specific religious beliefs.

Approved Columbarium Cases Closely to Residential Dwellings

6.12 Multiple approved columbarium developments already operate in close proximity to residential dwellings (**Table 4**). Land-use compatibility should not be judged by physical distance alone. Instead, assessment ought to be founded on technical evaluations (for example traffic impact) together with proposed mitigation measures to minimise any perceived adverse psychological impacts on immediate neighbours.

Table 4 Approved Columbarium Cases Close to Residential Dwellings

Subject Columbarium	Residential Nearby	Illustration
The Chinese Permeant Cemetery 香港仔華人永遠墳場 (under section 5 planning procedure)	Bayshore Apartments s 海峰華軒	 The Chinese Permeant Cemetery 香港仔華人永遠墳場 Bayshore Apartments 海峰華軒
Pak Fuk Tsuen 百福村 (under section 5 planning procedure)	Kun Chung Temple 觀宗寺	 Pak Fuk Tsuen 百福村 Kun Chung Temple 觀宗寺



6.13 The proposed columbarium constitutes a needed community-oriented facility serving wider public needs. Subject to the proposed operating constraints, it will operate in a tidy, clean and quite manner, with an average of only 16 visitors per hour between 10am and 4pm from Mondays to Saturdays.

6.14 **Figure 5** shows those non-village type developments within the subject “V” zone. They include shop and services, temples/religious institutions, international school (about 3,500m² in extent), schools, recreational areas, public convenience, refuse collection point, factory, tutorial school and eating place.

6.15 Vertical landscaping on both sides of metal waiting area fence will deliver substantial visual screening and improve the degree of privacy for adjacent developments. Results from the Street Interview Survey (“SIS”) appended as **Appendix 6** show that, out of 103 interviewees, only 17.5% expressed opposition to the proposed columbarium at the Rezoning Area, citing the principal concerns below:

- (i) Potential psychological impacts.
- (ii) Perceived a bit too close proximity to residential dwellings.
- (iii) Risk of noise nuisance (from religious activities) and air-quality nuisance (from incense burning).
- (iv) Risk of overcrowding during Special Festival Periods disrupting local residents’ normal daily routines.

- 6.16 Part of the Mother Lot has long accommodated the Yau’s Ancestral Hall. Moreover, the subject single-storey columbarium has already operated on-site since late 2007. A ground-level difference of around two metres separates Kam Shan Road from the Rezoning Area, and mature roadside trees already provide substantial screening. This renders the columbarium location relatively secluded.
- 6.17 The revised operating hours and capped daily visitor capacity (maximum 96 persons) will address the above-mentioned local concerns. The proposed 10am to 4pm opening window (from Mondays to Saturdays) avoids clashes with community’s peak travel hours. Vertical screening landscaping on the waiting area boundary fence will further improve visual buffering and neighbours’ privacy. The dedicated independent walkway system will also minimise undesirable interface with local residents.
- 6.18 The SIS findings (**Appendix 6**) demonstrate that 82.5% of respondents either support or hold no objection to columbarium operation at this Kam Shan Village location. A clear majority of interviewees are favourably disposed towards the proposed facility.

Caring for Local Community Interests

- 6.19 Under this rezoning submission, 170 twin-niches (about 17.2% of the total provision) will be reserved for the indigenous villagers of Kam Shan Village, affording at least 170 local households an alternative option for handling the remains of deceased family members.
- 6.20 Functionally and conceptually, the proposed columbarium may be regarded as an extension of adjacent Yau’s Ancestral Hall serving the local community. It aligns with Government policy promoting cremation over in-ground burial. Reduced dependence on in-ground burial helps to conserve land resources for future generations, yielding a net local benefit. Should no comparable local alternative be available, approved this proposal columbarium will also benefit users from Kam Shan Village by obviating the need for long-distance travel to more distant columbarium facilities.

No Adverse Environmental Impacts

- 6.21 Burning of joss-paper offerings is prohibited on-site. Limited burning of smokeless incense within columbarium hall may exceptionally be permitted. No dedicated burning facility will be provided within the Rezoning Area. Accordingly, no material adverse environmental impacts on the surrounding

community are anticipated from the proposed private columbarium.

No Adverse Traffic Impact

- 6.22 The Rezoning Area sits in close proximity to MTR Tai Wo Station and its attached PTI (**Figure 5**). With average visitor numbers restricted 16 persons per hour, no adverse traffic-flow impacts or pedestrian-congestion issues along local walkways are anticipated.

Not Uncommon in Development Scale

- 6.23 On 27.2.2026, the TPB approved a private columbarium rezoning application (Application No. Y/YL-PN/12) within “Coastal Protection Area”. The site covers a total land area of 92.8m² in extent with a maximum of 967 niches. The subject proposed rezoning scheme, with total site area of about 150m² and 988 niches, is considered comparable in terms of development scale.

7. CONCLUSION

- 7.1 This rezoning application seeks to rezone the Rezoning Area from “V” to “G/IC(4)” sub-area aiming to regularise the long-operating private columbarium “Cheung Ha Ching Shea” (祥霞精舍) at Nos. 74-75 Kam Shan Road, Tai Po, New Territories. The inclusion of adjoining government land is to provide a confined waiting area exclusively for the proposed columbarium to avoid creation of unnecessary interface problems with the neighbouring developments.
- 7.2 The proposal incorporates substantial refinements compared with the most recent rejected scheme under Application No. Y/TP/37, including a significant reduction in niches numbers, shortened operating hours, capped visitor throughput, increase in reserved twin-niches for indigenous villagers of Kam Sham Village and vertical visual screening landscape treatments, so as to minimise potential disturbance to neighbouring residents and enhance community integration.
- 7.3 The proposal is consistent with Government’s policy of regulating existing private columbaria where feasible, and helps ease the local supply shortfall of columbarium niches amid rising cremation demand. Robust operational controls, including an ‘appointment-only visiting’ system, festival-period closure and a ban on burning offerings, will be formalised in the revised MP for compliance monitoring under the PCO.
- 7.4 Street interview survey results indicate that a clear majority of local respondents either support or have no objection to the proposal. The site enjoys good public-

transport connectivity and is relatively secluded with landscape screening. Subject to the proposed operational constraints, the facility will operate in a quiet and orderly manner without unacceptable adverse environmental or traffic impacts.

- 7.5 It is therefore submitted that the rezoning application is justified and should be agreed by the TPB to enable the Applicant to proceed with the private columbarium licence application.

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