

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/YL-LFS/576

Applicant : Beamlan Limited represented by KTA Planning Limited

Site : Lots 1857 S.A, 1857 RP, 1858, 1859 and Adjoining Government Land (GL) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Site Area : About 32,554.6m² (including GL of 23,900m² or 73.4%)

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11

Zonings : (i) “Government, Institution or Community” (“G/IC”) (about 71.4%)
(ii) “Green Belt” (“GB”) (about 25.6%)
(iii) “Recreation” (“REC”) (about 3%)¹

Application : Proposed Columbarium

1. **The Proposal**

- 1.1 The applicant seeks planning permission for proposed columbarium within an existing temple and columbarium named Wan Fau Sin Koon (the Koon) at the application site (the Site) (**Plan A-1**) zoned “G/IC” and “GB” on the OZP. The existing temple and columbarium (within Old Halls, i.e. Shing Tak Hall and Yu Hing Hall) are ‘existing uses’² tolerated under the Town Planning Ordinance (TPO). The current application is for proposed columbarium within the portion of the Site zoned “G/IC” only (**Drawing A-4**). According to the Notes of the OZP, ‘Columbarium’ is a Column 2 use in the “G/IC” zone while ‘Columbarium (within a Religious Institution or extension of existing Columbarium)’ is a Column 2 use in the “GB” zone which require planning permission from the Town Planning Board (the Board).
- 1.2 The Koon currently comprises two temple buildings, five columbarium buildings³ and some ancillary facilities (**Drawing A-3**, and **Plans A-2, A-4a to A-4e**). As

¹ About 977m² (3%) of the Site encroaches upon “REC” zone which can be regarded as minor boundary adjustment according to the covering Notes of the OZP and is not included in the planning assessment.

² The use of land or building was in existence immediately before gazettal of the Lau Fau Shan and Tsim Bei Tsui Interim Development Permission Area Plan No. IDPA/YL-LFS/1 on 17.8.1990, and such use has continued since it came into existence.

³ Including two buildings of Shing Tak Hall and Yu Hing Hall in the Old Halls, and three buildings of Flora Terrace in the New Halls.

mentioned above, the temple as well as the columbarium use at the Old Halls (with 6,5776 sold/let niches and 1,8234 unsold niches) are regarded as 'existing uses'. The Site is the subject of two previous planning applications (No. A/YL-LFS/54 and 77), both for proposed additional columbarium (i.e. 1,000 unsold double-urn niches and 1,000 unsold quad-urn niches in three new columbarium buildings, namely New Halls), which were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 3.8.2001 and 21.12.2001 respectively (**Drawing A-2**).

- 1.3 According to the applicant, the current application mainly involves the construction of four new columbarium buildings (i.e. Columbarium A to D) and a Family Precinct comprising 22 to 32 small individual structures (i.e. Columbarium E) within the area zoned "G/IC", while the proposal also involves the demolition of the New Halls as well as removals and modification of part of the existing Shing Tak Hall to facilitate the relocation of niches so that all the columbarium structures will be confined within private lots (**Drawings A-1 to A-3**). Upon demolition of the New Halls and construction of the new buildings/structures, the remaining unbuilt areas within both the "G/IC" and "GB" zones will be restored as landscape areas (**Drawings A-1 and A-6**).
- 1.4 Compared with the previously approved planning application No. A/YL-LFS/77, there is no change in the total number of niches and total built-over area (BOA) in the current application. A comparison of the major development parameters with the current application is as follows:

	Previously Approved Application No. A/YL-LFS/77 (a)	Current Application No. A/YL-LFS/576 (b)	Difference (b) - (a)
Applied Use	Columbarium	Columbarium	No change
Site Area	about 31,880m ²	about 32,554.6m ² @	+674.6m ² (+2.12%)
Total Gross Floor Area (GFA) (including the existing columbarium, temple buildings, and proposed columbarium)	about 3,200m ²	about 3,200m ² (including reduction of 202.2m ² upon demolition of Shing Tak Hall)	No change
-Proposed Columbarium under application	about 1,570m ²	about 1,772.2m ²	
Total BOA	about 3,200m ²	about 3,200m ²	No change
No. of Blocks	3 New Buildings	4 New Buildings, a Family Precinct [#] (consisting of 32 individual structures)	+33 structures
Building Height (BH)	6.1m, 1 storey	6.9m*, 1 storey	+0.8m

Total No. of Niches	10,400	10,400	No change
-Old Halls (Existing Use)	8,400	8,400	
-Proposed columbarium under application	2,000 (including 1,000 double-urn and 1,000 quad-urn niches)	2,000 (including 1,000 double-urn and 1,000 quad-urn niches)	
Parking Spaces	Nil	Nil	No change

@ According to the applicant, the adjustment in site boundary is in response to the latest modification of Short Term Tenancy (STT) and Short Term Waiver (STW) and to avoid encroachment onto third-party private lots

According to the applicant, the Family Precinct is a dedicated zone with 22 to 32 structures for family niches with a total BOA of not more than 319.732m². Each structure would have an area of not more than 20.25m² and a BH of not more than 4.5m. The design is indicative only and would be subject to review in detailed design stage.

** According to the applicant, a maximum BH of 6.9m is stipulated under the conditions of STW No. 5506 and STT No. STTYL0181*

- 1.5 The Site is accessible from Deep Bay Road and visitors can access the columbarium by green minibus (GMB) plying Deep Bay Road then walk about 150m (walking time about two minutes) to the Site. According to the proposal, a pick-up/drop-off area would be provided for taxis to the west of the Site (**Drawing A-6**). No parking space would be provided within the Site to encourage visitors to utilise public transportation.
- 1.6 According to the applicant, the operation of the columbarium would follow the previous management plan (MP) under the licence application approved by the Private Columbaria Licensing Board (PCLB) on 23.7.2024. During normal days, the columbarium would be open between 9:30 a.m. and 5 p.m. During Ching Ming and Chung Yeung Festivals periods (i.e. Ching Ming/Chung Yeung Festivals and two weekends/public holidays before and after Ching Ming/Chung Yeung Festivals), the columbarium would be open between 9 a.m. and 5:30 p.m. Visitors will be required to make an appointment with the operator for ancestor worship during normal days. The proposed scheme will continue to have a similar visitor holding capacity/arrangement as the approved scheme. To facilitate crowd management during the festivals period, additional manpower and professional assistance would be sought from the appointed security management company. The applicant would also consult the Transport Department (TD) at least two months before every Ching Ming and Chung Yeung Festivals and would provide shuttle bus service for the columbarium upon TD's request when passenger demand warrants.
- 1.7 In support of the application, the applicant has submitted an Environmental Appraisal, Landscape Master Plan and Tree Survey, and Geotechnical Planning Review Report (GPRR). The assessments are attached at **Appendix Ib** and their findings are summarised as below.

Environmental Aspects

- 1.8 According to the Environmental Appraisal, the existing three eco-joss paper furnaces

would be retained for controlling air pollution to comply with the licence condition set out by PCLB. As the proposed columbarium would not have planned fixed noise sources and air emission sources, adverse noise and air impacts during operation phase are not anticipated. With the implementation of relevant guidelines, adverse noise and air impacts during construction phase are not anticipated.

Landscape Aspects

- 1.9 According to the Landscape Master Plan and Tree Survey, all 105 trees within the Site are common species and no registered Old and Valuable Tree is identified. Five of the trees, including a dead tree and four which are either undesirable species or have low survival rate for transplantation, are proposed to be felled, while three trees are proposed to be transplanted and the remaining 97 trees are to be retained. 30 new trees are proposed to be planted within the Site and 30% of the site area is proposed as greenery area in view of the development's rural context and surroundings.

Geotechnical Aspects

- 1.10 According to the GPRR, the proposed site formation works are geotechnically feasible and would have no adverse impacts on the adjacent grounds, slope, retaining wall, underground utilities and structures.
- 1.11 The layout plans, comparison of the latest approved scheme and proposed scheme, section plan, landscape plan, land filling plan and photomontages submitted by the applicant are at **Drawings A-1 to A-10** respectively.
- 1.12 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 14.10.2025 (Appendix I)
- (b) Supplementary Information (SI) received on 17.10.2025 (Appendix Ia)
- (c) Further Information (FI) received on 12.1.2026 providing replacement pages of application form and a consolidated supporting planning statement (SPS) with technical assessments (Appendix Ib)

(SPS received on 14.10.2025 and FI received on 13.11.2025*, 19.11.2025* and 17.12.2025* were superseded and not attached)

*[*Exempted from publication and recounting requirements]*

- 1.13 On 5.12.2025, the Committee agreed to defer making a decision on the application for two months as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the SI and consolidated SPS at **Appendices Ia and Ib**. They can be summarised as follows:

- (a) the Site has been operating as a temple and columbarium since 1983. It is a renowned and representative attraction in Lau Fau Shan. Two previous applications for

additional 2,000 niches in the columbarium were approved with conditions by the Committee in 2001. While the applicant is committed to maintaining the Site as a temple and columbarium, the additional niches have experienced low uptake (only one niche sold) as they are subject to short-term interment right and frequent periodic payment under the current STT and STW arrangements (for fixed term of 7 years). The applicant is facing tremendous financial challenge to sustain the columbarium operation with the low take-up rate and high rental and waiver fees per annum for the STT and STW;

- (b) the proposal will consolidate the unsold niches in the New Hall within the private lots and facilitate a lease modification to allow long-term ash interment rights and sale of the unsold niches;
- (c) the proposal would not deviate from the current temple and columbarium uses. The application does not involve any increase in the total number of niches (i.e. 10,400) and BOA (i.e. 3,200m²) at the Site;
- (d) the unsold niches could meet the genuine demand for private niches in the medium to long term, considering the supply of public niches would be subject to land availability and allocation for the niche quota;
- (e) the existing Old Halls are deteriorating with the falling of concrete and the Site also has no weather-proof facilities within the existing New Halls. The application would pose an opportunity to revamp and uplift the existing condition of the Koon; and
- (f) since the total number of niches and BOA within the Site remain unchanged, it is anticipated that there will be no insurmountable impacts (including drainage, landscape, traffic, environment and visual) on the surrounding environment.

3. Compliance with the “Owner’s Consent/Notification” Requirements

For the private land portion, the applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/ Notification” Requirements under Sections 12A and 16 of the Ordinance (TPB PG-No. 31B) are not applicable.

4. Background

The Koon is a renowned Taoist temple in the Lau Fau Shan area and existed before the introduction of the first statutory town plan for the area, i.e. Lau Fau Shan and Tsim Bei Tsui IDPA Plan No. IDPA/YL-LFS/1. The Koon was mainly zoned “G/IC” and its east and south were zoned “Conservation Area” (“CA”) on the draft Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/1 gazetted on 10.6.1994, in which columbarium use was neither Column 1 nor Column 2 use. On 19.1.1996, the applicant of this application submitted a rezoning request to include ‘Columbarium’ use as a Column 2 use for the “G/IC” zone to reflect the existing use/niches within the Koon and allow for future expansion of columbarium development. On 12.4.1996, the Committee decided to amend the OZP to meet the rezoning request. On 19.9.1997, the amendment to the Notes of the “G/IC” zone to meet the rezoning request was exhibited for public inspection. On

31.3.2000, the draft Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/3 incorporating the amendment of rezoning the “CA” zone as “GB” zone (to take account of the recommendations of the “Study on the Ecological Value of Fish Ponds in Deep Bay Area”) was exhibited for public inspection. The relevant draft OZP was approved by the Chief Executive in Council on 19.6.2001, which was subsequently renumbered as S/YL-LFS/5. The zonings of the Site have remained unchanged since then.

5. Town Planning Board Guidelines

- 5.1 Town Planning Board Guidelines for “Application for Development within the Green Belt Zone under Section 16 of the Town Planning Ordinance” (TPB PG-No. 10) are relevant to the application. The relevant assessment criteria are detailed at **Appendix II**.
- 5.2 Town Planning Board Guidelines for ‘Application for Development/Redevelopment within “G/IC” zone for uses other than GIC Uses under s.16 of the Town Planning Ordinance’ (TPB PG-No. 16), which was promulgated in January 1999, is relevant to this application. Relevant extracts of the Guidelines are at **Appendix III**.

6. Previous Applications

- 6.1 The Site was involved in three previous applications for additional columbarium development within the Koon. Two of them were approved whilst one was rejected by the Board on review. Details of the applications are summarised in **Appendix IV** and their locations are shown on **Plan A-1**.

Approved applications

- 6.2 Application No. A/YL-LFS/54 for addition of 2,000 niches (including 1,000 double-urn and 1,000 quad-urn niches) at three proposed buildings within the Site was approved with conditions by the Committee in 2001 mainly on the considerations that the proposed development is in line with the planning intention of the “G/IC” zone; it is minor in scale and was in keeping with the surrounding environment; the proposed development would not result in adverse visual, traffic and environmental impacts; and the proposed development was situated at about 800m away from the settlements of Sha Kong Wai and Mong Tseng Tsuen with hilly terrain in between and would unlikely generate nuisance to the local villagers.
- 6.3 Application No. A/YL-LFS/77 for amendment to the building form and disposition of the approved development scheme under Application No. A/YL-LFS/54 (with no change in the number of niches and urn-places), was approved with conditions by the Committee in 2001 mainly on the considerations that the application only involved minor amendments to the approved scheme with no change to the approved development parameters; and there was no change in the planning circumstances since the approval of application No. A/YL-LFS/54. With the building plans approved on 30.4.2007, the development is considered to have been commenced.

Rejected application

- 6.4 Application No. A/YL-LFS/129 for additional columbarium development (i.e. to

further increase the number of proposed columbarium buildings to seven extending onto the area zoned “GB” despite no change in BOA and number of niches) within the Koon was rejected by the Board on review in 2005 mainly on the grounds that there was sufficient space within the “G/IC” zone to accommodate the proposed development; no strong planning justification to extend the columbarium buildings into “GB” zone; and insufficient information to demonstrate that the proposed development would not have adverse landscape, visual and drainage impacts on the surrounding areas.

7. Similar Application

There is no similar application for proposed columbarium within the subject “G/IC” zone.

8. The Site and Its Surrounding Areas (Plans A-1 to A-4e)

8.1 The Site is:

- (a) located about 800m north of Sha Kong Wai in Lau Fau Shan and is accessible from Deep Bay Road; and
- (b) currently occupied by the Koon, which is operating under STW and STT. It includes two temple buildings, five columbarium buildings and some ancillary facilities.

8.2 The surrounding areas are predominated by unused land, vegetated slopes and graves in the Permitted Burial Ground No. YL/59. Other uses such as open storage yard, cultivated and fallow farmland are also found in the vicinity of the Site.

9. Planning Intentions

- 9.1 The planning intention of the “G/IC” zone is primarily for provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 9.2 The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

10. Comments from Relevant Government Bureau / Departments

- 10.1 The following government bureau / departments have been consulted and their views on the application are summarised as follows:

Licencing

10.1.1 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) Regarding the existing columbarium at the Koon, a set of Special Instrument (SI) application (licence) under the Private Columbaria Ordinance (Cap. 630) (“PCO”) in respect of a pre-cut-off columbarium was approved by the PCLB on 28.4.2023 with a validity period from 8.5.2023 to 7.5.2030. Subsequently, the applicant has submitted a revised MP which was approved by the PCLB on 23.7.2024.
- (b) The details of licensing conditions and MP conditions are available at:
https://www.fehd.gov.hk/pclb/english/pdf/conditions_6294230013.pdf
- (c) After reviewing the applicant’s submission particularly on “Obtain Approval from the Private Columbaria Licensing Board” upon approval of the planning application and “Operation of Application Site”, he has no comments on the application. The Private Columbaria Affairs Office (PCAO) will provide further comment on the revised MP upon receipt from the applicant.

Land Administration

10.1.2 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (d) The Site, occupied as Wan Fau Sin Koon, comprises (i) Lots 1857 S.A, 1857 RP, 1858 and 1859 in D.D. 129 (collectively referred to as “the Lots”) which are Old Schedule Agricultural Lots (“OSALs”) held under the Block Government Lease demised as “agricultural or garden ground” and containing the restriction that “no structures are allowed to be erected without the prior approval of the Government”; and (ii) the adjoining GL having an area of 23,900m² (about).
- (e) The OSALs are covered by a STW No. 5506 and the GL is covered by a STT No. STTYL0181, both for a fixed term of 7 years certain commencing on 8 May 2023, subject to payment of waiver fee and/or rental so as to permit columbarium use (with ancillary facilities and accommodations) and temple use (with ancillary facilities and accommodations).
- (f) It is noted that the lot owner proposes to carve out portions of the Lots to accommodate the new columbaria (i.e. New Columbaria A, B, C, D & E) which would provide 3,824 unsold niches. The uses and development of newly carved out portions of the Lots would be governed by the respective modified leases with an unexpired lease term up to 30.6.2047 (“the modified leases”). The modified leases would contain terms and conditions allowing the erection of the above-mentioned new columbaria with restrictions on maximum

BOA, building height and no. of niches etc. The existing STW and STT would be suitably amended (including appropriate adjustment of STW boundary) with revised waiver fee and rental to reflect the pre-cut off sold niches and existing structures/facilities remained within the un-carved portions of the Lots and the adjoining GL (“the modified STW/STT”). The lease modification and amendments to the existing STW and STT would be completed simultaneously.

- (g) As a related issue, the lot owner should continue with the payment of waiver fee and rental as required under the existing STW and STT respectively until the completion/execution of the modified leases and the modified STT/STW.
- (h) If the planning application is approved, the lot owner is required to submit applications for lease modification and amendments to the existing STW and STT (“the applications”) for LandsD for consideration and approval. The applications will be considered on their own merits by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the applications will eventually be approved by LandsD. If the application for lease modification is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion, including payment of full market value premium and administrative fee.
- (i) He has no in-principle objection to the lot owner’s proposal from land administration point of view subject to the Board’s approval on the current s.16 planning application to implement the proposed scheme; policy supports of Environment and Ecology Bureau and PCAO/FEHD on the lease modification and amendments to the existing STW and STT; payment of full market value premium, revised waiver fee and rental, and administrative fees; and the above comments.

Traffic

10.1.3 Comments of the Commissioner for Transport (C for T):

- (a) At present, the Koon is served by GMB Route No. 35 plying between Yuen Long (Tai Fung Street) and Sha Kiu.
- (b) After reviewing the applicant’s submission and noting that the applicant would consult TD at least two months before every Ching Ming and Chung Yeung Festivals and provide shuttle bus service when requested by TD, he has no comment on the application.

Environment

10.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) Since the construction works of the proposed development is anticipated to be small in scale, it would unlikely cause any

significant disturbance to the local environment. According to the applicant's submission, it is noted that the existing three eco-joss paper furnaces and the ancillary toilet block will remain unchanged, it is expected that the project would not cause any concerns over additional air emission issue of eco-joss paper furnaces and sewage disposal. As such, he has no objection to the application.

(b) The applicant should note his advisory comments in **Appendix V**.

Visual Aspect

10.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) Situated about 150m to the southeast of Deep Bay Road, the Site is located on the lower hillside area of Lam Hang Shan, which is rural in character. It is mainly surrounded by vegetated slopes or vacant land.
- (b) As compared to the last approved Application No. A/YL-LFS/77, the total GFA and number of niches will remain unchanged in the current scheme, while the maximum BH of the columbarium will increase from 6.1m to 6.9m above ground level as permitted under the prevailing STW/STT.
- (c) In view of above, she has no comment from urban design and visual perspectives.

10.1.6 Comments of the Chief Architect/Advisory and Statutory Compliance, Architectural Services Department (CA/ASC, ArchSD):

From the plans and photomontages provided, it appears that the proposed development is visually compatible with the surrounding environment. In this regard, she has no comment on the application from architectural and visual impact points of view.

Landscape Aspect

10.1.7 Comments of the CTP/UD&L, PlanD:

After reviewing the Landscape Master Plan and Tree Survey, she has no adverse comment on the application from landscape planning perspective.

Drainage

10.1.8 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) It was noted in the planning statement that the proposed factored catchment areas would be reduced by 3% compared to current site and the proposed development would not have adverse impact to the existing drainage system.

- (b) In view of the above, he has no objection in principle to the proposed development from the public drainage point of view.
- (c) The applicant should note his advisory comments in **Appendix V**.

Fire Safety

10.1.9 Comments of the Director of Fire Services (D of FS):

- (a) He has no comment on the application.
- (b) The applicant should note his advisory comments in **Appendix V**.

Geotechnical Aspect

10.1.10 Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- (a) After reviewing the GPRR, he has no adverse geotechnical comment on the application.
- (b) The applicant should note his advisory comments in **Appendix V**.

Building Matters

10.1.11 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) As there is no record of approval granted by the Building Authority (BA) for the existing structures (Shing Tak Hall and Yu Hing Hall) at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) He has no objection under the Buildings Ordinance (BO)(Cap. 123) to the application subject to the following comments as well as advisory comments at **Appendix V**:
 - (i) the applicant is reminded to verify the eligibility of the structures to apply for a SI under Schedule 2 of the PCO for the proposed columbaria, noting that alteration to the existing “Shing Tak Hall”, original being a Structures Certifiable for Pre-cut-off Columbarium (“SCPC”), might involve;
 - (ii) BD had no objection to the Licence application for the previous proposal with different layout. Licence has been issued by the PCLB to the subject premises on 8.5.2023;
 - (iii) building-related requirements will be formulated upon receiving applicant’s licence/alteration application (whichever applicable) as referred by the FEHD under the licensing regime; and

(iv) a private columbarium eligible to apply for a SI under the PCO can be (a) a building or building works which complies with the requirements for approval and consent to the commencement of building works under section 14 of the BO; (b) a Certifiable Building; or (c) a part or the whole of SCPC. When the SCPC are covered by a SI or the application of such, they are not subject to the BD's enforcement under section 24(1) or 24C(1) of the BO on the ground of contravening section 14(1) of the BO. However, should they become dangerous or likely to cause danger, they will have to be removed under the relevant provisions of the BO.

Archaeological Aspect

10.1.12 Comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau (CHE(AM), AMO, DEVB):

(a) While the Site slightly encroaches on Lau Fau Shan Site of Archaeological Interest, after reviewing the location and scope of the proposed works, she has no objection in principle to the application from archaeological and heritage conservation perspective.

(b) The applicant should note her advisory comments in **Appendix V**.

Long-Term Planning

10.1.13 Comments of the Chief Town Planner/ Technical Services, PlanD (CTP/TS, PlanD):

The Land Use Review Study for the Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas (collectively referred to as LFS) jointly commissioned by CEDD and PlanD commenced in August 2022. The subsequent Investigation Study for developments at LFS commenced in July 2024, with a view to, *inter alia*, developing more detailed proposals for the area for formulating a Recommended Outline Development Plan, serving as the basis for preparation of the statutory plan(s). It is noted that the subject application is mainly to facilitate the relocation of niches to confine the columbarium within the private lots. He has no adverse comment on the subject application.

District Officer's Comments

10.1.14 Comments of the District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

He has consulted the locals regarding the application. A local comment from villagers of Mong Tseng Wai was received objecting to the application mainly on the grounds that the proposed columbarium would cause traffic congestion and safety problems (**Appendix VI**).

10.2 The following government departments have no objection to/no comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation;
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Chief Engineer/Land Works (CE/LW), CEDD;
- (d) Project Manager (West) (PM(W)), CEDD;
- (e) Director of Electrical and Mechanical Services;
- (f) Chief Highway Engineer/New Territories West, Highways Department; and
- (g) Commissioner of Police (C of P).

11. Public Comments Received During Statutory Publication Period

On 21.10.2025, the application was published for public inspection. During the statutory public inspection period, two public comments were received from two individuals (**Appendix VII**), with one individual objects to the application mainly on the ground that the proposed columbarium would cause traffic congestion and safety problems, while the other individual queries whether the increase in site area is due to incorporation of private lot or GL.

12. Planning Considerations and Assessments

The Proposal

12.1 The applicant seeks planning permission for proposed columbarium within the existing temple and columbarium, namely Wan Fau Sin Koon, at the Site zoned “G/IC” and “GB” on the OZP (**Plan A-1**) while the proposed columbarium would be confined within the portion zoned “G/IC”. The Koon currently comprises two temple buildings, five columbarium buildings and some ancillary facilities. The temple as well as the columbarium use at the two buildings in Old Halls (with 6,5776 sold/let niches and 1,8234 unsold niches) are ‘existing uses’. The columbarium use at the three buildings in New Halls is subject to previous planning permission under application No. A/YL-LFS/54 and 77 for 1,000 double-urn niches and 1,000 quad-urn niches. A set of SI application (licence) and a MP were approved by the PCLB on 28.4.2023 and 23.7.2024 respectively. According to the applicant, the current application mainly involves the construction of four new columbarium buildings (i.e. Columbarium A to D) and a Family Precinct comprising 22 to 32 individual structures (i.e. Columbarium E) within the area zoned “G/IC”, while the proposal also involves the demolition of the New Halls as well as removals and modification of part of the existing Shing Tak Hall (Old Hall) to facilitate the relocation of the 2,000 unsold niches so that all the columbarium structures will be confined within private lots. Upon demolition of the New Halls and construction of the new buildings/structures, the remaining unbuilt areas within both the “G/IC” and “GB” zones will be restored as landscape areas (**Drawings A-1 and A-6**). Compared with the last approved planning application No. A/YL-LFS/77, while the site boundary has been updated to reflect the latest situation as per the prevailing STT and STW, there is no change in the total number of niches (i.e. 10,400 niches) and total BOA (i.e. 3,200m²) in the current application.

Planning Intention and Land Use Compatibility

12.2 The planning intention of the “G/IC” zone is primarily for the provision of GIC

facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. The current application is for relocation of the 2,000 additional niches previously approved under applications No. A/YL-LFS/54 and 77 within the Koon, which comprises an existing religious institution and columbarium use at part of the Site (i.e. the Old Halls) which are regarded as existing uses. No intensification or increase in number of niches is proposed in the current application as compared with the approved applications. In this regard, the proposed columbarium is considered not in conflict with the planning intention of the “G/IC” zone.

- 12.3 The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. In this regard, the proposed columbarium buildings under the current application are confined within the “G/IC” zone and no increase in BOA is proposed as compared with the approved applications. On the other hand, the existing New Halls partly within the “GB” zone will be demolished and restored as landscape areas. Hence, the proposed development is considered not in conflict with the planning intention of the “GB” zone.
- 12.4 The Site is situated on the lower hillside area of Lam Hang Shan, which is rural in character. It is mainly surrounded by vegetated slopes and graves in the Permitted Burial Ground No. YL/59 and separated from the village settlements of Sha Kong Wai and Mong Tseng Tsuen by natural hilly terrain. Other uses such as open storage yard, cultivated and fallow farmland are also found in the vicinity of the Site. The proposed development within the existing temple and columbarium is considered not incompatible with the surrounding land uses.

Visual and Landscape Aspects

- 12.5 The proposed development involves the demolition of New Halls, removals and modification of part of the existing Shing Tak Hall, construction of four new columbarium buildings (i.e. Columbarium A to D) and a Family Precinct consisting of 22 – 32 individual structures (i.e. Columbarium E), with a total GFA of 3,200m² and BH ranging from 4.5m to 6.9m. As compared to the last approved Application No. A/YL-LFS/77, the total GFA, BOA and number of niches remain unchanged in the current scheme, while the maximum BH of the columbarium will increase from 6.1m to 6.9m above ground level as permitted under the prevailing STW and STT. Photomontages have been provided by the applicant to demonstrate the visual compatibility with the surrounding environment. In this regard, both CTP/UD&L of PlanD and CA/ASC of ArchSD have no comment on the application from urban design, visual and architectural impact perspectives.
- 12.6 According to the Landscape Master Plan and Tree Survey, amongst the 105 existing trees within the Site, 97 trees will be retained, three trees will be transplanted and remaining five trees (including a dead tree and four which are either undesirable species or have low survival rate for transplantation) will be felled. 30 new trees are proposed to be planted within the Site. In this regard, CTP/UD&L of PlanD has no adverse comment on the application from landscape planning perspective.

Traffic Impact and Crowd Management

12.7 According to the applicant, the operation of the columbarium would follow the previous MP approved by the PCLB. During normal days, the columbarium would be open between 9:30 a.m. and 5 p.m. During Ching Ming and Chung Yeung Festivals period (i.e. Ching Ming/Chung Yeung Festivals and two weekends/public holidays before and after Ching Ming/Chung Yeung Festivals), the columbarium would be open between 9 a.m. and 5:30 p.m. Visitors will be required to make an appointment with the office for the ancestor worship ceremony during normal days. The proposed scheme will continue to have a similar visitor holding capacity/arrangement as the existing scheme.

12.8 The applicant indicates that visitors can access the Site by GMB or taxi and the applicant has also committed to consult TD at least two months before every Ching Ming and Chung Yeung Festivals and provide shuttle bus service upon TD's request when passenger demand warrants (**Appendix Ib**). In this regard, C for T and C of P have no comment on the application. DFEH also has no comment on the arrangement and advises that the PCAO will provide further comment on the revised MP upon receipt of formal submission from the applicant.

Other Technical Aspects

12.9 DEP has no objection to the application as the construction works of the proposed development are small in scale and would unlikely cause any significant disturbance to the local environment. Since the existing three eco-joss paper furnaces and the ancillary toilet block will remain unchanged, it is expected that the project would not cause any concerns over additional air emission issue and sewage disposal.

12.10 Other government departments consulted including CE/MN of DSD, CBS/NTW of BD, H(GEO) of CEDD and D of FS have no objection to or no comment on the application from drainage, building safety, geotechnical and fire safety perspectives respectively.

Town Planning Board Guidelines

12.11 According to TPB PG-No. 10, applications for new development within the “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. The development should also not involve extensive clearance of existing natural vegetation and affect the existing natural landscape. The scale and intensity of the proposed development have been discussed in paragraph 12.5 above. With regard to the impact on existing natural vegetation and landscape, the existing New Halls partly within the “GB” zone would be demolished and restored as landscape areas and no new development is proposed within “GB” zone in the current application. In this regard, CTP/UD&L of PlanD has no adverse comment on the application from landscape planning perspective. Besides, the Site is also subject to two previously approved applications for the same applied use. In view of the above, the proposed development is considered not in conflict with TPB PG-No. 10.

12.12 According to the TPB PG-No. 16 for application for development/redevelopment

within “G/IC” zone for uses other than G/IC uses, the proposed development should not cause significant adverse visual impact, should be sustainable in terms of the capacities of existing and planned infrastructure, and should not cause adverse environmental impacts. Considering the total GFA and number of niches remain unchanged while the maximum BH of the columbarium would be at 6.9m to tally with the prevailing STW and STT, as well as the photomontages provided by the applicant to demonstrate the visual compatibility, both CTP/UD&L of PlanD and CA/ASC of ArchSD have no comment on the application. Besides, in view of the existing three eco-joss paper furnaces and the ancillary toilet block will remain unchanged, DEP has no objection to the application. There is also no adverse comment on the application from other technical departments. The application is considered not in conflict with the TPB PG-No. 16.

Previous Applications

12.13 The Site was involved in three previous applications (No. A/YL-LFS/54, 77 and 129) for additional columbarium development within the Koon. The former two were approved with conditions by the Committee in 2001 mainly on the considerations mentioned in paragraphs 6.2 and 6.3, while the latter was rejected by the Board on review in 2005 mainly on the grounds that there was no strong planning justification to extend the columbarium buildings into “GB” zone; and insufficient information to demonstrate that the proposed development would not have adverse landscape, visual and drainage impacts on the surrounding areas. Compared with the rejected application, the planning circumstances of the current application are different in that all the columbarium buildings will be confined within “G/IC” zone and concerned departments have no objection to / no adverse comment on the application as detailed in the assessment above. Approval of the current application is not in conflict with the previous decisions of the Committee.

Public Comments

12.14 Regarding the local objection conveyed by DO/YL of HAD and public comments as summarised in paragraphs 10.1.14 and 11 above respectively, the planning considerations and assessments in paragraphs 12.1 to 12.13 above are relevant. As for the concern on the increase in site area, the current application mainly involves additional area of government slopes and residual GL surrounded by private lots which have been included in the STT boundary.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the local view and public comments mentioned in paragraphs 10.1.14 and 11 respectively, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 6.2.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The recommended advisory clauses attached at **Appendix V** are suggested for Members’ reference.

13.3 There is no strong reason to recommend rejection of the application.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant planning permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form with Attachments received on 14.10.2025
Appendix Ia	SI received on 17.10.2025
Appendix Ib	FI received on 12.1.2026 Providing Replacement Pages of Application Form and a Consolidated SPS
Appendix II	Extracts of Town Planning Board Guidelines for Application for Development within Green Belt Zone (TPB PG-No. 10)
Appendix III	Relevant Extracts of TPB PG-No. 16
Appendix IV	Previous Applications
Appendix V	Recommended Advisory Clauses
Appendix VI	Local View conveyed by District Officer/Yuen Long
Appendix VII	Public Comments Received During Statutory Publication Period
Drawing A-1	Master Layout Plan
Drawing A-2	Comparison of the Approved Scheme and Proposed Scheme
Drawing A-3	Layout Plan of the Existing Wan Fau Sin Koon
Drawing A-4	Layout Plan showing the Respective Zonings
Drawing A-5	Section Plan
Drawing A-6	Landscape Plan
Drawing A-7	Land Filling Plan
Drawings A-8 to 10	Photomontages
Plan A-1	Location Plan
Plan A-2	Site Plan
Plans A-3	Aerial Photo
Plans A-4a and A-4e	Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2026**