

Our Ref: FS-LYT(S)2/PA/EH/25-11  
Your Ref: TPB/A/FSS/305  
Date: 15 May, 2026

**By Hand and Email**  
(tpbpd@pland.gov.hk)

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

Dear Sirs,

**Planning Application for Proposed Regularisation of Existing Columbarium Use (for Columbarium Niches Sold before 30.6.2017 only) at G/F – 6/F (Parts) of an Existing Religious Building in “Government, Institution or Community” (“G/IC”) Zone at Lot No. 4433 S.17 in D.D. 51, 18 Sha Tau Kok Road-Lung Yeuk Tau, Lung Yeuk Tau, Fanling, New Territories (Application No. A/FSS/305) – Further Information (2)**

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On behalf of the Applicant, we would like to submit herewith, a total of 4 sets of the following materials to respond to comments raised by the Food and Environmental Hygiene Department, the Planning Department, the Transport Department and the general public:

- i. Responses-to-Comments (“R-to-C”) Table dated 15.5.2026 (**Table A**);
- ii. Replacement Pages of the Planning Statement (**Annex A**); and
- iii. Replacement Pages of the Management Plan (**Annex B**).

As requested by the Food and Environmental Hygiene Department, the full address of the application site should read as: “G/F – 6/F (Parts), Emperor Hall, 18 Sha Tau Kok Road-Lung Yeuk Tau, Lung Yeuk Tau, Fanling, New Territories (Lot 4433 S.17 in D.D. 51)”.

Regarding the memorial plaques (MPs) (or called as “ancestral tablet”) now placed on 3/F, the breakdown of these MPs is provided in **Table 1** below for information purpose. It should be noted that the Applicant has sold a total of 47 MPs in the past 8 year between 2017 and 2026 (i.e. the selling rate of this MP is around 6 MP per year). The Traffic Impact Assessment (“TIA”) in the subsequent planning application for unsold columbarium niches will include all these MPs for a comprehensive traffic impact consideration.

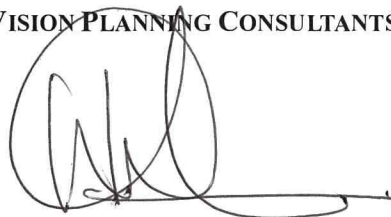
**Table 1 Breakdown of Sold/Unsold MPs on 3/F**

	Before 30.6.2017	2017-2026	Unsold MP No.	Total
Sold MP (“祖先位”)	149 (56.9%)	26 (55.3%)	-	175
Sold MP (“個人位”)	113 (43.1%)	21 (44.7%)	-	134
Unsold MP (“祖先位/個人位”)	-	-	351	351
Total	262 (100%)	47 (100%)	351	660

Should you have any queries with regard to the above, please do not hesitate to contact our Mr Otto Lung or the undersigned at [REDACTED].

Thank you very much for your kind attention.

Yours faithfully,  
for and on behalf of  
**VISION PLANNING CONSULTANTS LTD.**



Kim On CHAN  
Managing Director

Encl.

[KC/OL]

[FS-LYT(S)2/PA/EH/25-11]