

**Relevant Extracts of Town Planning Board Guidelines for  
Application for Development/Redevelopment within  
“Government, Institution or Community” Zone  
under Section 16 of the Town Planning Ordinance  
(TPB-PG No. 16A)**

- (a) In general, sites zoned “Government, Institution or Community” (“G/IC”) are intended to be developed or redeveloped for GIC uses unless it can be established that the provision of GIC facilities would not be jeopardised and the concerned Government departments have no objection to releasing a particular “G/IC” site or a certain part of it for other uses. For applications for development/redevelopment for Column 2 uses within a “G/IC” site, the applicant should provide justifications and satisfactorily demonstrate the following:
- (i) in the case of a “G/IC” site designated with specific uses,
    - the application site is no longer required for the designated GIC uses, or adequate reprovisioning of the designated GIC uses is provided either in-situ or elsewhere; and
    - there is adequate provision of other GIC facilities in the district; or
  - (ii) in the case of an undesignated “G/IC” site, the application site is no longer required to be reserved for any GIC uses; and
  - (iii) the proposed development/redevelopment would not adversely affect the provision of GIC facilities and open space in the district on a long-term basis.
- (b) The proposed development should not adversely affect the normal operation of the existing GIC facilities nor delay the implementation of the planned GIC facilities, if any, within the “G/IC” site. Temporary reprovisioning, if necessary, should be provided prior to the completion of the proposed development.
- (c) The proposed development should be compatible in land-use terms with the GIC uses on the site, if any, and with the surrounding areas.
- (d) The scale and intensity of the proposed development should be in keeping with that of the adjacent area. In this regard, development restrictions stipulated on the statutory plan for similar developments in the locality and the prevailing development restrictions administratively imposed by the Government on nearby similar developments (e.g. development restrictions in the outline development plans/layout plan, plot ratios in accordance with the density zones under the Hong Kong Planning Standards and Guidelines (HKPSG)) would be taken into consideration.
- (e) The scale and design of the proposed development within “G/IC” site should take into account the character and massing of the buildings in the surrounding areas and should not cause significant adverse air ventilation and/or visual impact on the townscape and ventilation of the area.
- (f) The proposed development should be sustainable in terms of the capacities of existing and planned infrastructure such as drainage, sewerage, roads, water supply and utilities in the locality and its surrounding areas.

- (g) There should be adequate provision of parking and loading/unloading facilities to serve the proposed development in accordance with the HKPSG and to the satisfaction of the Transport Department (TD). Adequate vehicular access arrangements should also be provided to the satisfaction of TD.
- (h) The proposed development should not cause, directly or indirectly, the surrounding areas to be susceptible to adverse environmental impacts and should not be susceptible to adverse environmental impacts from pollution sources nearby including heavily trafficked road; otherwise adequate environmental mitigation, monitoring and audit measures must be provided.
- (i) For “G/IC” sites covered by mature trees and vegetation or located in areas of high landscape or amenity value, the design and layout of the proposed development should be compatible and should blend in well with the surrounding areas. Landscape Assessment according to Annex B of Guidance Notes for Application for Permission under Section 16 of the Ordinance should be submitted as necessary.
- (j) The design and layout of the proposed development should have regard to the preservation of any existing buildings of historical or architectural values on or adjoining the application site.
- (k) In general, the Town Planning Board may give favourable consideration to the proposed development that may bring planning gain to the community.
- (l) All other statutory or non-statutory requirements of relevant government departments should be met.

**Previous s.16 Application covering the Application Site**

**Rejected Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/FSS/167	Eating Place (Restaurant)	26.1.2007 [on review]

**Rejection Reasons:**

- (1) the restaurant use under application was not in line with the planning intention of “Government, Institution or Community” (“G/IC”) zone. It was considered incompatible with the other religious uses within the same building and the adjoining industrial buildings; and
- (2) no information had been submitted to demonstrate that the use under application would not generate adverse traffic impacts on the surrounding areas.

**Similar s.16 Applications within the “G/IC” Zone on the Fanling/Sheung Shui OZP**

Approved Applications

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
1.	A/FSS/171	Columbarium	22.6.2007	-
2.	A/FSS/195	Proposed Residential Institution and Columbarium	27.8.2010	(1), (3) to (6)
3.	A/FSS/242	Columbarium	11.11.2016	(1), (2), (4), (5), (7) to (9)

Approval Conditions

- (1) Maximum number of niches within the site.
- (2) No burning activity is allowed within the site.
- (3) Design and provision of parking spaces and loading/unloading facilities.
- (4) Submission and implementation of drainage proposals.
- (5) Design and provision of firefighting access and/or fire service installations and water supplies proposals.
- (6) Submission and implementation of landscape proposals, including tree preservation proposals.
- (7) Submission of traffic impact assessment.
- (8) Submission and implementation of traffic and crowd management plan.
- (9) Submission and implementation of upgrading proposal for the existing furnaces.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (b) to note the comments of the Director of Food and Environmental Hygiene Department that:
  - (i) under the Private Columbaria Ordinance (PCO), only private columbaria that have obtained a licence may sell or newly let out niches. Any private columbarium which applies for a licence must comply with the Town Planning Ordinance (Cap. 131) and other requirements prescribed in the PCO or specified by the Private Columbaria Licensing Board (PCLB), including land-related, building-related, right to use the columbarium premises, deed of mutual covenant (if applicable), fire safety, etc. Section 18(2) of the PCO stipulates that the PCLB may grant a licence only if a Management Plan (MP) submitted by the applicant has been approved by the PCLB. The MP submitted to the PCLB should cover matters including traffic and public transport arrangement or management, crowd management, manpower deployment on peak grave sweeping days or periods and other days or periods, etc. For cases in which planning permission has been given by the Town Planning Board (the Board), the MP should include the crowd and traffic management measures accepted (and the conditions imposed) by the relevant departments and the Board when the Board approved the planning application. In considering the MP submitted by a licence applicant, the PCLB will take into account comments provided by concerned departments including the Transport Department, Hong Kong Police Force, Fire Services Department and Planning Department. If a licence application is approved by the PCLB, the Private Columbaria Affairs Office (PCAO) will oversee the monitoring of the licensee's implementation of the approved MP in coordination with other concerned departments;
  - (ii) according to his record, the private columbarium named “黃帝祠” (Emperor Hall) at 18 Sha Tau Kok Road-Lung Yeuk Tau, Lung Yeuk Tau, Fanling, New Territories (Lot 4433 s.17 in D.D. 51), has submitted, in respect of pre-cut-off columbarium, two sets of specified instrument (SI) application for a licence and Temporary Suspension of Liability (TSOL) to the PCLB on 26.3.2018 and an exemption application under Section 14A of the PCO to the PCLB on 17.10.2025. PCLB has given “Approval-in-principle” of the TSOL application (covering only niches already sold before 30.6.2017) to the subject columbarium with a validity of three years from 6.3.2023 to 5.3.2026, and extended its validity for another three years until 5.3.2029; and
  - (iii) based on the latest submission of revised proposed plans and niche information from the applicant, it is preliminarily noted that the total number of sold niches (i.e. 1,364) for the SI applications apparently tallies with that proposed under the current planning application. PCAO is still in the course of detailed checking of the niche information to verify its accuracy;

- (c) to note the comments of the Commissioner for Transport that no mitigation or management measures have been/will be implemented by the Transport Department in close vicinity of the application site (the Site) during the periods of Ching Ming and Chung Yeung Festivals;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department that:
  - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) the applicant shall take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by his office. Damage caused to roads, street furniture, drainage and slopes etc. maintained by his office due to any work shall be repaired to his satisfaction at the applicant's own costs;
- (e) to note the comments of the Director of Fire Services that:
  - (i) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
  - (ii) licensing requirements, if any, would be formulated upon receipt of formal application via the licensing authority; and
  - (iii) the emergency vehicular access provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department (BD); and
- (f) to note the comments of the Chief Building Surveyor/New Territories West, BD that:
  - (i) except for Structures Certifiable for Pre-cut-off Columbarium (SCPC) and Certifiable Building, no part of a private columbarium shall be located under or over any structures built without the approval and consent of BD;
  - (ii) SCPC are unauthorized building works (UBWs) and so are the building works to improve or strengthen such. Where building works for improvement is indispensable, the qualified professionals appointed by the applicant shall prepare the improvement/strengthening proposal for acceptance by PCLB or BD under the licensing regime;
  - (iii) if any building improvement works result in extending the size of the SCPC, such extensions might not be qualified as SCPC but UBWs actionable under the Buildings Ordinance (BO) albeit covered by the application of a SI;
  - (iv) if alteration of a New Territories Small Building (NTSB) resulting in size exceeding the exemption criteria under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121), e.g. addition of an external staircase or making openings between party walls of NTSBs combining two or more NTSBs, it will be ultra vires for BD to process such alteration proposals under the Private Columbaria Ordinance (Cap. 630) or BO unless the relevant Certificate of Exemption is still valid;

- (v) after issuance of a SI, if unauthorized alteration works be identified without prior acceptance by PCLB or BD, such works will be regarded as UBWs but not covered by the SI. BD would raise objection to PCLB upon application for renewal of the SI, and such UBWs will be subject to enforcement under BO for removal; and
- (vi) the applicant shall provide certification issued by qualified professionals certifying that the requirements specified by PCLB and BD are complied with. Annexes 4 and 5 of the “Application Guide for Private Columbarium Licence and Other Specified Instruments” are relevant.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates  
A/FSS/305

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature \_\_\_\_\_  


日期 Date 2026.4.15



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**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年04月30日星期四 0:59  
收件者: tpbpd/PLAND  
主旨: A/FSS/305 The Emperor Hall, DD 51, Sha Tau Kok Road  
類別: Internet Email

A/FSS/305

G/F (Part) to 6/F (Part), The Emperor Hall, Lot No. 4433 s.17 in D.D. 51, 18 Sha Tau Kok Road-Lung Yeuk Tau, On Lok Tsuen, Fanling

Site area: About 936sq.m

Zoning: "GIC"

Applied Delopment: ??? Niche Columbarium / ??? Vehicle Parking

Dear TPB Members,

So, another outfit that spotted the commercial potential of developing a columbarium during the early 2000's when it was first revealed that the administration was working on legislation to regulate columbarium.

Members should note that in 2006 there was an application to operate a restaurant n the first floor.

While the number of niches appears to be modest, 1,364, members should note that the operator has plans to considerably increase the operation.

***2.2 It should be noted that the Hall also contains unsold columbarium niches on various floors. A separate planning application will be submitted to the TPB for these unsold niches following their verification by the PCAO.***

The building has 7 floors, so how many niches are there altogether? 10,000++ at a guess. The building has no parking spaces so this information is essential with regard to the traffic impact. Illegal parking on the street is unacceptable, this is a densely populated district and there are recreation and play grounds across the street

It is unacceptable that the operator be allowed to gain approval for the operation when there if not full disclosure.

Members who took part in the Sandy Ridge Data Centre OZP were clearly misled by the data provided at the meeting as this operator claims that:

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*“Even if all above projects are completed as planned, **there will still be a shortfall of approximately 728,165 niches** (i.e., 1,200,000 - 471,835) to meet projected community demand.”*

But on 29 August 2025, DPO advised members that there would be sufficient niches to meet demand.

So, is this operator telling lies or is it govern officials who are distorting facts?

The application should be rejected as the data provided is incomplete.

Mary Mulvihill

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致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates

A/FSS/305

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

詳見附件。

「提意見人」姓名/名稱 Name of person/company making this comment

吳于寧 校長

簽署 Signature

日期 Date

30 APR 2026



*Pui Ling School of The Precious Blood*

本校寶血會培靈學校現就上述擬於龍躍頭段18號黃帝祠興建私營骨灰安置所的申請，表示反對。理由如下：

1. 不可接受的工程噪音： 擬建項目與本校（寶血會培靈學校）僅一街之隔。施工期間的打樁、挖掘及重型車輛往返將產生巨大噪音及震動，直接干擾日常課堂授課、聽力練習及學生評核。對成長中的小學生而言，這種長期的環境壓力會嚴重影響其學習效率及身心健康。
2. 降音措施的局限性 考慮到校舍的自然通風需求，校方不能長期緊閉窗戶及開啟空調（或校內空調系統未必能完全阻隔低頻噪音）。發展商提出的減音屏障通常難以完全覆蓋高層教室，教學環境將受到直接衝擊。
3. 土地用途不相容  
擬建地點緊鄰學校（步行距離不足5分鐘）。學校需要安靜、莊嚴且充滿活力的教學環境，而骨灰安置所的運作與學校功能完全不相容。此發展將對學生的心理健康及校園氛圍產生長期且負面的心理影響。



*Pui Ling School of The Precious Blood*

4. 工業區與拜祭人潮的複合影響：學校位於安樂村工業區，平日已有大量大型貨車出入。若該址擴充骨灰位，春秋二祭的人潮將與工業交通重疊，令校門外的安全風險幾何級數增加。加上該路段狹窄且單程線，未能承受更多車輛來往。附近未有停車場設施配套，道路違泊情況增加，嚴重影響道路使用者安全，亦會造成交通擠塞。
6. 濃煙與氣味：焚燒冥鎚及香燭產生的懸浮粒子（PM2.5）及濃煙會隨風吹向校舍。校方擔心師生（尤其是患有呼吸道疾病、哮喘的學生）的健康將受嚴重威脅。
7. 缺乏足夠的緩衝地帶 擬建項目與學校邊界距離極近，缺乏足夠的綠化帶或物理隔離，無法有效減輕上述對教學環境的負面影響。

