

Our Ref: FS-LYT(S)2/PA/EH/25-06
Your Ref: TPB/A/FSS/305
Date: 16 April, 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 (1)

Regarding to EPD’s concerns on Items 1 to 9 related to the captioned application, please find attached 4 copy sets of the Responses-to-Comments (“R-to-C”) Table (**Table A**), to confirm that Items 1 to 9 are already in force.

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/25-06]

Table A

Responses-to-Comments (“R-to-C”) Table dated 16.4.2026

Application No. A/FSS/305 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” Zone, 18 Sha Tau Kok Road-Lung Yeuk Tau, Lung Yeuk Tau, Fanling, New Territories (Lot 4433 S.17 in D.D. 51)

Table A: Responses-to-Comments (16.4.2026)

Departmental Comments		Applicant's Responses
A. Environmental Protection Department (received on 13.4.2026)		
Grateful if the applicant would confirm that Items 1 to 9 could be fulfilled:		
1.	the columbarium is operated daily from 10am to 4pm, seven days a week including public holidays and festival periods;	Yes [#] .
2.	burning of joss paper is strictly prohibited inside the Emperor Hall or any other area within the application site;	Yes [#] .
3.	burning of incense will be limited to one light-incense for each visitor inside the columbarium room;	Yes [#] .
4.	religious ceremonies will be held indoor;	Yes [#] .
5.	special crowd control measures will be adopted during festival periods to limit the maximum number of visitors allowed to enter each floor of the columbarium;	Yes [#] .
6.	owners of the niches have been fully informed of the above restrictions;	Yes [#] .
7.	the premises are connected to public sewer nearby;	Yes [#] .
8.	there will be no site formation works and no additional paved area in the subject site; and no additional surface runoff generated from the application; and	Yes [#] .
9.	the subject site is easily accessible by public transportation and no parking spaces or shuttle service will be provided.	Yes [#] .

[#]The above Items are already in force since 2019, as reported to PCAO dated 6 November 2019 (Ref.: FS-LYT/PCL-S/EH/18-21)