

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)

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.

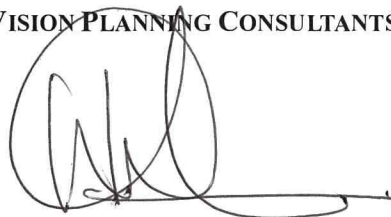
Table 1 Breakdown of Sold/Unsold MPs on 3/F

	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]

Table A

Responses-to-Comments (“R-to-C”) Table dated 15.5.2026

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 (15.5.2026)

Departmental Comments		Applicant's Responses
A. Food and Environmental Hygiene Department (received on 30.4.2026)		
Application Form		
1.	<p>Item 3(a) on P.2 & Gist of application on P.14</p> <p>Application form: G/F - 6/F (Parts), Emperor Hall, 18 Sha Tau Kok Road-Lung Yeuk Tau Section, Lung Yeuk Tau, Fanling, New Territories (Lot 4433 S.17 in D.D.51)</p> <p>PCAO record: 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)</p>	<p>Noted and the full address of the Subject Site has been amended accordingly, i.e. “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)” .</p>
Planning Statement		
1.	<p>Item 2 of Table 1 under Section 5.2 on P.5</p> <p><u>Planning statement:</u> Total existing GFA (under approved GBPs): About 3,001m²</p> <p><u>Application Summary in PCAO record:</u> Total building floor area: 2,500m²</p>	<p>The total actual GFA of the Premises is about 3,001m² in according with the approved GBPs. The Application Summary filed in PCAO will be updated accordingly after the approval of s.16 of planning application.</p>
2.	<p>Item (v) under Section 5.3 on P.7</p> <p>Section 7(a) of Appendix IV (i.e. Management Plan) did not contain any related information about The Emperor Hall Foundation.</p>	<p>It should be 3(a) of Appendix IV and <u>NOT</u> Section 7(a). An updated replacement page (i.e. Page 7) is now attached to reflect the typographical mistake above. Planning statement is revised accordingly (Annex A).</p>

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)

Departmental Comments		Applicant’s Responses
B.	Planning Department (received on 5.5.2026, 11.5.2026, 12.5.2026 & 14.5.2026)	
1.	Please clarify whether the English name of the columbarium is “Emperor Hall” or “The Emperor Hall”;	Please be clarified that the subject building is named as “Emperor Hall”.
2.	Please clarify whether the subject application covers the whole lot (i.e. Lot 4433 s.17 in D.D. 51, including parts of the religious and columbarium building), or only parts of the religious and columbarium building;	<p>Please note that the subject application covers the whole lot (i.e. Lot 4433 S.17 in D.D. 51. Emperor Hall comprises both religious and columbarium uses. This planning application solely focuses on Sold columbarium niches filed at PCAO.</p> <p>The application premises under the current application fully in lines with the applications for licence and Temporary Suspension of Liability submitted by the applicant to the Private Columbaria Licencing Board for approval under the Private Columbaria Ordinance.</p>
3.	Please clarify whether “黃帝祠” is the name of the whole lot or only the religious and columbarium building. If the whole lot is named “黃帝祠”, please also advise whether the building has any other name;	<p>Please note that “黃帝祠” comprises two primary uses (namely religious and columbarium). They are all under the Applicant’s administration and management.</p> <p>“黃帝祠” is the name of the whole lot including the religious and columbarium building.</p>
4.	Please provide a site layout plan showing, including but not limited to: the religious and columbarium building; the waiting area; the site entrance/exit; and the site connection to On Lok Mun Street via the service lane to the southwest, as well as connection to the cycling track and footpath alongside Sha Tau Kok Road – Lung Yeuk Tau;	Noted. A new site layout plan is provided accordingly (Annex A).
5.	Please clarify why parts of G/F, 1/F, 4/F and 6/F of the religious and columbarium building are involved in the subject application, even though no sold niches are involved;	Please note that they are floor areas required (e.g., for pedestrian space purposes) by PCAO.

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Departmental Comments		Applicant’s Responses
6.	It is noted that, besides columbarium use, the building is also for religious purposes. Please provide more details of the religious services/activities currently conducted, if any;	For religious services/activities, the building provides a place of worship of the Hin Yuen Hung Di and other heavenly deities. The Applicant hereby confirms that the religious part of Emperor Hall will be closed during the Festival Periods to avoid unnecessary Crowd Control interface problems. All worship activities, if any, will be conducted inside Emperor Hall.
7.	Please advise more details of the sold niches before 30.6.2017 (e.g. when selling commenced and until when)	All sold niches under application were completed between 14.7.2005 and 15.6.2014, as filed at PCAO.
8.	Please provide more details regarding Hin Yuen Ancestral Temple and its relationship to “黃帝祠” ;	Please refer paragraph 3.1, Figure 3 and Appendix 6 in the Planning Statement for details.
9.	It is noted that a separate application will be submitted for unsold niches. Please advise whether any information related to the unsold niches within the building is available (e.g. the number of unsold niches);	As filed at PCAO, the total unsold niches available for sell at “黃帝祠” is 1,325.
10.	Please confirm whether the sold niches and the floor areas demarcated for the sold niches, pedestrian space and waiting area under the current application are in line with the applications for licence and Temporary Suspension of Liability submitted by the applicant to the Private Columbaria Licencing Board for approval under the Private Columbaria Ordinance;	Yes.
11.	According to your FI dated 16.4.2026, it is understood that all religious ceremonies will be held indoor and burning of incense will be limited to one light-incense for each visitor inside the columbarium room. Please consider incorporating these mitigation measures in sections 3.3(f) and 3.4 of the management plan respectively;	Noted. Sections 3.3(f) and 3.4 of the Management Plan updated accordingly.

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Departmental Comments		Applicant's Responses
12.	It is understood that the columbarium is operated for members exclusively. In this regard, please provide more background about “軒轅黃帝基金會”；	“軒轅黃帝基金會” is an in-house columbarium niches related membership mechanism for effective administrative and crowd control management in practice. All purchasers of columbarium niches must become a Member of prior to acquisition. Please also refer Annex 1 of the “軒轅黃帝基金會” for details.
13.	According to paragraph 1.6 of the planning statement, it is mentioned that the management plan has been submitted to the Private Columbaria Affairs Office on 30.1.2026. Please advise whether it is Private Columbaria Affairs Office or Private Columbaria Licencing Board.	It is Private Columbaria Affairs Office. Please note that the Food and Environmental Hygiene Department has set up a “Private Columbaria Affairs Office” (PCAO) to handle matters relating to the implementation of the Private Columbaria Ordinance and provide executive support to the Private Columbaria Licensing Board.
14.	According to the applicant, there are some unsold niches within the building, which will be handled under a separate planning application. Please advise the reasons why those unsold niches are not involved in the same application for TPB’s consideration, or whether the applicant will consider submitting an application that includes both sold and unsold niches for consideration by TPB;	<p>The applicant has a responsibility to provide certainty to the purchasers of the sold niches before 30.6.2017 only to continue to be kept in that niche.</p> <p>Besides, the layout, interval, total number of unsold niches are still subject to the verification by PCAO.</p> <p>Regarding the technical constraints, unlike the planning application, which only involves the number of niches sold before 30 June 2017, the planning application covering those unsold niches requires a traffic impact assessment instead of a management plan. This is to demonstrate that the proposed development will not have an adverse traffic impact on the surrounding area. In addition, the applicant requires more time for tendering and appointing the traffic consultant to prepare the traffic impact assessment.</p> <p>In view of the above, those unsold niches will be handled under a separate planning application.</p>

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Departmental Comments		Applicant’s Responses
15.	In relation to the above, please advise whether, if a valid planning permission cannot be obtained for those unsold niches at a subsequent stage, those unsold niches will be sealed off;	If a valid planning permission for the unsold niches cannot be obtained from the TPB at a subsequent stage, these unsold niches will be permanently sealed off thereafter.
16.	It is noted that some floor areas for ancillary facilities are not included in the current application, e.g. toilet and E&M facilities. Please advise the reasons for their exclusion from the current application and how the columbarium can be operated without taking those facilities into account;	All ancillary facilities, including toilet and E&M facilities, in Emperor Hall are and will be sharely used by all visitors. The extent of the applicant premises is exactly made in accordance to PCAO’s demand for the PCL requirements.
17.	According to the planning statement, the original purpose of Hin Yuen Ancestral Temple (HYAT) to serve as a place for worship and the storage of ancestral tablets and funeral urns containing human ashes. Please advise the number of sets of ashes that was interred in HYAT, if the information is available; and	The applicant is unable to provide such information back to half century ago.
18.	Please advise the subsequent procedure/practice for handling the unsold niches if a valid planning permission can be / cannot be obtained from the Town Planning Board.	If a valid planning permission for the unsold niches is obtained from the TPB at a subsequent stage, the applicant will continue to apply the PCL under the PCO. If a valid planning permission for the unsold niches is unable to obtain from the TPB at a subsequent stage, these unsold niches will be permanently sealed off thereafter.
C. Transport Department (received on 5.5.2026)		
<i>General comment</i>		
1.	No mitigation or management measures have been/will be implemented by TD in close vicinity of the site during the periods of Ching Ming and Chung Yeung Festivals.	Noted.

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Departmental Comments		Applicant’s Responses
<i>Comment on the Traffic and Crowd Management Plan (Appendix 4 to the Planning Statement)</i>		
2.	Section 3 - There is a discrepancy between the opening hours stated in the Management Plan and the website (https://theemperorhall.com), which are 10:00-16:00 & 9:00-17:00 respectively.	Please note that the opening hours is 10:00-16:00. The website (https://theemperorhall.com) is currently under maintenance and will be revised accordingly.
3.	<p>Section 4 - The following routes only operate outside the opening hours of the columbarium and should be removed from the content: Bus: 270C, 270D, 270E, 270S, 279A, 279B, 373, 673A, 978A, E43, N78, N373, N42A, N78, NA43 GMB: 501S</p> <p>Figure 5 - The parking spaces at "A" should be removed from the list of metered parking spaces.</p> <p>Figure 5 - Please check if the number of parking spaces at "D" is 11 instead.</p> <p>Figure 5 - Please review whether there are currently no carparks at "7", "9", "10".</p> <p>Figure 5 - Please check if the names of carparks "11", "12", "13" are outdated.</p>	Noted. Section 4 and Figure 5 of the Traffic and Crowd Management Plan updated accordingly.
Public Comments		
1.	支持，沒有其他意見。	備悉。
2.	無意見。	備悉。
3.	The proposed development would cause adverse traffic impact on the surrounding areas.	The Traffic and Crowd Management Plan has demonstrated that the potential traffic impacts caused by the proposed development would be

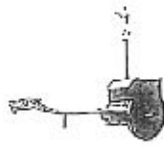
Departmental Comments	Applicant’s Responses
	minimal with the implementation of proposed crowd mitigation measures during the periods of Ching Ming and Chung Yeung Festivals.
<p>4. 本校寶血會培靈學校現就上述擬於龍躍頭段 18 號黃帝祠興建私營骨灰安置所的申請，表示反對。理由如下：</p> <p>1.不可接受的工程噪音：擬建項目與本校（寶血會培靈學校）僅一街之隔。施工期間的打樁、挖掘及重型車輛往返將產生巨大噪音及震動，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。</p> <p>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。</p> <p>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。</p> <p>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。</p>	<p>本規劃申請旨在規範化現有存放在黃帝祠地下至六樓部分樓層內，於 2017 年 6 月 30 日[《私營骨灰安置所條例》（下稱《條例》）生效當天]前已售出的靈灰位相關的靈灰安置所用途。根據《條例》要求，申請人必須先獲得「城規會」批准後，「私營骨灰安置所發牌委員會」才可以繼續處理下一步的「私營骨灰安置所牌照」申請事宜。</p> <p>黃帝祠與培靈學校之間相隔一個 30m x 30m 的安樂村花園及一棟工業大廈（亞洲科技中心）。本規劃申請的 1,364 個已售出靈灰位已經運作多年，所有訪客以公交/步行進出，況且，學校本身也有自己上下課的特定時間，不存在人流問題。申請地盤也不設停車位，學校大門設於 70m 背對申請地盤，兩者幾乎互不影響，不存在道路安全問題。申請中的骨灰安置所內沒有提供化寶爐設施，也禁止任何訪客在黃帝祠範圍內進行化寶活動。擬議的管理方案早已在 2019 年開始實施。該管理方案也清楚交代，本骨灰安置所不設任何停車位，也根本沒有停車位。絕大部份訪客都是使用公共交通工具或徒步出入。</p>

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Departmental Comments	Applicant’s Responses
<p>6.濃煙與氣味：焚燒冥鏹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。</p> <p>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。</p>	

List of Attachment:

Annex 1: The membership application form for the “軒轅黃帝基金會”



內部專用

軒轅黃帝基金會

Annex 1 of The membership application form for the "軒轅黃帝基金會"

會員申請表

會員編號 (由本會填寫): _____

會員類別: 名譽/基本/普通 會員

姓名(中名): _____ (英): _____ 性別: 男/女

身份証號碼: _____ () 聯絡電話: _____ 傳真號碼: _____

通訊地址(中文/英文): _____

申請人簽署: _____

日期: _____

「軒轅黃帝基金會」章程摘要:

「軒轅黃帝基金會」(THE EMPEROR HALL FOUNDATION) 乃黃帝祠的附屬組織，集推廣中國傳統文化及對「釋、道、儒」三教進行學術性的研究為基本宗旨，志在融合現代文明，弘揚傳統文化，加強中華民族的凝聚力和向心力。本基金會由海內外華人中的各界知名人士自願聯合組成，為民間非營利性組織，具有獨立社會團體法人資格。本基金會的宗旨是：遵守憲法、法律、法規和國家道德風尚。弘揚民族文化，振奮民族精神，增強中華民族的凝聚力和向心力。

會務範圍：

- (一)加強與海內外華人的友好團體、企事業單位和個人的聯繫；
- (二)組織國內外各種形式的慈善活動，為建設和發展民族事業籌集基金；
- (三)普及熱愛中華文脈的思想教育，開展軒轅文化的學術研究和交流活動；
- (四)開發有關黃帝和黃帝文化的服務事業；
- (五)對軒轅文化基金實行統一管理；
- (六)表彰獎勵對民族文化有突出貢獻的人員。

會員類別及會籍

○會員類別：本會會員共分為名譽會員、基本會員及普通會員三類，其中：

1. 名譽會員— 凡年齡在十八歲或以上，不分國籍、性別，對本會有特殊貢獻而經董事會一致通過者，得被邀為本會名譽會員。
2. 基本會員— 凡入會滿兩年者，經董事會批准後，成為本會基本會員。
3. 普通會員— 凡擁護及贊同本會宗旨，並願意遵守本會章者，不分國籍、性別、年齡，皆可申請為本會普通會員。

○ 退會、開除會籍及恢復會籍：

退會 --- 任何本會會員欲退會，必須用書面通知本會會籍小組轉呈董事會。待獲正式批准及辦妥一切退會手續後，始可正式退會。

開除會籍 --- 在下列情形下，董事會有權開除任何會員之會籍，事前不需給予警告。

- (1) 該會員逾期六十天仍未繳交應繳費用;
- (2) 該會員違犯本會會章，進行未經董事會批准之活動;
- (3) 冒用本會名義作有損本會名譽之行爲。

恢復會籍 --- 任何已退會而欲申請恢復會籍者，須從新獲得會籍小組及董事會批准，其手續與新申請入會者相同。

各會員之義務與權利：

義務 --- 遵守本會會章；服從及執行會員大會及董事會之各項決議；按時繳納應繳費用；積極參加及協助推行本會的一切活動。

權利 --- 分享本會提供之所有福利設施；若參加收費之活動，可獲比非會員較低收費的優惠；名譽會員本人或其直系親屬可在本祠設置消災延壽之長生祿位或有專人早晚清香祭祀，有鮮花水果齋菜供奉的功德堂安置骨灰龕位。

*應繳費用

***入會基金** --- 申請入會人士被批准後，應即繳交入會基金及首年年費共港幣五十元。無論在任何情況下，已繳之款項，例不發還。

年費 --- 會員年費三十元。新會員被批准入會後，應即繳交該年度之年費。舊會員則劃一在每年十二月底前繳交當年之年費。名譽會員及基本會員免交年費及基金。

收費調整 --- 入會基金及年費若需調整，必須先由董事會議決，然後方可實行。

本章程最終解釋權屬黃帝祠所有。

Annex A

Replacement Pages of the Planning Statement

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- Sha Tau Kok Road-Lung Yeuk Tau Section (Photos 5 to 7, **Figure 4**). Additionally, there is a 1.3m level difference between Luen Wo Hui Playground (聯和墟遊樂場) (at +13.2mPD) and the Subject Site (at +11.9mPD) (**Figure 4**). Combined with the Hall’s 13m setback from Sha Tau Kok Road-Lung Yeuk Tau Section, these factors further screen the building from residential developments to the far west, southwest and northwest of the Subject Site.
- 4.5 The Hall is located approximately 88m (building wall to building wall) from the nearest existing residential developments in the Luen Wo Hui area, and is physically isolated from these residential areas by a cluster of urban developments - including Luen Wo Road, Sha Tau Kok Road – Lung Yeuk Tau Section and the linear Luen Wo Hui Playground (**Figure 4**).
- 4.6 The Subject Site benefits from excellent pedestrian accessibility. Two pedestrian subways run underneath Sha Tau Kok Road-Lung Yeuk Tau Section, connecting the Site to Luen Wo Hui: one is located approximately 70m southwest of the Site, and the other about 110m northeast (**Figure 5a**). These subways provide a convenient pedestrian link across both sides of the road for all users.
- 4.7 The Subject Site is also served by a comprehensive public transport network (**Figure 5a**). MTR Fanling Station is situated approximately 850m southwest of the Site, with a walking time of just 10 to 15 minutes via the existing pedestrian walkway system (**Figure 5a**).
- 4.8 Within a 300m catchment radius of the Subject Site (a 5-minute walk or less), there is access to 32 public routes (261, 270C, 270D, 270E, 270S, 277A, 277X, 278A, 278K, 279A, 279B, 279X, 373, 56A, 673A, 673, 673P, 70K, 73B, 78A, 78B, 78K, 79K, 978A, A43, A43P, N373, N42A, E43, N78, N373 and NA43) and 16 Green-Minibus (“GMB”) routes (52A, 52B, 52K, 54A, 54K, 55K, 56A, 56B, 56C, 56K, 501A, 501C, 501S, 505, 506 and 507).
- 4.9 Most bus and GMB stops are in close proximity to the Subject Site, with a walking time of only 5 to 8 minutes via the local walkway system (**Figure 5a**). A GMB terminus is located approximately 190m north of the Site, adjacent to Wo Mun Street between Grand Regentville (御庭軒) and Regentville (帝庭軒). GMB Route 55K operates between MTR Fanling Station and this GMB terminus, providing one of the most convenient transport options for travel to and from the Hall (**Figure 5a**).

- v. All purchasers of columbarium niches must become a Member of The Emperor Hall Foundation prior to acquisition, as the columbarium operates exclusively for Foundation Members (Section 3(a), **Appendix 4**);
- vi. No religious services may be conducted in any columbarium area without prior permission, to maintain a quiet environment (Sections 3(f)-(g), **Appendix 4**);
- vii. The burning of joss paper is prohibited inside the Hall and within the boundaries of the Subject Site (Sections 3(4)-(5), **Appendix 4**);
- viii. No on-site parking is provided, given the readily availability of a wide range of public transport services in the immediate vicinity of the Hall (Section 3(h), **Appendix 4**);
- ix. Two sets of Crowd Control Arrangements (“CCA”) have been clearly defined: one for normal operational days and one for Festival Periods (Sections 3(b) and 5(2), **Appendix 4**). **Figure 13** shows the festival period CCA, which has been successfully trialled in practice over the past two years;
- x. Key considerations for Traffic and Public Transportation (“TTP”) are outlined in Sections 4(1) and 4(2), **Appendix 4**;
- xi. The maximum visitor holding capacity for the columbarium rooms on the 2/F, 3/F and 5/F of the Hall is 159, 136 and 132 persons per visiting timeslot respectively (with each timeslot set at one hour during Festival Periods) (**Table 3** and Section 5(2), **Appendix 4**). For conservative fire safety purposes, a maximum of only 80 persons will be permitted in each active columbarium room per timeslot during Festival Periods; and

Table 3 Estimated Visitor Holding Capacity of Columbarium Use by Floor*

Floor	Approximate Usable Floor Area (“UFA”) (For Columbarium Use Only)	Holding Capacity [UFA/2m ²] (person)
2/F	318m ²	159
3/F	272m ²	136
5/F	263m ²	132
TOTAL	853m²	427

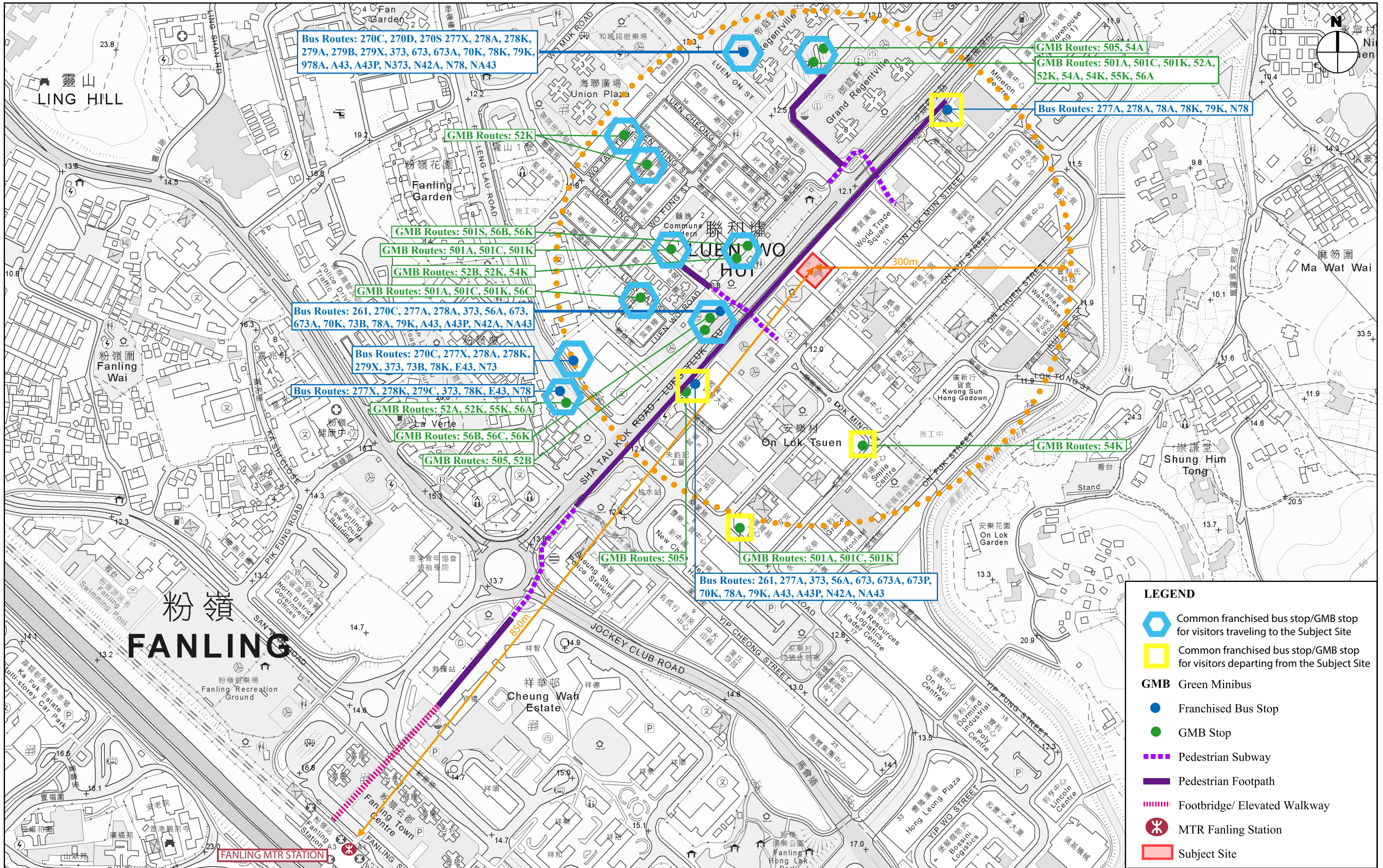
* Unsold columbarium niches - which form an undivided part of the niche walls – on each floor have been included in the calculations to reflect a worst-case scenario for visitor holding capacity.

- xi. Visitors are required to use the internal staircases (in accordance with the directional signage, **Figure 14**) for vertical movement, except for those with walking difficulties or disabilities who may use the internal lifts.

5.4 It is important to note that the MP at **Appendix 4** is the most up-to-date version

Unique Community-based Columbarium Services

- 6.12 The Subject Site has served the local community since the late 1920’s. While Luen Wo Hui (the local ‘town market’) has since developed into a modern township with surrounding industrial developments, the land use zoning of the Subject Site in the current OZP has been intentionally retained to preserve its community-based function as a traditional culture heritage asset for the local area.
- 6.13 The redevelopment of the HYAT (renamed as The Emperor Hall) has not altered the original purpose of the site – to serve as a place for worship and the storage of ancestral tablets and funeral urns containing human ashes (now referred to as a “columbarium”). Beyond the physical revitalisation of the site, the redevelopment was driven by a commitment to uphold the original mission of optimising the land use to continue providing community-based columbarium services and address the soaring community demand for such facilities.
- 6.14 Based on the above, and taking into account the following factors, the Subject Site is deemed the most suitable location for the proposed (existing) columbarium use and is fully compatible with surrounding developments.
- a. The Subject Site is situated in a secluded location, physically separated from the nearest residential developments in Luen Wo Hui (**Figure 4**);
 - b. Existing urban developments (i.e., the Luen Wo Hui Playground and Sha Tau Kok Road-Lung Yeuk Tau Section) form a natural buffer zone, separating the Hall from the nearest residential clusters in Luen Wo Hui (**Figure 4**);
 - c. Most parts of the 7-storey Hall are screened by mature roadside trees along the Sha Tau Kok Road-Lung Yeuk Tau Section (**Figure 4**);
 - d. The Subject Site is entirely surrounded by industrial developments (**Figure 1**);
 - e. A well-established pedestrian walkway network connects the Subject Site to Luen Wo Hui town centre and to MTR Fanling Station (a 10 to 15-minute walk) (**Figure 5a**);
 - f. All visitors are advised to use the existing pedestrian walkway network and public transport to access the Subject Site, with no on-site parking provided for visitors; and
 - g. The burning of joss paper is strictly prohibited at the Subject Site.



LEGEND

- Common franchised bus stop/GMB stop for visitors traveling to the Subject Site
- Common franchised bus stop/GMB stop for visitors departing from the Subject Site
- GMB** Green Minibus
 - Franchised Bus Stop
 - GMB Stop
- Pedestrian Subway
- Pedestrian Footpath
- Footbridge/ Elevated Walkway
- MTR Fanling Station
- Subject Site

Public Transportation Facilities Around the Subject Site
(Extracted from the Government Survey Sheet No. 3-SW-A)

VISION
 弘域城市規劃顧問有限公司
 VISION PLANNING CONSULTANTS LTD.

Figure 5a
 1 : 4 000

Annex B

Replacement Pages of the Management Plan

- (b) 如於平日到訪，訪客要先到地面大堂登記，獲取密碼卡或由職員帶領方可進入骨灰龕堂拜祭。清明節及重陽節期間(詳細日期見 5.2 段)，各骨灰龕堂只接受已預約訪客前來，本骨灰安置所會安排足夠的工作人員駐守；
- (c) 本骨灰安置所會提供花瓶、供碟及盤香爐供拜祭先人之用。拜祭期間，請保持環境清潔，不得亂拋或傾倒拜祭用品，違者禁止拜祭；
- (d) 未經許可不得在靈灰位放置任何裝飾物品，違者本骨灰安置所會代為拆除而不另行通知；
- (e) 未經許可不得賞賜員工小費；
- (f) 未經許可不得進行任何形式之宗教法事。本骨灰安置所內的殯儀或祭祀活動只限於上午 10 時至下午 4 時於本骨灰安置所內進行，以免對附近市民造成噪音滋擾。如需使用產生聲響的設施(包括經擴音機播放的音樂) 將會維持以低音量播放，確保不會造成噪音滋擾。每名訪客在骨灰龕堂內只能燃點微煙香一柱；
- (g) 骨灰龕堂內不得進行與祭祀無關的活動；
- (h) 由於本骨灰安置所不設停車場，清明節及重陽節期間(詳細日期見 5.2 段)，建議拜祭人士乘搭公共交通工具到本骨灰安置所。

化寶爐及燃燒活動安排

4. 為確保本骨灰安置所內空氣清新及減少對附近居民及環境的滋擾，本骨灰安置所內只限每名訪客使用微煙香一柱作拜祭先人時燃點。所有訪客均嚴禁在龕堂內燃點香燭、大香及燃燒冥鏹。本骨灰安置所已在顯眼位置以耐用物料展示相關告示(圖四)。在掃墓高峰日子，於本骨灰安置所內及出入口增加告示，提醒拜祭人士禁止燃燒蠟燭、冥鏹及大香(圖四)。
5. 本骨灰安置所不設化寶爐，亦不能進行任何燃燒紙祭品或冥鏹活動，並已在顯眼位置以耐用物料展示相關告示(圖四)，如職員發現訪客攜帶紙祭品到訪，會嚴禁有關訪客在本骨灰安置所進行任何燃燒祭品或冥鏹活動及要求將有關紙祭品帶離本骨灰安置所。本骨灰安置所建議拜祭人士切勿攜帶祭祀紙扎前來，並鼓勵客戶以鮮花拜祭，足表心誠(圖四)。在管理方案和牌照獲得批准後，本骨灰安置所會書面通知「已出售龕位」的擁

有人有關的更新的訪客預約安排、注意事項等，及承諾在新買賣協議和場地規則中增加有關入場管制的安排。

4. 交通及公共運輸安排

1. 本骨灰安置所不設停車場，而如駕駛車輛前來本骨灰安置所現時最接近本骨灰安置所的公眾咪錶泊位為樂業路，聯昌街，和泰街，及粉嶺樓路旁咪錶泊位，總可提供私家車泊位一百零二個（圖五）。由於假日及清明重陽附近的工業區無須返工，所以咪表車位部分都可供泊位。
2. 另外，私營停車場有提供時租私車位的則有逸峯停車場，帝庭軒停車場，御庭軒停車場，囍逸停車場及聯富街停車場等（圖五）。訪客可乘公共交通工具抵達本骨灰安置所，包括：

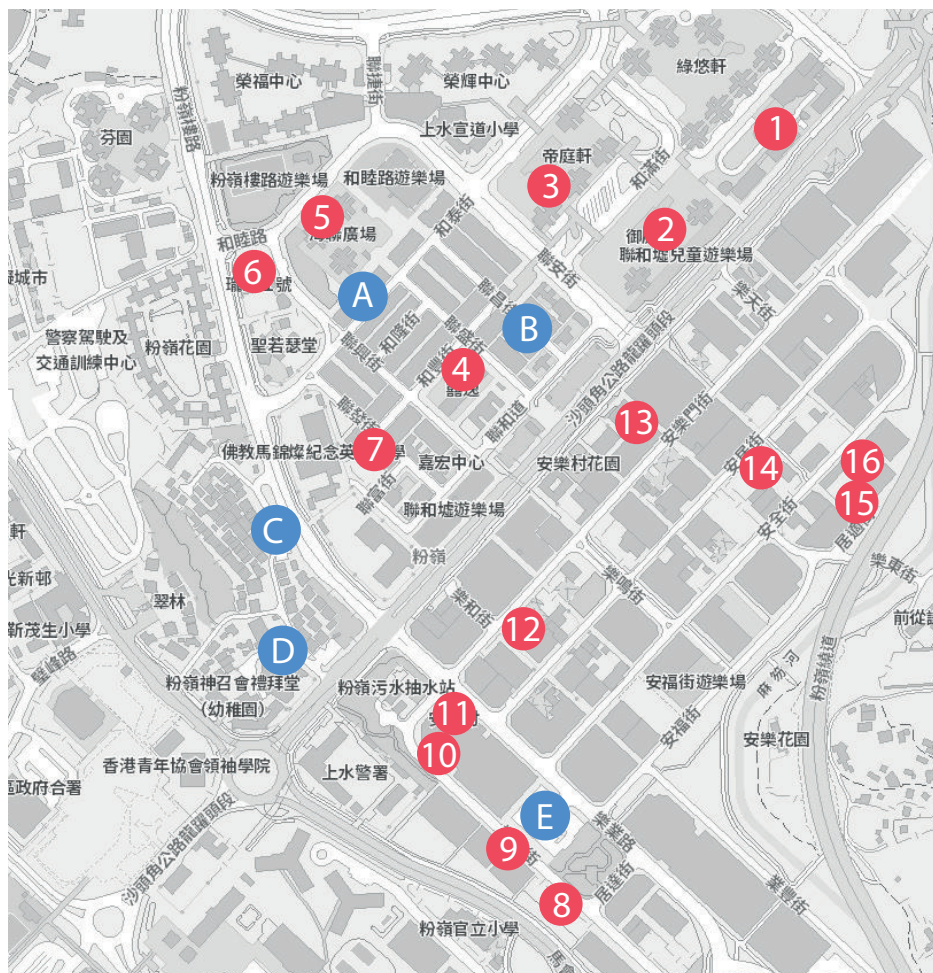
乘搭港鐵：東鐵線粉嶺站下車，經祥華邨步行約 15 分鐘直達本骨灰安置所。

乘搭巴士：261, 277A, 277X, 278A, 278K, 279X, 56A, 673, 673P, 70K, 73B, 78A, 78B, 78K, 79K, A43, A43P (粉嶺聯和墟下車，步行至沙頭角公路經行人隧道直達本骨灰安置所)。

乘搭小巴：52A, 52B, 52K, 54A, 54K, 55K, 56A, 56B, 56C, 56K, 501A, 501C, 505, 506, 507 (粉嶺聯和墟下車，步行至沙頭角公路經行人隧道直達本骨灰安置所)。

5. 清明節及重陽節期間人流管理

1. 在清明節及重陽節期間(詳細日期見 5.2 段)，本骨灰安置所除了全職職員外，本骨灰安置所亦將增聘五位臨時職員，協助處理骨灰龕堂管理及保安工作，包括管理人流工作。
2. 於清明節及重陽節前六星期本骨灰安置所會主動透過社交媒體 Whatsapp/WeChat(電話號碼：[REDACTED])向所有客戶提出清明節及重陽節前首個及第二個星期六、日，清明節及重陽節當日及清明節及重陽節後首個及第二個星期六、日必需預約到訪時間的要求。另外，客戶及訪客亦可以透過電話(電話號碼：[REDACTED])或電郵([REDACTED])或網頁(<https://theemperorhall.com>)或親身到本骨灰安置所進行預約。



政府營運的停車場或停車位如下:

- A. 和泰街收費錶的泊車位數目：汽車/小型貨車: 8
- B. 聯昌街收費錶的泊車位數目：汽車/小型貨車: 10
- C. 粉嶺樓路收費錶的泊車位數目：汽車/小型貨車: 11
- D. 粉嶺樓路收費錶的泊車位數目：汽車/小型貨車: 32
- E. 樂業路收費錶的泊車位數目：汽車/小型貨車: 41

私人營運的停車場有提供時租車位如下:

- | | |
|--------------------------|-----------------|
| 1. 逸峰停車場 | 10. 恒興工業大廈停車場 |
| 2. 御庭軒停車場 | 11. 豐樂工貿中心停車場 |
| 3. 帝庭軒停車場 | 12. 捷和實業有限公司停車場 |
| 4. 靄逸停車場 | 13. 基力工業大廈停車場 |
| 5. 海聯廣場停車場 | 14. 安居街停車場 |
| 6. 瓏山 1 號停車場 | 15. 福和集團大廈停車場 |
| 7. 聯發街、聯富街與聯益街
交界處停車場 | 16. 美時貨倉停車場 |
| 8. 安樂村停車場 | |
| 9. 儲存易集團中心停車場 | |

黃帝祠私營骨灰安置所附近可供停泊車輛的停車位置

圖五